

Recording requested by:

2015-0439116

10/05/2015 09:09 AM Fee: \$ 39.00

Page 1 of 9

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

DOCUMENTARY
TRANSFER TAX = \$0.00
NO CONSIDERATION



405

And when recorded, mail to:

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

16					R	A	Exam: 505		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
9									1
SIZE	NCOR	SMF	NCHG T:						

FOR RECORDER'S OFFICE USE ONLY

Project: P15-0430
Por. APN: 274-120-012, -017
Address:

**P15-0430
PARCEL C**

**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): **Thomas L. Mazzetti and Barbara S. Mazzetti, Trustee or any Successor Trustee of the Mazzetti Family Trust, U/T/A dated April 20, 1992**

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 **ONE (1)** 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 complies 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.

EO-P15-0430

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

Emilio Ramirez
Deputy Director
Community Development Department

By: 
Emilio Ramirez

4 AUG 15
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 AUGUST 4, 2015, before me, SHERYN LEE SMAY,
notary public, personally appeared, EMILIO RAMIREZ

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.

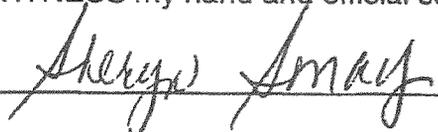

Notary Signature



EXHIBIT "A"
LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO. P15-0430

PARCEL "C"

That portion of Lots 39 and 40 of Woodcrest Acres No. 3, as shown by map on file in Book 14 at pages 67 and 68 of maps, Records of Riverside County, lying in Section 25, Township 3 South, Range 5 West, San Bernardino Meridian, in the City of Riverside, County of Riverside, State of California described as follows:

BEGINNING at the southeast corner of said Lot 40 as shown on said Woodcrest Acres No. 3, said point also being on the northerly right of way line of Bobbitt Avenue as shown on said Woodcrest Acres No. 3;

Thence along the southerly line of said Lot 40 and said northerly right of way line South 89°37'34" West, a distance of 241.17 feet to a point on the northeasterly right of way line of Fred Street (33.00 feet in half width) as described in a Grant of Easement recorded OCTOBER 1, 2015 as Document No. 2015- 0437295, Official Records of said County;

Thence leaving said southerly line, along said northeasterly right of way line North 37°43'16" West, a distance of 144.91 feet to an angle point in said northeasterly right of way line;

Thence along said northeasterly right of way line North 06°00'21" East, a distance of 31.83 feet to a point on the southeasterly right of way line of Van Buren Boulevard (67 feet in half width) as described in a Grant of Easement recorded OCTOBER 1, 2015 as Document No. 2015- 0437295, Official Records of said County;

Thence along said southeasterly right of way line North 52°16'44" East, a distance of 254.21 feet;

Thence North 37°43'16" West, a distance of 17.00 feet, measured at a right angle to the southeasterly right of way line of Van Buren Boulevard (50.00 feet in half width) described in Final Order of Condemnation No. 33752, recorded February 16, 1943 in Book 571, Page 113, ET SEQ., Records of said County;

Thence along said southeasterly right of way North 52°16'44" East, a distance of 35.00 feet;

Thence leaving said southeasterly right of way line, South 37°43'16" East, a distance of 17.00 feet to a point on the southeasterly right of way line of Van Buren Boulevard (67 feet in half width) per the above referenced document;

Thence along said southeasterly right of way line North 52°16'44" East, a distance of 124.58 feet to a point on the easterly line of said Lot 40;

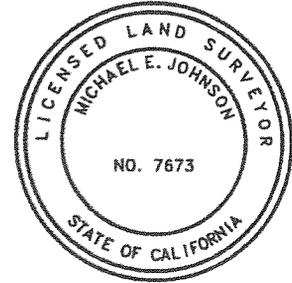
Thence along said easterly line, South 00°07'07" West, a distance of 397.87 feet to the POINT OF BEGINNING.

Containing 1.949 acres, more or less.

PREPARED UNDER MY SUPERVISION

Michael E. Johnson
Michael E. Johnson, L.S. 7673

8/27/15
Date



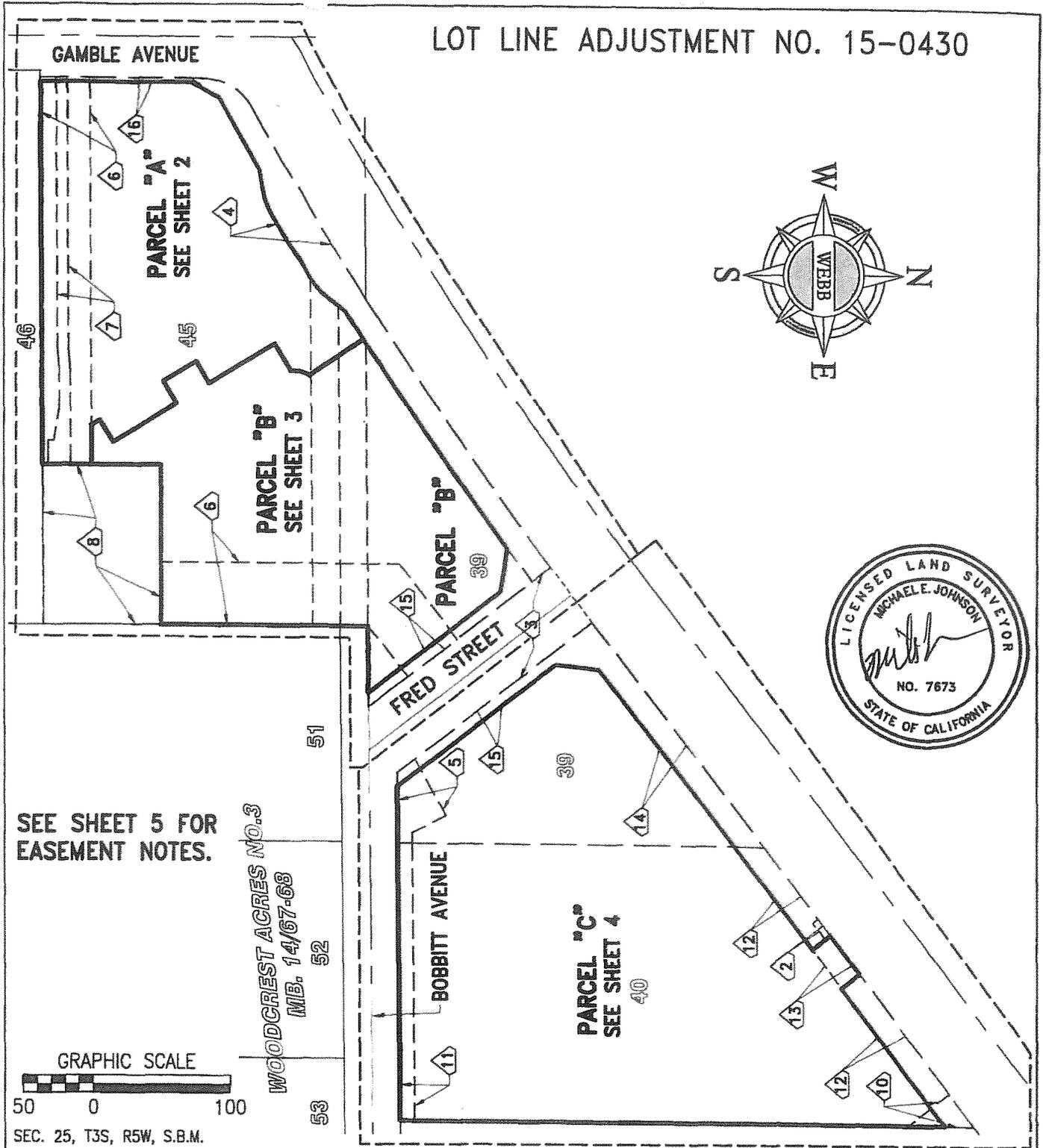
Prepared By: *G.J.H.*
Checked By: *[Signature]*

