

Recording Requested By
First American Title Company

DOC # 2002-641777

11/06/2002 08:00A Fee:22.00

Page 1 of 6

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



PLEASE COMPLETE THIS INFORMATION

AND WHEN RECORDED MAIL TO:

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CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT

Title of Document

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THIS AREA FOR
RECORDER'S
USE ONLY

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

515 051-3

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

FOR RECORDER'S OFFICE USE ONLY

Project: LL-013-001
A.P.N. POR. 238-240-007

LL - 013-001

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **IGNACIO TORRES and MARIBEL TORRES, husband and wife, and ALBERTO TORRES and MARIA A. TORRES, husband and wife, and JOSE TORRES and IRMA TORRES, husband and wife, all 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.



2002-641777
11/06/2002 08:00A
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ZONING ADMINISTRATOR
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

By: Craig Aaron 5-7-02
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

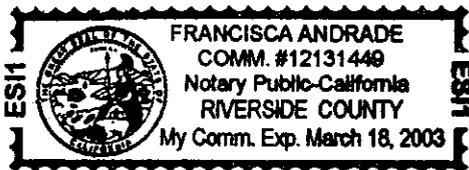
County of Riverside } ss

On 5-7-02, 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 LOTS 5 AND LOT "C" OF WINDSOR HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGES 8, 9, AND 10 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOTS 5, BEING A POINT ON THE NORTHEASTERLY LINE OF MONROE STREET;

THENCE NORTH 34° 14' 00" WEST ON THE SOUTHWESTERLY LINE OF SAID LOT 5, AND THE NORTHEASTERLY LINE OF MONROE STREET, A DISTANCE OF 1,560.34 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 5;

THENCE EASTERLY ON THE NORTHERLY LINE OF SAID LOT 5, ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 159.48 FEET, THE CHORD OF WHICH BEARS SOUTH 81° 27' 00" EAST, A DISTANCE OF 20.95 FEET;

THENCE SOUTH 77° 43' 00" EAST, ON THE NORTHERLY LINE OF SAID LOT 5, A DISTANCE OF 36.19 FEET;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 5, ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 330.00 FEET, AND A CENTRAL ANGLE OF 52° 13' 00", AN ARC DISTANCE OF 300.75 FEET;

THENCE SOUTH 51° 37' 00" EAST, A DISTANCE OF 288.22 FEET;

THENCE SOUTH 15° 58' 00" WEST, A DISTANCE OF 130.00 FEET;

THENCE SOUTH 05° 40' 00" EAST, A DISTANCE OF 123.00 FEET;

THENCE SOUTH 57° 57' 00" EAST, A DISTANCE OF 135.00 FEET;

THENCE SOUTH 87° 11' 30" EAST, A DISTANCE OF 113.00 FEET;

THENCE SOUTH 54° 02' 30" EAST, A DISTANCE OF 72.00 FEET;

THENCE SOUTH 81° 31' 30" EAST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 66° 37' 00" EAST, A DISTANCE OF 88.00 FEET;

THENCE SOUTH 83° 33' 30" EAST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 00° 51' 30" WEST, A DISTANCE OF 107.00 FEET;



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LL-013-001

THENCE SOUTH 26° 59' 30" EAST, A DISTANCE OF 66.00 FEET;

THENCE SOUTH 74° 29' 00" EAST, A DISTANCE OF 110.00 FEET;

THENCE SOUTH 25° 56' 00" EAST, A DISTANCE OF 72.78 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 5;

THENCE SOUTH 26° 57' 00" WEST, ON THE SOUTHEASTERLY LINE OF SAID LOT 5, A DISTANCE OF 144.45 FEET TO THE BEGINNING OF A CURVE ON SAID SOUTHEASTERLY LINE;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 5, ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 720.00 FEET AND A CENTRAL ANGLE OF 07° 34' 00", AN ARC DISTANCE OF 95.09 FEET;

