

531414

Recording requested by:

RECEIVED FOR RECORD
AT 8:00AM

And when recorded, mail to:

DEC 08 1998

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

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$

27

27

FOR RECORDER'S OFFICE USE ONLY

Project: LL-001-967
Eagle Crest Court
A.P.N. 243-190-025 & 026

LL - 001-967

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **CHING-ROO CHI and JWU-MEI CHI, husband and wife, as joint tenants**

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.37 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the 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.

Page 1

LL-001-967

Page 2

LL-001-967
LL-001-967

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

By: Craig Aaron 3-3-98
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of RIVERSIDE } ss

On MARCH 3, 1998 before me JANIS LOWRY
(date) (name)

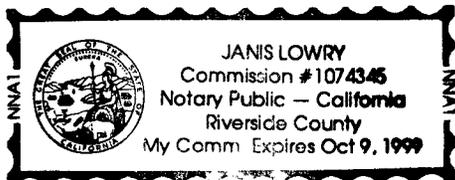
a Notary Public in and for said State, personally appeared

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.

Janis Lowry
Signature



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:

Mail to:
CHING-ROO CHI
16945 Lake Knoll Parkway
Riverside, Ca. 92503

LL001967.chi

EXHIBIT "A"

PARCEL 1

Lot 3 of Tract No. 23664-2, as shown by map on file in Book 251 of Maps at pages 17, 18 and 19 thereof, Records of Riverside County, California.

EXCEPTING THEREFROM that portion thereof, described as follows:

Beginning at the most westerly corner of said Lot 3;

Thence North $89^{\circ} 12' 33''$ East along the south line of said Lot 3, a distance of 5.99 feet to a point in a non-tangent curve, concave to the southeast, having a radius of 182.00 feet, the radial line at said point bears North $39^{\circ} 54' 09''$ West;

Thence northeasterly along said curve, to the right, through a central angle of $07^{\circ} 05' 55''$, an arc distance of 22.55 feet to a point of compound curvature with a curve, concave to the southeast, having a radius of 115.00 feet, the radial line at said point bears North $32^{\circ} 48' 14''$ West;

Thence northeasterly along said curve, to the right, through a central angle of $15^{\circ} 00' 00''$, an arc distance of 30.11 feet to the end thereof;

Thence North $72^{\circ} 11' 46''$ East, a distance of 49.67 feet to the beginning of a tangent curve, concave to the west, having a radius of 36.00 feet;

Thence northeasterly and northwesterly along said curve, to the left, through a central angle of $116^{\circ} 13' 36''$, an arc distance of 73.03 feet to a point hereinafter referred to as Point "A", the radial line at said point bears North $45^{\circ} 58' 10''$ East;

Thence continuing northwesterly along said curve, to the left, through a central angle of $19^{\circ} 14' 32''$, an arc distance of 12.09 feet to a point on the northwesterly line of said Lot 3, the radial line at said point bears North $26^{\circ} 43' 38''$ East, said point also being on a non-tangent curve, concave to the northwest, having a radius of 36.00 feet, the radial line at said point bears South $49^{\circ} 27' 48''$ East;

Thence southwesterly along said curve, to the right, through a central angle of $11^{\circ} 27' 48''$, an arc distance of 7.20 feet to the end thereof;

Thence South $52^{\circ} 00' 00''$ West, a distance of 49.67 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 115.00 feet;

Thence southwesterly along said curve, to the left, through a central angle of $15^{\circ} 00' 00''$, an arc distance of 30.11 feet to the end thereof;

Thence South 37° 00' 00" West, a distance of 63.77 feet to the point of beginning.

The last four (4) courses and distances follow said northwesterly line of Lot 3.

ALSO EXCEPTING THEREFROM that portion thereof, described as follows:

Beginning at Point "A" hereinabove referred to, said point being on a curve, concave to the southwest, having a radius of 36.00 feet, the radial line at said point bears North 45° 58' 10" East;

Thence northwesterly along said curve, to the left, through a central angle of 19° 14' 32", an arc distance of 12.09 feet to a point on the northwesterly line of said Lot 3, the radial line at said point bears North 26° 43' 38" East, said point also being on a non-tangent curve, concave to the west, having a radius of 36.00 feet, the radial line at said point bears South 49° 27' 48" East;

Thence northerly along said northwesterly line and along said last mentioned curve, to the left, through a central angle of 49° 20' 54", an arc distance of 31.01 feet to the northwest corner of said Lot 3, the radial line at said point bears North 81° 11' 18" East;

Thence North 81° 11' 18" East along the northerly line of said Lot 3, a distance of 46.72 feet to a point thereon;

Thence South 45° 58' 10" West, a distance of 62.16 feet to the point of beginning.

