

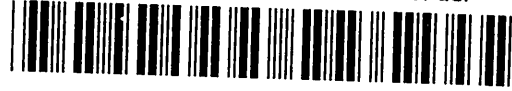
Recording requested by:

DOC # 2008-0315669
06/10/2008 08:00A Fee:21.00
Page 1 of 5

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

And when recorded, mail to:



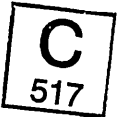
SURVEYOR
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM 517

Project: P07-0545
APN: 187-031-023 & portion -019
Address: 4510 7th Street

LL-P07-0545
PARCEL "A"

202



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **James B. Henderson, Jr. and Nancy R. Henderson,**
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(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

3-24-08
DATE

State of California

County of Riverside } ss

On 3/24/08, before me, Francisca Andrade, notary Public,

personally appeared Craig Aaron 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



2008-0315669
05/10/2008 08 00R
2 of 5

EXHIBIT "A"

PARCEL "A"

THAT PORTION OF LOTS 1 AND 2 IN BLOCK 18 OF RUBIDOUX HEIGHTS AS PER MAP ON FILE IN BOOK 6 PAGE 22 OF MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 1;

THENCE ALONG THE NORTHEAST BOUNDARY OF SAID LOT 1 SOUTH 61° 00' 00" EAST 86.63 FEET TO THE NORTHERLY END OF THE SOUTHEAST LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED BY QUITCLAIM DEED RECORDED JUNE 30, 1988 AS INSTRUMENT 181854 OFFICIAL RECORDS OF SAID COUNTY, TO JAMES B. HENDERSON, JR., AND NANCY R. HENDERSON, HUSBAND AND WIFE, SAID POINT IS THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 28.00 FEET, THE RADIAL LINE TO THE BEGINNING OF SAID CURVE BEARS NORTH 73° 24' 53" EAST;

THENCE FOLLOWING SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 29' 53", AN ARC LENGTH OF 22.23 FEET TO A LINE PARALLEL WITH AND DISTANT 5.00 FEET NORTHWESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTHEASTERLY LINE OF SAID LOT;

THENCE SOUTH 28° 54' 46" WEST, ALONG SAID PARALLEL LINE A DISTANCE OF 91.04 FEET;

THENCE SOUTH 61° 05' 14" EAST, A DISTANCE OF 1.00 FOOT TO A LINE PARALLEL WITH AND DISTANT 4.00 FEET NORTHWESTERLY, AS MEASURED AT RIGHT ANGLES, FROM SAID SOUTHEASTERLY LINE;

THENCE SOUTH 28° 54' 46" WEST 45.00 FEET TO A POINT DISTANT THEREIN 4.00 FEET NORTHEASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTHWESTERLY LINE OF SAID LOT;

THENCE NORTH 58° 01' 07" WEST 96.14 FEET ALONG THE NORTHEAST LINE OF PARCELS CREATED BY DOCUMENTS RECORDED JUNE 30, 1988 AS INSTRUMENT 181856 AND PARCEL RECORDED MAY 16, 1988 AS INSTRUMENT 130085 TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 22, 1978, AS INSTRUMENT NUMBER 201621 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, SAID CORNER BEING IN THE NORTHWESTERLY LINE OF SAID LOT 1;



THENCE NORTH 61° 00' 00" WEST ALONG THE NORTHEASTERLY LINE OF SAID CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE 9.00 FEET TO A POINT ON A LINE PARALLEL TO AND 9.00 FEET NORTHWESTERLY MEASURED PERPENDICULAR TO THE SOUTHEAST LINE OF SAID LOT 2;

THENCE NORTH 28° 54' 46" EAST ALONG SAID PARALLEL LINE 81.22 FEET;

THENCE SOUTH 61° 05' 14" EAST 3.00 FEET;

THENCE NORTH 28° 54' 46" EAST 27.32 FEET;

THENCE SOUTH 61° 05' 14" EAST 6.00 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 1;

THENCE NORTH 28° 54' 46" EAST 42.45 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 1 TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 15,468 SQUARE FEET, MORE OR LESS.



DESCRIPTION APPROVAL:

BY: [Signature] 5/8/08
DATE

FOR: MARK S. BROWN
CITY SURVEYOR





CITY OF RIVERSIDE, CALIFORNIA LOT LINE ADJUSTMENT NO. P07-05 45

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.

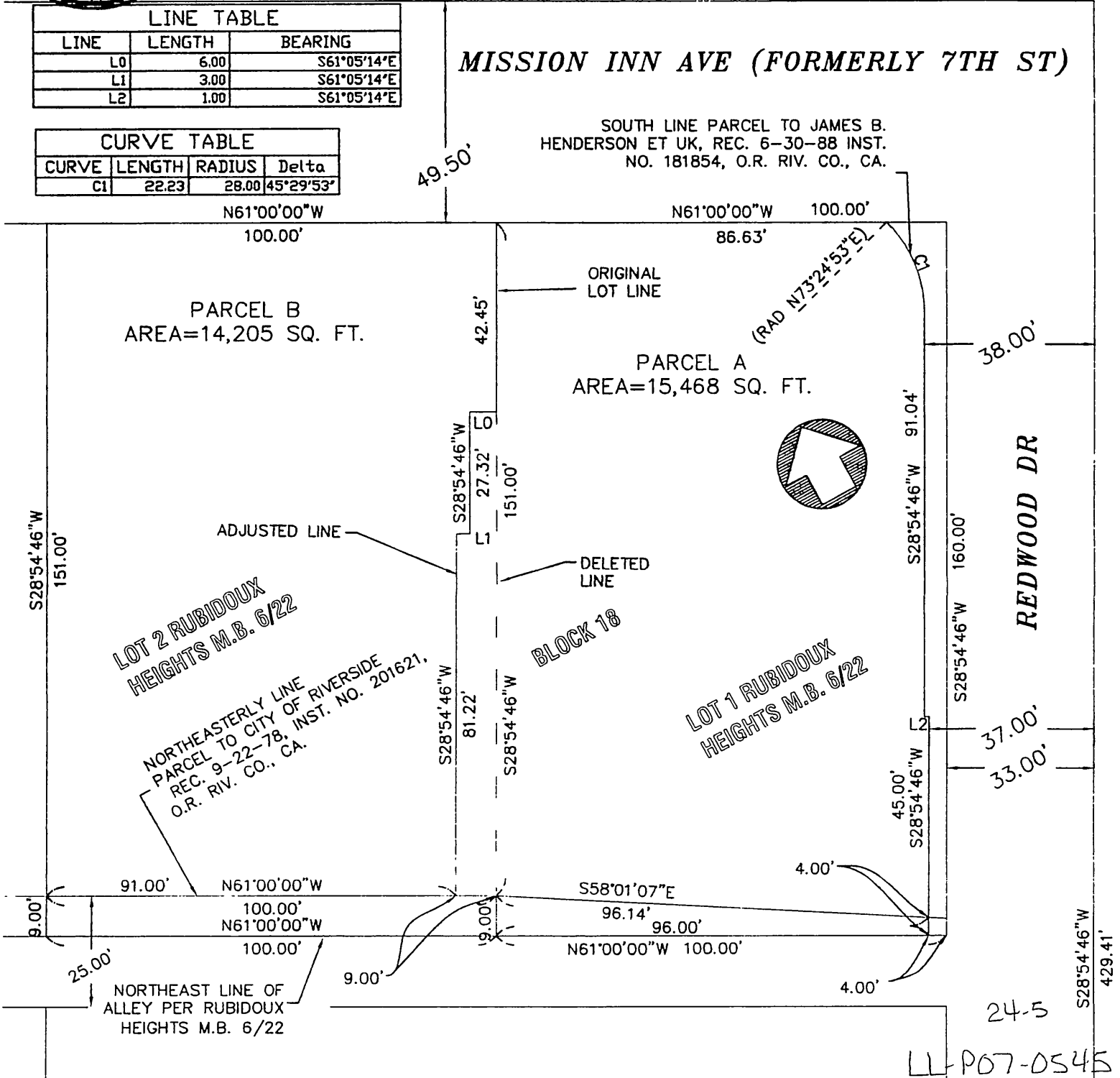


LINE TABLE		
LINE	LENGTH	BEARING
L0	6.00	S61°05'14"E
L1	3.00	S61°05'14"E
L2	1.00	S61°05'14"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	Delta
C1	22.23	28.00	45°29'53"

MISSION INN AVE (FORMERLY 7TH ST)

SOUTH LINE PARCEL TO JAMES B.
HENDERSON ET UK, REC. 6-30-88 INST.
NO. 181854, O.R. RIV. CO., CA.



