

Recording requested by:

DOC # 2011-0367219
08/19/2011 08:55A Fee:33.00
Page 1 of 7
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
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			7						9
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
						T:	CTY	UNI	002

FOR RECORDER'S OFFICE USE ONLY 42

Project: P10-0411
Por. APN: 245-060-014 & 048
Address: 1513 Heather Lane

LL-P10-0411
PARCEL B



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

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 18.100 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:  12-15-10
DIRK A. JENKINS DATE
PRINCIPAL PLANNER

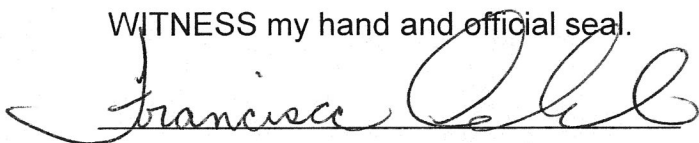
State of California

County of Riverside } ss

On Dec-15, 2010, 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

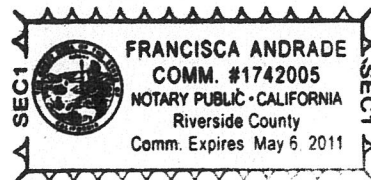


EXHIBIT A
Lot Line Adjustment No. P10-0411

Parcel B

In the City of Riverside, County of Riverside, State of California;
Being a portion of the west 1/2 of Section 22, Township 3 South, Range 5 West, SBM, together with a portion of Parcel C of Lot Line Adjustment No. P07-0798, recorded March 3, 2009 as Instrument No. 2009-0102145 of Official Records, described as follows:

Commencing at the southeast corner of the north half of said southwest quarter as said corner is shown on Record of Survey recorded in Book 73, page 88 of Records of Surveys, records of said Riverside County;

Thence South 89°25'13" West along the south line of said north half of the southwest quarter, a distance of 1547.03 feet to the **True Point of Beginning**;

Thence North 0°01'16" East, a distance of 348.00 feet;

Thence North 53°41'43" West, a distance of 188.13 feet;

Thence North 44°07'29" East, a distance of 190.68 feet to the easterly line of Parcel Map No. 31187, recorded in Book 217, pages 53 to 56, inclusive of Parcel Maps;

Thence along said easterly line, North 0°01'16" East, a distance of 64.78 feet to the northeasterly corner of said Parcel C of Lot Line Adjustment No. P07-0798;

Thence along the northerly, westerly, and southerly lines of said Parcel C the following courses;

Thence South 89°29'20" West, a distance of 408.68 feet;

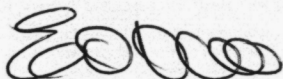
Thence South 0°01'16" West, a distance of 661.72 feet;

Thence North 89°25'13" East, a distance of 408.68 feet to the southeasterly corner thereof;

Thence continuing North 89°25'13" East along said south line of said north half of the southwest quarter, a distance of 18.95 feet to the **True Point of Beginning**.

Containing 6.00 acres, more or less.

