

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

2019-0067418

02/27/2019 04:28 PM Fee: \$ 38.00

Page 1 of 9

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



0300

FOR RECORDER'S OFFICE USE ONLY

Project: P18-0442
APN's: 234-250-016, -018, -024 & 234-240-011
Address: 9533 & 9565 Rudicill Street

LL-P18-0442
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): **Strata Tustin, 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.

CITY APPROVAL:

CITY OF RIVERSIDE
PUBLIC WORKS – SURVEY DIVISION

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



By: Curtis C. Stephens 11/7/18
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 NOVEMBER 7, 2018, 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

Address: 9533 & 9565 Rudicill Street
A.P.N.: 234-250-016, -018, -024 & 234-240-011

PARCEL 1

That certain real property located in the City of Riverside, County of Riverside, State of California, being that portion of Lot 1 and Lot 8 in Block 29 on the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72 of Maps, Records of San Bernardino County, California, described as follows:

COMMENCING at the most Northerly corner of said Lot 1;

Thence South 34°00'02" East, along the Northeasterly line of said Lot 1, a distance of 321.67 feet to a point 50 feet Southeasterly of and normal to the Centerline of the Atchison, Topeka and Santa Fe Railway Company's Main Track also being the most Northerly corner of Parcel 3 conveyed to the Riverside County Transportation Commission by Deed recorded December 15, 1992 as Instrument No. 476997 of Official Records of Riverside County, California;

Thence South 37°38'08" West, along a line 50 feet southeasterly and parallel to said Centerline of the Main Track and along the Northwest line of said Parcel 3, a distance of 94.83 feet to a point on the Southwesterly line of Parcel 7B-1 conveyed to the City of Riverside by Deed recorded June 15, 1984 as Instrument No. 129217 of Official Records of Riverside County, California, being the **POINT OF BEGINNING**;

Thence Continuing South 37°38'08" West, along a line 50 feet southeasterly and parallel to said Centerline of the Main Track and along the Northwest line of said Parcel 3, a distance of 337.48 feet;

Thence South 52°21'52" East, at right angle to the previous course, a distance of 192.44 feet to the Northwesterly line of Rudicill Street, 66.00 feet wide as described in Deed to the County of Riverside Recorded August 4, 1896 in Book 49, Page 89 of Deeds of Official Records of Riverside County, California;

Thence continuing South 52°21'52" East, a distance of 3.41 feet to a non-tangent curve concave Southeasterly, having a radius of 1033.00 feet, a radial line to said point bears North 47°42'28" West and to the Southeasterly line of that portion of Rudicill Street Vacated by Riverside City Council Resolution No. 14839, recorded December 14, 1982 as Instrument No. 215733 of Official Records of Riverside, California;

The following 5 courses are along the Southeasterly, Easterly and Northeasterly lines of said Vacated portion of Rudicill Street;

Northeasterly to the right along said curve an arc length of 209.88 feet, through a central

angle of 11°38'28" to the end thereof;

North 34°00'02" West, a distance of 7.68 feet;

North 56°00'48" East, a distance of 49.95 feet;

North 09°03'50" East, a distance of 27.31 feet;

North 37°53'14" West, a distance of 38.12 feet to the most Northerly corner of said Vacated portion of Rudicill Street and the Most Southerly corner of that parcel conveyed to the City of Riverside by Deed recorded October 3, 1980 as Instrument No. 203854 of Official Records of Riverside County, California;

Thence continuing North 37°53'14" West, along the Southwest line of said Parcel conveyed to the City of Riverside, a distance of 147.02 feet to the most westerly corner thereof and a point on the Southeast line of said Parcel 7B-1 conveyed to the City of Riverside;

Thence South 37°38'08" West, along said Southeast line, a distance of 5.26 feet to the most Southerly corner of said Parcel 7B-1;

Thence North 34°00'02" West, along the Southwest line of said Parcel 7B-1, a distance of 52.68 feet to the **POINT OF BEGINNING**.

Area – 67,483.4 S.F.