DESCRIPTION APPROVAL:

BY: *[Signature]* 8/31/15
DATE

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

LOT LINE ADJUSTMENT NO. 15-0430



ALBERT A.
WEBB
ASSOCIATES

CITY OF RIVERSIDE CO-P15-0430

G:\2010\10-0150\DWG & PRO\Mapping\COC\10-0150 COC.dwg 8/19/2015 11:16 AM

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 1 OF 5

W.O.
10-0150

SCALE: 1"=100'

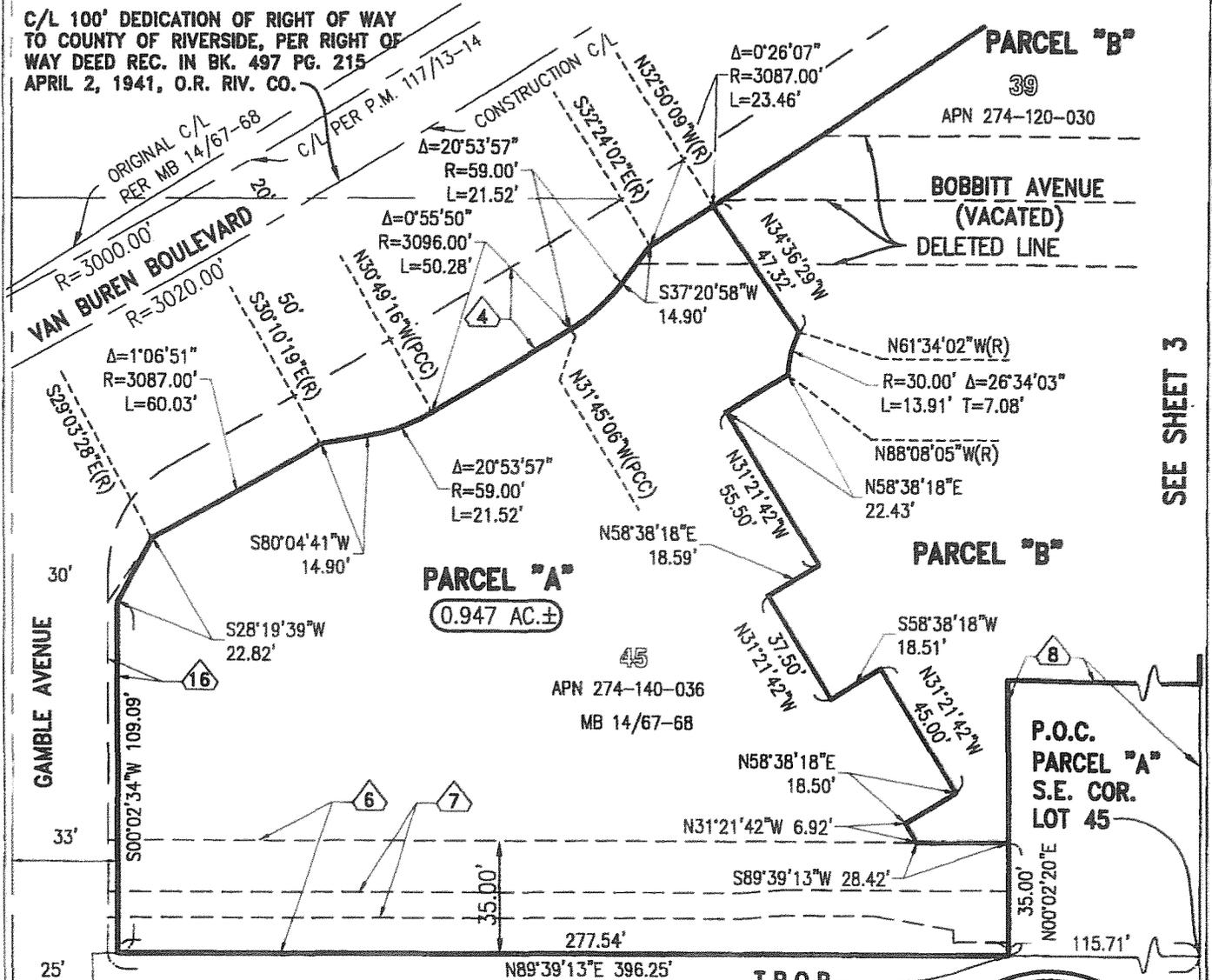
DRWN BY *C.H.*
CHKD BY *mf*

DATE *8/25/15*
DATE *8/18/15*

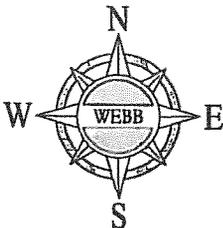
SUBJECT: LOT LINE ADJUSTMENT NO. 15-0430

LOT LINE ADJUSTMENT NO. 15-0430

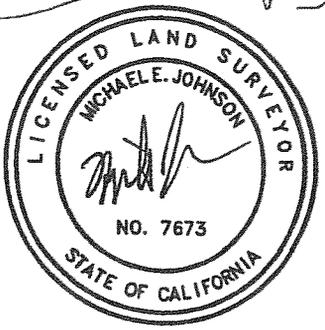
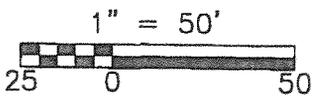
C/L 100' DEDICATION OF RIGHT OF WAY TO COUNTY OF RIVERSIDE, PER RIGHT OF WAY DEED REC. IN BK. 497 PG. 215 APRIL 2, 1941, O.R. RIV. CO.



SEE SHEET 3



SEE SHEET 5 FOR
EASEMENT NOTES.



SEC. 25, T3S, R5W, S.B.M.

