

Recording requested by:  
**Recording Requested By**  
First American Title NHS

DOCUMENTARY TRANSFER TAX = \$0.00  
NO CONSIDERATION

And when recorded, mail to:

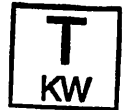
SURVEYOR  
City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

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Project: P05-0616 – Parcel 1  
APN: 253-260-038  
Address: 5239 Lochmoor Dr.

**LL- P05-0616**  
**Parcel 1**

16



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s) JIM GUTHRIE, a married man as his sole and separate property.

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(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: [Signature] 6/9/05  
PRINCIPAL PLANNER DATE

1425313-11

**GENERAL ACKNOWLEDGEMENT**

State of California }  
County of Riverside } ss

On June 9, 2005, before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared

Clara Miramontes  
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"

PARCEL 1

THAT PORTION OF LOT 9 OF TRACT NO. 28170 AS SHOWN BY MAP ON FILE IN BOOK 270 OF MAPS, AT PAGES 11 THROUGH 13, INCLUSIVE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF LOCHMOOR DRIVE AS SHOWN ON SAID MAP, BEING THE SOUTHERLY TERMINUS OF A TANGENT CURVE, CONCAVE TO THE WEST, HAVING RADIUS OF 432.00 FEET AND TO WHICH A RADIAL BEARS SOUTH 69° 35' 35" EAST;

THENCE SOUTH 20° 24' 25" WEST, ALONG SAID LOCHMOOR DRIVE, A DISTANCE OF 56.89 FEET;

THENCE NORTH 81° 42' 39" WEST, A DISTANCE OF 245.18 FEET;

THENCE NORTH 50° 33' 49" EAST, A DISTANCE OF 17.43 FEET;

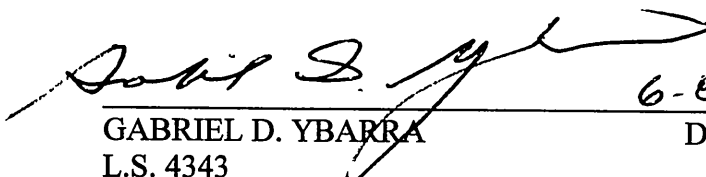
THENCE NORTH 22° 44' 59" EAST, A DISTANCE OF 215.40 FEET;

THENCE SOUTH 85° 01' 20" EAST, A DISTANCE OF 192.85 FEET TO A POINT ON THE WESTERLY LINE OF LOCHMOOR DRIVE, AS SHOWN ON SAID MAP, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 432.00 FEET AND TO WHICH A RADIAL BEARS NORTH 84° 10' 55" EAST;

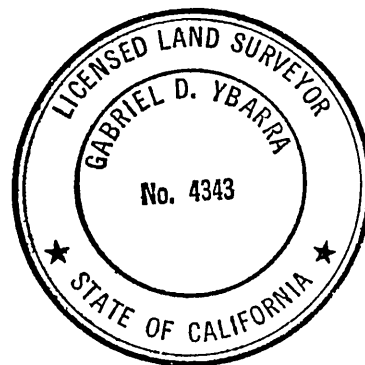
THENCE SOUTHERLY ALONG SAID CURVE AND ALONG SAID LOCHMOOR DRIVE, THROUGH A CENTRAL ANGLE OF 26° 13' 40" A DISTANCE OF 197.75 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1.16 ACRES NET

PREPARED UNDER THE SUPERVISION OF:

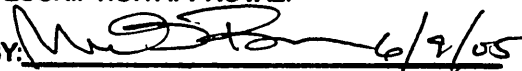
  
GABRIEL D. YBARRA  
L.S. 4343  
REG. EXPIRES 06-30-06

6-8-2005  
DATE



2004-80 parcel11gl

DESCRIPTION APPROVAL:

BY:   
DATE 6/9/05

FOR: MARK S. BROWN  
CITY SURVEYOR

LL-P05-0616

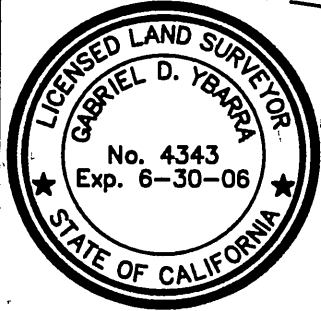
SHOWING THE PROPOSED LINE ADJUSTMENT OF A PORTION OF THE EAST HALF OF SECTION 32, T. 2S., R. 4W., AND LOTS 9 THRU 13 OF TRACT No. 28170, AS SHOWN BY MAP ON FILE IN BOOK 270 OF MAPS AT PAGES 11-13, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**PREPARED BY:**

ACTION SURVEYS  
1045 MAIN STREET, STE. 102  
RIVERSIDE, CA 92501  
(951) 686-8166  
(951) 686-6901 FAX

**PREPARED FOR:**

JIM GUTHRIE CONSTRUCTION  
4225 GARNER ROAD  
RIVERSIDE, CA 92501  
(951) 781-0640



PREPARED UNDER THE SUPERVISION OF:

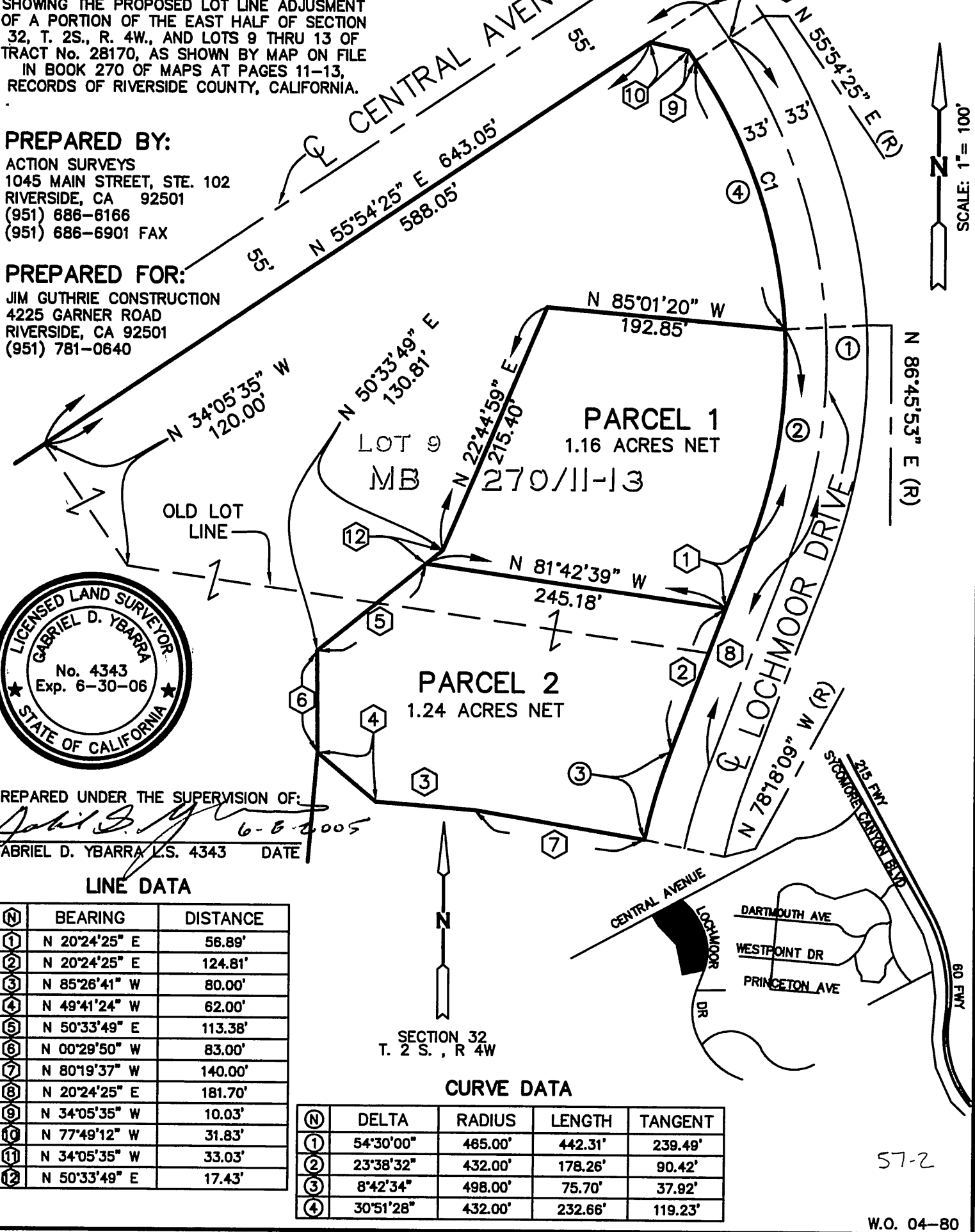
*Gabriel D. Ybarra*  
6-6-2005  
GABRIEL D. YBARRA L.S. 4343 DATE

**LINE DATA**

(N)	BEARING	DISTANCE
①	N 20°24'25" E	56.89'
②	N 20°24'25" E	124.81'
③	N 85°26'41" W	80.00'
④	N 49°41'24" W	62.00'
⑤	N 50°33'49" E	113.38'
⑥	N 00°29'50" W	83.00'
⑦	N 80°19'37" W	140.00'
⑧	N 20°24'25" E	181.70'
⑨	N 34°05'35" W	10.03'
⑩	N 77°49'12" W	31.83'
⑪	N 34°05'35" W	33.03'
⑫	N 50°33'49" E	17.43'

**CURVE DATA**

(N)	DELTA	RADIUS	LENGTH	TANGENT
①	54°30'00"	465.00'	442.31'	239.49'
②	23°38'32"	432.00'	178.26'	90.42'
③	8°42'34"	498.00'	75.70'	37.92'
④	30°51'28"	432.00'	232.66'	119.23'



57-2

W.O. 04-80

LL-POS-0616

Recording requested by:

DOCUMENTARY TRANSFER TAX = \$0.00  
NO CONSIDERATION



2753366

And when recorded, mail to:

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

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Project: P05-0616  
APN: portion 253-260-038 & 039  
Address:

**LL-P05-0616 PARCEL 2 22**

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT



Property Owner(s): RICHARD WILSON SEVALY and KAREN LYNN SEVALY, as Trustees of the RICHARD WILSON SEVALY RIVERSIDE RESIDENCE TRUST, established March 6, 2001, as to an undivided fifty percent (50%) interest;

RICHARD WILSON SEVALY and KAREN LYNN SEVALY, as Trustees of the KAREN LYNN SEVALY RIVERSIDE RESIDENCE TRUST, established March 6, 2001, as to an undivided fifty percent (50%) interest;

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 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: Craig Aaron  
Craig Aaron, Deputy Planning Director

5-23-07  
Date

**GENERAL ACKNOWLEDGEMENT**

State of California

County of Riverside } ss

On 5/23/07, 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:

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

**LEGAL DESCRIPTION OF PARCEL 2 OF LOT LINE ADJUSTMENT NO. P05-0616**

**EXHIBIT "A"**

**PARCEL 2**

THOSE PORTIONS OF LOTS 9 AND 10 OF TRACT NO. 28170 AS SHOWN BY MAP ON FILE IN BOOK 270 OF MAPS, AT PAGES 11 THROUGH 13, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY LINE OF LOCHMOOR DRIVE AS SHOWN ON SAID MAP, BEING THE SOUTHERLY TERMINUS OF A TANGENT CURVE, CONCAVE TO THE WEST, HAVING RADIUS OF 432.00 FEET AND TO WHICH A RADIAL BEARS SOUTH 69° 35' 35" EAST;

THENCE SOUTH 20° 24' 25" WEST, ALONG SAID LOCHMOOR DRIVE, A DISTANCE OF 56.89 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 81° 42' 39" WEST, A DISTANCE OF 245.18 FEET;

THENCE SOUTH 50° 33' 49" WEST, A DISTANCE OF 113.38 FEET;

THENCE SOUTH 00° 29' 50" EAST, A DISTANCE OF 83.00 FEET;

THENCE SOUTH 49° 41' 24" EAST, A DISTANCE OF 62.00 FEET;

THENCE SOUTH 85° 26' 41" EAST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 80° 19' 37" EAST, A DISTANCE OF 140.00 FEET TO A POINT ON THE WESTERLY LINE OF LOCHMOOR DRIVE, AS SHOWN ON SAID MAP, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 498.00 FEET AND TO WHICH A RADIAL BEARS NORTH 78° 18' 09" WEST;

THENCE NORTHERLY ALONG SAID CURVE AND ALONG SAID LOCHMOOR DRIVE, THROUGH A CENTRAL ANGLE OF 8° 42' 34" A DISTANCE OF 75.70 FEET;

THENCE NORTH 20° 24' 25" EAST, A DISTANCE OF 124.81 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1.24 ACRES NET.

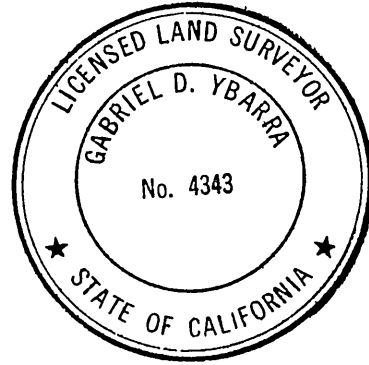
LL-P05-0616

PREPARED UNDER THE SUPERVISION OF:

*Gabriel D. Ybarra* 4-23-07

GABRIEL D. YBARRA DATE  
L.S. 4343  
REG. EXPIRES 06-30-08

2004-80 parcel21glSevaly



DESCRIPTION APPROVAL:

BY: *Mark S. Brown* 5/17/07  
DATE

FOR: MARK S. BROWN  
CITY SURVEYOR.