PARCEL 2

That certain real property located in the City of Riverside, County of Riverside, State of California, being that portion of Lot 1, Lot 2, Lot 6, Lot 7 and Lot 8 in Block 29 on the Lands of the Riverside Land and Irrigation Company, as shown by map on file in Book 1, Page 72 of Maps, Records of San Bernardino County, California, described as follows:

COMMENCING at the most Northerly corner of said Lot 1;

Thence South 34°00'02" East, along the Northeasterly line of said Lot 1, a distance of 321.67 feet to a point 50 feet Southeasterly of and normal to the Centerline of the Atchison, Topeka and Santa Fe Railway Company's Main Track also being the most Northerly corner of Parcel 3 conveyed to the Riverside County Transportation Commission by Deed recorded December 15, 1992 as Instrument No. 476997 of Official Records of Riverside County, California;

Thence South 37°38'08" West, along a line 50 feet southeasterly and parallel to said Centerline of the Main Track and along the Northwest line of said Parcel 3, a distance of 94.83 feet to the a point on the Southwesterly line of Parcel 7B-1 conveyed to the City of Riverside by Deed recorded June 15, 1984 as Instrument No. 129217 of Official Records of Riverside County, California;

Thence Continuing South 37°38'08" West, along a line 50 feet southeasterly and parallel to said Centerline of the Main Track and along the Northwest line of said Parcel 3, a distance of 337.48 feet to **POINT OF BEGINNING**;

Thence South 52°21'52" East, at right angle to the previous course, a distance of 192.44 feet to the Northwesterly line of Rudicill Street, 66.00 feet wide as described in Deed to the County of Riverside Recorded August 4, 1896 in Book 49, Page 89 of Deeds of Official Records of Riverside County, California;

Thence continuing South 52°21'52" East, a distance of 3.41 feet to a non-tangent curve concave Southeasterly, having a radius of 1033.00 feet, a radial line to said point bears North 47°42'28" West, and to the Southeasterly line of that portion of Rudicill Street Vacated by Riverside City Council Resolution No. 14839, recorded December 14, 1982 as Instrument No. 215733 of Official Records of Riverside, California;

Thence Southwesterly to the left along said curve an arc length of 83.96 feet, through a central angle of 4°39'24" to the end thereof and the most Westerly corner of said Vacated Portion of Rudicill Street;

Thence South 37°38'08" West, along said Northwesterly line of Rudicill Street, 66.00 feet wide, a distance of 262.43 feet to the most Southerly corner of Parcel 2 conveyed to the Riverside County Transportation Commission City of Riverside by Deed recorded November 15, 1999 as Document No. 1999-501862 of Official Records of Riverside County, California;

Thence North 52°21'52" West, along the Southwest line of said Parcel 2, a distance of 142.44 feet to a line 100 feet southeasterly and parallel to said Centerline of the Main Track and to the most Westerly Corner thereof and a point on the Southerly line of Parcel 5 of said deed to the Riverside County Transportation Commission;

Thence South 37°38'08" West, along said line 100 feet southeasterly and parallel to said Centerline of the Main Track and along the Southeasterly line of said Parcel 5, a distance of 136.45 to the beginning of a tangent curve, concave Northwesterly, having a radius of 2010.08 feet;

Thence Southwesterly to the right along said curve, being a line 100 feet southeasterly and parallel to said Centerline of the Main Track, and along the Southeasterly line of said Parcel 5 an arc length of 644.35 feet, through a central angle of 18°22'00";

Thence South 56°00'08" West, along said line 100 feet southeasterly and parallel to said Centerline of the Main Track and the Southeast line of said Parcel 5, a distance of 139.81 feet to the most Westerly Corner thereof;

Thence North 28°44'10" East, along the West line of said Parcel 5, a distance of 109.14 feet to said line 50 feet southeasterly and parallel to said Centerline of the Main Track and the Northwest corner of said Parcel 5;

Thence North 56°00'08" East, along said line 50 feet southeasterly and parallel to said Centerline of the Main Track and along the Northwest line of said Parcel 5, a distance of



42.80 feet to the beginning of a tangent curve, concave Northwesterly, having a radius of 1960.08 feet;

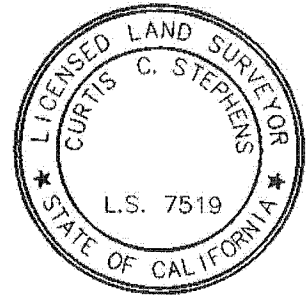
Thence Northeasterly to the left along said curve and along said line 50 feet southeasterly and parallel to said Centerline of the Main Track and along the Northwesterly line of said Parcel 5 an arc length of 628.32 feet, through a central angle of 18°22'00";

