

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

DOC # 2000-398768

10/10/2000 08:00A Fee:NC

Page 1 of 7

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.	
	1		7							
								/	LB	
A	R	L				COPY	LONG	REFUND	NCHG	EXAM

Project: LL-028-990
3695 Everest Street
A.P.N. 233-040-034, 035 & 036

LL -028-990



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **PAUL W. VICKNAIR and KAREN A. VICKNAIR, Trustor(s) and Trustee(s), of the PAUL W. VICKNAIR and KAREN A. VICKNAIR FAMILY TRUST, dated October 3, 1996.**

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: Robert C. Mease 9/22/00
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

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

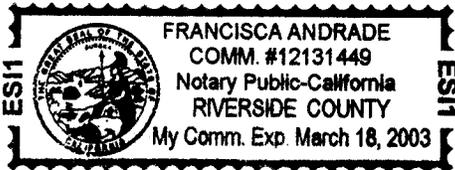
a Notary Public in and for said State, personally appeared

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.

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:



2000-398768
10/18/2000 08:00A
2 of 7

**ACKNOWLEDGMENT OF LOT LINE ADJUSTMENT
CONSENT TO RECORD**

THIS IS TO CERTIFY that I(we), hereby consent to the recordation of the attached CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT and understand that the real property(ies) described therein (is) are recognized by the City of Riverside as (an) individual parcel(s) pursuant to Section 66412 Government Code of the State of California and Section 18.37 of the City of Riverside Municipal Code. I(We) also agree that the individual parcel(s) therein described, unless modified in conformance with applicable State Code or City Ordinance, must be transferred as (an) individual parcel(s) and that we hereby intend that any sale, lease, transfer, or foreclosure on any part of any the individual parcel(s) shall be presumed to include all of said individual parcel(s) as described therein.

Dated October 7, 2000

Paul W. Vicknair
PAUL W. VICKNAIR
Karen A. Vicknair
KAREN A. VICKNAIR

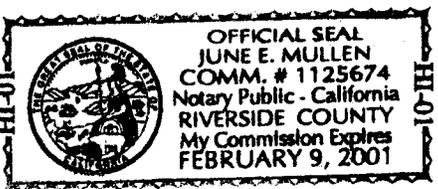
GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside } ss

On Oct 7, 2000 before me JUNE E. MULLEN, NOTARY PUBLIC
(date) (name)

a Notary Public in and for said State, personally appeared
June E. Mullen
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.

June E. Mullen, Notary Public
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"

(New Description)

THAT PORTION OF LOT 6, IN BLOCK 25, OF THE VILLAGE OF ARLINGTON, AS SHOWN BY MAP RECORDED IN BOOK 1, PAGE 62 OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF LOT 49 OF THE MERICKEL SUBDIVISION OF LOTS 4, 5, AND 6, IN BLOCK 25 OF THE VILLAGE OF ARLINGTON AS SHOWN BY MAP OF SAID SUBDIVISION ON FILE IN BOOK 7, PAGE 10, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE WESTERLY, ALONG THE SOUTHERLY LINE OF SAID LOT 49, 300 FEET, MORE OR LESS, TO THE EASTERLY LINE OF EVEREST AVENUE, 60 FEET IN WIDTH, AS SHOWN ON SAID MAP OF THE MERICKEL SUBDIVISION;

THENCE SOUTHERLY, ALONG THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID EVEREST AVENUE, 95.00 FEET;

THENCE EASTERLY, PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 49, 300 FEET, MORE OR LESS, TO THE EASTERLY LINE OF SAID LOT 6, IN BLOCK 25, OF THE VILLAGE OF ARLINGTON, AS SHOWN BY MAP RECORDED IN BOOK 1, PAGE 62 OF MAPS, SAN BERNARDINO COUNTY RECORDS;

THENCE NORTHERLY, ALONG THE EASTERLY LINE OF SAID LOT 6, 95.00 FEET, TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE WESTERLY 3.00 FEET THEREOF.

Containing Approximately 0.65 acres net.

Legal Description Prepared By:

Bradley H. Worrel 8-21-00
BRADLEY H. WORREL, R.C.E. 33844
Exp. 6-30-02



PURSUANT TO LOT LINE ADJUSTMENT No. LL-028-990, APPROVED 5/12/2000.

DESCRIPTION APPROVAL *9/21/00*
[Signature]
SURVEYOR, CITY OF RIVERSIDE by *[Signature]*



-4
LL-028-990
2000-398768
10/10/2000 08:00A
4 of 7

EXHIBIT "A"

PARCEL "2"

(New Description)

THAT PORTION OF LOT 6, IN BLOCK 25, OF THE VILLAGE OF ARLINGTON, AS SHOWN BY MAP RECORDED IN BOOK 1, PAGE 62 OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF LOT 49 OF THE MERICKEL SUBDIVISION OF LOTS 4, 5, AND 6, IN BLOCK 25 OF THE VILLAGE OF ARLINGTON AS SHOWN BY MAP OF SAID SUBDIVISION ON FILE IN BOOK 7, PAGE 10, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTHERLY, ALONG THE EASTERLY LINE OF SAID LOT 6, 95 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTHERLY, ALONG THE EASTERLY LINE OF SAID LOT 6, 80.00 FEET;

THENCE WESTERLY, ALONG THE SOUTHERLY LINE OF PARCEL 2, DESCRIBED IN DEED TO PAUL AND KAREN VICKNAIR RECORDED 9/15/78 AS INSTRUMENT NUMBER 195301, 300 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF EVEREST AVENUE, 60 FEET IN WIDTH, AS SHOWN ON SAID MAP OF THE MERICKEL SUBDIVISION;

THENCE NORTHERLY, ALONG THE SOUTHERLY PROLONGATION OF SAID EASTERLY LINE OF EVEREST AVENUE, 80.00 FEET, MORE OR LESS, TO A POINT THEREON DISTANT SOUTHERLY 95.00 FEET, FROM ITS INTERSECTION WITH THE SOUTHERLY LINE OF LOT 49 OF THE SAID MERICKEL SUBDIVISION;

THENCE EASTERLY, PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 49, 300 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTHERLY 60.00 FEET OF THE WESTERLY 150.00 FEET THEREOF.

