

NCS-900606-ONTI

2019-0143778

04/26/2019 11:54 AM Fee: \$ 29.00

Page 1 of 6

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



PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:

First American Title Insurance Company

AND WHEN RECORDED MAIL TO:  
AND MAIL TAX STATEMENTS TO:

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

Space above this line for recorder's use only

080

CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT

Title of Document

TRA: 009-135

**LL-P17-0917 Parcel B**

DTT: 0.00

**Exemption reason declared pursuant to Government Code 27388.1**

- This document is a transfer that is subject to the imposition of documentary transfer tax.
- This is a document recorded in connection with a transfer that is subject to the imposition of documentary transfer tax.  
Document reference: CONCURRENTLY HEREWITH
- This document is a transfer of real property that is a residential dwelling to an owner-occupier.
- This is a document recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.  
Document reference: \_\_\_\_\_

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3.00 Additional Recording Fee Applies)

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

FOR RECORDER'S OFFICE USE ONLY

Project: P17-0917  
POR. APN: 257-030-045 & -046  
Address: 1211 Research Park Drive

**LL-P17-0917**  
**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): **THE REGENTS OF THE UNIVERSITY OF CALIFORNIA,**  
**a California public 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 **ONE (1)** 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.**

**CITY APPROVAL:**

CITY OF RIVERSIDE  
PUBLIC WORKS – SURVEY DIVISION

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



By: Curtis C. Stephens 3/12/19  
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

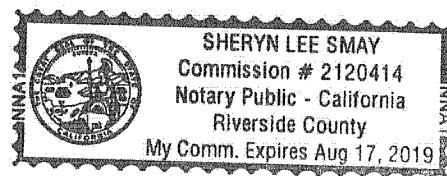
On MARCH 12, 2019, before me, SHERYN LEE SMAY,  
notary public, personally appeared, CURTIS C. STEPHENS

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.

Sheryn Lee Smay  
Notary Signature



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**LOT LINE ADJUSTMENT NO. P17-0917**

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

**PARCEL "B"**

BEING PORTIONS OF PARCELS "A" AND "B" PER CERTIFICATE OF COMPLIANCE NO. CO-15-0792 PER DOCUMENT RECORDED JUNE 17, 2016 AS DOCUMENT NO. 2016-0248355 OFFICIAL RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWESTERLY CORNER OF SAID PARCEL "A", BEING THE INTERSECTION POINT OF THE SOUTHEASTERLY LINE OF THE GAGE CANAL AND THE SOUTHERLY LINE OF COLUMBIA AVENUE (LOT "A") AS SHOWN BY SAID CERTIFICATE OF COMPLIANCE;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL "A", SOUTH 26°23'04" WEST, A DISTANCE OF 233.06 FEET, TO THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID NORTHWESTERLY LINE SOUTH 63°52'14" EAST, A DISTANCE OF 131.30 FEET;

THENCE SOUTH 27°48'14" WEST, A DISTANCE OF 84.51 FEET;

THENCE SOUTH 62°11'39" EAST, A DISTANCE OF 23.00 FEET;

THENCE SOUTH 68°19'08" EAST, A DISTANCE OF 25.67 FEET;

THENCE SOUTH 63°50'33" EAST, A DISTANCE OF 36.02 FEET;

THENCE SOUTH 69°09'57" EAST, A DISTANCE OF 24.08 FEET;

THENCE SOUTH 63°39'59" EAST, A DISTANCE OF 35.97 FEET;

THENCE SOUTH 81°03'24" EAST, A DISTANCE OF 26.26 FEET;

THENCE SOUTH 69°40'43" EAST, A DISTANCE OF 37.99 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL "B", BEING A POINT IN A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 470.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH 69°40'43" EAST;

THENCE SOUTHERLY ALONG SAID CURVE AND SAID EASTERLY LINE, THROUGH A CENTRAL ANGLE OF 14°02'15", AN ARC LENGTH OF 115.15 FEET;

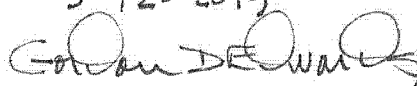
THENCE CONTINUING ALONG SAID EASTERLY LINE, SOUTH 34°21'32" WEST, A DISTANCE OF 76.13 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL "B";

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL "B", NORTH 55°38'28" WEST, A DISTANCE OF 327.27 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL "B";

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL "B", NORTH 26°23'04" EAST, A DISTANCE OF 212.82 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 1.44 ACRES, MORE OR LESS.