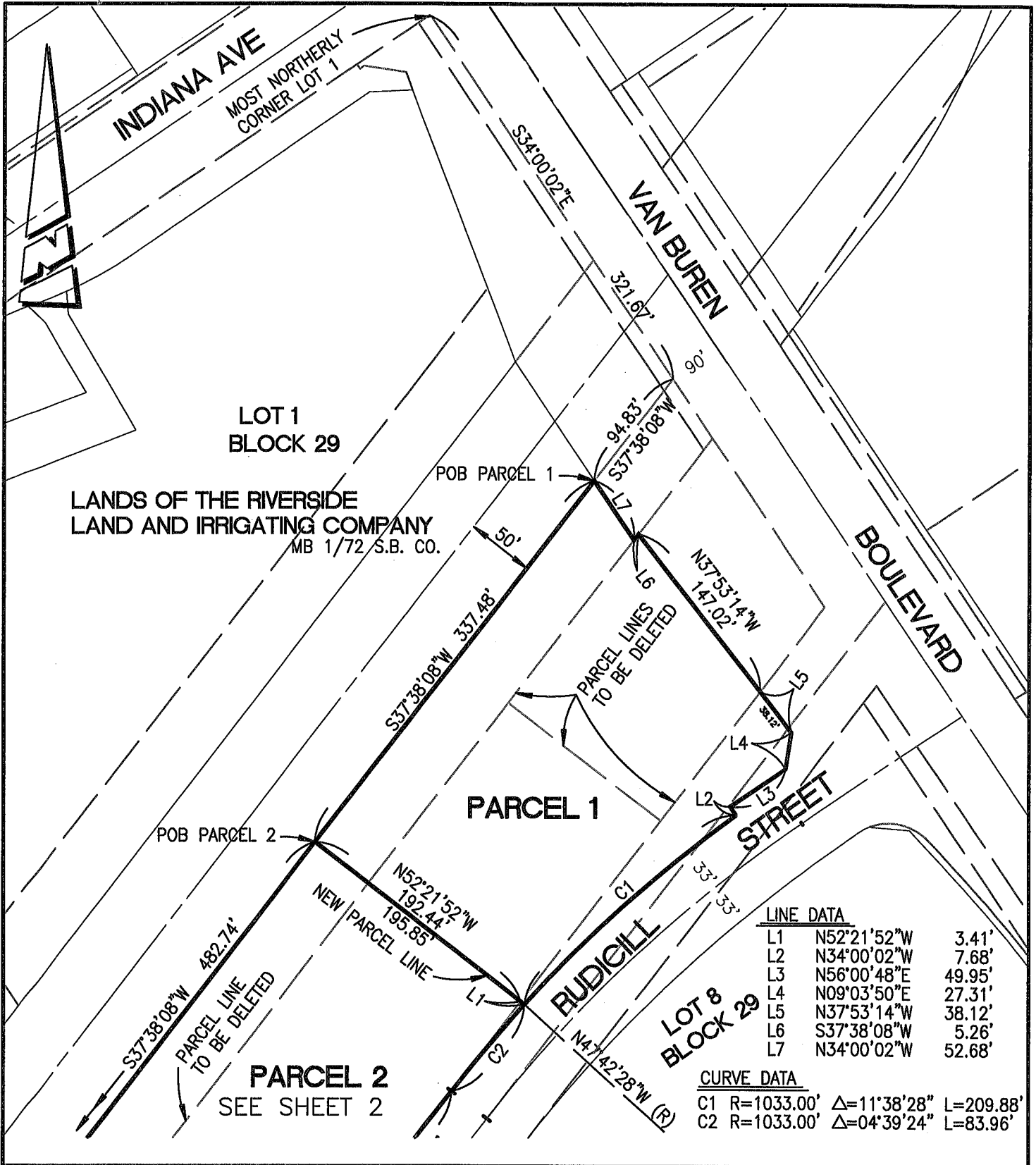
Thence North 37°38'08" East, along said line 50 feet southeasterly and parallel to said Centerline of the Main Track along the Northwesterly line of said Parcel 5, a distance of 482.74 to the **POINT OF BEGINNING**.

Area – 109,939.4 S.F.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 11/7/18 Prep. 
Curtis C. Stephens, L.S. 7519 Date





LOT 1
BLOCK 29
LANDS OF THE RIVERSIDE
LAND AND IRRIGATING COMPANY
MB 1/72 S.B. CO.

