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Riverside, California 92522

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Project: P03-0803 (LLA)  
A.P.N. 229-140-001 & 018

LL - P03-0803

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): **THOMPSON PROPERTY INVESTMENTS, LLC, a California limited liability company.**

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.37 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the 2 parcel(s) of real property located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, and which parcel(s) comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

**THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.**

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

KEN GUTIERREZ  
PLANNING DIRECTOR

By: John A. Swiecki 4/12/04  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

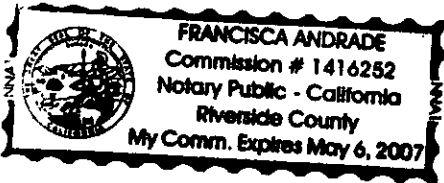
County of Riverside } ss

On April 12, 2004, before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared

John A. Swiecki  
Name(s) of Signer(s)

personally known to me - OR -  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/~~their~~ authorized capacity(ies), and that by his/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Francisca Andrade  
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

( ) Attorney-in-fact  
( ) Corporate Officer(s)  
Title \_\_\_\_\_

Title \_\_\_\_\_

( ) Guardian/Conservator  
( ) Individual(s)  
( ) Trustee(s)  
( ) Other

( ) Partner(s)  
( ) General  
( ) Limited

The party(ies) executing this document is/are representing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PARCEL 1

LOT 1, TOGETHER WITH LOTS 2, 3 AND 4 IN BLOCK 11 OF ORANGE ACRES NO. 3, AS SHOWN BY MAP ON FILE IN BOOK 16 PAGE 47 OF MAPS, RIVERSIDE COUNTY RECORDS;

EXCEPTING THEREFROM THOSE PORTIONS OF SAID LOTS 2, 3 AND 4 IN BLOCK 11 OF ORANGE ACRES NO. 3 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 3;

THENCE S89°50'00"W, ALONG THE NORTHERLY LINE OF SAID LOT 3, A DISTANCE OF 35.10 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE OF LOT 3;

THENCE S61°40'00"W, ALONG THE NORTHERLY LINE OF SAID LOTS 3 AND 4, A DISTANCE OF 50.00 FEET, SAID POINT ALSO BEING S61°40'00"W AND DISTANT 4.48 FEET FROM THE NORTHEASTERLY CORNER OF SAID LOT 4, SAID POINT ALSO BEING THE MOST NORTHEASTERLY CORNER OF PARCEL NO. 4 OF RECORD OF SURVEY ON FILE IN BOOK 31 PAGE 47 OF RECORD OF SURVEYS, RECORDS OF SAID RIVERSIDE COUNTY;

THENCE S28°20'00"E, ALONG THE EASTERLY LINE OF SAID PARCEL NO. 4, A DISTANCE OF 100.00 FEET TO THE MOST WESTERLY CORNER OF PARCEL NO. 2 OF SAID RECORD OF SURVEY;

THENCE N80°32'25"E, A DISTANCE OF 72.83 FEET;

THENCE N0°10'00"W, A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 2, SAID POINT ALSO BEING THE MOST NORTHWESTERLY CORNER OF PARCEL NO. 2 OF SAID RECORD OF SURVEY, LAST TWO (2) COURSES BEING ALONG THE NORTHWESTERLY LINES OF PARCEL NO. 2 OF SAID RECORD OF SURVEY;

THENCE S89°50'00"W, ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 39.90 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT 4 IN BLOCK 11 OF ORANGE ACRES NO. 3 LYING WESTERLY OF THE EASTERLY LINE OF PARCEL NO. 3 OF SAID RECORD OF SURVEY;

ALSO EXCEPTING THEREFROM THOSE PORTIONS OF SAID LOTS 1, 2, 3 AND 4 IN BLOCK 11 OF ORANGE ACRES NO. 3 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 1;

THENCE S89°50'00"W, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 124.11 FEET;

THENCE S0°10'00"E, A DISTANCE OF 59.69 FEET;

THENCE S04°55'12"W, A DISTANCE OF 66.07 FEET;

THENCE S89°49'59"W, A DISTANCE OF 49.74 FEET;

THENCE S56°02'40"W, A DISTANCE OF 61.52 FEET;

THENCE S33°57'20"E, A DISTANCE OF 4.45 FEET;

THENCE S56°02'40"W, A DISTANCE OF 34.07 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL NO. 3 OF SAID RECORD OF SURVEY;

THENCE S33°57'20"E, ALONG THE EASTERLY LINE OF PARCEL NO. 3 OF SAID RECORD OF SURVEY, A DISTANCE OF 87.75 FEET TO THE SOUTHERLY LINE OF SAID LOT 4 IN BLOCK 11 OF ORANGE ACRES NO. 3;

THENCE N49°40'00"E, ALONG SAID SOUTHERLY LINE OF LOT 4 AND ALONG THE SOUTHERLY LINE OF SAID LOTS 3, 2 AND 1 IN BLOCK 11 OF ORANGE ACRES NO. 3, A DISTANCE OF 205.68 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE OF LOT 1.