ALBERT A. WEBB ASSOCIATES	CITY OF RIVERSIDE CO-P15-0430
G:\2010\10-0150\DWG & PRO\Mapping\COC\10-0150 COC.dwg 8/20/2015 2:01 PM	

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.	SHEET 2 OF 5	W.O. 10-0150
SCALE: 1"=50' DRWN BY <u>LAH</u> DATE <u>8/20/15</u> CHKD BY <u>MAJ</u> DATE <u>8/20/15</u>	SUBJECT: LOT LINE ADJUSTMENT NO. 15-0430	

LOT LINE ADJUSTMENT NO. 15-0430

ORIGINAL C/L PER MB 14/67-68
R=3000.00'
C/L PER P.M. 117/13-14
R=3020.00'
CONSTRUCTION C/L

C/L 100' DEDICATION OF RIGHT OF WAY TO COUNTY OF RIVERSIDE, PER RIGHT OF WAY DEED REC. IN BK. 497 PG. 215 APRIL 2, 1941, O.R. RIV. CO.

VAN BUREN BOULEVARD

PARCEL "C"

APN 274-120-017

50' RIGHT OF WAY PER INST. NO. 111739, SEPT. 29, 1965, O.R., RIV. CO.

PARCEL "B"

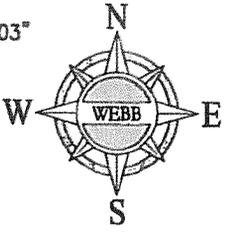
APN 274-120-030

DELETED LINE
BOBBITT AVENUE
(VACATED)

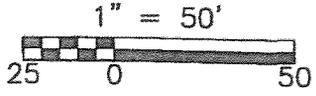
BOBBITT AVENUE

SEE SHEET 5 FOR
EASEMENT NOTES.

PARCEL "B"
0.997 AC.±



MB 14/67-68



SEE SHEET 2

SEE SHEET 4

ALBERT A. WEBB
ASSOCIATES

CITY OF RIVERSIDE CO-15-0430

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THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

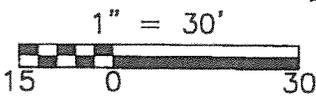
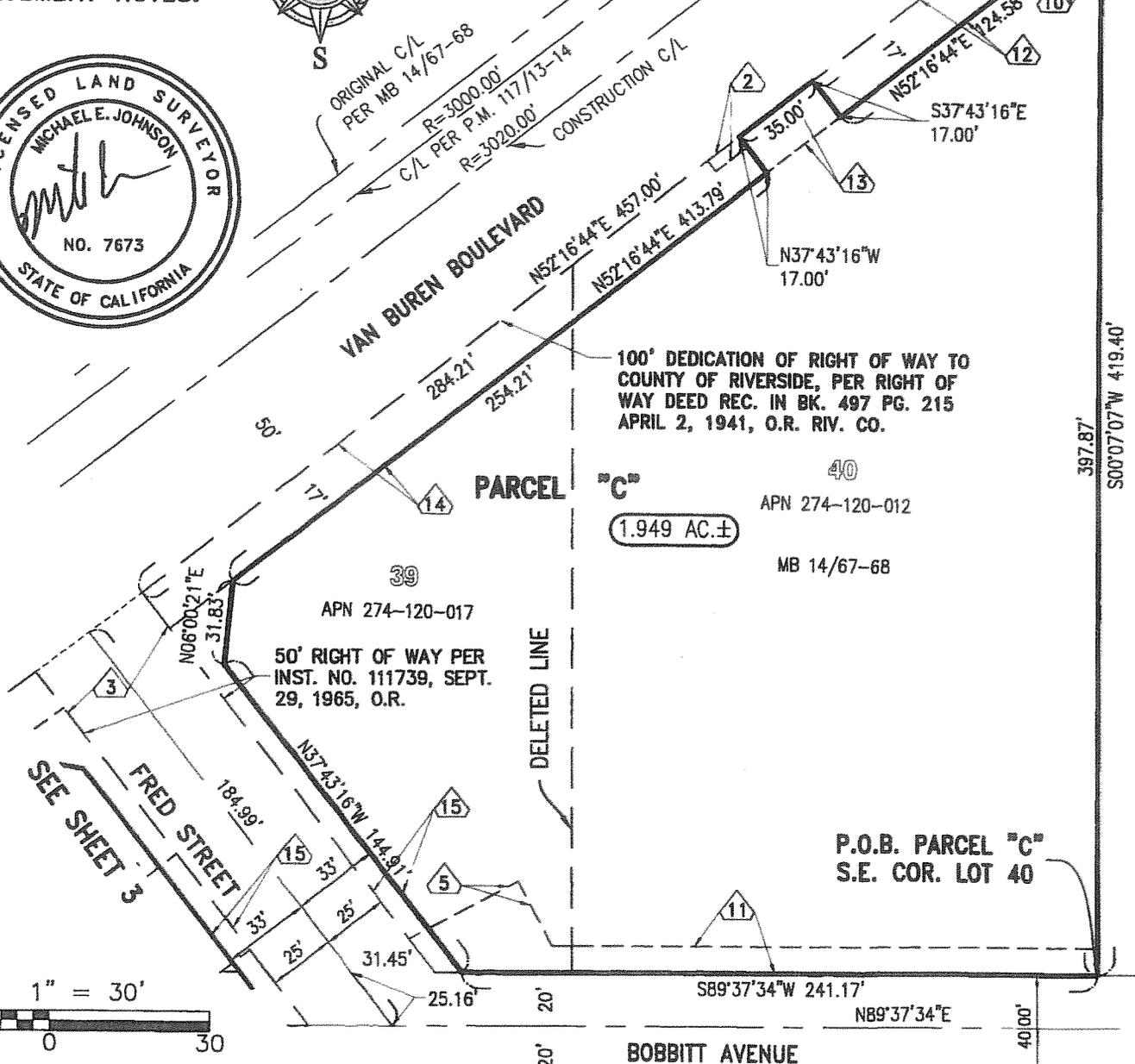
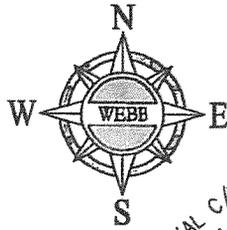
SHEET 3 OF 5

W.O.
10-0150

SCALE: 1"=50' DRWN BY GJH DATE 8/20/15 CHKD BY [Signature] DATE 8/20/15 SUBJECT: LOT LINE ADJUSTMENT NO. 15-0430

LOT LINE ADJUSTMENT NO. 15-0430

SEE SHEET 5 FOR EASEMENT NOTES.



SEC. 25, T3S, R5W, S.B.M.

