

Recording requested by:

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

DOC # 2013-0242066

05/21/2013 04:57P Fee:NC

Page 1 of 6

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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FOR RECORDER'S OFFICE USE ONLY

Project: P13-0188  
Por. APN: 241-080-003  
Address: 6150 Tiburon Drive

**P13-0188**  
**PARCEL "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

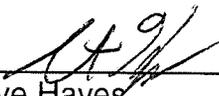
Property Owners: **Kevin M. Kelly and Jeannene Kelly, husband and wife, as joint tenants**

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 **ONE (1)** parcel 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 complies 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:   
Steve Hayes

5/17/13  
Date

State of California

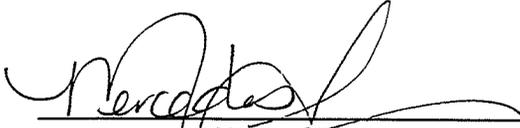
County of Riverside } ss

On May 20, 2013, before me, Mercedes Daems,  
notary public, personally appeared, Steve Hayes

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**  
**LOT LINE ADJUSTMENT NO. P13-0188**

**PARCEL B**

That portion of Lot 3 of Tract No. 3269, as shown by map on file in Book 57 of Maps at pages 23 through 24, inclusive thereof, Records of Riverside County, California, in the City of Riverside, County of Riverside, State of California, described as follows:

**BEGINNING** at the southwesterly terminus of that certain course shown as "North 19°13'10" East, 276.96 feet" on the westerly line of said Lot 3, also being the easterly line of Parcel 1 of Certificate of Compliance recorded January 27, 1988 as Instrument No. 22991 of Official Records, Records of Riverside County, California;

**THENCE** along said westerly line and along the easterly line of said Parcel 1, the following two (2) courses and distances:

- (1) North 19°13'10" East, a distance of 276.96 feet to an angle point thereon;
- (2) North 08°26'56" West, a distance of 64.58 feet;

**THENCE** leaving said easterly line of Parcel 1, North 33°12'09" East, a distance of 20.77 feet;

**THENCE** North 07°20'12" West, a distance of 129.44 feet;

**THENCE** North 18°00'26" West, a distance of 98.28 feet to the most northerly corner of said Parcel 1, said northerly corner also being the northwesterly corner of said Lot 3;

**THENCE** South 83°55'45" East, along the northerly line of said Lot 3, a distance of 240.00 feet to the northeasterly corner thereof;

**THENCE** South 06°04'15" West, along the easterly line of said Lot 3, a distance of 247.15 feet to angle point thereon;

**THENCE** continuing southerly along said easterly line of Lot 3, South 41°41'44" West, a distance of 331.15 feet to the beginning of a non-tangent curve, concave to the southeast, having a radius of 42.00 feet, the radial line to said point bears North 38°45'30" West, said point also being on the southerly line of said Lot 3 and the northerly line of Lot B, as shown on said Tract No. 3269;

**THENCE** westerly along said southerly line of Lot 3 and along said northerly line of Lot B and along said curve, to the left, through a central angle of 37°51'49", an arc distance of 27.76 feet to the beginning of a reverse curve, concave to the northwest, having a radius of 15.00 feet, the radial line to said point bears South 76°37'19" East;

**THENCE** southwesterly along said southerly line of Lot 3 and along said northerly line of Lot B and along said curve, to the right, through a central angle of 37°51'49", an arc distance of 9.91 feet;

**THENCE** westerly along said southerly line of Lot 3 and said northerly line of Lot B, South 51°14'30" West, a distance of 23.88 feet to the **POINT OF BEGINNING**.

Containing 1.68 acres, more or less.

PREPARED UNDER MY SUPERVISION

  
Andrew Y. Orosco, L.S. 5491

5/9/13  
Date



Prepared by: KM  
Checked by: JOB

**DESCRIPTION APPROVAL:**

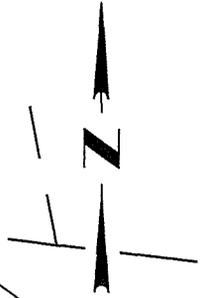
BY:  5/14/13  
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

# LOT LINE ADJUSTMENT NO. P13-0188

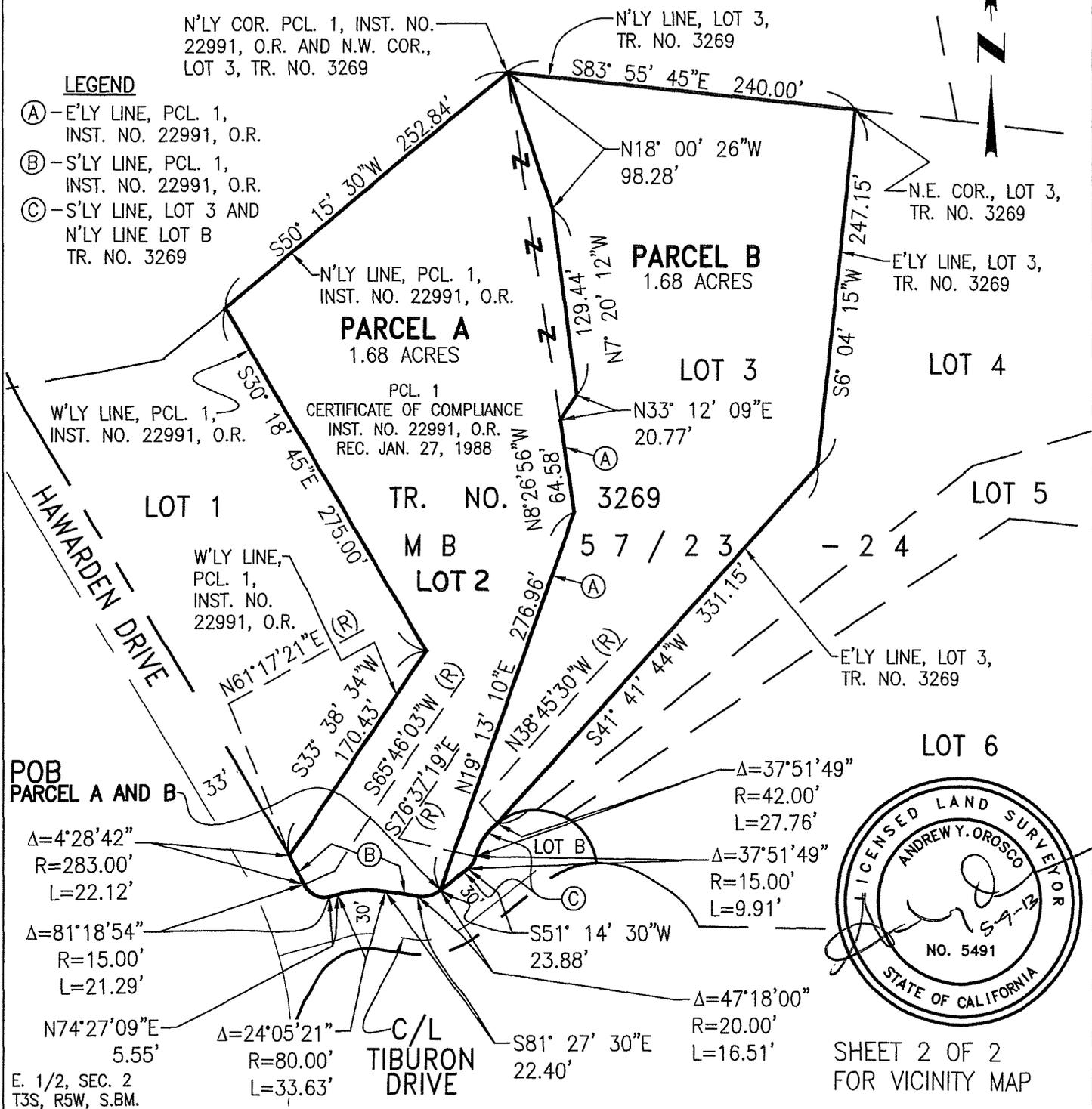
N'LY COR. PCL. 1, INST. NO. 22991, O.R. AND N.W. COR., LOT 3, TR. NO. 3269

N'LY LINE, LOT 3, TR. NO. 3269



**LEGEND**

- (A) - E'LY LINE, PCL. 1, INST. NO. 22991, O.R.
- (B) - S'LY LINE, PCL. 1, INST. NO. 22991, O.R.
- (C) - S'LY LINE, LOT 3 AND N'LY LINE LOT B TR. NO. 3269



SHEET 2 OF 2  
FOR VICINITY MAP

**ALBERT A. WEBB**  
ASSOCIATES

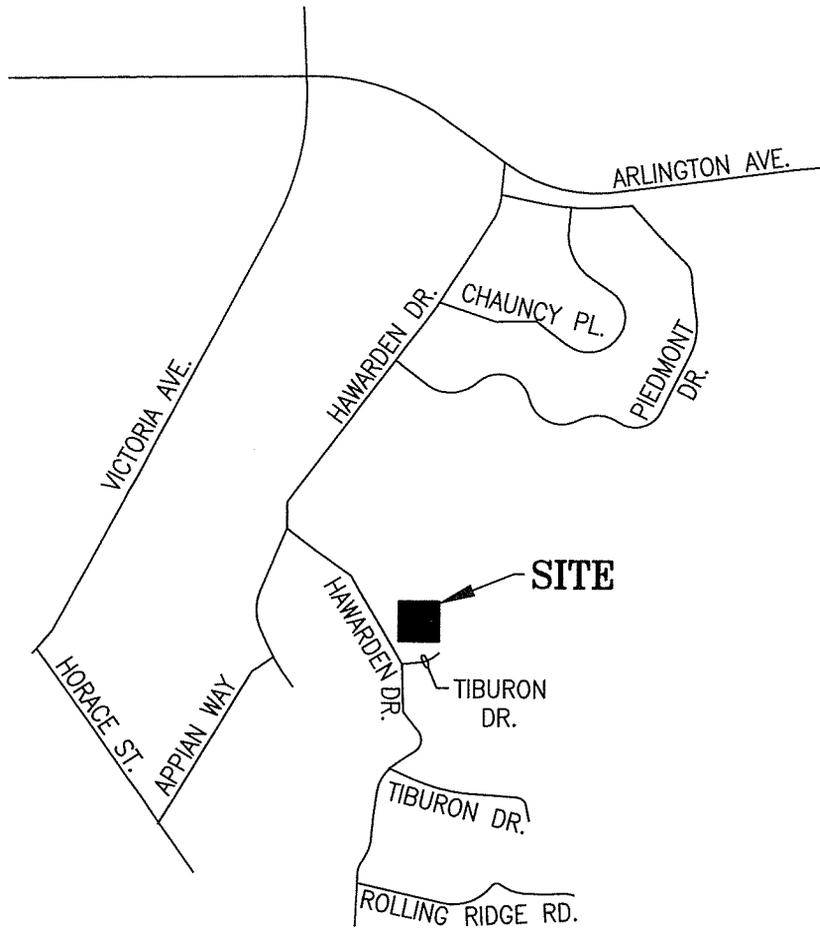
**CITY OF RIVERSIDE**

G:\2013\13-0023\Survey\LLA P13-0188\13-0023LLA.dwg 5/8/2013 2:09 PM

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.	SHEET 1 OF 2	W.O. 13-0023
SCALE: 1"=100'	DRWN BY <u>KM</u> CHKD BY <u>[Signature]</u>	DATE <u>5-08-13</u> DATE <u>5/9/13</u>
SUBJECT: LOT LINE ADJUSTMENT NO. P13-0188		

*LL-P13-0188*

LOT LINE ADJUSTMENT NO. P13-0188



**VICINITY MAP**  
NO SCALE



E. 1/2, SEC. 2  
T3S, R5W, S.B.M.

ALBERT A.  
**WEBB**  
ASSOCIATES

**CITY OF RIVERSIDE**

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SHEET 2 OF 2

W.O.  
13-0023

SCALE: 1"=100'

DRWN BY KM  
CHKD BY AB

DATE 5-08-13  
DATE 5/9/13

SUBJECT: LOT LINE ADJUSTMENT NO. P13-0188

LL-P13-0188

Recording requested by:

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

DOC # 2013-0242064

05/21/2013 04:57P Fee:NC

Page 1 of 6

Recorded in Official Records  
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			6						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
WCHG						T:	CTY	UNI	039

FOR RECORDER'S OFFICE USE ONLY

Project: P13-0188  
APN: 241-080-007 &  
Por. APN: 241-080-003  
Address: 6140 Tiburon Drive

**P13-0188**  
**PARCEL "A"**



**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

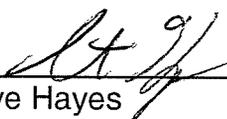
Property Owner: **Edward L. Mackey, as Trustee of the Edward L. Mackey Revocable Trust**

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 **ONE (1)** parcel 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 complies 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:   
Steve Hayes

5/17/13  
Date

State of California

County of Riverside } ss

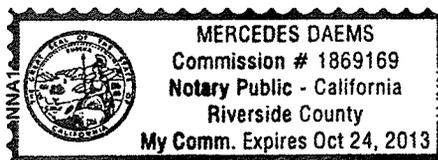
On May 20, 2013, before me, Mercedes Daems,  
notary public, personally appeared, Steve Hayes

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**  
**LOT LINE ADJUSTMENT NO. P13-0188**

**PARCEL A**

That portion of Lot 2 of Tract No. 3269, as shown by map on file in Book 57 of Maps at pages 23 through 24, inclusive thereof, Records of Riverside County, California, being Parcel 1 of Certificate of Compliance recorded January 27, 1988 as Instrument No. 22991 of Official Records, Records of Riverside County, California, in the City of Riverside, County of Riverside, State of California, together with that portion of Lot 3 of said Tract No. 3269, described as follows:

**BEGINNING** at the southwesterly terminus of that certain course shown as "North 19°13'10" East, 276.96 feet" on the westerly line of said Lot 3;

**THENCE** along said westerly line and along the easterly line of said Parcel 1, the following two (2) courses and distances:

- (1) North 19°13'10" East, a distance of 276.96 feet to an angle point thereon;
- (2) North 08°26'56" West, a distance of 64.58 feet;

**THENCE** leaving said easterly line of Parcel 1, North 33°12'09" East, a distance of 20.77 feet;

**THENCE** North 07°20'12" West, a distance of 129.44 feet;

**THENCE** North 18°00'26" West, a distance of 98.28 feet to the most northerly corner of said Parcel 1, said northerly corner also being the northwesterly corner of said Lot 3;

**THENCE** along the northerly and westerly lines of said Parcel 1, the following three (3) courses and distances;

- (1) South 50°15'30" West, a distance of 252.84 feet;
- (2) South 30°18'45" East, a distance of 275.00 feet;

(3) South 33°38'34" West, a distance of 170.43 feet to the beginning of a non-tangent curve, concave to the southwest, having a radius of 283.00 feet, the radial line to said point bears North 61°17'21" East, said point being on the northeasterly right-of-way line of Hawarden Drive (33.00 feet in half width) as shown on said Tract No. 3269, said point also being on the southerly line of said Parcel 1;

**THENCE** southeasterly along said curve, to the right, and along said northeasterly right-of-way of line of Hawarden Drive, through a central angle of 4°28'42", an arc distance of 22.12 feet to the beginning of a reverse curve, concave to the north, having a radius of 15.00 feet, the radial line to said point bears South 65°46'03" West;

**THENCE** southeasterly, easterly and northeasterly along said curve, to the left, and easterly along said southerly line of Parcel 1, through a central angle of 81°18'54", an arc distance of 21.29 feet to a point on the northerly right-of-way line of Tiburon Drive (30.00 feet in half width), as shown on said Tract No. 3269;

**THENCE** continuing easterly along said southerly line of Parcel 1 and along said northerly right-of-way line of Tiburon Drive the following four (4) courses and distances;

(1) North 74°27'09" East, a distance of 5.55 feet to the beginning of a tangent curve, concave to the south, having a radius of 80.00 feet;

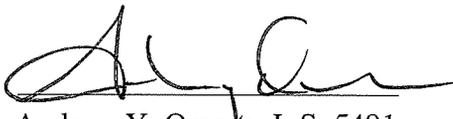
(2) northeasterly, easterly and southeasterly along said curve, to the right, through a central angle of 24°05'21", an arc distance of 33.63 feet;

(3) South 81°27'30" East, a distance of 22.40 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 20.00 feet;

(4) southeasterly, easterly and northeasterly along said curve, to the left, through a central angle of 47°18'00", an arc distance of 16.51 feet to the **POINT OF BEGINNING**.

Containing 1.68 acres, more or less

PREPARED UNDER MY SUPERVISION

  
Andrew Y. Orosco, L.S. 5491

5/9/13  
Date



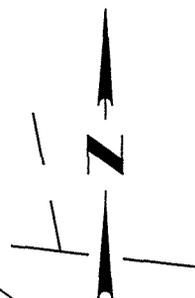
Prepared by: KM  
Checked by: JB

**DESCRIPTION APPROVAL:**

BY:  5/14/13  
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

# LOT LINE ADJUSTMENT NO. P13-0188

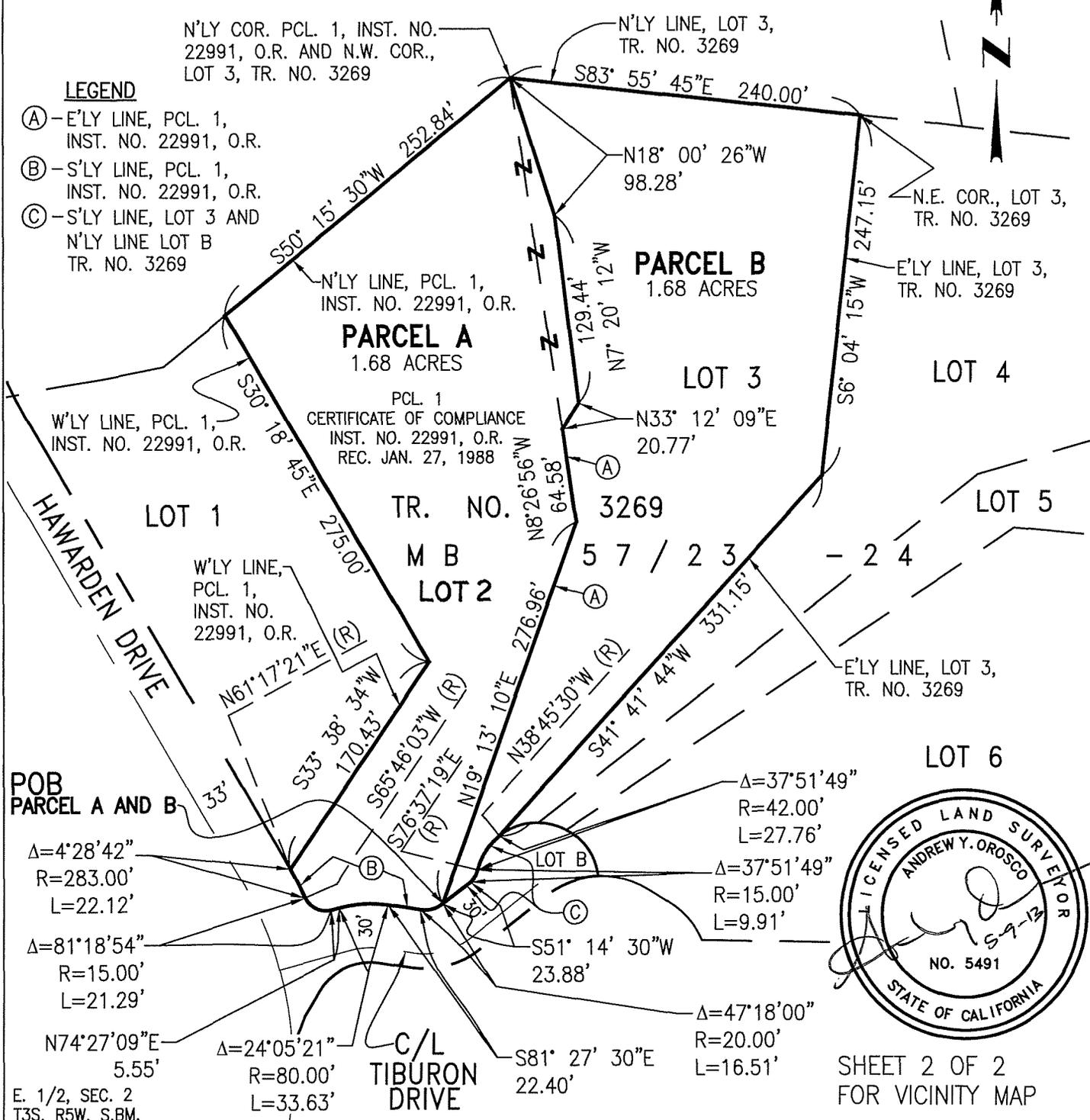


N'LY COR. PCL. 1, INST. NO. 22991, O.R. AND N.W. COR., LOT 3, TR. NO. 3269

N'LY LINE, LOT 3, TR. NO. 3269

**LEGEND**

- (A) - E'LY LINE, PCL. 1, INST. NO. 22991, O.R.
- (B) - S'LY LINE, PCL. 1, INST. NO. 22991, O.R.
- (C) - S'LY LINE, LOT 3 AND N'LY LINE LOT B TR. NO. 3269



