

DOC # 2008-0366069

07/03/2008 08:00A Fee:21.00

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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:

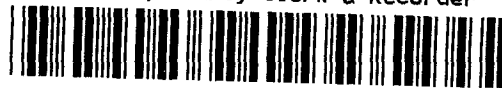
SURVEYOR

City of Riverside

Public Works Department

3900 Main Street

Riverside, California 92522



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NOTE TO COUNTY RECORDER:

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

27



Project: P08-0140

APN: 190-210-001 & 010

Address: 5750 Central Ave &

6639 Hillside Ave

LL- P08-0140

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner: Central Hillside, LLC, A California Limited Liability Corporation

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: Craig Aaron 5-8-08

CRAIG AARON
DEPUTY PLANNING DIRECTOR

DATE

ACKNOWLEDGEMENT

State of California }
County of Riverside } .ss

On 5-8-08, 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



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EXHIBIT "A"

PARCEL 'A'

THAT PORTION OF PARCELS 1 AND 2 AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 39, PAGE 98 OF RECORDS OF SURVEY, RIVERSIDE, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 2, SAID POINT BEING 44.00 FEET SOUTHERLY OF AND MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF CENTRAL AVENUE;

THENCE NORTH 89°23'10" EAST, A DISTANCE OF 280.00 FEET, ALONG A LINE 44.00 FEET SOUTHERLY OF AND PARALLEL TO THE CENTERLINE OF CENTRAL AVENUE;

THENCE SOUTH 00°01'42" EAST, A DISTANCE OF 287.47 FEET MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 1;

THENCE SOUTH 89°24'18" WEST, A DISTANCE OF 280.00 FEET ALONG THE SOUTHERLY LINE OF SAID PARCELS 1 AND 2, TO THE MOST SOUTHWESTERLY CORNER OF SAID PARCEL 2;

THENCE NORTH 00°01'42" WEST, A DISTANCE OF 287.47 FEET, MORE OR LESS, ALONG THE WESTERLY LINE OF SAID PARCEL 2, TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 1.85 ACRES, MORE OR LESS.

PARCEL 'B'

THAT PORTION OF PARCEL 1 AND 2 AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 39, PAGE 98 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 2, SAID POINT BEING 44.00 FEET SOUTHERLY OF AND MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF CENTRAL AVENUE;

THENCE NORTH 89°23'10" EAST, A DISTANCE OF 280.00 FEET, ALONG A LINE 44.00 FEET SOUTHERLY OF AND PARALLEL TO THE CENTERLINE OF CENTRAL AVENUE TO THE POINT OF BEGINNING;



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THENCE NORTH 89°23'10" EAST, A DISTANCE OF 315.99 FEET, MORE OR LESS, ALONG A LINE 44.00 FEET SOUTHERLY OF AND PARALLEL TO THE CENTERLINE OF CENTRAL AVENUE TO A POINT BEING 33.00 FEET WESTERLY OF AND MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF HILLSIDE AVENUE;

THENCE SOUTH 08°41'40" WEST, A DISTANCE OF 291.47 FEET, ALONG A LINE 33.00 FEET WESTERLY OF AND PARALLEL TO THE CENTERLINE OF HILLSIDE AVENUE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL 1;

THENCE SOUTH 89°24'18" WEST, A DISTANCE OF 271.78 FEET ALONG THE SOUTHERLY LINE OF PARCEL 1;

THENCE NORTH 00°01'42" WEST, A DISTANCE OF 287.47 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JUNE 6, 1991 AS INSTRUMENT NO. 190348, OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

THE ABOVE PARCEL OF LAND CONTAINS 1.93 ACRES.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT.