ALBERT A. **WEBB** ASSOCIATES

CITY OF RIVERSIDE CO-P15-0430

G:\2010\10-0150\DWG & PRG\Mapping\COC\10-0150 COC.dwg 8/21/2015 8:53 AM

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 4 OF 5

W.O. 10-0150

SCALE: 1"=60' DRWN BY G.J.H. DATE 8/20/15 CHKD BY my DATE 8/20/15 SUBJECT: LOT LINE ADJUSTMENT NO. 15-0430

LOT LINE ADJUSTMENT NO. 15-0430

EASEMENT NOTES

- 1 QUITCLAIM DEED PER INST. #2015-0309713, RECORDED JULY 15, 2015. (NOT PLOTTED)
- 2 ROADWAY DEDICATION PER GRANT DEED IN FAVOR OF THE COUNTY OF RIVERSIDE PER INST. #128163, RECORDED NOVEMBER 10, 1965.
- 3 AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES PER INST. #114024, RECORDED AUGUST 29, 1973.
- 4 AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES PER DOC. #2004-0810186, RECORDED OCTOBER 13, 2004.
- 5 AN EASEMENT FOR RIGHT-OF-WAY AND CONSTRUCTION PER INST. #2007-0558305, RECORDED AUGUST 31, 2007.
- 6 AN EASEMENT FOR SEWER AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER INST. #2008-019519, RECORDED JANUARY 14, 2008.
- 7 AN EASEMENT FOR RIGHT-OF-WAY AND INCIDENTAL PURPOSES PER INST. #2009-0096331, RECORDED FEBRUARY 27, 2009.
- 8 A GRANT DEED FOR LIFT STATION, PER DOC. #2008-0019520, RECORDED JANUARY 14, 2008.
- 9 AN EASEMENT IN FAVOR OF THE PUBLIC OVER ANY PORTION OF THE HEREIN DESCRIBED PROPERTY INCLUDING PUBLIC ROADS. (NOT PLOTTED, NO DOCUMENT LISTED.)
- 10 AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES PER INST. #1997-059800, RECORDED FEBRUARY 24, 1997.
- 11 10 FOOT WIDE DRAINAGE EASEMENT FOR PUBLIC PURPOSES PER INST. #2007-0209005, RECORDED MARCH 28, 2007.
- 12 ADDITIONAL RIGHT-OF-WAY DEDICATION ON VAN BUREN AVENUE PER DOC. #2015-0437297, RECORDED 10/01/2015.
- 13 ADDITIONAL OFFER OF DEDICATION ON VAN BUREN AVENUE AFTER REMOVAL OF BILL BOARD PER DOC. #2015-0437296, RECORDED 10/01/2015.
- 14 ADDITIONAL RIGHT-OF-WAY DEDICATION ON VAN BUREN AVENUE PER DOC. #2015-0437295, RECORDED 10/01/2015.
- 15 ADDITIONAL RIGHT-OF-WAY DEDICATION ON FRED STREET PER DOC. #2015-0437295, RECORDED 10/01/2015.
- 16 ADDITIONAL RIGHT-OF-WAY DEDICATION ON GAMBLE AVENUE PER DOC. #2015-0437294, RECORDED 10/01/2015.



SEC. 25, T3S, R5W, S.B.M.

ALBERT A. WEBB ASSOCIATES	CITY OF RIVERSIDE <i>CO-P15-0430</i>	
G:\2010\10-0150\DWG & PRO\Mapping\COC\10-0150 COC.dwg 8/19/2015 11:14 AM		
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.	SHEET 5 OF 5	W.O. 10-0150
SCALE: NTS	DRWN BY <i>gwt</i> CHKD BY <i>gwt</i>	DATE <u>8/20/15</u> DATE <u>8/22/15</u>
SUBJECT: LOT LINE ADJUSTMENT NO. 15-0430		

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

2015-0439114

10/05/2015 09:09 AM Fee: \$ 45.00

Page 1 of 11

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



15					R	A	Exam: 558		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
11									
SIZE	NCOR	SMF	NCHG	T:					

FOR RECORDER'S OFFICE USE ONLY

Project: P15-0430
Por. APN: 274-140-030, -036
Address:

**P15-0430
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): **Entrust Administration, Inc., FBO Thomas L. Mazzetti, IRA #24015**

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.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

Emilio Ramirez
Deputy Director
Community Development Department

By: 
Emilio Ramirez

9/24/15
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.

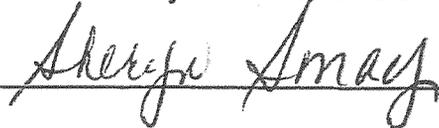
State of California

County of RIVERSIDE } ss

On AUGUST 4, 2015, before me, SHERYN LEE SMAY
notary public, personally appeared, EMILIO RAMIREZ

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.

Notary Signature

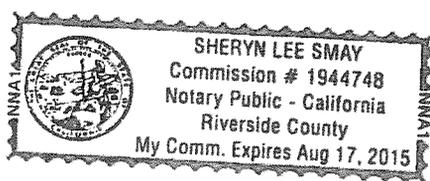


EXHIBIT "A"
LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO. P15-0430

PARCEL "A"

That portion of Lot 45 and Bobbitt Avenue (vacated) of Woodcrest Acres No. 3, as shown by map on file in Book 14 at pages 67 and 68 of Maps, Records of Riverside County, lying in Section 25, Township 3 South, Range 5 West, San Bernardino Meridian, in the City of Riverside, County of Riverside, State of California described as follows:

COMMENCING at the southeast corner of said Lot 45;

Thence along the southerly line of said Lot 45 South 89°39'13" West, a distance of 115.71 feet to the southwest corner of that certain parcel of land described in a Grant Deed recorded January 14, 2008 as Document No. 2008-0019520, Official Records of said county to the **TRUE POINT OF BEGINNING** of the parcel of land to be described;

Thence along the westerly line of said parcel described in grant deed per document no. 2008-0019520, North 00°02'20" East, a distance of 35.00 feet to a point on the northerly line of that certain parcel of land described in a Grant of Easement recorded January 14, 2008 as Document No. 2008-0019519, Official Records of said County;

Thence leaving said westerly line and along said northerly line South 89°39'13" West, a distance of 28.42 feet;

Thence leaving said northerly line North 31°21'42" West, a distance of 6.92 feet;

Thence North 58°38'18" East, a distance of 18.50 feet;

Thence North 31°21'42" West, a distance of 45.00 feet;

Thence South 58°38'18" West, a distance of 18.51 feet;

Thence North 31°21'42" West, a distance of 37.50 feet;

Thence North 58°38'18" East, a distance of 18.59 feet;

Thence North 31°21'42" West, a distance of 55.50 feet;

Thence North 58°38'18" East, a distance of 22.43 feet to the beginning of a non-tangent curve, concave southeasterly, having a radius of 30.00 feet, the radial line to said point bears North 88°08'05" West;

Thence northerly and northeasterly along said curve, to the right, through a central angle of 26°34'03", an arc distance of 13.91 feet;

