

Recording requested by:

**2017-0090866**

DOCUMENTARY  
TRANSFER TAX = \$0.00  
NO CONSIDERATION

03/03/2017 04:11 PM Fee: \$ 30.00

Page 1 of 6

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

And when recorded, mail to:



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

15					R	A	Exam: 110		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
10									1
SIZE	NCOR	SMF	NCHG	T:	NCHG CC				

FOR RECORDER'S OFFICE USE ONLY

30

Project: P16-0215  
APN: 266-020-021 & 065  
Address: 18171 Van Buren Boulevard

**P16-0215  
PARCELS 1 & 2**

**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): **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 18.100 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the **TWO (2)** parcels 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.**

LL-P16-0215

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

Rafael Guzman  
Director  
Community & Economic Development Department

By: *Edward A. White* 6-9-16  
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 JUNE 9, 2016, before me, SHERYN LEE SMAY,  
notary public, personally appeared, EDWARD A. 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.  
*Sheryn Lee Smay*  
Notary Signature



LL-PIG-0215

**Exhibit "A"**  
**Lot Line Adjustment No. P16-0215**

**Parcel 1**

In the City of Riverside, County of Riverside, State of California:

Being a portion of Parcel 2 of Parcel Map No. 6142, as shown on map filed in Book 15, page 100 of Parcel Maps, records of Riverside County and a portion of Parcel "A" of Certificate of Compliance for Lot Line Adjustment No. P08-0135, recorded May 7, 2009 as Document No. 2009-0227575, Official Records of Riverside County, described as follows:

**Beginning** at the northeasterly corner of said Parcel 2;

Thence South 0°16'00" East along the easterly line thereof, a distance of 156.44 feet;

Thence South 89°44'00" West, a distance of 298.02 feet;

Thence North 0°16'00" West, a distance of 91.57 feet to a point in the southeasterly line of Van Buren Boulevard as shown on said Parcel Map No. 6142, said line being a non-tangent curve, concave southeasterly and having a radius of 2930.00 feet, a radial line to said point bears North 15°31'50" West;

Thence northeasterly along said curve, through a central angle of 5°58'01", an arc length of 305.14 feet to the **point of beginning**.

Subject to a permanent easements and rights of way for public street and public utility purposes per documents recorded January 28, 2009 as Document No. 2009-0039571, and October 26, 2016 as Document No. 0471978, both Official Records of Riverside County.

Containing 0.867 acres gross, 0.748 acres net, more or less.

**Parcel 2**

In the City of Riverside, County of Riverside, State of California:

Being a portion of Parcel 2 of Parcel Map No. 6142, as shown on map filed in Book 15, page 100 of Parcel Maps, records of Riverside County and a portion of Parcel "A" of Certificate of Compliance for Lot Line Adjustment No. P08-0135, recorded May 7, 2009 as Document No. 2009-0227575, Official Records of Riverside County, described as follows:

**Commencing** at the northeasterly corner of said Parcel 2;

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Thence South 0°16'00" East along the easterly line thereof, a distance of 156.44 feet to the **True Point of Beginning**;

Thence South 89°44'00" West, a distance of 298.02 feet;

Thence North 0°16'00" West, a distance of 91.57 feet to a point in the southeasterly line of Van Buren Boulevard as shown on said Parcel Map No. 6142, said line being a non-tangent curve, concave southeasterly and having a radius of 2930.00 feet, a radial line to said point bears North 15°31'50" West;

Thence southwesterly along said curve, through a central angle of 1°59'16", an arc length of 101.65 feet to the northwesterly corner of said Parcel "A";

Thence South 0°16'00" East along the westerly line of said Parcel "A", a distance of 817.71 feet to the northerly line of Parcel "B" of Certificate of Lot Line Adjustment No. P08-0135 recorded May 7, 2009 as Document No. 2009-0227573, Official Records of Riverside County;

Thence North 89°28'00" East along said northerly line, a distance of 415.60 feet to the southeasterly corner of said Parcel "A";

Thence North 0°16'00" West along the easterly line of said Parcel "A", a distance of 512.30 feet to the southeasterly corner of Parcel 3 of said Parcel Map No. 6142;

Thence South 89°44'00" West along the southerly line of said Parcel 3, a distance of 270.00 feet to the southwesterly corner thereof;

Thence North 0°16'00" West along the westerly line of said Parcel 3, a distance of 120.00 feet to the northwesterly corner thereof;

Thence North 89°44'00" East along the northerly line of said Parcel 3, a distance of 250.00 feet to an angle point therein;

Thence North 0°16'00" West along the westerly line of said Parcel 3, a distance of 120.36 feet to the **True Point of Beginning**.

