

DOC # 2009-0500005

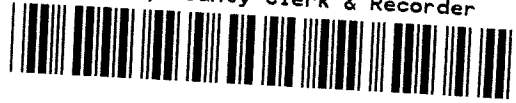
09/25/2009 08:00A Fee:NC

Page 1 of 5

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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FOR RECORDER'S OFFICE USE ONLY

Project: California Square  
APN: portions 193-261-003 through 006  
Address: 8616 California Avenue

**LL-P08-0183**  
**INTERIM PARCEL B**

T  
044

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner. **CALIFORNIA SQUARE PARTNERS, a California limited liability partnership**

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:  9/25/09  
DIRK A. JENKINS DATE  
PRINCIPAL PLANNER

State of California

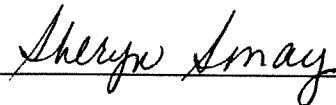
County of RIVERSIDE } ss

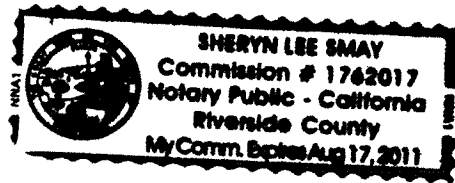
On September 25, 2009, before me, SHERYN LEE SMAY, Notary Public,

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  
C.S.P. to C.S.P.  
with Monroe Street Vacation**

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

**Parcel "B"**

That portion of Lot 4 in Block 14 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1 of Maps at Page 72 thereof, Records of San Bernardino County, California, described as follows:

Commencing at the point of intersection of the Northeasterly right-of-way line of Monroe Street and the Southeasterly right-of-way line of California Avenue, said intersection being a point on a line parallel with and distant 68.00 feet Northeasterly of the centerline of Monroe Street with a line that is parallel with and distant 44.00 feet Southeasterly of the centerline of California Avenue as shown by Record of Survey on file in Book 41 at Page 98 thereof, Records of Riverside County, California, said point hereinafter referred to as Point "A";

Thence S.33°37'56"E. along said line, parallel with and distant 68.00 feet Northeasterly from the centerline of Monroe Street, a distance of 322.75 feet to the Point of Beginning of the parcel of land to be described;

Thence N.56°22'04"E., a distance of 415.51 feet;

Thence N.33°37'56"W., a distance of 322.75 feet to said line that is parallel with and distant 44.00 feet Southeasterly from the centerline of California Avenue;

Thence N.56°22'04"E. along said last described parallel line, a distance of 218.00 feet to the Southwesterly line of Melody Lane Gardens Unit No. 3 as shown by Map on file in Book 29 of Maps at Pages 75 through 76 thereof, Records of Riverside County, California;

Thence S.33°37'56"E. along said Southwesterly line, a distance of 536.00 feet to the most Northerly point of the Northwesterly line of that certain parcel of land described in a document recorded April 24, 2000, as Document No. 152295, Official Records of Riverside County, California;

Thence the following three (3) courses along said Northwesterly line;

S.56°22'04"W., a distance of 185.00 feet;

N.33°37'56"W., a distance of 24.16 feet;

S.56°22'04"W., a distance of 448.51 feet to said line that is parallel with and distant 68.00 feet Northeasterly from the centerline of Monroe Street;

Thence N.33°37'56"W. along said last described parallel line, a distance of 189.09 feet to the Point of Beginning;

**TOGETHER WITH** that portion of said Lot 4, and a portion of Monroe Street as shown on said Record of Survey, described as follows:

Commencing at the hereinabove described Point "A";

Thence S.33°37'56"E. along said line, parallel with and distant 68.00 feet Northeasterly from the centerline of Monroe Street, a distance of 322.75 feet to the Point of Beginning of the parcel of land to be described;

Thence S.56°22'04"W., a distance of 40.00 feet to a line parallel with and distant 28.00 feet Northeasterly, measured at right angles from the centerline of said Monroe Street;

Thence S.33°37'56"E. along said parallel line, a distance of 154.67 feet;

Thence S.74°54'30"E., a distance of 18.07 feet;

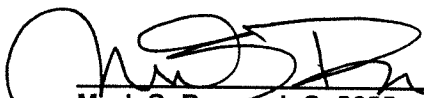
Thence N.56°22'04"E., a distance of 28.08 feet to a point on a line parallel with and distant 68.00 feet Northeasterly, measured at right angles from the centerline of said Monroe Street;

Thence N.33°37'56"W. along said parallel line, a distance of 168.25 feet to the Point of Beginning.

The above described parcel of land contains 4.62 acres, more or less.

Subject to those easements reserved by the City Council of the City of Riverside by Resolution No. 21883 recorded on 9.25.09 as Document No. \_\_\_\_\_, Official Records of Riverside County, California.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

  
Mark S. Brown, L.S. 5655  
License Expires 9/30/09  
Date 9/29/09 Prep. E.V.



CL CALIFORNIA AVENUE

N56°22'04"E

44'

N56°22'04"E 218.00'

82

84

85

86

87

88

MELODY LANE GARDENS UNIT NO. 3  
M.B. 29/75-76

S33°37'56"E

536.00'

RIVERSIDE LAND AND IRRIGATING COMPANY

M.B. 1/72 S.B.

N33°37'56"W  
24.16'

185.00'  
S56°22'04"W

N33°37'56"W 322.75'

PARCEL "B"  
4.62 AC.

RIVERSIDE LAND AND IRRIGATING COMPANY

IRRIGATING COMPANY

BLOCK 14

4

R. S. 47/98

Document Rec 4/24/2000  
as Document no 152295,  
O.R. RIV. CO., CA

40'

P.O.C.  
POINT "A"

44'

S33°37'56"E 491.00'  
322.75'

P.O.B.

EASEMENTS  
RESERVED

189.09'  
168.25'

S56°22'04"W 448.51'

44'

68'

40'

N33°37'56"W

28'

154.67'

68'

CL MONROE STREET

COURSE DATA

- ① N56°22'04"E 28.08'
- ② S74°54'30"E 18.07'

• CITY OF RIVERSIDE, CALIFORNIA •

51-8, 66-2

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

SCALE. 1"=100'

DRAWN BY: EV DATE. 7/31/09

SUBJECT: MONROE STREET

LL-POB-1193