

Recording requested by:

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AT 8:00 O'CLOCK

MAY 22 1997

And when recorded, mail to:

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

Recorded in Official Records  
of Riverside County, California

Recorder *[Signature]*  
Fees \$ 18

18  
4  
8



FOR RECORDER'S OFFICE USE ONLY

Project: RZ-012-956  
A.P.N. 230-210-012  
7161 Indiana Ave.

LL -

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): David Peery, Steven Berzansky, Gary Cox

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: J. Craig Aaron <sup>JCA</sup> 5-9-97  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }  
County of RIVERSIDE } ss

On MAY 7, 1997, before me JANIS LOWRY  
(date) (name)

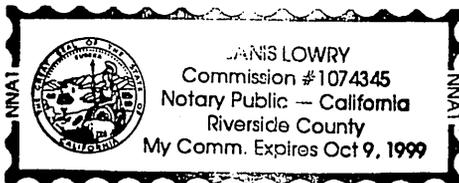
a Notary Public in and for said State, personally appeared

J. 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



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)  
Title \_\_\_\_\_  
Title \_\_\_\_\_
- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- (  ) Other  
PRINCIPAL PLANNER
- ( ) Partner(s)  
( ) General  
( ) Limited

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

**EXHIBIT A**  
**LOT LINE ADJUSTMENT FOR LOT CONSOLIDATION**

**PARCEL 1**

THE SOUTHWESTERLY 90.78 FEET OF THAT PORTION OF LOT 16 IN BLOCK 20 OF THE W.T. SAYWARD AND S.C. EVANS TRACT, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGE(S) 2 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF INDIANA AVENUE, THE SAME BEING THE SOUTHERLY LINE OF SAID LOT, AT A POINT 208.72 FEET WESTERLY FROM THE SOUTHEASTERLY CORNER OF SAID LOT;

THENCE AT A RIGHT ANGLE NORTHERLY, PARALLEL WITH THE EASTERLY LINE OF SAID LOT, 150 FEET;

THENCE AT A RIGHT ANGLE WESTERLY, PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, 220.78 FEET;

THENCE AT A RIGHT ANGLE SOUTHERLY, PARALLEL WITH THE EASTERLY LINE OF SAID LOT 150 FEET TO THE SOUTHERLY LINE OF SAID LOT;

THENCE EASTERLY ON SAID SOUTHERLY LINE 220.78 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE SOUTHEASTERLY 4 FEET CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JUNE 21, 1963 IN BOOK 3424 PAGE 492 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

***together with:***

THE SOUTHWESTERLY 90.78 FEET OF THAT PORTION OF SAID LOT 16 IN BLOCK 20 OF THE W.T. SAYWARD AND S.C. EVANS TRACT, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF INDIANA AVENUE, THE SAME BEING ALSO THE SOUTHEASTERLY LINE OF SAID LOT; SAID POINT BEING DISTANT 208.72 FEET SOUTHWESTERLY FROM THE MOST EASTERLY CORNER OF SAID LOT;

THENCE PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, NORTH 33°36'50" WEST, 150 FEET TO A POINT IN A LINE PARALLEL WITH AND DISTANT 150 FEET NORTHWESTERLY MEASURED AT RIGHT ANGLES FROM SAID NORTHWESTERLY LINE; SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID PARALLEL LINE SOUTH 56°21'45" WEST, 220.78 FEET TO THE MOST SOUTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA AND DESCRIBED AS PARCEL "1" IN DEED RECORDED MAY 19, 1953 IN BOOK 1473 PAGE 242 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL "1", NORTH 33° 36' 50" WEST 10.14 FEET;

THENCE NORTH 56°26'30" EAST, 220.78 FEET TO A POINT IN THE NORTHEASTERLY LINE OF SAID PARCEL "1" DISTANT THEREON 9.84 FEET NORTHWESTERLY FROM THE MOST EASTERLY CORNER OF SAID PARCEL "1";

