

Recording requested by:

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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Project: P05-0324
Tyler St. S'ly of Hedrick Ave.
A.P.N. 147-211-025, 027 & 028

LL - P05-0324

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **SAM AKBARPOUR and ZARI AKBARPOUR, 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 three (3) 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: Jeffrey A. Belier 9-30-05
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

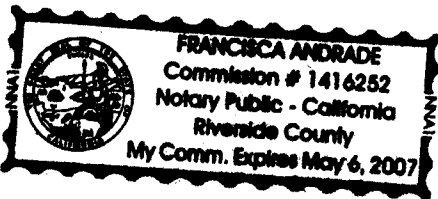
County of Riverside } ss

On Sept. 30 2005, 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:

P05-0324 LLA.DOC



2005-0818266
18/03/2005 09:09A
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EXHIBIT "A"

In The City of Riverside, County of Riverside, State of California

Those portions of Lots 4 and Lot 5, Block 9, of La Granada as shown by Map on file in Book 12, pages 42 through 51 inclusive, of maps, records of Riverside County, State of California.

LEGAL DESCRIPTIONS:

Parcel "A"

Those portions of Lot 4, and Lot 5, Block 9, of La Granada as shown by Map on file in Book 12, pages 42 through 51 inclusive, of maps, records of Riverside County, State of California, more particularly described as follows:

Beginning at the most easterly corner of Parcel 3 as shown on Parcel map, in the City of Riverside, County of Riverside, State of California, recorded in Book 14, page 12 of Parcel Maps, in the office of the County recorder of said County, said corner being southwesterly and distant 55.00 feet, measured at right angles from the centerline of Tyler Street, said point being the **True Point of Beginning**;

Thence South 27°37'04" East parallel with said centerline of Tyler Street, a distance of 57.50 feet;

Thence South 62°21'35" West parallel with the northwesterly line of Lot 5, Block 9, of La Granada as shown by Map on file in Book 12, pages 42 through 51 inclusive, a distance of 117.03 feet;

Thence South 26°56'52" East, a distance of 67.50 feet to the northwesterly line of that certain Parcel described by deed as Document No. 2001-546651, recorded in Nov. 5, 2001 of official Records of said County;

Thence South 22°16'09" East, a distance of 75.33 feet to the southeasterly line of said Parcel;

Thence continuing South 22°16'09" East, a distance of 75.43 feet to the northwesterly line of that certain Parcel described by deed recorded in Book 1493, page 572, July 29, 1953 of official Records of said County;

Thence South 62°21'35" West along the northwesterly line of said last mentioned Parcel, a distance of 138.13 feet to the most westerly corner of said last mentioned Parcel;

Thence South 27°37'04" East along the southwesterly line of said last mentioned Parcel, a distance of 75.00 feet to the southeasterly line of said Lot 5;



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LL-PDS-0324

Thence South 62°21'35" West along said southeasterly line of Lot 5, a distance of 150.15 feet to the most southerly corner of said Lot 5;
Thence North 27°36'49" West along the southwesterly line of said Lot 5, a distance of 290.10 feet to the most westerly corner of said Lot 5;
Thence North 62°21'35" East along the northwesterly line of said Lot 5, a distance of 225.07 feet to the most southerly corner of Lot 4, Block 9, of La Granada as shown by Map on file in Book 12, pages 42 through 51 inclusive, of maps, records of Riverside County;
Thence North 27°36'49" West along the northwesterly line of said Lot 4, a distance of 60.00 feet to the most southerly corner of Parcel 3 as shown on Parcel map, in the City of Riverside, County of Riverside, State of California, recorded in Book 14, page 12 of Parcel Maps, Records of said County;
Thence North 62°21'35" East along the southeasterly line of said Parcel 3, a distance of 195.06 feet to the **True point of Beginning**.

Containing 86,672.05 square feet or 1.99 acres, more or less.

Parcel "B"

That portion of Lots 4 and 5, Block 9, of La Granada as shown by Map on file in Book 12, pages 42 through 51 inclusive, of maps, records of Riverside County, State of California, more particularly described as follows:

Commencing at the most easterly corner of Parcel 3 as shown on Parcel map, in the City of Riverside, County of Riverside, State of California, recorded in Book 14, page 12 of Parcel Maps, in the office of the County recorder of said County, said corner being southwesterly and distant 55.00 feet, measured at right angles from the centerline of Tyler Street,
Thence South 27°37'04" East, parallel with said centerline a distance of 57.50 feet to the **True Point of Beginning**;
Thence continuing South 27°37'04" East along a line parallel with said centerline, a distance of 67.50 feet to the northwesterly line of that certain Parcel described in Document No. 2001-546651, recorded November 5, 2001, Official Records of said County;
Thence South 62°21'35" West along said northwesterly line, a distance of 117.82 feet;
Thence North 26°56'52" West, a distance of 67.50 feet;
Thence North 62°21'35" East parallel with the northwesterly line of said Lot 5, a distance of 117.03 feet to the **True Point of Beginning**.

Containing 7,925.87 square feet or 0.18 acres, more or less.



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10/03/2005 08:00A
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Parcel "C"

That portion of Lot 5, Block 9, of La Granada as shown by Map on file in Book 12, pages 42 through 51 inclusive, of maps, records of Riverside County, State of California, more particularly described as follows:

Commencing at the most easterly corner of Parcel 3 as shown on Parcel map, in the City of Riverside, County of Riverside, State of California, recorded in Book 14, page 12 of Parcel Maps, in the office of the County recorder of said County, said corner being southwesterly and distant 55.00 feet, measured at right angles from the centerline of Tyler Street; Thence South 27°37'04" East, parallel with said centerline, a distance of 125.00 feet to a point on the northwesterly line of that certain Parcel described in Document No. 2001-546651, recorded November 5, 2001 of Official Records of said County, said point being the **True Point of Beginning;**

Thence continuing South 27°37'04" East along a line parallel with said centerline, a distance of 75.00 feet to the southeasterly line of that certain Parcel described in Document recorded September 10, 1947, in Book 863, page 331 et seq., of Official Records of said County;

Thence South 62°21'35" West along said southeasterly line, a distance of 124.84 feet;

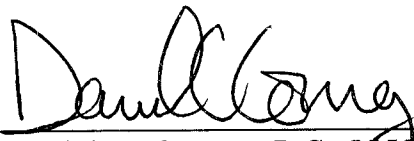
Thence North 22°16'09" West, a distance of 75.33 feet to the northwesterly line of said Parcel described in Document No. 2001-546651, recorded November 5, 2001;

Thence North 62°21'35" East along said northwesterly line, a distance of 117.82 feet to the **True Point of Beginning.**

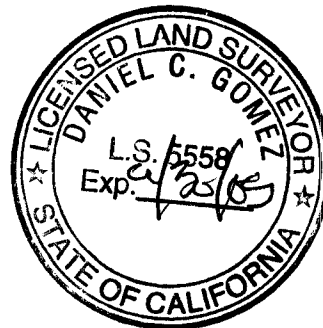
Containing 9,099.45 square feet or 0.21 acres, more or less.

Subject to the covenants, conditions, restrictions, reservations, easements and right of ways of record, if any.

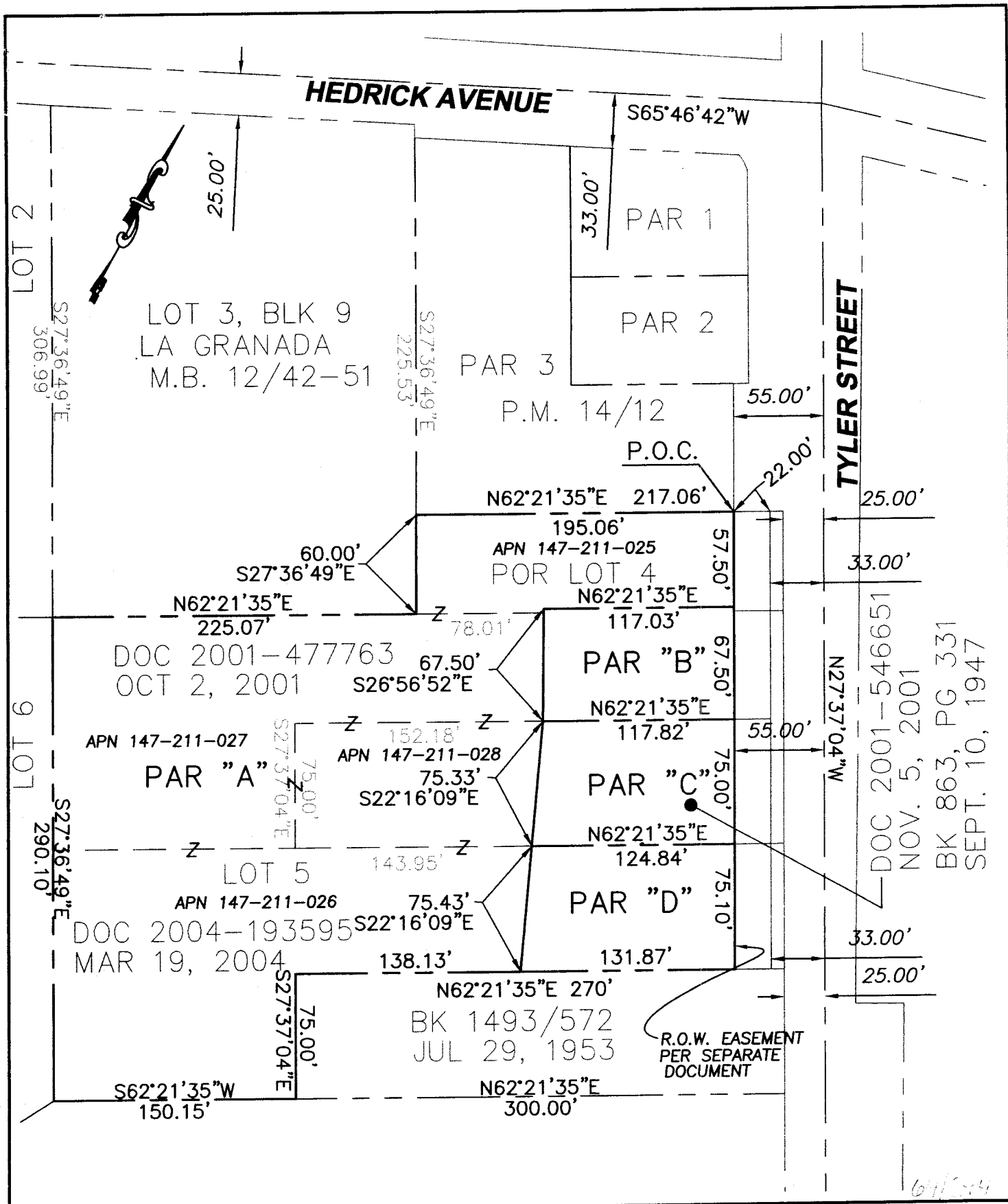
Prepared under the supervision of:



Daniel C. Gomez, L.S. 5658
Expires September 30, 2005



2005-0818266
18/03/2005 08:00A
5 of 6



DOC 2001-546651
 NOV. 5, 2001
 BK 863, PG 331
 SEPT. 10, 1947

6/1/04

CITY OF RIVERSIDE, CALIFORNIA

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

SCALE: 1"=80'

DRAWN BY: R.L. DATE: 07/14/05

SUBJECT: LOT LINE ADJUSTMENT

Recording requested by:

DOC # 2005-0818264

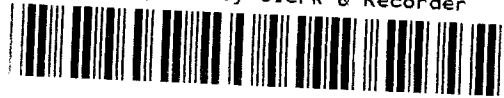
10/03/2005 08:00A Fee:19.00

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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A	R	L			COPY	LONG	REFUND	NCHG	EXAM

Project: P05-0324
Tyler St. S'ly of Hedrick Ave.
A.P.N. 147-211-026

LL - P05-0324



**CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT**

Property Owner(s): **ALEJANDRO MORENO, a single man.**

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 (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 9-30-05
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On Sept. 30, 2005, 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:

P05-0324 MORENO LLA.DOC



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10/03/2005 08:00A
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EXHIBIT "A"
Legal Description
In The City of Riverside, County of Riverside,
State of California

That portion Lot 5, Block 9, of La Granada as shown by Map on file in Book 12, pages 42 through 51 inclusive, of maps, records of Riverside County, State of California.

LEGAL DESCRIPTION:

Parcel "D"

That portion of Lot 5, Block 9, of La Granada as shown by Map on file in Book 12, pages 42 through 51 inclusive, of maps, records of Riverside County, State of California, more particularly described as follows:

Commencing at the most easterly corner of Parcel 3 as shown on Parcel map, in the City of Riverside, County of Riverside, State of California, recorded in Book 14, page 12 of Parcel Maps, in the office of the County recorder of said County, said corner being southwesterly and distant 55.00 feet, measured at right angles from the centerline of Tyler Street;
Thence South 27°37'04" East, parallel with said centerline a distance of 200.00 feet to a point on the southeasterly line of that certain Parcel described in Document recorded September 10, 1947 in Book 863, page 331, et seq., of Official Records of said County and being the **True Point of Beginning**;
Thence continuing South 27°37'04" East, parallel with said centerline a distance of 75.10 feet to a point on the northwesterly line of that certain Parcel described by deed recorded in Book 1493, page 572, July 29, 1953 of Official Records of said County;
Thence South 62°21'35" West along said northwesterly line, a distance of 131.87 feet;
Thence North 22°16'09" West, a distance of 75.43 feet to the southeasterly line of that said Parcel described in Document recorded September 10, 1947;
Thence North 62°21'35" East along said southeasterly line, a distance of 124.84 feet to the **True Point of Beginning**.



