

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



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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									042

FOR RECORDER'S OFFICE USE ONLY

22

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

Project: P07-0798 LLA
 APN: 245-060-033, 034 & 039
 Address: 1503 & 1513 Croyance Dr.

**LL-P07-0798
 Par. A**



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owners: Linden Stevens, a single man and Dina Rincon, a single woman,
 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 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
 PRINCIPAL PLANNER

2-24-09
 DATE

ACKNOWLEDGEMENT

State of California }
County of Riverside } .ss

On July 24, 2009, 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



2009-0102144
03/03/2009 08 00A
2 of 5

EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 07-0798

PARCEL A

That certain real property in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

Portions of Parcel 1 and Parcel 2 as shown on Parcel Map 31187, Parcel Map Book 217, Pages 53-56, Official Records of County of Riverside, State of California, described as follows:

BEGINNING at the most Northerly corner of Parcel 2, as shown on said Parcel Map 31187, also being a corner common to said Parcel 1 and Parcel 2;

Thence the next four courses along the easterly boundary of Parcel 2:

South 55°46'10" East, a distance of 234.20 feet;

Thence South 21°53'00" East, a distance of 363.12 feet;

Thence South 05°19'40" East, a distance of 180.00 feet;

Thence South 00°01'00" East, a distance of 10.86 feet;

Thence South 89°29'40" West, a distance of 408.68 feet to the westerly boundary of said Parcel 1;

Thence the next nine courses along the exterior boundary of said Parcel 1:

North 00°01'00" West, a distance of 315.49 feet;

Thence North 37°08'04" West, a distance of 429.35 feet;

Thence North 33°21'30" West, a distance of 59.50 feet;

Thence North 55°06'53" West, a distance of 130.03 feet;

Thence North 88°51'21" West, a distance of 208.00 feet;

Thence North 00°01'00" West, a distance of 162.91 feet;

Thence North 43°18'00" East, a distance of 16.46 feet to the beginning of non-tangent curve, concave Northerly, having a radius of 453.00 feet, a central angle of 5°56'16" and having at said point a radial line which bears South 03°23'00" East, also being the Southwesterly right-of-way of Heather lane;

Thence Northeasterly along the arc of said curve to the left, a distance of 46.95 feet;

Thence departing said Southwesterly right-of way line, South 63°35'56" East, a distance of 682.94 feet to the **POINT OF BEGINNING**.

Excepting therefrom the following described Parcels:

Parcel 2 as described in Grant Deed Recorded April 25, 2001 as Document No. 2001-175051 Records of Riverside County, California together with the following described Parcel.



COMMENCING at the most Northerly corner of Parcel 2, as shown on said Parcel Map 31187, also being a corner common to said Parcel 1 and Parcel 2;

Thence South 57°01'40" West, along the line common to said Parcel 1 and Parcel 2, a distance of 15.33 feet to the most Northerly corner of parcel 2 of said Grant Deed;

Thence the next two courses along the Southwesterly line of Parcel 2 of said Grant Deed:

South 63°33'50" East, a distance of 65.00 feet;

Thence South 33°49'00" East, a distance of 140.00 feet to the most Easterly corner of Parcel 2 as described in said Grant Deed ;

Thence South 62°59'17" West, along the Southeasterly line of parcel 2 of said Grant Deed, a distance of 150.79 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing South 62°59'17" West, along the Southeasterly line of Parcel 2 of said Grant Deed, a distance of 50.00 feet;

Thence North 27°00'43" West, a distance of 50.00 feet;

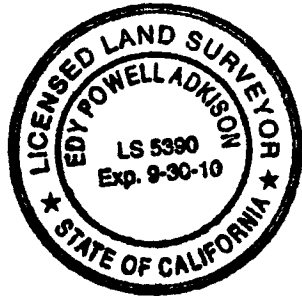
Thence North 34°50'15" East, a distance of 79.93, to the most Westerly corner of Parcel 2 of said Grant Deed;

Thence South 13°52'15" East, along the Southwesterly line of Parcel 2 of said Grant Deed, a distance of 90.07 feet to the **TRUE POINT OF BEGINNING**.

Also excepting therefrom the unnumbered Parcel described in Grant Deed Recorded April 25, 2001 as Document No. 2001-175051 Official Records of Riverside County, California;

Also excepting therefrom Parcel 3 as described in Parcel Map Book 217 Page 53 to 56 Official Records of Riverside County, California;

Containing 5.00 acres of land.



