

Recording requested by:

DOC # 2006-0166415  
03/08/2006 08:00A Fee:22.00  
Page 1 of 6  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder

DOCUMENTARY TRANSFER TAX = \$0.00  
NO CONSIDERATION



And when recorded, mail to:

Surveyor's Office  
City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY

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Project: LL-P04-0545  
Arlington & La Sierra Avenues  
A.P.N. 154-090-007

LL - P04-0545

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): **JOSE LUIS HUIZAR and SOCORRO HUIZAR, husband and wife as joint tenants.**

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 (1) 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: Jeff A. Belier 2/22/06  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

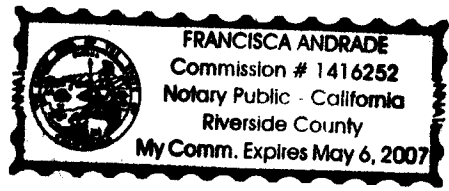
State of California

County of Riverside } ss

On Feb. 22, 2006, before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared  
Jeffrey A. Belier  
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:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**EXHIBIT "A"**

**ARLINGTON AVENUE AND WESTERN AVENUE**

**LOT LINE ADJUSTMENT**

**PARCEL "B"**

THAT PORTION OF RANCHO LA SIERRA SUBDIVISION AS SHOWN BY A MAP ON FILE IN BOOK 6, PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN PORTIONS OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 6 WEST AND SECTION 34, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF LOT 1 OF ALHAMBRA ADDITION, AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, AT PAGES 78 AND 79, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WHICH BEARS N9°27'00"W, 200.00 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 1 OF SAID THE ALHAMBRA ADDITION; THENCE S83°09'00"W, 581.36 FEET; THENCE S47°50'00"W, 100.00 FEET TO A POINT ON THE NORTHEASTERLY LINE OF ARLINGTON AVENUE; THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY LINE OF ARLINGTON AVENUE TO A POINT ON SAID NORTHEASTERLY LINE THAT IS THE SOUTHWESTERLY TERMINUS OF A LINE THAT IS 130.00 FEET FROM AND PARALLEL TO, MEASURED AT RIGHT ANGLES, THE LINE DESCRIBED HEREINBEFORE AS S47°50'00"W, 100.00 FEET AND THE TRUE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTHEASTERLY LINE OF ARLINGTON AVENUE TO THE MOST SOUTHERLY CORNER OF THAT PARCEL OF LAND CONVEYED TO ORION C. JONES , ET UX., BY DEED RECORDED MARCH 10, 1947 AS INSTRUMENT NO. 1099, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE N43°55'00"E, ALONG THE SOUTHEASTERLY LINE OF SAID DEED, 150.00 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL CONVEYED TO ORION C. JONES; THENCE S43°04'54"E, 253.28 FEET TO AN INTERSECTION WITH SAID LINE HAT IS 130.00 FEET AND PARALLEL TO THE HEREINBEFORE DESCRIBED LINE HAVING A BEARING AND DISTANCE OF S47°50'00"W, 100.00 FEET; THENCE S47°50'00"W, ALONG SAID PARALLEL LINE 117.07 FEET TO THE TRUE POINT OF BEGINNING.



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EXCEPT THEREFROM ALL THAT CERTAIN REAL PROPERTY LYING BETWEEN THE FOLLOWING DESCRIBED LINE AND A LINE 55.00 FEET NORTHERLY OF AND PARALLEL TO SAID LINE MEASURED RADIALLY;

TO WIT:

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Section 34, Township 2 South, Range 6 West, and that portion of Section 3, Township 3 South, Range 6 West, both of the Rancho La Sierra, as shown by map on file in Book 6, Page 70 of Maps, records of said Riverside County, lying within a strip of land 55.00 feet in width, the southwesterly line of said strip of land being described as follows:

BEGINNING at the intersection of the centerline of Arlington Avenue with the centerline of Western Avenue, as shown by Record of Survey on file in Book 38, Page 43 of Record of Surveys, records of said Riverside County; said intersection is also shown on Sheet 3 of 10 Sheets of Record of Survey on file in Book 33, Pages 81 through 90 of Record of Surveys, records of said Riverside County;