LL-POS-0616



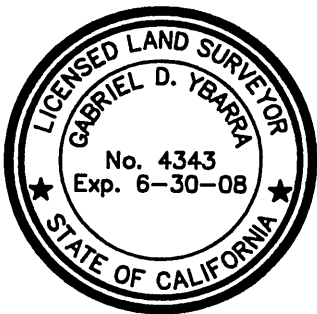
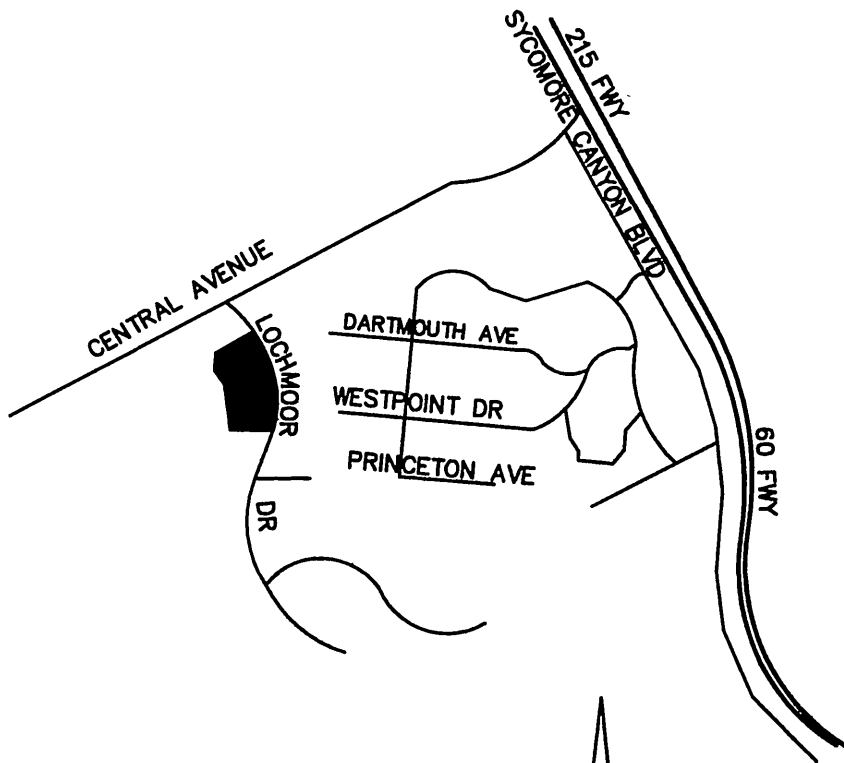
SHOWING THE PROPOSED LOT LINE ADJUSTMENT OF A PORTION OF THE EAST HALF OF SECTION 32, T. 2S., R. 4W., AND LOTS 9 THRU 13 OF TRACT No. 28170, AS SHOWN BY MAP ON FILE IN BOOK 270 OF MAPS AT PAGES 11-13, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**PREPARED BY:**

ACTION SURVEYS  
1045 MAIN STREET, STE. 102  
RIVERSIDE, CA 92501  
(951) 686-6166  
(951) 686-6901 FAX

**PREPARED FOR:**

JIM GUTHRIE CONSTRUCTION  
4225 GARNER ROAD  
RIVERSIDE, CA 92501  
(951) 781-0640



PREPARED UNDER THE SUPERVISION OF:

*Gabriel D. Ybarra* 4.23-07  
GABRIEL D. YBARRA L.S. 4343 DATE



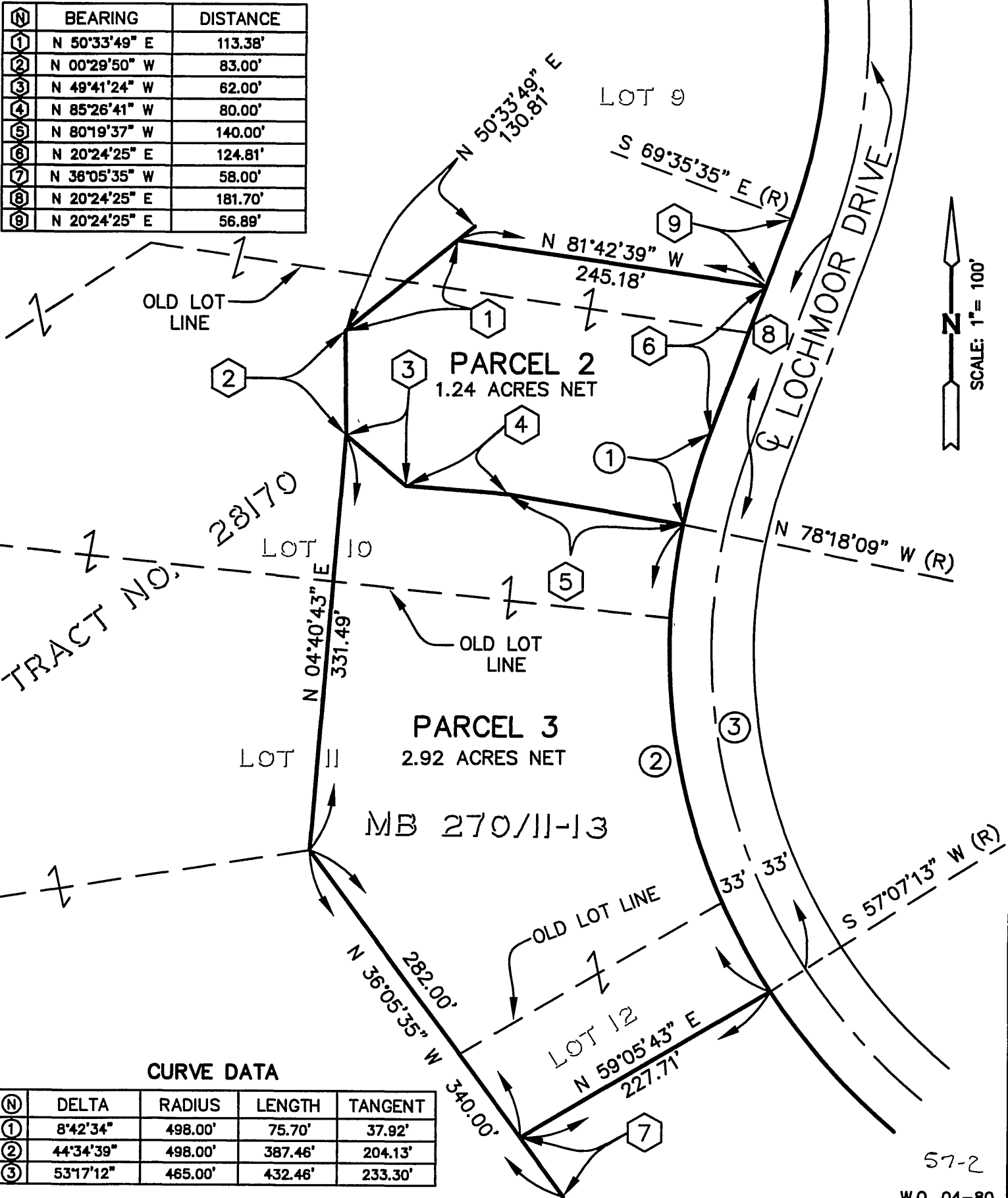
SECTION 32  
T. 2 S., R 4W

# PLAT

SHOWING THE PROPOSED LOT LINE ADJUSTMENT OF A PORTION OF THE EAST HALF OF SECTION 32, T. 2S., R. 4W., AND LOTS 9 THRU 13 OF TRACT NO. 28170, AS SHOWN BY MAP ON FILE IN BOOK 270 OF MAPS AT PAGES 11-13, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

### LINE DATA

(N)	BEARING	DISTANCE
①	N 50°33'49" E	113.38'
②	N 00°29'50" W	83.00'
③	N 49°41'24" W	62.00'
④	N 85°26'41" W	80.00'
⑤	N 80°19'37" W	140.00'
⑥	N 20°24'25" E	124.81'
⑦	N 38°05'35" W	58.00'
⑧	N 20°24'25" E	181.70'
⑨	N 20°24'25" E	56.89'



### CURVE DATA

(N)	DELTA	RADIUS	LENGTH	TANGENT
①	8°42'34"	498.00'	75.70'	37.92'
②	44°34'39"	498.00'	387.46'	204.13'
③	53°17'12"	465.00'	432.46'	233.30'

2753366

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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									006

Project: P05-0616  
APN: portion 253-260-041 & 042  
Address:

**LL-P05-0616 PARCEL 4** 22

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT



Property Owner(s): KEVIN A. WILLIAMS, a married man, as his sole and separate property

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 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: Craig Aaron  
Craig Aaron, Deputy Planning Director

5-23-07  
Date

**GENERAL ACKNOWLEDGEMENT**

State of California

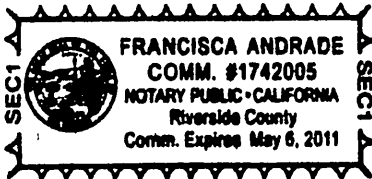
County of Riverside } ss

On 5/23/07, 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 Colal  
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 OF PARCEL 4 OF LOT LINE ADJUSTMENT NO. P05-0616**

**EXHIBIT "A"**

**PARCEL 4**

THOSE PORTIONS OF LOTS 12 AND 13 OF TRACT NO. 28170 AS SHOWN BY MAP ON FILE IN BOOK 270 OF MAPS, AT PAGES 11 THROUGH 13, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT AN ANGLE POINT IN THE SOUTHWESTERLY AND SOUTHERLY LINE OF LOT 11 AS SHOWN ON SAID TRACT NO. 28170;

THENCE SOUTH  $36^{\circ} 05' 35''$  EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 11 AND 12, A DISTANCE OF 282.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH  $59^{\circ} 05' 43''$  EAST, A DISTANCE OF 227.71 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF LOCHMOOR DRIVE, AS SHOWN ON SAID MAP, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 498.00 FEET AND TO WHICH A RADIAL BEARS SOUTH  $57^{\circ} 07' 13''$  WEST;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF  $17^{\circ} 03' 44''$ , A DISTANCE OF 148.30 FEET;

THENCE SOUTH  $46^{\circ} 35' 38''$  WEST, A DISTANCE OF 211.89 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 13 WHICH BEARS SOUTH  $48^{\circ} 35' 35''$  EAST, A DISTANCE OF 140.00 FEET FROM AN ANGLE POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 12;

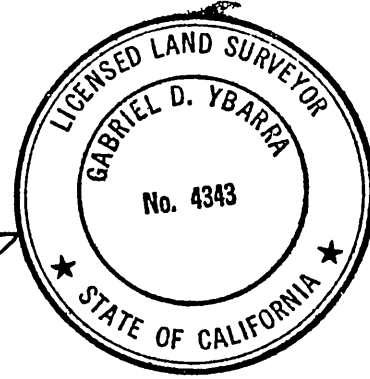
THENCE NORTH  $48^{\circ} 35' 35''$  WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 13 AND 12, A DISTANCE OF 140.00 FEET TO THE SAID ANGLE POINT;

THENCE NORTH  $36^{\circ} 05' 35''$  WEST, A DISTANCE OF 58.00 FEET, TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.88 ACRES NET.

LL-P05-0616

PREPARED UNDER THE SUPERVISION OF:



*Gabriel D. Ybarra* 4-27-2007  
GABRIEL D. YBARRA DATE  
L.S. 4343  
REG. EXPIRES 06-30-08

2004-80 parcel41glWilliams

DESCRIPTION APPROVAL:

BY: *M. Brown* 5/17/07  
DATE

FOR: MARK S. BROWN  
CITY SURVEYOR

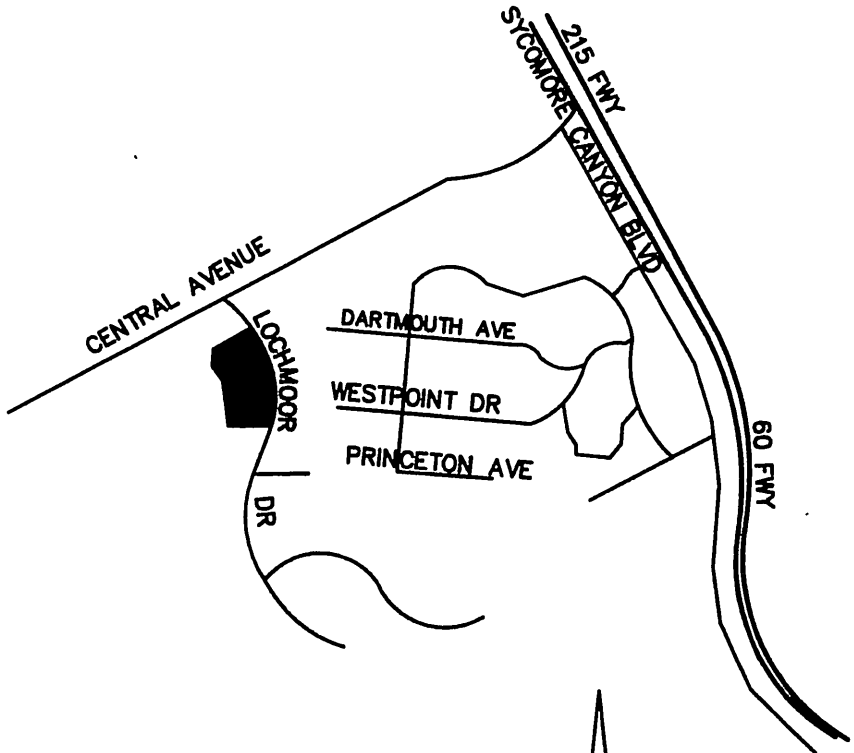
SHOWING THE PROPOSED LOT LINE ADJUSTMENT OF A PORTION OF THE EAST HALF OF SECTION 32, T. 2S., R. 4W., AND LOTS 9 THRU 13 OF TRACT No. 28170, AS SHOWN BY MAP ON FILE IN BOOK 270 OF MAPS AT PAGES 11-13, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**PREPARED BY:**