Thence North 34°36'29" West, a distance of 47.32 feet to a point on the southeasterly right of way line of Van Buren Boulevard (67.00 feet in half width) that certain parcel of land described in an easement, recorded October 13, 2004 as Document No. 2004-0810186, Official Records of said County and said point also being the beginning of a non-tangent curve, concave northwesterly, having a radius of 3087.00 feet, the radial line from said point bears North 32°50'09" West;

Thence southwesterly along said southeasterly right of way line and said curve to the right, through a central angle of 00°26'07", an arc distance of 23.46 feet;

Thence along said southeasterly right of way line South 37°20'58" West, a distance of 14.90 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 59.00 feet;

Thence along said southeasterly right of way line and said curve to the right, through a central angle of 20°53'57" an arc distance of 21.52 feet to a point of compound curvature, concave northwesterly, having a radius of 3096.00 feet;

Thence along said southeasterly right of way line and said curve to the right, through a central angle of 00°55'50", an arc distance of 50.28 feet to a point of compound curvature, concave northerly, having a radius of 59.00 feet;

Thence along said southeasterly right of way line and said curve to the right, through a central angle of 20°53'57", an arc distance of 21.52 feet;

Thence along said southeasterly right of way line South 80°04'41" West, a distance of 14.90 feet to the beginning of a non-tangent curve, concave northwesterly, having a radius of 3087.00 feet, the radial line to said point bears South 30°10'19" East;

Thence along said southeasterly right of way line and said curve to the right, through a central angle of 01°06'51", an arc distance of 60.03 feet to a point on the easterly right of way line of Gamble Avenue (33 feet in half width) that certain parcel of land described in Grant of Easement recorded OCTOBER 1, 2015 as Document No. 2015- 0437294, Official Records of said County;

Thence along said easterly right of way line South 28°19'39" West, a distance of 22.82 feet;

Thence along said easterly right of way line South 00°02'34" West, a distance of 109.09 feet to a point on the southerly line of said Lot 45;

Thence along said southerly line North 89°39'13" East, a distance of 277.54 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.947 acres, more or less.

PARCEL "B"

That portion of Lots 39 and 45 and Bobbitt Avenue (vacated) of Woodcrest Acres No. 3, as shown by map on file in Book 14 at pages 67 and 68 of Maps, Records of Riverside County, lying in Section 25, Township 3 South, Range 5 West, San Bernardino Meridian, in the City of Riverside, County of Riverside, State of California described as follows:

COMMENCING at the southeast corner of said Lot 45;

Thence along the southerly line of said Lot 45 South $89^{\circ}39'13''$ West, a distance of 115.71 feet to the southwest corner of that certain parcel of land described in a Grant Deed recorded January 14, 2008 as Document No. 2008-0019520, Official Records of said County;

Thence along the westerly line of said parcel described in grant deed per document no. 2008-0019520, North $00^{\circ}02'20''$ East, a distance of 35.00 feet to a point on the northerly line of that certain parcel of land described in a Grant of Easement recorded January 14, 2008 as Document No. 2008-0019519, Official Records of said county to the **TRUE POINT OF BEGINNING** of the parcel of land to be described;

Thence leaving said westerly line and along said northerly line South $89^{\circ}39'13''$ West, a distance of 28.42 feet;

Thence leaving said northerly line North $31^{\circ}21'42''$ West, a distance of 6.92 feet;

Thence North $58^{\circ}38'18''$ East, a distance of 18.50 feet;

Thence North $31^{\circ}21'42''$ West, a distance of 45.00 feet;

Thence South $58^{\circ}38'18''$ West, a distance of 18.51 feet;

Thence North $31^{\circ}21'42''$ West, a distance of 37.50 feet;

Thence North $58^{\circ}38'18''$ East, a distance of 18.59 feet;

Thence North $31^{\circ}21'42''$ West, a distance of 55.50 feet;

Thence North $58^{\circ}38'18''$ East, a distance of 22.43 feet to the beginning of a non-tangent curve, concave southeasterly, having a radius of 30.00 feet, the radial line to said point bears North $88^{\circ}08'05''$ West;

Thence northerly and northeasterly along said curve, to the right, through a central angle of $26^{\circ}34'03''$, an arc distance of 13.91 feet;

Thence North $34^{\circ}36'29''$ West, a distance of 47.32 feet to a point on the southeasterly right of way line of Van Buren Boulevard (67.00 feet in half width) that certain parcel of land described in an easement, recorded October 13, 2004 as Document No. 2004-0810186, Official Records of said County and said point also being the beginning of a non-tangent curve, concave northwesterly, having a radius of 3087.00 feet, the radial line from said point bears North $32^{\circ}50'09''$ West;

Thence northeasterly along said curve, to the left, through a central angle of 03°24'41", an arc distance of 183.79 feet to a point on the southwesterly right of way line of Fred Street (33.00 feet in half width) as described in a Grant of Easement recorded OCTOBER 1, 2015 as Document No. 2015-0437295, Official Records of said County;

Thence leaving said southeasterly right of way line and along said southwesterly right of way of Fred Street, South 80°40'41" East, a distance of 31.42 feet to an angle point in said southwesterly right of way line;

Thence continuing along said southwesterly right of way South 37°43'16" East, a distance of 120.73 feet to a point on the centerline of Bobbitt Avenue (20.00 feet in half width);

Thence along the centerline of Bobbitt Avenue South 89°37'48" West a distance of 48.29 feet to the northerly prolongation of the easterly line of said Lot 45;

Thence along said prolongation and the easterly line of said Lot 45 South 00°02'20" West, a distance of 149.97 feet to the northeast corner of said parcel of land described in a Grant Deed per Document No. 2008-0019520;

Thence along the northerly line of said Grant Deed, North 89°57'44" West a distance of 115.71 feet to the northwest corner of said Grant Deed;

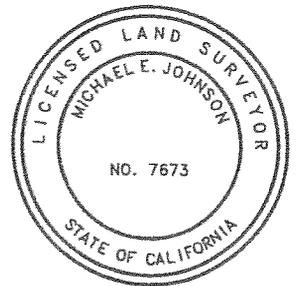
Thence along the westerly line of said Grant Deed, South 00°02'20" West a distance of 50.58 feet to the **TRUE POINT OF BEGINNING**.

Containing 9.997 acres, more or less.