THENCE N47°15'00"E, CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 69.32 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 1;

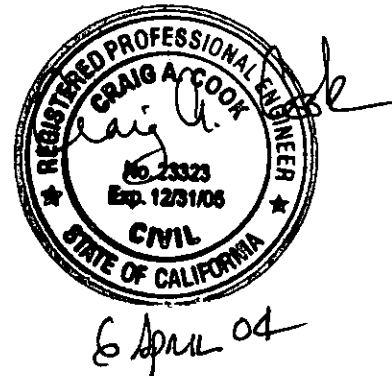
THENCE N0°25'25"W, ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 75.72 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED APRIL 2, 2004 AS INSTRUMENT NO. 2004-0235982, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

SUBJECT TO PERMANENT EASEMENTS AND RIGHT-OF-WAYS FOR PUBLIC STREET AND HIGHWAY PURPOSES, FOR ROADWAY SLOPE AND SUPPORT PURPOSES, AND FOR SANITARY SEWER FACILITIES, ALL AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED 21 AUGUST 2000 AS INSTRUMENT NO. 326432, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO SUBJECT TO A PERMANENT EASEMENT AND RIGHT-OF-WAY FOR PUBLIC STREET AND HIGHWAY PURPOSES AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED 4 AUGUST 1999 AS INSTRUMENT NO. 349867.

PARCEL OF LAND CONTAINS 0.40 ACRES, MORE OR LESS.



PARCEL 2

THAT PORTION OF LOT 1, TOGETHER WITH LOTS 2, 3 AND 4 IN BLOCK 11 OF ORANGE ACRES NO. 3, AS SHOWN BY MAP ON FILE IN BOOK 16 PAGE 47 OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 1;

THENCE S89°50'00"W, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 124.11 FEET;

THENCE S0°10'00"E, A DISTANCE OF 59.69 FEET;

THENCE S04°55'12"W, A DISTANCE OF 66.07 FEET;

THENCE S89°49'59"W, A DISTANCE OF 49.74 FEET;

THENCE S56°02'40"W, A DISTANCE OF 61.52 FEET;

THENCE S33°57'20"E, A DISTANCE OF 4.45 FEET;

THENCE S56°02'40"W, A DISTANCE OF 34.07 FEET TO THE EASTERLY LINE OF PARCEL NO. 3 AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 31 PAGE 47 OF RECORDS OF SURVEY, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE S33°57'20"E, ALONG SAID EASTERLY LINE A DISTANCE OF 87.75 FEET TO THE SOUTHERLY LINE OF SAID LOT 4 IN BLOCK 11 OF ORANGE ACRES NO. 3;

THENCE N49°40'00"E, ALONG SAID SOUTHERLY LINE OF LOT 4 AND ALONG THE SOUTHERLY LINE OF SAID LOTS 3, 2 AND 1 IN BLOCK 11 OF ORANGE ACRES NO. 3, A DISTANCE OF 205.68 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE OF LOT 1;

THENCE N47°15'00"E, CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 69.32 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 1;

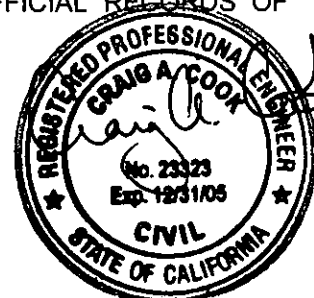
THENCE N0°25'25"W, ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 75.72 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED APRIL 2, 2004 AS INSTRUMENT NO. 2004-0235982, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

SUBJECT TO PERMANENT EASEMENTS AND RIGHT-OF-WAYS FOR PUBLIC STREET AND HIGHWAY PURPOSES, FOR ROADWAY SLOPE AND SUPPORT PURPOSES, AND FOR SANITARY SEWER FACILITIES, ALL AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED 21 AUGUST 2000 AS INSTRUMENT NO. 326432, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL OF LAND CONTAINS 0.60 ACRES, MORE OR LESS.

