

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

2016-0182603

05/05/2016 12:26 PM Fee: \$ 34.00

Page 1 of 4

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



13					R	A	Exam: 100			
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC	
4	1									
SIZE	NCOR	SMF	NCHG	T:						

3550

Project: P15-0992
POR. APN: 249-130-026
Address: 900 Marlborough Avenue

**P15-0992
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 Owner(s): **Robert D. Aust as Trustee of the Robert D. and Nelda R. Aust
Family Survivor's Trust A**

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.**

LL-P15-0992

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

Rafael Guzman
Director
Community & Economic Development Department

By: Edward A. White
Edward A. White

4-21-16
Date

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside } ss

On April 21, 2016, before me, Michelle Darcia-Dugman Notary Public
notary public, personally appeared, Edward August White

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.

Michelle Darcia-Dugman
Notary Signature



EXHIBIT "A"

PARCEL A

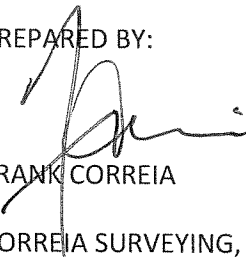
PARCEL 4 OF PARCEL MAP NO. 15476, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 95 OF PARCEL MAPS, PAGES 99 AND 100, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL 4 DESCRIBED AS FOLLOWS;

COMMENCING AT THE CENTERLINE INTERSECTION OF MARLBOROUGH AVENUE AND NORTHGATE STREET AS SHOWN ON SAID PARCEL MAP NO. 15476; THENCE SOUTH ALONG THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID PARCEL 4 WHICH BEARS SOUTH 00°05'45" EAST, (331.73 FEET) ON SAID PARCEL MAP NO. 15476, SOUTH 00°05'45" EAST, 33.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID MARLBOROUGH AVENUE, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ON SAID NORTHERLY PROLONGATION, SOUTH 00°05'45" EAST, 105.00 FEET TO THE NORTHERLY TERMINOUS OF SAID COURSE IN SAID EAST LINE; THENCE SOUTH 89°56'46" EAST ALONG SAID EAST LINE, 18.00 FEET TO AN ANGLE POINT IN SAID EAST LINE; THENCE NORTH 00°05'45" WEST ALONG SAID EAST LINE, 105.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID MARLBOROUGH AVENUE; THENCE NORTH 89°56'46" WEST ALONG SAID SOUTHERLY RIGHT OF WAY, 18.00 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 3.55 ACRES, MORE OR LESS.

PREPARED BY:



FRANK CORREIA

LS 6927

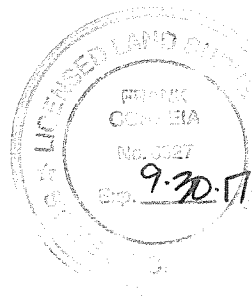
CORREIA SURVEYING, INC

40335 WINCHESTER ROAD, SUITE E-149

TEMECULA, CA 92591

(951) 698-7431 PHONE

(951) 698-7952 FAX



LL-PI5-0992

BASIS OF BEARING

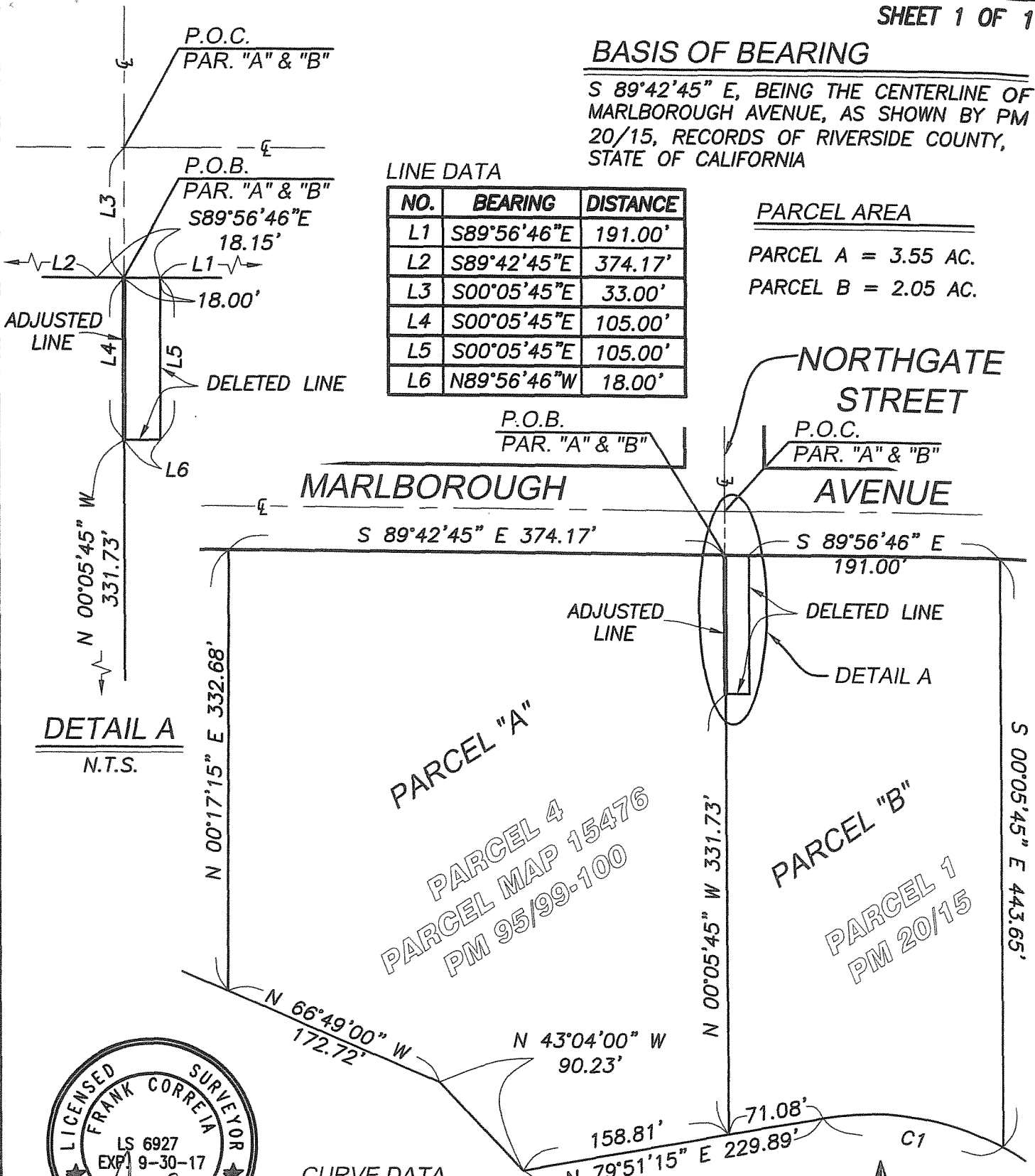
S 89°42'45" E, BEING THE CENTERLINE OF MARLBOROUGH AVENUE, AS SHOWN BY PM 20/15, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

LINE DATA

NO.	BEARING	DISTANCE
L1	S89°56'46"E	191.00'
L2	S89°42'45"E	374.17'
L3	S00°05'45"E	33.00'
L4	S00°05'45"E	105.00'
L5	S00°05'45"E	105.00'
L6	N89°56'46"W	18.00'

PARCEL AREA

PARCEL A = 3.55 AC.
PARCEL B = 2.05 AC.



DETAIL A
N.T.S.

PARCEL "A"
PARCEL 4
PARCEL MAP 15476
PM 95/99-100

PARCEL "B"
PARCEL 1
PM 20/15



CURVE DATA

NO.	Δ	RADIUS	LENGTH	TANGENT
C1	36°21'55"	225.00'	142.81'	73.90'

CORREIA SURVEYING INC.

