

Recording requested by:

DOC # 2000-085394

03/08/2000 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



DOCUMENTARY TRANSFER TAX = \$0.00

NO CONSIDERATION

TRA: 009 023

And when recorded, mail to:

SURVEYOR, CITY OF RIVERSIDE

Public Works Department

City Hall, 3900 Main Street

Riverside, California 92522

2094637-21

Project: LL-013-978 PAR. 2 & 3

A.P.N. 142-160-015

Gov. Code 6103

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

Property Owner(s): **GORDON E. and PAMELA J. MULLENS**

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, described as Parcels 2 and 3 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: John A Swiecki 8/23/99
PRINCIPAL PLANNER / DATE
Senior ✓
JOHN A. SWIECKI

GENERAL ACKNOWLEDGEMENT

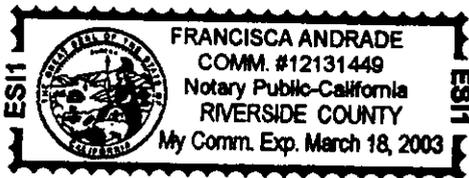
State of California }
County of Riverside } ss

On Aug. 23, 1999, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared

John A. Swiecki
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:

Mail To: Southland Engineering
2200 Business Way, Suite 100
Riverside CA 92501

LL013978.p2



2000-085394
03/08/2000 08:00A
2 of 5

EXHIBIT "A"

PARCEL 2: (ADJUSTED LEGAL DESCRIPTION)

THAT PORTION OF LOT 13 IN BLOCK 50 OF THE LANDS OF THE RIVERSIDE LAND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO, CALIFORNIA, LYING SOUTHERLY OF THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED AS PARCEL 1060-3C TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY GRANT DEED RECORDED FEBRUARY 27, 1969 AS INSTRUMENT NO. 19302, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 13, SAID POINT BEING THE INTERSECTION OF THE NORTHWESTERLY LINE OF MAGNOLIA AVENUE WITH NORTHEASTERLY LINE OF BUCHANAN STREET;

THENCE N55°41'45"E ALONG THE NORTHWESTERLY LINE OF MAGNOLIA AVENUE, SAID LINE BEING 66.00 FEET NORTHWESTERLY, MEASURED AT A RIGHT ANGLE TO THE CENTERLINE OF MAGNOLIA AVENUE, A DISTANCE OF 208.71 FEET;

THENCE N34°18'15"W AND PARALLEL WITH THE CENTERLINE OF BUCHANAN STREET A DISTANCE OF 11.00 FEET TO THE MOST WESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED AS PARCEL 2 TO THE CITY OF RIVERSIDE BY GRANT DEED RECORDED OCTOBER 8, 1976 AS INSTRUMENT NO. 152336;

THENCE N55°41'45"E ALONG SAID NORTHWESTERLY LINE OF MAGNOLIA AVENUE, A DISTANCE OF 33.29 FEET TO THE POINT OF BEGINNING;

THENCE N34°18'15"W AND PARALLEL WITH THE CENTERLINE OF BUCHANAN STREET, A DISTANCE OF 310.86 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED AS PARCEL 1060-3C TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY GRANT DEED RECORDED FEBRUARY 27, 1969 AS INSTRUMENT NO. 19302;

THENCE N38°09'00"E ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 250.78 FEET;

THENCE S34°18'15"E AND PARALLEL WITH THE CENTERLINE OF BUCHANAN STREET, A DISTANCE OF 386.47 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED AS PARCEL 2 TO THE CITY OF RIVERSIDE BY GRANT DEED RECORDED OCTOBER 8, 1976 AS INSTRUMENT 152336, SAID POINT BEING DISTANCE 77.00 FEET MEASURED AT A RIGHT ANGLE TO THE CENTERLINE OF MAGNOLIA AVENUE;

THENCE S55°41'45"W ALONG SAID NORTHWESTERLY LINE OF MAGNOLIA AVENUE, A DISTANCE OF 239.11 FEET TO THE POINT OF BEGINNING.