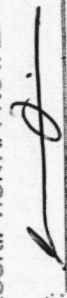
Prepared by me or under my direction



Edy P. Adkison, PLS 5390
Expiration 9-30-2012



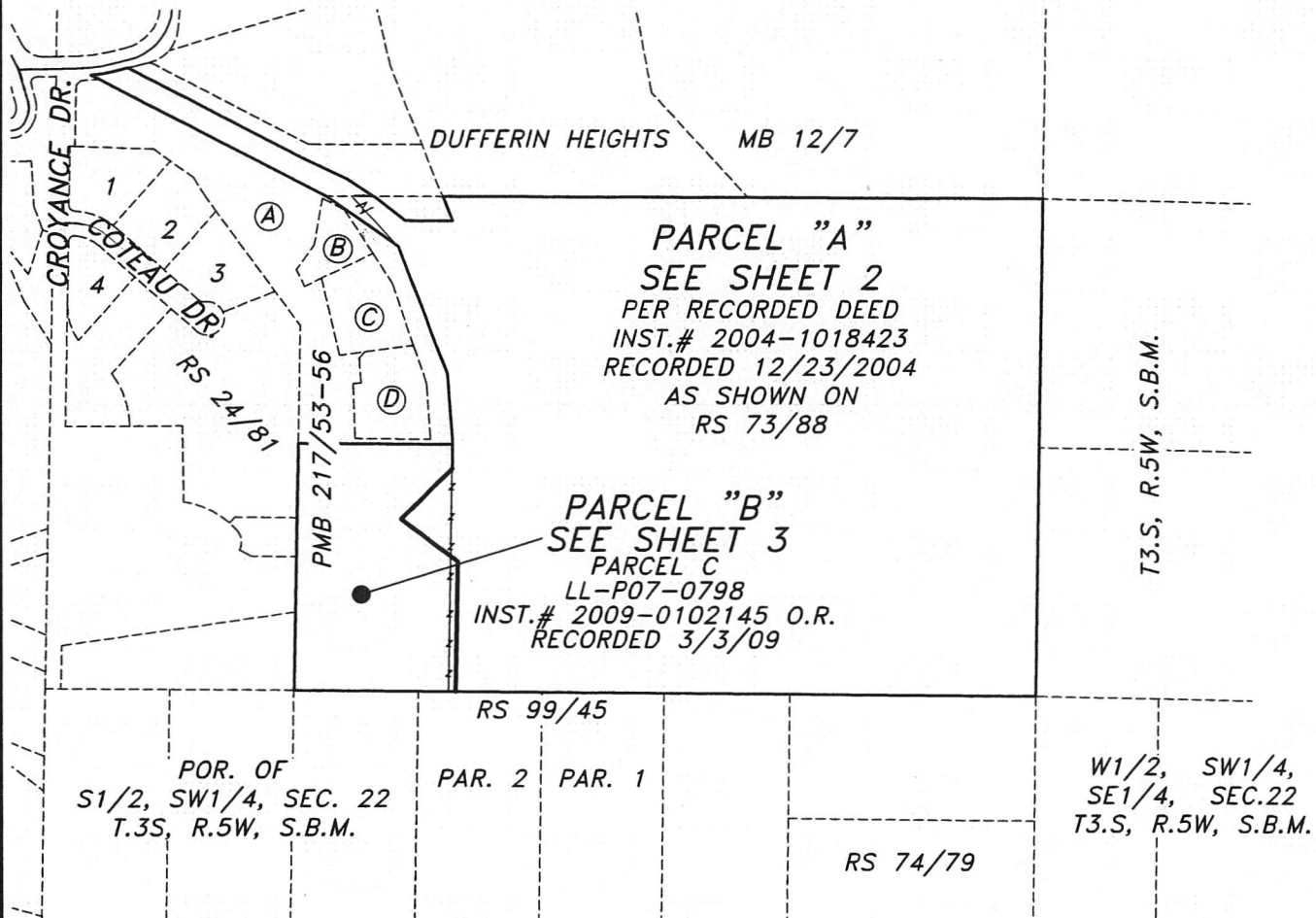
5-2-2011

DESCRIPTION APPROVAL:
BY:  DATE: 6/7/11

FOR: MARK S. BROWN
CITY SURVEYOR

LL-P10-0411

**LOT LINE ADJUSTMENT
P10-0411**



PARCEL "A"
SEE SHEET 2
PER RECORDED DEED
INST.# 2004-1018423
RECORDED 12/23/2004
AS SHOWN ON
RS 73/88

PARCEL "B"
SEE SHEET 3
PARCEL C
LL-P07-0798
INST.# 2009-0102145 O.R.
RECORDED 3/3/09

POR. OF
S1/2, SW1/4, SEC. 22