TOGETHER WITH that portion of Lot 4 of said Tract No. 23664-2, described as follows:

Beginning at the most easterly corner of said Lot 4;

Thence North 59° 48' 18" West along the northeasterly line of said Lot 4, a distance of 127.00 feet to a point therein;

Thence South 30° 11' 42" West, a distance of 102.87 feet to a point on the southeasterly line of said Lot 4;

Thence North 81° 11' 18" East along said southeasterly line, a distance of 163.43 feet to the point of beginning.

Containing 2.03 acres, more or less.

PARCEL 2

Lot 4 of Tract No. 23664-2, as shown by map on file in Book 251 of Maps at pages 17, 18 and 19 thereof, Records of Riverside County, California.

TOGETHER WITH that portion of Lot 3 of said Tract No. 23664-2, described as follows:

Commencing at the most westerly corner of said Lot 3;

Thence North $89^{\circ} 12' 33''$ East along the south line of said Lot 3, a distance of 5.99 feet to a point in a non-tangent curve, concave to the southeast, having a radius of 182.00 feet, the radial line at said point bears North $39^{\circ} 54' 09''$ West;

Thence northeasterly along said curve, to the right, through a central angle of $07^{\circ} 05' 55''$, an arc distance of 22.55 feet to a point of compound curvature with a curve, concave to the southeast, having a radius of 115.00 feet, the radial line at said point bears North $32^{\circ} 48' 14''$ West;

Thence northeasterly along said curve, to the right, through a central angle of $15^{\circ} 00' 00''$, an arc distance of 30.11 feet to the end thereof;

Thence North $72^{\circ} 11' 46''$ East, a distance of 49.67 feet to the beginning of a tangent curve, concave to the west, having a radius of 36.00 feet;

Thence northeasterly and northwesterly along said curve, to the left, through a central angle of $116^{\circ} 13' 36''$, an arc distance of 73.03 feet for the TRUE POINT OF BEGINNING, the radial line at said point bears North $45^{\circ} 58' 10''$ East;

Thence continuing northwesterly along said curve, to the left, through a central angle of $19^{\circ} 14' 32''$, an arc distance of 12.09 feet to a point on the northwesterly line of said Lot 3, the radial line at said point bears North $26^{\circ} 43' 38''$ East, said point hereinafter referred to as Point "B", said point also being on a non-tangent curve, concave to the northwest, having a radius of 36.00 feet, the radial line at said point bears South $49^{\circ} 27' 48''$ East;

Thence northerly along said northwesterly line and along said last mentioned curve, to the left, through a central angle of $49^{\circ} 20' 54''$, an arc distance of 31.01 feet to the northwest corner of said Lot 3, the radial line at said point bears North $81^{\circ} 11' 18''$ East;

Thence North $81^{\circ} 11' 18''$ East along the northerly line of said Lot 3, a distance of 46.72 feet to a point thereon;

Thence South $45^{\circ} 58' 10''$ West, a distance of 62.16 feet to the point of beginning.

ALSO TOGETHER WITH that portion of Lot 5 of said Tract No. 23664-2, described as follows:

Beginning at the most northerly corner of said lot 5;

Thence South $38^{\circ} 13' 00''$ East along the northeasterly line of said Lot 5, a distance of 207.87 feet to the most easterly corner thereof;

Thence South $22^{\circ} 00' 00''$ West along the southeasterly line of said lot 5, a distance of 10.51 feet to a point thereon;

Thence North $39^{\circ} 16' 14''$ West, a distance of 211.39 feet to a point on the northwesterly line of said Lot 5;

Thence North $44^{\circ} 11' 45''$ East along said northwesterly line, a distance of 13.12 feet to the point of beginning.