THENCE SOUTH 19° 23' 00" WEST ON THE SOUTHEASTERLY LINE OF SAID LOT 5, A DISTANCE OF 216.73 FEET;

THENCE ON THE SOUTHEASTERLY LINE OF SAID LOT 5, ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 180.00 FEET AND A CENTRAL ANGLE OF 38° 22' 00", AN ARC DISTANCE OF 120.53 FEET;

THENCE SOUTH 57° 45' 00" WEST, ON THE SOUTHEASTERLY LINE OF SAID LOT 5, A DISTANCE OF 89.34 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THE VACATED NORTHERLY ONE-HALF OF SAID LOT "C" (FRONTIER AVENUE) ADJOINING THE ABOVE DESCRIBED PORTION OF SAID LOT 5 WHICH WAS VACATED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE BY ORDINANCE 4956, A CERTIFIED COPY OF SAID ORDINANCE RECORDED NOVEMBER 4, 1981, AS INSTRUMENT NO. 207233 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION OF SAID LOT 5:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 5;

THENCE NORTH 34° 14' 00" WEST ON THE SOUTHWESTERLY LINE OF SAID LOT, A DISTANCE OF 65.27 FEET TO THE TRUE POINT OF THE BEGINNING;

THENCE CONTINUING NORTH 34° 14' 00" WEST, A DISTANCE OF 218.12 FEET;

THENCE NORTH 55° 46' 00" EAST, A DISTANCE OF 149.00 FEET;

THENCE SOUTH 81° 16' 34" EAST, A DISTANCE OF 21.96 FEET;



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LL-D13-001

THENCE SOUTH 38° 19' 07" EAST, A DISTANCE OF 144.90 FEET;

THENCE SOUTH 32° 52' 57" WEST, A DISTANCE OF 72.82 FEET;

THENCE SOUTH 33° 56' 16" WEST, A DISTANCE OF 81.49 FEET TO A POINT ON A LINE WHICH IS AT A RIGHT ANGLE TO THE SOUTHWESTERLY LINE OF SAID LOT 5 AND BEARS NORTH 55° 46' 00" EAST, ALONG SAID LINE, A DISTANCE OF 32.65 FEET FROM THE TRUE POINT OF BEGINNING;

THENCE SOUTH 55° 46' 00" WEST, ALONG SAID LINE, A DISTANCE OF 32.65 FEET TO THE TRUE POINT OF BEGINNING.



