

DOC # 2007-0240963

04/10/2007 08:00A Fee:22.00

Page 1 of 6

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

Recording requested by:

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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FOR RECORDER'S OFFICE USE ONLY.

Project: P06-0932
APN: 190-067-001, -002, -007, & -008
Address: Vera Street and Clifton

LL-P06-0932



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): JEFFREY L. SCOTT

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 FOUR 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: Craig Aaron
CRAIG AARON
DEPUTY PLANNING DIRECTOR

3-7-07
DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside }

ss

On 3-7-07, 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:

**EXHIBIT "A" - LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO. _____**

PARCEL A

THAT PORTION OF THE CLIFTON HEIGHTS TRACT AS RECORDED IN MAPBOOK 7 PAGE 32, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF LOT 69 AS SHOWN ON SAID TRACT;

THENCE, ALONG THE EASTERLY LINE OF SAID TRACT SOUTH 22°42'09" EAST, A DISTANCE OF 154.19 FEET TO THE NORTHERLY LINE OF LOT 73 AS SHOWN ON SAID TRACT;

THENCE, ALONG SAID LINE SOUTH 89°23'50" WEST, A DISTANCE OF 23.98 FEET TO THE WESTERLY LINE OF SAID LOT 73;

THENCE, ALONG SAID LINE AND THE WESTERLY LINE OF LOT 76 AS SHOWN ON SAID TRACT SOUTH 00°00'15" EAST, A DISTANCE OF 72.01 FEET;

THENCE, DEPARTING SAID LINE NORTH 22°42'09" WEST, A DISTANCE OF 207.39 FEET TO THE SOUTHERLY RIGHT OF WAY OF CLIFTON BOULEVARD (BEING 25.00 FEET IN HALF-WIDTH AS SHOWN ON SAID TRACT) AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 507.41 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 30°21'06" EAST;

THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 50.20 FEET THROUGH A CENTRAL ANGLE OF 5-40-06 , A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS NORTH 24°41'00" WEST TOT THE **POINT OF BEGINNING**;

DESCRIBED PARCEL CONTAINING 8,197.04 SQUARE FEET AND AS SHOWN ON ATTACHED EXHIBIT "B".

PARCEL B

THAT PORTION OF THE CLIFTON HEIGHTS TRACT AS RECORDED IN MAPBOOK 7 PAGE 32, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF LOT 76 AS SHOWN ON SAID TRACT SAID POINT BEING ON THE SOUTHERLY LINE OF SAID TRACT;

THENCE, ALONG SAID LINE SOUTH 89°23'50" WEST, A DISTANCE OF 44.47 FEET;

Scale: NA

Assessor's Parcel Number(s): 190-067-01, 02, 07 and 08

Section 32, Township 2 South, and Range 5 West

Date Exhibit Prepared: 06/21/06

EXHIBIT "A" - LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO. _____

THENCE, DEPARTING SAID LINE NORTH 22°42'09" WEST, A DISTANCE OF 207.76 FEET TO THE SOUTHERLY RIGHT OF WAY OF CLIFTON BOULEVARD (BEING 25.00 FEET IN HALF-WIDTH AS SHOWN ON SAID TRACT);

THENCE NORTH 57°29'34" EAST, A DISTANCE OF 23.61 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 507.41 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 33°38'24" EAST;

THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 29.12 FEET THROUGH A CENTRAL ANGLE OF 3-17-18 , A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS NORTH 30°21'06" WEST;

THENCE, DEPARTING SAID LINE SOUTH 22°42'09" EAST, A DISTANCE OF 207.39 FEET TO THE WESTERLY LINE OF SAID LOT 76;

THENCE, ALONG SAID LINE SOUTH 00°00'15" EAST, A DISTANCE OF 27.99 FEET TO THE **POINT OF BEGINNING**;

DESCRIBED PARCEL CONTAINING 11,423.31 SQUARE FEET AND AS SHOWN ON ATTACHED EXHIBIT "B".

