

Project P03-0898  
APN 246-040-016, -017 & 246-070-001  
Address 3681 Placentia Lane

DOC # 2004-0871666

11/03/2004 08 00A Fee 25 00

Page 1 of 7

Recorded in Official Records  
County of Riverside

Gary L Orso

Assessor, County Clerk & Recorder



PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY

CHICAGO TITLE COMPANY

320 35213

AND WHEN RECORDED MAIL TO

SURVEYOR

City of Riverside

Public Works Department

3900 Main Street

Riverside, California 92522

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DOCUMENTARY TRANSFER TAX = \$0 00  
NO CONSIDERATION

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

LL-P03-0898



Title of Document

NOTE This document is being recorded to Correct that certain previous document recorded APRIL 14, 2004 as Instrument No. 2004- 027 0338 of Official Records of RIVERSIDE County, California, which contained an erroneous legal description therein This document will now supersede and delete the above mentioned in its entirety

THIS AREA FOR  
RECORDER'S  
USE ONLY

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

LL-P03-0898

32035213  
Recording requested by:

Recording Requested By  
CHICAGO TITLE COMPANY

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

Project: P03-0898  
APN: 246-040-016, -017 & 246-070-001  
Address: 3681 Placentia Lane

**LL-P03-0898**

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): ARTHUR M. LOPEZ and LUCY V. LOPEZ, as Trustees in Trust of the "VG" Trust, under declaration of trust dated March 21, 1963 and any amendments thereto,

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 THREE 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

KEN GUTIERREZ  
PLANNING DIRECTOR

By: [Signature] 9/7/04  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

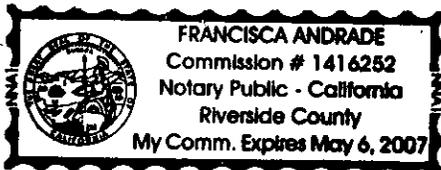
State of California }  
County of Riverside } ss

On Sept. 9, 2004, before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared:

John A. Swiecki  
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.

[Signature]  
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)

Title \_\_\_\_\_

Title \_\_\_\_\_

- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- ( ) Other

- ( ) Partner(s)
- ( ) General
- ( ) Limited

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**EXHIBIT "B"**  
**LEGAL DESCRIPTION OF PARCELS**  
**AFTER ADJUSTMENT**

**PARCEL 1**

ALL THAT CERTAIN REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF LOTS 3 AND 6 IN THE SUBDIVISION OF LOT 19 OF THE ADDITION TO BANDINI DONATION, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 20 OF MAPS, RIVERSIDE COUNTY RECORDS, AND IN BOOK 17, PAGE 53 OF MAPS, SAN BERNARDINO COUNTY RECORDS, SAID PORTION BEING DESCRIBED AS FOLLOWS:

**BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3;**

**THENCE ALONG THE WESTERLY LINE OF SAID LOT 3 NORTH 05°46'19" EAST, 536.75 FEET TO THE NORTHWEST CORNER OF SAID LOT 3 SAID CORNER ALSO BEING ON THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF PARCEL MAP NO. 15356, SAID MAP BEING IN THE CITY OF COLTON, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, RECORDED IN BOOK 194, PAGES 5 AND 6 OF PARCEL MAPS, RECORDS OF SAID SAN BERNARDINO COUNTY;**

**THENCE ALONG SAID SOUTHERLY PROLONGATION NORTH 16°54'05" EAST, 4.43 FEET TO THE CENTERLINE OF CENTER STREET AND THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL MAP;**

**THENCE ALONG SAID CENTERLINE AND SAID BOUNDARY NORTH 89°57'40" EAST, 252.96 FEET TO THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 3;**

**THENCE ALONG SAID NORTHERLY PROLONGATION SOUTH 05°46'19" WEST 103.29 FEET TO THE NORTHEAST CORNER OF SAID LOT 3;**

**THENCE ALONG SAID EASTERLY LINE OF SAID LOT 3 SOUTH 05°46'19" WEST, 534.55 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 ;**

**THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 3 NORTH 68°29'42" WEST, 262.34 FEET TO THE POINT OF BEGINNING.**

**EXHIBIT "B"**  
**LEGAL DESCRIPTION OF PARCELS**  
**AFTER ADJUSTMENT**  
**(CONTINUED)**

**PARCEL 2**

**ALL THAT CERTAIN REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF LOTS 2 AND 6 IN THE SUBDIVISION OF LOT 19 OF THE ADDITION TO BANDINI DONATION, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 20 OF MAPS, RIVERSIDE COUNTY RECORDS, AND IN BOOK 17, PAGE 53 OF MAPS, SAN BERNARDINO COUNTY RECORDS, SAID PORTION BEING DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2;**