ACTION SURVEYS  
1045 MAIN STREET, STE. 102  
RIVERSIDE, CA 92501  
(951) 886-6166  
(951) 886-6901 FAX

**PREPARED FOR:**

JIM GUTHRIE CONSTRUCTION  
4225 GARNER ROAD  
RIVERSIDE, CA 92501  
(951) 781-0640



PREPARED UNDER THE SUPERVISION OF:

*Gabriel D. Ybarra* 4.23-07  
GABRIEL D. YBARRA L.S. 4343 DATE



SECTION 32  
T. 2 S., R. 4W

LOT 11  
PARCEL 3

MB 270/11-13

# PLAT

SHEET 2 OF 2 SHEET

SHOWING THE PROPOSED LOT LINE ADJUSTMENT OF A PORTION OF THE EAST HALF OF SECTION 32, T. 2S., R. 4W., AND LOTS 9 THRU 13 OF TRACT No. 28170, AS SHOWN BY MAP ON FILE IN BOOK 270 OF MAPS AT PAGES 11-13, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

57/24  
LL-P05-0616

BEARING	DISTANCE
N 36°05'35" W	58.00'
N 48°35'35" W	140.00'
N 48°35'35" W	60.00'
N 62°35'35" W	140.00'
N 13°22'27" E	172.03'
N 89°18'14" W	216.29'

### LINE DATA

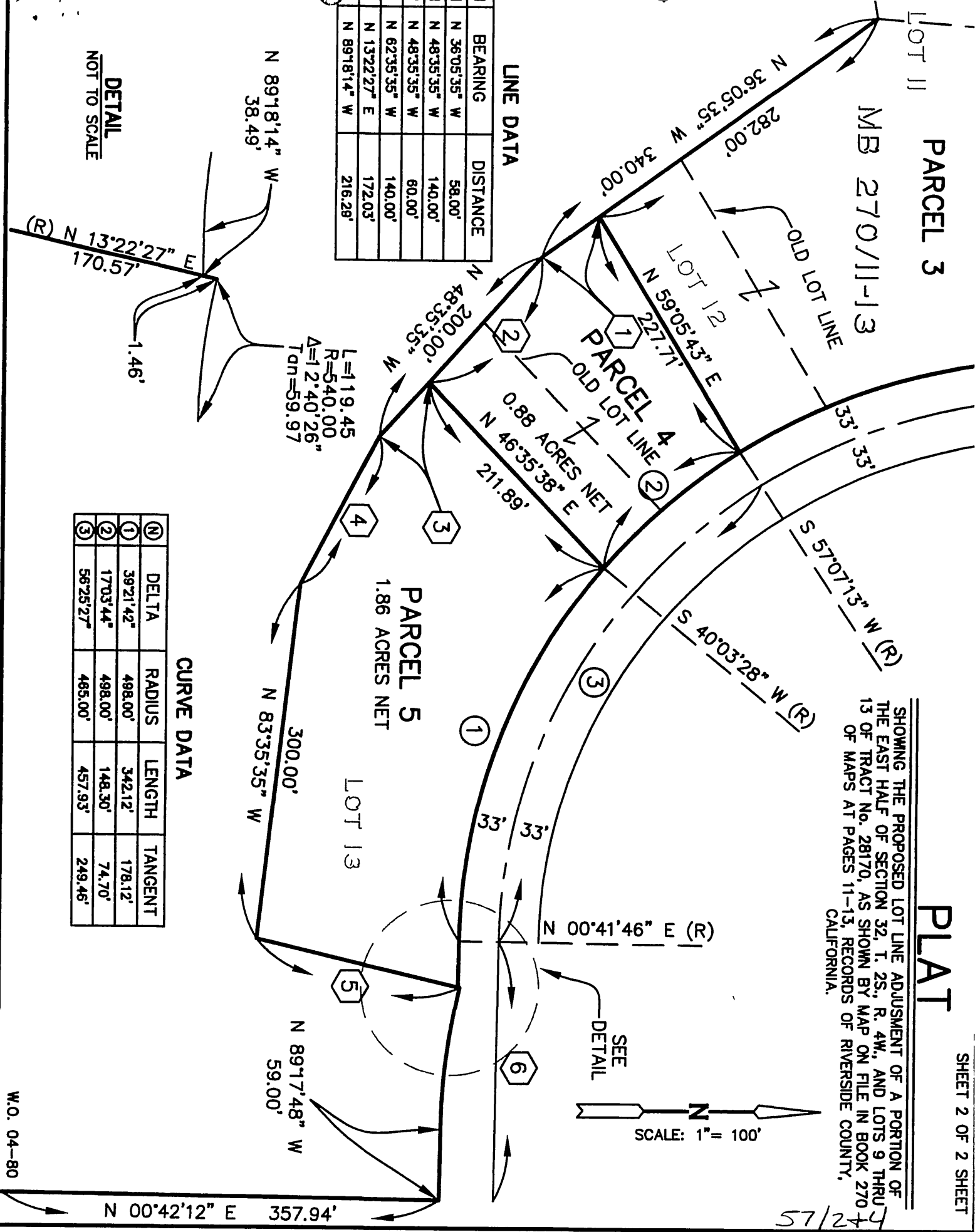
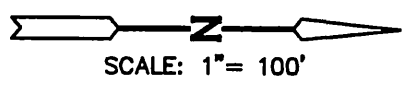
(N)	DELTA	RADIUS	LENGTH	TANGENT
1	39°21'42"	498.00'	342.12'	178.12'
2	17°03'44"	498.00'	148.30'	74.70'
3	56°25'27"	485.00'	457.93'	249.46'

