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

FOR RECORDER'S OFFICE USE ONLY

Project: P16-0359  
APN's: 219-043-020 & -021 & 219-043-022  
Address: 4587 Mulberry St & 4586 Olivewood Ave

**LL-P16-0359**

**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 ADJUSTEMENT

Property Owner(s): **Handson Equities, LLC, a California limited liability company**

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)** 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

Rafael Guzman  
Director  
Community & Economic Development Department

By: Edward A. White  
Edward A. White

6-20-16  
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 JUNE 20, 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



**EXHIBIT ' A '**  
**LEGAL DESCRIPTION**  
**LOT LINE ADJUSTMENT**

APN: 219-043-020, 021 & 219-043-022  
ADDRESS: 4587 Mulberry Street

THAT CERTAIN REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**PARCEL A**

LOTS 6, 7 & A PORTION OF LOT 8, BLOCK 4, D.C. TWOGOOD'S ORANGE GROVE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 42 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

**EXCEPTING THEREFROM** THE NORTHERLY RECTANGULAR 10 FEET OF SAID LOTS 6 AND 7.

**ALSO EXCEPTING THEREFROM** THAT PORTION OF LOT 6 LYING WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF PROSPECT AVENUE AND OLIVEWOOD AVENUE SOUTHERLY: SAID INTERSECTION BEING DISTANT 87.47 FEET SOUTHEASTERLY AS MEASURED ALONG THE CENTERLINE OF PROSPECT AVENUE FROM THE INTERSECTION OF THE CENTERLINES OF PROSPECT AVENUE AND OLIVEWOOD AVENUE NORTHERLY;

THENCE S 60°50' 41" E, ALONG THE CENTERLINE OF PROSPECT AVENUE A DISTANCE OF 9.20 FEET;

THENCE N 29°09' 19" E, A DISTANCE OF 21.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 28.50 FEET. THE INITIAL RADIAL LINE TO SAID CURVE BEARS S 29°09' 19" W;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°04' 15"; AN ARC DISTANCE OF 23.19 FEET TO A POINT ON THE EASTERLY LINE OF THAT PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED MARCH 10, 1969, AS INSTRUMENT NUMBER 23128 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT BEING **THE TRUE POINT OF BEGINNING** OF THE LINE TO BE DESCRIBED;

THENCE CONTINUING ALONG SAID EASTERLY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°29' 16" AN ARC DISTANCE OF 9.20 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 453.50 FEET; A RADIAL LINE TO SAID POINT OF COMPOUND CURVATURE BEARS N 84°14' 10" W;

THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 13°21' 45" AN ARC DISTANCE OF 105.76 FEET TO THE SOUTHWESTERLY LINE OF THE NORTHEASTERLY 10.00 FEET OF SAID LOT 6 AND THE **END OF THIS LINE DESCRIPTION.**

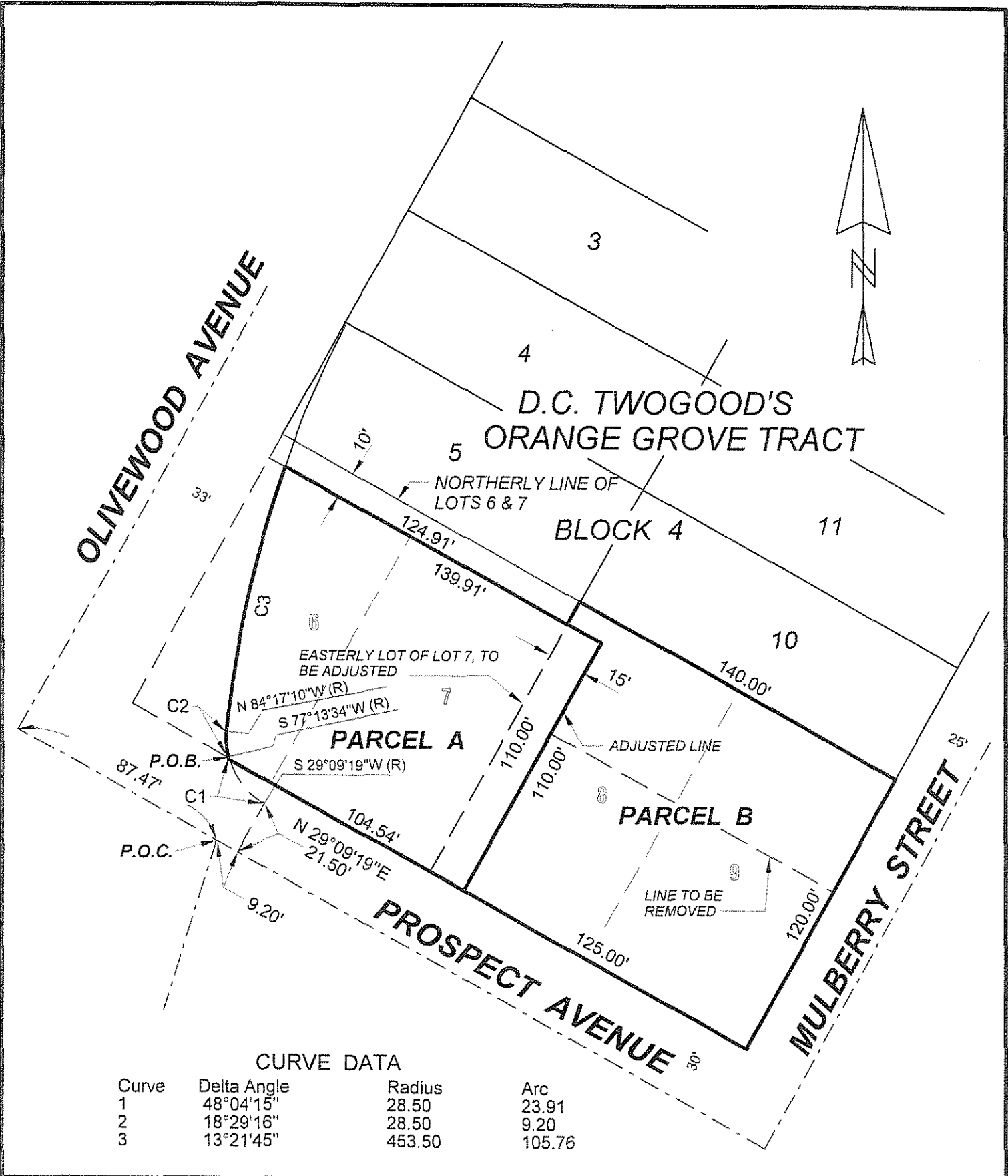
**TOGETHER WITH** THAT PORTION OF OF LOT 8 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 8;

THENCE N 29°09' 19" E ALONG THE WESTERLY LINE OF SAID LOT A DISTANCE OF 110.00 FEET TO A POINT THAT IS 10.00 FEET, MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF SAID LOT 8;

THENCE PERPENDICULAR TO SAID WESTERLY LINE A DISTANCE OF 15.00 FEET;

THENCE S 29°09' 19" W PARALLEL TO SAID WESTERLY LINE A DISTANCE OF 110.00 FEET TO THE SOUTHERLY LINE OF SAID LOT 8;



**CITY OF RIVERSIDE, CALIFORNIA**

LL-P16-0359

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

SHEET 1 OF 1

SCALE: 1" = 50'

DRAWN BY: BLS

DATE: 5/15/16

SUBJECT: LLA APN'S 219-043-20,21 & 22