ALSO TOGETHER WITH that portion of Lot 6 (Eagle Crest Court) a private street, as shown on said Tract No. 23664-2, described as follows:

Beginning at Point "B" hereinabove referred to, said point being on the boundary line of said Lot 6, said point also being on a curve, concave to the southwest, having a radius of 36.00 feet, the radial line at said point bears South $49^{\circ} 27' 48''$ East;

Thence northeasterly, northwesterly and southwesterly along said boundary line and along said curve, to the left, through a central angle of $198^{\circ} 32' 12''$, an arc distance of 124.74 feet to the end thereof, said end being the most easterly corner of Lot 5 of said Tract No. 23664-2;

Thence South $22^{\circ} 00' 00''$ West along the northwesterly line of said Lot 6, a distance of 10.51 feet to a point thereon;

Thence South $39^{\circ} 16' 14''$ East, a distance of 40.59 feet to a point on a non-tangent curve, having a radius of 36.00 feet, said curve being the same as mentioned hereinabove at Point "B", the radial line at said point bears North $39^{\circ} 16' 14''$ West;

Thence easterly along said curve, to the right, through a central angle of $65^{\circ} 59' 52''$, an arc distance of 41.47 feet to the point of beginning.

EXCEPTING THEREFROM that portion of said Lot 4, described as follows:

Beginning at the most easterly corner of said Lot 4;

Thence North 59° 48' 18" West along the northeasterly line of said Lot 4, a distance of 127.00 feet to a point therein;

Thence South 30° 11' 42" West, a distance of 102.87 feet to a point in the southeasterly line of said Lot 4;

Thence North 81° 11' 18" East along said southeasterly line, a distance of 163.43 feet to the point of beginning.

Containing 2.00 acres, more or less.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb
Matthew E. Webb, L.S. 5529

2/2/98
Date



Prepared by: [Signature]
Checked by: [Signature]

DESCRIPTION APPROVAL 2/18/98
[Signature] by [Signature]
SURVEYOR, CITY OF RIVERSIDE

531413

Recording requested by:

RECEIVED FOR RECORD
AT 8:00AM

And when recorded, mail to:

DEC 08 1998

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

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$

15

FOR RECORDER'S OFFICE USE ONLY

15
3

Project: LL-001-967
Eagle Crest Court
A.P.N. 243-210-030

LL - 001-967

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **HUAN CHANG WEN and SU-PI WEN, husband and wife, as joint tenants**

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.37 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the 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

STEPHEN J. WHYLD
PLANNING DIRECTOR

By: Craig Aaron 3-3-98
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of RIVERSIDE } ss

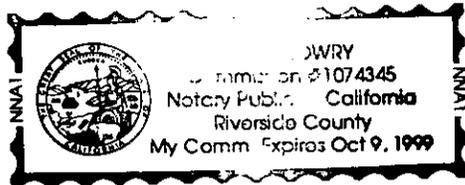
On MARCH 3, 1998, before me JANIS LOWRY
(date) (name)

a Notary Public in and for said State, personally appeared

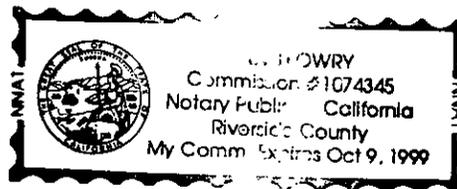
CRAIG AARON
Name(s) of Signer(s)

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.



Janis Lowry
Signature



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:

Mail to:
HUAN CHANG WEN
6196 Bluffwood Dr.
Riverside, Ca. 92506

LL001967.wen

EXHIBIT "A"

Lot 2 of Tract No. 23664-2, as shown by map on file in Book 251 at pages 17, 18 and 19 thereof, Records of Riverside County, California.

EXCEPTING THEREFROM that portion thereof, described as follows:

Beginning at the northwest corner of said Lot 2;

Thence North 89° 12' 33" East along the north line of said Lot 2, a distance of 5.99 feet to a point of cusp with a curve, concave to the southeast, having a radius of 182.00 feet, said curve being tangent at its southwesterly terminus with the northwesterly line of said Lot 2, the radial line at said point bears North 39° 54' 09" West;

Thence southwesterly along said curve, to the left, through a central angle of 13° 05' 51", an arc distance of 41.60 feet to a point on said northwesterly line;

Thence North 37° 00' 00" East along said northwesterly line, a distance of 37.57 feet to the point of beginning.