### CURVE DATA

L=119.45  
R=540.00"  
Δ=12°40'26"  
Tan=59.97

DETAIL  
NOT TO SCALE

SEE  
DETAIL



W.O. 04-80



Recording requested by:

DOC # 2007-0342619  
05/24/2007 08:00A Fee:28.00  
Page 1 of 8  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



2753366

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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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
									006

Project: P05-0616  
APN: portion 253-260-039, 040, 041, 042  
Address:

LL-P05-0616 28  
PARCELS 3 AND 5



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): JIM D. GUTHRIE, Trustee of the JIM D. GUTHRIE TRUST dated November 9, 2005

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) parcels 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: Craig Aaron  
Craig Aaron, Deputy Planning Director

5-23-07  
Date

**GENERAL ACKNOWLEDGEMENT**

State of California  
County of Riverside } ss

On 5-23-07, 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:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**LEGAL DESCRIPTION OF PARCELS 3 AND 5 OF LOT LINE ADJUSTMENT NO.  
P05-0616**

**EXHIBIT "A"**

**PARCEL 3**

THAT PORTION OF LOTS 10, 11, AND 12 OF TRACT NO. 28170 AS SHOWN BY MAP ON FILE IN BOOK 270 OF MAPS, AT PAGES 11 THROUGH 13, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY LINE OF LOCHMOOR DRIVE AS SHOWN ON SAID MAP, BEING THE SOUTHERLY TERMINUS OF A TANGENT CURVE, CONCAVE TO THE WEST, HAVING RADIUS OF 432.00 FEET AND TO WHICH A RADIAL BEARS SOUTH 69° 35' 35" EAST;

THENCE SOUTH 20° 24' 25" WEST, ALONG SAID LOCHMOOR DRIVE, A DISTANCE OF 56.89 FEET;

THENCE NORTH 81° 42' 39" WEST, A DISTANCE OF 245.18 FEET;

THENCE SOUTH 50° 33' 49" WEST, A DISTANCE OF 113.38 FEET;

THENCE SOUTH 00° 29' 50" EAST, A DISTANCE OF 83.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 49° 41' 24" EAST, A DISTANCE OF 62.00 FEET;

THENCE SOUTH 85° 26' 41" EAST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 80° 19' 37" EAST, A DISTANCE OF 140.00 FEET TO A POINT ON THE WESTERLY LINE OF LOCHMOOR DRIVE, AS SHOWN ON SAID MAP, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 498.00 FEET AND TO WHICH A RADIAL BEARS NORTH 78° 18' 09" WEST;

THENCE SOUTHERLY ALONG SAID CURVE AND ALONG SAID LOCHMOOR DRIVE, THROUGH A CENTRAL ANGLE OF 44° 34' 39", A DISTANCE OF 387.46 FEET TO A POINT ON SAID CURVE TO WHICH A RADIAL BEARS SOUTH 57° 07' 13" WEST;

THENCE SOUTH 59° 05' 43" WEST, A DISTANCE OF 227.71 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 12 WHICH BEARS SOUTH 36° 05' 35" EAST, A DISTANCE OF 282.00 FEET FROM THE ANGLE POINT IN THE SOUTHWESTERLY AND SOUTHERLY LINE OF SAID LOT 11;

LL-P05-0616

THENCE NORTH 36° 05' 35" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 12 AND 11, A DISTANCE OF 282.00 FEET TO SAID ANGLE POINT;

THENCE NORTH 04° 40' 43" EAST, A DISTANCE OF 331.49 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2.92 ACRES NET.

**PARCEL 5**

THAT PORTION OF LOT 13 OF TRACT NO. 28170 AS SHOWN BY MAP ON FILE IN BOOK 270 OF MAPS, AT PAGES 11 THROUGH 13, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT AN ANGLE POINT IN THE SOUTHWESTERLY AND SOUTHERLY LINE OF LOT 11 AS SHOWN ON SAID TRACT NO. 28170;

THENCE SOUTH 36° 05' 35" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 11 AND 12, A DISTANCE OF 282.00 FEET;

THENCE NORTH 59° 05' 43" EAST, A DISTANCE OF 227.71 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF LOCHMOOR DRIVE, AS SHOWN ON SAID MAP, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 498.00 FEET AND TO WHICH A RADIAL BEARS SOUTH 57° 07' 13" WEST;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17° 03' 44", A DISTANCE OF 148.30 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 46° 35' 38" WEST, A DISTANCE OF 211.89 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 13 WHICH BEARS SOUTH 48° 35' 35" EAST, A DISTANCE OF 140.00 FEET FROM AN ANGLE POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 12;

THENCE SOUTH 48° 35' 35" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 13, A DISTANCE OF 60.00 FEET TO AN ANGLE POINT IN SAID LOT 13;

THENCE SOUTH 62° 35' 35" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 13, A DISTANCE OF 140.00 FEET TO AN ANGLE POINT IN SAID LOT 13;

THENCE SOUTH 83° 35' 35" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 13, A DISTANCE OF 300.00 FEET TO THE SOUTHEAST CORNER OF SAID OF LOT 13;

THENCE NORTH 13° 22' 27" EAST, ALONG THE EASTERLY LINE OF SAID LOT 13, A DISTANCE OF 170.57 FEET TO THE NORTHEAST CORNER OF SAID LOT 13;

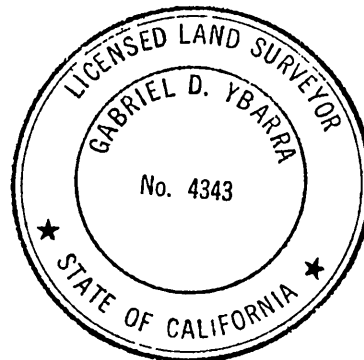
LL-POS-0616

THENCE NORTH 89° 18' 14" WEST, ALONG THE SOUTHERLY LINE OF LOCHMOOR DRIVE, AS SHOWN ON SAID MAP, A DISTANCE OF 38.49 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 498.00 FEET;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 39° 21' 42", A DISTANCE OF 342.12 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1.86 ACRES NET.

