

Recording Requested By  
First American Title Company

Riverside Resale

Recording requested by:

DOC # 2005-0237802

03/25/2005 08:00A Fee:16.00

Page 1 of 4

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



1464750-4

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

Project: LLA P04-1265  
APN: 253-260-030  
Address: 5360 Lochmoor Drive

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LL- P04-1265

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CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owners: MARK RICHARDSON and ANITA L. RICHARDSON,  
Husband and Wife as Joints 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 ONE parcel 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 complies 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: Craig Aaron 3-10-05  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }  
County of Riverside }

ss

On March 10, 2005 before me Francisca Andrade  
(date) (name)

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

Craig Aaron  
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"**

**BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF TRACT NO. 28170, AS SHOWN ON FILE IN BOOK 270 PAGES 11, 12, AND 13 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING THE NORTHERLY RIGHT-OF-WAY OF LOCHMOOR DRIVE, BEING 66.00 FEET WIDE, ALSO BEING THE TRUE POINT OF BEGINNING;**

**THENCE NORTH 89°18'14" WEST, 125.00' ALONG SAID RIGHT-OF-WAY OF LOCKMOOR DRIVE TO THE SOUTHWEST CORNER OF LOT 1;**

**THENCE NORTH 00°36'37" WEST, 219.29' ALONG THE EASTERLY LINE OF LOT 2 TO THE NORTHWEST CORNER OF LOT 1;**

**THENCE CONTINUING NORTH 00°36'37" WEST, 125.03' ALONG THE NORTHERLY PROJECTION OF THE WESTERLY LINE OF SAID LOT 1, TO THE NORTHERLY LINE OF LOT 3 OF SAID TRACT NO. 28170;**

**THENCE SOUTH 89°18'14" EAST, ALONG SAID NORTHERLY LINE, 131.35' TO THE EASTERLY LINE OF SAID TRACT NO. 28170;**

**THENCE SOUTH 00°14'17" WEST, 189.76' ALONG THE EASTERLY LINE OF SAID TRACT NO. 28170, TO AN ANGLE POINT IN SAID EASTERLY LINE OF SAID TRACT NO. 28170;**

**THENCE SOUTH 00°42'04" WEST, 154.47' ALONG THE EASTERLY LINE OF SAID TRACT NO. 28170, TO THE SOUTHEAST CORNER OF LOT 1, TO THE POINT OF BEGINNING.**