PREPARED BY:

ALLEN W. MARTIN, PLS 5306, EXPIRES 12-31-99



DESCRIPTION APPROVAL

Handwritten signature and date 8/23/99 over the approval line.



PARCEL 3: (ADJUSTED LEGAL DESCRIPTION)

THAT PORTION OF LOT 13 AND THE SOUTHWESTERLY HALF OF LOT 14 IN BLOCK 50 OF THE LANDS OF THE RIVERSIDE LAND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO, CALIFORNIA, LYING SOUTHERLY OF THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED AS PARCEL 1060-3C TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY GRANT DEED RECORDED FEBRUARY 27, 1969 AS INSTRUMENT NO. 19302, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 13, SAID POINT BEING THE INTERSECTION OF THE NORTHWESTERLY LINE OF MAGNOLIA AVENUE WITH NORTHEASTERLY LINE OF BUCHANAN STREET;

THENCE N55°41'45"E ALONG THE NORTHWESTERLY LINE OF MAGNOLIA AVENUE, SAID LINE BEING 66.00 FEET NORTHWESTERLY, MEASURED AT A RIGHT ANGLE TO THE CENTERLINE OF MAGNOLIA AVENUE, A DISTANCE OF 208.71 FEET;

THENCE N34°18'15"W AND PARALLEL WITH THE CENTERLINE OF BUCHANAN STREET A DISTANCE OF 11.00 FEET TO THE MOST WESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED AS PARCEL 2 TO THE CITY OF RIVERSIDE BY GRANT DEED RECORDED OCTOBER 8, 1976 AS INSTRUMENT NO. 152336;

THENCE N55°41'45"E ALONG SAID NORTHWESTERLY LINE OF MAGNOLIA AVENUE, A DISTANCE OF 272.40 FEET TO THE POINT OF BEGINNING;

THENCE N34°18'15"W AND PARALLEL WITH THE CENTERLINE OF BUCHANAN STREET, A DISTANCE OF 386.47 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED AS PARCEL 1060-3C TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY GRANT DEED RECORDED FEBRUARY 27, 1969 AS INSTRUMENT NO. 19302;

THENCE N38°09'00"E ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 536.59 FEET TO A POINT ON THE EASTERLY LINE OF THE SOUTHWESTERLY ONE-HALF OF SAID LOT 14;

THENCE S34°20'35"E ALONG SAID EASTERLY LINE, A DISTANCE OF 548.23 FEET TO MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED AS PARCEL 2 TO THE CITY OF RIVERSIDE BY GRANT DEED RECORDED OCTOBER 8, 1976 AS INSTRUMENT 152336, SAID POINT BEING DISTANCE 77.00 FEET MEASURED AT A RIGHT ANGLE TO THE CENTERLINE OF MAGNOLIA AVENUE;

THENCE S55°41'45"W ALONG SAID NORTHWESTERLY LINE OF MAGNOLIA AVENUE, A DISTANCE OF 512.00 FEET TO THE POINT OF BEGINNING.

PREPARED BY:

[Handwritten signature]
ALLEN W. MARTIN, PLS 5306, EXPIRES 12-31-99

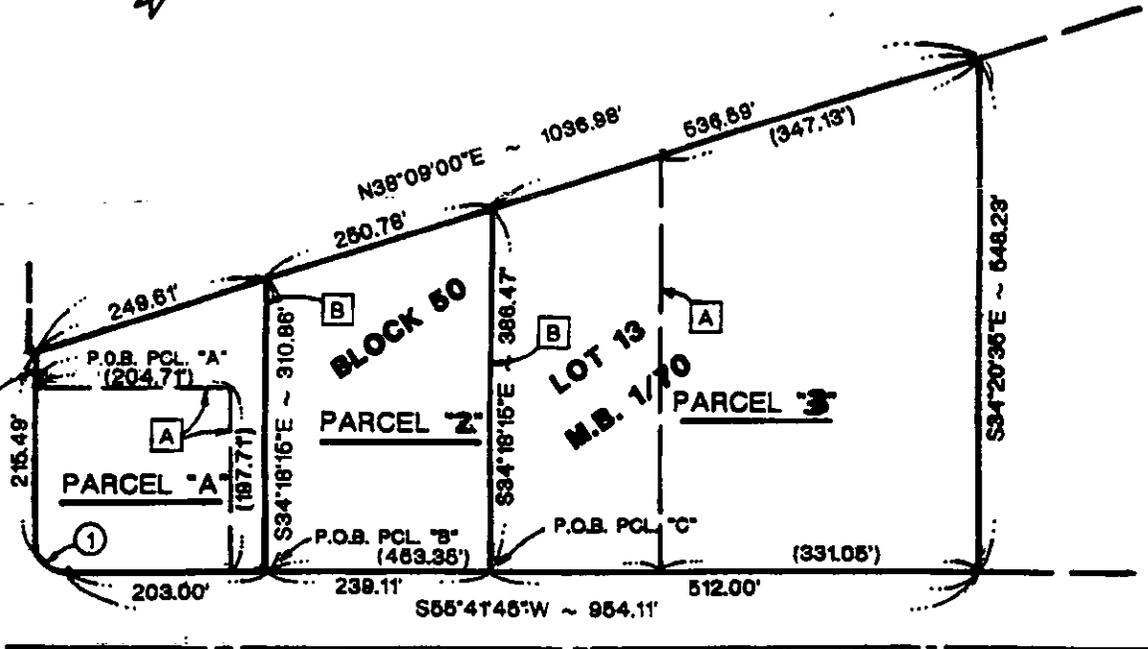


[Handwritten signature]
DIRECTOR, CITY OF RIVERSIDE



BUCHANAN STREET

② N34°18'15"W



- ① Δ=59°47'29"
T=23.28'
R=40.50'
L=42.28'
- ② N34°18'15"W
37.90'

A — OLD LOT LINE
 B — NEW LOT LINE

Scale: 1" = 200'
 Date: JAN. 30, 1998
 W.O. 97131

LOT LINE ADJUSTMENT
NO. 013-978

Southland Engineering
 2200 BUSINESS WAY, STE. 100
 RIVERSIDE, CA. 92501
 (909) 788-8488

Sheet
1
 78-7 982



2000-885394
 03/06/2000 08:00A
 5 of 5

LL-013-978

Recording requested by:

091399

RECEIVED FOR RECORD
AT 8:00AM

MAR 12 1998

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$

15

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

And when recorded, mail to:
SURVEYOR, CITY OF RIVERSIDE
Public Works Department
City Hall, 3900 Main Street
Riverside, California 92522

FOR RECORDER'S OFFICE USE ONLY

Project: LL-013-978 PAR. 1
A.P.N. 142-160-006

LL-013-978

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3
RM
C

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **RANDOLPH B. AND DEBRA K. CLYMER**

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, described as Parcel 1 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: Robert C. Mease 2/6/98
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

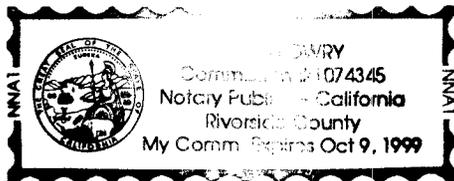
State of California }
County of RIVERSIDE } ss

On FEBRUARY 6, 1998, before me JANIS LOWRY
(date) (name)

a Notary Public in and for said State, personally appeared

ROBERT C. MEASE
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

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
() Corporate Officer(s)
Title _____
Title _____

() Guardian/Conservator

() Individual(s)

() Trustee(s)

