

DOC # 2021-0391081

06/29/2021 12:42 PM Fees: \$29.00

Page 1 of 6

Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

Recording requested by:

First American Title - NCS
1030588

DOCUMENTARY

TRANSFER TAX = \$0.00

NO CONSIDERATION

**This document was electronically submitted
to the County of Riverside for recording**
Received by: LISA #580

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: P19-0768

APN: 230-242-005, 006 & 026

Address: 7688 Indiana Ave.

**LL-P19-0768
PARCELS 1, 2 & 3**

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): **TMCSF Realty, 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 **THREE (3)** 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 5/11/2021
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.

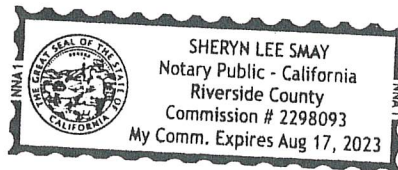
State of California }
County of RIVERSIDE } ss

On MAY 11, 2021, 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 Smay
Notary Signature

EXHIBIT "A"
LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO. LL-P19-0768

PARCEL 1

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

THOSE PORTIONS OF LOTS 2 AND 3 OF EL GRANDE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 5, PAGE 174 OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF PARCEL B, AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. LL-010-012, RECORDED FEBRUARY 5, 2002, INSTRUMENT NO. 2002-065154, OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE SOUTH 55°59'50" WEST, A DISTANCE OF 5.28 FEET TO THE MOST NORTHERLY CORNER OF A PARCEL, AS DESCRIBED IN GRANT DEED TO TMCSF REALTY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN DOCUMENT NO. 2019-0211084, RECORDED JUNE 12, 2019, RECORDS OF SAID RIVERSIDE COUNTY;

THENCE SOUTH 34°00'29" EAST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL IN TMCSF REALTY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY DEED, A DISTANCE OF 92.32 FEET;

THENCE SOUTH 55°59'31" WEST, A DISTANCE OF 129.79 FEET THE SOUTHWESTERLY LINE OF SAID LOT 2;

THENCE NORTH 33°57'34" WEST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 23.16 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL B OF LOT LINE ADJUSTMENT LL-010-012;

THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE SOUTHEASTERLY, SOUTHWESTERLY, NORTHWESTERLY, AND NORTHEASTERLY LINES OF SAID PARCEL B;

1. SOUTH 49°23'39" WEST, A DISTANCE OF 251.48 FEET;
2. NORTH 33°59'12" WEST, A DISTANCE OF 247.68 FEET;
3. NORTH 56°07'20" EAST, A DISTANCE OF 384.91 FEET;
4. SOUTH 33°57'34" EAST, A DISTANCE OF 148.75 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 90,285 SQUARE FEET, MORE OR LESS.

PARCEL 2

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

BEING A PORTION OF LOT 2 OF EL GRANDE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 5, PAGE 174 OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL B, AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. LL-010-012, RECORDED FEBRUARY 5, 2002, INSTRUMENT NO. 2002-065154, OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE SOUTH 55°59'50" WEST, A DISTANCE OF 5.28 FEET TO THE MOST NORTHERLY CORNER OF A PARCEL, AS DESCRIBED IN GRANT DEED TO TMCSF REALTY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN DOCUMENT NO. 2019-0211084, RECORDED JUNE 12, 2019, RECORDS OF SAID RIVERSIDE COUNTY;

THENCE SOUTH 34°00'29" EAST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL IN TMCSF REALTY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY DEED, A DISTANCE OF 92.32 FEET;

THENCE SOUTH 55°59'31" WEST, A DISTANCE OF 64.79 FEET TO THE NORTHEASTERLY LINE OF A PARCEL AS DESCRIBED IN GRANT DEED TO VIRGINIA RUTH MARTINEZ, ET AL., IN DOCUMENT NO. 2019-0209928, RECORDED JUNE 11, 2019, RECORDS OF SAID RIVERSIDE COUNTY, ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 55°59'31" WEST, A DISTANCE OF 65.00 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 2;

THENCE SOUTH 33°57'34" EAST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 119.81 FEET TO A LINE PARALLEL WITH AND DISTANT 8.00 FEET, MEASURED AT RIGHT ANGLES FROM THE SOUTHEASTERLY LINE OF SAID LOT 2;

THENCE NORTH 49°23'39" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 65.44 FEET TO AFORESAID NORTHEASTERLY LINE DESCRIBED IN DEED TO MARTINEZ, ET AL;

THENCE NORTH 33°57'34" WEST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 112.29 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 7,543 SQUARE FEET, MORE OR LESS.

PARCEL 3

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

BEING A PORTION OF LOT 2 OF EL GRANDE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 5, PAGE 174 OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL B, AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. LL-010-012, RECORDED FEBRUARY 5, 2002, INSTRUMENT NO. 2002-065154, OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE SOUTH 55°59'50" WEST, A DISTANCE OF 5.28 FEET TO THE MOST NORTHERLY CORNER OF A PARCEL, AS DESCRIBED IN GRANT DEED TO TMCSF REALTY, LLC, A CALIFORNIA LIMITED LIABILITY

COMPANY, IN DOCUMENT NO. 2019-0211084, RECORDED JUNE 12, 2019, RECORDS OF SAID RIVERSIDE COUNTY;