**THENCE ALONG THE WESTERLY LINE OF SAID LOT 2 NORTH 05°46'19" EAST, 534.55 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 2;**

**THENCE CONTINUING NORTH 05°46'19" EAST, 103.29 FEET TO THE CENTERLINE OF CENTER STREET AND THE SOUTHERLY BOUNDARY OF PARCEL MAP NO. 15356, SAID MAP BEING IN THE CITY OF COLTON, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, RECORDED IN BOOK 194, PAGES 5 AND 6 OF PARCEL MAPS, RECORDS OF SAID SAN BERNARDINO COUNTY;**

**THENCE ALONG SAID CENTERLINE AND SAID BOUNDARY NORTH 89°57'40" EAST, 253.72 FEET TO THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 2;**

**THENCE ALONG SAID PROLONGATION SOUTH 05°43'50" WEST, 202.34 FEET TO THE NORTHEAST CORNER OF SAID LOT 2;**

**THENCE CONTINUING SOUTH 05°43'50" WEST ALONG SAID EASTERLY LINE, 532.45 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;**

**THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2 NORTH 68°29'42" WEST, 262.79 FEET TO THE POINT OF BEGINNING.**

**EXHIBIT "B"**  
**LEGAL DESCRIPTION OF PARCELS**  
**AFTER ADJUSTMENT**  
**(CONTINUED)**

**PARCEL 3**

ALL THAT CERTAIN REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF LOT 6 IN THE SUBDIVISION OF LOT 19 OF THE ADDITION TO BANDINI DONATION, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 20 OF MAPS, RIVERSIDE COUNTY RECORDS, AND IN BOOK 17, PAGE 53 OF MAPS, SAN BERNARDINO COUNTY RECORDS, SAID PORTION BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 2 OF SAID "SUBDIVISION OF LOT 19";

THENCE ALONG THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 2 NORTH 05°43'50" EAST, 202.34 FEET TO THE CENTERLINE OF CENTER STREET AND THE SOUTHERLY BOUNDARY OF PARCEL MAP NO. 15356, SAID MAP BEING IN THE CITY OF COLTON, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, RECORDED IN BOOK 194, PAGES 5 AND 6 OF PARCEL MAPS, RECORDS OF SAID SAN BERNARDINO COUNTY;

THENCE ALONG SAID CENTERLINE AND SAID BOUNDARY NORTH 89°57'40" EAST, 508.10 FEET TO THE EASTERLY LINE OF SAID LOT 6;