Prepared by or under the supervision of

[Signature] 2-20-09

Edy Powell Adkison, LS 5390 Date

Expires September 30, 2010

DESCRIPTION APPROVAL

BY: *[Signature]* 02-26-09 DATE

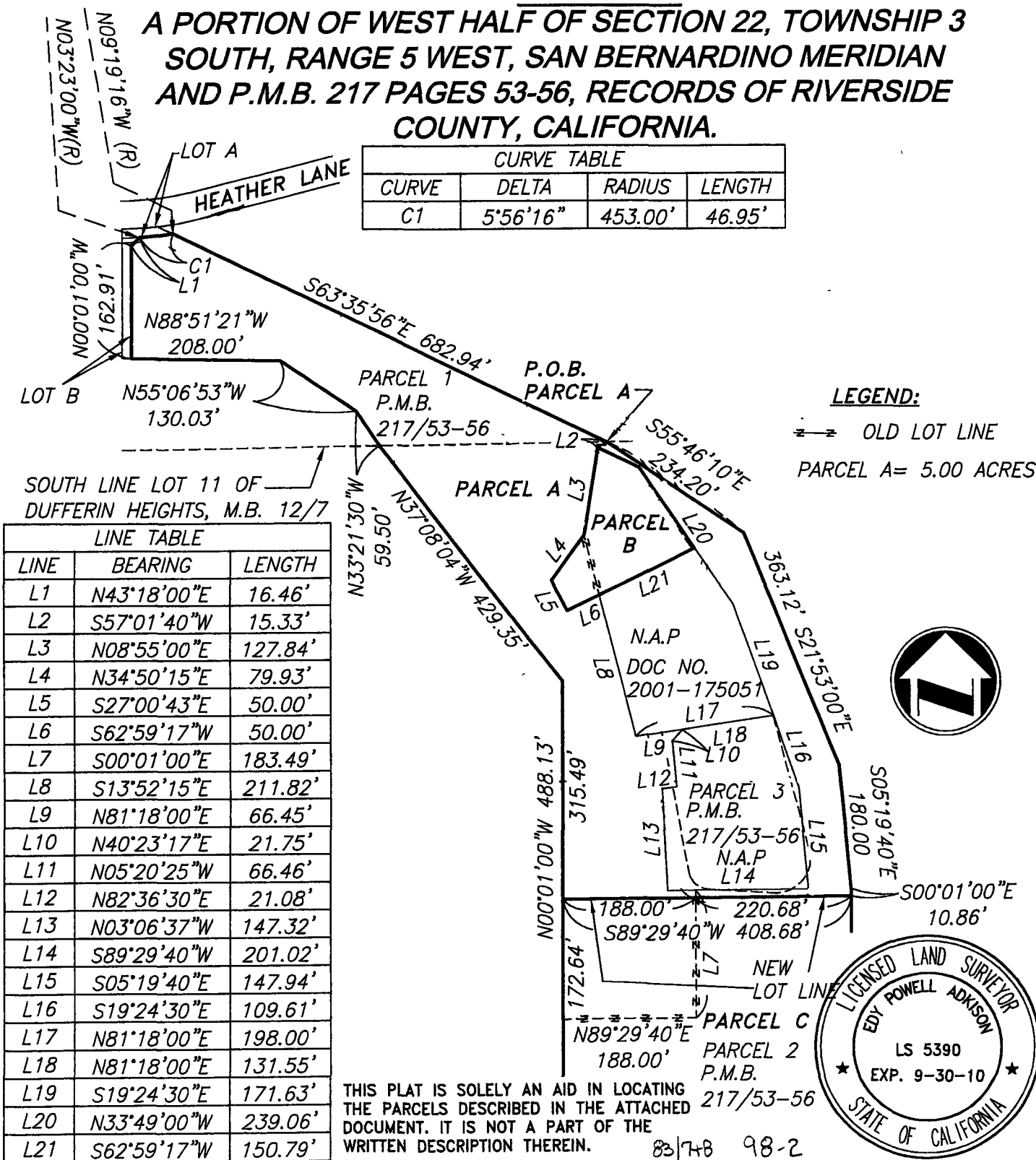
FOR: MARK S. BROWN
CITY SURVEYOR

2009-0102144
03/03/2009 08 08H
4 of 5

L.L.A. NO. P07-0798

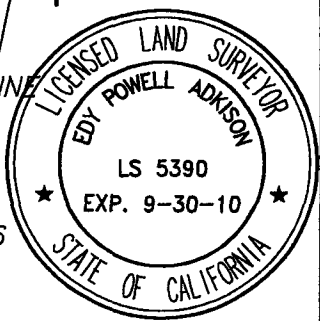
A PORTION OF WEST HALF OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN AND P.M.B. 217 PAGES 53-56, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	5°56'16"	453.00'	46.95'



