

Recording requested by:

DOC # 2007-0277113  
04/25/2007 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  
City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			6						1
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
									503

Project: P06-0060  
APN: 243-170-003 &-026  
Address: Cresthaven Drive

**LL-P06-0060**

23



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): Cresthaven Heights L.L.C.

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 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. Belin  
CRAIG AARON  
DEPUTY PLANNING DIRECTOR

4-11-07  
DATE

GENERAL ACKNOWLEDGEMENT

State of California }  
County of Riverside }

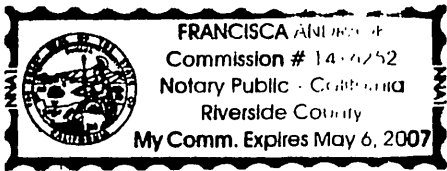
ss

On 4-11-07, before me Francisca Andrade  
(date) (name)

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

Jeffrey A. Bolier  
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:

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



2007-0277113  
04/25/2007 08:00A  
2 of 6

PARCEL 'A'

THAT PORTION OF THE NORTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 1;

THENCE S0°47'58"W, ALONG THE WEST LINE OF SAID NORTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 1, A DISTANCE OF 259.81 FEET TO A POINT LYING ON THE SOUTH LINE OF THE NORTH 4 ACRES OF THE WEST ONE HALF OF THE SAID NORTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 1, SAID POINT BEING THE POINT OF BEGINNING OF PARCEL TO BE DESCRIBED;

THENCE N88°03'52"E, ALONG SAID SOUTH LINE, A DISTANCE OF 671.89 FEET TO THE SOUTHEAST CORNER OF THE SAID NORTH 4 ACRES OF THE WEST ONE HALF OF THE NORTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 1;

THENCE S38°41'43"E, A DISTANCE OF 252.40 FEET TO A POINT LYING ON A LINE WHICH IS PARALLEL WITH AND 194.24 FEET NORTH OF THE SOUTH LINE OF THE SAID NORTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 1;

THENCE N87°58'37"E, ALONG SAID PARALLEL LINE, A DISTANCE OF 482.17 FEET TO THE WEST LINE OF THAT CERTAIN PARCEL OF LAND OFFERED TO THE CITY OF RIVERSIDE BY DEED RECORDED 1 MAY 2001 AS INSTRUMENT NO. 186716, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE S00°31'21"W, ALONG SAID WEST LINE, A DISTANCE OF 126.04 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 103.00 FEET;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°59'58" AN ARC LENGTH OF 26.96 FEET;

THENCE S15°31'19"W, A DISTANCE OF 43.89 FEET; TO THE SOUTH LINE OF THE SAID NORTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 1;

THENCE S87°58'37"W, ALONG SAID SOUTH LINE A DISTANCE OF 627.99' TO THE SOUTHWEST CORNER OF THE EAST ONE HALF OF THE SAID NORTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 1, SAID CORNER ALSO BEING A POINT ON THE EAST LINE OF PARCEL 5 OF TRACT 10855 AS SHOWN BY MAP ON FILE IN BOOK 111, PAGES 89 & 90, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



2007-0277113  
04/25/2007 08:09A  
3 of 6

THENCE N0°39'42"E, ALONG THE WEST LINE OF THE SAID EAST ONE HALF OF THE NORTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 1 AND ALONG THE EAST LINE OF SAID PARCEL 5, A DISTANCE OF 130.62 FEET TO THE NORTHEASTERLY CORNER OF LOT 5 OF TRACT NO. 10853 AS SHOWN BY MAP ON FILE IN BOOK 111, PAGES 89 AND 90, OF MAPS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE S87°59'26"W, ALONG THE NORTH LINE OF SAID LOT 5 AND LOT 6 OF TRACT NO. 10853 AND THEIR WESTERLY PROLONGATION THEREOF, A DISTANCE OF 672.57 FEET TO THE WEST LINE OF SAID NORTHWEST ONE QUARTER OF SOUTHWEST ONE QUARTER OF SECTION 1;

THENCE N0°47'58"E, ALONG THE WEST LINE OF THE SAID NORTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 1, A DISTANCE OF 267.40 FEET TO THE POINT OF BEGINNING.