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10/03/2005 08:00A
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Containing 9639.29 square feet or 0.22 acres, more or less.

Subject to the covenants, conditions, restrictions, reservations, easements and right of ways of record, if any.

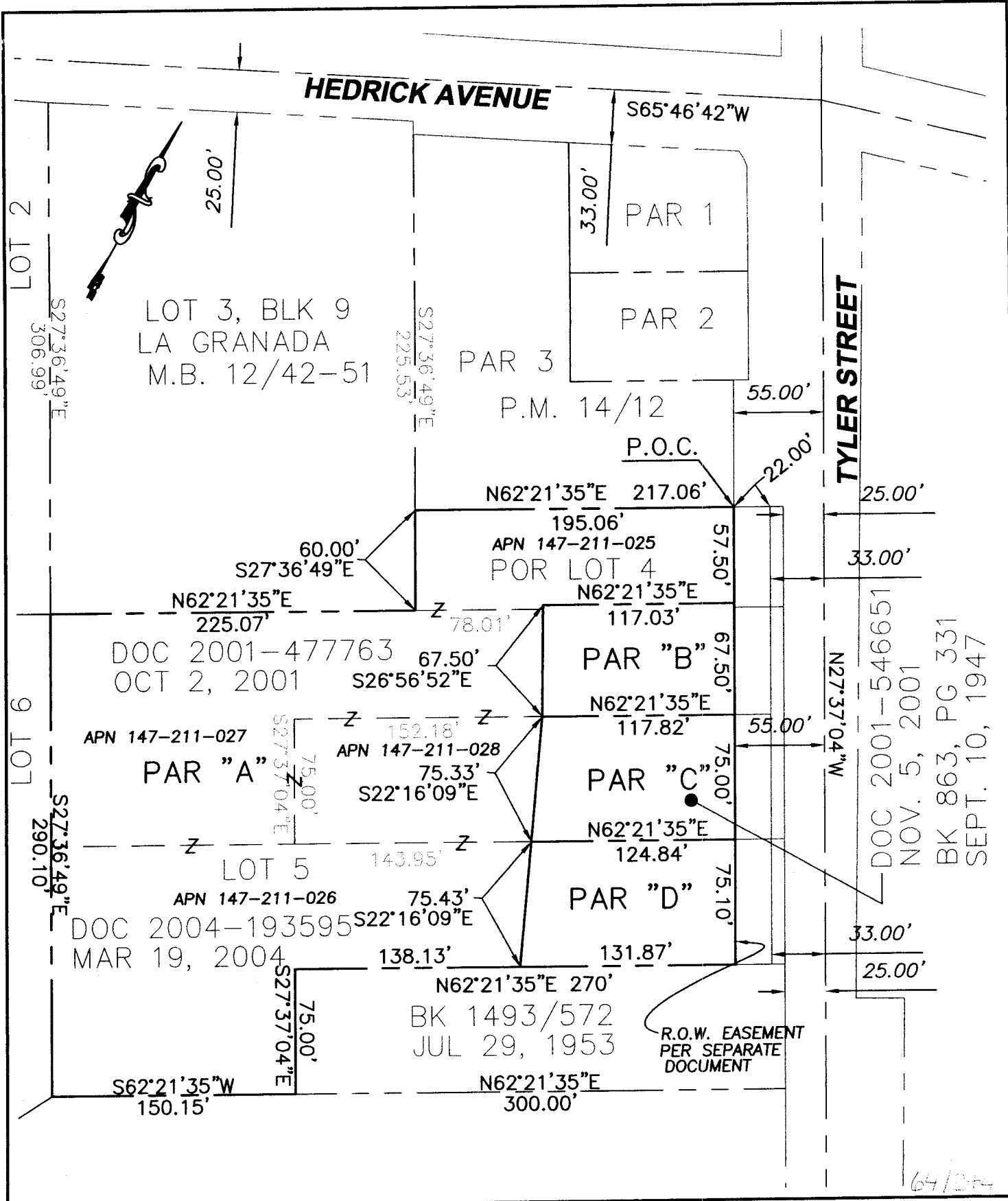
Prepared under the supervision of:



Daniel C. Gomez, L.S. 5558
Expires September 30, 2005



2005-0818264
10/03/2005 08:00A
4 of 5



CITY OF RIVERSIDE, CALIFORNIA

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

SCALE: 1"=80'

DRAWN BY: R.L. DATE: 07/14/05

SUBJECT: LOT LINE ADJUSTMENT