

Recording requested by:

DOCUMENTARY
TRANSFER TAX = \$0.00
NO CONSIDERATION

2018-0502761

12/28/2018 12:08 PM Fee: \$ 38.00

Page 1 of 9

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



And when recorded, mail to:

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

FOR RECORDER'S OFFICE USE ONLY

380

Project: P18-0587
POR. APN: 257-060-002 & 015
APN: 257-030-016, & -042
Address:

**LL-P18-0587
PARCELS A & 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): **Guthrie-Richter, 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 12/20/18
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 12/20/18, 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.

Lisa Andresen
Notary Signature

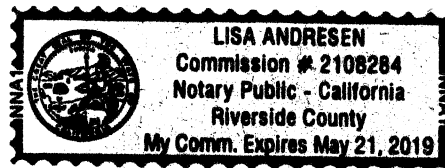


EXHIBIT "A"
LOT LINE ADJUSTMENT NO. LL-P18-0587

PARCEL A

Parcel 7 of Parcel Map 29161 as filed in Book 195, Pages 20 through 22, inclusive, of Parcel Maps, in the Office of the County Recorder of Riverside County, State of California, lying within Section 17, Township 2 South, Range 4 West, San Bernardino Base and Meridian.

EXCEPTING THEREFROM that portion of said Parcel 7, more particularly described as follows:

BEGINNING at the Southwest corner of said Parcel 7, said corner also being the Southeast corner of Parcel B of Certificate of Compliance for Lot Line Adjustment No. LL-P07-0153, recorded June 21, 2007 as Document No. 2007-0407241, of Official Records of said County;

THENCE along the Westerly line of said Parcel 7 and the Easterly line of said Parcel "B", North $00^{\circ}56'11''$ East, a distance of 200.16 feet to a point on the Southerly right of way line of Research Park Drive as shown on said Parcel Map 29161, said point also being the beginning of a non-tangent 57.00 foot radius curve concave Northerly, a radial line bears South $00^{\circ}56'11''$ West;

THENCE Easterly along said Southerly right of way line and the arc of said curve through a central angle of $03^{\circ}32'07''$, a distance of 3.52 feet;

THENCE non-tangent to said curve South $20^{\circ}49'46''$ East, a distance of 29.56 feet;

THENCE South $48^{\circ}58'45''$ East, a distance of 75.26 feet to the beginning of a tangent 68.00 foot radius curve concave Southwesterly;

THENCE Southeasterly along the arc of said curve through a central angle of $40^{\circ}54'13''$, a distance of 48.55 feet;

THENCE South $08^{\circ}04'32''$ East, a distance of 43.77 feet;

THENCE South $48^{\circ}58'45''$ East, a distance of 58.31 feet to a point on the Southerly line of said Parcel 7;

THENCE along said Southerly line, North $89^{\circ}55'15''$ West, a distance of 146.92 feet to the **POINT OF BEGINNING**.

Containing 3.637 acres, more or less.

PARCEL B

Parcel B of Certificate of Compliance for Lot Line Adjustment No. LL-P07-0153, recorded June 21, 2007 as Document No. 2007-0407241, of Official Records of the County of Riverside, State of California, lying within Section 17, Township 2 South, Range 4 West, San Bernardino Base and Meridian;

TOGETHER WITH that portion of Parcel 7 of Parcel Map 29161, as filed in Book 195, Pages 20 through 22, inclusive, of Parcel Maps, in the Office of the County Recorder of said County, more particularly described as follows:

BEGINNING at the Southwest corner of said Parcel 7, said corner also being the Southeast corner of said Parcel B;

THENCE along the Westerly line of said Parcel 7 and the Easterly line of said Parcel "B", North 00°56'11" East, a distance of 200.16 feet to a point on the Southerly right of way line of Research Park Drive as shown on said Parcel Map 29161, said point also being the beginning of a non-tangent 57.00 foot radius curve concave Northerly, a radial line bears South 00°56'11" West;

THENCE Easterly along said Southerly right of way line and the arc of said curve through a central angle of 03°32'07", a distance of 3.52 feet;

THENCE non-tangent to said curve South 20°49'46" East, a distance of 29.56 feet;

THENCE South 48°58'45" East, a distance of 75.26 feet to the beginning of a tangent 68.00 foot radius curve concave Southwesterly;

THENCE Southeasterly along the arc of said curve through a central angle of 40°54'13", a distance of 48.55 feet;

THENCE South 08°04'32" East, a distance of 43.77 feet;

THENCE South 48°58'45" East, a distance of 58.31 feet to a point on the Southerly line of said Parcel 7;

THENCE along said Southerly line, North 89°55'15" West, a distance of 146.92 feet to the **POINT OF BEGINNING**.