THENCE South 87°03'01" West, along said centerline of Arlington Avenue, a distance of 541.32 feet to the beginning of a tangent curve concaving northeasterly and having a radius of 1200.00 feet;

THENCE westerly to the right along said curve through a central angle of 55° 20'36" an arc length of 1159.11 feet to a line that is parallel with and distant 62.00 feet southwesterly, as measured at right angles, from the northeasterly line of Lot "C" of Westgate Tract, as shown by map on file in Book 34, Page 11 of Maps, records of said Riverside County; said parallel line is also shown as the centerline of construction of Arlington Avenue on Sheet 4 of 25 sheets of Public Works Department Street Improvement Plan R-897, on file with City of Riverside;

THENCE North 37°36'23" West, along said centerline of construction, a distance of 783.42 feet to an intersection with the centerline of Western Hills Drive as shown by said Street Improvement Plan and the END of this line description;

ALSO EXCEPTING THEREFROM that portion lying with those certain parcels of land described in deed to the County of Riverside by document recorded November 25, 1918, in Book 494, Page 18, et seq., of Deeds, records of said Riverside County;

ALSO EXCEPTING THEREFROM that portion lying Parcels 68 and 74 of said Record of Survey filed in Book 33, Pages 81 through 90 of Record of Surveys;

ALSO EXCEPTING THEREFROM ANY PORTION LYING WITHIN ARLINGTON



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03/08/2006 08:00A  
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LL-P04-0545

AVENUE.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT.

  
\_\_\_\_\_

RICHARD L. BEIGLE

LICENSE EXPIRES 6-30-2006

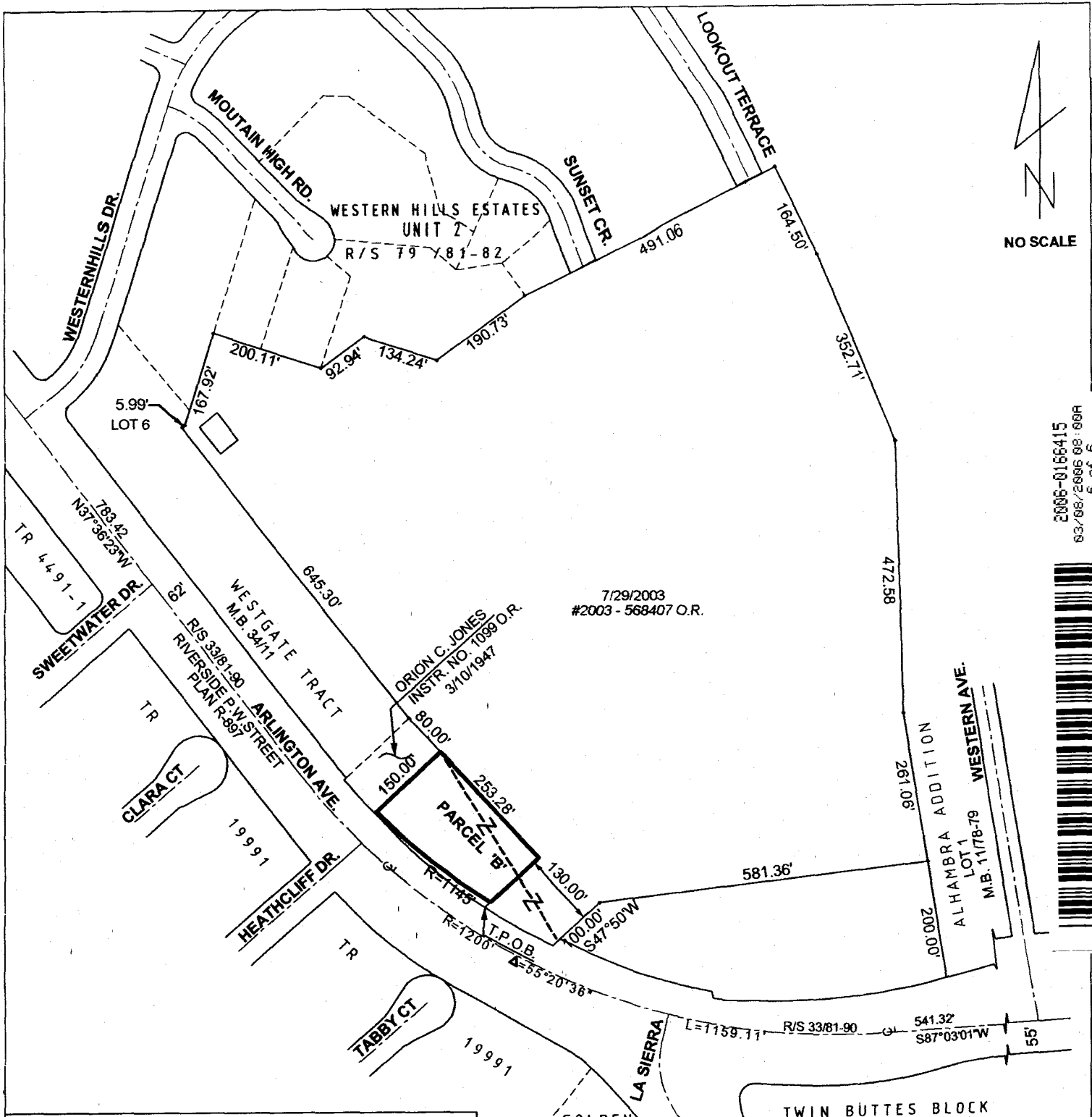
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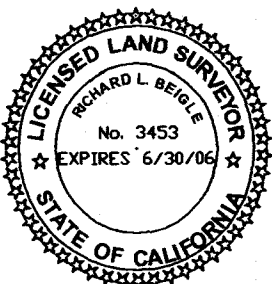


