

Recording requested by:

DOC # 2008-0626623

11/26/2008 08:00A Fee:30.00

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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			3						1
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									513

Project: P06-1337
APN: 246-081-020, 021, 022,
246-130-003 & 004
Address: 3520 Center Street

LL-P06-1337
PARCEL "A"



31

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **MOHAMMED FARROKHI and BECKY J. FARROKHI, husband and wife as joint tenants, who acquired title as MOHAMMED FARROKHI and BECKY J. FARRAKHI, 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 **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 complies 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: *Dirk A. Jenkins* 11 13 08
DIRK A. JENKINS DATE
PRINCIPAL PLANNER

State of California

County of Riverside } ss



On ~~Oct~~ 11-13-08, before me, Francisca Andrade, notary public

personally appeared Dirk A. Jenkins who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Francisca Andrade

Notary Signature



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EXHIBIT "A"
LEGAL DESCRIPTION FOR LOT MERGER

PARCEL "A"

Parcel 5 together with those portions of Parcels 1, 2, 3, and 4, all described in Deed to Mohammed Farrokhi, et ux, recorded November 6, 2003 as Document No. 2003-881595 in the Official Records of Riverside County. All of which are portions of Lot 142 and 143 of the Lands of the Southern California Colony Association, as shown by map on file in Book 7 of Maps, page 3, records of San Bernardino County, California, more particularly described as follows:

Commencing at the intersection of the centerlines of Center Street and Versailles Place as shown by Map on file in Book 83 of Records of Survey, page 7, records of Riverside County;

Thence South 60°52' East along said centerline of Center Street, a distance of 85.00 feet to the Northeasterly prolongation of the Southeasterly lines of Parcels 4 and 5 as described in said Deed recorded November 6, 2003 as Document No. 2003-881595;

Thence South 29°08' West, along said Northeasterly prolongation of the Southeasterly lines, a distance of 44.00 feet to the **True Point Of Beginning**;

Thence North 60°52' West, parallel and distant 44.00 feet southwesterly, measured at right angles from the centerline of said Center Street, a distance of 147.33 feet to the beginning of a tangent curve, concave Southwesterly and concentric with the realigned centerline of Center Street and having a radius of 1,156.00 feet;

Thence Westerly along said curve through a central angle of 11°51'26" an arc distance of 239.23 feet to the Northwesternly line of Parcel 1 as described in said Deed recorded November 6, 2003 as Document No. 2003-881595;

Thence South 29°08'00" West along said Northwesternly line, a distance of 106.33 feet to the Westerly corner of said Parcel 1;

Thence South 00°50'06" West, a distance of 141.23 feet along the Westerly line of Parcel "B" as shown in Lot Line Adjustment No. P07-0355 Recorded Oct. 14, 2008 as Doc. No.2008-0550834 to the Northwesternly corner of that parcel of land described as Parcel 1 in the Deed to Lion Gutierrez and wife Recorded December 26, 1950 in book 1230, page(s) 418 both of Official Records of Riverside County, California;

Thence North 74°00'00" East along the Northerly line of said parcel conveyed to Lion Gutierrez and wife, a distance of 68.11 feet;

Thence South 60°52'00" East a distance of 25.00 feet to a point on the Northwesternly line of Parcel 5 described in Deed to Mohammed Farrokhi, et ux, recorded November 6, 2003 as Document No. 2003-881595 in the Official Records of Riverside County;



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Thence South 29°08'00" West along said Northwesterly line, a distance of 3.52 feet to the Westerly corner of said Parcel 5;

Thence South 60°52'00" East along the Southwesterly line of said Parcel 5, a distance of 244.87 feet to the Southerly corner thereon;

Thence North 29°08'00" East along the Southeasterly lines of said Parcels 4 and 5 as described in said Deed recorded November 6, 2003 as Document No. 2003-881595, a distance of 210.60 feet to the **True Point of Beginning**.

Containing 78,842.54 Square Feet or 1.81 Acres.

Prepared under the supervision of:

Daniel C. Gomez, L.S. 5558
Expires September 30, 2009



Daniel Gomez

DESCRIPTION APPROVAL:

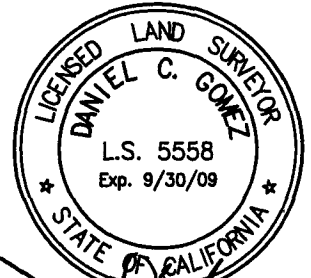
BY: *[Signature]* 11/5/08
DATE

FOR: MARK S. BROWN
CITY SURVEYOR

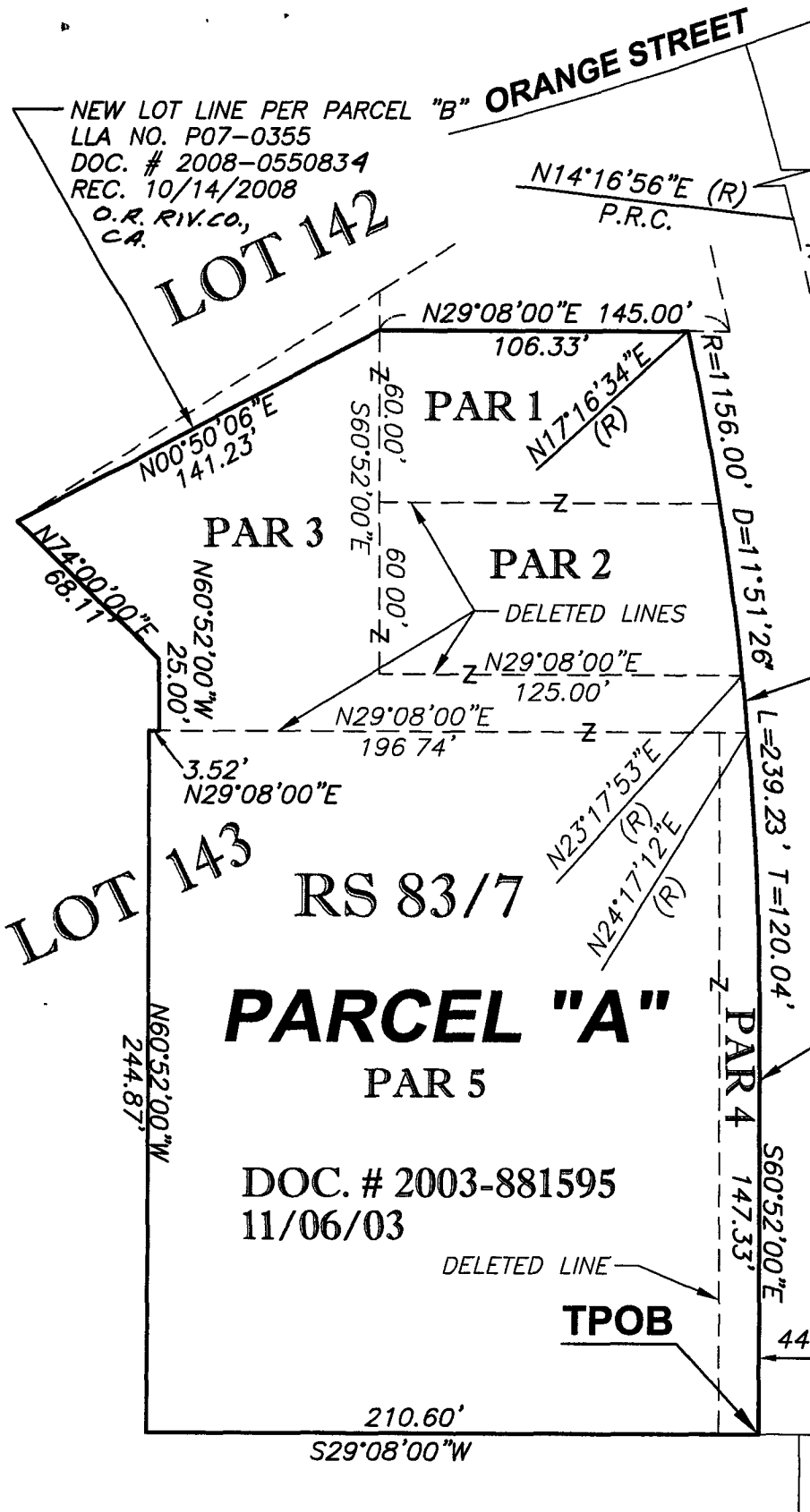


POR OF LOTS 142 AND 143
SOUTHERN CALIFORNIA
COLONY ASSOCIATION

MB 7/3 SBM
SEC 12, T2S, R5W, S.B.M.



Daniel Gomez

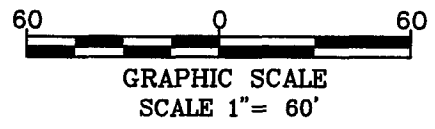


S'LY LINE OF
GRANT OF EASEMENT
TO THE CITY OF RIVERSIDE,
DOC. # 2008-0227999,
REC. 5/02/2008,
O.R. RIV. CO., CA.

S'LY LINE OF
GRANT OF EASEMENT
TO THE CITY OF RIVERSIDE,
DOC. # 2008-0228000,
REC. 5/02/2008
O.R. RIV. CO. CA.

VERSAILLES PLACE

POC



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	11-3
SCALE: 1"=60'	DRAWN BY: R.L. DATE: 01/29/08	SUBJECT: LOT MERGER	



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Pages 6-8 recorded in error