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NO CONSIDERATION

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

2017-0269164
06/30/2017 01:15 PM Fee: \$ 30.00
Page 1 of 6
Recorded in Official Records
County of Riverside
Peter Aidana
Assessor-County Clerk-Recorder

411

FOR RECORDER'S OFFICE USE ONLY

Project: P17-0218
APN: 149-420-008, 149-420-009, 149-420-410,
and 149-420-411
Address: 11234, 11218, 11202 and
11250 Lindy Street, Riverside, CA

LL-P17-0218
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): **Pacific Horizon Builders Inc., A California Corporation**

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)** 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.

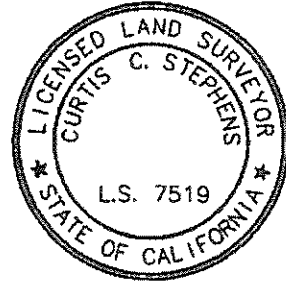
THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

LL-P17-0218

CITY APPROVAL:

CITY OF RIVERSIDE
PUBLIC WORKS – SURVEY DIVISION

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



By: *Curtis C. Stephens* 5/23/17
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 May 23, 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



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EXHIBIT 'A'
LEGAL DESCRIPTION
LOT LINE ADJUSTMENT

ASSESSOR'S PARCEL NUMBER(S): 149-420-008 AND A PORTION OF 149-420-009

PARCEL 1

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON TRACT NO. 28756, RECORDED IN BOOK 366, PAGES 79 THROUGH 82, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

BEGINNING AT THE SOUTHWEST CORNER OF LOT 7 OF SAID TRACT NO. 28756;

THENCE ALONG THE SOUTH LINE OF SAID TRACT NO. 28756, SOUTH 83°51'24" EAST 373.92 FEET TO A POINT 68.90 FEET FROM THE SOUTHERLY CORNER OF LOT 9 OF SAID TRACT NO. 28756;

THENCE LEAVING SAID SOUTH LINE, NORTH 31°21'34" WEST, 191.80 FEET TO A POINT ON THE SOUTH LINE OF LINDY STREET (STREET 'A'), 60' WIDE, AS SHOWN ON SAID MAP OF TRACT NO. 28756, SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 230.00 FEET, A RADIAL BEARING TO WHICH BEARS SOUTH 31°21'26" EAST;

THENCE WESTERLY ALONG SAID CURVE 125.87 FEET THROUGH A CENTRAL ANGLE OF 31°21'19";

THENCE TANGENT TO SAID LAST MENTIONED CURVE, SOUTH 89°59'53" WEST, 43.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 48.00 FEET;

THENCE WESTERLY AND NORTHWESTERLY ALONG SAID CURVE 57.48 FEET THROUGH A CENTRAL ANGLE OF 68°36'38" TO AN ANGLE POINT IN THE WESTERLY LINE OF SAID TRACT NO. 28756;

THENCE LEAVING SAID SOUTHERLY LINE OF LINDY STREET FROM SAID LAST MENTIONED ANGLE POINT, ALONG THE NORTHERLY AND WESTERLY LINE OF SAID TRACT 28756, SOUTH 66°25'12" WEST, 101.55 FEET TO AN ANGLE POINT;

THENCE SOUTH 19°35'41" EAST, 84.96 FEET TO THE POINT OF BEGINNING.

CONTAINS 40,191 SQUARE FEET, MORE OR LESS.

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ASSESSOR'S PARCEL NUMBER(S): 149-420-009 AND A PORTION OF 149-420-010

PARCEL 2

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON TRACT NO. 28756, RECORDED IN BOOK 366, PAGES 79 THROUGH 82, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID TRACT NO. 28756, 68.90 FEET FROM THE SOUTHERLY CORNER OF LOT 9 OF SAID TRACT NO. 28756;

THENCE ALONG THE SOUTH LINE OF SAID TRACT NO. 28756, SOUTH 83°51'24" EAST, 68.90 FEET;

THENCE ALONG THE EASTERLY LINE OF SAID TRACT NO. 28756, NORTH 06°08'36" EAST, 171.84 FEET TO THE NORTHERLY TERMINUS OF THAT CERTAIN LINE SHOWN AS HAVING A BEARING AND DISTANCE OF NORTH 06°08'36" E, 171.84 FEET FROM THE MOST SOUTHERLY CORNER OF LOT 9 OF SAID TRACT NO. 28756;

THENCE LEAVING SAID EAST LINE OF TRACT NO. 28756, NORTH 40°15'45" WEST, 118.16 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF LINDY STREET (STREET 'A'), 60' WIDE, AS SHOWN ON SAID MAP OF TRACT NO. 28756,

THENCE ALONG SAID SOUTHEASTERLY LINE OF LINDY STREET, SOUTH 49°42'59" WEST, 106.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 230.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE 35.83 FEET THROUGH A CENTRAL ANGLE OF 08°55'35" TO A POINT ON SAID CURVE HAVING A RADIAL BEARING OF SOUTH 31°21'26" EAST;

THENCE LEAVING SAID SOUTHEASTERLY LINE OF LINDY STREET FROM SAID LAST MENTIONED POINT, SOUTH 31°21'34" EAST, 191.80 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT NO. 28756 AND THE POINT OF BEGINNING.

CONTAINS 29,435 SQUARE FEET, MORE OR LESS.