EXCEPTING ALSO THEREFROM THE WESTERLY 3.00 FEET THEREOF;

Containing Approximately 0.34 acres net.

Legal Description Prepared By:

Bradley H. Worrel 8-21-00
BRADLEY H. WORREL, R.C.E. 33844
Exp. 6-30-02



PURSUANT TO LOT LINE ADJUSTMENT No. LL-028-990, APPROVED 5/12/2000.

DESCRIPTION APPROVAL *8/21/00*
Andrew S. ...
SURVEYOR, CITY OF RIVERSIDE by *lc*

LL-028-990-5

2880-398788
16/10/2000 08:06A
5 of 7



EXHIBIT "A"

PARCEL "3"

(New Description)

THE SOUTHERLY 60.00 FEET OF THE WESTERLY 150.00 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND.

THAT PORTION OF LOT 6, IN BLOCK 25, OF THE VILLAGE OF ARLINGTON, AS SHOWN BY MAP RECORDED IN BOOK 1, PAGE 62 OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF LOT 49 OF THE MERICKEL SUBDIVISION OF LOTS 4, 5, AND 6, IN BLOCK 25 OF THE VILLAGE OF ARLINGTON AS SHOWN BY MAP OF SAID SUBDIVISION ON FILE IN BOOK 7, PAGE 10, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTHERLY, ALONG THE EASTERLY LINE OF SAID LOT 6, 95 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTHERLY, ALONG THE EASTERLY LINE OF SAID LOT 6, 80.00 FEET;

THENCE WESTERLY, ALONG THE SOUTHERLY LINE OF PARCEL 2, DESCRIBED IN DEED TO PAUL AND KAREN VICKNAIR RECORDED 9/15/78 AS INSTRUMENT NUMBER 195301, 300 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF EVEREST AVENUE, 60 FEET IN WIDTH, AS SHOWN ON SAID MAP OF THE MERICKEL SUBDIVISION;

THENCE NORTHERLY, ALONG THE SOUTHERLY PROLONGATION OF SAID EASTERLY LINE OF EVEREST AVENUE, 80.00 FEET, MORE OR LESS, TO A POINT THEREON DISTANT SOUTHERLY 95.00 FEET, FROM ITS INTERSECTION WITH THE SOUTHERLY LINE OF LOT 49 OF THE SAID MERICKEL SUBDIVISION;

THENCE EASTERLY, PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 49, 300 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE WESTERLY 3.00 FEET THEREOF;

Containing Approximately 0.20 acres net.

Legal Description Prepared By:

Bradley H. Worrel 8-21-00
BRADLEY H. WORREL, R.C.E. 33844
Exp. 6-30-02



PURSUANT TO LOT LINE ADJUSTMENT No. LL-028-990, APPROVED 5/12/2000.

DESCRIPTION APPROVAL *G. J. [Signature]*
[Signature] by *[Signature]*
SURVEYOR, CITY OF RIVERSIDE

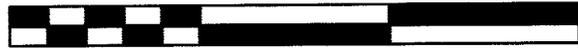
-6
LL-028-990

2000-398768
10/10/2000 08:00A
6 of 7



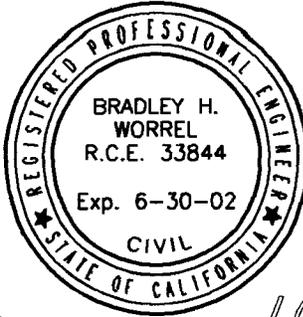
PREPARED UNDER
THE SUPERVISION OF:

50 0 50 100



Scale 1" = 50 ft

Bradley H. Worrel 7-17-00
BRADLEY H. WORREL
R.C.E. 33844
EASTERLY LINE LOT 6, PER M.B. 1/62, S.B. Co.
P.O.C. Pcls. 2 & 3



MOST EASTERLY
CORNER LOT 49
M.B. 7/10

PARCEL 1
0.65 Ac. Net

PARCEL 2
0.34 Ac. Net

LOT 6,

BLK. 25,

M.B. 1/62,

S.B. Co.

MAGNOLIA AVENUE

LOT 49, M.B. 7/10

SOUTHERLY LINE LOT 49,
PER M.B. 7/10

PARALLEL WITH THE
SOUTHERLY LINE LOT 49
PER M.B. 7/10

PARCEL 3
0.20 Ac. Net

SOUTHERLY LINE OF PCL 2, DESCRIBED
IN DEED TO PAUL AND KAREN VICKNAIR
RECORDED 9/15/78, INST. No. 195301.

E'LY. LINE EVEREST AVE.
PER M.B. 7/10

864' ±

EVEREST AVENUE

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 1 SHEETS

SCALE: 1" = 50' DRAWN BY: BHW DATE: 7/17/00

SUBJECT: LL-028-990

W.O. No. 00-483

LL-028-990

2880-388768
18/18/2008 08:59:59
7 of 7