Craig A. Cook

CRAIG A. COOK, P.C.E. 23323
LICENSE EXPIRES 12/31/09

12 May 2008
DATE

DESCRIPTION APPROVAL

BY: *[Signature]* *05.16.08*
DATE

FOR: MARK S. BROWN
CITY SURVEYOR



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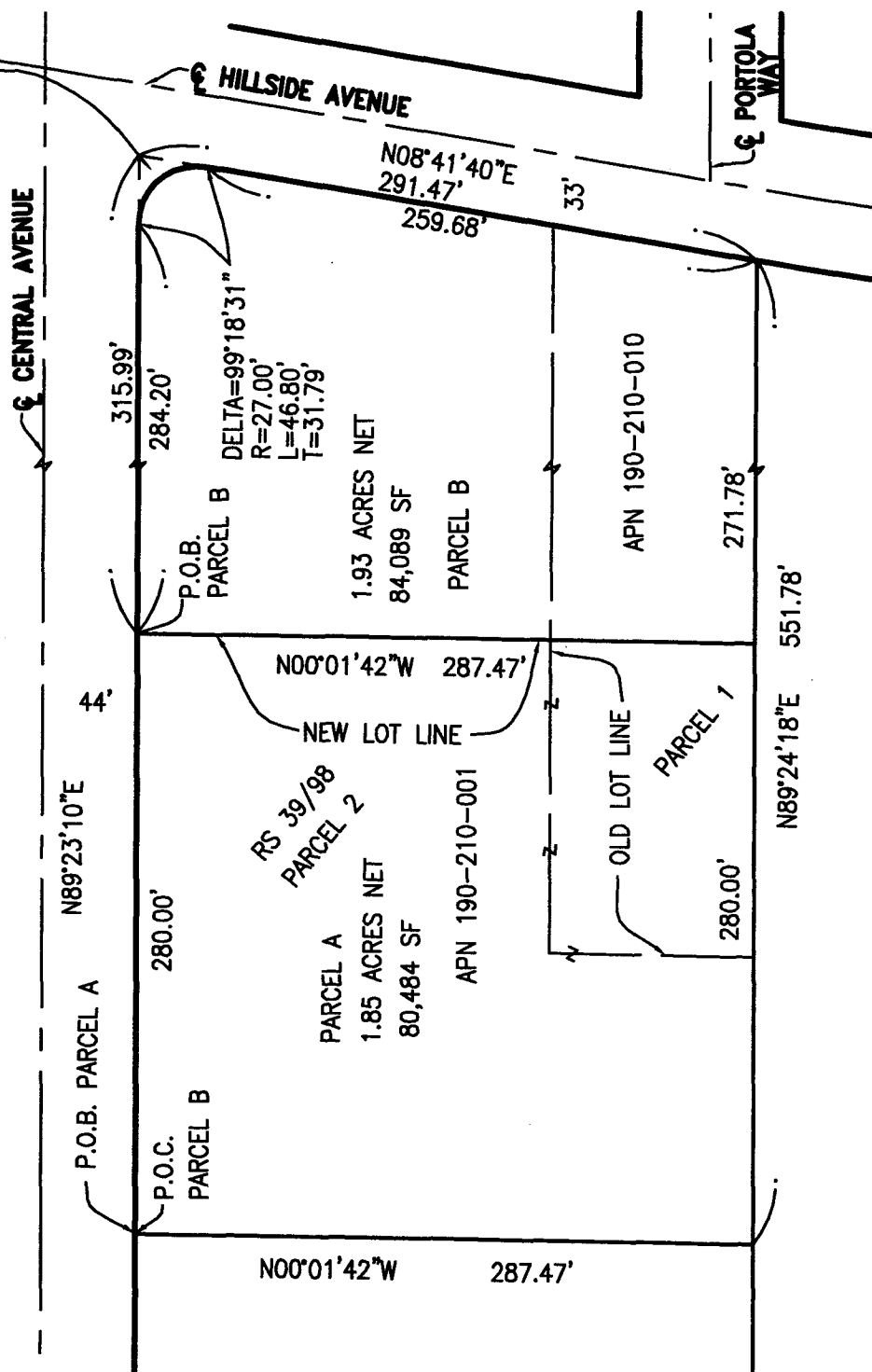
SCALE:



CONVEYED TO
CITY OF RIVERSIDE
JUNE 6, 1991 AS
INSTRUMENT NO.
190348 OR.



CONVEYED TO
CITY OF RIVERSIDE
JUNE 6, 1991 AS
INSTRUMENT NO.
190348 OR.



CITY OF RIVERSIDE, CALIFORNIA

APN'S. 190-210-001 AND 190-210-010
LOT LINE ADJUSTMENT PLAT



GABEL, COOK & ASSOCIATES INC.
CIVIL ENGINEERS LAND SURVEYORS
LAND PLANNERS
125 West La Cadena Drive, Suite A, Riverside, CA 92501
Telephone (951) 788-8092 Facsimile (951) 788-5184

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.

51/2 52/1

DATE: APRIL 2008

SCALE: 1"=80'

DRAWN BY: MAC

W.O. 2360

SHT 1 OF 1 SHTS

LL-PO8-0140