

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

2019-0048566

02/13/2019 09:26 AM Fee: \$ 58.00

Page 1 of 9

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



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FOR RECORDER'S OFFICE USE ONLY

Project: P18-0560
APN: 276-040-020, 021, 023 & 032
Address: 14510 Crystal View Terrace

**LL-P18-0560
PARCELS A - D**

**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): **Crystal View Terrace, 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 **FOUR (4)** 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.

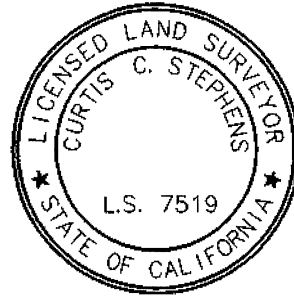
THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

LL-P18-0560-1

CITY APPROVAL:

CITY OF RIVERSIDE
PUBLIC WORKS – SURVEY DIVISION

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



By: Curtis C. Stephens 2/6/19
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 2/6/19, before me, Lisa Andresen,
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.

[Signature] _____
Notary Signature



EXHIBIT A
LOT LINE ADJUSTMENT NO. LL-P18-0560

PARCEL "A"

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 32443 AS SHOWN BY MAP ON FILE IN BOOK 221, PAGES 5 THROUGH 7, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF PARCEL 2 OF SAID PARCEL MAP NO. 32443, BEING A POINT IN A CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET, TO WHICH POINT A RADIAL LINE BEARS SOUTH 79°20'09" WEST;

THENCE SOUTH 73°06'00" WEST, A DISTANCE OF 89.00 FEET;

THENCE SOUTH 41°32'35" WEST, A DISTANCE OF 107.09 FEET;

THENCE SOUTH 70°41'12" WEST, A DISTANCE OF 103.84 FEET TO THE WESTERLY LINE OF SAID PARCEL 1;

THENCE NORTH 06°21'41" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 228.62 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL 1;

THENCE NORTH 89°42'57" EAST ALONG THE NORTHERLY LINE THEREOF, A DISTANCE OF 274.22 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 1;

THENCE THE FOLLOWING THREE (3) COURSES ALONG THE EASTERLY LINE OF SAID PARCEL 1;

1. SOUTH 1°36'46" WEST, A DISTANCE OF 14.15 FEET;

2. SOUTH 46°40'24" WEST, A DISTANCE OF 41.44 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 50.00 FEET;

3. SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°20'15", AN ARC LENGTH OF 50.04 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 38,807 SQUARE FEET, MORE OR LESS.

PARCEL "B"

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

THAT PORTION OF PARCELS 1, 3, LOT "G" AND ALL OF PARCEL 2 OF PARCEL MAP NO. 32443 AS SHOWN BY MAP ON FILE IN BOOK 221, PAGES 5 THROUGH 7, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 2, BEING A POINT IN A CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET, TO WHICH POINT A RADIAL LINE BEARS SOUTH 79°20'09" WEST;

THENCE SOUTH 73°06'00" WEST, A DISTANCE OF 89.00 FEET;

THENCE SOUTH 41°32'35" WEST, A DISTANCE OF 107.09 FEET;

THENCE SOUTH 70°41'12" WEST, A DISTANCE OF 103.84 FEET TO THE WESTERLY LINE OF SAID PARCEL 1;

THENCE SOUTH 6°21'41" WEST ALONG SAID WESTERLY LINE AND THE WESTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 404.51 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL 2;

THENCE SOUTH 0°28'22" EAST ALONG THE WESTERLY LINE OF SAID LOT "G", A DISTANCE OF 30.00 FEET TO THE SOUTHWESTERLY CORNER THEREOF;

THENCE NORTH 89°31'38" EAST ALONG THE SOUTHERLY LINE OF SAID LOT "G", A DISTANCE OF 140.03 FEET TO A POINT IN SAID SOUTHERLY LINE DISTANT 20.00 FEET WESTERLY OF THE SOUTHEASTERLY CORNER OF SAID LOT "G";

THENCE NORTH 0°28'22" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 6°21'41" EAST, A DISTANCE OF 226.79 FEET;

THENCE NORTH 34°45'50" EAST, A DISTANCE OF 221.12 FEET;

THENCE NORTH 26°30'11" EAST, A DISTANCE OF 105.51 FEET TO A POINT IN THE NORTHERLY LINE OF SAID PARCEL 3, BEING A CURVE, CONCAVE NORTHERLY, AND HAVING A RADIUS OF 50.00 FEET TO WHICH POINT A RADIAL LINE BEARS SOUTH 11°19'14" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE AND THE NORTHERLY LINE OF SAID PARCELS 2 AND 3, THROUGH A CENTRAL ANGLE OF 68°00'55", AN ARC LENGTH OF 59.35 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 89,038 SQUARE FEET, MORE OR LESS.