24-5
LL P07-0545

Recording requested by:

DOC # 2008-0315670
06/10/2008 08:00A Fee: 18.00
Page 1 of 4
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
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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
									517

Project: P07-0545
APN: Portion 187-031-019
Address: 4532 7th Street

LL-P07-0545
PARCEL "B" 19



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **Michael Edward Bufalino and Jamie Mayhew Bufalino,**
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(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

3-25-08
DATE

State of California

County of Riverside } ss

On 3/25/08, before me, Francisca Andrade, notary public,

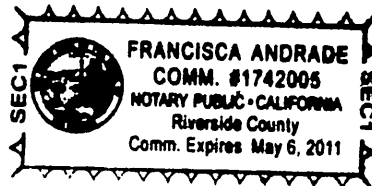
personally appeared Craig Aaron who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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



2008-0315670
06/10/2008 08 00A
2 of 4

EXHIBIT "A"

PARCEL "B"

THAT PORTION OF LOT 2 IN BLOCK 18 OF RUBIDOUX HEIGHTS AS PER MAP ON FILE IN BOOK 6 PAGE 22 OF MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 2;

THENCE SOUTH 28° 54' 46" WEST 151.00 FEET ALONG THE NORTHWEST LINE OF SAID LOT 2 TO THE NORTHEAST LINE OF THE SOUTHWEST 9.00 FEET OF SAID LOT, GRANTED TO THE CITY OF RIVERSIDE FOR ALLEY PURPOSES BY DEED RECORDED SEPTEMBER 22, 1978 AS INSTRUMENT NUMBER 201621 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE SOUTH 61° 00' 00" EAST 91.00 FEET ALONG THE NORTHEAST LINE OF SAID SOUTHWEST 9.00 FEET TO A POINT ON A LINE PARALLEL TO AND 9.00 FEET NORTHWESTERLY MEASURED PERPENDICULAR TO THE SOUTHEAST LINE OF SAID LOT 2;

THENCE NORTH 28° 54' 46" EAST 81.22 FEET ALONG SAID PARALLEL LINE;

THENCE SOUTH 61° 05' 14" EAST 3.00 FEET;

THENCE NORTH 28° 54' 46" EAST 27.32 FEET;

THENCE SOUTH 61° 05' 14" EAST 6.00 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID LOT 2;

THENCE NORTH 28° 54' 46" EAST 42.45 FEET ALONG THE SOUTHEAST LINE OF SAID LOT 2 TO THE MOST EASTERLY CORNER OF SAID LOT 2;

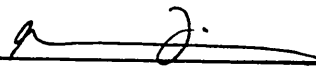
THENCE ALONG THE NORTHEAST LINE OF SAID LOT 2 NORTH 61° 00' 00" WEST 100.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 14,205 SQ. FT. MORE OR LESS



DESCRIPTION APPROVAL.

BY:

 5/8/08

DATE

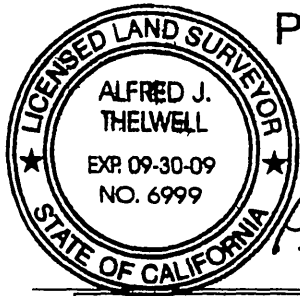
FOR: MARK S. BROWN
CITY SURVEYOR





CITY OF RIVERSIDE, CALIFORNIA LOT LINE ADJUSTMENT NO. P07-05 45

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.



