

Recording Requested By  
First American Title Company

Doc # 2004-0470140

06/18/2004 08:00A Fee:19.00

Page 1 of 5

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



Recording requested by:

DOCUMENTARY TRANSFER TAX = \$0.00  
NO CONSIDERATION

And when recorded, mail to:

SURVEYOR  
City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY 19

LL-P03-1398

Project: P03-1398  
APN: 266-130-021 & 022  
Tract 31362

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT



Property Owner(s): **MISSION RANCH EAST PARTNERS, L.P.**, a California Limited Partnership

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.**

*First American Title Company has recorded this instrument by request as an accommodation only and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described herein.*

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

KEN GUTIERREZ  
PLANNING DIRECTOR

By: Jal A Sel 4/26/04  
PRINCIPAL PLANNER DATE

1261973-22

GENERAL ACKNOWLEDGEMENT

State of California }  
County of Riverside }

ss

On 4-26-04, before me Francisca Andrade  
(date) (name)

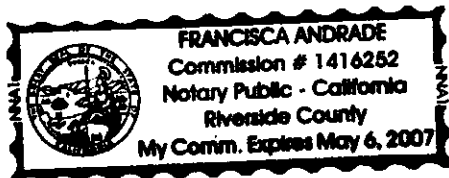
a Notary Public in and for said State, personally appeared:

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~~(e)~~ 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:

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

EXHIBIT "A"

PARCEL 1

Lot 5 of Woodcrest Acres, as shown by map on file in Book 11 of Maps at page 62 thereof, Records of Riverside County, California **together with** portions of Lot 12, Lot C (Krameria Avenue) and Lot L (Cole Street) of said Woodcrest Acres, said Lots and said portions being described as follows:

**BEGINNING** at the intersection of the north line of said Lot C (Krameria Avenue 30.00 feet in half width) with the centerline of said Lot L (Cole Avenue 60.00 feet in width);

Thence South 00° 24' 02" West along said centerline of Cole Avenue a distance of 729.47 feet;

Thence South 89° 36' 17" West, a distance of 508.21 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 335.00 feet;

Thence westerly and southwesterly along said curve, to the left, through a central angle of 27° 45' 50", an arc distance of 162.33 feet to a point on the west line of said Lot 12, the radial line from said point bears South 28°09'32" East;

Thence North 00° 24' 11" East along said west line and along the west line of said Lot 5 and along the northerly prolongation thereof, a distance of 768.44 feet to a point on the north line of said Lot C;

Thence North 89° 38' 22" East along said north line, a distance of 663.69 feet to the **POINT OF BEGINNING**.

Containing 11.16 acres, more or less.

PARCEL 2

Those portions of Lots 11 and 12 of Woodcrest Acres, as shown by map on file in Book 11 of Maps at page 62 thereof, Records of Riverside County, California **together with** portions of Lot F (Lurin Avenue) and Lot L (Cole Street) of said Woodcrest Acres, said portions being described as follows:

**COMMENCING** at the intersection of the north line of said Lot C (Krameria Avenue 30.00 feet in half width) with the centerline of said Lot L (Cole Avenue 60.00 feet in width);

Thence South 00° 24' 02" West along said centerline of Cole Avenue a distance of 729.47 feet to the **TRUE POINT OF BEGINNING**;

Thence South 89° 36' 17" West, a distance of 508.21 feet to the beginning of a tangent curve, concave to the south, having a radius of 335.00 feet;

Thence westerly and southwesterly along said curve, to the left, through a central angle of 27° 45' 50", an arc distance of 162.33 feet to a point on the west line of said Lot 12, the radial line from said point bears South 28° 09' 32" East;

Thence North 00° 24' 11" East along said west line, a distance of 106.48 feet to the northeast corner of said Lot 11;

Thence South 89° 37' 20" West, a distance of 331.86 feet;

Thence South 00° 24' 15" West, a distance of 662.06 feet to a point on the centerline of said Lot F (Lurin Avenue);

Thence North 89° 36' 17" East along the centerline of Lot F, a distance of 995.63 feet to the intersection with said centerline of Cole Avenue;

Thence North 00° 24' 02" East along said centerline, a distance of 594.06 feet to the **TRUE POINT OF BEGINNING.**

Containing 14.05 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B".

PREPARED UNDER MY SUPERVISION

Matthew E. Webb  
Matthew E. Webb, L.S. 5529

3/24/04  
Date



Prepared by: [Signature]  
Checked by: [Signature]

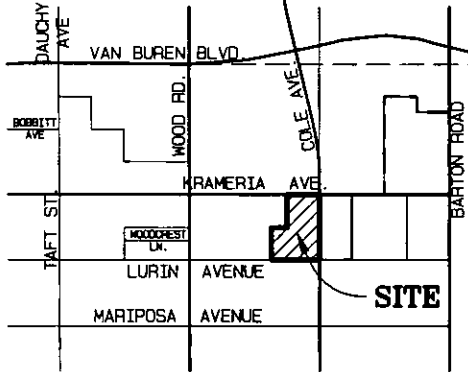
[Signature] 1.19.04  
SUPERVISOR BY APPOINTMENT

# EXHIBIT "B"

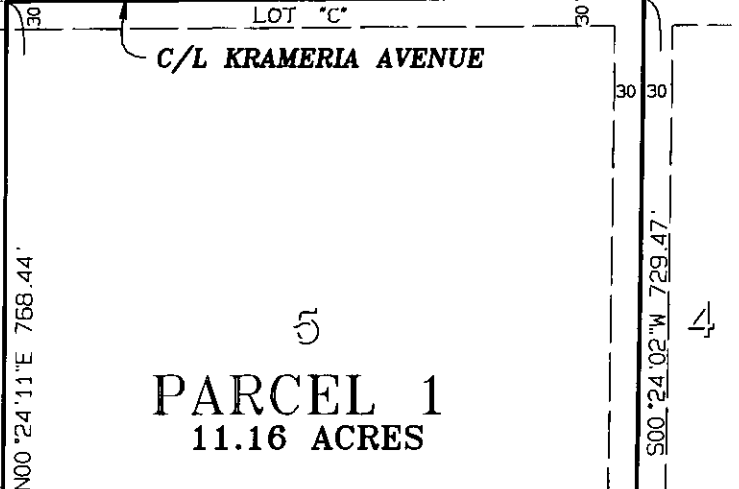
P.O.B.  
PAR. 1

P.O.C.  
PAR. 2

TRACT NO. 21636-4 | M.B. 196/67-70  
N89°38'22"E 663.69'



**VICINITY MAP**  
N.T.S.



## WOODCREST ACRES

S89°37'20"W  
331.86'

M.B. 11/62

T.P.O.B.  
PAR. 2

EXISTING LOT LINE

S89°36'17"W 508.21'

R=335.00'  
Δ=27°45'50"  
T=82.79'  
L=162.33'

NEW LOT LINE

N28°09'32"W (R)

106.48'

S00°24'15"W 662.06'

C/L COLE AVENUE

N00°24'02"E 594.05'

PARCEL 2  
14.05 ACRES

C/L LURIN AVENUE

N89°36'17"E 995.63'



File :G:\2003\03-0390\LLA.pro

ALBERT A.  
**WEBB**  
ASSOCIATES  
ENGINEERING CONSULTANTS

CITY OF RIVERSIDE, CALIFORNIA

102-5

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

SHEET 1 OF 1

W.D.  
03-390

SCALE: 1" = 200' DRWN BY *[Signature]* DATE 3/25/04  
CHKD BY *[Signature]* DATE 3/23/04 SUBJECT: LOT LINE ADJUSTMENT NO. \_\_\_\_\_

LL-P03-1398