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03/08/2006 08:09A  
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LL-P04-0545



ARLINGTON AVENUE LOT LINE ADJUSTMENT



RICHARD L. BEIGLE - LICENSED LAND SURVEYOR  
 67 MIRA COLLADO  
 SAN CLEMENTE, CA 92673  
 TELE: 949-510-2101, FAX 949-388-4294  
 richbeigle@cox.net

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

PREPARED BY RL L.L.S. NO. 3453

DATE 5-6-05

PROJECT: LLA 48/345  
 SCALE: N.T.S.

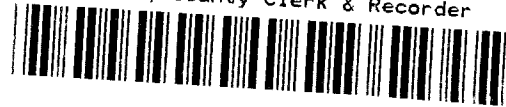
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Recording requested by:

DOC # 2006-0166417  
03/08/2006 08:00A Fee:19.00  
Page 1 of 5

Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder

DOCUMENTARY TRANSFER TAX = \$0.00  
NO CONSIDERATION



And when recorded, mail to:

Surveyor's Office  
City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY

Project: LL-P04-0545  
Arlington & La Sierra Avenues  
A.P.N. 154-080-001 & 154-090-017

LL - P04-0545

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): **ADVANCE DEVELOPMENT, 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 (1) 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: Jeff A. Belier 2-22-06  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

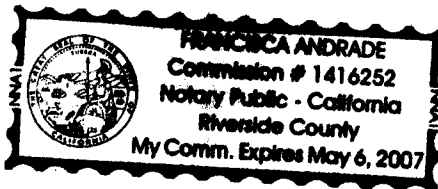
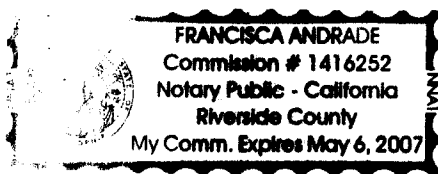
County of Riverside } ss

On Feb. 22, 2006, before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared

Jeffrey A. Belier  
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:

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

P04-0545 ALAN LLA.DOC



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03/09/2006 08:08A  
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## EXHIBIT "A"