ALSO TOGETHER WITH Lot D" of said Parcel Map 29161 as vacated by Resolution No. 23349, recorded October 18, 2018 as Document No. 2018-0411833, Official Records of Riverside County.

ALSO TOGETHER WITH that certain parcel of land as described in Quitclaim Deed recorded December 11, 2018 as Document No. 2018-0481726, Official Records of said County.

ALSO TOGETHER WITH that certain parcel of land as described in Grant Deed recorded December 29, 2000 as Document No. 2000-521659, Official Records of said County, more particularly described as follows:

BEGINNING at the Southeasterly right of way line of Gage Canal as shown on Parcel Map 29161, as filed in Book 195, Pages 20 through 22, inclusive, of Parcel Maps, in the Office of the County Recorder of said County;

THENCE East, a distance of 1186.20 feet;

THENCE South 45°00' West, a distance of 594.70 feet;

THENCE South 49°44' West, a distance of 522.90 feet;

THENCE North 89°54' West, a distance of 797.70 feet;

THENCE North 19°03' West, a distance of 250.40 feet;

THENCE South 72°00' East, a distance of 131.55 feet;

THENCE North 77°58' East, a distance of 108.50 feet;

THENCE North 47°48' East, a distance of 94.40 feet;

THENCE North 26°10' East, a distance of 122.70 feet;

THENCE North 19°40' East, a distance of 212.80 feet;

THENCE North 27°48' East, a distance of 183.00 feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM that certain parcel of land described in Grant of Easement to the City of Riverside recorded October 29, 2018 as Document No. 2018-0426320, Official Records of Riverside County, California.

ALSO EXCEPTING THEREFROM that certain parcel of land as described in Quitclaim Deed recorded October 29, 2018 as Document No. 2018-0426318, Official Records of said County.

Containing 21.978 acres, more or less.

This description was prepared by me or under my direction.

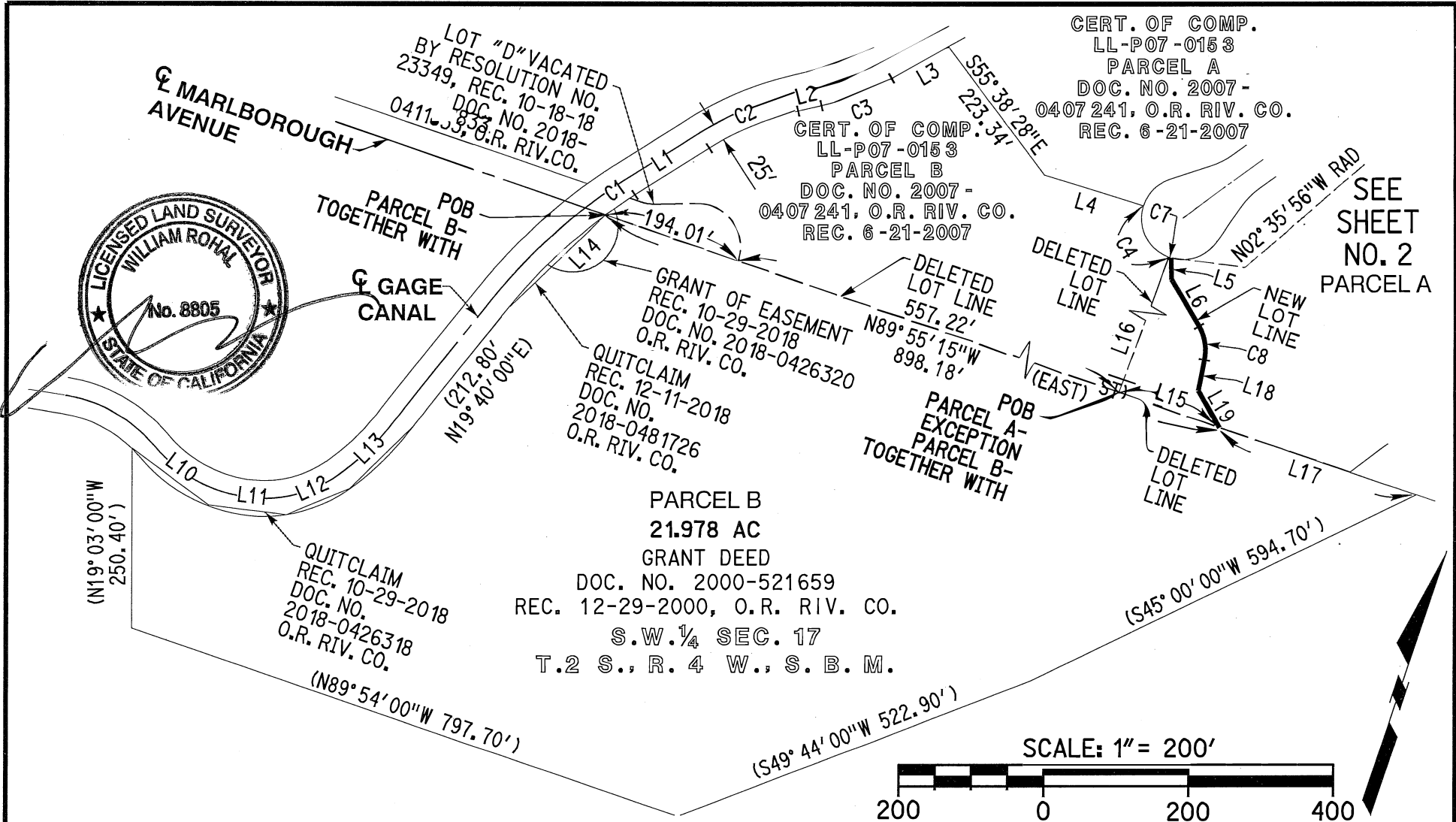


William Rohal L.S. 8805

12-28-2018

Date





CITY OF RIVERSIDE

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL (S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 3



1770 IOWA AVENUE - SUITE 100
 RIVERSIDE, CA 92507
 951.782.0707
 (FAX) 951.782.0723
 rickengineering.com
 San Diego - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

LOT LINE ADJUSTMENT NO. LL-P18-0587

SCALE: 1"=200'

DATE: JULY 23, 2018

CERT. OF COMP.
 LL-P07-0153
 PARCEL A
 DOC. NO.
 2007-0407241, O.R.
 RIV. CO.
 REC. 6-21-2007

SEE SHEET NO. 1

PARCEL MAP
 NO. 29161
 PM 195/20-22
 PARCEL 7

PARCEL A
 3.637 AC.

CERT. OF COMP.
 LL-P07-0153
 PARCEL B
 DOC. NO.
 2007-0407241, O.R.
 RIV. CO.
 REC. 6-21-2007

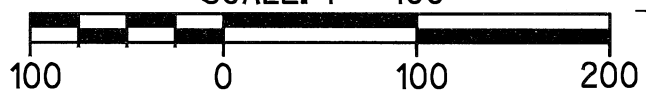
PARCEL B

DELETED
 LOT
 LINE

NEW
 LOT
 LINE

POB
 PARCEL A-EXCEPTION
 PARCEL B-TOGETHER WITH

SCALE: 1" = 100'



DELETED
 LOT
 LINE

SEE SHEET NO. 1

CITY OF RIVERSIDE

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SHEET 2 OF 3

RICK
 ENGINEERING COMPANY

1770 IOWA AVENUE - SUITE 100
 RIVERSIDE, CA 92507
 951.782.0707
 (FAX)951.782.0723

rickengineering.com

Riverside

San Diego - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

LOT LINE ADJUSTMENT NO.
 LL-P18-0587

SCALE: 1" = 400'



DATE: JULY 23 2018

TABLE DATA

LINE TABLE			CURVE TABLE			
NAME	DIRECTION	LENGTH	NAME	DELTA	RADIUS	ARC
L1	N 38°24'58" E	121.64'	C1	3°54'35"	725.00'	49.47'
L2	N 57°50'00" E	33.05'	C2	19°25'02"	395.00'	133.86'
L3	N 41°22'56" E	89.94'	C3	16°27'04"	365.00'	104.80'
L4	N 88°27'51" E	142.97' RAD	C4	87°31'40"	57.00'	87.08'
L5	S 20°49'46" E	29.56'	C5	71°15'11"	57.00'	70.89'
L6	S 48°58'45" E	75.26'	C6	18°12'39"	113.00'	35.92'
L7	N 16°08'53" E	59.15'	C7	3°32'07"	57.00'	3.52'
L8	S 66°09'20" W	99.51'	C8	40°54'13"	68.00'	48.55'
L9	N 89°55'15" W	190.51'				
L10	(S 72°00'00" E	131.55')				
L11	(N 77°58'00" E	108.50')				
L12	(N 47°48'00" E	94.40')				
L13	(N 26°10'00" E	122.70')				
L14	(N 27°48'00" E	183.00')				
L15	N 89°55'15" W	146.92'				
L16	N 0°56'11" E	200.16' RAD				
L17	N 89°55'15" W	288.02'				
L18	N 8°04'32" W	43.77'				
L19	N 48°58'45" W	58.31'				

215.06' ON REC. DOC.

LEGEND

-  - INDICATES NEW PARCEL LINE.
-  - INDICATES PARCEL LINE TO BE REMOVED.
- () - INDICATES RECORD DATA PER DEED RECORDED 12-29-00 AS DOC. NO. 2000-521659, O.R. RIV. CO. CA.

CITY OF RIVERSIDE

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SHEET 3 OF 3



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LOT LINE ADJUSTMENT NO.
LL-P18-0587

SCALE: N/A

DATE: JULY 23, 2018