

2008-0327241

06/16/2008 08:00A Fee:NC
Page 1 of 7
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

CITY OF RIVERSIDE

AND WHEN RECORDED MAIL TO:

City Surveyor
City of Riverside
Public Works Department
3900 Main Street
Riverside, CA 92522



S	N	U	TRAIL	SIZE	DT	MISC	LONG	IND	COPY
1			7						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
2 NCHG CC'S						T:	CTY	UNI	038

Space above this line for recorder's use only

TRA:
DTT:



**CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE (CO-P07-1117)
Re-recorded to add missing plat and correct document sequence**

**THIS AREA FOR
RECORDER'S
USE ONLY**

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3:00 Additional Recording Fee Applies)

Recording requested by:

UNITED TITLE COMPANY

DOC # 2007-0720100

11/29/2007 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records

County of Riverside

Larry W Ward

Assessor, County Clerk & Recorder

DOCUMENTARY TRANSFER TAX= \$0.00

And when recorded, mail to:



CITY SURVEYOR,
CITY OF RIVERSIDE

Public Works Department
City Hall, 3900 Main Street
Riverside, California 92522

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			5						
M	A	L	465	426	PCOR	NCOR	SMF	NCRS	EXAM
NCH600						T	CTY	UNI	025

NOTE TO COUNTY RECORDER:

DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.

Project: Vaccher Development Agreement

APN: 236-062-023, &-024

Address: Van Buren Blvd.

CO-P07-1117

T
025
B

TNA-009-139

52713252-61

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): ROBERT VACCHER, AN UNMARRIED MAN AS TO AN UNDIVIDED ONE-HALF INTEREST AND ANITA HUSTED, A MARRIED WOMAN AS TO AN UNDIVIDED ONE-HALF INTEREST

Pursuant to Section 66499.35(b) of the Government Code of the State of California and Section 18.39 of the Riverside Municipal Code, the 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, is hereby issued this Certificate of Compliance.

THIS CERTIFICATE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO INCLUDING TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE . THE PARCEL DESCRIBED HEREIN MAY BE SOLD, LEASED, OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED PURSUANT THERETO.

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. DEVELOPMENT OF THE PARCEL MAY REQUIRE ISSUANCE OF A PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF APPROVAL.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

KEN GUTIERREZ
PLANNING DIRECTOR

By: Craig Aaron
Craig Aaron, Deputy Planning Director

11-2-07
Date

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside

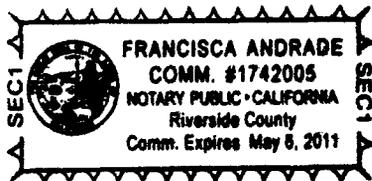
ss

On 11/2/07, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared

Craig Aaron
Name(s) of Signer(s)

personally known to me - OR - 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.



WITNESS my hand and official seal.

Francisca Andrade
Signature

1742005
exp. May 6, 2011

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- Attorney-in-fact
- Corporate Officer(s)
Title _____
- Title _____
- Guardian/Conservator
- Individual(s)
- Trustee(s)
- Other
- Partner(s)
- General
- Limited

The party(ies) executing this document is/are representing:

EXHIBIT A

PARCEL 1 (APN 233-062-023)

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 10 IN BLOCK 25 OF THE VILLAGE OF ARLINGTON, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 62 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 10;

THENCE ALONG THE SOUTHEASTERLY LINE THEREOF, SOUTH 55° 32' 00" WEST 329 60 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 10;

THENCE ALONG THE SOUTHWESTERLY LINE THEREOF, NORTH 34° 28' 00" WEST 257 10 FEET,

THENCE LEAVING SAID SOUTHWESTERLY LINE, NORTH 32° 44' 00" EAST 40.00 FEET;

THENCE NORTH 39°23'00" EAST 36 00 FEET;

THENCE NORTH 51°02'00" EAST 36.00 FEET;

