

Recording requested by:

DOC # 2013-0398308

08/15/2013 08:27A Fee:NC

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: P12-0352
APN: 291-070-018 & 026
Address: 6261 Box Springs Blvd.

P12-0352
LOT LINE ADJUSTMENT
PARCELS A & B

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: **NEK Properties, Inc., 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 **TWO (2)** 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.

Exhibit A
LLA P12-0352

Parcel A

In the City of Riverside, County of Riverside, State of California:

Being a portion of Lot 18 of Tract No. Twelve, per map recorded in Book 10, pages 7 and 8 of Maps, records of said Riverside County, and a portion of that certain 20.00 foot wide road abandoned by the Riverside County Board of Supervisors per document recorded July 16, 1974 as Instrument No. 89112 of Official Records, described as follows:

Commencing at the southwesterly corner of Parcel 2, Parcel Map No. 6631 per map recorded in Book 21, pages 18 and 19 of Parcel Maps, records of said Riverside County;

Thence South $0^{\circ}33'20''$ East along the westerly line of said 20.00 foot wide road abandoned, a distance of 80.00 feet to the **True Point of Beginning**;

Thence North $89^{\circ}34'20''$ East, parallel with the southerly line of said Parcel 2 and the easterly prolongation thereof, a distance of 496.29 feet to a point in the westerly line of Box Springs Boulevard as shown on Tract No. 4510-1, per map recorded in Book 72, pages 94 through 96, inclusive of Maps, records of said Riverside County, said point being in a curve, concave southeasterly and having a radius of 344.00 feet, a radial line to said point bears North $66^{\circ}19'55''$ West;

Thence the following three (3) courses along the westerly line of said Box Springs Boulevard;

Thence southerly along said curve, through a central angle of $24^{\circ}13'25''$, an arc length of 145.44 feet;

Thence tangent to last said curve, South $0^{\circ}33'20''$ East a distance of 339.94 feet to the beginning of a tangent curve, concave northeasterly and having a radius of 344.00 feet;

Thence southerly along said curve, through a central angle of $6^{\circ}29'08''$, an arc length of 38.94 feet to the northerly line Parcel Map No. 6025, per map recorded in Book 15, page 22 of Maps, records of said Riverside County;

Thence non-tangent to last said curve, South $89^{\circ}34'20''$ West along said northerly line, a distance of 468.20 feet to the aforementioned westerly line of said 20.00 foot wide road abandoned;

Thence North $0^{\circ}33'20''$ West along said westerly line, a distance of 520.00 feet to the **True Point of Beginning**.

Containing 5.60 acres, more or less.

LL-P12-0352

Parcel B

In the City of Riverside, County of Riverside, State of California:

Being a portion of Lot 18 of Tract No. Twelve, per map recorded in Book 10, pages 7 and 8 of Maps, records of said Riverside County, and a portion of that certain 20.00 foot wide road abandoned by the Riverside County Board of Supervisors per document recorded July 16, 1974 as Instrument No. 89112 of Official Records, together with Parcel 2 of Parcel Map No. 6631, per map recorded in Book 21, pages 18 and 19 of Parcels Maps, records of said Riverside County described as follows:

Commencing at the southwesterly corner of said Parcel 2;

Thence South $0^{\circ}33'20''$ East along the westerly line of said 20.00 foot wide road abandoned, a distance of 80.00 feet to the **True Point of Beginning**;

Thence North $89^{\circ}34'20''$ East, parallel with the southerly line of said Parcel 2 and the easterly prolongation thereof, a distance of 496.29 feet to a point in the westerly line of Box Springs Boulevard as shown on Tract No. 4510-1, per map recorded in Book 72, pages 94 through 96, inclusive of Maps, records of said Riverside County, said point being in a curve, concave southeasterly and having a radius of 344.00 feet, a radial line to said point bears North $66^{\circ}19'55''$ West;

Thence along the lines of said Parcel 2 the following seven (7) courses:

Thence northeasterly along said curve, through a central angle of $29^{\circ}10'57''$, an arc length of 175.21 feet;

Thence tangent to last said curve, North $52^{\circ}51'02''$ East, a distance of 89.44 feet;

Thence North $1^{\circ}13'16''$ West, a distance of 27.17 feet to a point in a non-tangent curve, concave northeasterly and having a radius of 952.76 feet, a radial line to said point bears South $56^{\circ}49'22''$ West;

Thence northwesterly along said curve, through a central angle of $5^{\circ}58'08''$, an arc length of 99.26 feet;

Thence tangent to last said curve, North $27^{\circ}12'30''$ West, a distance of 44.74 feet;

Thence South $89^{\circ}34'20''$ West, a distance of 607.29 feet;

Thence South $0^{\circ}33'20''$ East along the westerly line of said parcel 2 and the westerly line of said 20.00 foot wide road abandoned , a distance of 342.00 feet to the **True Point of Beginning**.

Containing 4.74 acres, more or less.

LL-P12-0352

Prepared by me or under my direction

Gordon D Edwards

Date 12-18-2012

Gordon D Edwards, PLS 6678
Expiration 6-30-2014



DESCRIPTION APPROVAL

BY: [Signature] 12/20/12
DATE

FOR: MARK S. BROWN
CITY SURVEYOR

EXHIBIT B
LLA P12-0352

TRACT NO. TWELVE
POR. LOT 17

PARCEL 1
PM NO. 6631 PMB 21 / 18-19

PM NO. 6631 PMB 21 / 18-19

PARCEL 2

B
4.74 ACRES

POC
SW'LY COR PARCEL 2, PM
NO. 6631, PMB 21/18-19

TPOB

20' WIDE ROAD ABANDONED PER
INST NO. 89112, JULY 16, 1974

TRACT NO. TWELVE
MB 10 / 7-8
POR. LOT 18

A
5.60 ACRES

N'LY LINE PM NO. 6025,
PMB 15/22

N89°34'20"E 468.20'

PM NO. 6025 PMB 15 / 22

$\Delta=6^{\circ}29'08''$
 $R=344.00'$
 $L=38.94'$

N82°57'32"E(R)

N56°49'22"E(R)
N52°51'02"E
89.44'

R=344.00'
 $\Delta=29^{\circ}10'57''$
L=175.21'

N66°19'55"W(R)

$\Delta=24^{\circ}13'25''$
 $R=344.00'$
 $L=145.44'$

BOX SPRINGS BOULEVARD

TRACT NO. 4510-1
MB 72 / 94-96

W'LY LINE BOX SPRINGS BL
PER TRACT NO. 4510-1



LEGEND:

- NEW ADJUSTED LOT LINE
- EXISTING LOT LINES TO REMAIN
- LOT LINE ELIMINATED

PLAT PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 · Fax: (951) 688-0599

SCALE: 1" = 120' JOB NO. 8138

DATE: 11-14-2012

CLIENT: TR DESIGN

APPROVED BY:

GORDON D EDWARDS, PLS 6678

PARCEL 2, PM NO. 6631 PER PMB
21/18-19 AND A PORTION OF LOT 18,
TRACT NO. TWELVE PER MB 10/7-8
RECORDS OF RIVERSIDE COUNTY
LL-P12-0352