PARCEL "C"

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

THAT PORTION OF PARCELS 3, 4, AND LOT "G" OF PARCEL MAP NO. 32443 AS SHOWN BY MAP ON FILE IN BOOK 221, PAGES 5 THROUGH 7, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF SAID PARCEL 3, BEING A POINT IN A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET, TO WHICH POINT A RADIAL LINE BEARS SOUTH 38°22'19" EAST;

THENCE SOUTH 17°27'56" EAST, A DISTANCE OF 48.86 FEET;

THENCE NORTH 89°42'57" EAST, A DISTANCE OF 96.83 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL 4;

THENCE SOUTH 35°24'53" WEST ALONG THE SOUTHEASTERLY LINE OF SAID PARCELS 3 AND 4, A DISTANCE OF 570.56 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 3;

THENCE SOUTH 0°28'22" EAST ALONG THE EASTERLY LINE OF SAID LOT "G", A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 89°31'38" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT "G", A DISTANCE OF 20.00 FEET;

THENCE NORTH 0°28'22" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 6°21'41" EAST, A DISTANCE OF 226.79 FEET;

THENCE NORTH 34°45'50" EAST, A DISTANCE OF 221.12 FEET;

THENCE NORTH 26°30'11" EAST, A DISTANCE OF 105.51 FEET TO A POINT IN THE NORTHERLY LINE OF SAID PARCEL 3, BEING A CURVE, CONCAVE NORTHERLY, AND HAVING A RADIUS OF 50.00 FEET TO WHICH POINT A RADIAL LINE BEARS SOUTH 11°19'14" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE, THROUGH A CENTRAL ANGLE OF 49°41'33", AN ARC LENGTH OF 43.36 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 60,487 SQUARE FEET, MORE OR LESS.

PARCEL "D"

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

THAT PORTION OF PARCEL 4 OF PARCEL MAP NO. 32443 AS SHOWN BY MAP ON FILE IN BOOK 221, PAGES 5 THROUGH 7, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF SAID PARCEL 3, BEING A POINT IN A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET, TO WHICH POINT A RADIAL LINE BEARS SOUTH 38°22'19" EAST;

THENCE SOUTH 17°27'56" EAST, A DISTANCE OF 48.86 FEET;

THENCE NORTH 89°42'57" EAST, A DISTANCE OF 96.83 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL 4;

THENCE NORTH 35°24'53" EAST ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 184.71 FEET TO THE NORTHEASTERLY CORNER THEREOF;

THENCE THE FOLLOWING SIX (6) COURSES ALONG THE NORTHERLY AND NORTHWESTERLY LINES OF SAID PARCEL 4;

1. SOUTH 89°42'57" WEST, A DISTANCE OF 174.73 FEET;
2. SOUTH 56°43'03" WEST, A DISTANCE OF 14.15 FEET;
3. SOUTH 23°45'39" WEST, A DISTANCE OF 24.42 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 38.00 FEET;

4. SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°55'39", AN ARC LENGTH OF 15.87 FEET;

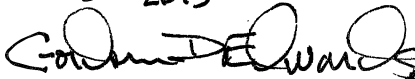
5. TANGENT TO LAST SAID CURVE, SOUTH 0°10'00" EAST, A DISTANCE OF 18.66 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET;

6. SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°47'41", AN ARC LENGTH OF 45.20 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 22,333 SQUARE FEET, MORE OR LESS.