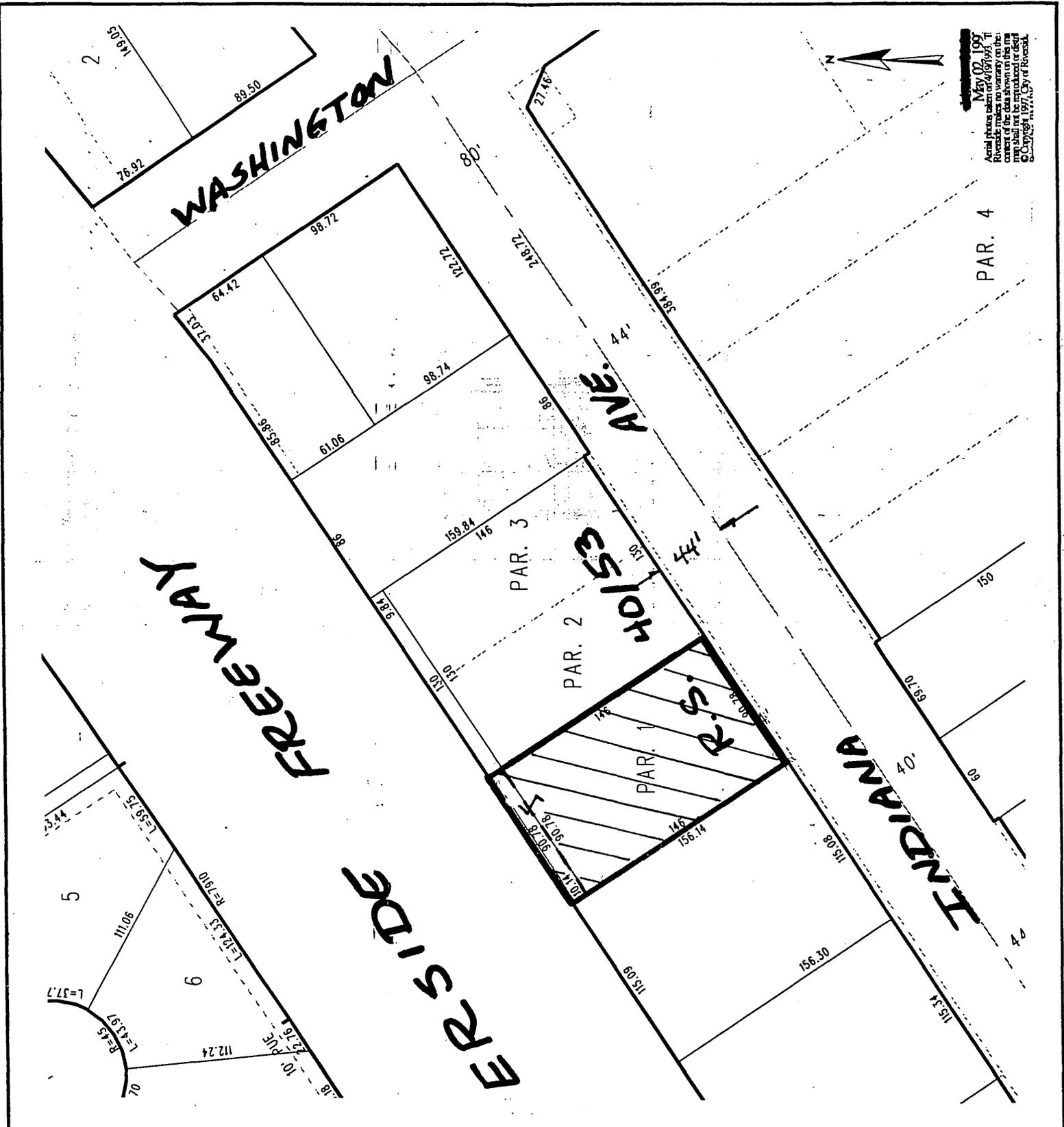
THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 33°36'50" EAST, 9.84 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL IS ALSO SHOWN AS PARCEL 1 OF A RECORD OF SURVEY IN RECORDS OF SURVEY BOOK 40, PAGE 53 ON FILE IN THE COUNTY RECORDERS OFFICE OF RIVERSIDE COUNTY.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 5/2/97 Date Prep.   
Mark S. Brown, L.S. 5655 Date  
License Expires 9/30/99





• 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 \_\_\_ OF \_\_\_

53-8

SCALE: 1" = N.T.S.

DRAWN BY W.E. DATE 5/12/97

SUBJECT RR-612-956 7161 INDIANA