DESCRIPTION APPROVAL 04/08/04  
K. Stroud by \_\_\_\_\_  
SURVEYOR, CITY OF RIVERSIDE



6 April 04

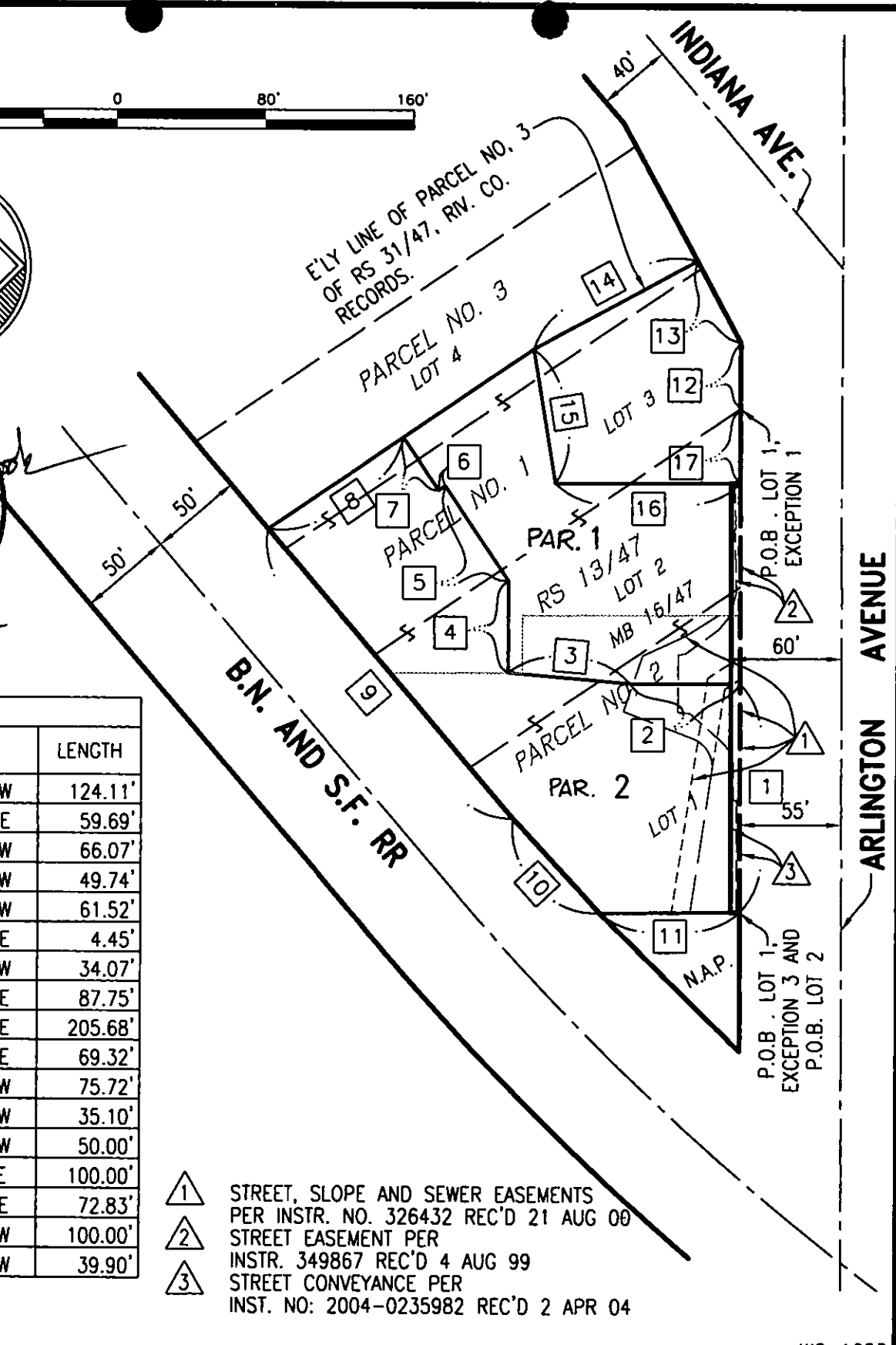
LL-PO3-0803



6 APRIL 04

LINE TABLE		
□	BEARING	LENGTH
1	S89°50'00"W	124.11'
2	S00°10'00"E	59.69'
3	S04°55'12"W	66.07'
4	S89°49'59"W	49.74'
5	S56°02'40"W	61.52'
6	S33°57'20"E	4.45'
7	S56°02'40"W	34.07'
8	S33°57'20"E	87.75'
9	N49°40'00"E	205.68'
10	N47°15'00"E	69.32'
11	N00°25'25"W	75.72'
12	S89°50'00"W	35.10'
13	S61°40'00"W	50.00'
14	S28°20'00"E	100.00'
15	N80°32'25"E	72.83'
16	N00°10'00"W	100.00'
17	S89°50'00"W	39.90'

- ① STREET, SLOPE AND SEWER EASEMENTS PER INSTR. NO. 326432 REC'D 21 AUG 00
- ② STREET EASEMENT PER INSTR. 349867 REC'D 4 AUG 99
- ③ STREET CONVEYANCE PER INST. NO: 2004-0235982 REC'D 2 APR 04



WO 1653

● CITY OF RIVERSIDE, CALIFORNIA ●

54.5

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF A WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE 1"=80'

DATE: NOVEMBER, 2003

SUBJECT: THOMPSON PROPERTY INVESTMENTS

LL-P03-0803