Alfred J. Thelwell

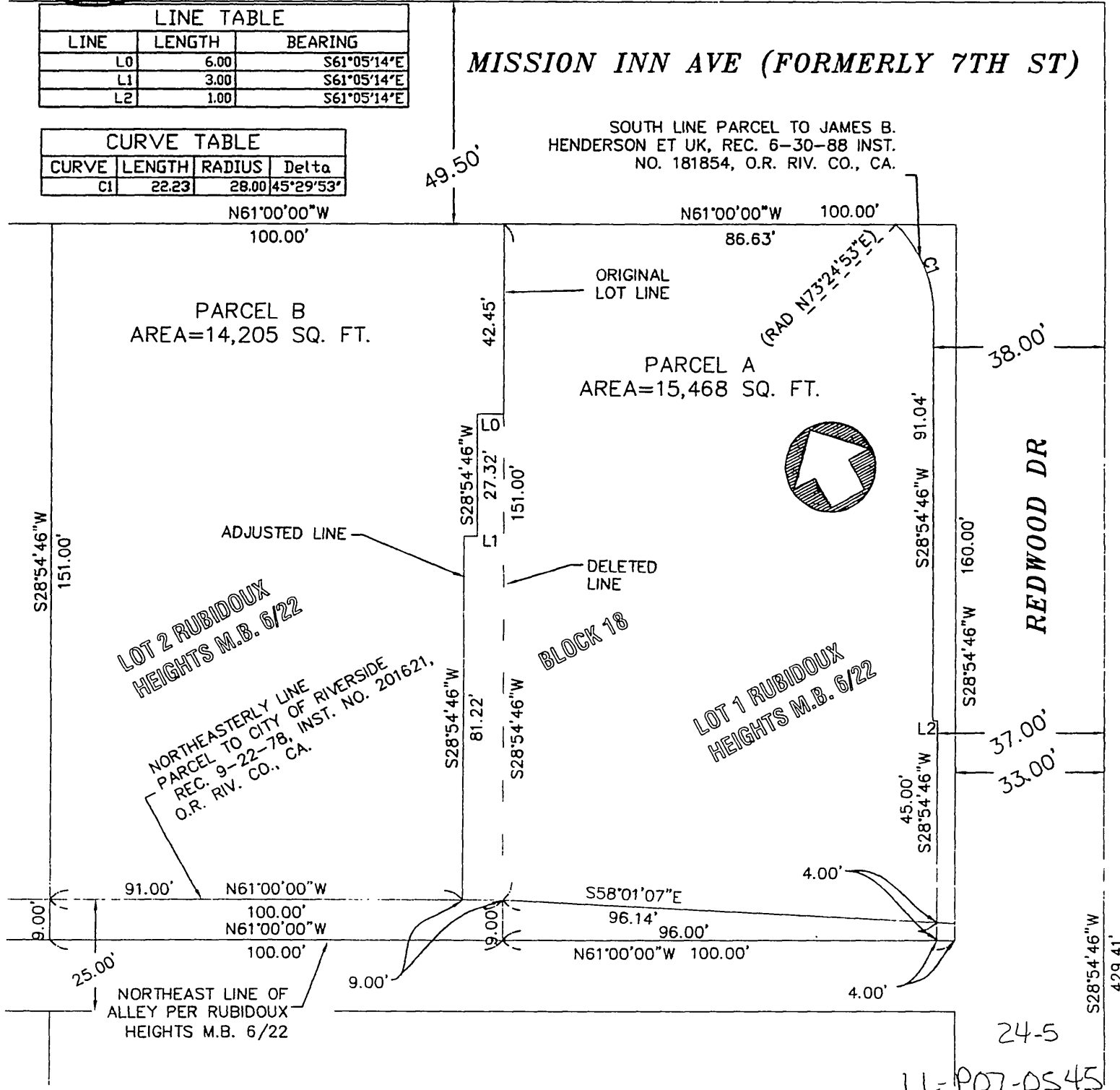
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CURVE TABLE			
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MISSION INN AVE (FORMERLY 7TH ST)

SOUTH LINE PARCEL TO JAMES B.
HENDERSON ET UK, REC. 6-30-88 INST.
NO. 181854, O.R. RIV. CO., CA.

49.50'



PARCEL B
AREA=14,205 SQ. FT.

PARCEL A
AREA=15,468 SQ. FT.

LOT 2 RUBIDOUX
HEIGHTS M.B. 6/22

NORTHEASTERLY LINE
PARCEL TO CITY OF RIVERSIDE
REC. 9-22-78, INST. NO. 201621,
O.R. RIV. CO., CA.

BLOCK 18

LOT 1 RUBIDOUX
HEIGHTS M.B. 6/22

REDWOOD DR

37.00'
33.00'

24-5

LL-P07-0545