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DOC # 2013-0168772
04/10/2013 11:15A Fee:NC
Page 1 of 6
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

Recording requested by:

APR 23 2013

Public Works



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: P13-0158

POR. A.P.N. 209-033-048-1

LL - P13-0158

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): WAYNE G. HODGE and SHIRLEY L. HODGE, as Co-Trustees of the Wayne G. and Shirley L. Hodge Family Trust, u/d/t dated May 15, 2006.

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 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

Steve Hayes
City Planner

By: SAH 4/5/13
Steve Hayes Date

State of California

County of Riverside } ss

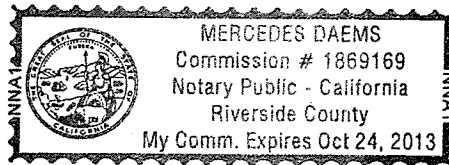
On April 9, 2013, before me, Mercedes Daems,
notary public, personally appeared, Steve Hayes

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.

Mercedes Daems
Notary Signature



PROPOSED PARCEL LEGAL DESCRIPTION

Parcel A

Parcel 1 of that certain Certificate of Compliance Project no. PMW-C-57-767, in the City of Riverside, County of Riverside, State of California, recorded March 8, 1990 as Instrument No. 085485 of Official Records of said Riverside County;

Excepting therefrom those portions of Lots 22 and 23 of Glendora Tract, in the City of Riverside, County of Riverside, State of California, as shown by map on file in Book 8 of Maps, Page 25 thereof, Records of Riverside County, California, more particularly described as follows:

Commencing at the most southerly corner of said lot 22;

Thence, North $60^{\circ}54'34''$ West, along the Southwesterly line of said lot 22, a distance of 82.92 feet to a point being located South $60^{\circ}54'34''$ East, a distance of 1.38 feet along the last mentioned Southwesterly line, from the Southwesterly corner of said lot 22, said point also being the Southeasterly corner of that parcel conveyed to the City of Riverside by Deed recorded November 4, 1966 as Instrument No. 108434, of Official Records of said Riverside County; said point also being the True Point of Beginning;

Thence, North $07^{\circ}13'29''$ East, along the Easterly line of the last mentioned parcel conveyed to the City of Riverside, a distance of 68.35 feet to a point on the Northeasterly line of said lot 22, said point being the Southeasterly corner of that parcel conveyed to the City of Riverside by Deed recorded November 4, 1966 as Instrument No. 108432, of Official Records of said Riverside County;

Thence, continuing North $07^{\circ}13'29''$ East, along the Easterly line of the last mentioned parcel conveyed to the City of Riverside, a distance of 58.64 feet to a point on the Northeasterly line of said lot 23; said point being the Northeasterly corner of that parcel conveyed to the City of Riverside by deed recorded November 4, 1966 as Instrument No. 108432, of Official Records of said Riverside County;

Thence, South $60^{\circ}54'34''$ East, along the Northeasterly line of said lot 23, a distance of 5.38 feet;

Thence, South $06^{\circ}44'00''$ West, a distance of 10.05 feet to the beginning of a tangent curve, concave Easterly, having a radius of 950.00 feet

Thence, Southerly, along said curve, through a central angle of $2^{\circ}34'00''$, an arc distance of 42.56 feet to a line which is parallel with and distant 44.50 feet Easterly, as measured at right angles from the centerline of Main Street;

Thence, South $04^{\circ}10'00''$ West, along last mentioned parallel line, a distance of 76.77 feet to the Southeasterly line of said lot 22;

LL-P13-0158

Thence, North 60°54'34" West, along the Southwesterly line of said lot 22, a distance of 11.30 feet to the True Point of Beginning;

Also excepting therefrom those portions of Lots 25 and 26, inclusive, of Glendora Tract, in the City of Riverside, County of Riverside, State of California, as shown by map on file in Book 8 of Maps, Page 25 thereof, Records of Riverside County, California, more particularly described as follows:

Beginning at the most northerly corner of said lot 26;

Thence North 60°54'34" West, along the Northeasterly line of said Lot 25, a distance of 29.00 feet to the most Easterly corner of that parcel conveyed to the City of Riverside by deed recorded February 24, 1978 as Instrument No. 35840, of Official Records of said Riverside County;

Thence, South 29°05'26" West, along the Southeasterly line of said parcel conveyed to the City of Riverside, a distance of 8.00 feet to the Southwesterly line of said parcel conveyed to the City of Riverside; said Southwesterly line being parallel with and distant 33.00 feet Southwesterly, as measured at right angles, from the centerline of Strong Street;

