

Recording requested by:



And when recorded, mail to:

City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY

Project: LL-043-989
Industrial Ave. & Jasmine St.
A.P.N. 189-051-006

LL - 043-989

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): ANTOINETTE I. SECHREST and LOUIS SCARPINO, Co-Trustees of TRUST A of the SCARPINO FAMILY TRUST, dated December 12, 1977, as to an undivided one-half interest, and ANTOINETTE I. SECHREST and LOUIS SCARPINO, Co-Trustees of TRUST B of the SCARPINO FAMILY TRUST, dated December 12, 1977, as to an undivided one-half interest.

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 9/15/99
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

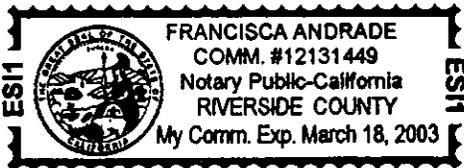
State of California }
County of Riverside } ss

On Sept. 15, 1999, 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:

LL43989S.COC



1999-415564
09/16/1999 08:00A
2 of 4

EXHIBIT "A"

SCARPINO PARCEL

LEGAL DESCRIPTION

PARCEL "1"

THAT PORTION OF LOTS 1 THROUGH 6 OF BLOCK 7, TOGETHER WITH THAT PORTION OF LOT "E" AND A PORTION OF RIVERVIEW DRIVE OF TRACT NO. 3 OF RIVERVIEW ADDITION TO RIVERSIDE, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS RECORDED BOOK 7, PAGE 5 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE EAST LINE OF LOT 1 WITH A LINE LYING 33.00 FEET NORTHERLY OF AND PARALLEL TO THE CENTERLINE OF INDUSTRIAL AVENUE BOTH AS SHOWN ON SAID TRACT NO. 3; THENCE, NORTH 89°52'45" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 232.54 FEET TO THE BEGINNING OF A TANGENT 87.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTH; THENCE, NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°00'00", AN ARC DISTANCE OF 15.18 FEET; THENCE, NORTH 79°52'45" WEST, A DISTANCE OF 31.98 FEET TO THE BEGINNING OF A TANGENT 74.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST; THENCE, WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 61°37'08" , AN ARC DISTANCE OF 79.58 FEET TO A POINT OF INTERSERCION WITH THE WEST LINE OF SAID TRACT NO. 3, A RADIAL BEARING TO SAID POINT BEARS NORTH 51°29'40" WEST; THENCE NORTH 00°07'15" EAST, ALONG SAID WEST LINE OF TRACT NO. 3, A DISTANCE OF 150.05 FEET TO A POINT OF INTERSECTION WITH A LINE WHICH LIES 163.00 FEET NORTHERLY OF AND PARALLEL TO THE CENTERLINE OF SAID INDUSTRIAL AVENUE; THENCE SOUTH 89°52'45" EAST, ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 350.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 1; THENCE, SOUTH 00°07'15" WEST, ALONG SAID PROLONGATION, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.