PREPARED UNDER MY SUPERVISION

Michael E. Johnson
Michael E. Johnson, L.S. 7673

8/26/15
Date



Prepared By: GH
Checked By: mf

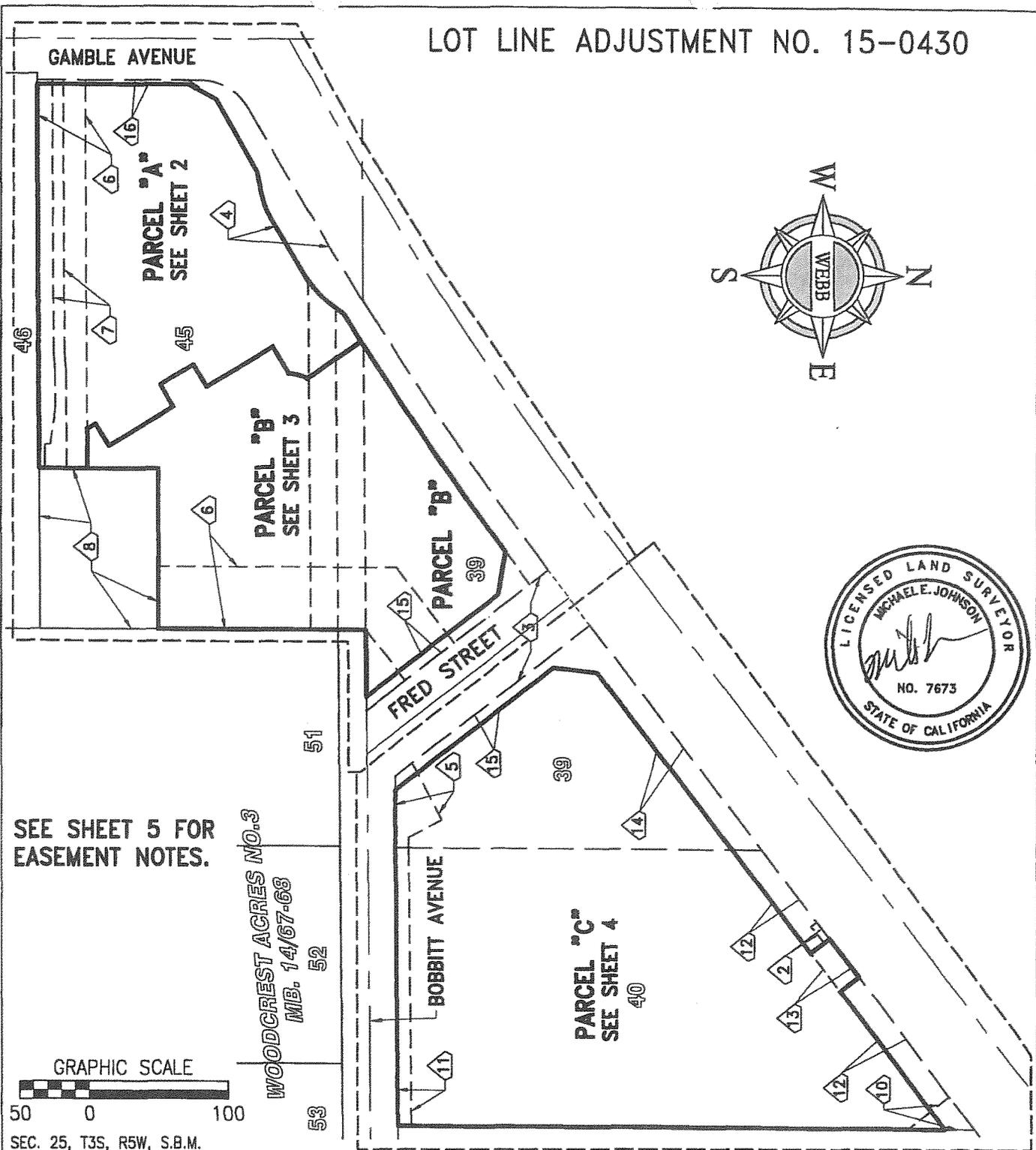
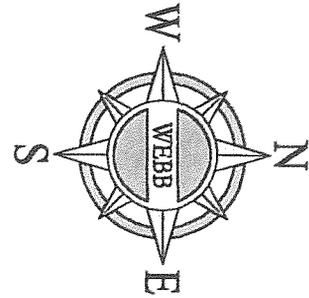
DESCRIPTION APPROVAL:

BY: [Signature] 8/31/15
DATE

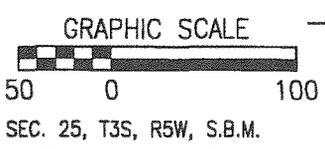
FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

CO-P15-0430

LOT LINE ADJUSTMENT NO. 15-0430



SEE SHEET 5 FOR EASEMENT NOTES.



ALBERT A.
WEBB
ASSOCIATES

CITY OF RIVERSIDE *CO-P15-0430*
G:\2010\10-0150\DWG & PRO\Mapping\COC\10-0150 COC.dwg 8/19/2015 11:16 AM

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 1 OF 5

W.O.
10-0150

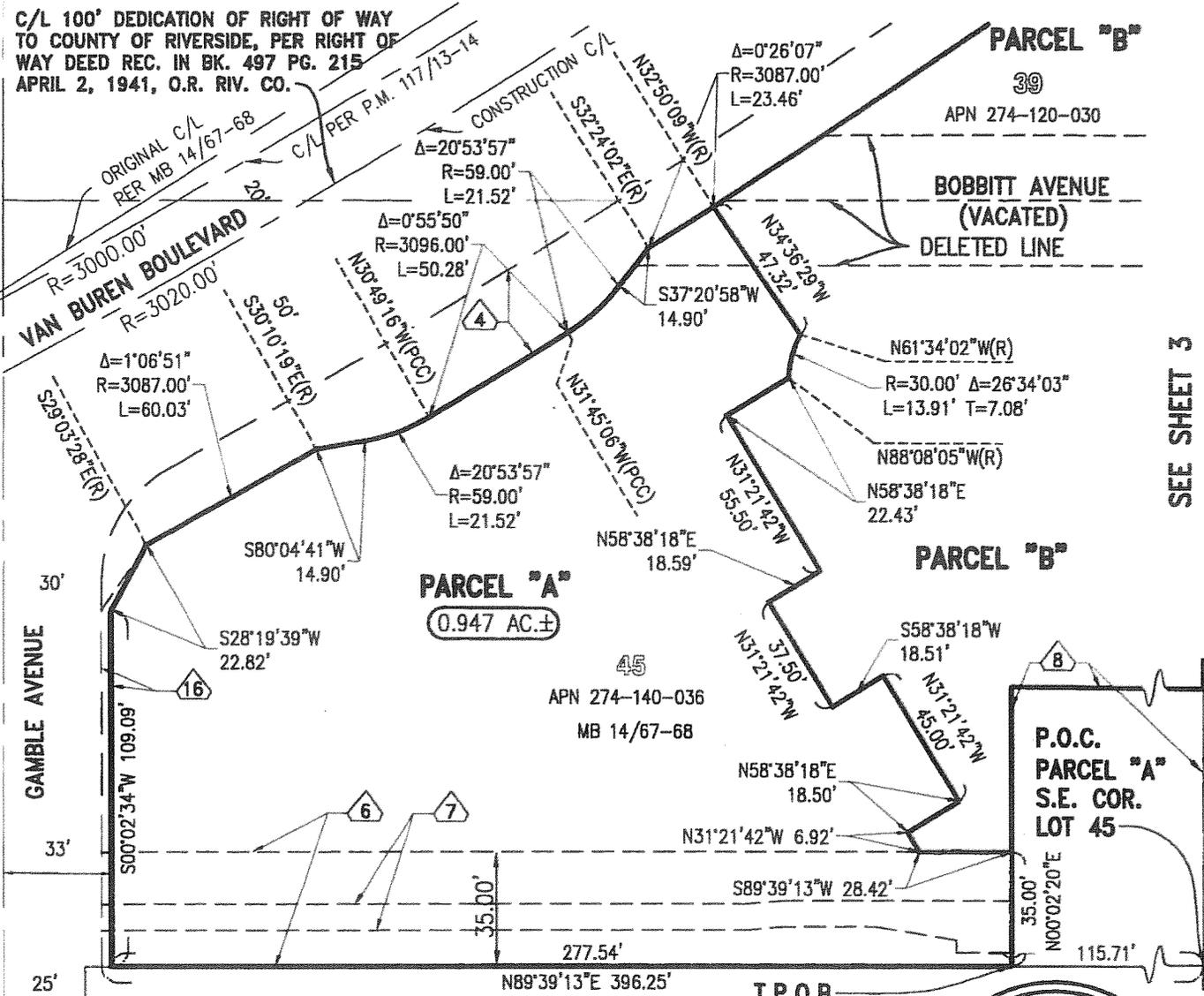
SCALE: 1"=100'

