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

FOR RECORDER'S OFFICE USE ONLY

Project: P16-0657  
APN's: 230-090-002, -003, -004 & -005  
Address: 3490 to 3530 Madison Avenue

**P16-0657  
PARCELS 1-3**

**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): **HFC/PRP Madison, LLC, a Delaware Limited Liability Company**

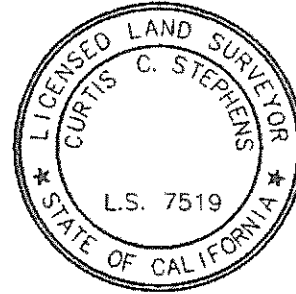
Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the **Three (3)** parcels of real property located in the City of Riverside, County of Riverside, 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.**

**CITY APPROVAL:**

CITY OF RIVERSIDE  
PUBLIC WORKS – SURVEY DIVISION

Curtis C. Stephens, L.S. 7519  
City Surveyor



By: *Curtis C. Stephens* 10/17/16  
Curtis C. Stephens, L.S. 7519      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 October 17, 2016, before me, Angela Ferreira,  
notary public, personally appeared, Curtis C. Stephens

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.

*Angela Ferreira*

Notary Signature



LL-P16-0657

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PROJECT: P16-0657

APN'S: 230-090-002, 230-090-003, 230-090-004, & 230-090-005

**PARCEL 1**

THAT PORTION OF PARCELS 1, 2 AND 3, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY A MAP FILED IN BOOK 41, PAGE 68, OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST NORTHERLY CORNER OF SAID PARCEL 1, SAID CORNER ALSO BEING A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MADISON AVENUE (44.00' HALF WIDTH) AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTH 34°00'00" EAST 92.46 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 56°00'00" WEST 223.50 FEET LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 34°00'00" EAST 194.81 FEET;

THENCE SOUTH 56°00'00" WEST 15.74 FEET;

THENCE SOUTH 34°00'00" EAST 60.05 FEET;

THENCE NORTH 56°00'00" EAST 66.79 FEET;

THENCE SOUTH 34°00'00" EAST 49.73 FEET;

THENCE NORTH 56°00'00" EAST 160.45 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 34°00'00" EAST 10.12 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO THE MOST EASTERLY CORNER OF PARCEL 3 OF SAID RECORD OF SURVEY;

THENCE SOUTH 56°00'00" WEST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 3 125.00 FEET TO AN ANGLE POINT THEREIN;

THENCE SOUTH 34°00'00" EAST 182.08 FEET ALONG SAID SOUTHEASTERLY LINE TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTH 50°41'42" WEST 522.68 FEET ALONG THE SOUTHEASTERLY LINES OF SAID PARCELS 3, 2 AND 1 RESPECTIVELY TO THE MOST SOUTHERLY CORNER OF SAID PARCEL 1, SAID CORNER BEING A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY;

THENCE NORTH 33°57'22" WEST 637.49 FEET ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 1 TO THE MOST WESTERLY CORNER OF SAID PARCEL 1;

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THENCE NORTH 55°59'32" EAST 656.94 FEET ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1 TO THE **POINT OF BEGINNING**.

CONTAINS APPROXIMATELY 308,233 SQUARE FEET OR 7.08 ACRES

**PARCEL 2**

THAT PORTION OF PARCELS 1 AND 2, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY A MAP FILED IN BOOK 41, PAGE 68, OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE MOST NORTHERLY CORNER OF SAID PARCEL 1, SAID CORNER ALSO BEING A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MADISON AVENUE (44.00' HALF WIDTH) AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTH 34°00'00" EAST 92.46 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO THE **POINT OF BEGINNING**;

THENCE SOUTH 56°00'00" WEST 223.50 FEET LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 34°00'00" EAST 194.81 FEET;

THENCE NORTH 56°00'00" EAST 51.04 FEET;

THENCE NORTH 34°00'00" WEST 41.81 FEET;

THENCE NORTH 56°00'00" EAST 170.20 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

THENCE NORTH 29°25'34" WEST 28.38 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO AN ANGLE POINT THEREIN;

THENCE NORTH 34°00'00" WEST 124.71 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO THE **POINT OF BEGINNING**.

CONTAINS APPROXIMATELY 36,298 SQUARE FEET OR 0.83 ACRES

**PARCEL 3**

THAT PORTION OF PARCELS 2 AND 3, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY A MAP FILED IN BOOK 41, PAGE 68, OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE MOST NORTHERLY CORNER OF SAID PARCEL 1, SAID CORNER ALSO BEING A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MADISON AVENUE (44.00' HALF WIDTH) AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTH 34°00'00" EAST 92.46 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 56°00'00" WEST 223.50 FEET LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 34°00'00" EAST 194.81 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 56°00'00" EAST 51.04 FEET;

THENCE NORTH 34°00'00" WEST 41.81 FEET;

THENCE NORTH 56°00'00" EAST 170.20 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 29°25'34" EAST 122.10 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO AN ANGLE POINT THEREIN;

THENCE SOUTH 34°00'00" EAST 29.88 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 56°00'00" WEST 160.45 FEET;

THENCE NORTH 34°00'00" WEST 49.73 FEET;

THENCE SOUTH 56°00'00" WEST 66.79 FEET;

THENCE NORTH 34°00'00" WEST 60.05 FEET;

THENCE NORTH 56°00'00" EAST 15.74 FEET TO THE **POINT OF BEGINNING**.