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ASSESSOR'S PARCEL NUMBER(S): 149-420-011 AND A PORTION OF 149-420-010

PARCEL 3

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON TRACT NO. 28756, RECORDED IN BOOK 366, PAGES 79 THROUGH 82, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

BEGINNING AT THE NORTHERLY TERMINUS OF THAT CERTAIN LINE SHOWN AS HAVING A BEARING AND DISTANCE OF NORTH 06°08'36" E, 171.84 FEET FROM THE MOST SOUTHERLY CORNER OF LOT 9 OF SAID TRACT NO. 28756;

THENCE NORTH 40°15'45" WEST, 118.16 FEET TO A POINT ON SOUTHEASTERLY LINE OF LINDY STREET;

THENCE ALONG SAID SOUTHEASTERLY LINE OF LINDY STREET, NORTH 49°42'59" EAST, 134.54 FEET TO THE MOST WESTERLY CORNER OF LOT 11 OF SAID TRACT NO. 28756;

THENCE ALONG THE SOUTHWEST LINE OF SAID LAST MENTIONED LOT 11, SOUTH 36°36'08" EAST, 243.67 FEET TO THE MOST SOUTHERLY CORNER OF LOT 11, SAID POINT ALSO LYING ON THE SOUTH LINE OF SAID TRACT NO. 28756;

THENCE ALONG THE SOUTH LINE OF SAID TRACT NO. 28756, NORTH 83°51'24" WEST, 172.54 FEET TO THE POINT OF BEGINNING.

CONTAINS 23,387 SQUARE FEET, MORE OR LESS.

SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD, IF ANY.

PREPARED BY OR UNDER THE DIRECTION OF:



STEPHEN H. HACKETT, P.L.S 5129

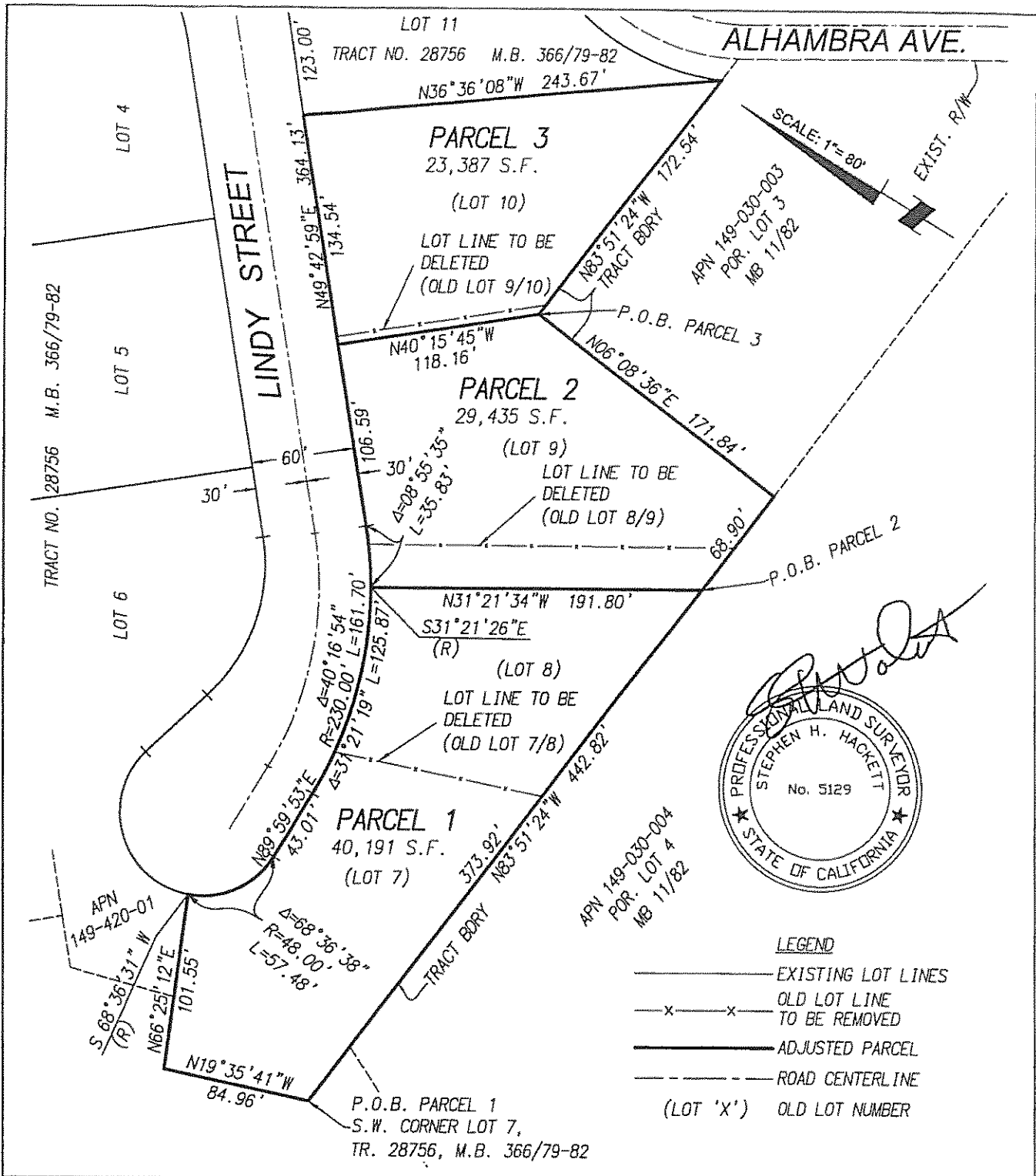


DESCRIPTION APPROVAL:

BY: DBW 5/23/2017
DATE

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

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this plat is solely an aid in locating the parcel(s) described in the attached document. please refer to legal description for exact location.

LOT LINE ADJUSTMENT

LEH & Associates
Engineers/Surveyors
5990 Layton Street
Alta Loma, CA 91737
Tel: (909) 941-4817
Fax: (909) 941-4817

SHEET
1
OF 1 SHEET

SCALE: AS SHOWN DRAWN BY: SHH DATE: 04-26-17 CHECKED BY: SHH

JN: 16-587

LL-P17-0218