PREPARED BY ME OR UNDER MY DIRECTION


1-30-2019



GORDON D. EDWARDS, PLS 6678



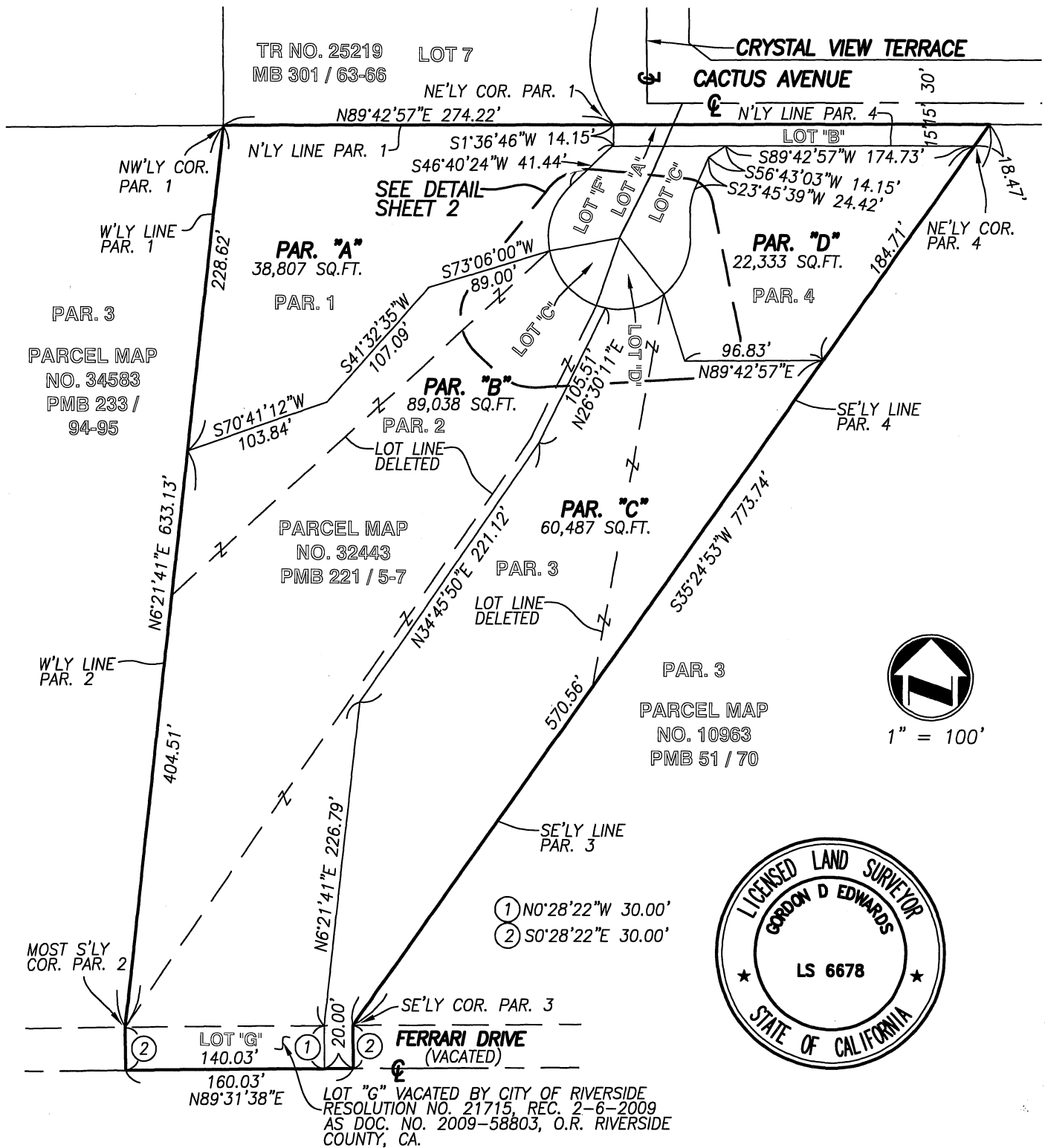
DESCRIPTION APPROVAL:

BY:  2/5/19
DATE

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

LOT LINE ADJUSTMENT NO. LL-P18-0560

SHEET 1 OF 2



<p>PLAT PREPARED BY:</p> <p style="font-size: 24pt; font-weight: bold; margin: 0;">adkan</p> <p style="font-size: 18pt; font-weight: bold; margin: 0;">ENGINEERS</p> <p style="font-size: 10pt; margin: 0;">Civil Engineering: Surveying Planning</p> <p style="font-size: 10pt; margin: 0;">6879 Airport Drive, Riverside, CA 92504</p> <p style="font-size: 10pt; margin: 0;">Tel:(951) 688-0241 Fax:(951) 688-0599</p>	<p>JOB NO. 9280</p> <p>APPROVED BY: 1-30-2019</p> <p style="text-align: center;"><i>Gordon D Edwards</i></p> <p style="text-align: center;">GORDON D EDWARDS, PLS 6678</p>	<p>DATE: 1-30-2019</p>	<p>CLIENT: PERKINS LL-P18-0560-8</p> <p style="text-align: center; font-weight: bold; font-size: 14pt;">LOT LINE ADJUSTMENT NO. LL-P18-0560</p>
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LOT LINE ADJUSTMENT NO. LL-P18-0560



1" = 30'