Subject to permanent easements and rights of way for public street and public utility purposes per documents recorded January 28, 2009 as Document No. 2009-0039570 and Document No. 2009-0039571, both Official Records of Riverside County.

Containing 6.565 acres gross, 6.321 acres net.

Prepared by me or under my direction

1-10-2017  
*Gordon D. Edwards*

Gordon D Edwards, PLS 6678  
Expiration 6-30-2018



LL-P16-0215

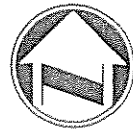
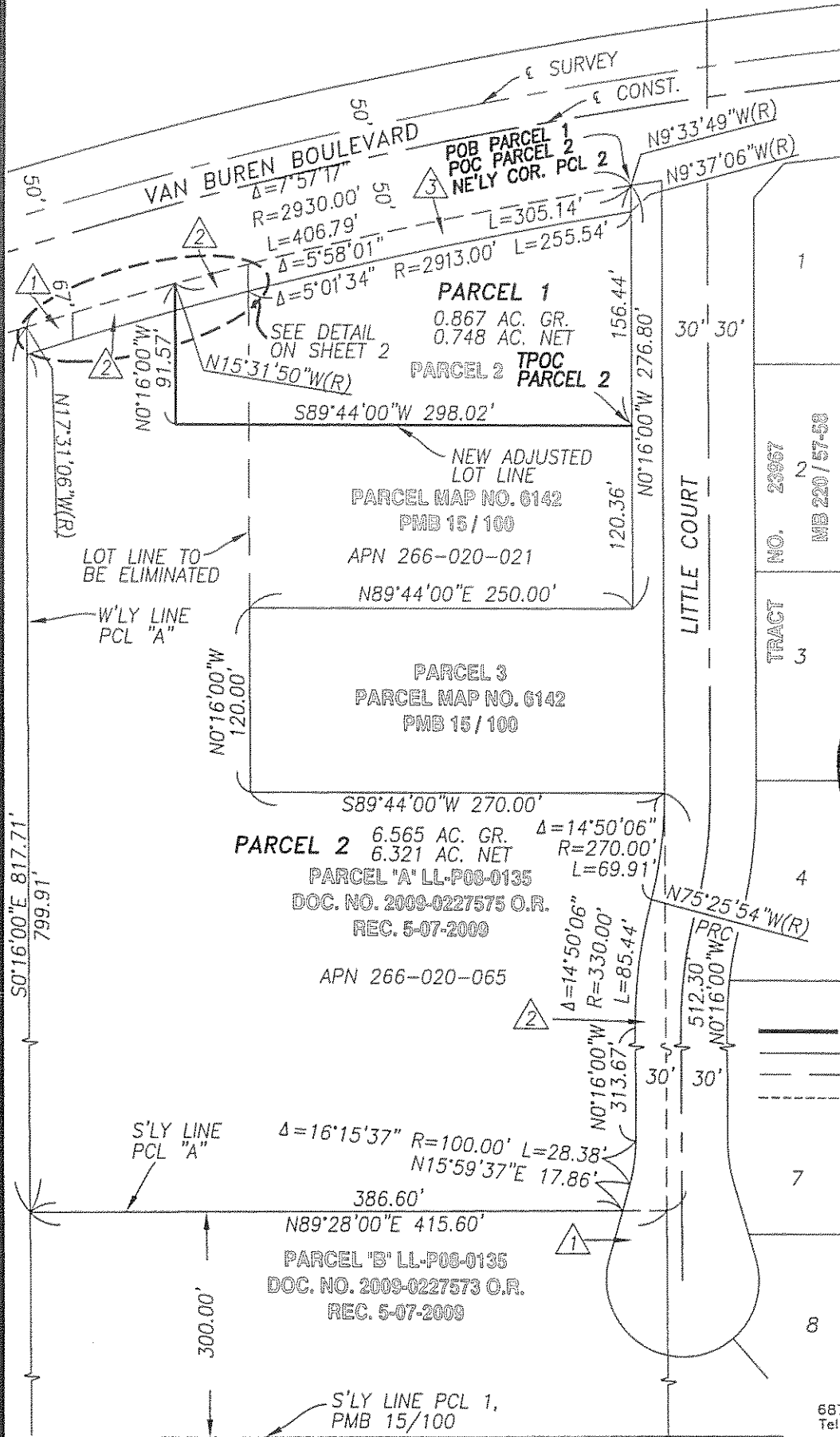
DESCRIPTION APPROVAL:

BY: *[Signature]* 6/2/16  
DATE

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

# LOT LINE ADJUSTMENT EXHIBIT P16-0215

SHEET 1 OF 2



1"=100'

- 1 EASEMENT PER DOC. NO. 2009-039570 O.R. REC. 1-28-2009
- 2 EASEMENT PER DOC. NO. 2009-039571 O.R. REC. 1-28-2009
- 3 EASEMENT PER DOC. NO. 2016-047197B O.R. REC. 10-26-2016



*Gordon D. Edwards*  
1-10-2017

### LEGEND:

- NEW ADJUSTED LOT LINES
- EXISTING LOT LINES TO REMAIN
- LOT LINE ELIMINATED
- EXISTING EASEMENT

LL-P16-0215

PLAT PREPARED BY:  
**adkan ENGINEERS**  
Civil Engineering · Surveying · Planning

6879 Airport Drive, Riverside, CA 92504  
Tel: (951) 688-0241 Fax: (951) 688-0599

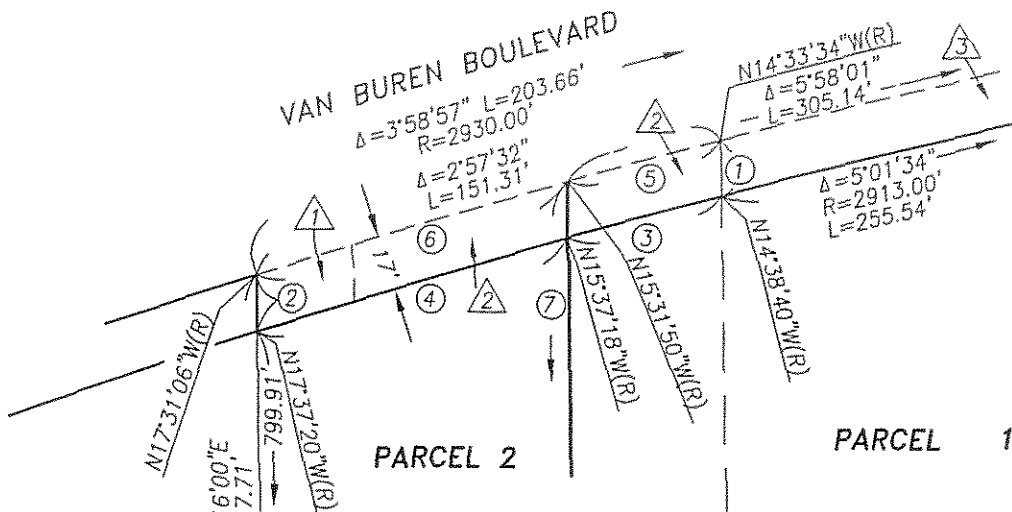
JOB NO. 8998 5-20-2016



1"=60'

DETAIL

- ① EASEMENT PER DOC.  
NO. 2009-039570 O.R.  
REC. 1-28-2009
- ② EASEMENT PER DOC.  
NO. 2009-039571 O.R.  
REC. 1-28-2009
- ③ EASEMENT PER DOC.  
NO. 2016-0471978 O.R.  
REC. 10-26-2016



- ① S0°16'00"E 17.55'
- ② N0°16'00"W 17.81'
- ③ Δ=0°58'38"  
R=2913.00'  
L=49.68'
- ④ Δ=2°00'02"  
R=2913.00'  
L=101.71'
- ⑤ Δ=0°58'16"  
R=2930.00'  
L=49.66'
- ⑥ Δ=1°59'16"  
R=2930.00'  
L=101.65'
- ⑦ N0°16'00"W 91.57'

LEGEND:

- NEW ADJUSTED LOT LINES
- EXISTING LOT LINES TO REMAIN
- LOT LINE ELIMINATED
- EXISTING EASEMENT

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