5-7-02

DESCRIPTION APPROVAL 517102

for K. Stewart by _____
SURVEYOR, CITY OF RIVERSIDE

99-211glTorres



2002-641777
11/06/2002 08:00
6 of 6

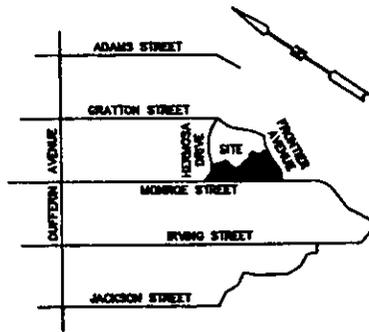
LL-013-001

CURVE DATA

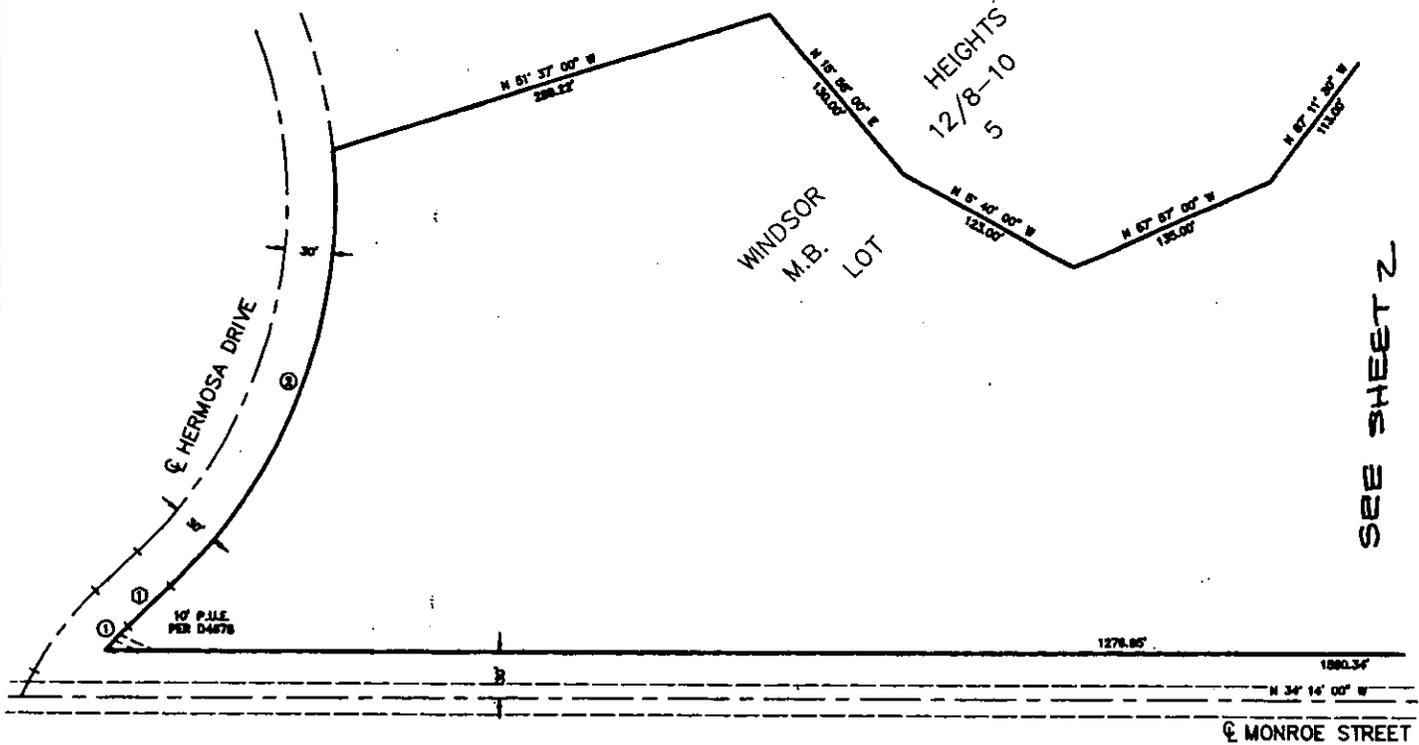
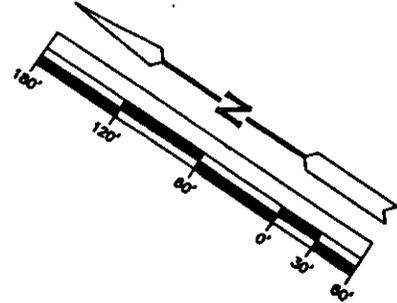
①	DELTA	RADIUS	LENGTH	TANGENT
①	7° 31' 36"	158.45'	20.85'	10.48'
②	82° 13' 00"	330.00'	300.75'	181.72'
③	7° 34' 00"	700.00'	82.44'	48.29'
④	38° 22' 00"	200.00'	133.82'	88.86'
⑤	7° 34' 00"	720.00'	85.09'	47.81'
⑥	38° 22' 00"	180.00'	120.53'	82.82'

LINE DATA

①	BEARING	DISTANCE
①	N 77° 43' 00" W	38.18'
②	N 81° 31' 30" W	80.00'
③	N 83° 03' 00" W	20.00'
④	N 34° 14' 00" W	20.01'
⑤	N 57° 48' 00" E	10.01'
⑥	N 88° 48' 00" E	32.83'
⑦	N 81° 16' 34" W	21.98'



VICINITY MAP
THOMAS BROS. PG. 745
COORD. D-2 (2001)



