

Recording requested by:

DOCUMENTARY TRANSFER TAX = \$0.00  
NO CONSIDERATION

**DOC # 2005-0696496**

08/24/2005 08:00A Fee:19.00

Page 1 of 5

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

And when recorded, mail to:

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



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC
	1		5						
					7				89
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

Project: P05-0427, Glen Cliff & Paradise Palms  
A.P.N. 222-360-014 & 016

LL - P05-0427

26-  
**C**  
**SG**

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): PARADISE PALMS, 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 two (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: Jeff A. Beler 8-23-05  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On Aug. 23, 2005, before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared

Jeffrey A. Beler  
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:

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

**LEGAL DESCRIPTION**  
**PARCEL 1 AFTER LOT LINE ADJUSTMENT**

Lot 14 of Tract 30334 as shown by map on file in Book 368 of Maps, at pages 4 through 7, inclusive, Records of Riverside County, California together with that portion of Lot 16 of said Tract 30334, more particularly described as follows:

Beginning at the most northerly corner of said Lot 14;

Thence North 19°13'24" East, along the northerly extension of the west line of said Lot 14, a distance of 12.07 feet;

Thence South 78°04'42" East, a distance of 45.06 feet;

Thence South 88°11'20" East, a distance of 73.84 feet;

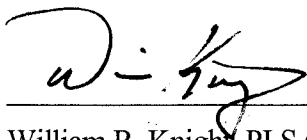
Thence South 70°46'36" East, a distance of 9.35 feet;

Thence South 19°13'24" West, a distance of 39.89 feet to the most easterly corner of said Lot 14;

Thence North 70°46'36" West, along the north line of said Lot 14, a distance of 124.50 feet to the point of beginning.

Containing 0.071 acres, more or less.

**This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.**



*06/24/06*

William R. Knight, PLS 6810, Exp. 09-30-06

Date



**IW Consulting Engineers, Inc.**

3544 University Avenue • Riverside CA 92501 • Ph: (909) 687-2929 • Fax: (909) 687-2999 • [www.iwcei.com](http://www.iwcei.com)

LL-P05-0427

**LEGAL DESCRIPTION**  
**PARCEL 2 AFTER LOT LINE ADJUSTMENT**

Lot 16 of Tract 30334 as shown by map on file in Book 368 of Maps, at pages 4 through 7, inclusive, Records of Riverside County, California

Excepting therefrom, that portion of said Lot 16, more particularly described as follows:

Beginning at the most northerly corner of Lot 14 of said Tract 30334;

Thence North 19°13'24" East, along the northerly extension of the west line of said Lot 14, a distance of 12.07 feet;

Thence South 78°04'42" East, a distance of 45.06 feet;

Thence South 88°11'20" East, a distance of 73.84 feet;

Thence South 70°46'36" East, a distance of 9.35 feet;

Thence South 19°13'24" West, a distance of 39.89 feet to the most easterly corner of said Lot 14;

Thence North 70°46'36" West, along the north line of said Lot 14, a distance of 124.50 feet to the point of beginning.

Containing 1.183 acres, more or less.