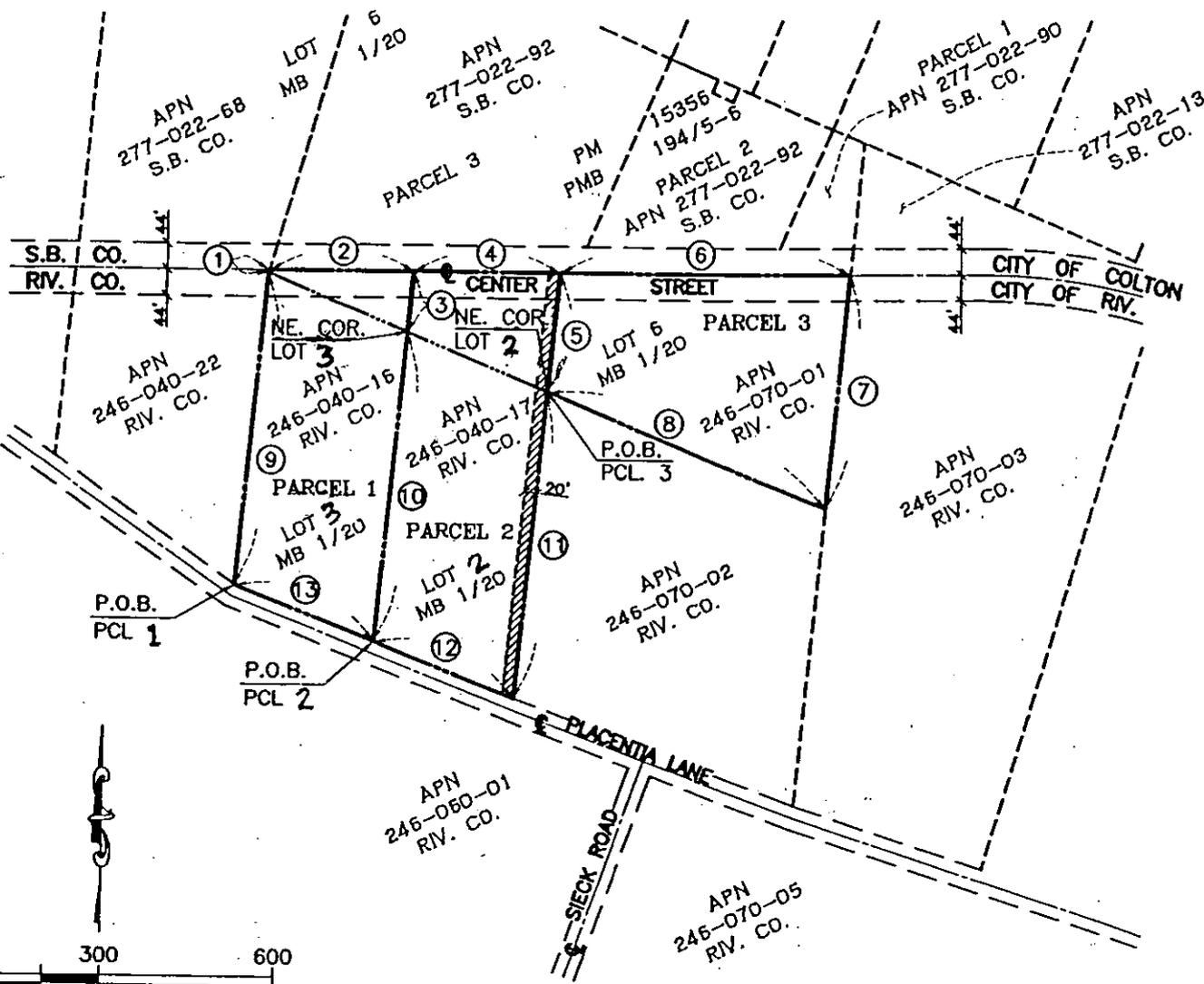
THENCE ALONG SAID EASTERLY LINE SOUTH 05°48'11" WEST, 400.49 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 6;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 6 NORTH 68°01'58" WEST, 526.00 FEET TO THE POINT OF BEGINNING.

THE HEREINABOVE DESCRIBED PARCELS ARE SHOWN ON EXHIBIT "C" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.



*Larry L. Walker*  
LARRY L. WALKER L.S. 4463  
LICENSE EXPIRES 9-30-05 7/8/04



DATA		
○	BEARING	LENGTH
1	N 16°54'05"E	4.43
2	N 89°57'40"E	252.96
3	N 05°46'19"E	103.29
4	N 89°57'40"E	253.72
5	N 05°43'50"E	202.34
6	N 89°57'40"E	508.10
7	N 05°48'11"E	400.49
8	N 68°01'58"W	526.00
9	N 05°46'19"E	536.75
10	N 05°46'19"E	534.55
11	N 05°43'50"E	532.45
12	N 68°29'42"W	262.79
13	N 68°29'42"W	262.34

**LEGEND:**

- RESERVED ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 3
- PROPOSED ADJUSTED LOT LINE
- EXISTING LOT LINE TO BE ADJUSTED
- EXISTING LOT LINE TO REMAIN
- EXISTING STREET RIGHT-OF-WAY
- EXISTING ADJACENT PROPERTY LOT LINE
- EXISTING STREET CENTERLINE



10-2  
10-4

**EXHIBIT "B"**

SKETCH SHOWING PARCELS AFTER ADJUSTMENT  
FOR CERTIFICATE OF COMPLIANCE FOR  
LOT LINE ADJUSTMENT P03-0893

CITY OF RIVERSIDE

**W.J. McKEEVER, INC.**  
CIVIL ENGINEERING  
647 NORTH MAIN STREET, SUITE 2A  
RIVERSIDE, CALIFORNIA 92501  
PH: (951) 341-3700  
FAX: (951) 341-3740  
*Larry L. Walker* 7/8/04  
LARRY L. WALKER L.S. 4463 DATE

32035213  
Recording requested by:

Recording Requested By  
**CHICAGO TITLE COMPANY**

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

Project: P03-0898  
APN: 246-040-016, -017 & 246-070-001  
Address: 3681 Placentia Lane