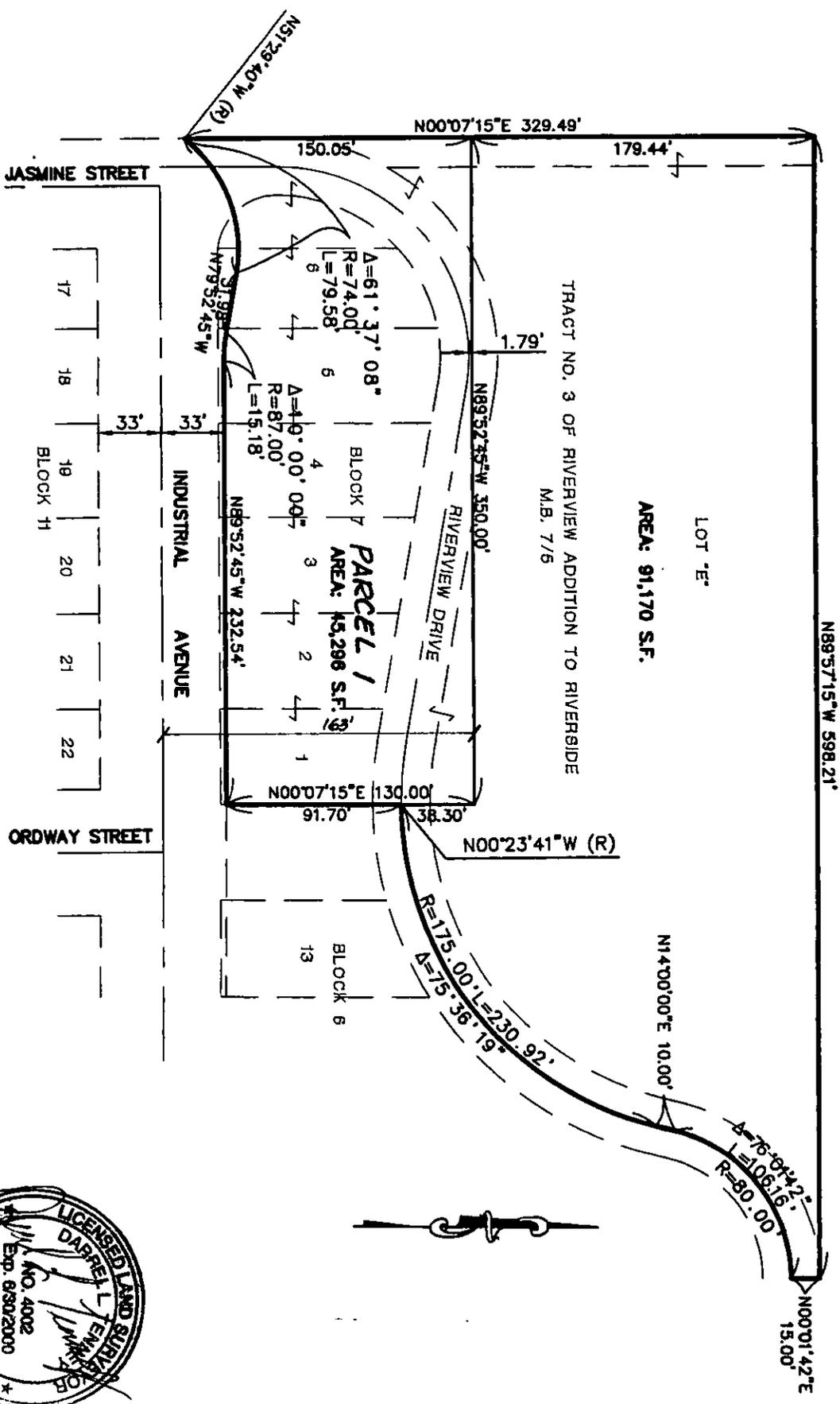
DESCRIPTION APPROVAL 9/10/99

K. S. Shores by _____
SURVEYOR, CITY OF RIVERSIDE



1999-415564
89/18/1999 88:88A
3 of 4

LL-043.989



LOT "E"
 AREA: 91,170 S.F.

TRACT NO. 3 OF RIVERVIEW ADDITION TO RIVERSIDE
 M.B. 7/6

PARCEL 1
 AREA: 45,298 S.F.

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.