Containing 2.62 acres, more or less.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb
Matthew E. Webb, L.S. 5529

2/2/98
Date



Prepared by: [Signature]
Checked by: [Signature]

DESCRIPTION APPROVAL 2/18/98
[Signature] P. WE
SURVEYOR, CITY OF RIVERSIDE

Recording requested by:

531412

RECEIVED FOR RECORD
AT 8:00A.M

And when recorded, mail to:

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

DEC 08 1998

Recorded In Official Records
of Riverside County, California

Recorder

Fees \$ 21

FOR RECORDER'S OFFICE USE ONLY

21
5

Project: LL-001-967
Eagle Crest Court
A.P.N. 243-190-028

LL - 001-967

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **EAGLE CREST ESTATES HOMEOWNERS ASSOCIATION, INC., a California nonprofit Mutual Benefit corporation**

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.37 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the 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.

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ZONING ADMINISTRATOR
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

By: Craig Aaron 3-3-98
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of RIVERSIDE } ss

On MARCH 3, 1998, before me JANIS LOWRY
(date) (name)

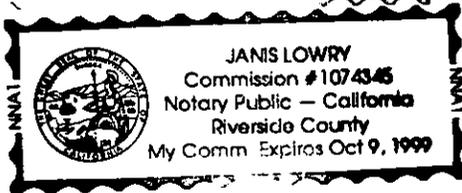
a Notary Public in and for said State, personally appeared

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.

Janis Lowry
Signature



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:

Mail to:
c/o H & L HAWARDEN GROUP, LTD.
2193 Hackmore Pl.
Riverside, Ca. 92506

LL001967.ecs

EXHIBIT "A"

Lot 6 (Eagle Crest Court) a private street of Tract No. 23664-2, as shown by map on file in Book 251 of Maps at pages 17, 18 and 19 thereof, Records of Riverside County, California.

TOGETHER WITH that portion of Lot 3 of said Tract No. 23664-2, described as follows:

Beginning at the most westerly corner of said Lot 3;

Thence North $89^{\circ} 12' 33''$ East along the south line of said Lot 3, a distance of 5.99 feet to a point in a non-tangent curve, concave to the southeast, having a radius of 182.00 feet, the radial line at said point bears North $39^{\circ} 54' 09''$ West;

Thence northeasterly along said curve, to the right, through a central angle of $07^{\circ} 05' 55''$, an arc distance of 22.55 feet to a point of compound curvature with a curve, concave to the southeast, having a radius of 115.00 feet, the radial line at said point bears North $32^{\circ} 48' 14''$ West;

Thence northeasterly along said curve, to the right, through a central angle of $15^{\circ} 00' 00''$, an arc distance of 30.11 feet to the end thereof;

Thence North $72^{\circ} 11' 46''$ East, a distance of 49.67 feet to the beginning of a tangent curve, concave to the west, having a radius of 36.00 feet.

Thence northeasterly and northwesterly along said curve, to the left, through a central angle of $135^{\circ} 28' 08''$, an arc distance of 85.12 feet to a point on the northwesterly line of said Lot 3, said point hereinafter referred to as Point "B", the radial line at said point bears North $26^{\circ} 43' 38''$ East, said point also being on a non-tangent curve, concave to the northwest, having a radius of 36.00 feet, the radial line at said point bears South $49^{\circ} 27' 48''$ East;

Thence southwesterly along said curve, to the right, through a central angle of $11^{\circ} 27' 48''$, an arc distance of 7.20 feet to the end thereof;

Thence South $52^{\circ} 00' 00''$ West, a distance of 49.67 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 115.00 feet;

Thence southwesterly along said curve, to the left, through a central angle of $15^{\circ} 00' 00''$, an arc distance of 30.11 feet to the end thereof;

Thence South $37^{\circ} 00' 00''$ West, a distance of 63.77 feet to the point of beginning.

The last four (4) courses and distances follow said northwesterly line of Lot 3.

ALSO, TOGETHER WITH that portion of Lot 2 of said Tract No. 23664-2, described as follows:

Beginning at the northwest corner of said Lot 2;

Thence North 89° 12' 33" East along the north line of said Lot 2, a distance of 5.99 feet to a point of cusp with a curve, concave to the southeast, having a radius of 182.00 feet, said curve being tangent at its southwesterly terminus with the northwesterly line of said Lot 2, the radial line at said point bears North 39° 54' 09" West;

Thence southwesterly along said curve, to the left, through a central angle of 13° 05' 51", an arc distance of 41.60 feet to a point on said northwesterly line;

Thence North 37° 00' 00" East along said northwesterly line, a distance of 37.57 feet to the point of beginning.

EXCEPTING THEREFROM that portion of said Lot 6, described as follows:

Commencing at the most easterly corner of said Lot 5;

Thence South 22° 00' 00" West along the southeasterly line of said Lot 5, a distance of 10.51 feet for the TRUE POINT OF BEGINNING;

Thence South 39° 16' 14" East, a distance of 40.59 feet to a point on a non-tangent curve, concave to the southeast, having a radius of 36.00 feet, the radial line at said point bears North 39° 16' 14" West;

Thence southwesterly along said curve, to the left, through a central angle of 08° 32' 00", an arc distance of 5.36 feet to the end thereof;

Thence South 42° 11' 46" West, a distance of 49.67 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 115.00 feet;

Thence southwesterly along said curve, to the right, through a central angle of 15° 00' 00", an arc distance of 30.11 feet to a point of reverse curvature with a curve, concave to the southeast, having a radius of 218.00 feet, said curve being tangent at its southwesterly terminus with the northwesterly line of said Lot 6, the radial line at said point bears South 47° 48' 14" East;

Thence southwesterly along said curve, to the left, through a central angle of 20° 11' 46", an arc distance of 76.84 feet to a point on said northwesterly line of Lot 6;

Thence North 37° 00' 00" East along said northwesterly line of said Lot 6, a distance of 101.34 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 115.00 feet;

Thence northeasterly along said northwesterly line and along said curve, to the left, through a central angle of 15° 00' 00", an arc distance of 30.11 feet to the end thereof;

Thence North 22° 00' 00" East along said northwesterly line, a distance of 39.16 feet to the true point of beginning.

ALSO EXCEPTING THEREFROM that portion of said Lot 6, described as follows:

Beginning at Point "B" hereinabove referred to, said point being on the boundary line of said Lot 6, said point also being on a curve, concave to the southwest, having a radius of 36.00 feet, the radial line at said point bears South 49° 27' 48" East;

Thence northeasterly, northwesterly and southwesterly along said boundary line and along said curve, to the left, through a central angle of 198° 32' 12", an arc distance of 124.74 feet to the end thereof, said end being the most easterly corner of Lot 5 of said Tract No. 23664-2;

Thence South 22° 00' 00" West along the northwesterly line of said Lot 6, a distance of 10.51 feet to a point thereon;

Thence South 39° 16' 14" East, a distance of 40.59 feet to a point on a non-tangent curve, having a radius of 36.00 feet, said curve being the same as mentioned hereinabove at Point "B", the radial line at said point bears North 39° 16' 14" West;

Thence easterly along said curve, to the right, through a central angle of 65° 59' 52", an arc distance of 41.47 feet to the point of beginning.

PREPARED UNDER MY SUPERVISION

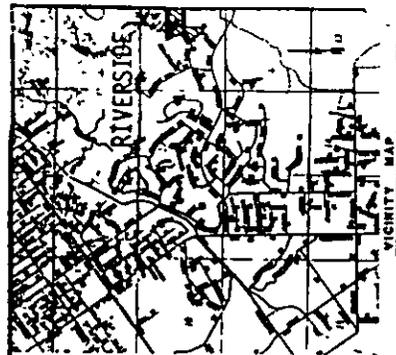
Matthew E. Webb
Matthew E. Webb, L.S. 5529

2/19/98
Date



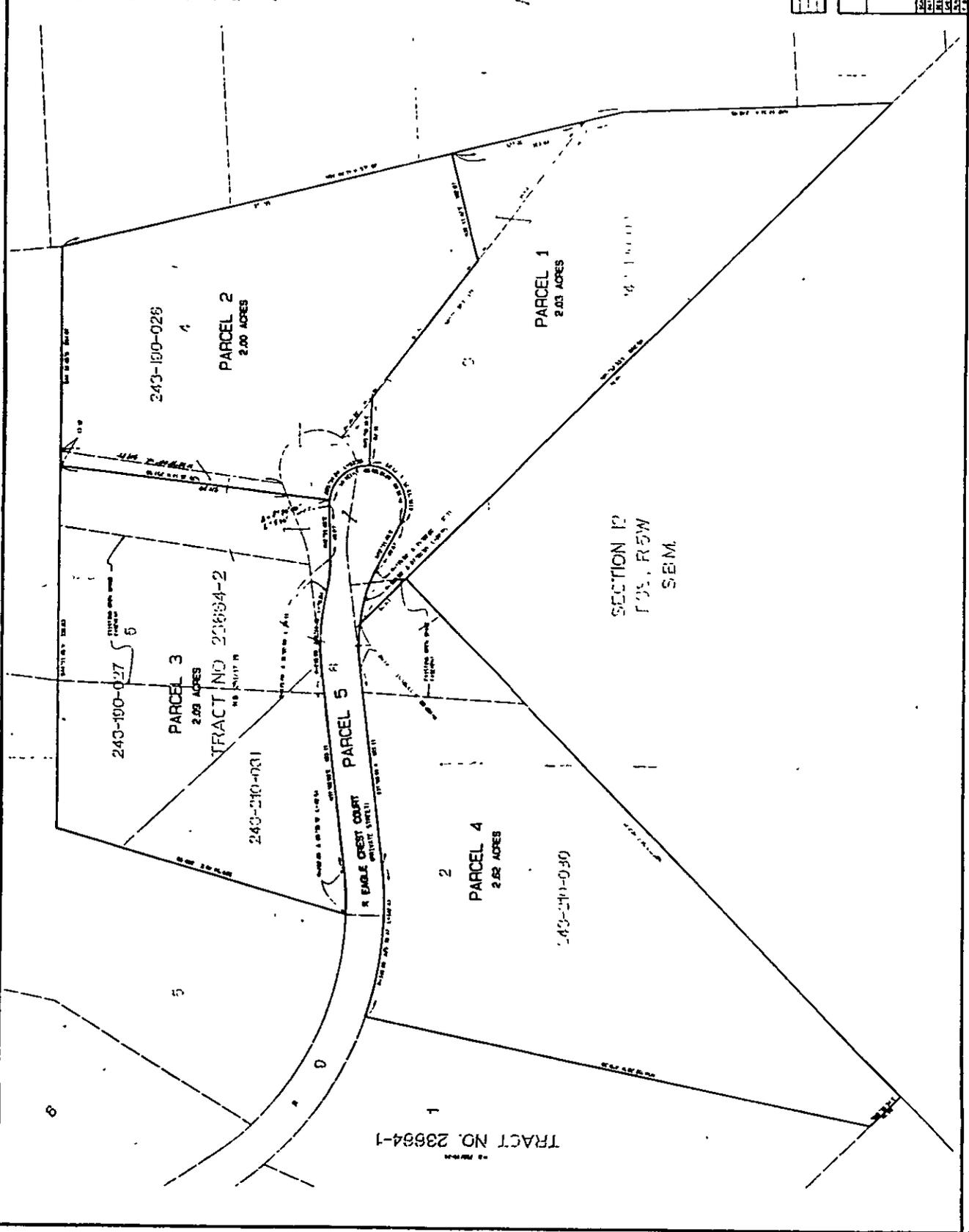
Prepared by: [Signature]
Checked by: [Signature]

DESCRIPTION: 2 po 108
Walter R. Fryc by ---
SURVEYOR, CITY OF ---



OWNER
 PARCEL 4
 JOHN CHING-ROO CHI
 2175 MADISON BLVD
 RIVERSTONE, CA 94567
 PARCEL 1 AND 2
 JOHN CHING-ROO CHI
 2175 MADISON BLVD
 RIVERSTONE, CA 94567
 PARCEL 3 AND 5
 JOHN CHING-ROO CHI
 2175 MADISON BLVD
 RIVERSTONE, CA 94567

DR. CHING-ROO CHI	
PARCEL MAP MATRER	
DATE	10/1/07
BY	W. H. H. H.
CHECKED	W. H. H. H.
SCALE	AS SHOWN
PROJECT NO.	2007-001
DATE	10/1/07