### ARLINGTON AVENUE AND WESTERN AVENUE

### LOT LINE ADJUSTMENT

#### **PARCEL "A"**

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND DULY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE WEST HALF OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 4, WEST AND NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP OF RANCHO LA SIERRA ON FILE IN BOOK 6 PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF LOT 1 OF ALHAMBRA ADDITION, AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS AT PAGES 78 AND 79, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WHICH BEARS N9°27'00"W, 200.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S83°09'40"W, 581.36 FEET; THENCE S47°50'00"W, 100.00 FEET TO A POINT ON THE NORTHEASTERLY LINE OF ARLINGTON AVENUE; THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY LINE, TO A POINT ON SAID NORTHEASTERLY LINE THAT IS THE SOUTHWESTERLY TERMINUS OF A LINE THAT IS 130.00 FEET FROM AND PARALLEL TO, MEASURED AT RIGHT ANGLES, THE LINE DESCRIBED HEREINBEFORE AS S47°50'00"W, 100.00 FEET; THENCE N47°50'00"E, 117.07 FEET; THENCE, N43°04'54"W, 253.28 TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO ORION C. JONES AND ESTHER W. JONES, BY DEED RECORDED MARCH 10, 1947 AS INSTRUMENT NO. 1099 OF OFFICIAL RECORDS, OF RIVERSIDE COUNTY, CALIFORNIA; THENCE N 43°23'00"W, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL, 80 FEET TO THE MOST EASTERLY CORNER OF WESTGATE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 34 PAGE 11 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,; THENCE N38°19'30"W, ALONG THE NORTHEASTERLY LINE OF SAID WESTGATE TRACT, 645.30 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF LOT 6 OF SAID WESTGATE TRACTMAP; THENCE N51°40'30"E, 5.99 FEET; THENCE N17°57'00"E, 56.13 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 6, SAID POINT BEING THE MOST SOUTHERLY CORNER OF LOT 33 OF WESTERN HILLS ESTATES UNIT NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 30 PAGES 19 AND 20, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, THE PRECEDING TWO COURSES BEING ALONG THE EASTERLY LINE OF SAID LOT 6; THENCE N17°57'00"E, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 33, 111.79; THENCE S72°03'00"E, 95 FEET TO THE MOST WESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO ELSON L. FLORA AND



2006-0166417  
03/08/2006 08:00A  
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LL-P04-0545

THENCE South 87°03'01" West, along said centerline of Arlington Avenue, a distance of 541.32 feet to the beginning of a tangent curve concaving northeasterly and having a radius of 1200.00 feet;

THENCE westerly to the right along said curve through a central angle of 55° 20'36" an arc length of 1159.11 feet to a line that is parallel with and distant 62.00 feet southwesterly, as measured at right angles, from the northeasterly line of Lot "C" of Westgate Tract, as shown by map on file in Book 34, Page 11 of Maps, records of said Riverside County; said parallel line is also shown as the centerline of construction of Arlington Avenue on Sheet 4 of 25 sheets of Public Works Department Street Improvement Plan R-897, on file with City of Riverside;


THENCE North 37°36'23" West, along said centerline of construction, a distance of 783.42' feet to an intersection with the centerline of Western Hills Drive as shown by said Street Improvement Plan and the END of this line description;

ALSO EXCEPTING THEREFROM that portion lying with those certain parcels of land described in deed to the County of Riverside by document recorded November 25, 1918, in Book 494, Page 18, et seq., of Deeds, records of said Riverside County;

ALSO EXCEPTING THEREFROM that portion lying Parcels 68 and 74 of said Record of Survey filed in Book 33, Pages 81 through 90 of Record of Surveys;

ALSO EXCEPTING THEREFROM ANY PORTION LYING WITHIN ARLINGTON AVENUE.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT.