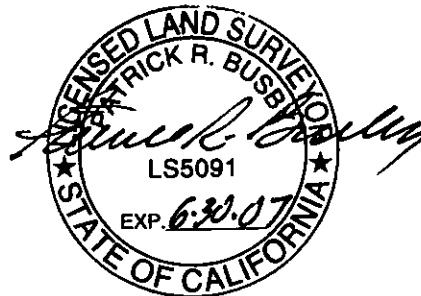
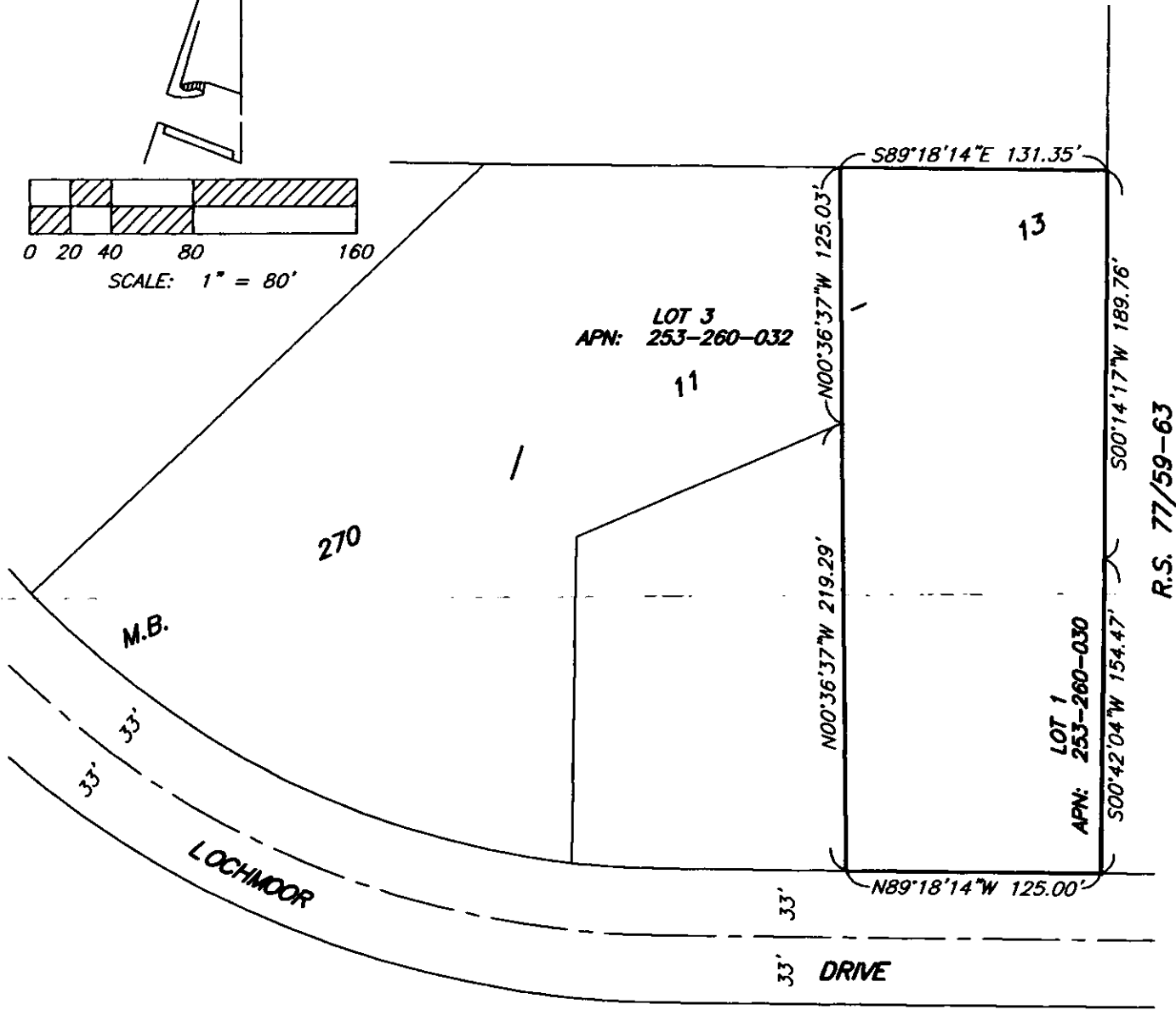
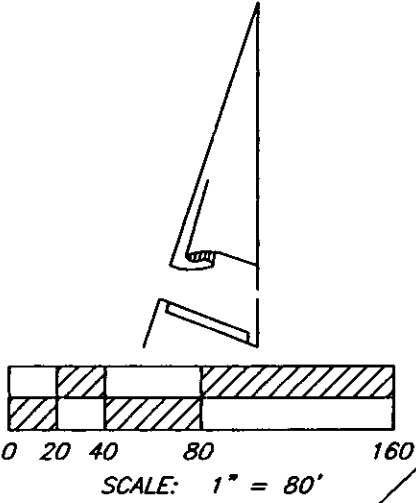


