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Page 1 of 6  
Recorded in Official Records  
County of Riverside

Larry W. Ward  
Assessor, County Clerk & Recorder

And when recorded, mail to:

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



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Project: LL-005-990  
3625 Placentia Ln.  
A.P.N. 246-070-014, 246-082-012, & 013

**LL 005-990**

30

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): **ROBERT ALLEN SHEPHERD, a married man as his sole and separate property.**

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 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

KEN GUTIERREZ  
PLANNING DIRECTOR

By: [Signature] 6/15/06  
PRINCIPAL PLANNER DATE

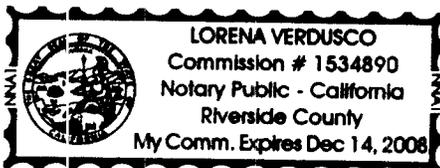
GENERAL ACKNOWLEDGEMENT

State of California  
County of Riverside } ss

On June 15, 2006, before me Lorena Verdusco, Notary Public  
(date) (name)

a Notary Public in and for said State, personally appeared  
Dirk A. Jenkins  
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.  
[Signature]  
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  
LEGAL DESCRIPTION  
NEW PARCEL 1  
APN: 246-070-014**

Being a portion of Lot 18, Addition to Bandini Donation, as shown by Record of Survey in Book 1, Page 3, Records of Riverside County, California lying in Section 12, Township 2 South, Range 5 West, SBM, more particularly described as follows:

**BEGINNING** at the most westerly corner of that certain parcel of land offered for dedication as described in OFFER OF DEDICATION recorded on November 20, 1998 as Instrument no. 504437, Official Records of Riverside County, California and as shown by map filed in Book 107 of records of Survey at Page 77, Records of Riverside County, California, also being the beginning of a non-tangent curve, concave southwesterly, having a radius of 1,156.00 feet, a central angle of 09°01'52" and having at said point a radial line which bears North 14°06'56" East;

THENCE, Southeasterly along the arc of said curve to the right, a distance of 182.21 feet to the end of said curve as shown on said Record of Survey;

THENCE, South 66°51'12" East, a distance of 145.70 feet to the east line of said Lot 18;

THENCE, South 17°14'49" West, along said east line, a distance of 385.64 feet;

THENCE, departing said line, North 72°43'11" West, a distance of 326.91 feet to the easterly line of the west 10 acres of said Lot 18;

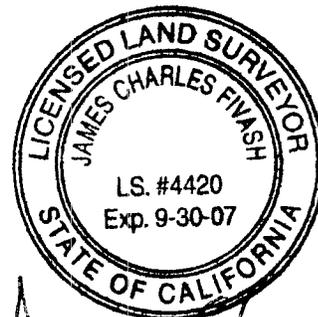
THENCE, North 17° 16'48" East, along said easterly line, a distance of 404.82 feet to the **POINT OF BEGINNING.**

Containing 3.00 acres of land, more or less

DESCRIPTION APPROVAL:

BY: K. Stewart      06-15-2006  
DATE

FOR: MARK S. BROWN  
CITY SURVEYOR



*James Charles Finash*  
6/13/06

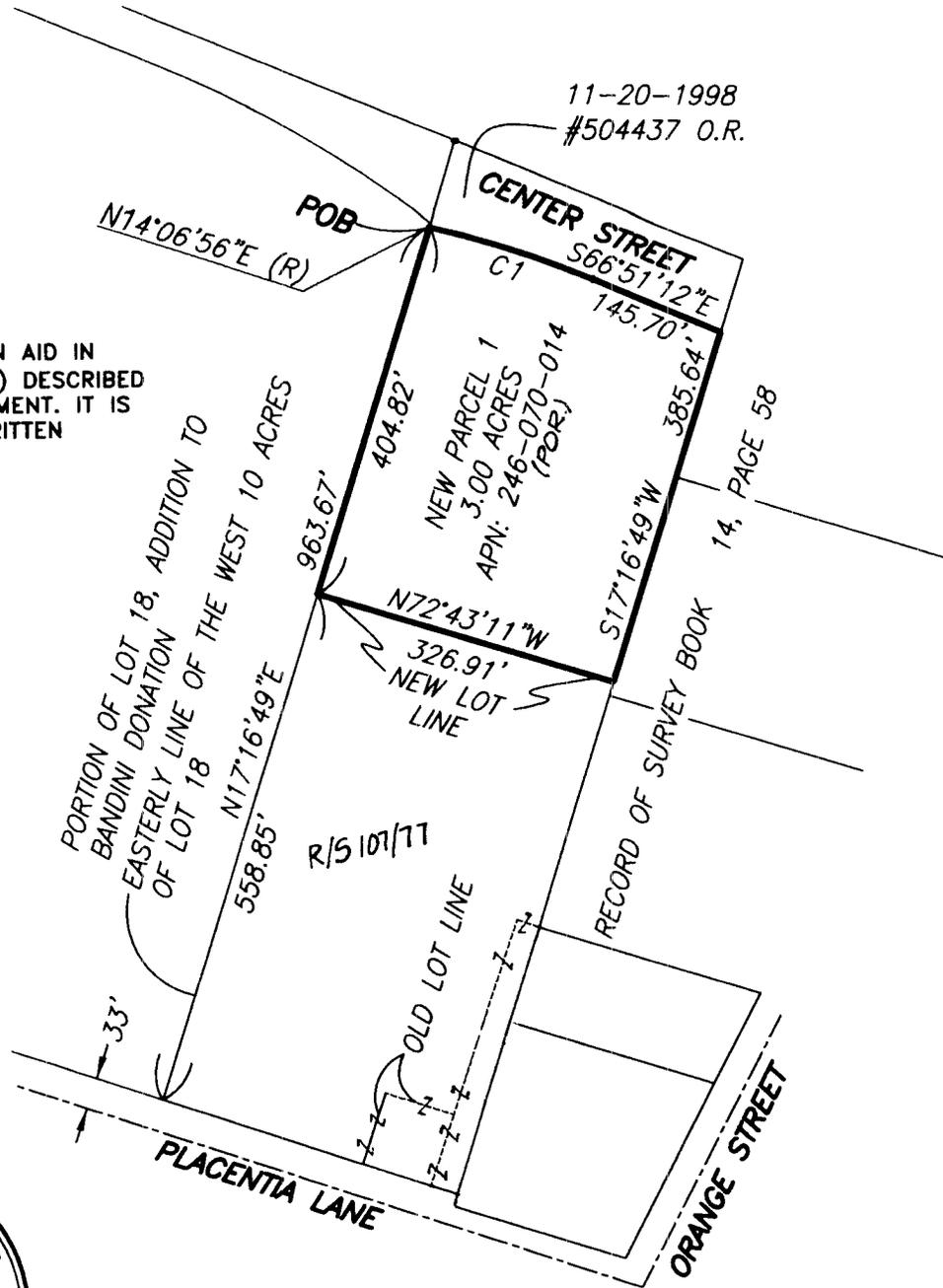
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NEW PARCEL 1  
 APN: 246-070-014

11-20-1998  
 #504437 O.R.

**NOTE:**

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.



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	9°01'52"	1156.00'	182.21'	91.29'

6/13/06

PLAT PREPARED BY: <b>aidkan ENGINEERS</b> <i>Civil Engineering · Surveying · Planning</i> 6820 Airport Drive, Riverside, CA 92504 Tel:(951) 688-0241 · Fax:(951) 688-0599	SCALE: 1"=200'	JOB NO. 6974	DATE: 02/06	CLIENT: SOUTHWEST V DITCH
	APPROVED BY:  JAMES C. FVASH L.S. 4420		POR. OF LOT 18, ADDITION TO BANDINI DONATION, RS 1/3 RIVERSIDE COUNTY	

**EXHIBIT A  
LEGAL DESCRIPTION  
NEW PARCEL 2  
APN: 426-080-012**

Being a portion of Lot 18, Addition to Bandini Donation, as shown by Record of Survey in Book 1, Page 3, Records of Riverside County, California lying in Section 12, Township 2 South, Range 5 West, SBM, more particularly described as follows:

**COMMENCING** at the most westerly corner of that certain parcel of land offered for dedication as described in OFFER OF DEDICATION recorded on November 20, 1998 as Instrument No. 504437, Official Records of Riverside County, California, and as shown by map filed in Book 107 of Records of Survey at Page 77, Records of Riverside County, California, also being the beginning of a non-tangent curve, concave southwesterly, having a radius of 1,156.00 feet, a central angle of 09°01'52" and having at said point a radial line which bears North 14°06'56" East;

THENCE, Southeasterly along the arc of said curve to the right, a distance of 182.21 feet to the end of said curve as shown on said Record of Survey

THENCE, South 66°51'12" East, a distance of 145.70 feet to the east line of said Lot 18;

THENCE, South 17°16'49" West, a distance of 385.64 feet to the **POINT OF BEGINNING**;

THENCE, departing said east line, North 72°43'11" West, a distance of 326.91 feet to the easterly line of the west 10 acres of said Lot 18;

THENCE, South 17°16'49" West, along said easterly line, a distance of 558.85 feet to a line that is parallel with a distance of 33.00 feet northerly, as measured at right angles, from the Centerline of Placentia Road as shown by said Record of Survey;

THENCE, South 71°42'05" East, along said parallel line, a distance of 326.96 feet to the east line of said Lot 18;

THENCE, North 17°16'49" East, along said east line, a distance of 564.66 feet to the **POINT OF BEGINNING**.