Recording requested by:

531415

And when recorded, mail to:

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

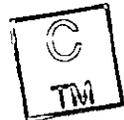
RECEIVED FOR RECORD
AT 8:00AM

DEC 08 1998

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$



18

FOR RECORDER'S OFFICE USE ONLY

18
4

Project: LL-001-967
Eagle Crest Court
A.P.N. 243-190-027

LL - 001-967

**CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT**

Property Owner(s): **H & L HAWARDEN GROUP, LTD. a California Limited Partnership**

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.37 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the 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

STEPHEN J. WHYLD
PLANNING DIRECTOR

By: Craig Aaron 3-3-98
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of RIVERSIDE } ss

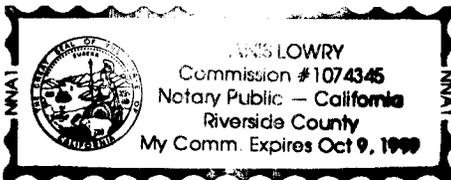
On MARCH 3, 1998, before me JANIS LOWRY
(date) (name)

a Notary Public in and for said State, personally appeared

CRIG 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.



Janis Lowry
Signature

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:

Mail to:
H & L HAWARDEN GROUP, LTD.
2193 Hackmore Pl.
Riverside, Ca. 92506

LL001967.h&l

EXHIBIT "A"

Lot 5 of Tract No. 23664-2, as shown by map on file in Book 251 of maps at pages 17, 18 and 19 thereof, Records of Riverside County, California.

EXCEPTING THEREFROM that portion of said Lot 5, described as follows:

Beginning at the most northerly corner of said Lot 5;

Thence South $38^{\circ} 13' 00''$ East along the northeasterly line of said Lot 5, a distance of 207.87 feet to the most easterly corner thereof;

Thence South $22^{\circ} 00' 00''$ West along the southeasterly line of said Lot 5, a distance of 10.51 feet to a point thereon;

Thence North $39^{\circ} 16' 14''$ West, a distance of 211.39 feet to a point on the northwesterly line of said lot 5;

Thence North $44^{\circ} 11' 45''$ East, a distance of 13.12 feet to the point of beginning.

TOGETHER WITH that portion of Lot 6 (Eagle Crest Court) a private street, as shown on said Tract No. 23664-2, described as follows:

Commencing at the most easterly corner of said Lot 5;

Thence South $22^{\circ} 00' 00''$ West along the southeasterly line of said Lot 5, a distance of 10.51 feet for the TRUE POINT OF BEGINNING;

Thence South $39^{\circ} 16' 14''$ East, a distance of 40.59 feet to a point on a non-tangent curve, concave to the southeast, having a radius of 36.00 feet, the radial line at said point bears North $39^{\circ} 16' 14''$ West;

Thence southwesterly along said curve, to the left, through a central angle of $08^{\circ} 32' 00''$, an arc distance of 5.36 feet to the end thereof;

Thence South $42^{\circ} 11' 46''$ West, a distance of 49.67 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 115.00 feet;

Thence southwesterly along said curve, to the right, through a central angle of $15^{\circ} 00' 00''$, an arc distance of 30.11 feet to a point of reverse curvature with a curve, concave to the southeast, having a radius of 218.00 feet, said curve being tangent at its southwesterly terminus with the northwesterly line of said Lot 6, the radial line at said point bears South $47^{\circ} 48' 14''$ East;

Thence southwesterly along said curve, to the left, through a central angle of 20° 11' 46", an arc distance of 76.84 feet to a point on said northwesterly line of Lot 6;

Thence North 37° 00' 00" East along said northwesterly line of said Lot 6, a distance of 101.34 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 115.00 feet;

Thence northeasterly along said northwesterly line and along said curve, to the left, through a central angle of 15° 00' 00", an arc distance of 30.11 feet to the end thereof;

Thence North 22° 00' 00" East along said northwesterly line, a distance of 39.16 feet to the true point of beginning.

Containing 2.09 acres, more or less.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb
Matthew E. Webb, L.S. 5529

2/2/98
Date



Prepared by: MEW
Checked by: AJG

DESCRIPTION APPROVAL 2/18/98
Paul S. Brown by WF
SURVEYOR, CITY OF RIVERSIDE