THENCE SOUTH 34°00'29" EAST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL IN TMCSF REALTY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY DEED, A DISTANCE OF 92.32 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 55°59'31" WEST, A DISTANCE OF 64.79 FEET TO THE NORTHEASTERLY LINE OF A PARCEL AS DESCRIBED IN GRANT DEED TO VIRGINIA RUTH MARTINEZ, ET AL., IN DOCUMENT NO. 2019-0209928, RECORDED JUNE 11, 2019, RECORDS OF SAID RIVERSIDE COUNTY;

THENCE SOUTH 33°57'34" EAST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 112.29 FEET TO A LINE PARALLEL WITH AND DISTANT 8.00 FEET, MEASURED AT RIGHT ANGLES FROM THE SOUTHEASTERLY LINE OF SAID LOT 2;

THENCE NORTH 49°23'39" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 65.32 FEET TO AFORESAID NORTHEASTERLY LINE OF PARCEL DESCRIBED IN TMCSF REALTY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY DEED;

THENCE NORTH 34°00'29" WEST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 104.78 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 7,037 SQUARE FEET, MORE OR LESS.

PREPARED BY ME OR UNDER MY SUPERVISION:


MICHAEL R. BREDECKE, PLS 9299

9/25/2020

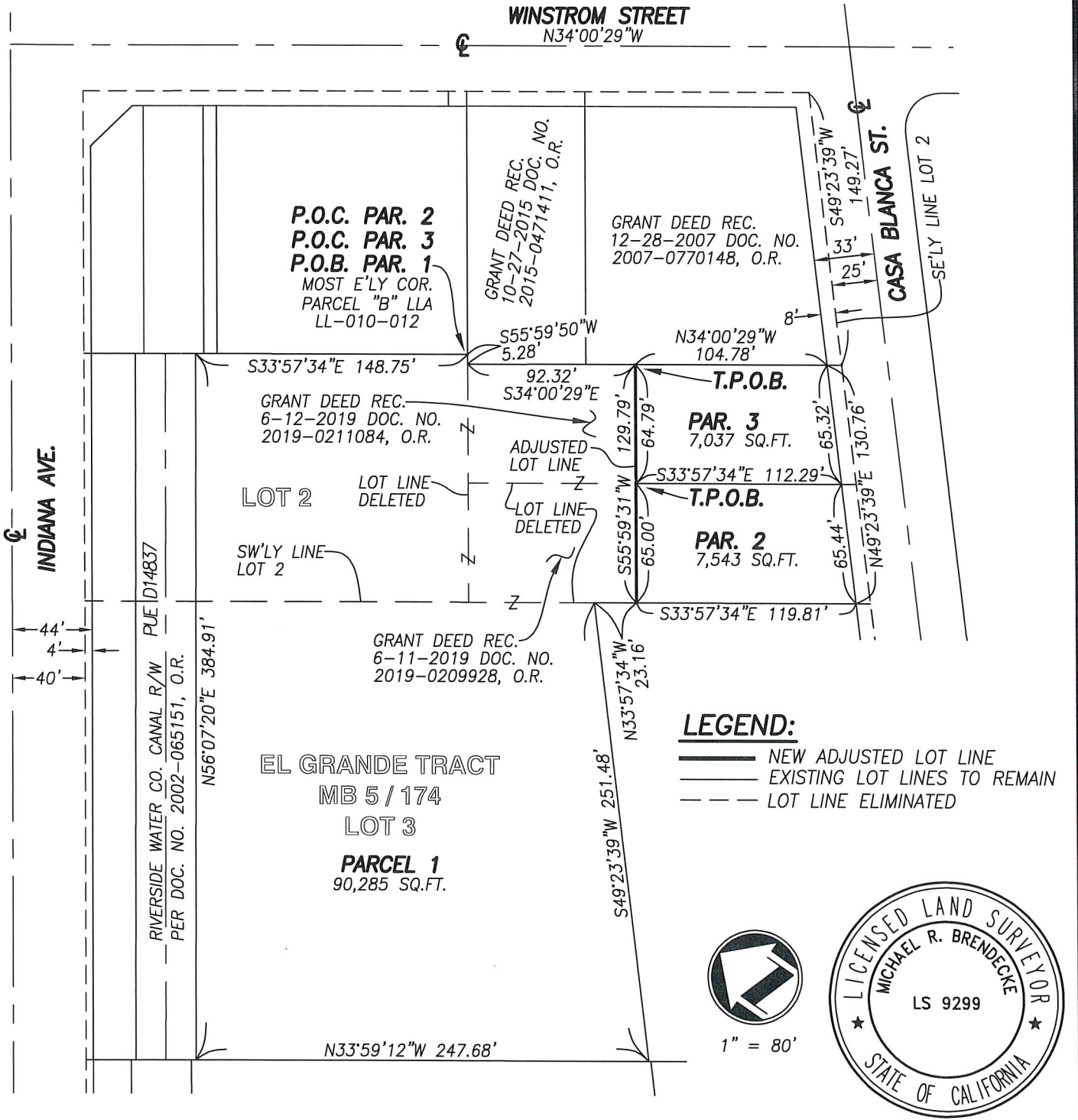


DESCRIPTION APPROVAL:

BY:  5/11/21
DATE

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

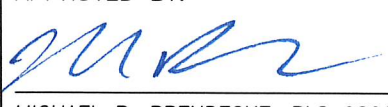
LOT LINE ADJUSTMENT LL-P19-0768



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. 9206 DATE: 9-14-2020

CLIENT: THE MOTORCYCLE COMPANY

APPROVED BY:

MICHAEL R. BREDECKE, PLS 9299

LOT LINE ADJUSTMENT
NO. LL-P19-0768