SOUTH LINE LOT 11 OF DUFFERIN HEIGHTS, M.B. 12/7

LINE TABLE		
LINE	BEARING	LENGTH
L1	N43°18'00"E	16.46'
L2	S57°01'40"W	15.33'
L3	N08°55'00"E	127.84'
L4	N34°50'15"E	79.93'
L5	S27°00'43"E	50.00'
L6	S62°59'17"W	50.00'
L7	S00°01'00"E	183.49'
L8	S13°52'15"E	211.82'
L9	N81°18'00"E	66.45'
L10	N40°23'17"E	21.75'
L11	N05°20'25"W	66.46'
L12	N82°36'30"E	21.08'
L13	N03°06'37"W	147.32'
L14	S89°29'40"W	201.02'
L15	S05°19'40"E	147.94'
L16	S19°24'30"E	109.61'
L17	N81°18'00"E	198.00'
L18	N81°18'00"E	131.55'
L19	S19°24'30"E	171.63'
L20	N33°49'00"W	239.06'
L21	S62°59'17"W	150.79'



THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCELS DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN. 83/78 98-2

PLANS PREPARED BY: adkan ENGINEERS Civil Engineering · Surveying · Planning 6820 Airport Drive, Riverside, CA 92504 Tel: (951) 688-0241 Fax: (951) 688-0599	SCALE: 1"=200'	JOB NO. 6850	DATE: 06/07	CLIENT: FRUCIANO
	APPROVED BY: EDY P. ADKISON L.S. 5390		PARCEL A A PORTION OF WEST HALF OF SECTION 22, T.3S, R.5W, S.B.M. AND P.M.B. 217 PAGES 53-56, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.	



2009-0102144
 03/02/2009 08:00A
 5 of 5

LL-P07-0798

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

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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									042

NOTE TO COUNTY RECORDER:

DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.

28

Project: P07-0798 LLA

APN: 245-060-023, 033, 034, 039, 040 & 041

Address: 1503 & 1513 Croyance Dr. & 1505 Heather Ln.

LL-P07-0798

Par. B & C



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner: John Fruciano, a single man

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 parcels 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 parcels 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:
DIRK A. JENKINS
PRINCIPAL PLANNER

2/24/09
DATE

ACKNOWLEDGEMENT

State of California }
County of Riverside } .ss

On Feb. 24, 2009, 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



2009-0102145
03/03/2009 08 00A
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EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 07-0798

PARCEL B

That certain real property in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

Parcel 2 as described in Grant Deed Recorded April 25, 2001 as Document No. 2001-175051 Records of Riverside County, California together with the following described Parcel:

COMMENCING at the most Northerly corner of Parcel 2, as shown on said Parcel Map 31187, also being a corner common to said Parcel 1 and Parcel 2;

Thence South 57°01'40" West, along the line common to said Parcel 1 and Parcel 2, a distance of 15.33 feet to the most Northerly corner of parcel 2 of said Grant Deed;

Thence the next two courses along the Southwesterly line of Parcel 2 of said Grant Deed:

South 63°33'50" East, a distance of 65.00 feet;

Thence South 33°49'00" East, a distance of 140.00 feet to the most Easterly corner of Parcel 2 as described in said Grant Deed ;

Thence South 62°59'17" West, along the Southeasterly line of parcel 2 of said Grant Deed, a distance of 150.79 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing South 62°59'17" West, along the Southeasterly line of Parcel 2 of said Grant Deed, a distance of 50.00 feet;

Thence North 27°00'43" West, a distance of 50.00 feet;

Thence North 34°50'15" East, a distance of 79.93, to the most Westerly corner of Parcel 2 of said Grant Deed;

Thence South 13°52'15" East, along the Southwesterly line of Parcel 2 of said Grant Deed, a distance of 90.07 feet to the **TRUE POINT OF BEGINNING**.