CIVIL ENGINEERING, PLANNING, LAND SURVEYING
 1485 SPRUCE STREET, SUITE 7H
 RIVERSIDE, CALIFORNIA, 92507
 (909) 342-0008 FAX (909) 342-0288

SCARPINO
 LOT LINE ADJUSTMENT
 LL-043-989

SCALE: 1"=80' J.N. 3688



1999-415564
 09/16/1999 08:08R
 4 of 4

36/5+6
 LL-043-989

Recording requested by:

DOC # 1999-417370

09/17/1999 08:00A Fee:NC

Page 1 of 4

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder

And when recorded, mail to:

City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522



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FOR RECORDER'S OFFICE USE ONLY



Project: LL-043-989
6411 Industrial Ave. & Jasmine St.
A.P.N.189-051-007

LL - 043-989

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

Property Owner(s): TOMMY V. THOMAS and MARTHA D. THOMAS, husband and wife 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.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

By: Robert C. Mease 9/15/99
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

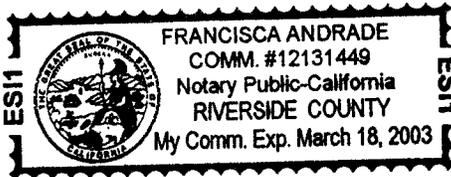
State of California }
County of Riverside } ss

On Sept. 15, 1999, 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:



EXHIBIT "A"

THOMAS PARCEL

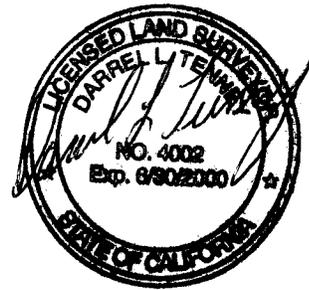
LEGAL DESCRIPTION

PARCEL "1"

THAT PORTION OF LOT "E" AND A PORTION OF RIVERVIEW DRIVE OF TRACT NO. 3 OF RIVERVIEW ADDITION TO RIVERSIDE, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS RECORDED BOOK 7, PAGE 5 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT "E" OF SAID TRACT NO. 3; THENCE, SOUTH 89°57'15" EAST, ALONG THE NORTH LINE OF SAID LOT "E", 598.21 FEET TO THE NORTHEAST CORNER OF SAID LOT "E"; THENCE, SOUTH 00°01'42" WEST, A DISTANCE OF 15.00 FEET TO THE BEGINNING OF A 80.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST; THENCE, WESTERLY AND SOUTHWESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 76°01'42", AN ARC DISTANCE OF 106.16 FEET; THENCE, SOUTH 14°00'00" WEST, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A TANGENT 175.00 FOOT RADIUS CURVE; THENCE, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 75°36'19", AN ARC DISTANCE OF 230.92 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 1 OF BLOCK 7 OF SAID TRACT NO. 3, THE PRECEDING 3 COURSES BEING ALONG THE CENTERLINE OF SAID RIVERVIEW DRIVE; THENCE, NORTH 00°07'15" EAST, ALONG SAID PROLONGATION, 38.30 FEET TO A POINT OF INTERSECTION WITH A LINE LYING 163.00 FEET NORTHERLY OF AND PARALLEL TO THE CENTERLINE OF INDUSTRIAL AVENUE AS SHOWN ON SAID TRACT; THENCE NORTH 89°52'45" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 350.00 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT "E"; THENCE NORTH 00°17'15" EAST, ALONG SAID WEST LINE OF SAID LOT "E", A DISTANCE OF 179.44 FEET TO THE POINT OF BEGINNING.