PREPARED BY ME OR UNDER MY SUPERVISION:

3-12-2019  
  
GORDON D. EDWARDS, PLS 6678



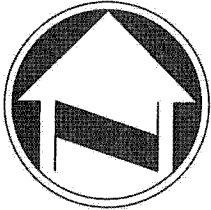
DESCRIPTION APPROVAL:

BY:  3/13/19  
DATE

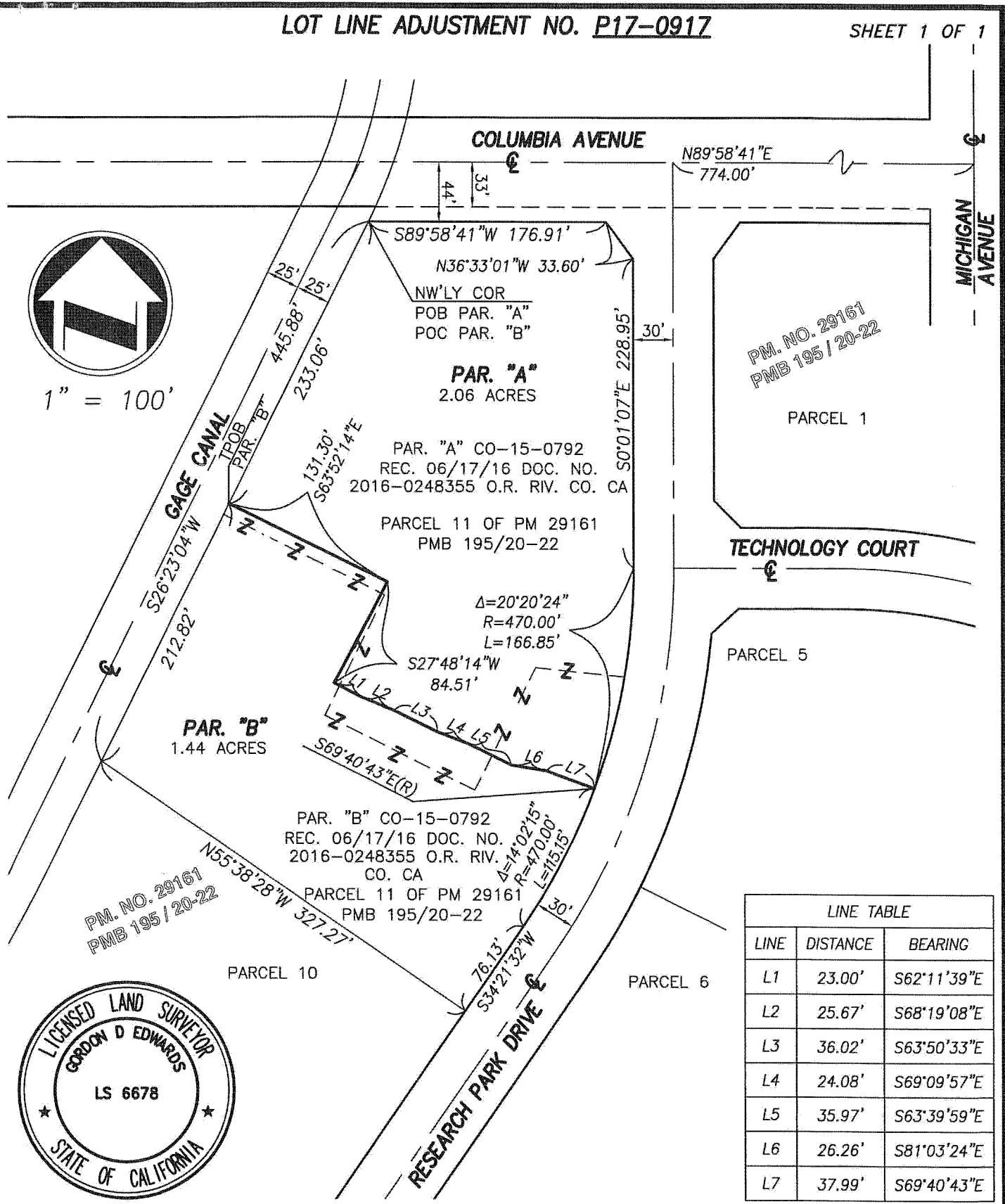
FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

LOT LINE ADJUSTMENT NO. P17-0917

SHEET 1 OF 1



1" = 100'



| LINE TABLE |          |             |
|------------|----------|-------------|
| LINE       | DISTANCE | BEARING     |
| L1         | 23.00'   | S62°11'39"E |
| L2         | 25.67'   | S68°19'08"E |
| L3         | 36.02'   | S63°50'33"E |
| L4         | 24.08'   | S69°09'57"E |
| L5         | 35.97'   | S63°39'59"E |
| L6         | 26.26'   | S81°03'24"E |
| L7         | 37.99'   | S69°40'43"E |



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. 9179.T1.01      DATE: 03-12-2019  
 APPROVED BY:  
  
 GORDON D. EDWARDS, PLS 6678

CLIENT: JD GUTHRIE  
 PLAT TO ACCOMPANY LEGAL DESCRIPTION