

Recording requested by:

DOC # 2011-0233308

05/26/2011 02:42P Fee:36.00

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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's Office  
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.**

Project: P10-0271

A.P.N. 229-140-013, 034 & 035

**LL - P10-0271**



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

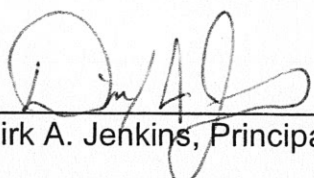
Property Owner(s): THOMPSON – WEBB, LLC, a California limited liability company.

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 three (3) 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:  3-24-11  
Dirk A. Jenkins, Principal Planner Date

State of California

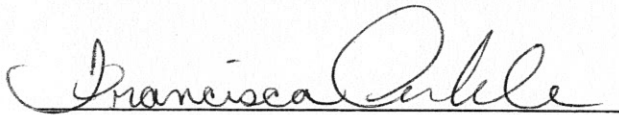
County of Riverside } ss

On 3-24-11, 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



P10-0271.DOC



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**EXHIBIT "A"**

**PARCEL 1**

That portion of Lot 1 in Block 71 of Arlington Heights, on file in Book 11 of Maps at pages 20 and 21 thereof, Records of San Bernardino County, California, together with that portion of Jane Street as described in Resolution No. 21834, recorded July 23, 2009 as Document No. 2009-0382064, Official Records of Riverside County, California, lying in Section 3, Township 3 South, Range 5 West, San Bernardino Meridian, described as follows:

**COMMENCING** at the northwesterly corner of said Lot 1, said corner being the intersection of the southeasterly line of Indiana Avenue (80 feet wide) and the northeasterly line of Jane Street (80 feet wide) as shown on said map;

Thence South 33°56'40" East along the southwesterly line of said Lot 1 and along said northeasterly line of Jane Street, a distance of 4.03 feet to the **TRUE POINT OF BEGINNING**, said point being on the southeasterly line of Indiana Avenue as conveyed to the City of Riverside by Deed recorded August 10, 1962 as Instrument No. 75607, Official Records of Riverside County, California;

Thence North 49°30'36" East along said southeasterly line, a distance of 99.26 feet to a point thereon, said point being hereinafter referred to as **"POINT A"**;

Thence leaving said southeasterly line South 40°29'24" East, a distance of 38.50 feet;

Thence South 33°56'40" East, a distance of 94.51 feet;

Thence South 56°03'20" West, a distance of 113.00 feet to a point on the northeasterly line of Jane Street described as Parcel "A" of said Resolution No. 21834, said point being hereinafter referred to as **"POINT B"**;

Thence North 33°56'40" West along said northeasterly line, a distance of 105.39 feet to the beginning of a non-tangent curve, concave to the east, having a radius of 22.50 feet, the radial line from said point bears North 68°09'25" East;

Thence continuing along said northeasterly line, northerly and northeasterly along said curve, to the right, through a central angle of 45°40'03", an arc distance of 17.93 feet to a point on said southwesterly line of Lot 1 and said northeasterly line of Jane Street as shown on said map of Arlington Heights;

Thence North 33°56'40" West along said southwesterly line of Lot 1 and said northeasterly line of Jane Street, a distance of 1.73 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.33 acre, more or less.



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**PARCEL 2**

That portion of Lot 1 in Block 71 of Arlington Heights, on file in Book 11 of Maps at pages 20 and 21 thereof, Records of San Bernardino County, California, together with that portion of Lot 14 in Block 11 of Orange Acres No. 3, on file in Book 16 of Maps at page 47 thereof, Records of San Bernardino County, California, lying in Section 3, Township 3 South, Range 5 West, San Bernardino Meridian, described as follows:

**BEGINNING** at said **POINT "A"**, referred to hereinabove in Parcel 1;

Thence leaving said southwesterly line South 40°29'24" East, a distance of 38.50 feet;

Thence South 33°56'40" East, a distance of 94.51 feet;

Thence South 56°03'20" West, a distance of 9.00 feet;

Thence South 33°56'40" East, a distance of 76.74 feet;

Thence North 56°03'20" East, a distance of 33.64 feet;

Thence South 40°33'10" East, a distance of 72.50 feet to a point on the southeasterly line of said Lot 1, said point also being the northwesterly line of the Atchison Topeka and Santa Fe Railroad Right of Way (100 feet wide);