PARCEL 'A' CONTAINS 7.34 ACRES, MORE OR LESS.

PARCEL 'B'

THAT PORTION OF THE NORTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 1;

THENCE S0°47'58"W, ALONG THE WEST LINE OF SAID NORTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 1, A DISTANCE OF 259.81 FEET TO A POINT LYING ON THE SOUTH LINE OF THE NORTH 4 ACRES OF THE WEST ONE HALF OF THE SAID NORTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 1;

THENCE N88°03'52"E, ALONG SAID SOUTH LINE, A DISTANCE OF 671.89 FEET TO THE NORTHEAST CORNER OF THE SAID NORTH 4 ACRES OF THE WEST ONE HALF OF THE NORTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 1, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTH 4 ACRES OF THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 1, SAID POINT ALSO BEING THE POINT OF BEGINNING OF PARCEL TO BE DESCRIBED;

THENCE S38°41'43"E, A DISTANCE OF 252.40 FEET TO A POINT LYING ON A LINE WHICH IS PARALLEL WITH AND 194.24 FEET NORTH OF THE SOUTH LINE OF THE SAID NORTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 1;

THENCE N87°58'37"E, ALONG SAID PARALLEL LINE, A DISTANCE OF 482.17 FEET TO THE WEST LINE OF THAT CERTAIN PARCEL OF LAND OFFERED TO THE CITY

2007-0277113  
04/25/2007 08:00H  
4 of 6



OF RIVERSIDE BY DEED RECORDED 1 MAY 2001 AS INSTRUMENT NO. 186716,  
OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

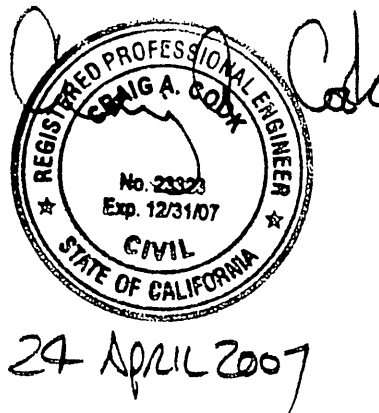
THENCE N0°31'21"E, ALONG SAID WEST LINE, A DISTANCE OF 143.82 FEET TO THE  
BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A  
RADIUS OF 230.00 FEET;


THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE  
OF 14°38'55" AN ARC DISTANCE OF 58.80 FEET TO THE SOUTH LINE OF THE SAID  
NORTH 4 ACRES OF THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER  
OF THE SOUTHWEST ONE QUARTER OF SECTION 1;

THENCE S88°03'52"W, ALONG SAID SOUTH LINE, A DISTANCE OF 649.35 FEET TO  
THE POINT OF BEGINNING.

PARCEL 'B' CONTAINS 2.61 ACRES, MORE OR LESS.

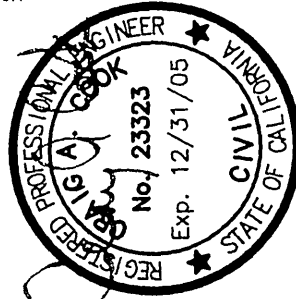
2007-0277113  
04/25/2007 08:00H  
5 of 6