T.3S, R.5W, S.B.M.

PAR. 2 PAR. 1

W1/2, SW1/4,
SE1/4, SEC.22
T3.S, R.5W, S.B.M.

- (A) PARCEL A, LL-P07-0798
INST.# 2009-0102144
RECORDED 3/3/2009
- (B) PARCEL B, LL-P07-0798
INST.# 2009-0102145
RECORDED 3/3/2009
- (C) INST.# 175051
RECORDED 5-25-2001
- (D) PARCEL 3, PM 31187
PMB 217/53-56



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, Liverdale, CA 92504
Tel: (951) 688-0241 Fax: (951) 688-0599

SCALE: 1"=500'

JOB NO. 7863

DATE: 9/10

CLIENT: GEHRKE

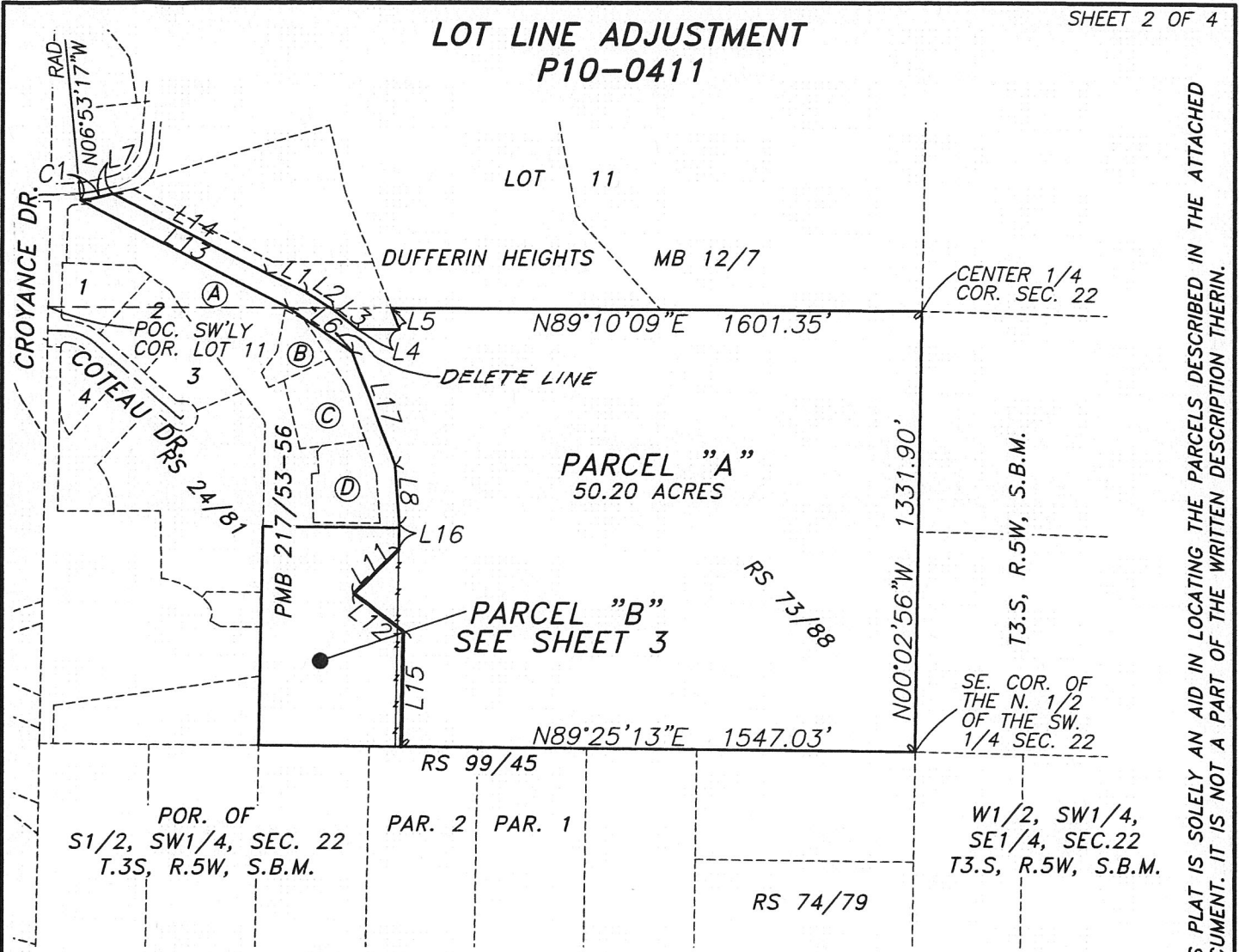
APPROVED BY:

5-2-2011

EDY P. ADKISON L.S. 5390

PER DEED 2004-1018423 &
PARCEL "C", LL P07-0798

LOT LINE ADJUSTMENT P10-0411



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.

- Ⓐ PARCEL A, LL-P07-0798
INST.# 2009-0102144
DATED: 3/3/2009
- Ⓑ PARCEL B, LL-P07-0798
INST.# 2009-0102145
DATED: 3/3/2009
- Ⓒ INST.# 175051
DATED: 5-25-2001
- Ⓓ PARCEL 3, PM 31187
PMB 217/53-56

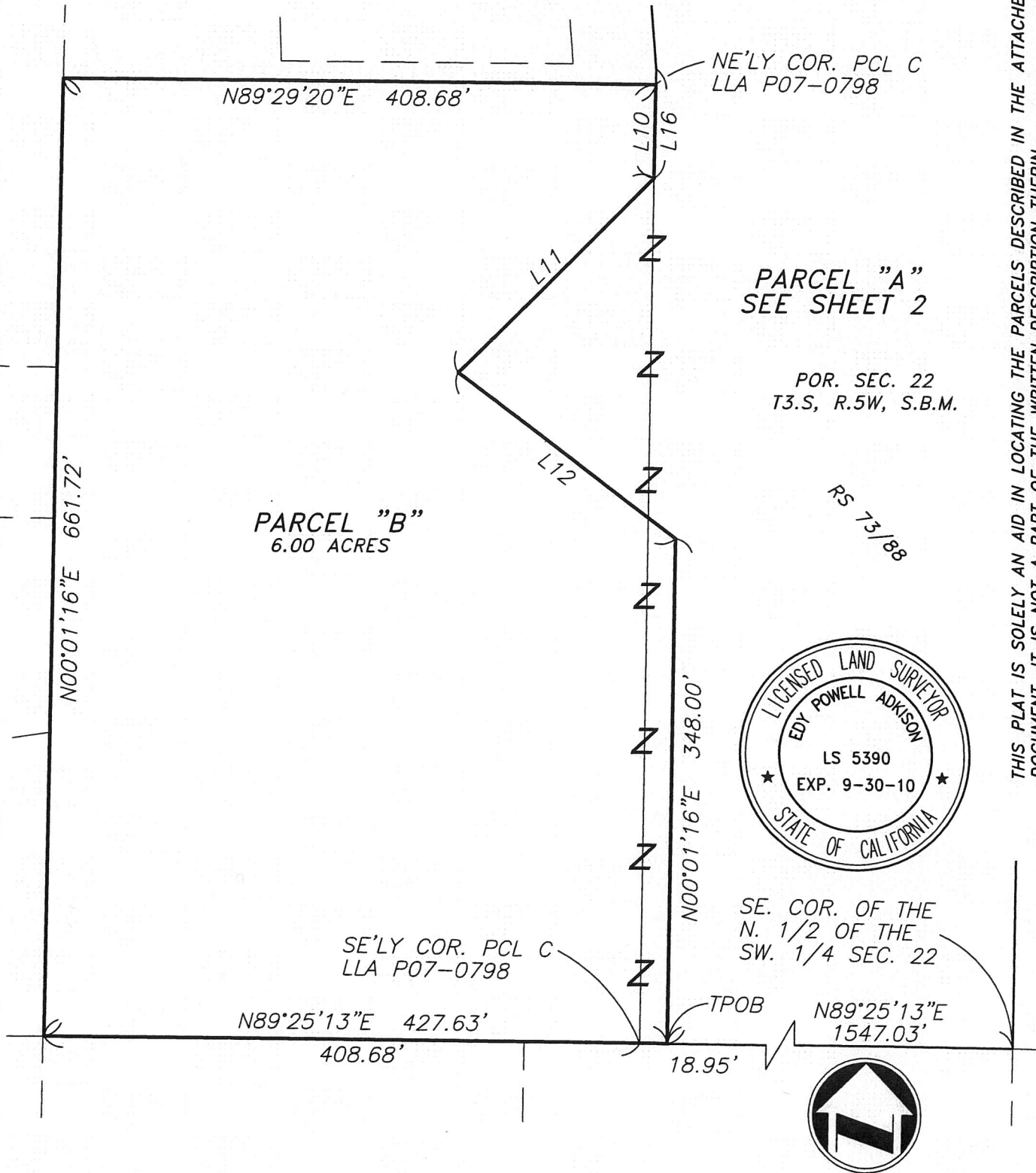


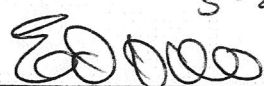
<p>PLANS PREPARED BY:</p> <h2 style="margin: 0;">adkan</h2> <h3 style="margin: 0;">ENGINEERS</h3> <p style="font-size: small; margin: 0;">Civil Engineering · Surveying · Planning 6820 Airport Drive, Riverside, CA 92504 Tel: (951) 688-0241 Fax: (951) 688-0599</p>	<p>SCALE: 1"=500'</p>	<p>JOB NO. 7863</p>	<p>DATE: 9/10</p>	<p>CLIENT: GEHRKE</p>
<p>APPROVED BY:</p> <p style="text-align: center; margin: 5px 0;"><i>Edy P. Adkison</i></p> <p style="text-align: center; margin: 0;">EDY P. ADKISON L.S. 5390</p>		<p>PER DEED 2004-1018423 & PARCEL "C", LL P07-0798</p>		

LL-P10-0411

LOT LINE ADJUSTMENT
P10-0411

THIS PLAN 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"=100'	JOB NO. 7863	DATE: 9/10	CLIENT: GEHRKE
	APPROVED BY:  EDY P. ADKISON L.S. 5390		PER DEED 2004-1018423 & PARCEL "C", LL P07-0798	

LL-P10-0411

**LOT LINE ADJUSTMENT
P10-0411**

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.

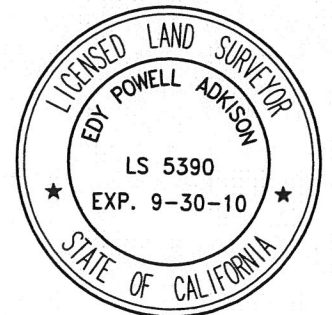
LINE TABLE		
LINE	LENGTH	BEARING
L1	129.66	S65°18'10"E
L2	100.01	S57°54'10"E
L3	94.00	S52°34'16"E
L4	126.01	N89°06'39"E
L5	70.00	N22°44'02"W
L6	234.23	S55°47'03"E
L7	41.41	S75°26'27"W
L8	180.05	S05°15'20"E
L9	10.86	S00°01'16"W
L10	64.78	S00°01'16"W
L11	190.68	S44°07'29"W
L12	188.13	S53°41'43"E
L13	705.90	S63°36'49"E
L14	522.01	S63°31'48"E
L15	348.00	N00°01'16"E
L16	75.64	S00°01'16"W
L17	363.16	N21°53'50"W

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TAN.
C1	7°40'16"	440.00	58.91	29.50

LEGEND

OLD PL 

NEW PL 



PLANS PREPARED BY:

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


SCALE: N/A

JOB NO. 7863

DATE: 9/10

CLIENT: GEHRKE

APPROVED BY:


EDY P. ADKISON L.S. 5390

PER DEED 2004-1018423 &
PARCEL "C", LL P07-0798

LL-P10-0411

Recording requested by:

DOC # 2011-0367222
08/19/2011 08:55A Fee:36.00
Page 1 of 8

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
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			8						10
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
							T:	CTY	UNI

FOR RECORDER'S OFFICE USE ONLY

46

Project: P10-0411
APN: 245-040-008 &
Por. 245-060-014 & 048
Address: none

**LL-P10-0411
PARCEL A**



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

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owners:

Christopher J. Madson, a married man as his sole and separate property, as to an undivided 32.1396% interest;

William J. Gehrke and Barbara L. Gehrke, Trustees of the Gehrke Family Trust dated February 20, 1996, as to an undivided 26.5381% interest;

Lee Vincent La Velle and Laurette Marie La Velle, Trustees of the Lee Vincent La Velle and Laurette Marie La Velle Trust dated February 22, 2001, as to an undivided 32.1396% interest;

VP Lending, Inc., a California corporation as to an undivided 9.1827% interest, as tenants in common

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 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: *[Signature]* 12-15-10
DIRK A. JENKINS DATE
PRINCIPAL PLANNER