Thence North 49°26'50" East along said southeasterly line and along said northwesterly line, a distance of 63.13 feet to the most southerly corner of Parcel "B" of Certificate of Compliance for Lot Line Adjustment No. LL-P05-0583 recorded August 19, 2005 as Document No. 2005-0682541, Official Records of Riverside County, California;

Thence North 33°56'40" West along the southwesterly line of said Parcel "B", a distance of 130.26 feet to the most westerly corner thereof;

Thence North 56°03'20" East along the northwesterly line of said Parcel "B", a distance of 15.00 feet to the most southerly corner of Parcel "B" of Lot Line Adjustment No. LL-P07-1110 as described in Grant Deed recorded September 11, 2008 as Document No. 2008-0499610, Official Records of Riverside County, California;

Thence North 33°56'40" West along the southwesterly line of said Parcel "B", a distance of 157.19 feet to a point on the southeasterly line of Indiana Avenue as conveyed to the City of Riverside by Deed recorded January 8, 1965 as Instrument No. 2604, Official Records of Riverside County, California;

Thence South 49°30'36" West along said southwesterly line, a distance of 115.84 feet to the **POINT OF BEGINNING**.

Containing 0.65 acre, more or less.



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**PARCEL 3**

That portion of Lot 1 in Block 71 of Arlington Heights, on file in Book 11 of Maps at pages 20 and 21 thereof, Records of San Bernardino County, California, together with that portion of Jane Street as described in Resolution No. 21834 recorded July 23, 2009 as Document No. 2009-0382064, Official Records of Riverside County, California, lying in Section 3, Township 3 South, Range 5 West, San Bernardino Meridian, described as follows:

**COMMENCING** at said **POINT "A"**, referred to hereinabove in Parcel 1;

Thence leaving said southwesterly line South 40°29'24" East, a distance of 38.50 feet;

Thence South 33°56'40" East, a distance of 94.51 feet;

Thence South 56°03'20" West, a distance of 9.00 feet to the **TRUE POINT OF BEGINNING**;

Thence South 33°56'40" East, a distance of 76.74 feet;

Thence North 56°03'20" East, a distance of 33.64 feet;

Thence South 40°33'10" East, a distance of 72.50 feet to a point on the southeasterly line of said Lot 1, said point also being the northwesterly line of the Atchison Topeka and Santa Fe Railroad Right of Way (100 feet wide);

Thence South 49°26'50" West along said southeasterly line and along said northwesterly line, a distance of 146.96 feet to a point on the northeasterly line of Jane Street described as Parcel "B" in said Resolution No. 21834;

Thence North 33°56'40" West along said northeasterly line, a distance of 7.05 feet to the beginning of a non-tangent curve, concave to the west, having a radius of 48.00 feet, the radial line from said point bears North 72°37'36" West, the radius point of said curve bears North 33°56'40" West, a distance of 48.00 feet from the intersection of the centerline of Jane Street with said northwesterly line of the Atchison Topeka and Santa Fe Railroad Right of Way;

Thence northerly along said northeasterly line and along the northeasterly line of that certain parcel of land conveyed to the City of Riverside by Grant of Easement recorded November 30, 2010 as Document No. 2010-0572342, Official Records of Riverside County, California, and along said curve, to the left, through a central angle of 66°19'04", an arc distance of 55.56 feet;

Thence North 48°56'40" West along said northeasterly line so conveyed , a distance of 49.67 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 103.00 feet;



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Thence northwesterly along said northeasterly line so conveyed and along said curve, to the right, through a central angle of 15°00'00", an arc distance of 26.97 feet to a point on said northeasterly line of Jane Street;

Thence North 33°56'40" West along said northeasterly line of Jane Street, a distance of 34.09 feet to said "POINT B", referred to hereinabove in Parcel 1;

Thence leaving said southwesterly line North 56°03'20" East, a distance of 104.00 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.42 acre, more or less.