Containing 22859 square feet of land.

PARCEL C

That certain real property in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

Portions of Parcel 1 and Parcel 2 as shown on Parcel Map 31187, Parcel Map Book 217, Pages 53-56, Official Records of Riverside County, California described as follows;

BEGINNING at the Southeasterly corner of Parcel 2, as shown on said Parcel Map 31187;



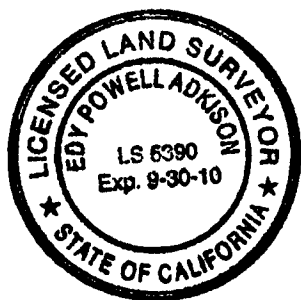
Thence South 89°25'33" West, along the Southerly line of said Parcel 2, a distance of 408.68 feet to the southwest corner of said Parcel 2;

Thence North 00°01'00" West, along the Westerly line of said Parcel 2 and said Parcel 1, a distance of 661.72 feet;

Thence North 89°29'40" East, a distance of 408.68 feet to easterly line of said Parcel 2;

Thence South 00°01'00" East, along the Easterly line of said Parcel 2, a distance of 661.23 feet to the **POINT OF BEGINNING**;

Containing 6.20 acres of land.



Prepared by or under the supervision of

Edy Powell Adkison

2-20-09

Edy Powell Adkison, LS 5390

Date

Expires September 30, 2010

DESCRIPTION APPROVAL

BY

FOR MARK S BROWN
CITY SURVEYOR

0226.09

DATE

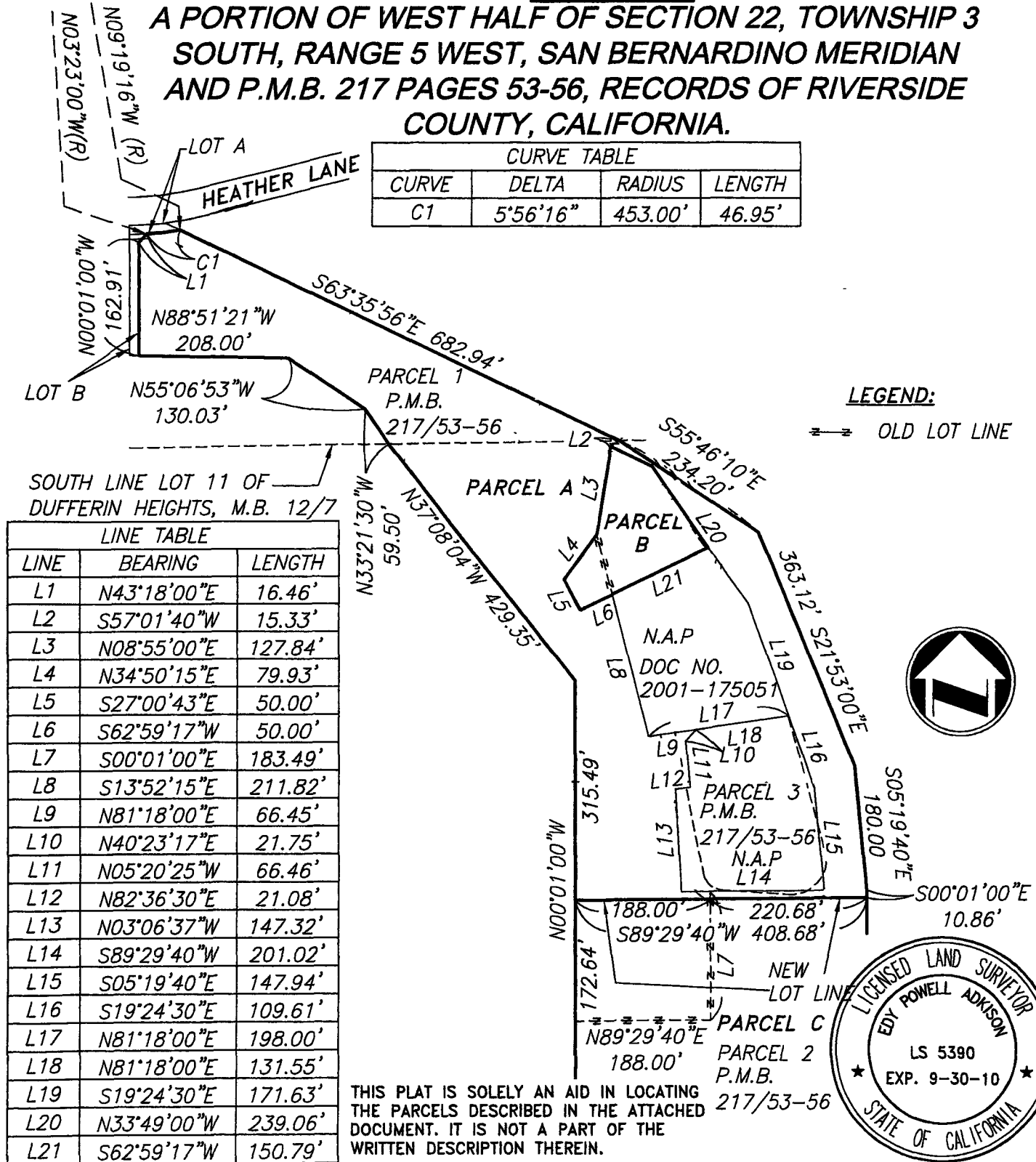


2009-0102145