State of California
County of Riverside } ss

On Dec 15, 2010, 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

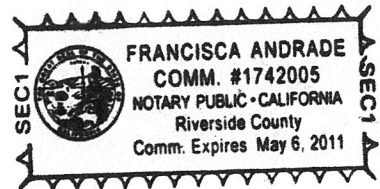


EXHIBIT A
Lot Line Adjustment No. P10-0411

Parcel A

In the City of Riverside, County of Riverside, State of California;
Being a portion of Lot 11 of Dufferin Heights, per map recorded in Book 12, page 7 of Maps and a portion of the west 1/2 of Section 22, Township 3 South, Range 5 West, SBM, together with a portion of Parcel C of Lot Line Adjustment No. P07-0798, recorded March 3, 2009 as Instrument No. 2009-0102145 of Official Records, described as follows:

Commencing at the Southwest corner of said Lot 11;

Thence North 0°00'52" West along the West line of said Section 22, a distance of 319.38 feet to the southerly line of Lot "C" of said Dufferin Heights;

Thence North 87°56'29" East, a distance of 53.43 feet to the beginning of a curve, concave northerly and having a radius of 440.00 feet;

Thence easterly along said curve, through a central angle of 12°30'02" an arc length of 96.00 feet;

Thence tangent to last said curve, North 75°26'27" East, a distance of 41.41 feet to the most westerly corner of that certain parcel of land conveyed to Charles S. McMillan and Rena E. McMillan, his wife described in document recorded March 9, 1954 as Instrument No. 11646 in Book 1562, page 436 of Official Record, said corner being the **True Point of Beginning**;

Thence along the southwesterly, southerly and easterly line of said McMillan parcel the following courses;

Thence South 63°31'48" East, a distance of 522.01 feet;

Thence South 65°18'10" East, a distance of 129.66 feet;

Thence South 57°54'10" East, a distance of 100.01 feet;

Thence South 52°34'16" East, a distance of 94.00 feet;

Thence North 89°06'39" East, a distance of 126.01 feet;

Thence North 22°44'02" West, a distance of 70.00 feet to the southerly line of said Lot 11;

Thence North 89°10'09" East along said southerly line, a distance of 1601.35 feet to the center of said Section 22;

Thence South 0°02'56" East along the east line of the southwest quarter of said Section 22, a distance of 1331.90 feet to the southeast corner of the north half of said southwest quarter as said corner is shown on Record of Survey recorded in Book 73, page 88 of Records of Surveys, records of said Riverside County;

LL-P10-0411

Thence South 89°25'13" West along the south line of said north half of the southwest quarter, a distance of 1547.03 feet;

Thence North 0°01'16" East, a distance of 348.00 feet;

Thence North 53°41'43" West, a distance of 188.13 feet;

Thence North 44°07'29" East, a distance of 190.68 feet to the easterly line of Parcel Map No. 31187, recorded in Book 217, pages 53 to 56, inclusive of Parcel Maps;

Thence along the easterly and northeasterly line of said Parcel Map the following courses;

Thence North 0°01'16" East, a distance of 75.64 feet;

Thence North 5°15'20" West, a distance of 180.05 feet;

Thence North 21°53'50" West, a distance of 363.16 feet;

Thence North 55°47'03" West, a distance of 234.23 feet;

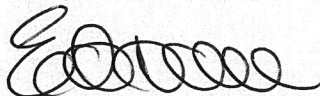
Thence North 63°36'49" West, a distance of 705.90 feet to a point in the aforesaid southerly line of Lot "C" of Dufferin Heights, said line being a curve, concave northerly and having a radius of 440.00 feet, a radial line to said point bears South 6°53'17" East;

Thence easterly along said curve, through a central angle of 7°40'16", an arc length of 58.91 feet;

Thence tangent to last said curve, North 75°26'27" East, a distance of 41.41 feet to the **True Point of Beginning**.

Containing 50.20 acres, more or less.