POB PARCEL 1

PARCEL 1

POB PARCEL 2

PARCEL 2
SEE SHEET 2

LINE DATA	
L1	N52°21'52"W 3.41'
L2	N34°00'02"W 7.68'
L3	N56°00'48"E 49.95'
L4	N09°03'50"E 27.31'
L5	N37°53'14"W 38.12'
L6	S37°38'08"W 5.26'
L7	N34°00'02"W 52.68'

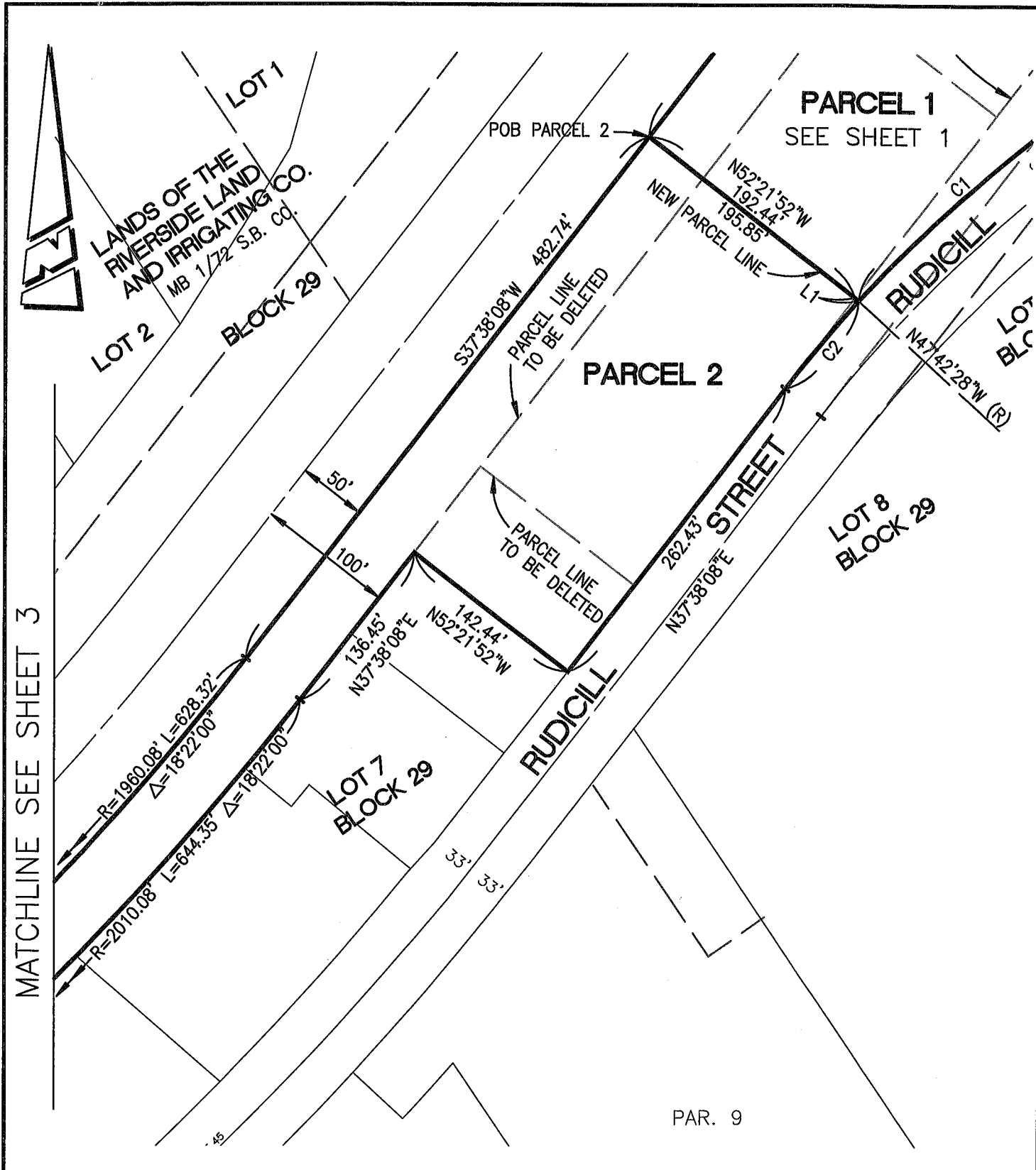
CURVE DATA	
C1	R=1033.00', Δ=11°38'28" L=209.88'
C2	R=1033.00', Δ=04°39'24" L=83.96'