DRWN BY *G.H.* DATE *8/28/15*
CHKD BY *mf* DATE *8/20/15*

SUBJECT: LOT LINE ADJUSTMENT NO. 15-0430

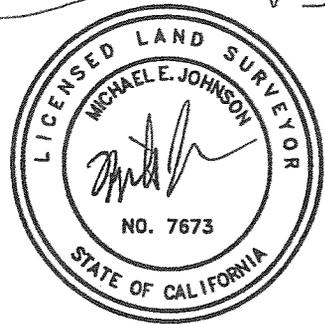
LOT LINE ADJUSTMENT NO. 15-0430

C/L 100' DEDICATION OF RIGHT OF WAY TO COUNTY OF RIVERSIDE, PER RIGHT OF WAY DEED REC. IN BK. 497 PG. 215 APRIL 2, 1941, O.R. RIV. CO.



SEE SHEET 3

SEE SHEET 5 FOR
EASEMENT NOTES.



SEC. 25, T3S, R5W, S.B.M.

ALBERT A. WEBB
ASSOCIATES

CITY OF RIVERSIDE *CO-P15-0430*

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SHEET 2 OF 5

W.O.
10-0150

SCALE: 1"=50'

DRWN BY *ls/lt*
CHKD BY *cm/lt*

DATE *8/20/15*
DATE *8/20/15*

SUBJECT: LOT LINE ADJUSTMENT NO. 15-0430

LOT LINE ADJUSTMENT NO. 15-0430

ORIGINAL C/L PER MB 14/67-68
 $R=3020.00'$
 C/L PER P.M. 117/13-14
 $R=3020.00'$
 CONSTRUCTION C/L

C/L 100' DEDICATION OF RIGHT OF WAY TO COUNTY OF RIVERSIDE, PER RIGHT OF WAY DEED REC. IN BK. 497 PG. 215 APRIL 2, 1941, O.R. RIV. CO.

VAN BUREN BOULEVARD

PARCEL "C"

PARCEL "B"

50' RIGHT OF WAY PER INST. NO. 111739, SEPT. 29, 1965, O.R., RIV. CO.

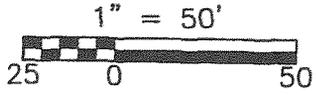
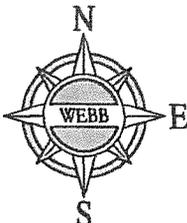
APN 274-120-030

DELETED LINE
BOBBITT AVENUE
(VACATED)

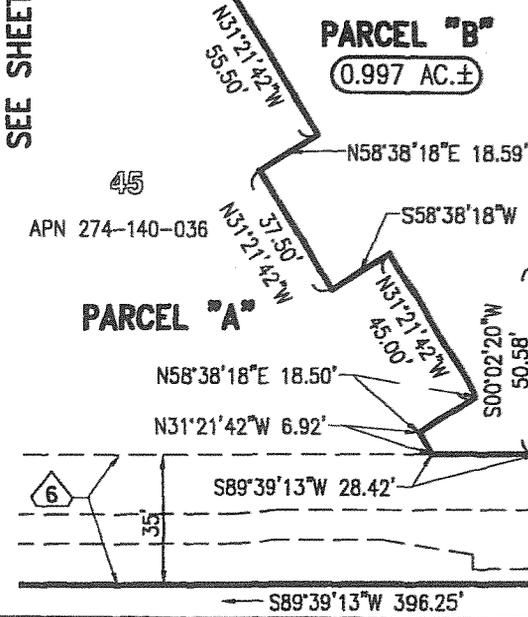
BOBBITT AVENUE

SEE SHEET 5 FOR EASEMENT NOTES.

SEE SHEET 2



SEC. 25, T3S, R5W, S.B.M.



ALBERT A. WEBB
ASSOCIATES

CITY OF RIVERSIDE CO-15-0430

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SHEET 3 OF 5

W.O. 10-0150

SCALE: 1"=50'