◆ CITY OF RIVERSIDE, CALIFORNIA ◆

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 2



Scale: 1" = NTS

Drawn by: sken

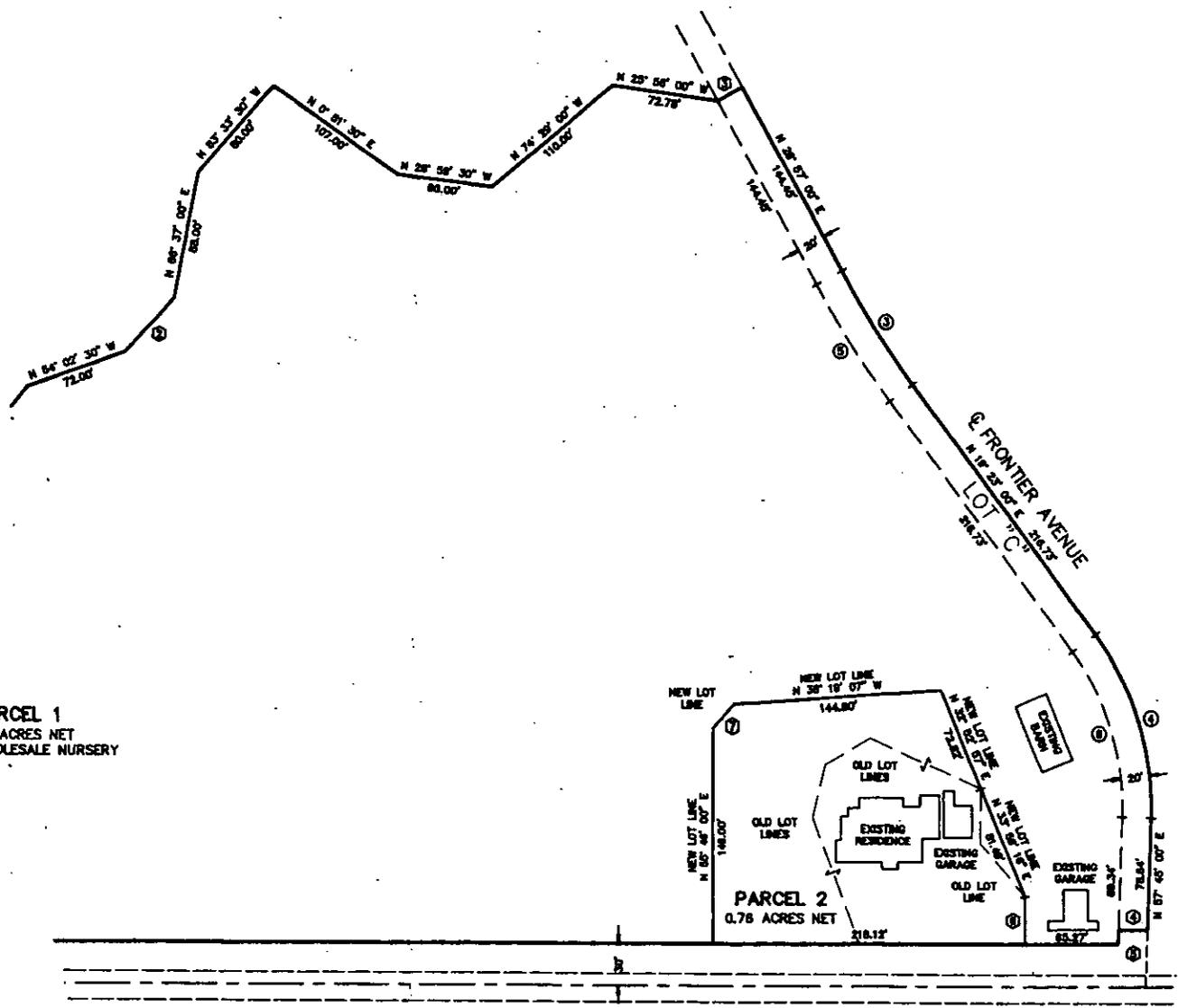
Date: 02/07/03

Subject: LL-013-001

LL-013-001

SEE SHEET 1

PARCEL 1
12.77 ACRES NET
EXISTING WHOLESALE NURSERY



◆ CITY OF RIVERSIDE, CALIFORNIA ◆

83-7

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Sheet 2 of 2



Scale: 1" = NT5

Drawn by: sken

Date: 02/07/03

Subject: LL-013-001

LL-013-001



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TRA: 009-002

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CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT

Title of Document



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(\$3.00 Additional Recording Fee Applies)

515051-3

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

FOR RECORDER'S OFFICE USE ONLY

Project: LL-013-001

A.P.N. 238-240-004 & POR. 007

LL - 013-001

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **DENNIS JOSEPH CONNER and KATHRYN LYNN CONNER, Co-Trustees or their Successor in Trust under THE CONNER FAMILY TRUST, dated September 21, 2000.**

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.



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11/06/2002 09:08A
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ZONING ADMINISTRATOR
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

By: Craig Aaron 5-7-02
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On 5-7-02, before me Francisca Andrade
(date) (name)

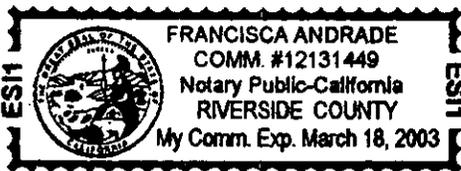
a Notary Public in and for said State, personally appeared

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 5 OF WINDSOR HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGES 8, 9, AND 10 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 5;

THENCE NORTH 34° 14' 00" WEST ON THE SOUTHWESTERLY LINE OF SAID LOT, A DISTANCE OF 65.27 FEET TO THE TRUE POINT OF THE BEGINNING;

THENCE CONTINUING NORTH 34° 14' 00" WEST, A DISTANCE OF 218.12 FEET;

THENCE NORTH 55° 46' 00" EAST, A DISTANCE OF 149.00 FEET;

THENCE SOUTH 81° 16' 34" EAST, A DISTANCE OF 21.96 FEET;

THENCE SOUTH 38° 19' 07" EAST, A DISTANCE OF 144.90 FEET;

THENCE SOUTH 32° 52' 57" WEST, A DISTANCE OF 72.82 FEET;

THENCE SOUTH 33° 56' 16" WEST, A DISTANCE OF 81.49 FEET TO A POINT ON A LINE WHICH IS AT A RIGHT ANGLE TO THE SOUTHWESTERLY LINE OF SAID LOT 5 AND BEARS NORTH 55° 46' 00" EAST, ALONG SAID LINE, A DISTANCE OF 32.65 FEET FROM THE TRUE POINT OF BEGINNING;

THENCE SOUTH 55° 46' 00" WEST, ALONG SAID LINE, A DISTANCE OF 32.65 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION OF SAID LOT 5;

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 5;

THENCE NORTH 34° 14' 00" WEST ON THE SOUTHWESTERLY LINE OF SAID LOT, A DISTANCE OF 65.27 FEET TO THE TRUE POINT OF THE BEGINNING;

THENCE CONTINUING NORTH 34° 14' 00" WEST, A DISTANCE OF 218.12 FEET;

THENCE NORTH 55° 46' 00" EAST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 34° 14' 00" EAST, PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 5, A DISTANCE OF 218.12 FEET;



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11/06/2002 08:00A
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LL-013-001

THENCE SOUTH 55° 46' 00" WEST, A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING.



