

Recording requested by:

DOC # 2010-0513302

10/26/2010 08:00A Fee:NC

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

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FOR RECORDER'S OFFICE USE ONLY

Project: P07-0617
APN: 189-023-023, 024
Por. APN: 189-023-010 & 011
Address: 6187 Columbus Ave.

LL-P07-0617
PARCEL "A"



NOTE TO COUNTY RECORDER:
DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owners: **Maurice A. Khraich and Lenai S. Khraich, husband and wife**
as joint tenants

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 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:  6-21-10
DIRK A. JENKINS DATE
PRINCIPAL PLANNER

State of California
County of Riverside } ss

On 6-21-10, 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.



Notary Signature



EXHIBIT "A"
LEGAL DESCRIPTION FOR PARCEL "A" OF LLA NO. P07-0617

THOSE PORTIONS OF LOTS 1 AND 2, IN BLOCK 13, AND LOTS 4, 5, 6, 7, 8, 9, 17, AND 18 IN BLOCK 15, ALL OF RIVERVIEW ADDITION, TRACT NO. 3, AS SHOWN BY MAP ON FILE IN BOOK 7, OF MAPS, AT PAGE 5, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF A 15 FOOT ALLEY, ADJOINING SAID LOTS, VACATED BY THE CITY OF RIVERSIDE BY RESOLUTION RECORDED JANUARY 28, 1965, IN BOOK 3911, AT PAGES 497 THROUGH 499, INCLUSIVE, A PORTION OF A 15 FOOT ALLEY, ADJOINING SAID LOTS, VACATED BY THE CITY OF RIVERSIDE BY RESOLUTION RECORDED OCTOBER 7, 2010, AS INSTRUMENT NO. 2010 - 0483279, AND A PORTION OF GRIFFITH STREET, ADJOINING SAID LOTS, VACATED BY THE CITY OF RIVERSIDE BY ORDINANCE RECORDED MARCH 17, 1975, AS INSTRUMENT NO. 30146, ALL OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID LOT 18 WITH THE SOUTHERLY LINE OF THAT CERTAIN 50 FOOT WIDE STRIP OF LAND DEEDED TO THE UNITED STATES OF AMERICA BY DEED RECORDED FEBRUARY 16, 1943, IN BOOK 569, AT PAGE 497, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 74°52'47" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 136.43 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00°03'25" WEST, A DISTANCE OF 50.69 FEET;

THENCE NORTH 89°58'01" WEST, A DISTANCE OF 19.49 FEET;

THENCE SOUTH 00°03'25" WEST, A DISTANCE OF 25.53 FEET;

THENCE NORTH 89°58'01" WEST, A DISTANCE OF 43.68 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 4;

THENCE SOUTH 00°05'41" WEST, ALONG SAID WEST LINE, A DISTANCE OF 120.65 FEET, TO A POINT ON A LINE PARALLEL WITH AND 3.00 FEET NORTHERLY OF, AT A RIGHT ANGLE TO, THE SOUTHERLY LINE OF SAID LOT 4, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 407.28 FEET, AND TO WHICH A RADIAL LINE BEARS SOUTH 33°42'20" WEST;

THENCE WESTERLY, ALONG SAID CURVE AND PARALLEL LINE, THROUGH A CENTRAL ANGLE OF 09°05'38", A DISTANCE OF 64.64 FEET;

THENCE NORTH 47°12'02" WEST, A DISTANCE OF 144.04 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 352.62 FEET;

THENCE NORTHWESTERLY, ALONG A CURVE, THROUGH A CENTRAL ANGLE OF 18°16'37", A DISTANCE OF 112.48 FEET, TO A POINT ON THE WEST LINE OF LOT 2, IN SAID BLOCK 13;

THENCE NORTH 00°03'57" EAST, A DISTANCE OF 64.02 FEET, TO THE NORTHWEST CORNER OF SAID LOT 2;

THENCE NORTH 02°27'13" EAST, A DISTANCE OF 7.50 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 52.50 FEET, AND TO WHICH A RADIAL LINE BEARS SOUTH 02°27'13" WEST, SAID POINT BEING ON THE CENTERLINE OF SAID VACATED ALLEY RECORDED JANUARY 28, 1965;

THENCE EASTERLY, ALONG SAID CURVE AND ALONG THE CENTERLINE OF SAID VACATED ALLEY, THROUGH A CENTRAL ANGLE OF 02°23'23", A DISTANCE OF 2.19 FEET;