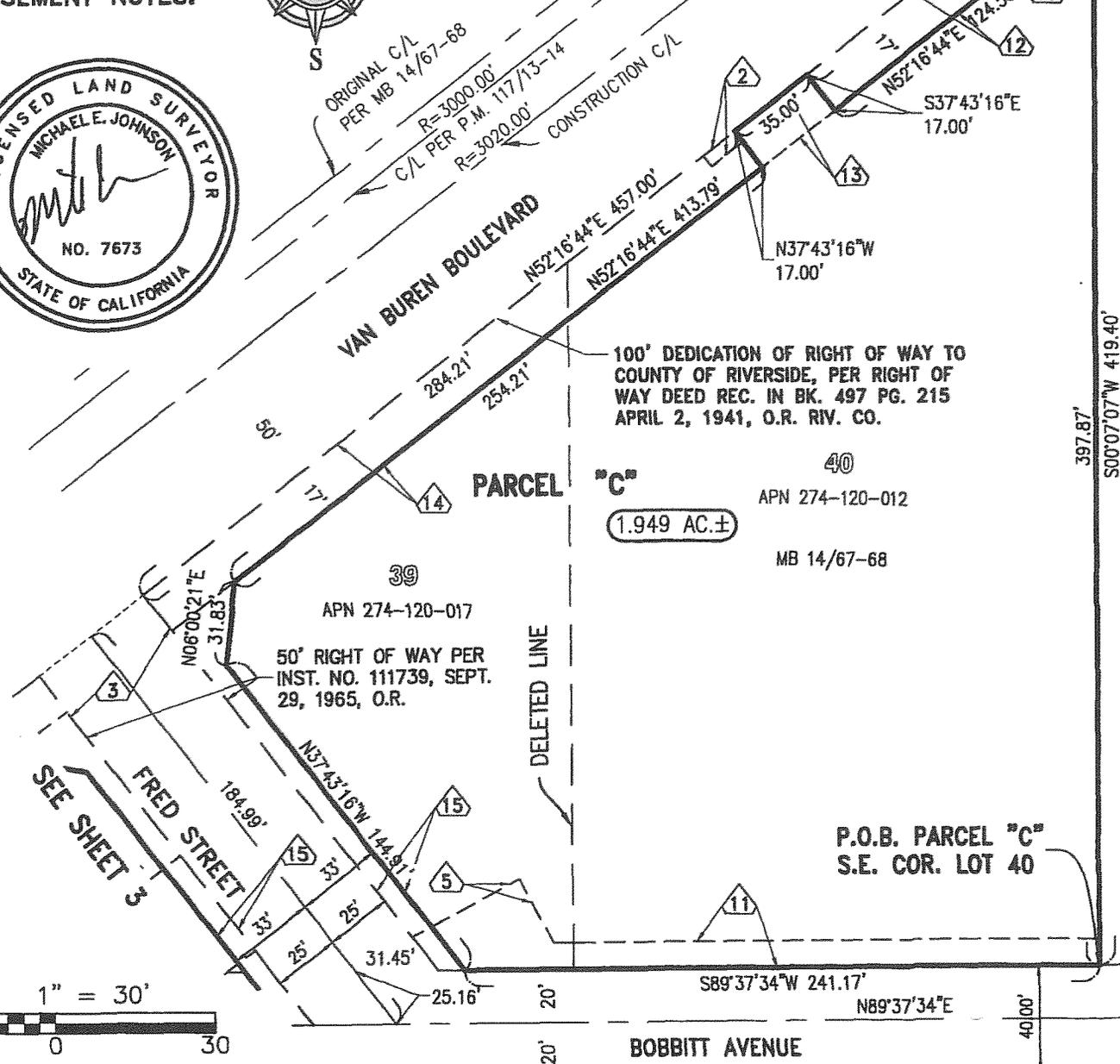
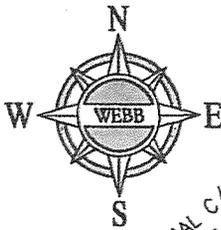
DRWN BY *GJH*
CHKD BY *[Signature]*

DATE *8/20/15*
DATE *8/20/15*

SUBJECT: LOT LINE ADJUSTMENT NO. 15-0430

LOT LINE ADJUSTMENT NO. 15-0430

SEE SHEET 5 FOR
EASEMENT NOTES.



100' DEDICATION OF RIGHT OF WAY TO
COUNTY OF RIVERSIDE, PER RIGHT OF
WAY DEED REC. IN BK. 497 PG. 215
APRIL 2, 1941, O.R. RIV. CO.

PARCEL "C"
40
APN 274-120-012
1.949 AC.±
MB 14/67-68

PARCEL "39"
39
APN 274-120-017
50' RIGHT OF WAY PER
INST. NO. 111739, SEPT.
29, 1965, O.R.

P.O.B. PARCEL "C"
S.E. COR. LOT 40

SEC. 25, T3S, R5W, S.B.M.

ALBERT A. WEBB
ASSOCIATES

CITY OF RIVERSIDE *CO-D15-0430*

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SHEET 4 OF 5

W.O.
10-0150

SCALE: 1"=60' DRWN BY *GJH* DATE *8/20/15* SUBJECT: LOT LINE ADJUSTMENT NO. 15-0430
CHKD BY *mt* DATE *8/20/15*

LOT LINE ADJUSTMENT NO. 15-0430

EASEMENT NOTES

- 1 QUITCLAIM DEED PER INST. #2015-0309713, RECORDED JULY 15, 2015. (NOT PLOTTED)
- 2 ROADWAY DEDICATION PER GRANT DEED IN FAVOR OF THE COUNTY OF RIVERSIDE PER INST. #128163, RECORDED NOVEMBER 10, 1965.
- 3 AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES PER INST. #114024, RECORDED AUGUST 29, 1973.
- 4 AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES PER DOC. #2004-0810186, RECORDED OCTOBER 13, 2004.
- 5 AN EASEMENT FOR RIGHT-OF-WAY AND CONSTRUCTION PER INST. #2007-0558305, RECORDED AUGUST 31, 2007.
- 6 AN EASEMENT FOR SEWER AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER INST. #2008-019519, RECORDED JANUARY 14, 2008.
- 7 AN EASEMENT FOR RIGHT-OF-WAY AND INCIDENTAL PURPOSES PER INST. #2009-0096331, RECORDED FEBRUARY 27, 2009.
- 8 A GRANT DEED FOR LIFT STATION, PER DOC. #2008-0019520, RECORDED JANUARY 14, 2008.
- 9 AN EASEMENT IN FAVOR OF THE PUBLIC OVER ANY PORTION OF THE HEREIN DESCRIBED PROPERTY INCLUDING PUBLIC ROADS. (NOT PLOTTED, NO DOCUMENT LISTED.)
- 10 AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES PER INST. #1997-059800, RECORDED FEBRUARY 24, 1997.
- 11 10 FOOT WIDE DRAINAGE EASEMENT FOR PUBLIC PURPOSES PER INST. #2007-0209005, RECORDED MARCH 28, 2007.
- 12 ADDITIONAL RIGHT-OF-WAY DEDICATION ON VAN BUREN AVENUE PER DOC. #2015-0437297, RECORDED 10/01/2015.
- 13 ADDITIONAL OFFER OF DEDICATION ON VAN BUREN AVENUE AFTER REMOVAL OF BILL BOARD PER DOC. #2015-0437296 RECORDED 10/01/2015.
- 14 ADDITIONAL RIGHT-OF-WAY DEDICATION ON VAN BUREN AVENUE PER DOC. #2015-0437295, RECORDED 10/01/2015.
- 15 ADDITIONAL RIGHT-OF-WAY DEDICATION ON FRED STREET PER DOC. #2015-0437295, RECORDED 10/01/2015.
- 16 ADDITIONAL RIGHT-OF-WAY DEDICATION ON GAMBLE AVENUE PER DOC. #2015-0437294, RECORDED 10/01/2015.



SEC. 25, T3S, R5W, S.B.M.

ALBERT A.
WEBB
ASSOCIATES

CITY OF RIVERSIDE *CO-P15-0430*

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SHEET 5 OF 5

W.O.
10-0150

SCALE: NTS

DRWN BY *gib*
CHKD BY *mf*

DATE *8/28/15*
DATE *8/20/15*

SUBJECT: LOT LINE ADJUSTMENT NO. 15-0430