THENCE NORTH 55° 27' 00" EAST 222.50 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 10;

THENCE ALONG SAID NORTHEASTERLY LINE, SOUTH 34° 26' 00" EAST 285 90 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED AUGUST 30, 1956 IN BOOK 1965 PAGE 32 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,

ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED OCTOBER 23, 1959, IN BOOK 2568, PAGE 440 AS INSTRUMENT NO 90923 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF RIVERSIDE IN DEED RECORDED SEPTEMBER 3, 1993 AS INSTRUMENT NO. 348767 OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY,

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE FOLLOWING DESCRIBED LAND:

CD-P07-1117

BEGINNING AT THE WESTERLY TERMINUS OF THAT CERTAIN CURVE IN THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA RECORDED AUGUST 30, 1956, IN BOOK 1965 PAGE 32 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 50 FEET AND HAVING A TOTAL ARC LENGTH OF 73.99 FEET; SAID WESTERLY TERMINUS OF SAID CURVE ALSO BEING A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 10;

THENCE TANGENT TO SAID CURVE AND ALONG SAID SOUTHWESTERLY LINE NORTH $33^{\circ} 38' 51''$ WEST 135.00 ;

THENCE AT RIGHT ANGLES TO SAID SOUTHWESTERLY LINE NORTH $56^{\circ} 21' 09''$ EAST 150.00 FEET;

THENCE PARALLEL WITH SAID SOUTHWESTERLY LINE SOUTH $33^{\circ} 38' 51''$ EAST 194.34 FEET TO A POINT IN THE AFOREMENTIONED NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA;

THENCE ALONG SAID NORTHWESTERLY LINE SOUTH $61^{\circ} 34' 15''$ WEST 104.98 FEET TO THE EASTERLY TERMINUS OF THE AFOREMENTIONED CURVE IN SAID NORTHWESTERLY LINE;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $84^{\circ} 46' 54''$ AN ARC LENGTH OF 73.99 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (APN No. 233-062-024)

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING THAT PORTION OF LOT 10 IN BLOCK 25 OF THE VILLAGE OF ARLINGTON, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 62 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY TERMINUS OF THAT CERTAIN CURVE IN THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA RECORDED AUGUST 30, 1956, IN BOOK 1965 PAGE 32 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS BEING CONCAVED NORTHERLY, HAVING A RADIUS OF 50 FEET AND HAVING A TOTAL ARC LENGTH OF 73.99 FEET; SAID WESTERLY TERMINUS OF SAID CURVE ALSO BEING A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 10;

THENCE TANGENT TO SAID CURVE AND ALONG SAID SOUTHWESTERLY LINE NORTH $33^{\circ} 38' 51''$ WEST 135.00 FEET;

THENCE AT RIGHT ANGLES TO SAID SOUTHWESTERLY LINE NORTH $56^{\circ} 21' 09''$ EAST 150.00 FEET;

CO-P07-1117

THENCE PARALLEL WITH SAID SOUTHWESTERLY LINE SOUTH 33° 38' 51" EAST 194.34 FEET TO A POINT IN THE AFOREMENTIONED NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA;

THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 61°34' 15" WEST 104.98 FEET TO THE EASTERLY TERMINUS OF THE AFOREMENTIONED CURVE IN SAID NORTHWESTERLY LINE;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84° 46' 54" AN ARC LENGTH OF 73.99 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED OCTOBER 23, 1959, IN BOOK 2568, PAGE 440 AS INSTRUMENT NO. 90923 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