03/03/2009 08 00A
4 of 7

L.L.A. NO. PO7-0798

A PORTION OF WEST HALF OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN AND P.M.B. 217 PAGES 53-56, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	5°56'16"	453.00'	46.95'

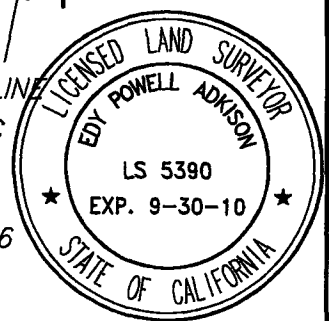


LEGEND:
 OLD LOT LINE

SOUTH LINE LOT 11 OF
 DUFFERIN HEIGHTS, M.B. 12/7

LINE TABLE		
LINE	BEARING	LENGTH
L1	N43°18'00"E	16.46'
L2	S57°01'40"W	15.33'
L3	N08°55'00"E	127.84'
L4	N34°50'15"E	79.93'
L5	S27°00'43"E	50.00'
L6	S62°59'17"W	50.00'
L7	S00°01'00"E	183.49'
L8	S13°52'15"E	211.82'
L9	N81°18'00"E	66.45'
L10	N40°23'17"E	21.75'
L11	N05°20'25"W	66.46'
L12	N82°36'30"E	21.08'
L13	N03°06'37"W	147.32'
L14	S89°29'40"W	201.02'
L15	S05°19'40"E	147.94'
L16	S19°24'30"E	109.61'
L17	N81°18'00"E	198.00'
L18	N81°18'00"E	131.55'
L19	S19°24'30"E	171.63'
L20	N33°49'00"W	239.06'
L21	S62°59'17"W	150.79'

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCELS DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.



PLANS PREPARED BY:

adkan ENGINEERS

Civil Engineering · Surveying · Planning
 6820 Airport Drive, Riverside, CA 92504
 Tel: (951) 688-0241 Fax: (951) 688-0599

SCALE: 1"=200' JOB NO. 6850 DATE: 06/07 CLIENT: FRUCIANO

APPROVED BY:

2-20-09

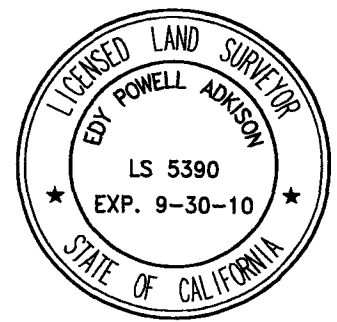
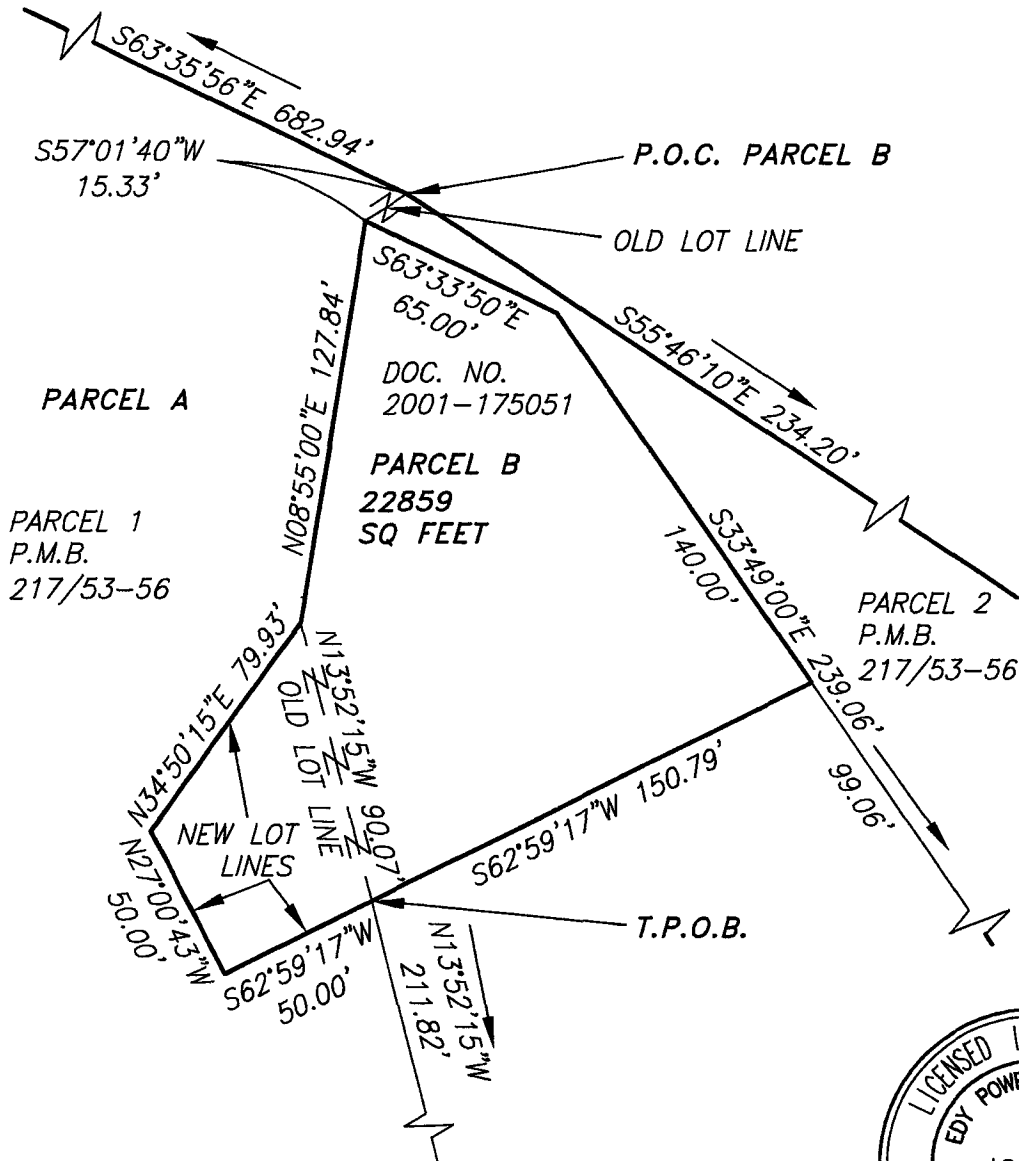
EDY P. ADKISON L.S. 5390

PARCEL A

A PORTION OF WEST HALF OF SECTION 22, T.3S, R.5W, S.B.M. AND P.M.B. 217 PAGES 53-56, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

LL-PO7-0798

L.L.A. NO. PO7-0798
A PORTION OF WEST HALF OF SECTION 22, TOWNSHIP 3
SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN
AND P.M.B. 217 PAGES 53-56, RECORDS OF RIVERSIDE
COUNTY, CALIFORNIA.



