

Recording requested by:

DOC # 2013-0258263
05/31/2013 10:38A Fee:40.00
Page 1 of 6
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

DOCUMENTARY
TRANSFER TAX = \$0.00
NO CONSIDERATION



And when recorded, mail to:

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

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FOR RECORDER'S OFFICE USE ONLY

Project: P12-0070
APN: 235-101-014 – 016 & 018
Address: 6890 Mary Street

P12-0070
LOT LINE ADJUSTMENT
PARCELS A, B & C

NOTE TO COUNTY RECORDER:
DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **Stater Bros. Markets, a California corporation**

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the **THREE (3)** parcels 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 parcels 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

Steve Hayes
City Planner

By: 
Erin Gettis, Principal Planner

10/4/2012
Date

State of California

County of Riverside } ss

On Oct. 9, 2012, before me, Mercedes Daems,
notary public, personally appeared, Erin Gettis

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary Signature

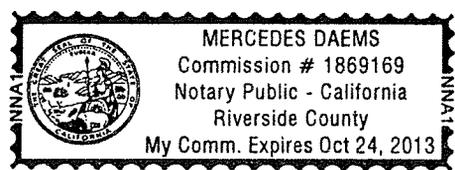


Exhibit "A"
Legal Description
After Lot Line Adjustment

PARCEL A

Being a portion of Parcel Map No. 11819, as shown on map filed in Book 48, Pages 80 and 81 of Parcel Maps and a portion of Parcel 2 of Record of Survey as shown on map filed in Book 54, Page 7 of Record of Surveys, all in the City of Riverside, County of Riverside, State of California, records of said County, being more particularly described as follows:

Commencing at the most Northerly corner of Parcel 2 of said Parcel Map;

Thence South 56°02'28" West parallel with and 44.00 feet Southeasterly of the centerline of Lincoln Avenue as shown on said Parcel Map, a distance of 204.33 feet to the **TRUE POINT OF BEGINNING**;

Thence South 33°56'36" East parallel with the Northeasterly line of said Parcel 2, a distance of 194.55 feet;

Thence South 56°03'24" West, a distance of 161.69 feet to the Northeasterly right of way line of Mary Street as shown on said Parcel Map;

Thence North 33°58'32" West along said Northeasterly right of way line of Mary Street, a distance of 185.65 feet, to the beginning of a non-tangent curve concave Easterly, having a radius of 27.00 feet from which a radial line of said curve bears North 87°37'00" East;

Thence Northerly and Northeasterly along said curve through a central angle of 26°50'14", an arc distance of 12.65 feet to a point 44.00 feet Southeasterly and perpendicular to the centerline of Lincoln Avenue as shown on said Parcel Map;

Thence North 56°02'28" East parallel with and 44.00 feet Southeasterly of said centerline of Lincoln Avenue, a distance of 152.94 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.7216 acres, more or less.

PARCEL B

Being a portion of Parcel Map No. 11819, as shown on map filed in Book 48, Pages 80 and 81 of Parcel Maps and a portion of Parcel 2 of Record of Survey as shown on map filed in Book 54, Page 7 of Record of Surveys, all in the City of Riverside, County of Riverside, State of California, records of said County, being more particularly described as follows:

Beginning at the most Northerly corner of Parcel 2 of said Parcel Map;

Thence South 33°56'36" East along the Northeasterly line of said Parcel 2, a distance of 194.61 feet;

Thence South 56°03'24" West, a distance of 174.33 feet;

Thence North 33°56'36" West parallel with the Northeasterly line of said Parcel 2, a distance of 194.56 feet to a point 44.00 feet Southeasterly and perpendicular to the centerline of Lincoln Avenue as shown on said Parcel Map;

Thence North 56°02'28" East parallel with and 44.00 feet Southeasterly of said centerline of Lincoln Avenue, a

distance of 174.33 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.7787 acres, more or less.