DESCRIPTION APPROVAL 9/10/99
for K.G. Straub by —
SURVEYOR, CITY OF RIVERSIDE

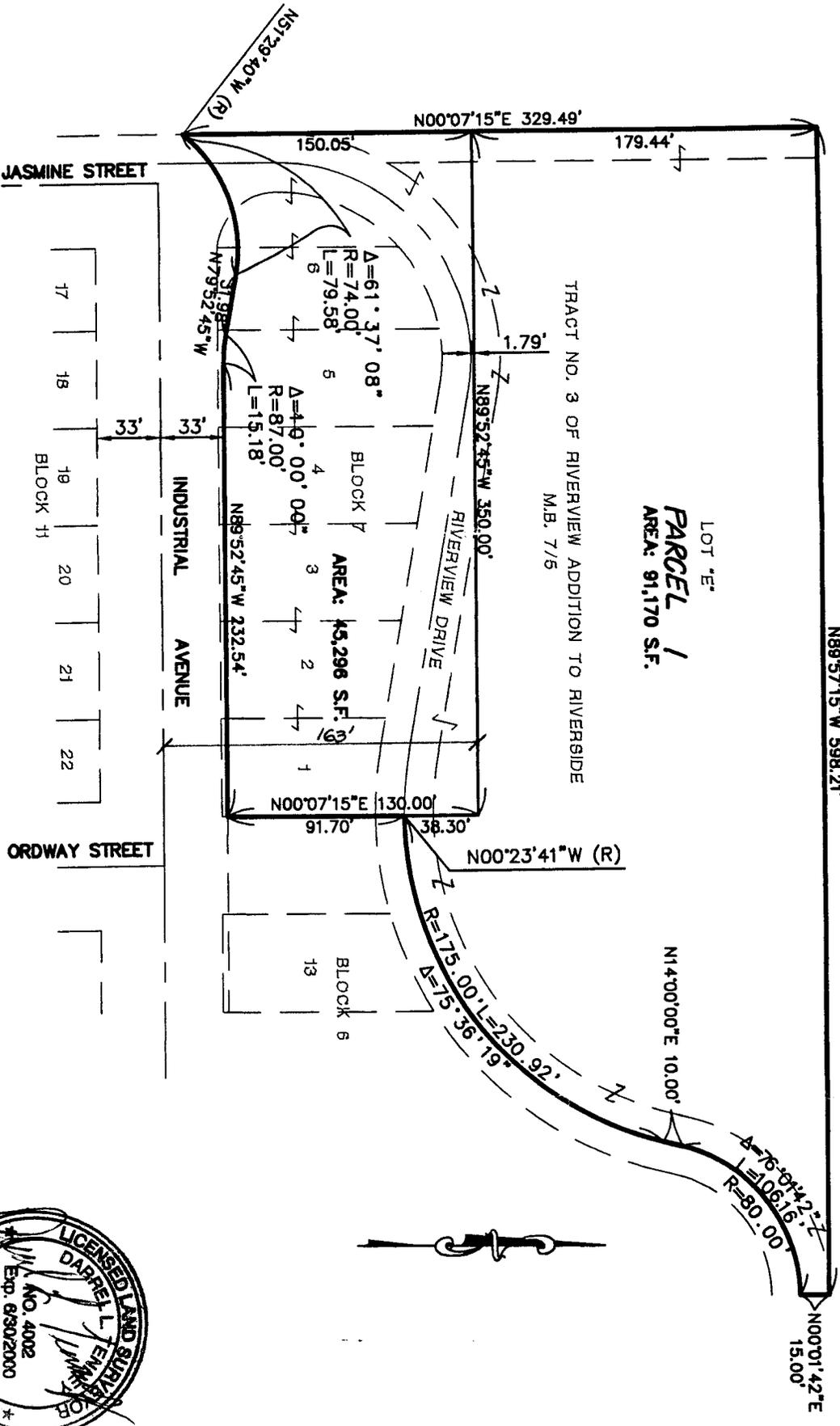


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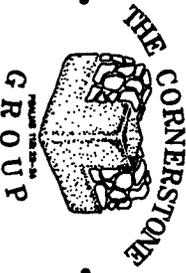
N89°57'15"W 598.21'

LOT 'E'
PARCEL 1
AREA: 91,170 S.F.

TRACT NO. 3 OF RIVERVIEW ADDITION TO RIVERSIDE
M.B. 7/5



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CIVIL ENGINEERING, PLANNING, LAND SURVEYING
1485 SPRUCE STREET, SUITE "H"
RIVERSIDE, CALIFORNIA, 92507
(909) 342-0038 FAX (909) 342-0268

THOMAS
LOT LINE ADJUSTMENT
LL-043-989

SCALE: 1"=80'

J.N. 3688



1999-417370
69/17/1999 88-08A
4 of 4

26/0-6
LL-043-989