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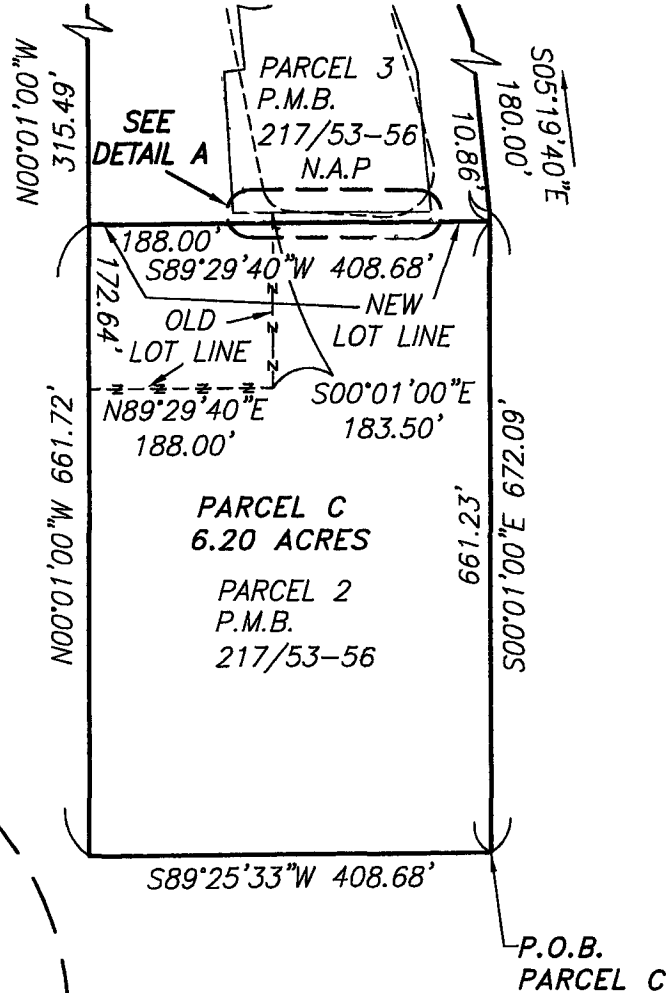
PLANS PREPARED BY:	SCALE: 1"=60'	JOB NO. 6850	DATE: 06/07	CLIENT: FRUCIANO
adkan ENGINEERS Civil Engineering · Surveying · Planning 6820 Airport Drive, Riverside, CA 92504 Tel: (951) 688-0241 Fax: (951) 688-0599	APPROVED BY:		PARCEL B	
	 EDY P. ADKISON L.S. 5390		A PORTION OF WEST HALF OF SECTION 22, T.3S, R.5W, S.B.M. AND P.M.B. 217 PAGES 53-56, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.	



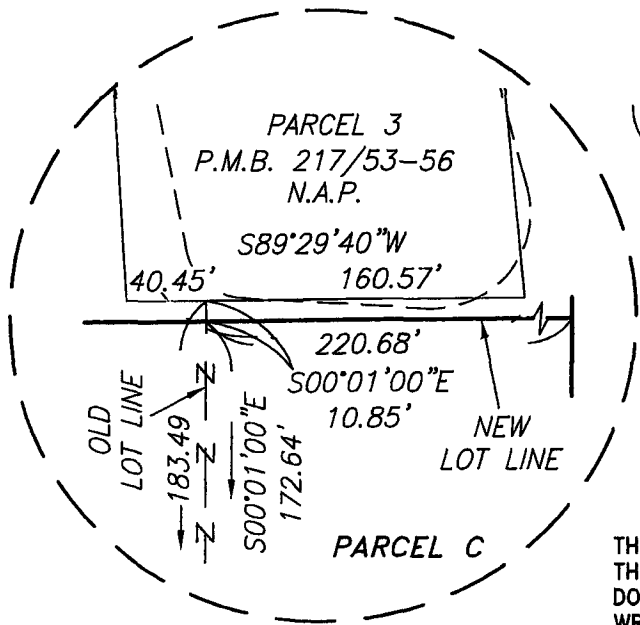
2009-0102145
 03/03/2009 08 00A
 6 of 7

LL-P07-0798

L.L.A. NO. PO7-0798
A PORTION OF WEST HALF OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN AND P.M.B. 217 PAGES 53-56, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



DETAIL A
SCALE: 1"=100'



THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCELS DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

PLANS PREPARED BY:

adkan ENGINEERS
 Civil Engineering · Surveying · Planning
 6820 Airport Drive, Riverside, CA 92504
 Tel: (951) 688-0241 Fax: (951) 688-0599

SCALE: 1"=200'

JOB NO. 6850

DATE: 06/07

CLIENT: FRUCIANO

APPROVED BY:

Edy P. Adkison

EDY P. ADKISON L.S. 5390

PARCEL C

A PORTION OF WEST HALF OF SECTION 22, T.3S, R.5W, S.B.M. AND P.M.B. 217 PAGES 53-56, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



2009-0102145
 03.03/2009 08 00A
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LL-PO7-0798