PARCEL C

THAT PORTION OF THE CLIFTON HEIGHTS TRACT AS RECORDED IN MAPBOOK 7 PAGE 32, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF LOT 76 AS SHOWN ON SAID TRACT SAID POINT BEING ON THE SOUTHERLY LINE OF SAID TRACT;

THENCE ALONG SAID LINE SOUTH 89°23'50" WEST, A DISTANCE OF 100.59 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE, DEPARTING SAID LINE NORTH 22°42'09" WEST, A DISTANCE OF 177.66 FEET TO THE SOUTHERLY RIGHT OF WAY OF CLIFTON BOULEVARD (BEING 25.00 FEET IN HALF-WIDTH AS SHOWN ON SAID TRACT);

THENCE, ALONG SAID RIGHT OF WAY NORTH 57°29'34" EAST, A DISTANCE OF 52.77 FEET;

THENCE, DEPARTING SAID LINE SOUTH 22°42'09" EAST, A DISTANCE OF 207.76 FEET TO THE SOUTHERLY LINE OF SAID TRACT;

Scale: NA

Assessor's Parcel Number(s): 190-067-01, 02, 07 and 08

Section 32, Township 2 South, and Range 5 West

Date Exhibit Prepared: 06/21/06

**EXHIBIT "A" - LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO. _____**

THENCE ALONG SAID LINE SOUTH 89°23'50" WEST, A DISTANCE OF 56.12 FEET TO THE **TRUE POINT OF BEGINNING**;

DESCRIBED PARCEL CONTAINING 10,020.96 SQUARE FEET AND AS SHOWN ON ATTACHED EXHIBIT "B".

PARCEL D

THAT PORTION OF THE CLIFTON HEIGHTS TRACT AS RECORDED IN MAPBOOK 7 PAGE 32, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF LOT 53 AS SHOWN ON SAID TRACT SAID POINT BEING ON THE SOUTHERLY LINE OF SAID TRACT;

THENCE, DEPARTING SAID LINE NORTH 00°00'30" WEST, A DISTANCE OF 131.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 4.70 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 82°00'01" WEST;

THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 7.81 FEET THROUGH A CENTRAL ANGLE OF 95-12-37 , A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS NORTH 13°12'36" WEST TO THE SOUTHERLY RIGHT OF WAY OF CLIFTON BOULEVARD (BEING 25.00 FEET IN HALF-WIDTH AS SHOWN ON SAID TRACT);

THENCE, ALONG SAID RIGHT OF WAY NORTH 57°29'34" EAST, A DISTANCE OF 55.21 FEET;

THENCE, DEPARTING SAID LINE SOUTH 22°42'09" EAST, A DISTANCE OF 177.66 FEET TO SAID SOUTHERLY LINE OF SAID TRACT;

THENCE, ALONG SAID LINE SOUTH 89°23'50" WEST, A DISTANCE OF 109.38 FEET TO THE **TRUE POINT OF BEGINNING**;

DESCRIBED PARCEL CONTAINING 11,855.33 SQUARE FEET AND AS SHOWN ON ATTACHED EXHIBIT "B".



Prepared under the supervision of:

George D. Stanciu

Date: 06/21/06

George D. Stanciu, P.L.S. #7884

Expires 03/31/07

A & A SURVEYING AND MAPPING

825 E. Colton Avenue

Redlands, CA 92374

(909) 793-6727

Scale: NA

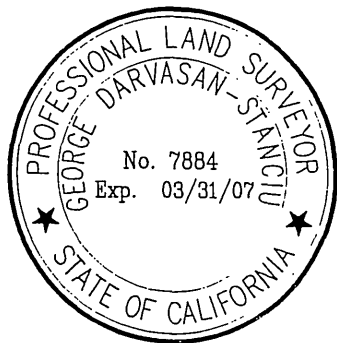
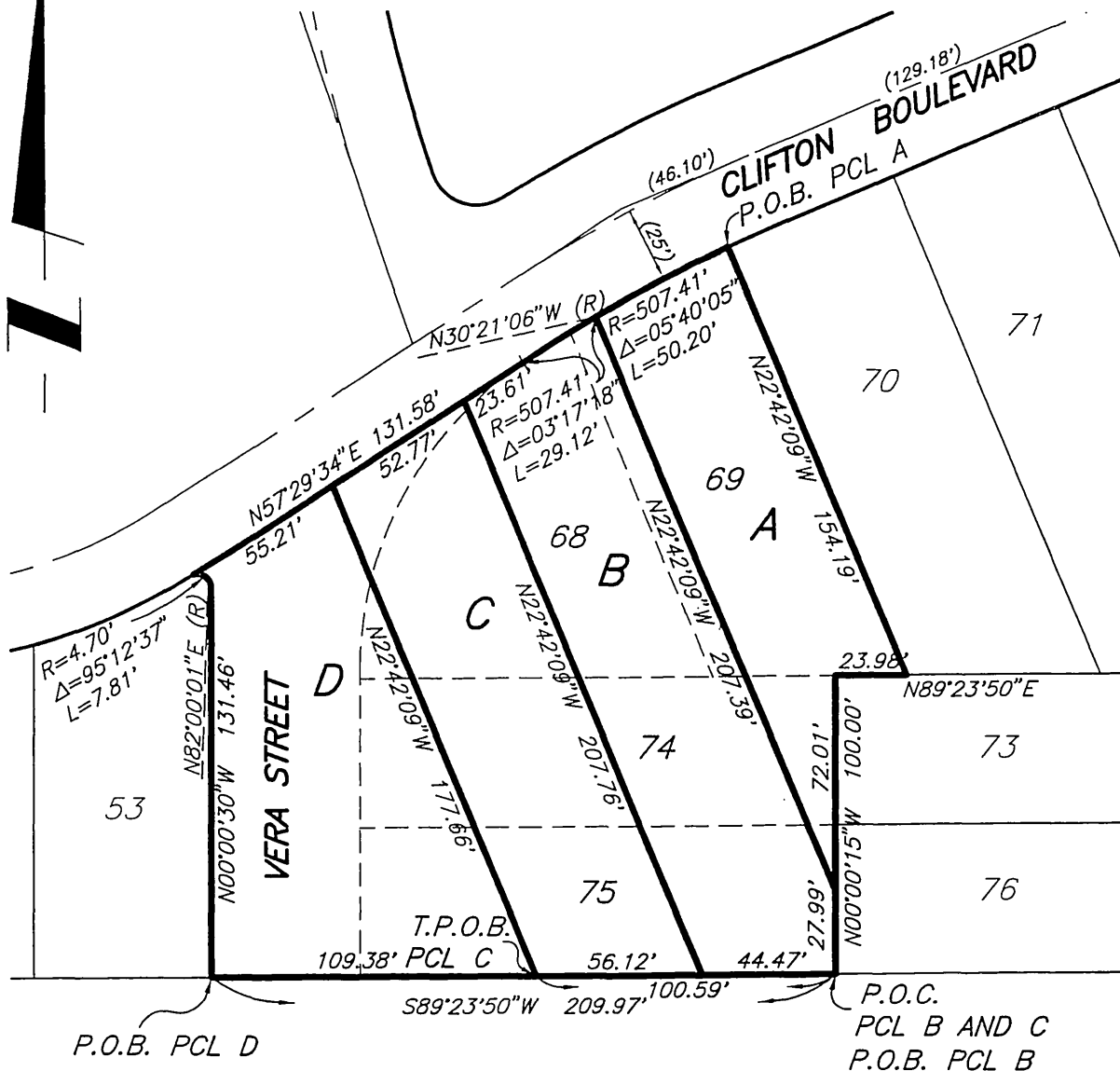
Assessor's Parcel Number(s): 190-067-01, 02, 07 and 08

Section 32, Township 2 South, and Range 5 West

Date Exhibit Prepared: _06/21/06

EXHIBIT "B" - MAP LOTLINE ADJUSTMENT

SHEET 1 OF 1



NOTES

- P.O.B. DENOTES POINT OF BEGINNING
- NEW LOT LINE
- - - OLD LOT LINE

George D. Stanciu

06/21/06

PREPARED UNDER THE SUPERVISION OF DATE
 GEORGE D. - STANCIU, PLS 7884
 EXP. 03-31-07

Scale: 1' = 60'

Assessor's Parcel Number(s): 190-067-01, 02, 07 AND 08

Section 32, Township 2 SOUTH and Range 5 WEST

Date Exhibit Prepared :06/21/06

06-3

LL-P06-0932