N.E. COR., LOT 3, TR. NO. 3269

E'LY LINE, LOT 3, TR. NO. 3269

**PARCEL B**  
1.68 ACRES

**PARCEL A**  
1.68 ACRES

PCL. 1  
CERTIFICATE OF COMPLIANCE  
INST. NO. 22991, O.R.  
REC. JAN. 27, 1988

TR. NO. 3269

M B  
LOT 2

**HAYWARD DRIVE**

**C/L TIBURON DRIVE**



SHEET 2 OF 2  
FOR VICINITY MAP

**ALBERT A. WEBB ASSOCIATES**

**CITY OF RIVERSIDE**

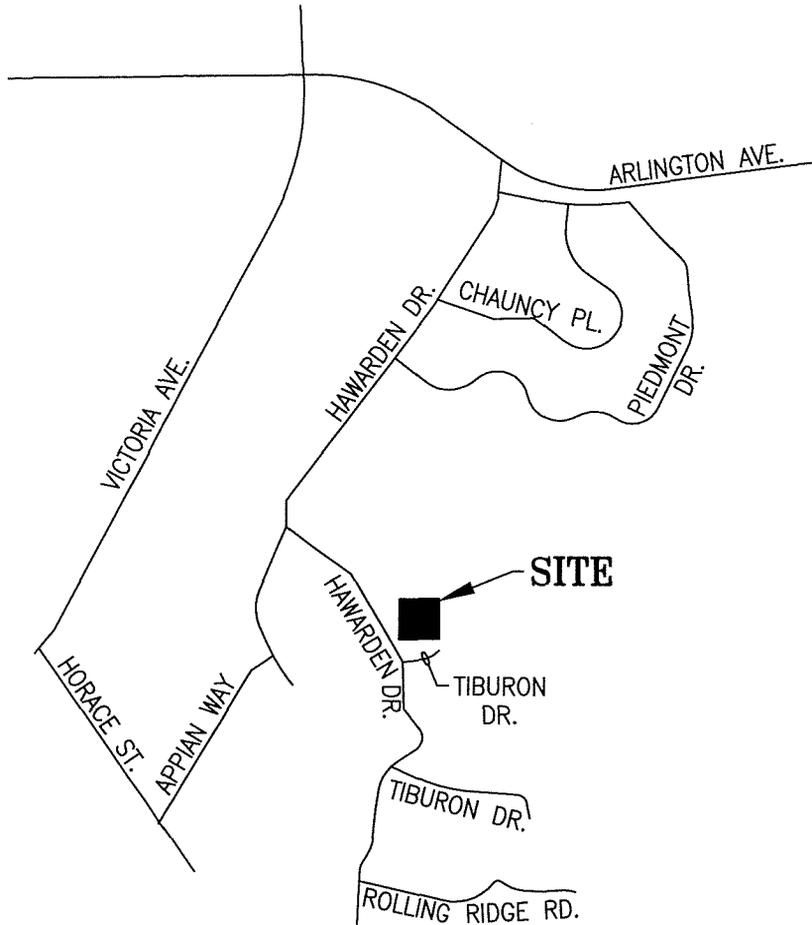
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SCALE: 1"=100' DRWN BY KM DATE 5-08-13 SUBJECT: LOT LINE ADJUSTMENT NO. P13-0188  
CHKD BY [Signature] DATE 5/9/13

*LL-P13-0188*

LOT LINE ADJUSTMENT NO. P13-0188



**VICINITY MAP**

NO SCALE



E. 1/2, SEC. 2  
T3S, R5W, S.BM.

ALBERT A.  
**WEBB**  
ASSOCIATES

**CITY OF RIVERSIDE**

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SHEET 2 OF 2

W.O.  
13-0023

SCALE: 1"=100'

DRWN BY KM  
CHKD BY AB

DATE 5-08-13  
DATE 5/9/13

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LL-P13-0188