SEE PLAT ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb      3/7/11  
Matthew E. Webb, L.S. 5529      Date

Prepared by: ajg  
Checked by: yb



DESCRIPTION APPROVAL:

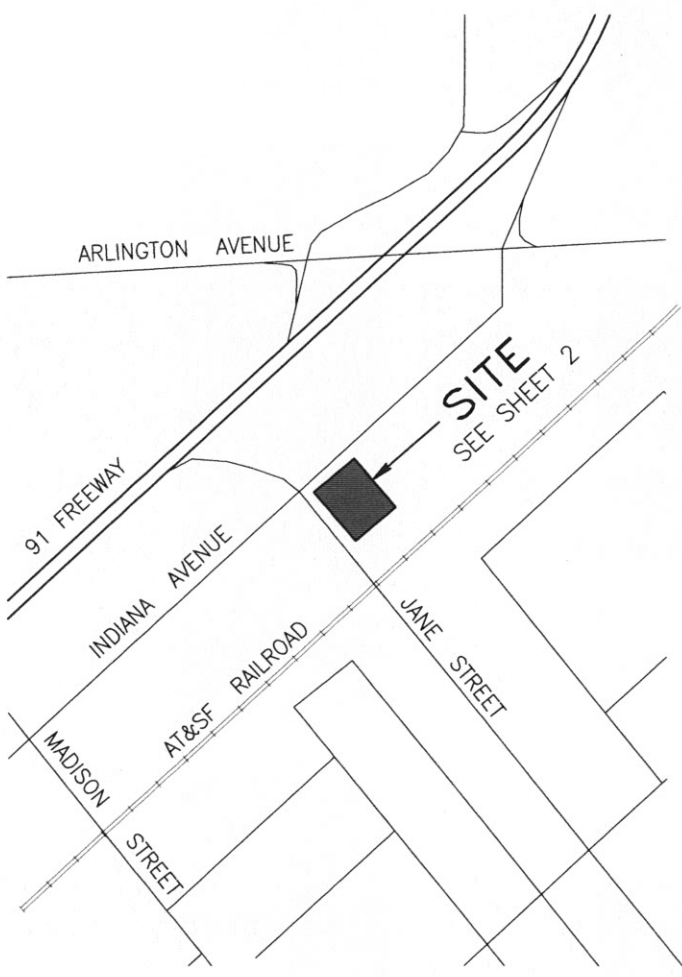
BY: K Stewart      3/8/2011  
DATE

FOR: MARK S. BROWN  
CITY SURVEYOR



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### VICINITY MAP

NOTES: (SEE SHEET 2)

- (A) PARCEL "A" VACATED BY RES. #21834, REC. 7/23/09 DOC# 09-0382064, O.R. RIV. CO. REC.
- (B) GRANTED TO R.C.T.C. FOR PUBLIC ROAD & UTIL. REC. 5/12/09, DOC# 09-0237962, O.R. RIV. CO. REC.
- (C) DEED TO CITY OF RIVERSIDE INSTR. NO. 75607, REC. 8/10/62, O.R. RIV. CO.
- (D) DEED TO CITY OF RIVERSIDE INSTR. NO. 2604, REC. 1/8/65, O.R. RIV. CO.
- (E) EASEMENT TO CITY OF RIVERSIDE DOC. NO. 2010-0572342, REC. 11/30/10, O.R. RIV. CO.