CONTAINS APPROXIMATELY 28,926 SQUARE FEET OR 0.66 ACRES

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT.




DUSTIN BYRON WILTON, P.L.S. 8080  
REGISTRATION EXPIRES 12/31/17

9-16-16  
DATE



DESCRIPTION APPROVAL:

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

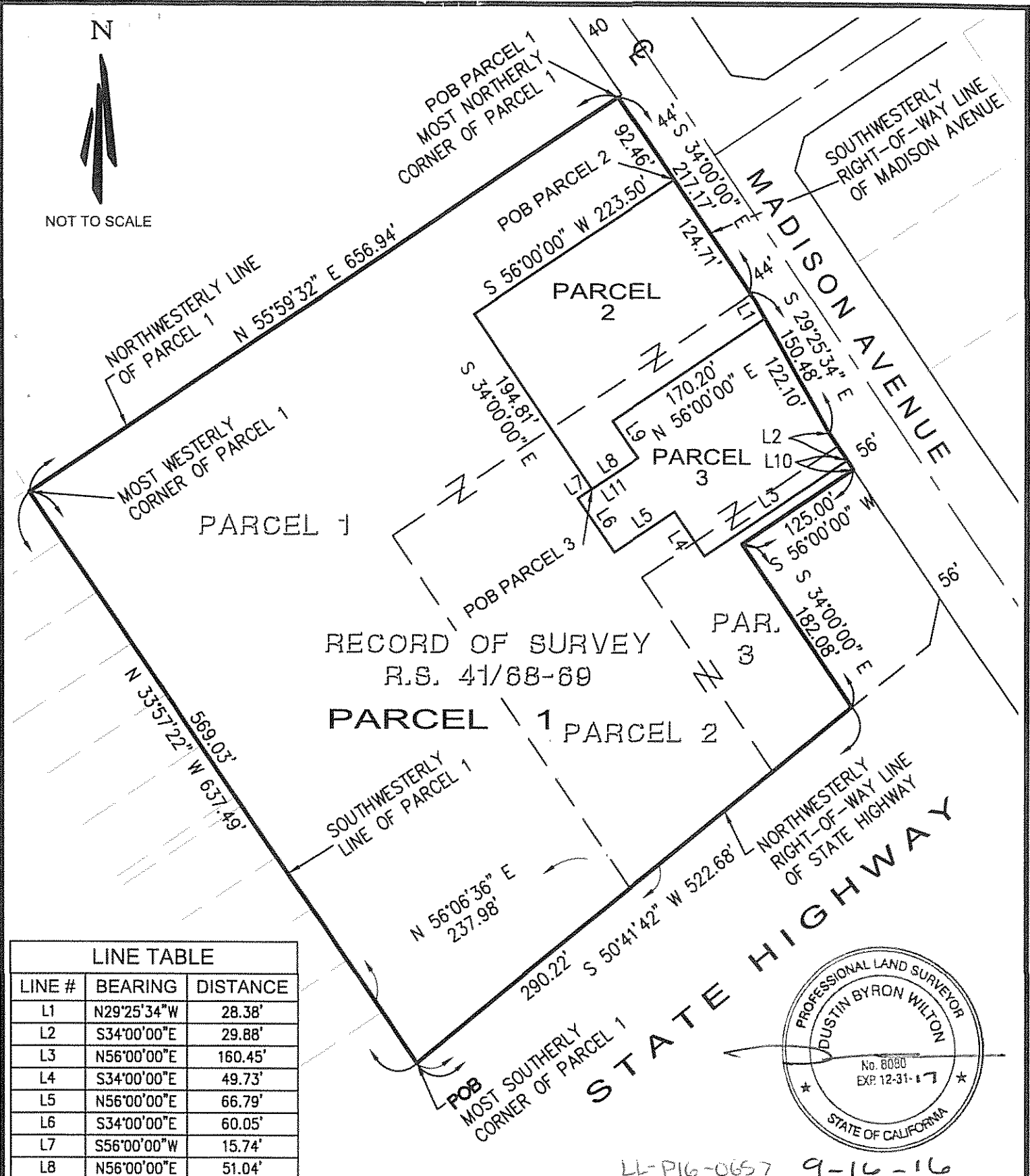
9/23/16  
DATE

LL-116-0657

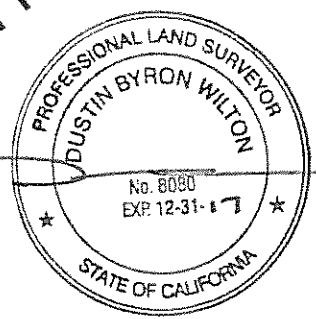
N



NOT TO SCALE



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N29°25'34"W	28.38'
L2	S34°00'00"E	29.88'
L3	N56°00'00"E	160.45'
L4	S34°00'00"E	49.73'
L5	N56°00'00"E	66.79'
L6	S34°00'00"E	60.05'
L7	S56°00'00"W	15.74'
L8	N56°00'00"E	51.04'
L9	N34°00'00"W	41.81'
L10	S34°00'00"E	10.12'
L11	N56°00'00"E	66.78'



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1 OF 1

LOT LINE ADJUSTMENT



**TAIT**

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