Prepared by me or under my direction



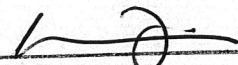
Edy P. Adkison, PLS 5390

Expiration 9-30-2012



5-2-2011

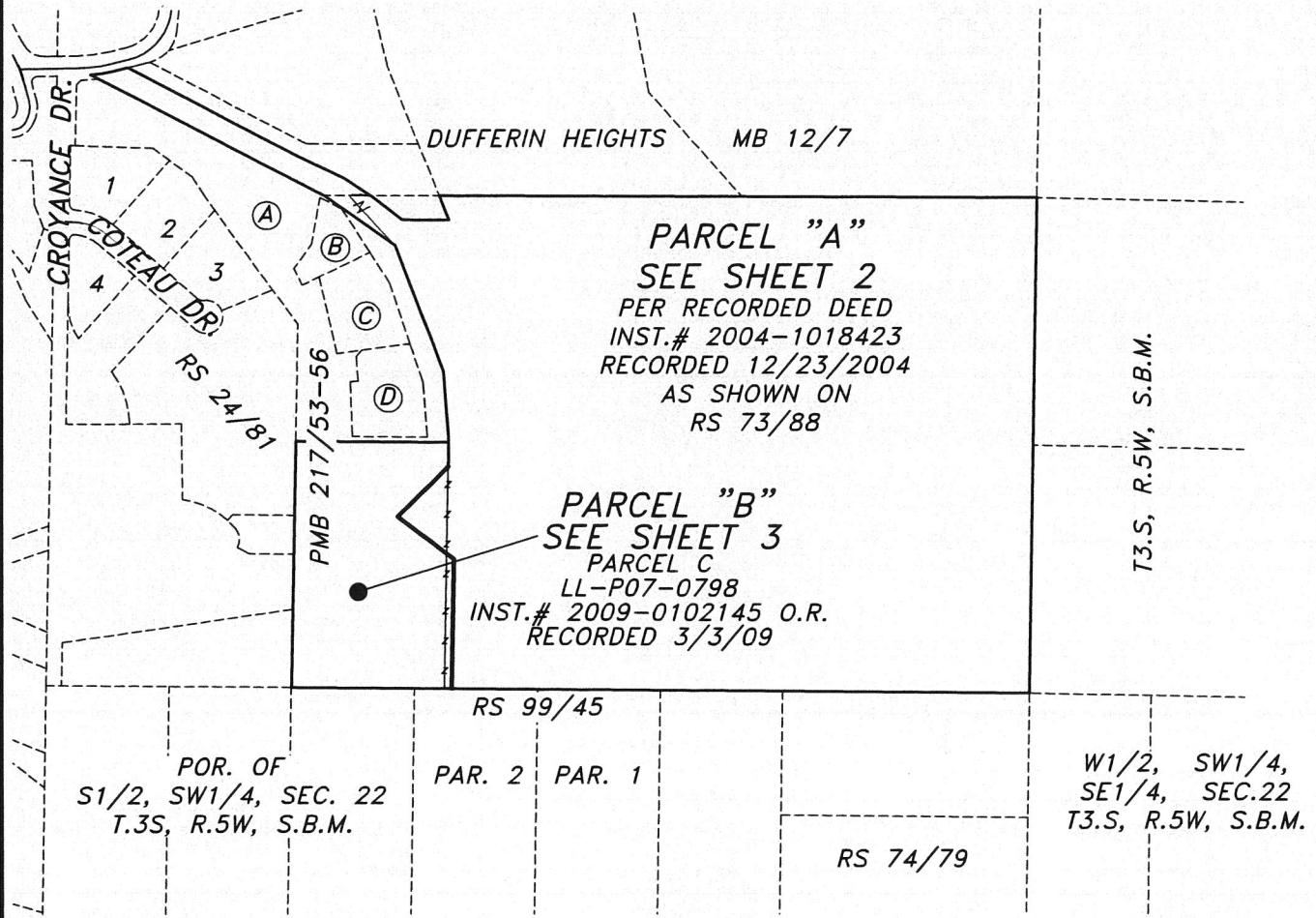
DESCRIPTION APPROVAL:

BY:  DATE: 6/7/11

FOR: MARK S. BROWN
CITY SURVEYOR

LL-P10-0411

LOT LINE ADJUSTMENT
P10-0411



PARCEL "A"
SEE SHEET 2
PER RECORDED DEED
INST.# 2004-1018423
RECORDED 12/23/2004
AS SHOWN ON
RS 73/88

PARCEL "B"
SEE SHEET 3
PARCEL C
LL-P07-0798
INST.# 2009-0102145 O.R.
RECORDED 3/3/09

T3.S, R.5W, S.B.M.

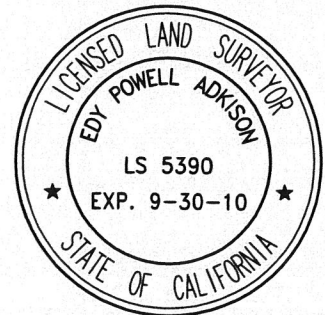
POR. OF
S1/2, SW1/4, SEC. 22
T.3S, R.5W, S.B.M.

RS 99/45
PAR. 2 PAR. 1

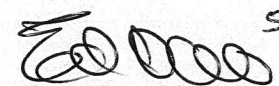
W1/2, SW1/4,
SE1/4, SEC.22
T3.S, R.5W, S.B.M.

RS 74/79

- (A) PARCEL A, LL-P07-0798
INST.# 2009-0102144
RECORDED 3/3/2009
- (B) PARCEL B, LL-P07-0798
INST.# 2009-0102145
RECORDED 3/3/2009
- (C) INST.# 175051
RECORDED 5-25-2001
- (D) PARCEL 3, PM 31187
PMB 217/53-56