THENCE SOUTH 89°56'10" EAST, ALONG THE CENTERLINE OF SAID VACATED ALLEY, A DISTANCE OF 34.66 FEET, TO THE SOUTHERLY LINE OF SAID 50 FOOT WIDE STRIP OF LAND DEEDED TO THE UNITED STATES OF AMERICA;

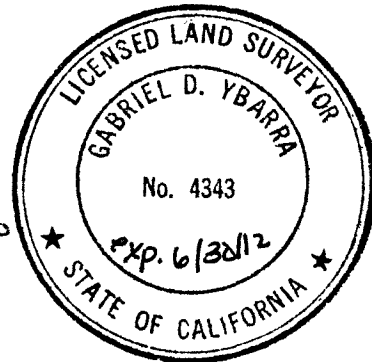
THENCE SOUTH 74°52'47" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 285.71 FEET, TO THE TRUE POINT OF BEGINNING.

PARCEL CONTAINS 0.92 ACRES NET.

PREPARED UNDER THE SUPERVISION OF:

Gabriel D. Ybarra 5-25-2010

GABRIEL D. YBARRA DATE
L.S. 4343
REG. EXP. 06-30-2012



DESCRIPTION APPROVAL:

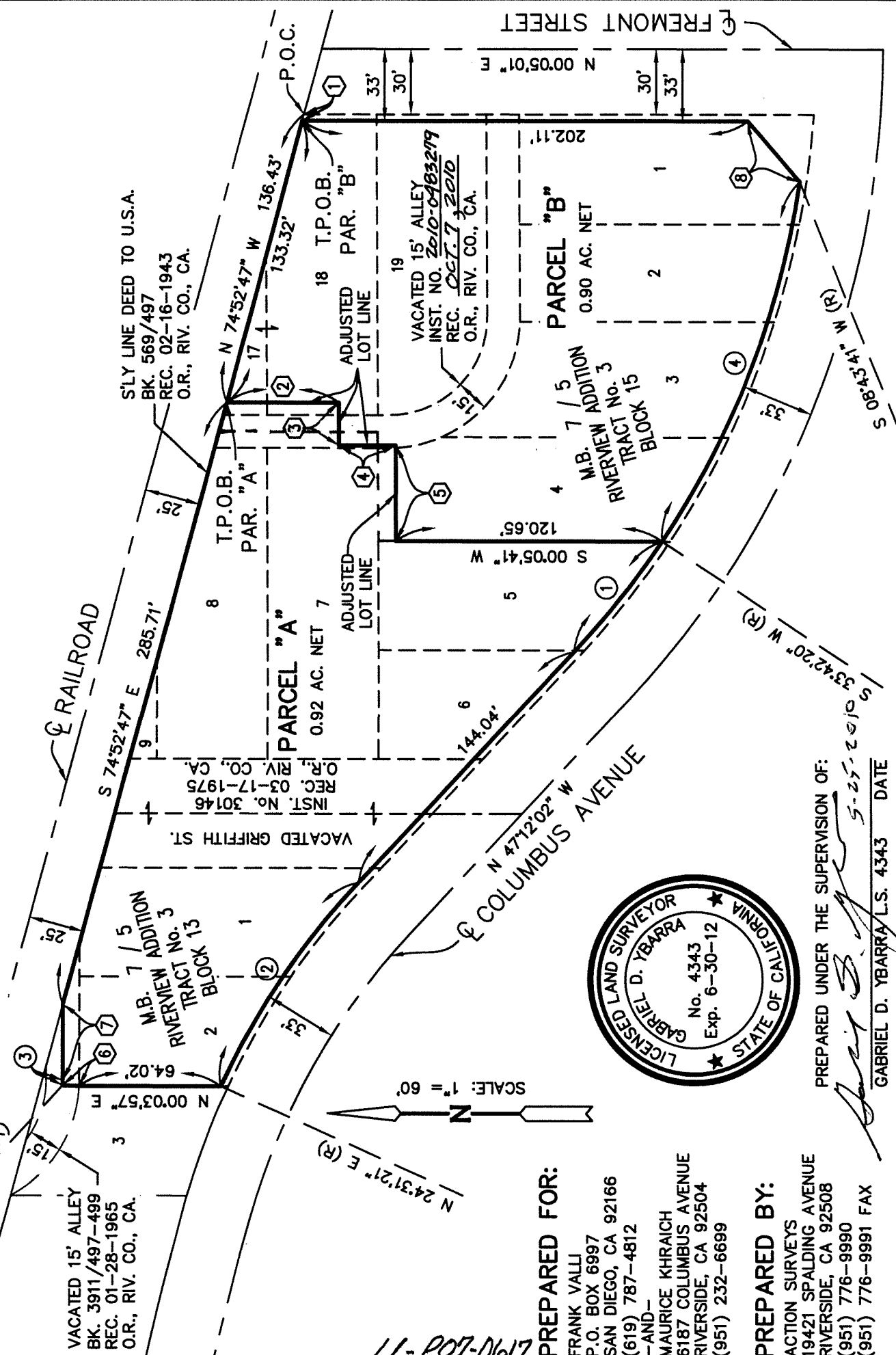
BY: *Mark S. Brown* 6/10/10
DATE

FOR: MARK S. BROWN
CITY SURVEYOR

GDY/dp
2007-19ParALGL

L.L.A. No. P07-0617

THOSE PORTIONS OF LOTS 1 AND 2, AND A 15 FOOT VACATED ALLEY, IN BLOCK 13, LOTS 1, THROUGH 9, INCLUSIVE, AND 17 THROUGH 19, INCLUSIVE, AND A 15 FOOT VACATED ALLEY, IN BLOCK 15, AND VACATED GRIFFITH STREET, ALL OF RIVERVIEW ADDITION, TRACT NO. 3, AS SHOWN BY MAP ON FILE, IN BOOK 7 OF MAPS, AT PAGE 5, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

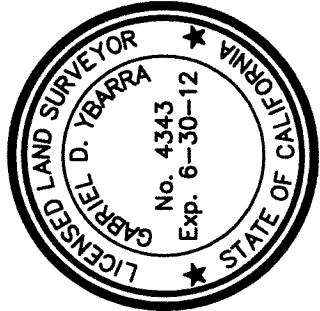


VACATED 15' ALLEY
BK. 3911/497-499
REC. 01-28-1965