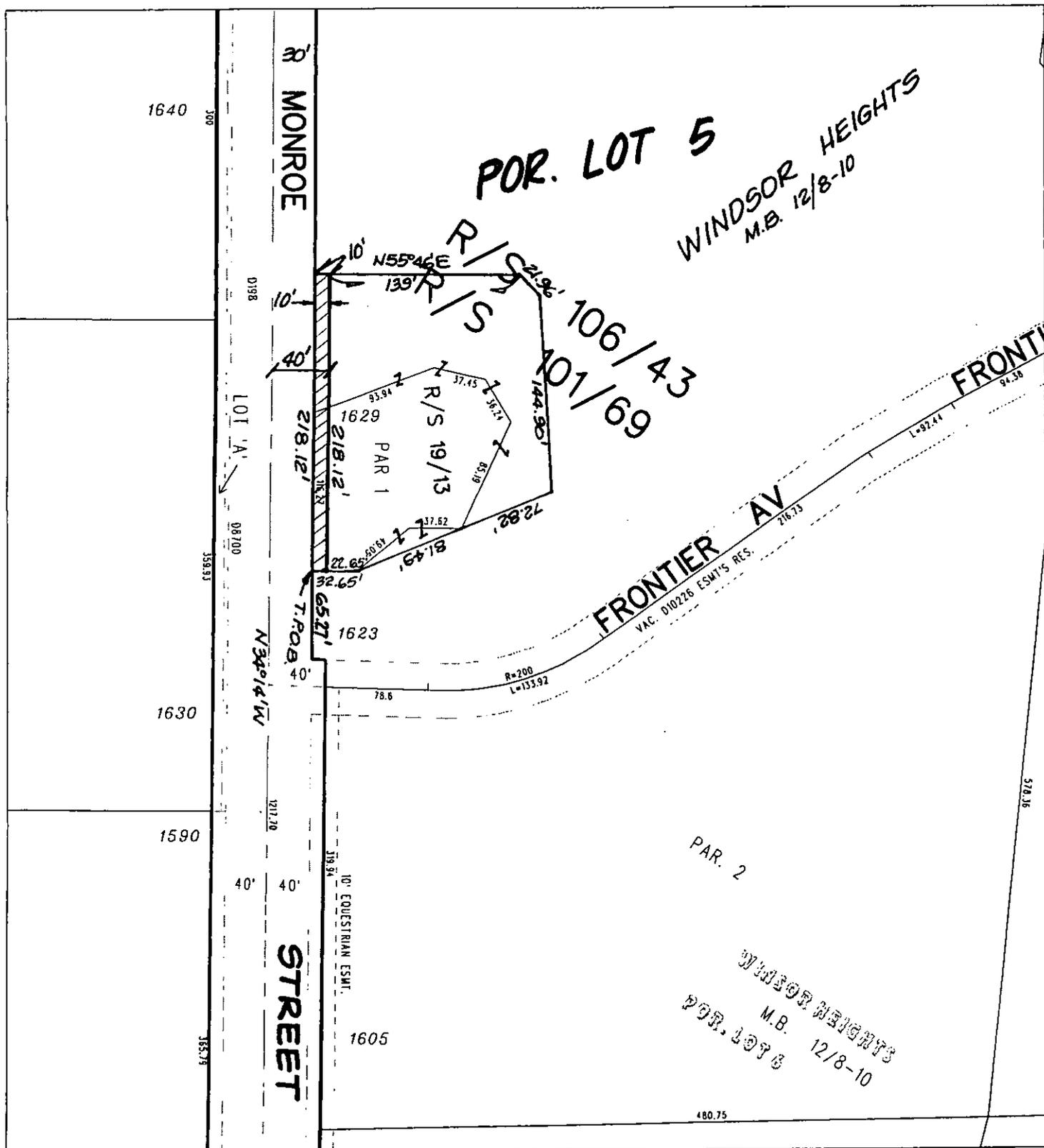
DESCRIPTION APPROVAL 5107102
for K Street
SURVEYOR, CITY OF RIVERSIDE by _____

99-211glConner



2002-641779
11/06/2002 03:00A
5 of 5

LL-013-001



◆ CITY OF RIVERSIDE, CALIFORNIA ◆

83.7

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" =

Drawn by: skn

Date: 05/07/02

Subject: LL-013-001

LL-013-001