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City Hall, 3900 Main Street
Riverside, California 92522



FOR RECORDER'S OFFICE USE ONLY

Project: Indiana / Gilberto
A.P.N. 231-143-001 thru 004

LL - 015-978

CITY OF RIVERSIDE
"REVISED"
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

"THIS DOCUMENT IS BEING RECORDED TO SUPERSEDE THAT CERTAIN CERTIFICATE OF COMPLIANCE DOCUMENT RECORDED AUGUST 28, 1998, AS INSTRUMENT NO. 364781 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WHICH CONTAINED AN ERRONEOUS LEGAL DESCRIPTION".

Property Owner(s): **A.C. NEJEDLY and SHIRLEY J. NEJEDLY, Trustees of the Nejedly 1993 Living Trust UDT dated April 6, 1993**

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 9-4-98
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of RIVERSIDE } ss

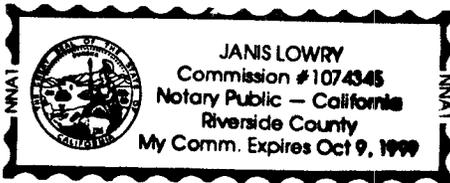
On SEPTEMBER 4, 1998, before me JANIS LOWRY
(date) (name)

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: A.C. & Shirley Nejedly
6141 Riverside Ave. #3
Riverside, Ca. 92506

EXHIBIT "A"

PARCEL 1

THOSE PORTIONS OF LOTS 46 AND 47 OF CROWELL GARDENS AS SHOWN BY MAP ON FILE IN BOOK 22 OF MAPS AT PAGE 59 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA TOGETHER WITH A PORTION OF GILBERTO AVENUE (VACATED), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID LOT 47 WITH A LINE PARALLEL WITH AND DISTANT 44.00 FEET NORTHWESTERLY AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF INDIANA AVENUE, SAID POINT OF INTERSECTION ALSO BEING THE MOST WESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JUNE 2, 1998 AS INSTRUMENT NUMBER 224511, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 34°01'19" WEST, ALONG THE SOUTHWESTERLY LINES OF SAID LOTS 47 AND 46, A DISTANCE OF 138.27 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 91;

THENCE NORTH 55°09'12" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 106.14 FEET TO AN ANGLE POINT THEREIN;

THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, NORTH 54°23'22" EAST, A DISTANCE OF 57.94 FEET;

THENCE SOUTH 34°00'01" EAST, A DISTANCE OF 141.47 FEET TO THE POINT OF INTERSECTION WITH SAID LINE BEING PARALLEL WITH AND DISTANT 44.00 FEET NORTHWESTERLY AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID INDIANA AVENUE;

THENCE SOUTH 56°00'00" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 164.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.53 ACRES.

PARCEL 2

THOSE PORTIONS OF LOTS 48,49 AND LOT E OF CROWELL GARDENS AS SHOWN BY MAP ON FILE IN BOOK 22 OF MAPS AT PAGE 59 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA TOGETHER WITH A PORTION OF GILBERTO AVENUE (VACATED), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF LOT 47 OF SAID CROWELL GARDENS WITH A LINE PARALLEL WITH AND DISTANT 44.00 FEET NORTHWESTERLY AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF INDIANA AVENUE, SAID POINT OF INTERSECTION ALSO BEING THE MOST WESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JUNE 2, 1998 AS INSTRUMENT NUMBER 224511, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 56°00'00" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 164.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 34°00'01" WEST, A DISTANCE OF 141.47 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 91;

THENCE NORTH 54°23'22" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 161.31 FEET TO AN ANGLE POINT THEREIN;

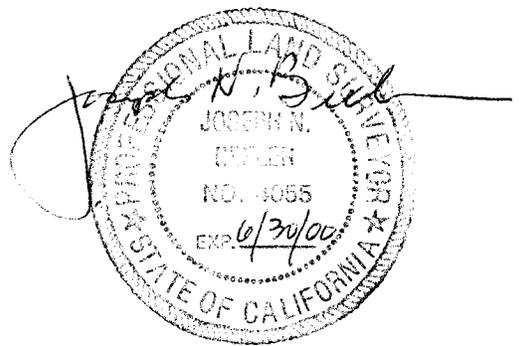
THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, NORTH 56°00'00" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID LOT E;

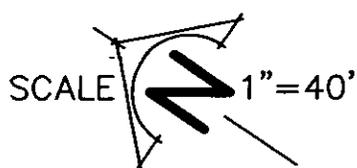
THENCE SOUTH 34°00'38" EAST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 146.00 FEET TO THE POINT OF INTERSECTION WITH SAID LINE BEING PARALLEL WITH AND DISTANT 44.00 FEET NORTHWESTERLY AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID INDIANA AVENUE;

THENCE SOUTH 56°00'00" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 171.27 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.56 ACRES.

DESCRIPTION ADDED 9.12.98
M.S. B... by *WE*
SURVEYOR, CITY OF RIVERSIDE





STATE HWY 91

N.56°00'00"E.
10.00'

N.34°00'38"W. 146.00'

LOT E

CROWELL GARDENS

PARCEL 2

0.56 ACRES

GILBERTO AVENUE

T.P.O.B. PARCEL 2

N.34°00'01"W. 141.47'

(VACATED)

PARCEL 1

0.53 ACRES

MB 22/59 RIV. CO.

P.O.B. PARCEL 1

N.34°01'19"W. 138.27'

44.00'

44.00'

44.00'

44.00'

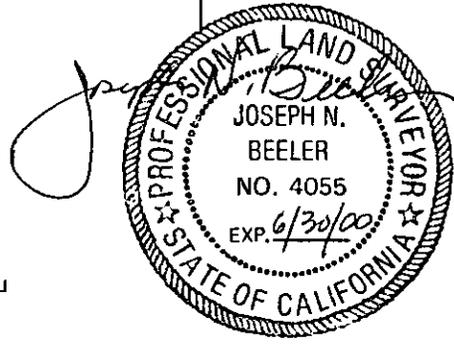
43.00'

N 56°00'00" E

AVENUE

INDIANA

NORTHERLY LINE OF
INST. NO. 224511
RECORDED 6/2/98 O.R.



CITY OF RIVERSIDE, CALIFORNIA

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCELS(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: 1"=40'

DRAWN BY ME DATE 8/31/98

SUBJECT INDIANA AVE. @ GILBERTO AVE. LL-015-978