() Other

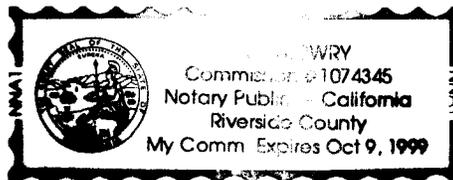
() Partner(s)

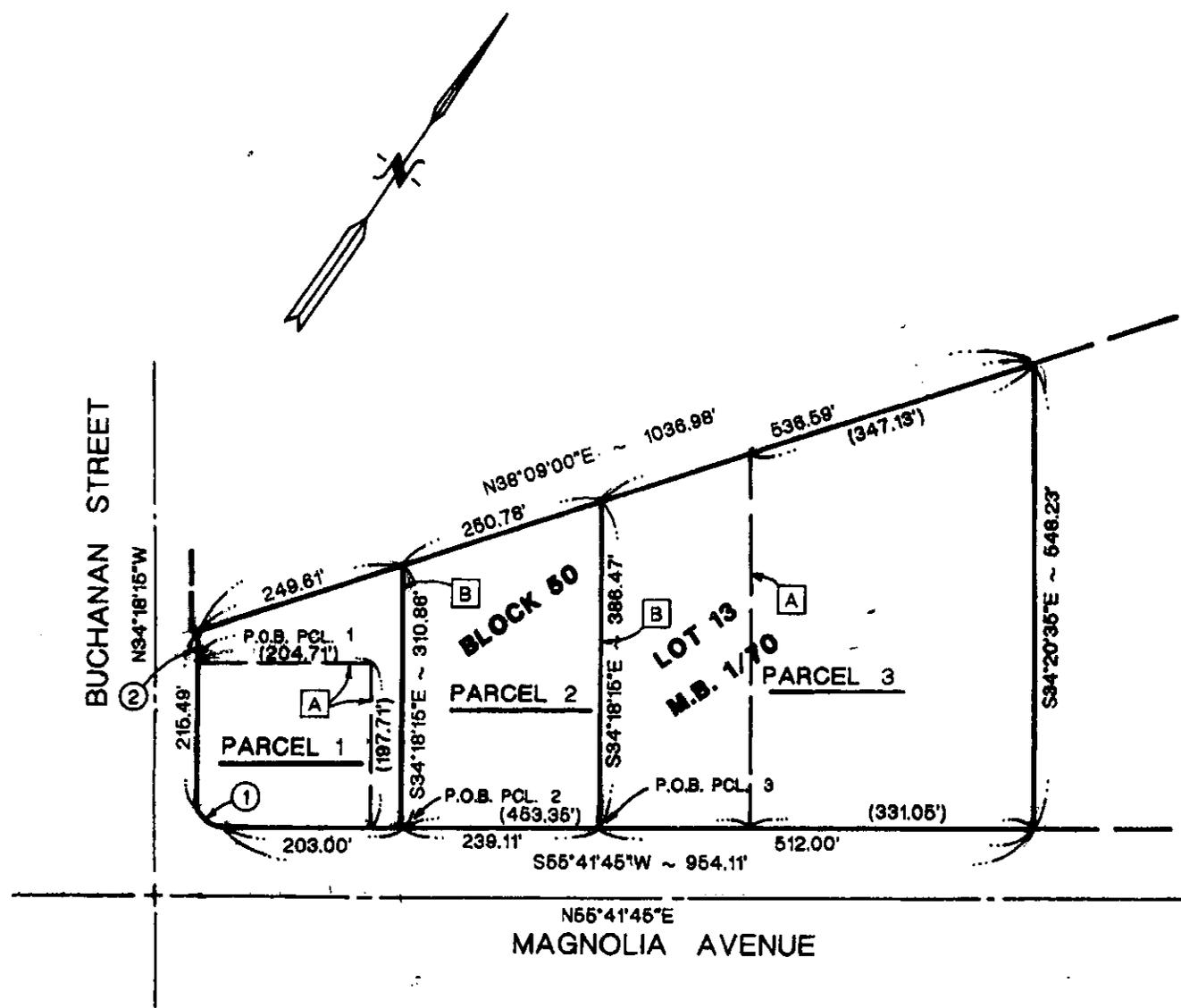
() General

() Limited

The party(ies) executing this document is/are representing:

Mail To: Mr. Ben Clymer
12330 Doherty Street
Riverside CA 92503





- ① $\Delta=59^{\circ}47'29''$
 $T=23.28'$
 $R=40.50'$
 $L=42.26'$
- ② $N34^{\circ}18'15''W$
 $37.90'$

- A** — OLD LOT LINE
- B** — NEW LOT LINE

Scale: 1" = 200'
Date: JAN. 30, 1998
W.O. 97131

LOT LINE ADJUSTMENT
NO. 013-978

Southland Engineering
 2200 BUSINESS WAY, STE. 100
 RIVERSIDE, CA. 92501
 (909) 788-9488

Sheet
1

EXHIBIT A

PARCEL 1: (ADJUSTED LEGAL DESCRIPTION AFTER RIGHT-OF-WAY DEDICATION)

THAT PORTION OF LOT 13 BLOCK 50 OF THE LANDS OF THE RIVERSIDE AND IRRIGATING COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 13, SAID POINT BEING THE INTERSECTION OF THE NORTHWESTERLY LINE OF MAGNOLIA AVENUE WITH NORTHEASTERLY LINE OF BUCHANAN STREET;

THENCE N34°18'15"W ALONG SAID NORTHEASTERLY LINE OF BUCHANAN STREET, A DISTANCE OF 208.71 FEET;

THENCE N55°41'45"E AND PARALLEL WITH SAID NORTHWESTERLY LINE OF MAGNOLIA AVENUE, A DISTANCE OF 4.00 FEET TO THE SOUTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED AS PARCEL 1 TO THE CITY OF RIVERSIDE BY GRANT DEED RECORDED OCTOBER 8, 1976 AS INSTRUMENT NO. 152336 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING THE POINT OF BEGINNING;

THENCE N34°18'15"W ALONG THE NORTHEASTERLY LINE OF BUCHANAN STREET, A DISTANCE OF 37.90 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED AS PARCEL 1060-3C TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY GRANT DEED RECORDED FEBRUARY 27, 1969 AS INSTRUMENT NO. 19302, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE N38°09'00"E ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 249.61 FEET;

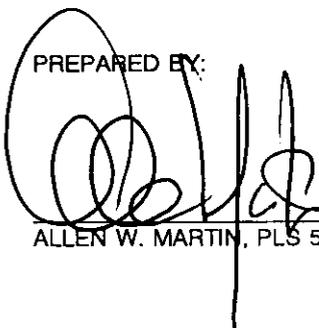
THENCE S34°18'15"E AND PARALLEL TO THE NORTHEASTERLY LINE OF BUCHANAN STREET, A DISTANCE OF 310.86 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED AS PARCEL 2 TO THE CITY OF RIVERSIDE BY GRANT DEED RECORDED OCTOBER 8, 1976 AS INSTRUMENT NO. 152336 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT BEING 77.00 FEET N34°18'15"W OF THE CENTERLINE OF MAGNOLIA AVENUE;

THENCE S55°41'45"W ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 203.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 40.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°47'29", AN ARC DISTANCE OF 42.26 FEET TO A POINT ON THE NORTHEASTERLY LINE OF BUCHANAN STREET HAVING A RADIAL LINE WHICH BEARS S25°29'14"W, SAID POINT BEING 44.00 FEET N55°41'45"E OF THE CENTERLINE OF BUCHANAN STREET;

THENCE N34°18'15"W ALONG THE NORTHEASTERLY LINE OF BUCHANAN STREET, A DISTANCE OF 177.59 FEET TO THE POINT OF BEGINNING.

PREPARED BY:



1-23-98

ALLEN W. MARTIN, PLS 5306, EXPIRES 12-31-99



DESCRIPTION APPROVAL:

