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Peter Aldana
County Of Riverside
Assessor-County Clerk-Recorder

FOR RECORDER'S OFFICE USE ONLY

Project: P18-0845
APN: 250-080-009 & 019
Address: 1395 Blaine Street

LL-P18-0845
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): **Hassan A. Zaioun and Martha V. Zaioun, Husband and Wife as joint tenants**

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 12/31/18
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 DECEMBER 31, 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

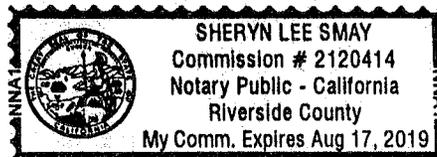


EXHIBIT "A"

Legal Description

Project: P18-0845

Parcel "A"

That portion of Lots 27 and 28 of East Riverside Land Company's Subdivision of Section 19, Township 2 South, Range 4 West, San Bernardino Meridian, in the City of Riverside, County of Riverside, State of California, as shown by map on file in Book 6, Page 44, of Maps, in the Office of the County Recorder of San Bernardino County, also shown as Parcels 2 and 3 of Record of Survey Map, recorded April 17, 1970 in Book 55 of Records of Surveys at Page 44, Riverside County Records described as follows:

Beginning at a point along the northerly Right of Way line of Blaine Street, (44-foot half-width), said point being the southeasterly corner of said Parcel 2, and the **True Point of Beginning** of the parcel of land to be described;

Thence North $0^{\circ}45'37''$ East, along the easterly lines of said Parcels 2 and 3, a distance of 190.00 feet to a point on the easterly line of said Parcel 3, 60.00 feet northerly from the southeast corner of said Parcel 3;

Thence North $89^{\circ}13'21''$ West, parallel with the centerline of said Blaine Street, a distance of 120.00 feet;

Thence South $0^{\circ}45'37''$ West, a distance of 60.00 feet to the northerly line of said Parcel 2;

Thence North $89^{\circ}13'21''$ West, along said northerly line of Parcel 2, a distance of 20.00 feet to the northwesterly corner thereon;

Thence South $45^{\circ}13'53''$ West along the northwesterly line of said Parcel 2, a distance of 88.56 feet to the most westerly corner of said Parcel 2;

Thence South $44^{\circ}46'07''$ East, along the southwesterly line of said Parcel 2, a distance of 86.94 feet to the beginning of a non-tangent curve, concave Northeasterly, having a radius of 120.00 feet, a radial line through said point bears South $31^{\circ}32'36''$ West being the northerly line of that certain Parcel of Land conveyed to the State of California by Quitclaim Deed recorded April 4, 2006 as Document No. 2006-239603, official records of Riverside County, California;

Thence Southeasterly, along said curve and said northerly line, through a central angle of $1^{\circ}27'08''$, an arc distance of 3.04 feet to the beginning of a non-tangent line;

Thence South $87^{\circ}07'26''$ East continuing along said northerly line and along said non-tangent line, a distance of 119.26 feet to a point on a line that is parallel with and distant Northerly 44.00 feet from said centerline of Blaine Street;

Thence South $89^{\circ}13'21''$ East, along said parallel line, a distance of 18.19 feet to the **True Point of Beginning**.

Containing 28,976 square feet or 0.67 acres, more or less.

Parcel "B"

That portion of Lot 28 of East Riverside Land Company's Subdivision of Section 19, Township 2 South, Range 4 West, San Bernardino Meridian, in the City of Riverside, County of Riverside, State of California, as shown by map on file in Book 6, Page 44, of Maps, in the Office of the County Recorder of San Bernardino County, also shown as Parcel 3 of Record of Survey, recorded April 17, 1970 in Book 55 of Records of Surveys at Page 44, Riverside County Records described as follows:

Commencing at a point along the northerly Right of Way line of Blaine Street, (44-foot half-width), said point being the southeasterly corner of Parcel 2 of said Record of Survey;

Thence North $0^{\circ}45'37''$ East, along the easterly line of said Parcels 2 and 3, a distance of 190.00 feet to a point on the easterly line of said Parcel 3, 60.00

feet northerly from the southeast corner of said Parcel 3, being the **True Point of Beginning** of the parcel of land to be described;

Thence North $89^{\circ}13'21''$ West, parallel with the centerline of said Blaine Street, a distance of 120.00 feet;

Thence South $0^{\circ}45'37''$ West, a distance of 60.00 feet to the northerly line of said Parcel 2;

Thence North $89^{\circ}13'21''$ West, along said northerly line of Parcel 2, a distance of 20.00 feet to the northwesterly corner thereon;

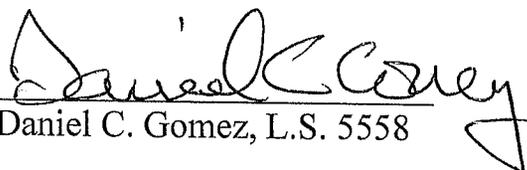
Thence North $0^{\circ}45'37''$ East along the northwesterly line of said Parcel 3, a distance of 160.00 feet to the northwesterly corner of said Parcel 3;

Thence South $89^{\circ}13'21''$ East, along the northerly line of said Parcel 3, a distance of 140.00 feet to the northeasterly corner thereon;

Thence South $0^{\circ}45'37''$ West along the easterly line of said Parcel 3, a distance of 100.00 feet to the **True Point of Beginning**.