ALBERT A.  
**WEBB** CIVIL ENGINEERS  
 3788 McCRAY ST.  
 RIVERSIDE CA. 92506  
 ASSOCIATES (951) 686-1070

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SECTION 3, T3S, R5W, SBM

# CITY OF RIVERSIDE

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

SHEET 1 OF 2

W.O.  
10-0037

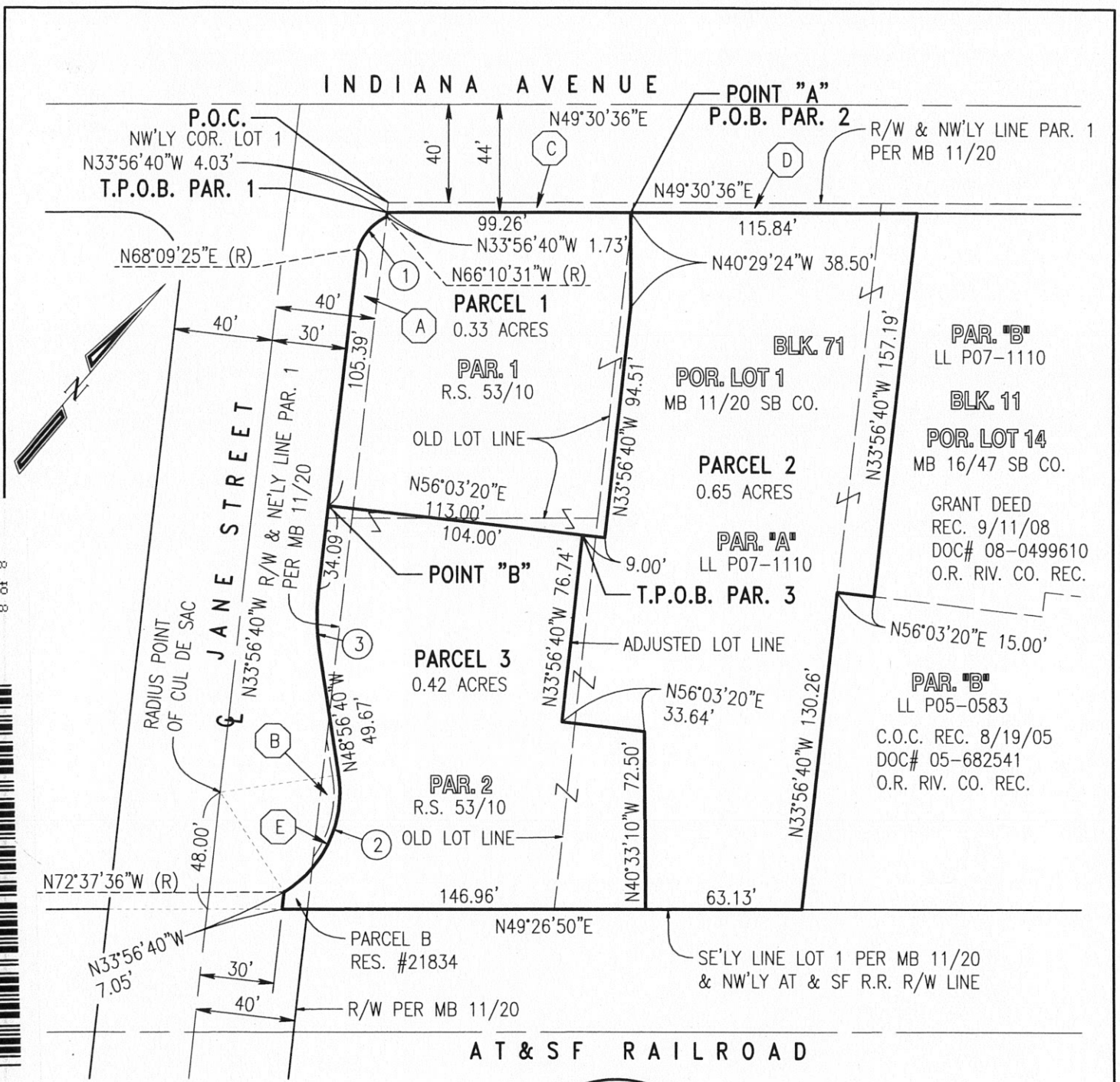
NOT TO SCALE

DRWN BY *ajg* DATE 3/7/11  
CHKD BY *fb* DATE 3/7/11

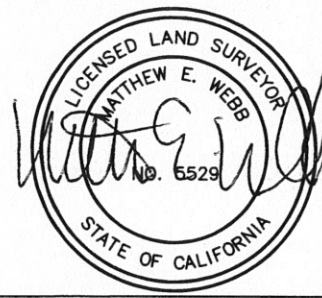
SUBJECT: LOT LINE ADJUSTMENT NO. P10-0271

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- ① R=22.50' Δ= 45°40'03" L=17.93'
- ② R=48.00' Δ= 66°19'04" L=55.56'
- ③ R=103.00' Δ= 15°00'00" L=26.97'

SECTION 3, T3S, R5W, SBM

# CITY OF RIVERSIDE

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SHEET 2 OF 2

W.O. 10-0037

SCALE: 1"=60'

DRWN BY *Wig* DATE *3/7/11*

CHKD BY *Wig* DATE *3/7/11*

SUBJECT: LOT LINE ADJUSTMENT NO. P10-0271

LL-P10-0271