**This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.**

*William R. Knight*

*06/24/06*

William R. Knight, PLS 6810, Exp. 09-30-06

Date

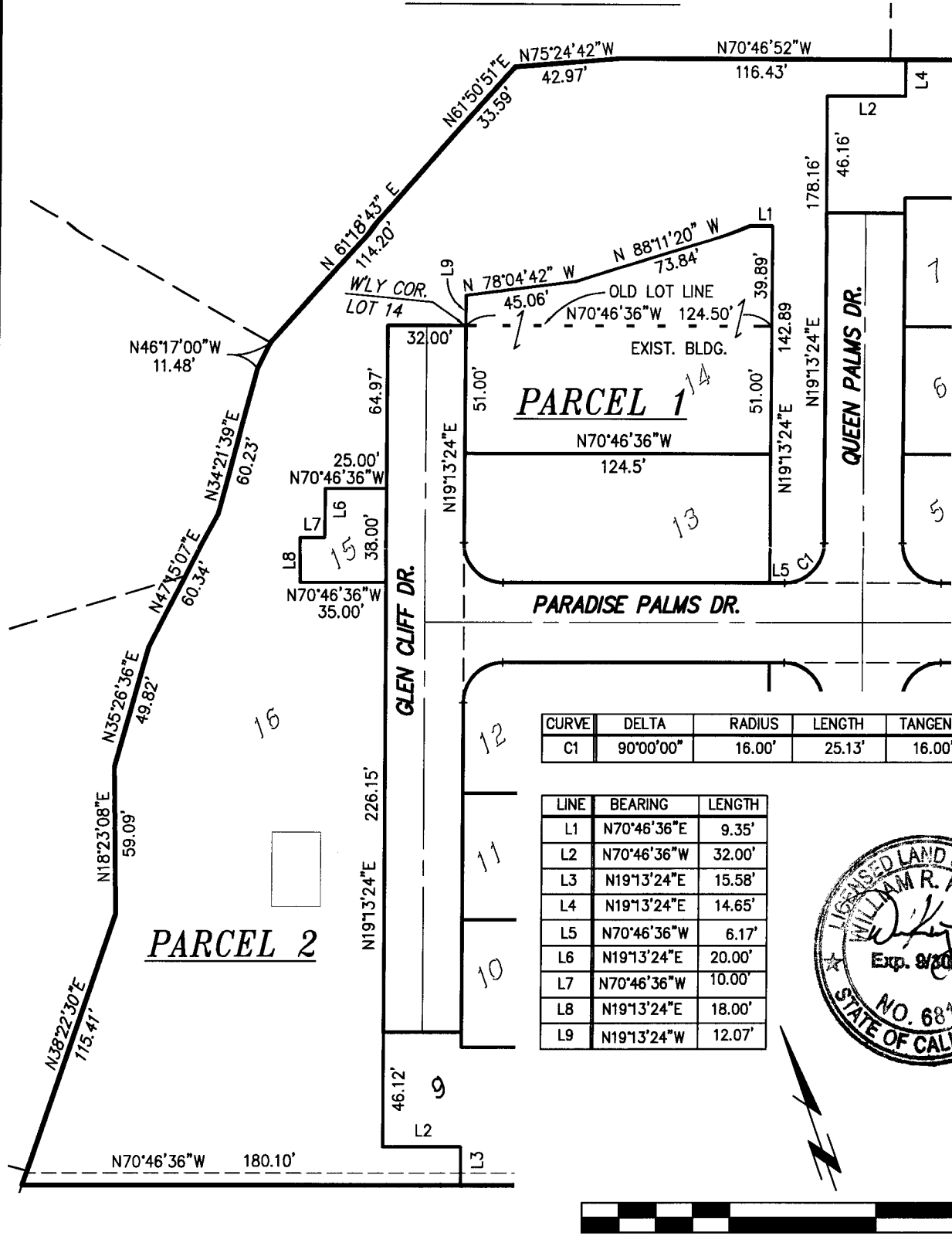


**IW Consulting Engineers, Inc.**

3544 University Avenue • Riverside CA 92501 • Ph: (909) 687-2929 • Fax: (909) 687-2999 • [www.iwcei.com](http://www.iwcei.com)

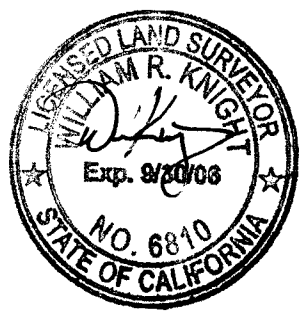
LL- P05-0427

# EXHIBIT "B"



CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	16.00'	25.13'	16.00'

LINE	BEARING	LENGTH
L1	N70°46'36"E	9.35'
L2	N70°46'36"W	32.00'
L3	N19°13'24"E	15.58'
L4	N19°13'24"E	14.65'
L5	N70°46'36"W	6.17'
L6	N19°13'24"E	20.00'
L7	N70°46'36"W	10.00'
L8	N19°13'24"E	18.00'
L9	N19°13'24"W	12.07'



NOTE:  
THIS PLAT IS SOLELY AN AID IN LOCATING THE ATTACHED  
DESCRIPTION AND IS NOT CONSIDERED A PART THEREOF

**IW Consulting Engineers, Inc.**

- Civil Engineering
- Surveying
- Land Planning

3544 University Avenue  
Riverside, CA 92501

Tel: 951.687.2929  
Fax: 951.687.2999

**LOT LINE ADJUSTMENT PLAT**

TRACT NO. 30334 - LOT 14 & 16  
IN THE CITY OF RIVERSIDE

W.O.	149.001
BY:	DSB
DATE:	6/23/05
SCALE:	1" = 100'
PAGE:	1 OF 1

LL-POS-0427