PREPARED UNDER THE SUPERVISION OF:



*Gabriel D. Ybarra* 4.23-07  
\_\_\_\_\_  
GABRIEL D. YBARRA DATE

L.S. 4343  
REG. EXPIRES 06-30-08

2004-80 parcel3&51glGuthrie

DESCRIPTION APPROVAL:

BY: *M.S. Brown* 5/17/09  
\_\_\_\_\_  
DATE

FOR: MARK S. BROWN  
CITY SURVEYOR

LL-POS-0616

# PLAT

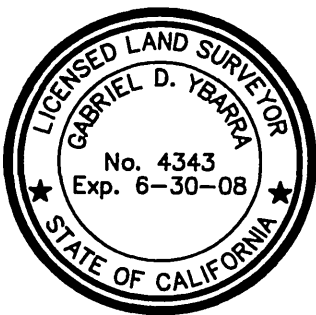
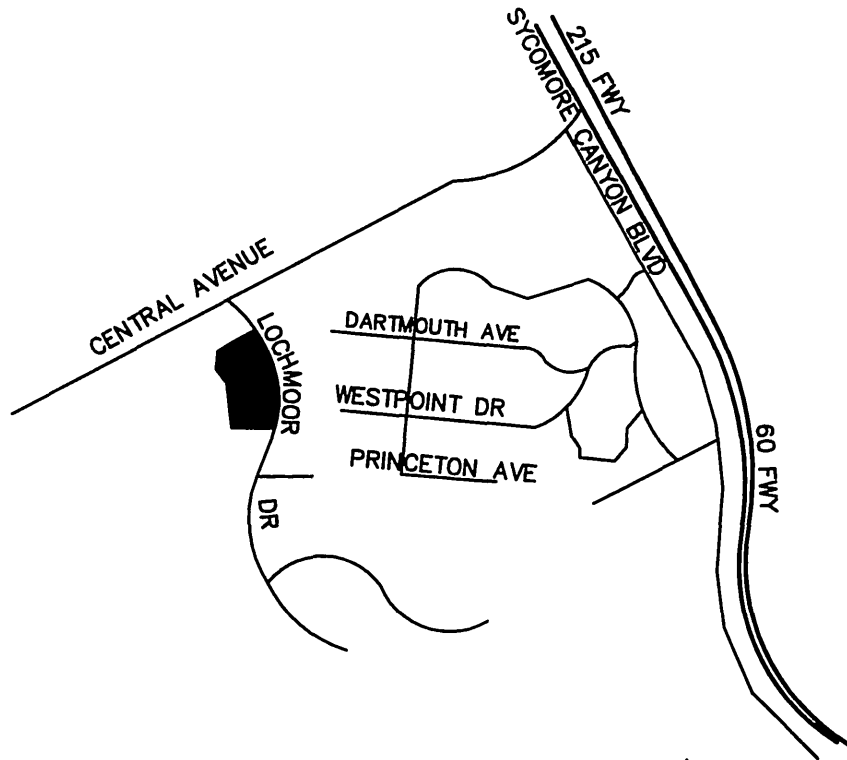
SHOWING THE PROPOSED LOT LINE ADJUSTMENT OF A PORTION OF THE EAST HALF OF SECTION 32, T. 2S., R. 4W., AND LOTS 9 THRU 13 OF TRACT No. 28170, AS SHOWN BY MAP ON FILE IN BOOK 270 OF MAPS AT PAGES 11-13, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

### PREPARED BY:

ACTION SURVEYS  
1045 MAIN STREET, STE. 102  
RIVERSIDE, CA 92501  
(951) 686-6166  
(951) 686-6901 FAX

### PREPARED FOR:

JIM GUTHRIE CONSTRUCTION  
4225 GARNER ROAD  
RIVERSIDE, CA 92501  
(951) 781-0640



PREPARED UNDER THE SUPERVISION OF:

*Gabriel D. Ybarra* 4.23.07  
 GABRIEL D. YBARRA L.S. 4343 DATE

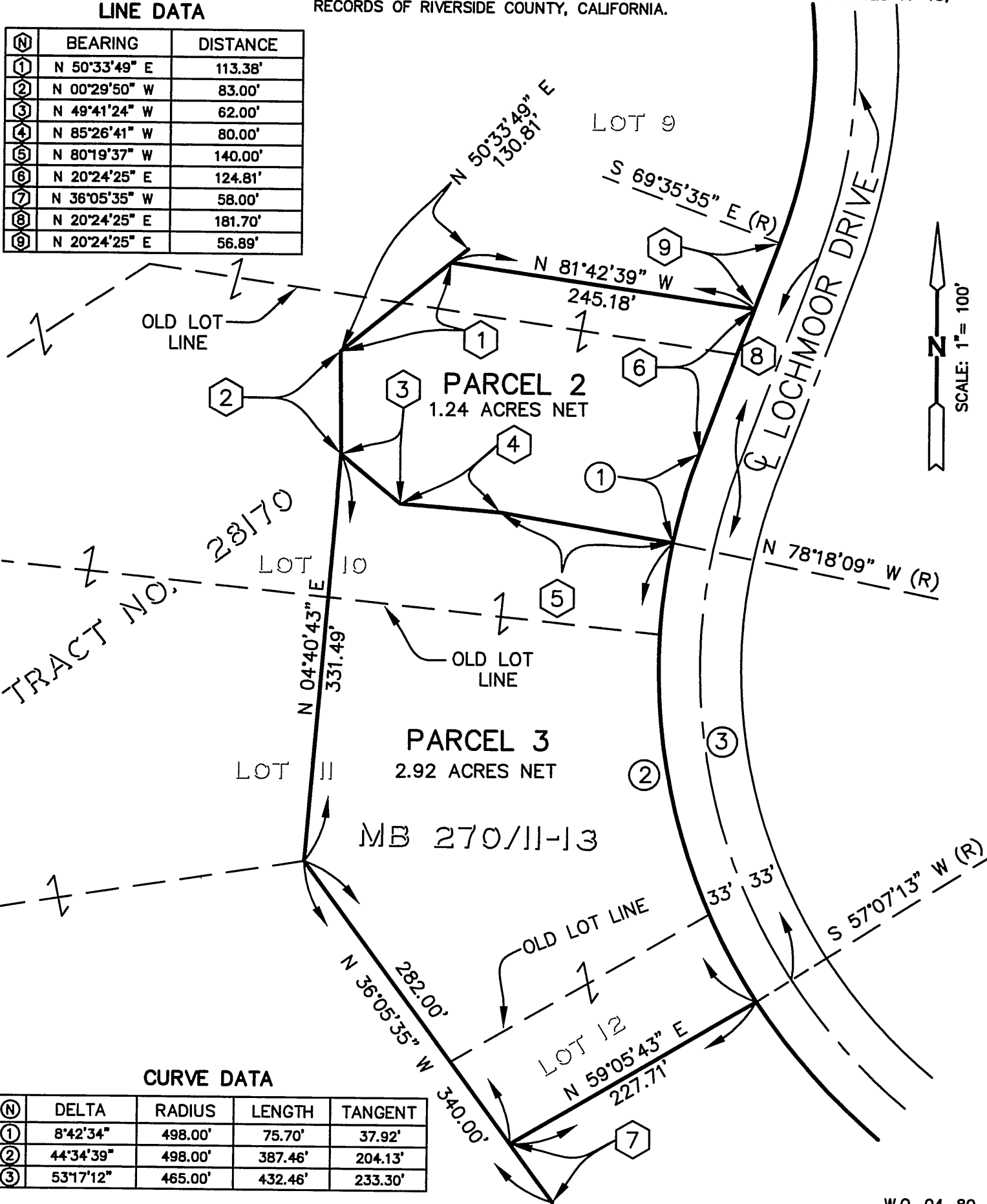


SECTION 32  
T. 2 S., R 4W

SHOWING THE PROPOSED LOT LINE ADJUSTMENT OF A PORTION OF THE EAST HALF OF SECTION 32, T. 2S., R. 4W., AND LOTS 9 THRU 13 OF TRACT No. 28170, AS SHOWN BY MAP ON FILE IN BOOK 270 OF MAPS AT PAGES 11-13, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**LINE DATA**

(N)	BEARING	DISTANCE
①	N 50°33'49" E	113.38'
②	N 00°29'50" W	83.00'
③	N 49°41'24" W	62.00'
④	N 85°26'41" W	80.00'
⑤	N 80°19'37" W	140.00'
⑥	N 20°24'25" E	124.81'
⑦	N 36°05'35" W	58.00'
⑧	N 20°24'25" E	181.70'
⑨	N 20°24'25" E	56.89'



**CURVE DATA**

(N)	DELTA	RADIUS	LENGTH	TANGENT
①	8°42'34"	498.00'	75.70'	37.92'
②	44°34'39"	498.00'	387.46'	204.13'
③	53°17'12"	465.00'	432.46'	233.30'

LOT 11

PARCEL 3

MB 270/11-13

PLAT

SHEET 3 OF 3 SHEET

SHOWING THE PROPOSED LOT LINE ADJUSTMENT OF A PORTION OF THE EAST HALF OF SECTION 32, T. 2S., R. 4W., AND LOTS 9 THRU 13 OF TRACT No. 28170, AS SHOWN BY MAP ON FILE IN BOOK 270 OF MAPS AT PAGES 11-13, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

57/2+4

LL-P05-0616

LINE DATA	BEARING	DISTANCE
1	N 36°05'35" W	58.00'
2	N 48°35'35" W	140.00'
3	N 48°35'35" W	60.00'
4	N 62°35'35" W	140.00'
5	N 13°22'27" E	172.03'
6	N 89°18'14" W	216.29'

DETAIL  
NOT TO SCALE

N 89°18'14" W  
38.49'

L=119.45  
R=540.00  
A=12°40'26"  
Tan=59.97

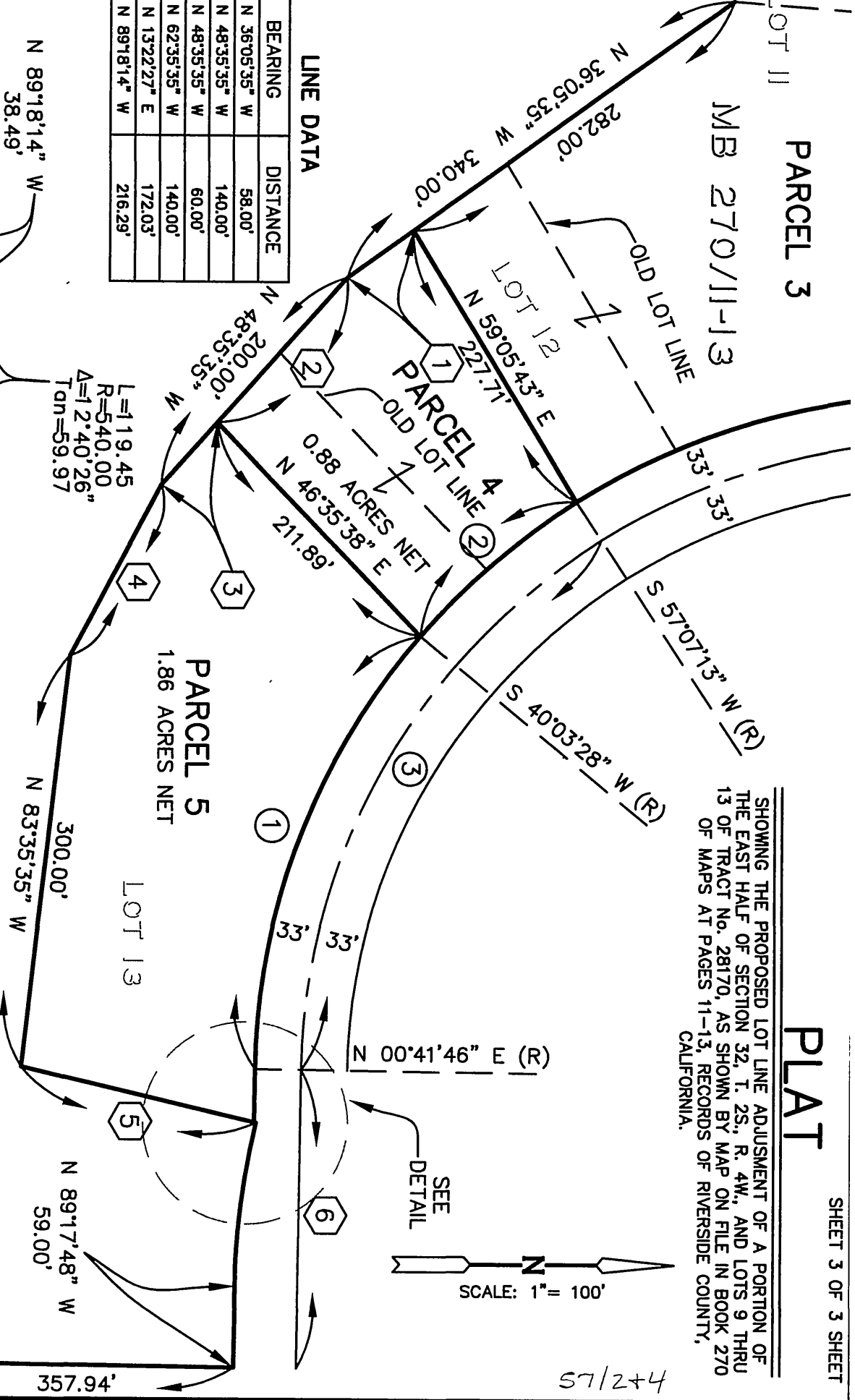
CURVE DATA	DELTA	RADIUS	LENGTH	TANGENT
①	39°21'42"	498.00'	342.12'	178.12'
②	17°03'44"	498.00'	148.30'	74.70'
③	56°25'27"	465.00'	457.93'	249.46'

(R) N 13°22'27" E  
170.57'

1.46'

PARCEL 5  
1.86 ACRES NET

PARCEL 4  
0.88 ACRES NET



W.O. 04-80