

Recording requested by:

DOCUMENTARY
TRANSFER TAX = \$0.00
NO CONSIDERATION

DOC # 2013-0200460
04/29/2013 02:38P Fee:27.00
Page 1 of 5
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

And when recorded, mail to:

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



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Project: P12-0802
APN: 209-152-013 & 026
Address: 3643 Poplar Street &
2691 Orange Street

P12-0802



33.50

**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): **Brian Trimbach and Christina Trimbach,
Husband and Wife as Joint Tenants**

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.

**In The City of Riverside, County of Riverside,
State of California**

EXHIBIT "A"

LOT LINE ADJUSTMENT 12-0802

Parcel A:

Lot 34 of Files Subdivision No. 3 as shown by Map on file in Map Book 6, Page 3 thereof, records of Riverside County, California;

Excepting therefrom the Southeasterly 101.60 feet thereof;
Also excepting therefrom the Southwesterly 5.00 feet thereof;
Also excepting therefrom the Northwesterly 2.19 feet thereof.

Containing 4,045 square feet or 0.09 acres, more or less.

Parcel B:

That portion of Lot 34 of Files Subdivision No. 3 as shown by Map on file in Map Book 6, page 3 thereof, records of Riverside County, State of California, more particularly described as follows:

Beginning at a point along the northeasterly line of said Lot 34, said point being 33.00 feet northwesterly of the centerline of Orange Street, measured at right angles;

Thence southwesterly, parallel with said centerline, a distance of 43.04 feet to an angle point distant 35.00 feet northeasterly of the centerline of Poplar Street, measured at right angles;

Thence southwesterly 7.07 feet to an angle point distant 30.00 feet northeasterly from said centerline of Poplar Street and 38.00 feet northwesterly of the centerline of said Orange Street, both measured at right angles;

Thence northwesterly, parallel with said centerline of Poplar Street, a distance of 88.60 feet to the northwesterly line of the southeasterly 101.60 feet of said Lot 34;

Thence northeasterly along the northwesterly line of the said southeasterly 101.60 feet, a distance of 48.03 feet to a point on the northeasterly line of said Lot 34;

Thence southeasterly 93.60 feet along said northeasterly line to the point of beginning.



2013-0200460
04/29/2013 02:38P
3 of 5

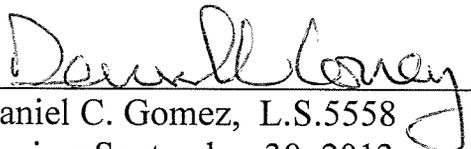
Page 1 of 2

LL-P12-0802

Containing 4,484 square feet or 0.10 acres, more or less.

Subject to the covenants, conditions, restrictions, reservations, easements and right of ways of record, if any.

Prepared under the supervision of:


Daniel C. Gomez, L.S.5558
Expires September 30, 2013



DESCRIPTION APPROVAL:

BY:  3/22/13
DATE
FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

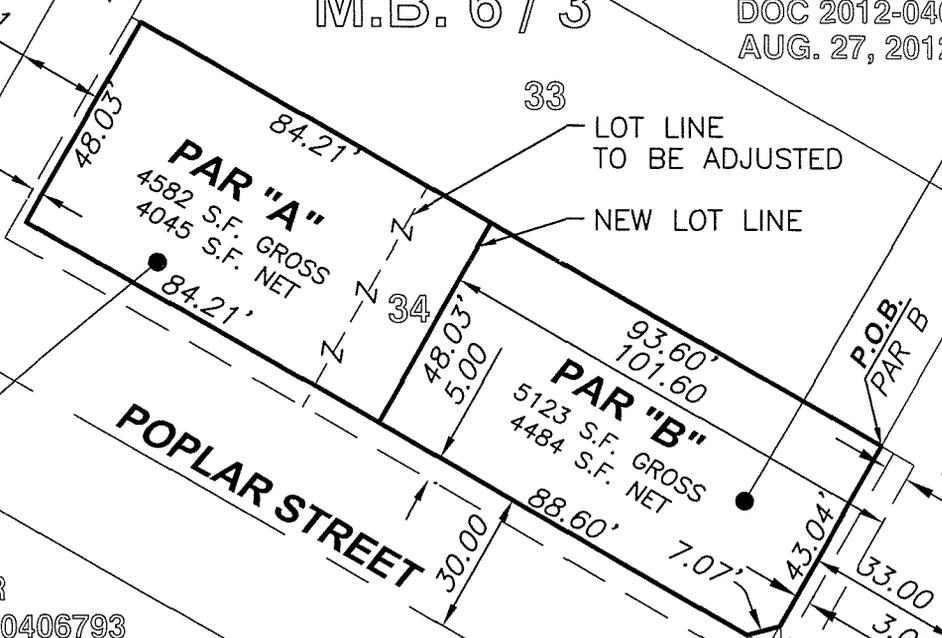


FILES SUBDIVISION NO.3

M.B. 6 / 3

PAR 2 PER
DOC 2012-0406793
AUG. 27, 2012

PAR 1 PER
DOC 2012-0406793
AUG. 27, 2012



5.00' DEDICATION TO
THE CITY OF RIVERSIDE
REC. FEB 19, 1940
BOOK 447 P. 167
O.R. RIV. CO.



Daniel Gomez



GRAPHIC SCALE
SCALE 1" = 40'

Drawn By: R. LADINEZ	Date: 03/13/13
Approved By: SAM	Date: 03/13/13
SAKE ENGINEERS, INC. 400 S. RAMONA SUITE 202, CORONA, CA 92879 (951)279-4041 FAX (951)279-2830	

LOT LINE ADJUSTMENT 12-0802

PORTION OF LOT 34 OF FILES SUBDIVISION NO. 3 AS SHOWN BY MAP ON FILE IN MAP BOOK 6, PAGE 3 THEREOF, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.



2013-0200460
04/29/2013 02:38P
5 of 5

LL-P12-0802