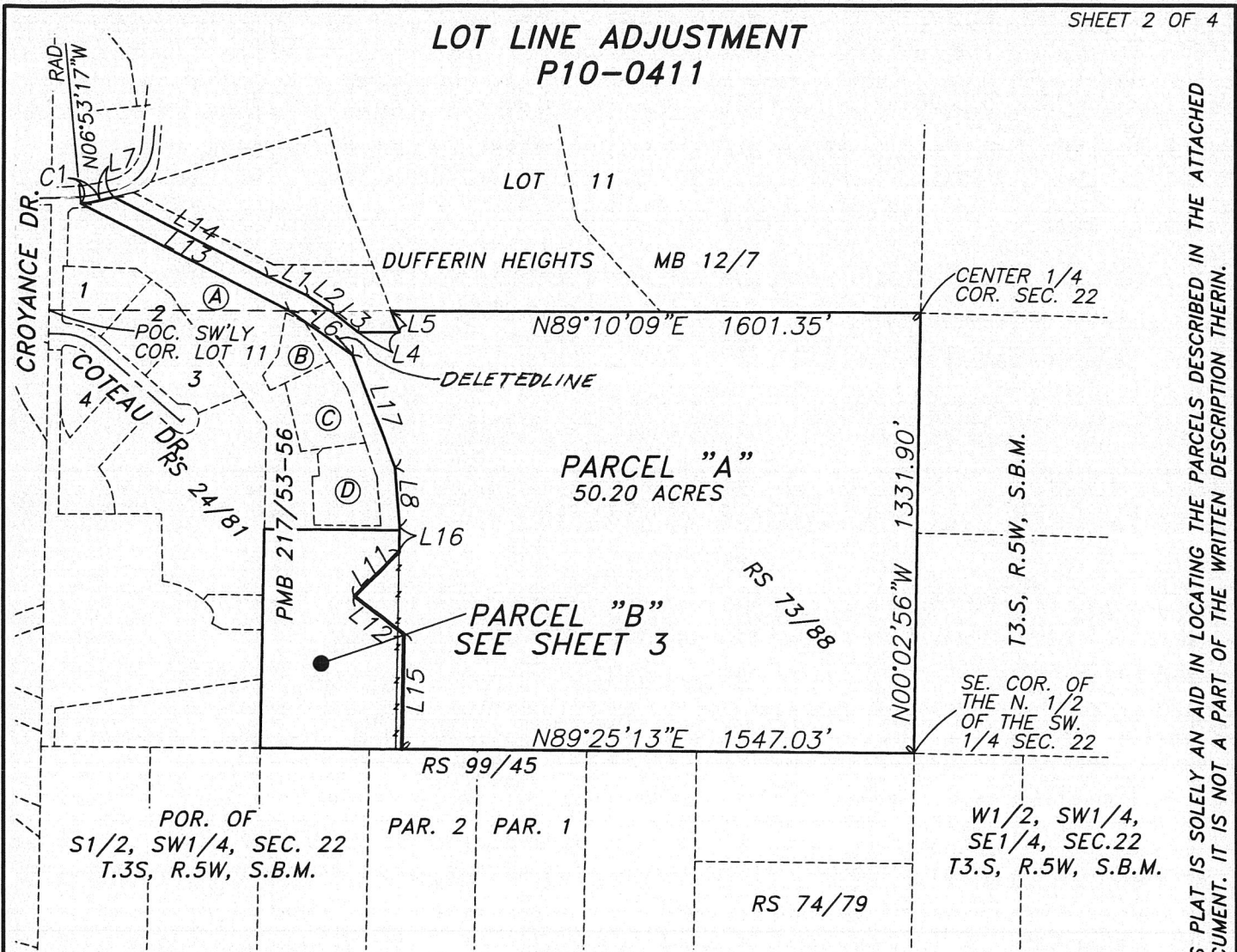


THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCELS DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

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"=500'	JOB NO. 7863	DATE: 9/10	CLIENT: GEHRKE
	APPROVED BY:  EDY P. ADKISON L.S. 5390		PER DEED 2004-1018423 & PARCEL "C", LL P07-0798	

