

Recording requested by:

**DOC # 2000-064074**

02/23/2000 08:00A Fee:15.00

Page 1 of 4

Recorded in Official Records  
County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder

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

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**JB**

FOR RECORDER'S OFFICE USE ONLY

Project: LL-021-990

A.P.N. 235-083-015 & 016

**LL - 021-990**

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

Property Owner(s): VICTORIA GROVE 51/AF XVIII, LTD., a California limited partnership.

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 2-22-00  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

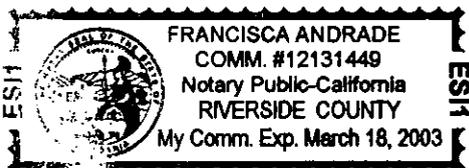
State of California  
County of Riverside } ss

On Feb. 22, 2000 before me Francisca Andrade  
(date) (name)

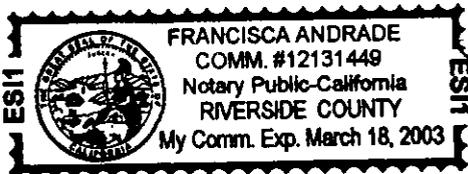
a Notary Public in and for said State, personally appeared

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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# EXHIBIT "A"

## PARCEL 1

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA. LOT 4 OF TRACT 28829 AS RECORDED IN MAP BOOK 283, PAGES 41-44, RIVERSIDE COUNTY OFFICIAL RECORDS, EXCEPTING THEREFROM:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 4 OF SAID TRACT, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY HARVEST LANE;

THENCE NORTH 16° 48' 00" EAST, A DISTANCE OF 42.37 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT LYING ON THE LOT LINE OF SAID LOT OF SAID TRACT;

THENCE NORTH 01° 12' 36" WEST, A DISTANCE OF 19.95 FEET;

THENCE NORTH 19° 46' 39" EAST, A DISTANCE OF 118.76 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT, SAID POINT LYING ON THE TRACT BOUNDARY OF SAID TRACT;

THENCE SOUTH 16° 48' 00" WEST, A DISTANCE OF 137.57 FEET TO THE TRUE POINT OF BEGINNING, AS SHOWN ON EXHIBIT B, ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINS 10,041 SQUARE FEET, OR 0.23 ACRES, MORE OR LESS.

## PARCEL 2

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA. LOT 5 OF TRACT 28829 AS RECORDED IN MAP BOOK 283, PAGES 41-44, RIVERSIDE COUNTY OFFICIAL RECORDS, TOGETHER WITH THE FOLLOWING DESCRIBED PORTION OF LOT 4 OF SAID TRACT 28829:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 5 OF SAID TRACT, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY HARVEST LANE;

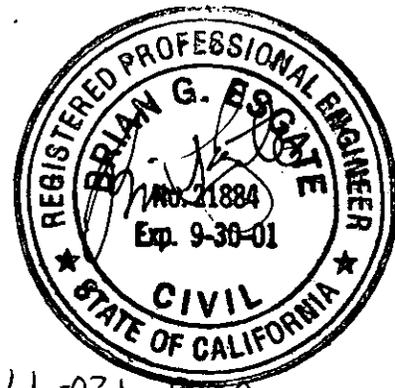
THENCE NORTH 16° 48' 00" EAST, A DISTANCE OF 42.37 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT LYING ON THE LOT LINE OF SAID LOT OF SAID TRACT;

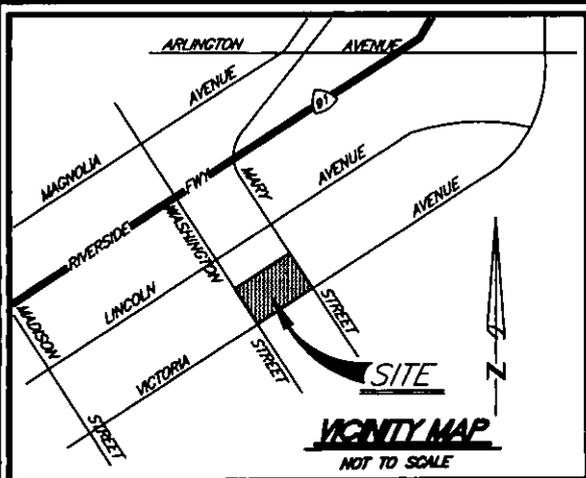
THENCE NORTH 01° 12' 36" WEST, A DISTANCE OF 19.95 FEET;

THENCE NORTH 19° 46' 39" EAST, A DISTANCE OF 118.76 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT, SAID POINT LYING ON THE TRACT BOUNDARY OF SAID TRACT;

THENCE SOUTH 16° 48' 00" WEST, A DISTANCE OF 137.57 FEET TO THE TRUE POINT OF BEGINNING, AS SHOWN ON EXHIBIT B, ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINS 11,071 SQUARE FEET, OR 0.25 ACRES, MORE OR LESS.





