

Recording requested by:

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

And when recorded, mail to:

Surveyor's Office
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

DOC # 2003-091826

02/07/2003 08:00A Fee:16.00

Page 1 of 4

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MSC.
	1		4						
									LC
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

(16)

FOR RECORDER'S OFFICE USE ONLY

Project: LL-003-012
A.P.N. 239-021-003 & 007

LL-003-012



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

Property Owner(s): JENNIE LYNNE COLMER, an unmarried woman.

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 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(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

KEN GUTIERREZ
PLANNING DIRECTOR

By: Craig Aaron 2-4-03
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On Feb. 4, 2003, before me Francisca Andrade
(date) (name)

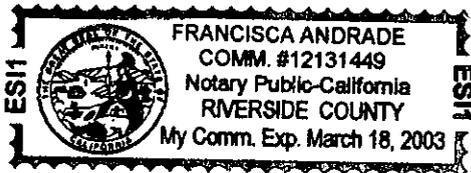
a Notary Public in and for said State, personally appeared

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



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

THAT PORTION OF LOT 1 IN BLOCK 2 OF ARLINGTON HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, AT PAGES 20 AND 21, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 1;

THENCE NORTH 34° 00' 00" WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 315.16 FEET TO THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO BETTY L. ELLIOTT BY DEED RECORDED NOVEMBER 12, 1953 IN BOOK 1525 AT PAGE 363 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 56° 00' 00" WEST, ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 393.95 FEET TO THE MOST WESTERLY CORNER THEREOF;

THENCE SOUTH 64° 10' 00" EAST, A DISTANCE OF 69.40 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL ALSO BEING THE MOST WESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO BETTY L. ELLIOTT BY DEED RECORDED APRIL 27, 1948 IN BOOK 904 AT PAGE 450 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 54° 30' 06" EAST, A DISTANCE OF 123.93 FEET TO AN ANGLE POINT IN THE LINE OF THE PARCEL OF LAND CONVEYED IN SAID BOOK 904;

THENCE NORTH 86° 45' 45" EAST, A DISTANCE OF 271.92 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 1;

THENCE NORTH 56° 00' 00" EAST, A DISTANCE OF 82.01 FEET TO THE POINT OF BEGINNING.

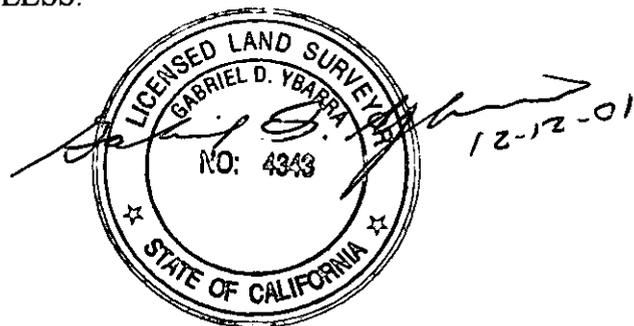
THE LAST THREE COURSES BEING ALONG THE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY LINES OF THE PARCEL SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 13 OF RECORDS OF SURVEYS AT PAGE 21, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CONTAINING 2.05 ACRES NET, MORE OR LESS.

DESCRIPTION APPROVAL 2.13.2003
K. Shovel
SURVEYOR, CITY OF RIVERSIDE by

for

2001-781gl



2003-091826
02/07/2003 08:00A
3 of 4

LL-003.012

PLAT

SHOWING THE PROPOSED LOT CONSOLIDATION OF PORTIONS OF LOT 1 OF BLOCK 2 OF ARLINGTON HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, AT PAGE 20, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

PREPARED FOR:

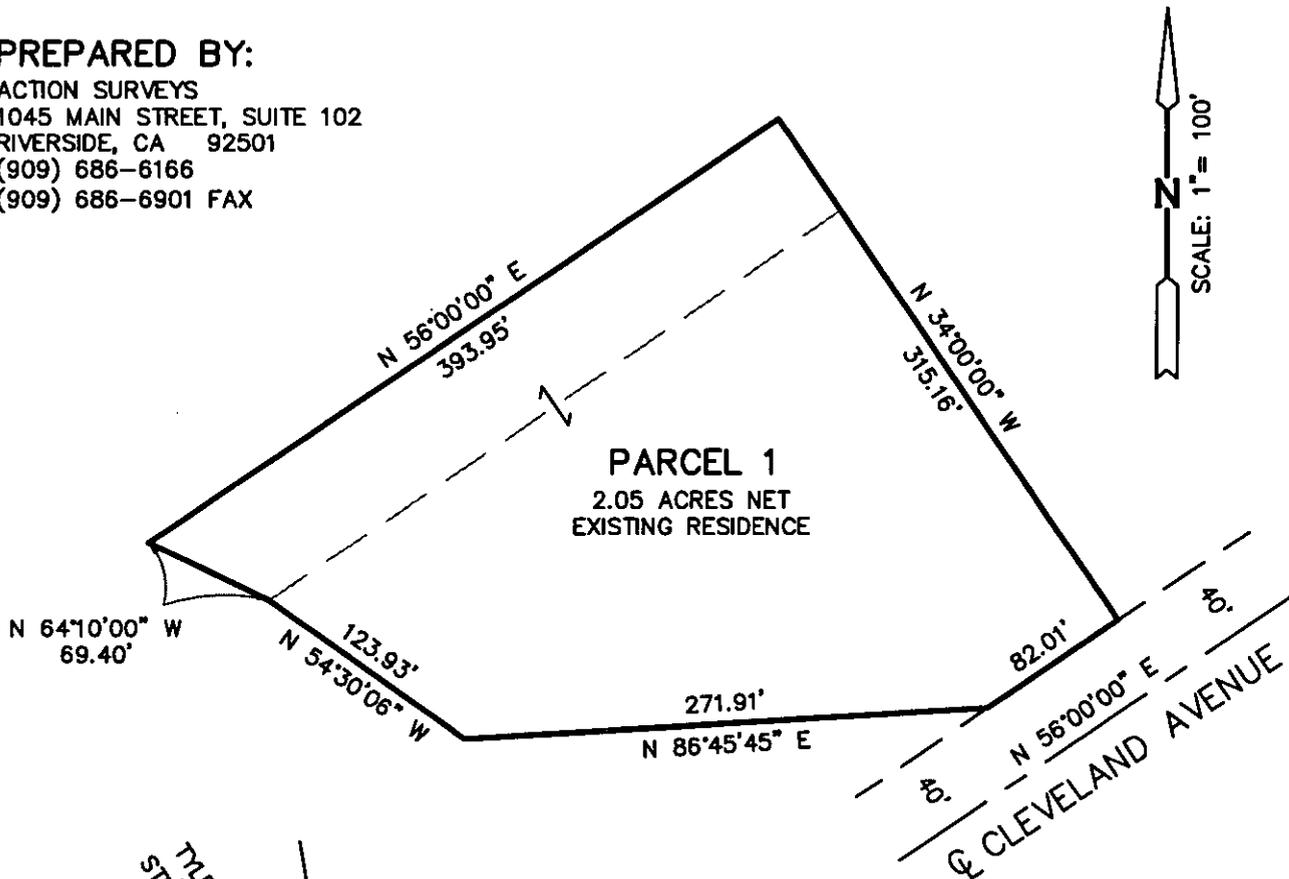
COLMER BROKERAGE
ATTN: JENNIE COLMER
10605 CLEVELAND AVENUE
RIVERSIDE, CA 92503
(909) 785-5550
(909) 785-1150 FAX

ASSESSOR'S PARCEL No.: 239-021-003 & 007

EXISTING AND PROPOSED ZONING: RA-5

PREPARED BY:

ACTION SURVEYS
1045 MAIN STREET, SUITE 102
RIVERSIDE, CA 92501
(909) 686-6166
(909) 686-6901 FAX



2003-091826
02/07/2003 08:08A
4 of 4



VICINITY MAP

THOMAS BROS. PG. 744
COORD. H-3 (2001)



PREPARED UNDER THE SUPERVISION OF:

Gabriel D. Ybarra 1-31-03
GABRIEL D. YBARRA L.S. 4343 DATE

LL-003-012
W.O. 01-78