

DOC # 2008-0385265
 07/15/2008 08:00A Fee:24.00
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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's Office
 City of Riverside
 Public Works Department
 3900 Main Street
 Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY

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

Project: P08-0317 -- Lot Line Adjustment
 Van Buren Blvd. & Andrew St.
 A.P.N. 233-062-025, 028 & 029

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LL - P08-0317

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

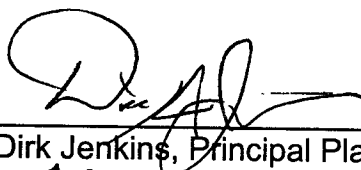
Property Owner(s): MOHAMMAD SADEGHIAN and KLARA SADEGHIAN, husband and wife as joint tenants.

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 1 (one) parcel(s) 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: 
Dirk Jenkins, Principal Planner

7/8/08
Date


State of California

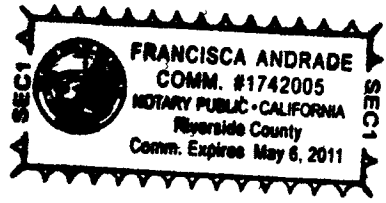
County of Riverside } ss

On 7-8-08, 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



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EXHIBIT "A"

LOT LINE ADJUSTMENT
ANDREW ST & VAN BUREN BLVD
A.P.N. 233-062-025, 028 & 029

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

PARCELA

That portion of Lots 2 and 10 in Block 25, together with that portion of Canal Avenue (vacated) and that portion of Andrew Street (vacated, formerly Canal Avenue) all of the Village of Arlington, as shown by map on file in Book 1, Page 62 of Maps, records of San Bernardino County, California, and that portion of Parcels 1 and 3 of Record of Survey on file in Book 54, Page 86 of Record of Surveys, records of Riverside County, California, described as follows:

COMMENCING at the most northerly corner of said Parcel 1;

THENCE along the northeasterly line of said Parcel 1, South 33°38'19" East, a distance of 10.28 feet to the most easterly corner of Parcel 002 A, as described in Partial Judgment and Final Order of Condemnation, per document recorded March 31, 2006, per Document No. 2006-0229032 of Official Records of Riverside County, California, and the POINT OF BEGINNING of the parcel of land being described; said most easterly corner also being in the southeasterly line of said Parcel 002 A and having a bearing of North 56°22'07" East, as described in said document recorded March 31, 2006;

THENCE continuing along said northeasterly line of Parcel 1 and along the northeasterly line of said Parcel 3, South 33°38'19" East, a distance of 171.21 feet to the most easterly corner of said Parcel 3; said corner also being the most northerly corner of that certain parcel of land described in Quitclaim Deed by document recorded December 03, 2007, per Document No. 2007-0725025 of Official Records of Riverside County, California;

THENCE along the northeasterly line of said parcel of land described in said Quitclaim Deed, South 55°17'54" East, a distance of 80.00 feet to the most easterly corner of said parcel of land described in said Quitclaim Deed; said most easterly corner also being in the southeasterly line of said Andrew Street (vacated);

THENCE along said southeasterly line of Andrew Street (vacated), South 34°42'06" West, a distance of 154.97 feet to a line that is parallel with and distant 79.50 feet northeasterly, as measured at right angles, from the centerline of Van Buren Boulevard as shown by said Record of Survey;



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THENCE along said parallel line, North 33°38'09" West, a distance of 11.46 feet to an angle point in said parallel line;

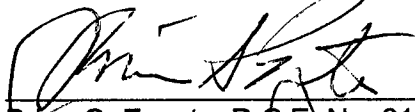
THENCE continuing along said parallel line and along the northeasterly line of Parcel 001 A as described in said document recorded March 31, 2006, and along the northeasterly line of said Parcel 002 A, North 33°38'19" West, a distance of 268.32 feet to an angle point in the easterly line of said Parcel 002 A;

THENCE along said easterly line of Parcel 002 A, North 4°01'57" East, a distance of 29.04 feet to said southeasterly line of said Parcel 002 A;

THENCE along said southeasterly line of said Parcel 002 A, a distance of 96.75 feet to the POINT OF BEGINNING.

Containing 33,130 square feet, more or less.

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



Brian G. Esgate, R.C.E. No. 21884
License Expires 9-30-2009

6/25/2008

Date



DESCRIPTION APPROVAL:

BY: K. Stewart 7/01/2008
DATE

FOR: MARK S. BROWN
CITY SURVEYOR



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LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P O Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.riversideacr.com

NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: FRANCISCA ANDRADE

Commission #: 1742005

Place of Execution: RIVERSIDE COUNTY

Date Commission Expires: MAY 6, 2011

Date: 7/15/2008

Signature: *Brian Esate*

Print Name: BRIAN ESATE