Thence, South 60°54'34" East, along last mentioned parallel line, a distance of 64.32 feet to the Southeasterly line of said Parcel 1;

Thence, North 33°54'56" East, along the Southeasterly line of said Parcel 1, a distance of 8.03 feet to a point on the Northeasterly line of said Lot 26, last mentioned point being South 60°54'34" East, a distance of 36.00 feet thereon from said most Northerly corner of said Lot 26;

Thence North 60°54'34" West along last mentioned Northeasterly line, a distance of 36.00 feet to the Point of Beginning;

Also excepting therefrom that portion of Lot 25 of Glendora Tract, in the City of Riverside, County of Riverside, State of California, as shown by map on file in Book 8 of Maps, Page 25 thereof, Records of Riverside County, California, more particularly described as follows:

Commencing at the most Southerly corner of said Lot 25;

Thence, North 60°54'34" West, along the most Southwesterly line of said Lot 25, a distance of 40.33 feet to the True Point of Beginning;

Thence continuing, North 60°54'34" West, along the most Southwesterly line of said Lot 25, a distance of 33.49 feet;

Thence, North 74°05'26" East, a distance of 6.10 feet to a line parallel with and distant 4.31 feet Northeasterly from said Southwesterly line;

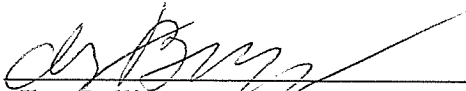
Thence, South 60°54'34" East, along said parallel line, a distance of 24.86 feet;

LL-P13-0158

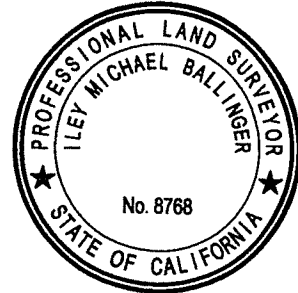
Thence, South 15°54'34" East, a distance of 6.10 feet to the True Point of Beginning.

Containing 43,824 square feet or 1.006 acres, more or less.

End of Description


Iley Ballinger, PLS 8768
Expires: December 31, 2014

3-28-13
Date:

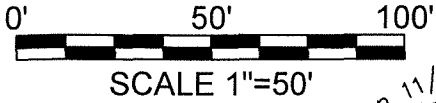
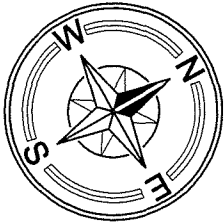


DESCRIPTION APPROVAL:

BY: 
3/29/2013
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

LOT LINE ADJUSTMENT PLOT PLAN FOR APN 209-033-008 & 209-033-048



Curve Data

① $R=1000.00'$
 $\Delta=2^{\circ}34'00''$
 $L=44.80'$
 $T=22.40'$

Previously dedicated on 12/16/66
as Inst. No. 120383 of Official Records

Previously dedicated on 4/7/78
as Inst. No. 67489 of Official Records

$N60^{\circ}44'00''E$ 78.01'

Previously dedicated on 11/4/66 as
Inst. No. 108432 of Official Records
Previously dedicated on 11/4/66
as Inst. No. 108434 of Official Records

Monument C/L
Previously dedicated on 03/31/67
as Inst. No. 27349 of Official Records

MAIN STREET

$N7^{\circ}13'29''E$
58.64'

$N7^{\circ}13'29''E$
68.35'

$S4^{\circ}10'00''W$
76.77'

$D=2^{\circ}34'00''$
 $R=950.00'$
 $L=42.56'$

$N06^{\circ}44'00''W$ 10.05'

$N60^{\circ}54'34''W$ 4.52'

$N60^{\circ}54'34''W$ 5.38'

50.00'

Lot 24
Map of Glendora
Tract

Previously dedicated on 2/24/78
as Inst. No. 35840 of Official Records

STRONG STREET

Legend

- MOST NORTHERLY CORNER OF LOT 26 OF MAP OF GLENDORA TRACT
- MOST SOUTHERLY CORNER OF LOT 22 OF MAP OF GLENDORA TRACT
- ⬤ MOST SOUTHERLY CORNER OF LOT 25 OF MAP OF GLENDORA TRACT
- AREA DEDICATED TO THE CITY OF RIVERSIDE FOR STREET PURPOSES BY SEPARATE DOCUMENT

APN 209-033-008
EXISTING PARCEL 2
LOT 21 MAP OF GLENDORA TRACT
BK. 8 OF MAPS PG. 25, R.C.R.
9,2888 SF

Lot 22
Map of Glendora
Tract

Lot 23
Map of Glendora
Tract

Glendora Tract
Bk. 8 of Maps
Pg. 25, R.C.R.