• CITY OF RIVERSIDE, CALIFORNIA •

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 3

SCALE: 1"=100' DRAWN BY: CURT DATE: 7/26/18 SUBJECT: P18-0442 LOT LINE ADJUSTMENT



• CITY OF RIVERSIDE, CALIFORNIA •

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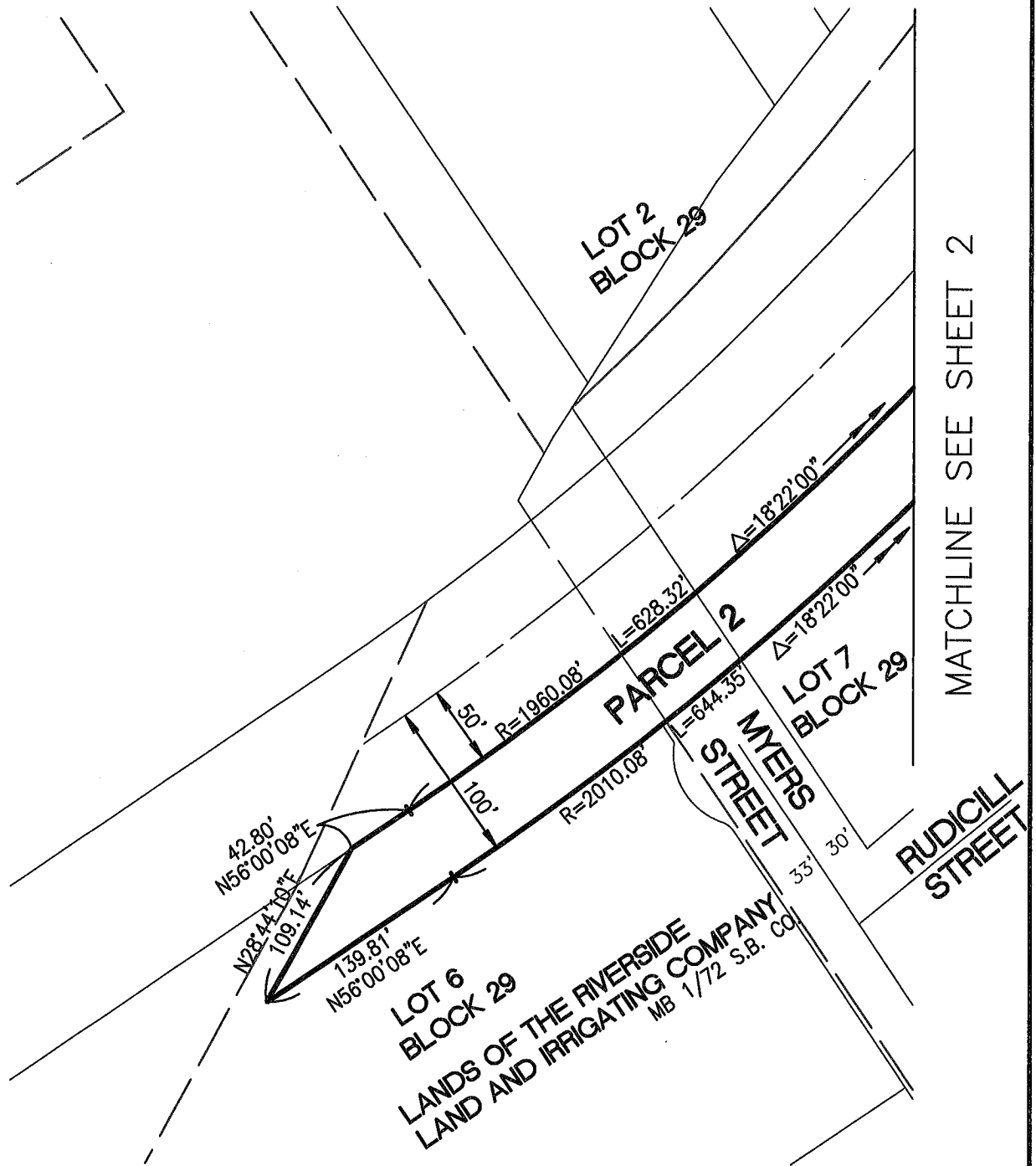
SHEET 2 OF 3

SCALE: 1"=100'

DRAWN BY: CURT

DATE: 7/26/18

SUBJECT: P18-0442 LOT LINE ADJUSTMENT



• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 3 OF 3

SCALE: 1"=100'

DRAWN BY: CURT

DATE: 7/26/18

SUBJECT: P18-0442 LOT LINE ADJUSTMENT