O.R., RV. CO., CA.

M.B. ADDITION
TRACT No. 3
BLOCK 13

PARCEL "A"
0.92 AC. NET

PARCEL "B"
0.90 AC. NET



PREPARED FOR:
FRANK VALLI
P.O. BOX 6997
SAN DIEGO, CA 92166
(619) 787-4812
-AND-
MAURICE KHRAICH
6187 COLUMBUS AVENUE
RIVERSIDE, CA 92504
(951) 232-6699

PREPARED BY:
ACTION SURVEYS
19421 SPALDING AVENUE
RIVERSIDE, CA 92508
(951) 776-9990
(951) 776-9991 FAX

PREPARED UNDER THE SUPERVISION OF:
Gabriel D. Ybarra 5-25-2010
GABRIEL D. YBARRA / L.S. 4343 DATE

LL-P07-0617

L.L.A. No. P07-0617

THOSE PORTIONS OF LOTS 1 AND 2, AND A 15 FOOT VACATED ALLEY, IN BLOCK 13, LOTS 1, THROUGH 9, INCLUSIVE, AND 17 THROUGH 19, INCLUSIVE, AND A 15 FOOT VACATED ALLEY, IN BLOCK 15, AND VACATED GRIFFITH STREET, ALL OF RIVERVIEW ADDITION, TRACT NO. 3, AS SHOWN BY MAP ON FILE, IN BOOK 7 OF MAPS, AT PAGE 5, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

LEGEND

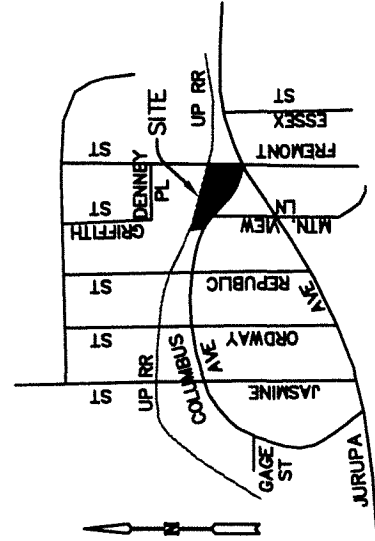
--- INDICATES DELETED LOT LINES

LINE DATA

(N)	BEARING	DISTANCE
1	N 74°52'47" W	3.11'
2	S 00°03'25" W	50.69'
3	N 89°58'01" W	19.49'
4	S 00°03'25" W	25.53'
5	N 89°58'01" W	43.68'
6	N 02°27'13" E (R)	7.50'
7	S 89°56'10" E	34.66'
8	N 49°24'21" E	36.40'