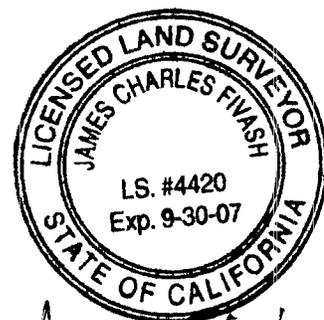
Containing 4.06 acres of land, more or less.

DESCRIPTION APPROVAL

BY: K. Street      06-15-2006  
DATE

FOR: MARK S. BROWN  
CITY SURVEYOR

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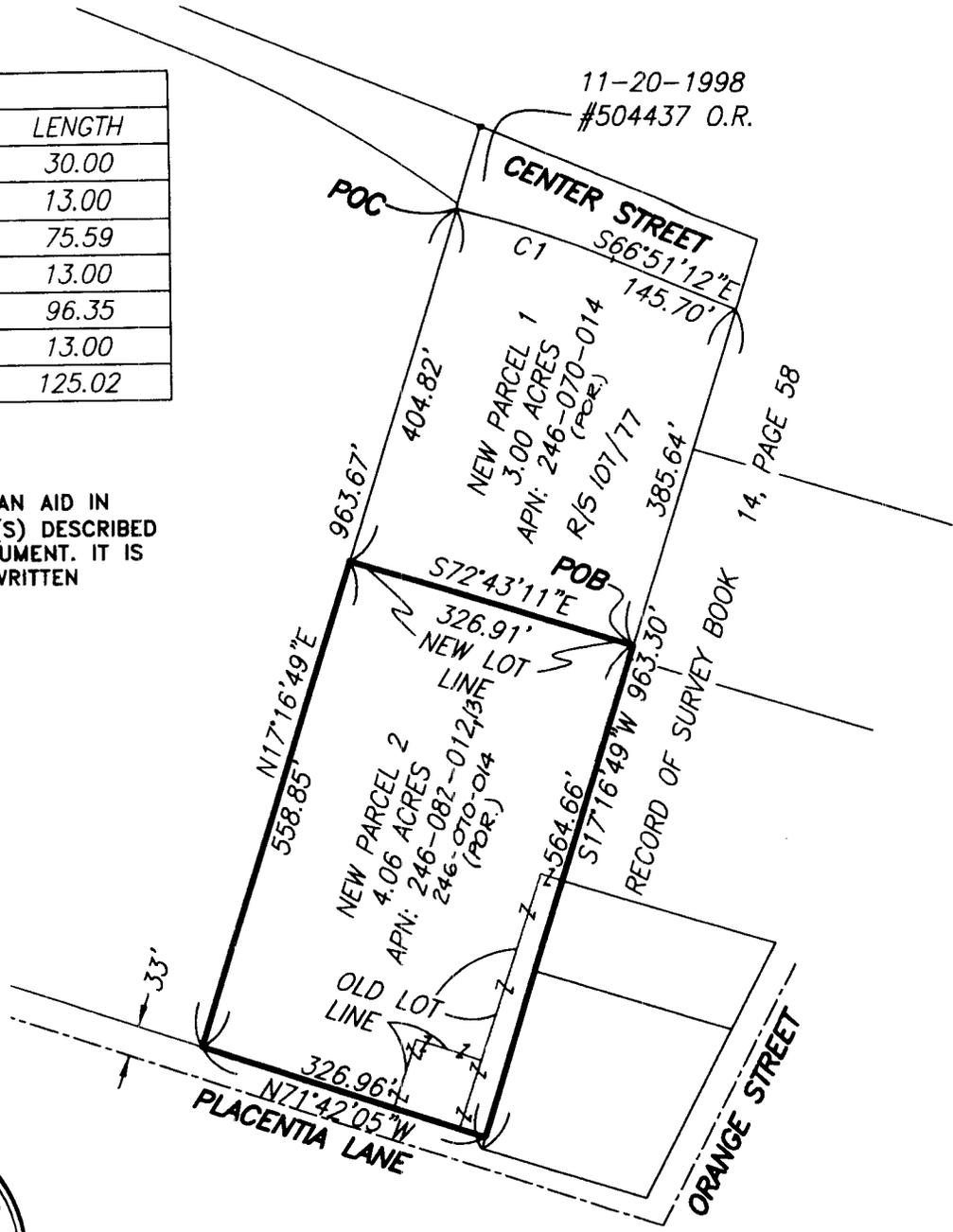


*James Charles Finash*  
6/13/06

NEW PARCEL 2  
APN: 246-080-012

LINE TABLE		
LINE	BEARING	LENGTH
L1	N71°42'04"W	30.00
L2	N18°17'56"E	13.00
L3	N71°42'04"W	75.59
L4	S18°17'56"W	13.00
L5	N71°42'04"W	96.35
L6	N17°16'49"E	13.00
L7	N71°42'04"W	125.02

**NOTE:**  
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11-20-1998  
#504437 O.R.

14, PAGE 58

RECORD OF SURVEY BOOK



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	9°01'52"	1156.00'	182.21'	91.29'

6/13/06

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