PARCEL C

Parcels 1, 2 and 3 of Parcel Map No. 11819, as shown on map filed in Book 48, Pages 80 and 81 of Parcel Maps, together with Parcel 2 of Record of Survey as shown on map filed in Book 54, Page 7 of Record of Surveys, all in the City of Riverside, County of Riverside, State of California, records of said County.

EXCEPTING THEREFROM the Northwesterly 4.00 feet of Parcel 2 of said Record of Survey;

ALSO EXCEPTING THEREFROM a portion of Parcel Map No. 11819, as shown on map filed in Book 48, Pages 80 and 81 of Parcel Maps and a portion of Parcel 2 of Record of Survey as shown on map filed in Book 54, Page 7 of Record of Surveys, all in the City of Riverside, County of Riverside, State of California, records of said County, being more particularly described as follows:

Commencing at the most Northerly corner of Parcel 2 of said Parcel Map;

Thence South 56°02'28" West parallel with and 44.00 feet Southeasterly of the centerline of Lincoln Avenue as shown on said Parcel Map, a distance of 204.33 feet to the **TRUE POINT OF BEGINNING**;

Thence South 33°56'36" East parallel with the Northeasterly line of said Parcel 2, a distance of 194.55 feet;

Thence South 56°03'24" West, a distance of 161.69 feet to the Northeasterly right of way line of Mary Street as shown on said Parcel Map;

Thence North 33°58'32" West along said Northeasterly right of way line of Mary Street, a distance of 185.65 feet, to the beginning of a non-tangent curve concave Easterly, having a radius of 27.00 feet from which a radial line of said curve bears North 87°37'00" East;

Thence Northerly and Northeasterly along said curve through a central angle of 26°50'14", an arc distance of 12.65 feet to a point 44.00 feet Southeasterly and perpendicular to the centerline of Lincoln Avenue as shown on said Parcel Map;

Thence North 56°02'28" East parallel with and 44.00 feet Southeasterly of said centerline of Lincoln Avenue, a distance of 152.94 feet to the **TRUE POINT OF BEGINNING**;

ALSO EXCEPTING THEREFROM a portion of Parcel Map No. 11819, as shown on map filed in Book 48, Pages 80 and 81 of Parcel Maps and a portion of Parcel 2 of Record of Survey as shown on map filed in Book 54, Page 7 of Record of Surveys, all in the City of Riverside, County of Riverside, State of California, records of said County, being more particularly described as follows:

Beginning at the most Northerly corner of Parcel 2 of said Parcel Map;

Thence South 33°56'36" East along the Northeasterly line of said Parcel 2, a distance of 194.61 feet;

Thence South 56°03'24" West, a distance of 174.33 feet;

Thence North 33°56'36" West parallel with the Northeasterly line of said Parcel 2, a distance of 194.56 feet to a point 44.00 feet Southeasterly and perpendicular to the centerline of Lincoln Avenue as shown on said Parcel Map;

Thence North 56°02'28" East parallel with and 44.00 feet Southeasterly of said centerline of Lincoln Avenue, a distance of 174.33 feet to the **TRUE POINT OF BEGINNING**.

Containing 2.0399 Acres, more or less.

See Exhibit "B" attached hereto and made a part hereof.

Ludwig Engineering Associates, Inc.
Prepared by me or under my supervision

 5-2-13
Scott Sturm, P.L.S. 8549 Date
Expires 12-31-14

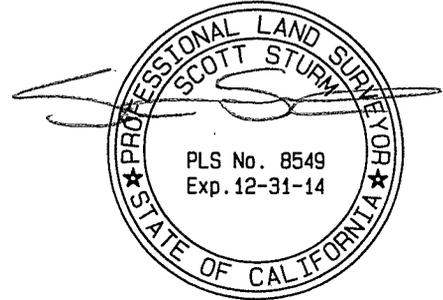


DESCRIPTION APPROVAL:

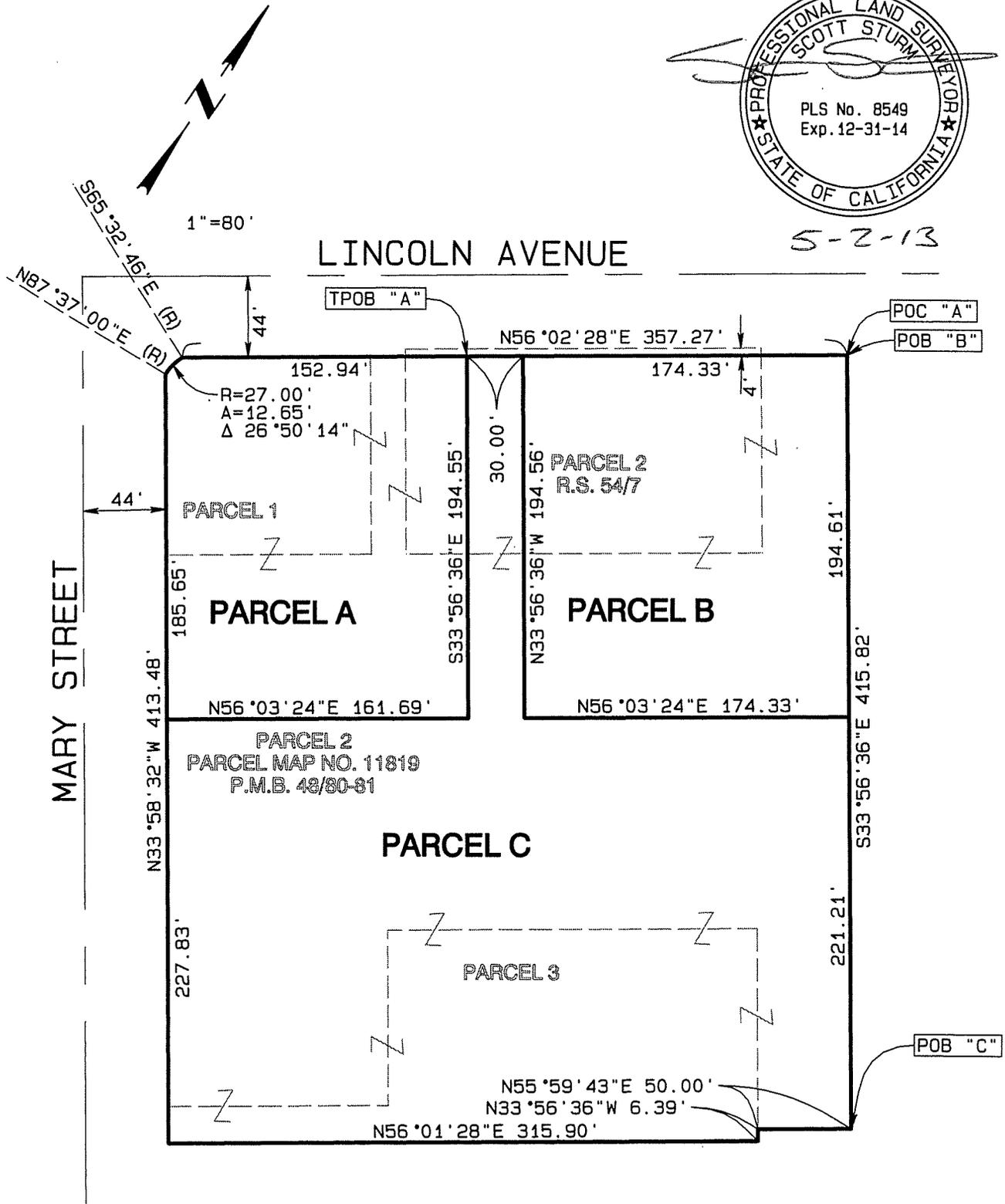
BY:  5/15/13
DATE
FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

EXHIBIT "B"

PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 11819, BOOK 48, PAGES 80 AND 81 OF PARCEL MAPS AND A PORTION OF PARCEL 2 OF RECORD OF SURVEY, AS FILED IN BOOK 54, PAGE 7 OF RECORD OF SURVEYS, ALL IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.



5-2-13



LL-P12-0070