  
\_\_\_\_\_

8-12-05

RICHARD L. BEIGLE

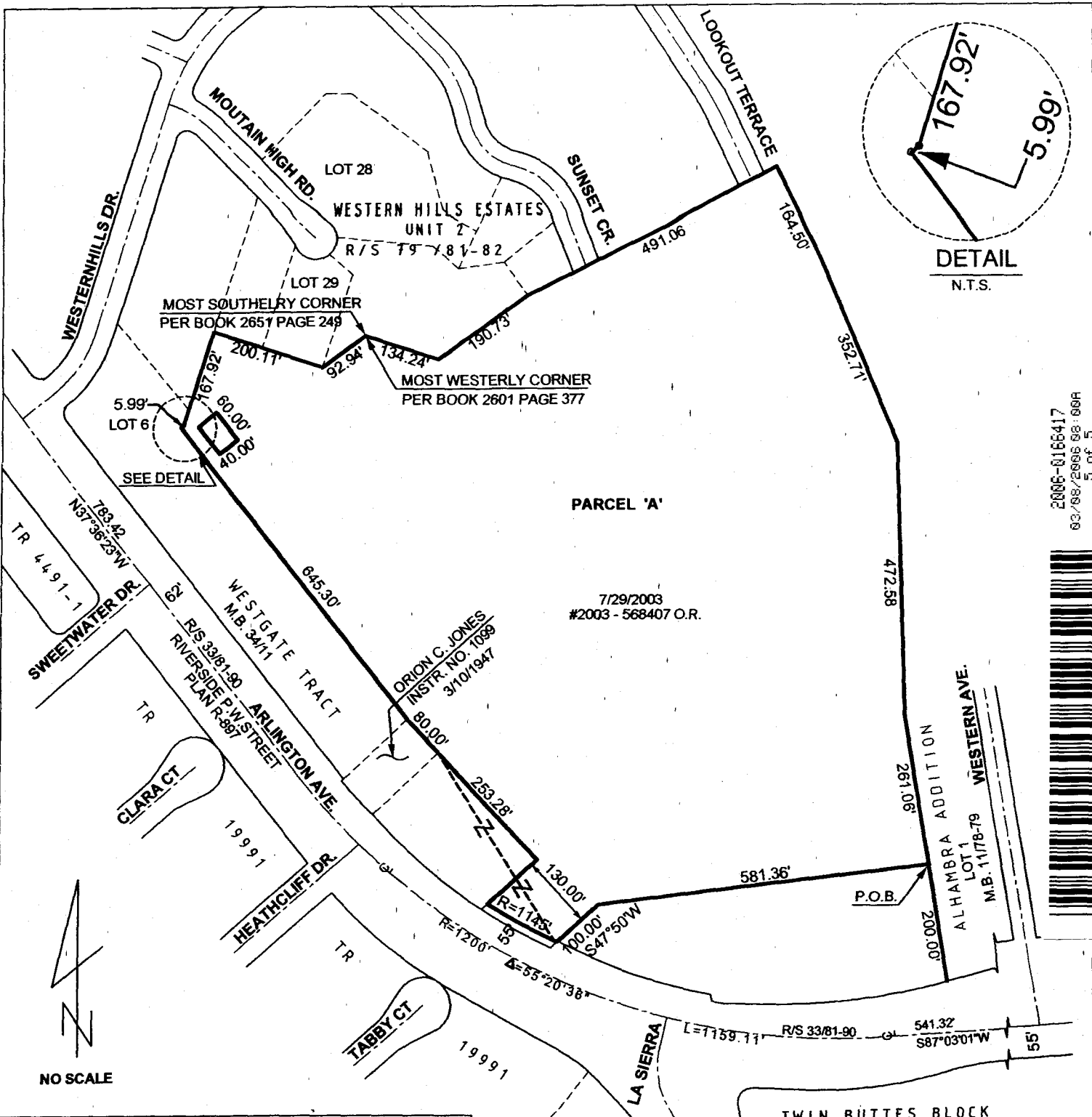
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LICENSE EXPIRES 6-30-2006



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03/08/2006 08:00A  
4 of 5

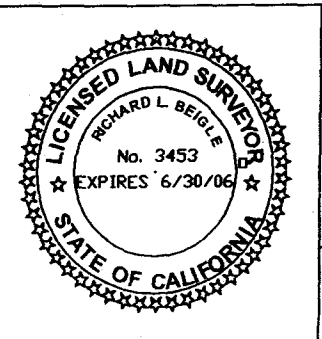
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2006-0166417  
03/08/2006 08:00A  
5 of 5



**ARLINGTON AVENUE LOT LINE ADJUSTMENT**



**RICHARD L. BEIGLE - LICENSED LAND SURVEYOR**  
67 MIRA COLLADO  
SAN CLEMENTE, CA 92673  
TELE: 949-510-2101, FAX 949-388-4294  
richbeigle@cox.net

PREPARED BY: *[Signature]* L.L.S. NO. 3453

DATE: *5-6-05*

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

PROJECT: LLA  
SCALE: N.T.S. *48/345*