**CURVE TABLE**

(X)	DELTA	RADIUS	LENGTH	TANGENT
(1)	31°54'29"	76.00'	42.32'	21.73'
(2)	28°37'16"	76.00'	37.96'	19.39'
(3)	110°00'00"	76.00'	145.92'	108.55'

**LINE TABLE**

(X)	BEARING	LENGTH
1	N16°48'00"E	42.37'
2	N01°12'36"W	19.95'

( ) INDICATES RECORD DATA PER TRACT MAP 28829 M.B. 283/41-44

NOT TO SCALE

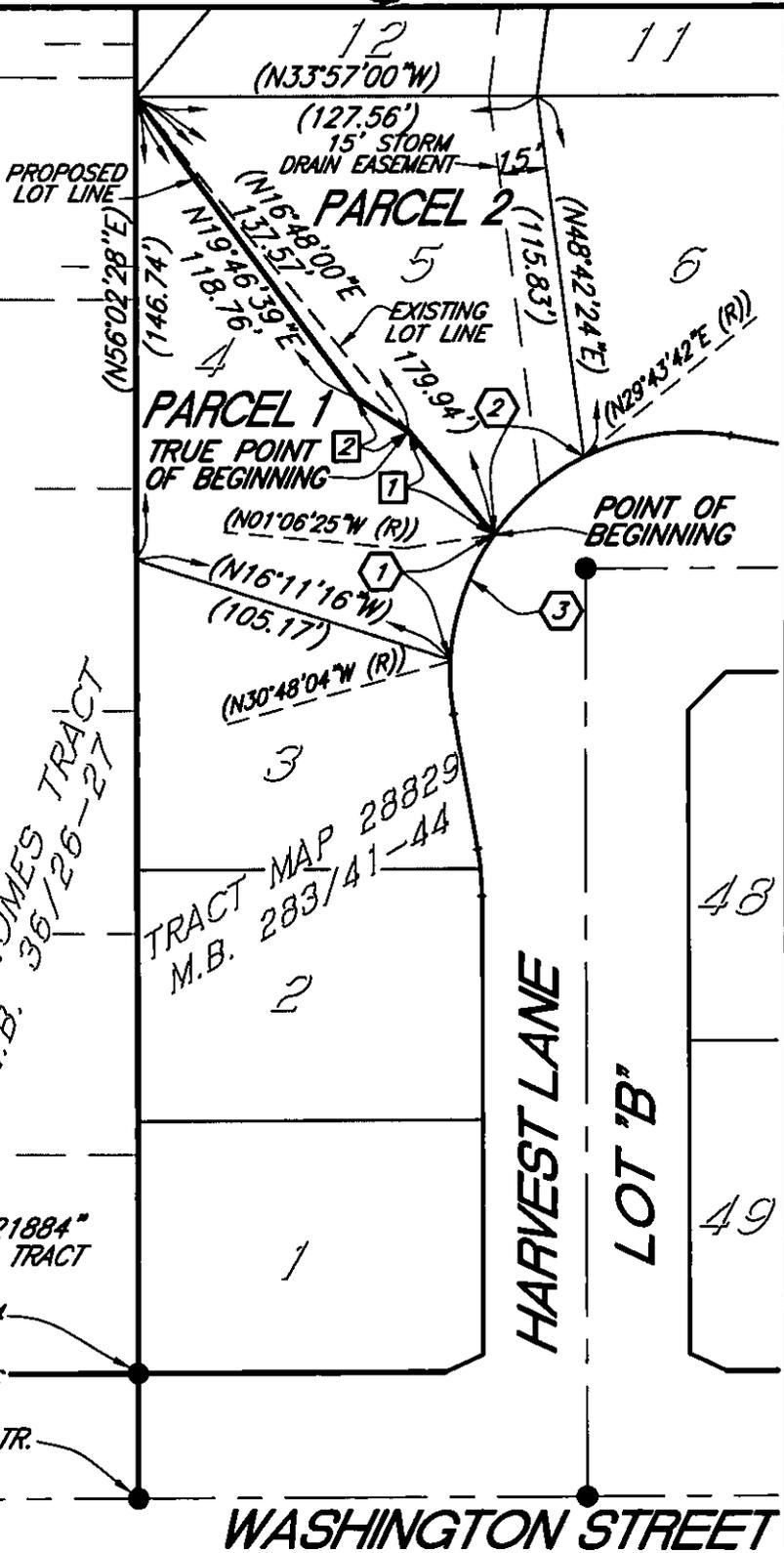


FD. 1" IP "RE 21884"  
FLUSH, ACC. AS TRACT  
BOUNDARY LINE  
M.B. 283/41-44

FD. 1" IP "RE 7448"  
FLUSH, 0.07" E'LY ACC. AS  
TRACT BOUNDARY LINE  
PRODUCED, PLAZA HOMES TR.

PLAZA HOMES TRACT  
M.B. 35/26-27

TRACT MAP 28829  
M.B. 283/41-44



**EXHIBIT "B"**

IN THE CITY OF RIVERSIDE,  
RIVERSIDE COUNTY, CALIFORNIA

PREPARED BY:



CIVIL ENGINEERING SURVEYING LAND PLANNING  
5029 La Mart Dr. Suite E, Riverside, CA 92507  
(909) 684-9615 / FAX (909) 684-4875

PREPARED FOR:

VICTORIA GROVE 51/AF XVIII, LTD.  
2900 ADAMS STREET, STE. C-25  
RIVERSIDE, CA 92506  
(909) 354-2121

FEBRUARY, 2000

LOT 4 AND LOT 5, AS  
SHOWN ON TRACT MAP  
28829, MAP BOOK 283,  
PAGES 41-4 RECORDED  
AUGUST 26, 1999,  
RECORDS OF RIVERSIDE,  
CALIFORNIA

68-2  
69-1

LL-021-990

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