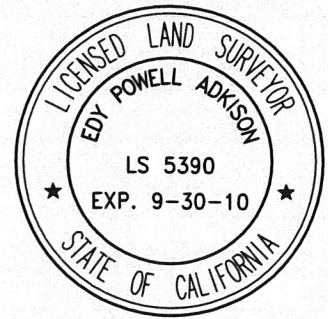
LL-P10-0411

LOT LINE ADJUSTMENT P10-0411



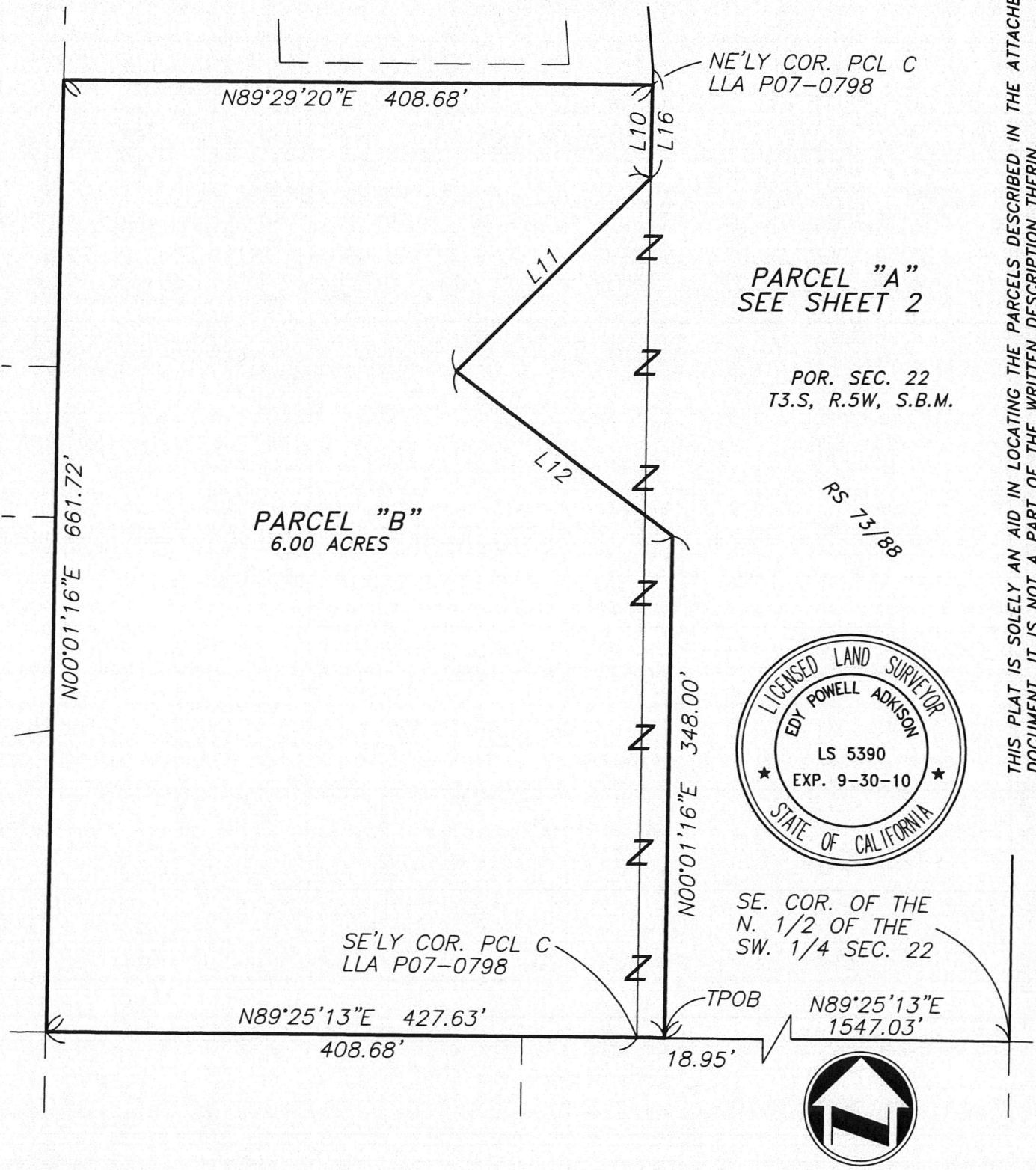
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCELS DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

- (A) PARCEL A, LL-P07-0798
INST.# 2009-0102144
DATED: 3/3/2009
- (B) PARCEL B, LL-P07-0798
INST.# 2009-0102145
DATED: 3/3/2009
- (C) INST.# 175051
DATED: 5-25-2001
- (D) PARCEL 3, PM 31187
PMB 217/53-56



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"=500'	JOB NO. 7863	DATE: 9/10	CLIENT: GEHRKE
APPROVED BY: EDY P. ADKISON L.S. 5390		PER DEED 2004-1018423 & PARCEL "C", LL P07-0798		

LOT LINE ADJUSTMENT
P10-0411



<p>PLANS PREPARED BY:</p> <p>adkan ENGINEERS Civil Engineering · Surveying · Planning 6820 Airport Drive, Riverside, CA 92504 Tel: (951) 688-0241 Fax: (951) 688-0599</p>	SCALE: 1"=100'	JOB NO. 7863	DATE: 9/10	CLIENT: GEHRKE
	<p>APPROVED BY:</p> <p><i>[Signature]</i> EDY P. ADKISON L.S. 5390</p>		<p>PER DEED 2004-1018423 & PARCEL "C", LL P07-0798</p>	

LL-P10-0411

**LOT LINE ADJUSTMENT
P10-0411**

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.

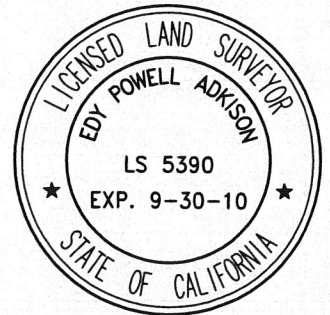
LINE TABLE		
LINE	LENGTH	BEARING
L1	129.66	S65°18'10"E
L2	100.01	S57°54'10"E
L3	94.00	S52°34'16"E
L4	126.01	N89°06'39"E
L5	70.00	N22°44'02"W
L6	234.23	S55°47'03"E
L7	41.41	S75°26'27"W
L8	180.05	S05°15'20"E
L9	10.86	S00°01'16"W
L10	64.78	S00°01'16"W
L11	190.68	S44°07'29"W
L12	188.13	S53°41'43"E
L13	705.90	S63°36'49"E
L14	522.01	S63°31'48"E
L15	348.00	N00°01'16"E
L16	75.64	S00°01'16"W
L17	363.16	N21°53'50"W

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TAN.
C1	7°40'16"	440.00	58.91	29.50

LEGEND

OLD PL 

NEW PL 



PLANS PREPARED BY:

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

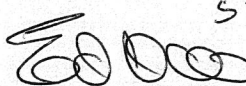
SCALE: N/A

JOB NO. 7863

DATE: 9/10

CLIENT: GEHRKE

APPROVED BY:


5-2-2011
EDY P. ADKISON L.S. 5390

PER DEED 2004-1018423 &
PARCEL "C", LL P07-0798