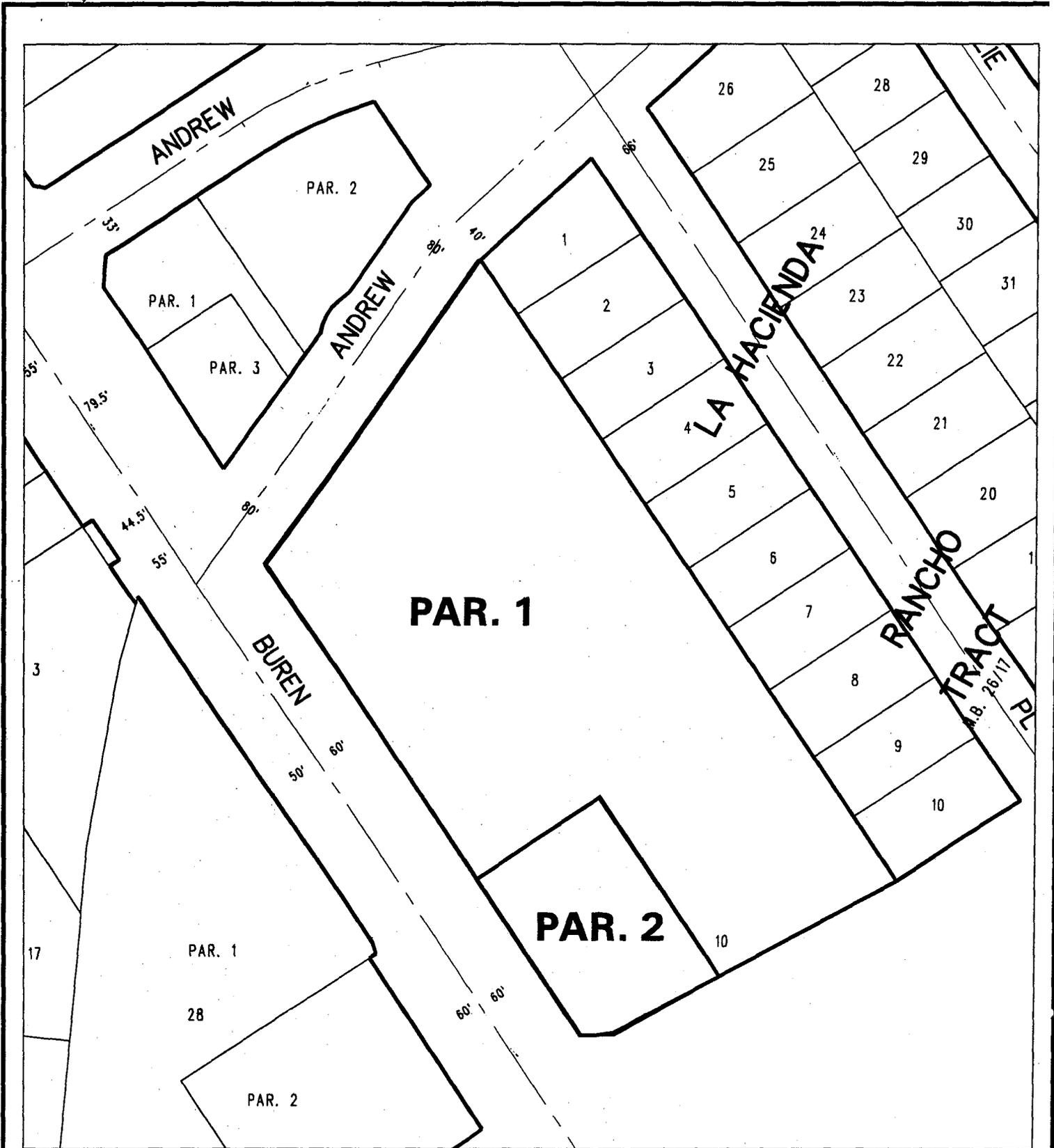
ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF RIVERSIDE IN DEED RECORDED SEPTEMBER 3, 1993 AS INSTRUMENT NO. 348767 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY.

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

 Nov 21 07 Prep. _____
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/09



CD-P07-1117



◆ **CITY OF RIVERSIDE, CALIFORNIA** ◆

66-7

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



Scale: 1" = 120'

Drawn by: bmark

Date: 12/11/07

Subject: P07-1117

CD-P07-1117