APN 209-033-048
EXISTING PARCEL 1
PORTION OF PARCEL 1 OF PMW-C-57-767
DOC. NO. 90-085485, O.R.C.R.
43,949± SF

Lot 25
Map of Glendora
Tract

PROPOSED PARCEL A
43,824± SF

Portion of Lot 26
Map of Glendora
Tract
APN 209-033-015

Portion of Lot 26
Map of Glendora
Tract
APN 209-033-049



3-28-13

LL-P13-0158



LARS ANDERSEN & ASSOCIATES, INC
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS

WWW.LARSANDERSEN.COM 559-276-2790 FAX 559-276-0850

JOB NO: 12108.00
DR. BY: IMB
CH. BY: IMB
DATE: 03/27/13
SCALE: 1"=50'

SHEET NO. 1
OF 1 SHEET

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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APR 19 2013

Public Works

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Project: P13-0158

A.P.N. 209-033-008-5 & Por. 048-1

LL - P13-0158

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): CAROL ANN CARTER, an unmarried woman.

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 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

Steve Hayes
City Planner

By: Steve Hayes 4/5/13
Steve Hayes Date

State of California

County of Riverside } ss

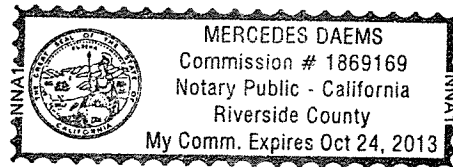
On April 9, 2013, before me, Mercedes Daems,
notary public, personally appeared, Steve Hayes

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.

Mercedes Daems
Notary Signature



PROPOSED PARCEL LEGAL DESCRIPTION

Parcel B

Lot 21 of Glendora Tract, in the City of Riverside, County of Riverside, State of California, as shown by map on filed in Book 8, Page 25 of Maps, Records of Riverside County, California;

Together with that portion of Lot 25 of Glendora Tract, in the City of Riverside, County of Riverside, State of California, as shown by map on file in Book 8 of Maps, Page 25 thereof, Records of Riverside County, California, more particularly described as follows:

Commencing at the most Southerly corner of said Lot 25;

Thence, North 60°54'34" West, along the most Southwesterly line of said Lot 25, a distance of 40.33 feet to the True Point of Beginning;

Thence continuing, North 60°54'34" West, along the most Southwesterly line of said Lot 25, a distance of 33.49 feet;

Thence, North 74°05'26" East, a distance of 6.10 feet to a line parallel with and distant 4.31 feet Northeasterly from said Southwesterly line;

Thence, South 60°54'34" East, along said parallel line, a distance of 24.86 feet;

Thence, South 15°54'34" East, a distance of 6.10 feet to the True Point of Beginning;

Excepting therefrom from that portion granted to the City of Riverside by deed recorded March 31, 1967, as Instrument No. 27349, of Official Records.

Containing 9,413 square feet or 0.216 acres, more or less.

End of Description

Iley Ballinger 3-28-13
Iley Ballinger, PLS 8768 Date:
Expires: December 31, 2014

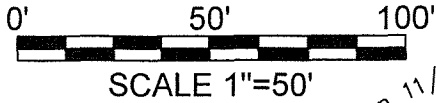
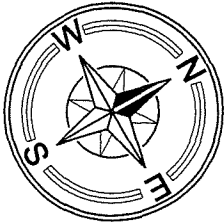


DESCRIPTION APPROVAL:

BY: *Curtis C. Stephens* 3/29/2013
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

LOT LINE ADJUSTMENT PLOT PLAN FOR APN 209-033-008 & 209-033-048



Curve Data

① **R=1000.00'**
Δ=2°34'00"
L=44.80'
T=22.40'

Previously dedicated on 12/16/66
as Inst. No. 120383 of Official Records

Previously dedicated on 4/7/78
as Inst. No. 67489 of Official Records

N60°44'00"E 78.01'

Previously dedicated on 11/4/66 as
Inst. No. 108432 of Official Records
Previously dedicated on 11/4/66
as Inst. No. 108434 of Official Records