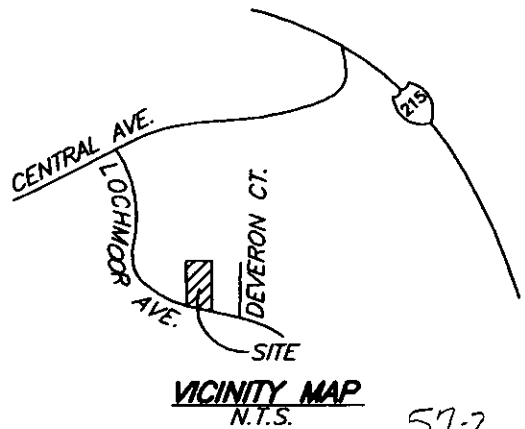
EXHIBIT A



MAP PREPARED BY  
 PATRICK BUSBY & ASSOCIATES  
 8388 BASSWOOD AVE.  
 RIVERSIDE, CA 92504  
 (951) 688-8478



NOTES  
 ( ) RECORD DATA PER M.B. 270/11-13



VICINITY MAP  
 N.T.S.

57-2

Recording Requested  
 First American Title  
 Riverside Resale

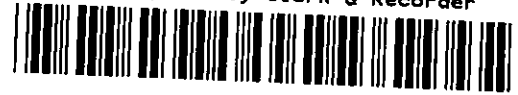
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Project: LLA P04-1265  
 APN: 253-260-032  
 Address: 5340 Lochmoor Drive

LL- P04-1265

16

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owners: MARK LE DUC and CYNTHIA A. LE DUC,  
 Trustees of the Mark Le Duc and Cynthia A. Le Duc Trust of 2000

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 ONE parcel 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 complies 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: Craig Aaron 3-10-05  
 PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }  
County of Riverside }

ss

On May 10, 2005, before me Francisca Andrade  
(date) (name)

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

Craig Aaron  
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:

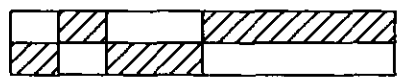
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**EXHIBIT "A"**

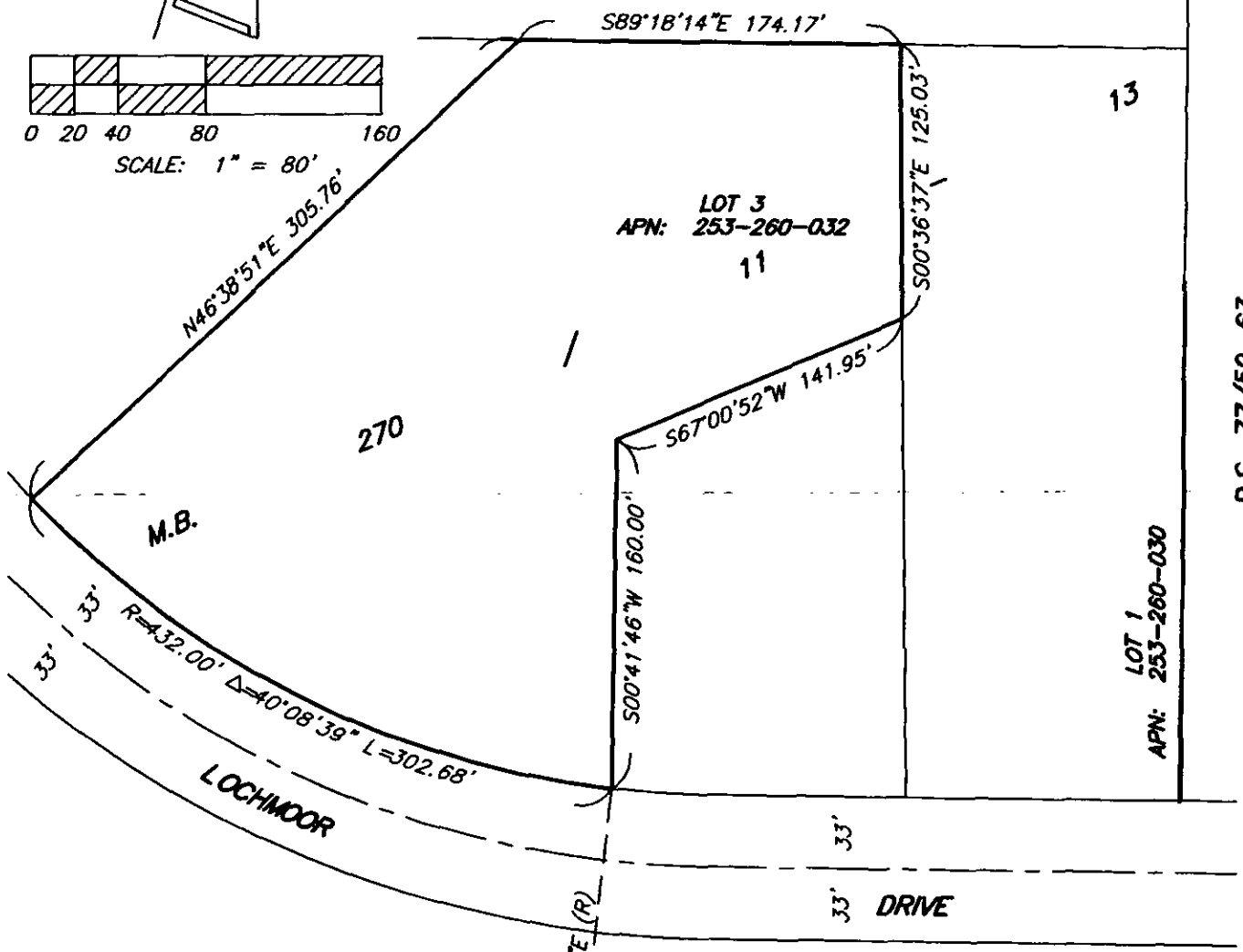
**BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF TRACT 28170, AS SHOWN ON FILE IN BOOK 270, PAGES 11, 12, AND 13 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 67°00'52" WEST, 141.95', ALONG THE NORTHERLY LINE OF LOT 2 OF SAID TRACT 28170, TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 00°41'46" WEST, 160.00', ALONG THE WESTERLY LINE OF SAID LOT 2, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF LOCHMOOR DRIVE, BEING 66.00' WIDE, SAID POINT HAVING A RADIAL LINE BEARING NORTH 06°30'12" EAST ; THENCE ALONG SAID RIGHT-OF-WAY OF LOCHMOOR DRIVE, ALONG A CURVE CONCAVE NORTHERLY, AND HAVING A RADIUS OF 432.00', THROUGH A CENTRAL ANGLE OF 40°08'39" FOR A LENGTH OF 302.68', TO THE SOUTHWEST CORNER OF SAID LOT 3, HAVING A RADIAL BEARING NORTH 46°38'51" EAST; THENCE NORTH 46°38'51" EAST, 305.76', ALONG THE NORTHWESTERLY LINE OF SAID LOT 3, TO THE NORTHERLY LINE OF SAID LOT 3; THENCE SOUTH 89°18'14" EAST, 174.17', TO THE INTERSECTION OF SAID NORTHERLY LINE AND THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 1 OF TRACT NO. 28170; THENCE SOUTH 00°36'37" EAST, 125.03', TO THE NORTHWEST CORNER OF SAID LOT 1, TO THE POINT OF BEGINNING.**



EXHIBIT A

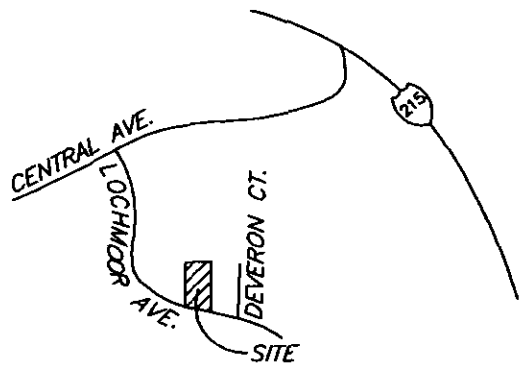


SCALE: 1" = 80'



MAP PREPARED BY  
PATRICK BUSBY & ASSOCIATES  
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RIVERSIDE, CA 92504  
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NOTES  
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VICINITY MAP  
N.T.S.