CURVE DATA

(N)	DELTA	RADIUS	LENGTH	TANGENT
1	9°05'38"	407.28'	64.64'	32.39'
2	18°16'37"	352.62'	112.48'	56.72'
3	2°23'23"	52.50'	2.19'	1.10'
4	24°58'39"	407.28'	177.55'	90.21'



VICINITY MAP

NO SCALE

L.L.-P07-0617

Recording requested by:

DOC # 2010-0513304

10/26/2010 08:00A Fee:NC

Page 1 of 6

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County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

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NO CONSIDERATION



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City of Riverside
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3900 Main Street
Riverside, California 92522

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NCHG						T.	CTY	UNI	043

FOR RECORDER'S OFFICE USE ONLY

Project: P07-0617
Por. APN: 189-023-010 & 011
Address: 6111 Columbus Ave.

LL-P07-0617
PARCEL "B"



NOTE TO COUNTY RECORDER:
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CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

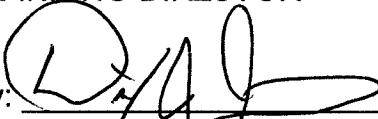
Property Owner: **Franklin Valli and Virginia Marie Merica, Co-Trustees or their successors, of the Valli Family Trust dated July 24, 1989**

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 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:  6-21-10
DIRK A. JENKINS DATE
PRINCIPAL PLANNER

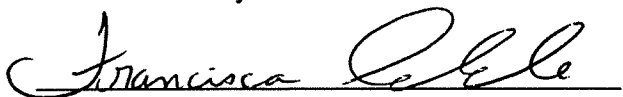
State of California

County of Riverside } ss

On 6-21-10, 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.



Notary Signature



EXHIBIT "A"
LEGAL DESCRIPTION FOR PARCEL "B" OF LLA NO. P07-0617

THOSE PORTIONS OF LOTS 1, 2, 3, 4, 17, 18, AND 19, IN BLOCK 15, OF RIVERVIEW ADDITION, TRACT NO. 3, AS SHOWN BY MAP ON FILE IN BOOK 7, OF MAPS, AT PAGE 5, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF A 15 FOOT ALLEY, ADJOINING SAID LOTS, VACATED BY THE CITY OF RIVERSIDE BY RESOLUTION RECORDED OCTOBER 7, 2010, AS INSTRUMENT NO. 2010 - 0483279, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID LOT 18 WITH THE SOUTHERLY LINE OF THAT CERTAIN 50 FOOT WIDE STRIP OF LAND DEEDED TO THE UNITED STATES OF AMERICA BY DEED RECORDED FEBRUARY 16, 1943, IN BOOK 569, AT PAGE 497, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 74°52'47" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 3.11 FEET, TO A POINT ON A LINE PARALLEL WITH AND 3.00 FEET WEST OF, AT A RIGHT ANGLE TO, THE EAST LINE OF SAID LOT 18, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 74°52'47" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 133.32 FEET;

THENCE SOUTH 00°03'25" WEST, A DISTANCE OF 50.69 FEET;

THENCE NORTH 89°58'01" WEST, A DISTANCE OF 19.49 FEET;

THENCE SOUTH 00°03'25" WEST, A DISTANCE OF 25.53 FEET;

THENCE NORTH 89°58'01" WEST, A DISTANCE OF 43.68 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 4;

THENCE SOUTH 00°05'41" WEST, ALONG SAID WEST LINE, A DISTANCE OF 120.65 FEET, TO A POINT ON A LINE PARALLEL WITH AND 3.00 FEET NORTHERLY OF, AT A RIGHT ANGLE TO, THE SOUTHERLY LINE OF SAID LOT 4, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 407.28 FEET, AND TO WHICH A RADIAL LINE BEARS SOUTH 33°42'20" WEST;

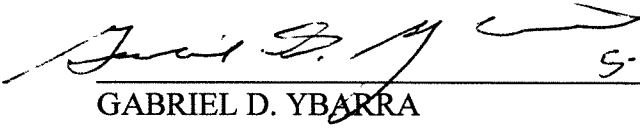
THENCE EASTERLY, ALONG SAID CURVE AND PARALLEL LINE, THROUGH A CENTRAL ANGLE OF 24°58'39", A DISTANCE OF 177.55 FEET;

THENCE NORTH 49°24'21" EAST, A DISTANCE OF 36.40 FEET, TO A POINT ON A LINE PARALLEL WITH AND 3.00 FEET WEST OF, AT A RIGHT ANGLE TO, THE EAST LINE OF SAID LOT 1;

THENCE NORTH 00°05'01" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 202.11 FEET, TO THE TRUE POINT OF BEGINNING.

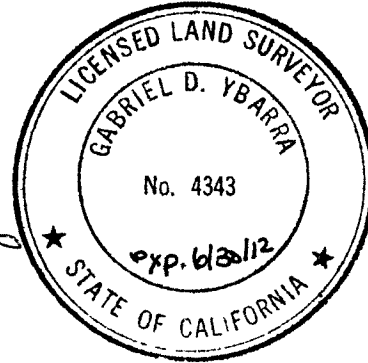
PARCEL CONTAINS 0.90 ACRES NET.

PREPARED UNDER THE SUPERVISION OF:

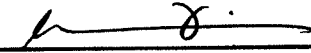
 5-25-2010

GABRIEL D. YBARRA
L.S. 4343
REG. EXP. 06-30-2012

DATE



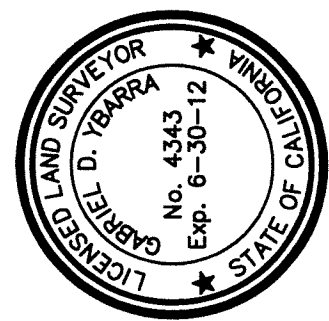
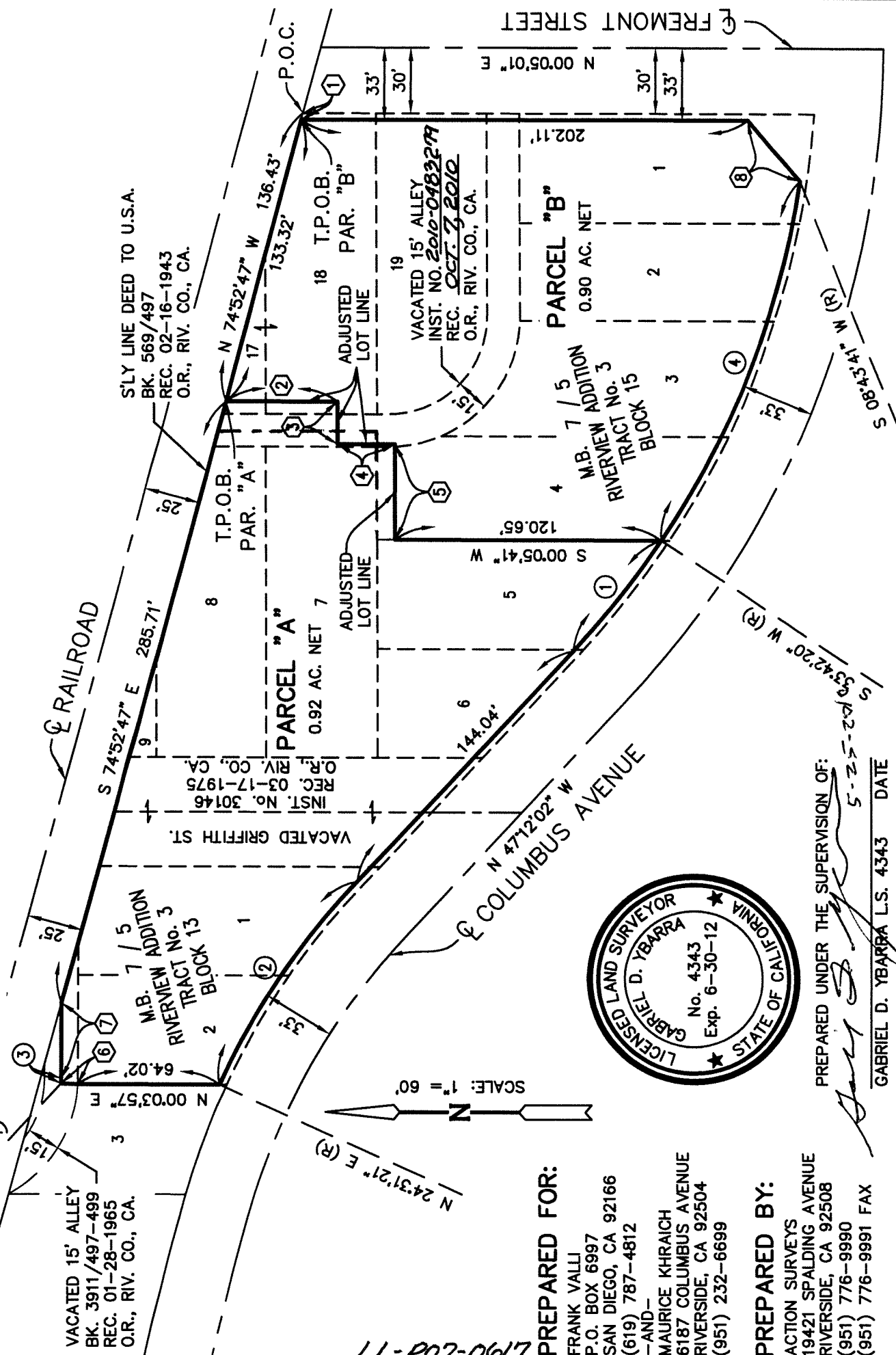
DESCRIPTION APPROVAL:

BY:  6/10/10
DATE

FOR: MARK S. BROWN
CITY SURVEYOR

L.L.A. No. P07-0617

THOSE PORTIONS OF LOTS 1 AND 2, AND A 15 FOOT VACATED ALLEY, IN BLOCK 13, LOTS 1, THROUGH 9, INCLUSIVE, AND 17 THROUGH 19, INCLUSIVE, AND A 15 FOOT VACATED ALLEY, IN BLOCK 15, AND VACATED GRIFFITH STREET, ALL OF RIVERVIEW ADDITION, TRACT NO. 3, AS SHOWN BY MAP ON FILE, IN BOOK 7 OF MAPS, AT PAGE 5, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



PREPARED UNDER THE SUPERVISION OF:
[Signature]
 GABRIEL D. YBARRA L.S. 4343 DATE

PREPARED FOR:
 FRANK VALLI
 P.O. BOX 6997
 SAN DIEGO, CA 92166
 (619) 787-4812
 -AND-
 MAURICE KHRAICH
 6187 COLUMBUS AVENUE
 RIVERSIDE, CA 92504
 (951) 232-6699

PREPARED BY:
 ACTION SURVEYS
 19421 SPALDING AVENUE
 RIVERSIDE, CA 92508
 (951) 776-9990
 (951) 776-9991 FAX

LL-P07-0617

THOSE PORTIONS OF LOTS 1 AND 2, AND A 15 FOOT VACATED ALLEY, IN BLOCK 13, LOTS 1, THROUGH 9, INCLUSIVE, AND 17 THROUGH 19, INCLUSIVE, AND A 15 FOOT VACATED ALLEY, IN BLOCK 15, AND VACATED GRIFFITH STREET, ALL OF RIVERVIEW ADDITION, TRACT NO. 3, AS SHOWN BY MAP ON FILE, IN BOOK 7 OF MAPS, AT PAGE 5, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

LEGEND

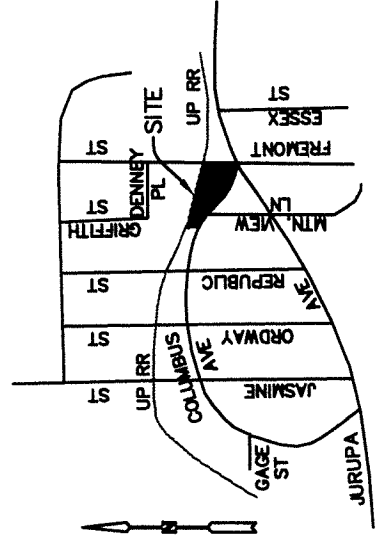
--- INDICATES DELETED LOT LINES

LINE DATA

(N)	BEARING	DISTANCE
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VICINITY MAP

NO SCALE

LL-P07-0617