40335 WINCHESTER ROAD, TEMECULA, CA 92591
PHONE (951) 698-7431 FAX (951) 698-7952



SCALE 1" = 100'

LL-P15-0992

Recording requested by:

DOCUMENTARY
TRANSFER TAX = \$0.00
NO CONSIDERATION

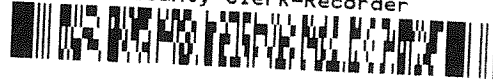
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4	1								1
SIZE	NCOR	SMF	NCHG	T:					

35.50

Project: P15-0992
APN: 257-060-011 &
POR. APN: 249-130-026
Address: 888 Marlborough Avenue

**P15-0992
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(s): **Benson Building 888, a California general partnership**

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

Rafael Guzman
Director
Community & Economic Development Department

By: Edward A. White 4.21.16
Edward A. White Date

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside } ss

On April 21, 2016, before me, Michelle Garcia-Duynan ^{notary} Public,
notary public, personally appeared, Edward August White

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.

Michelle Garcia-Duynan
Notary Signature



LL-P15-0992

EXHIBIT "A"

PARCEL B

PARCEL 1 OF PARCEL MAP ON FILE IN BOOK 20 OF PARCEL MAPS AT PAGE 15 THEREOF, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

TOGETHER WITH THAT PORTION OF PARCEL 4 OF PARCEL MAP NO. 15476, AS SHOWN BY MAP ON FILE IN BOOK 95 OF PARCEL MAPS, PAGES 99 AND 100, RECORDS OF RIVERSIDE COUNTY CALIFORNIA DESCRIBED AS FOLLOWS;

COMMENCING AT THE CENTERLINE INTERSECTION OF MARLBOROUGH AVENUE AND NORTHGATE STREET AS SHOWN ON SAID PARCEL MAP NO. 15476; THENCE SOUTH ALONG THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID PARCEL 4 WHICH BEARS SOUTH 00°05'45" EAST, (331.73 FEET) ON SAID PARCEL MAP NO. 15476, SOUTH 00°05'45" EAST, 33.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID MARLBOROUGH AVENUE, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ON SAID NORTHERLY PROLONGATION, SOUTH 00°05'45" EAST, 105.00 FEET TO THE NORTHERLY TERMINOUS OF SAID COURSE IN SAID EAST LINE; THENCE SOUTH 89°56'46" EAST ALONG SAID EAST LINE, 18.00 FEET TO AN ANGLE POINT IN SAID EAST LINE; THENCE NORTH 00°05'45" WEST ALONG SAID EAST LINE, 105.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID MARLBOROUGH AVENUE; THENCE NORTH 89°56'46" WEST ALONG SAID SOUTHERLY RIGHT OF WAY, 18.00 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 2.05 ACRES, MORE OR LESS.

PREPARED BY:

FRANK CORREIA

LS 6927

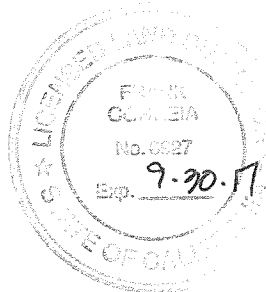
CORREIA SURVEYING, INC

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TEMECULA, CA 92591

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LL-P15-0992

BASIS OF BEARING

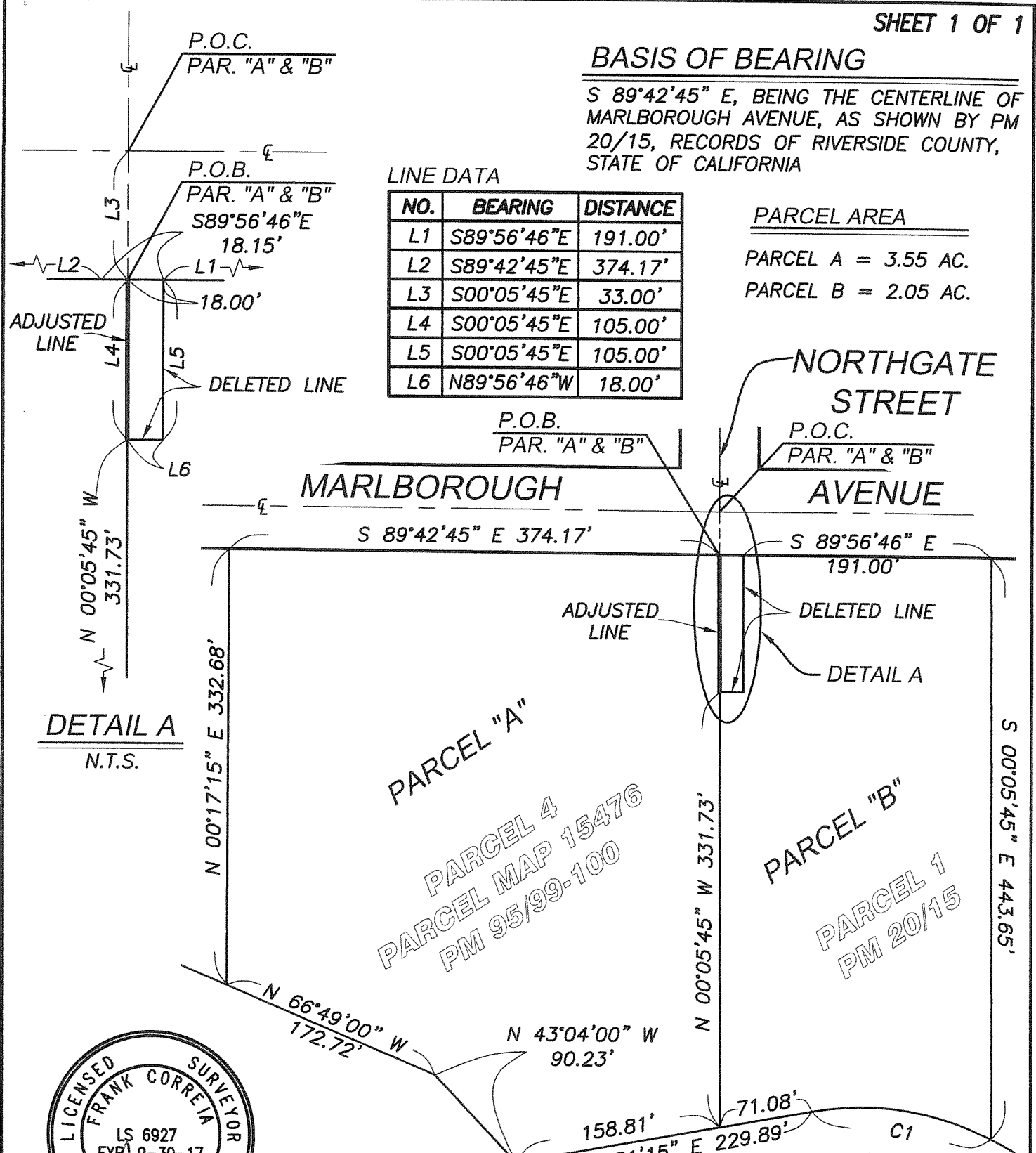
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PARCEL AREA

PARCEL A = 3.55 AC.
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DETAIL A
N.T.S.

PARCEL "A"
PARCEL 4
PARCEL MAP 15476
PM 95/99-100

PARCEL "B"
PARCEL 1
PM 20/15



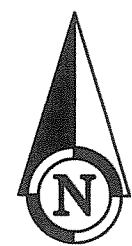
4-18-16

CURVE DATA

NO.	Δ	RADIUS	LENGTH	TANGENT
C1	36°21'55"	225.00'	142.81'	73.90'

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