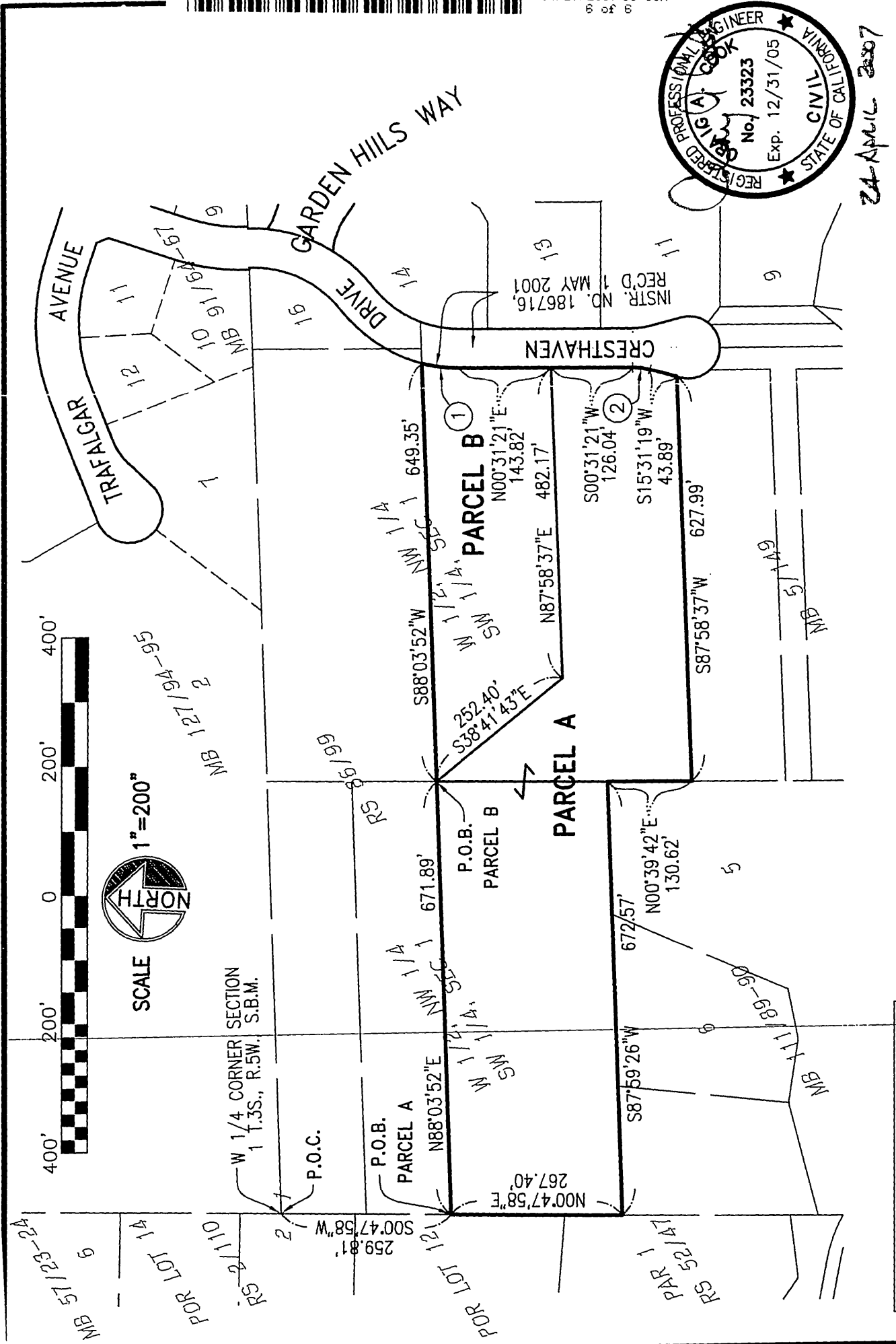
DESCRIPTION APPROVAL  
  
MARK S. BROWN  
CITY SURVEYOR  
4/24/07  
DATE



2007-0277113  
04/25/2007 09:00A  
6 of 6



24 APRIL 2007



SCALE 1"=200'  
NORTH

W 1/4 CORNER SECTION  
1 T.3S., R.5W., S.B.M.

CURVE TABLE			
○	DELTA	R	L
1	14°38'55"	230.00'	58.80'
2	14°59'58"	103.00'	26.96'

# 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 A WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE 1"=200' DATE: APRIL, 2007

SUBJECT: LLA-P06-0060

WN 2017

LL-P06-0060