Containing 15,200 square feet or 0.35 acres, more or less.

Prepared under the supervision of:


Daniel C. Gomez, L.S. 5558



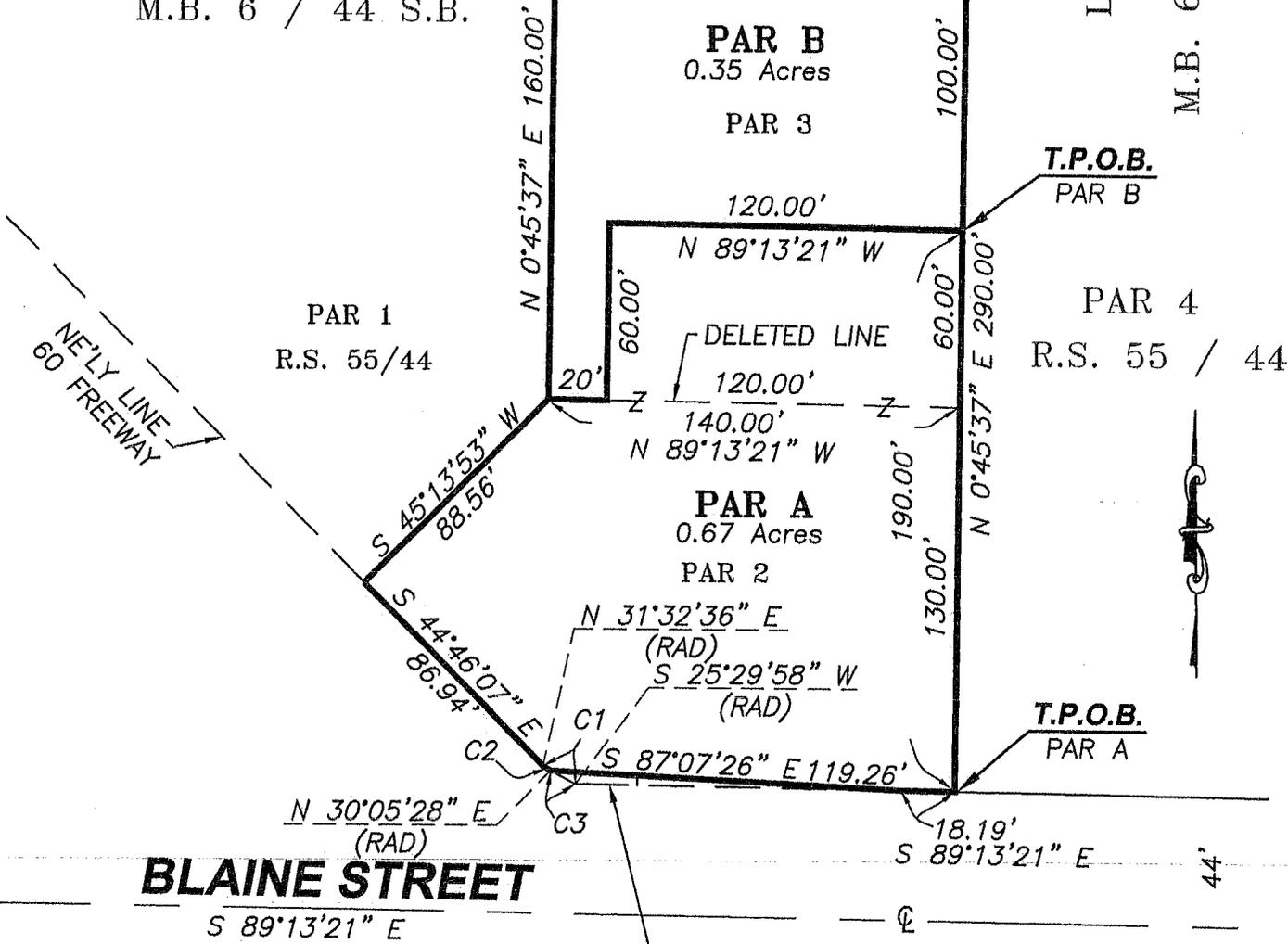
DESCRIPTION APPROVAL:

BY:  12/27/18
DATE

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

LOT 27
M.B. 6 / 44 S.B.

LOT 28
M.B. 6 / 44
S.B.



CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	TANGENT
C1	6°02'38"	12.66'	120.00'	6.34'
C2	1°27'08"	3.04'	120.00'	1.52'
C3	4°35'30"	9.62'	120.00'	4.81'

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 1

P18-0845

SCALE: 1"=60'

DRAWN BY: R.L. DATE: 12/18/18

SUBJECT: LOT LINE ADJUSTMENT