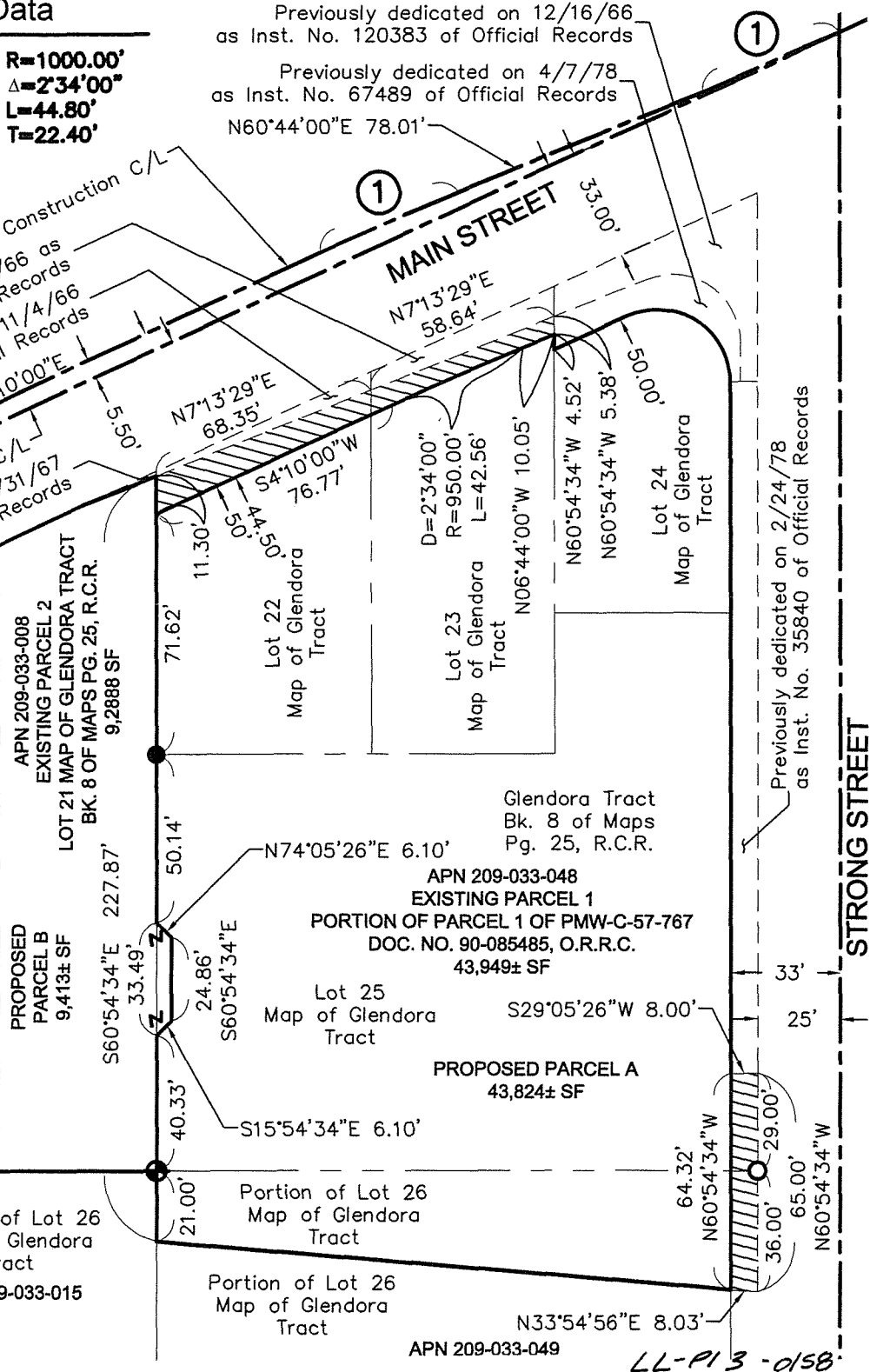
Previously dedicated on 03/31/67
as Inst. No. 27349 of Official Records

Legend

- MOST NORTHERLY CORNER OF LOT 26 OF MAP OF GLENDORA TRACT
- MOST SOUTHERLY CORNER OF LOT 22 OF MAP OF GLENDORA TRACT
- ⊕ MOST SOUTHERLY CORNER OF LOT 25 OF MAP OF GLENDORA TRACT
- AREA DEDICATED TO THE CITY OF RIVERSIDE FOR STREET PURPOSES BY SEPARATE DOCUMENT



3-28-13



LARS ANDERSEN & ASSOCIATES, INC
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS

WWW.LARSANDERSEN.COM 559-276-2790 FAX 559-276-0850

JOB NO: 12108.00
DR. BY: IMB
CH. BY: IMB
DATE: 03/27/13
SCALE: 1"=50'

SHEET NO. 1
OF 1 SHEET

LL-PI 3 - 0158