**DOC # 2004-0270338**

04/14/2004 08:00A Fee:22.00  
Page 1 of 6

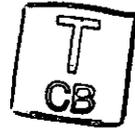
Recorded in Official Records  
County of Riverside  
Gary L. Orso  
Assessor, County Clerk & Recorder



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FOR RECORDER'S OFFICE USE ONLY

**LL-P03-0898**



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): ARTHUR M. LOPEZ and LUCY V. LOPEZ, as Trustees in Trust of the "VG" Trust, under declaration of trust dated March 21, 1963 and any amendments thereto,

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ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

KEN GUTIERREZ  
PLANNING DIRECTOR

By: J. A. S. L. 4/12/04  
PRINCIPAL PLANNER DATE

**GENERAL ACKNOWLEDGEMENT**

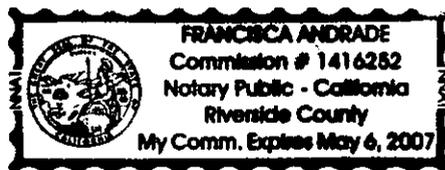
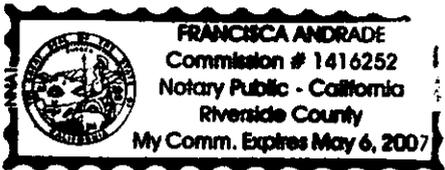
State of California }  
County of Riverside } ss

On 4-12-04, before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared:

John A. Swiecki  
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.

Francisca Andrade  
Signature

**OPTIONAL SECTION**

**CAPACITY CLAIMED BY SIGNER**

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)

Title \_\_\_\_\_

Title \_\_\_\_\_

- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- ( ) Other

- ( ) Partner(s)
- ( ) General
- ( ) Limited

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**EXHIBIT "B"**  
**LEGAL DESCRIPTION OF PARCELS**  
**AFTER ADJUSTMENT**

**PARCEL 1**

**ALL THAT CERTAIN REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF LOTS 2 AND 6 IN THE SUBDIVISION OF LOT 19 OF THE ADDITION TO BANDINI DONATION, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 20 OF MAPS, RIVERSIDE COUNTY RECORDS, AND IN BOOK 17, PAGE 53 OF MAPS, SAN BERNARDINO COUNTY RECORDS, SAID PORTION BEING DESCRIBED AS FOLLOWS:**

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**THENCE ALONG THE WESTERLY LINE OF SAID LOT 2 NORTH 05°46'19" EAST, 536.75 FEET TO THE NORTHWEST CORNER OF SAID LOT 2 SAID CORNER ALSO BEING ON THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF PARCEL MAP NO. 15356, SAID MAP BEING IN THE CITY OF COLTON, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, RECORDED IN BOOK 194, PAGES 5 AND 6 OF PARCEL MAPS, RECORDS OF SAID SAN BERNARDINO COUNTY;**

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**THENCE ALONG SAID CENTERLINE AND SAID BOUNDARY NORTH 89°57'40" EAST, 252.96 FEET TO THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 2;**

**THENCE ALONG SAID NORTHERLY PROLONGATION SOUTH 05°46'19" WEST 103.29 FEET TO THE NORTHEAST CORNER OF SAID LOT 2;**

**THENCE ALONG SAID EASTERLY LINE OF SAID LOT 2 SOUTH 05°46'19" WEST, 534.55 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;**

**THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2 NORTH 68°29'42" WEST, 262.34 FEET TO THE POINT OF BEGINNING.**

**EXHIBIT "B"**  
**LEGAL DESCRIPTION OF PARCELS**  
**AFTER ADJUSTMENT**  
**(CONTINUED)**

**PARCEL 2**

**ALL THAT CERTAIN REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF LOTS 3 AND 6 IN THE SUBDIVISION OF LOT 19 OF THE ADDITION TO BANDINI DONATION, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 20 OF MAPS, RIVERSIDE COUNTY RECORDS, AND IN BOOK 17, PAGE 53 OF MAPS, SAN BERNARDINO COUNTY RECORDS, SAID PORTION BEING DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3;**

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**THENCE CONTINUING NORTH 05°46'19" EAST, 103.29 FEET TO THE CENTERLINE OF CENTER STREET AND THE SOUTHERLY BOUNDARY OF PARCEL MAP NO. 15356, SAID MAP BEING IN THE CITY OF COLTON, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, RECORDED IN BOOK 194, PAGES 5 AND 6 OF PARCEL MAPS, RECORDS OF SAID SAN BERNARDINO COUNTY;**

**THENCE ALONG SAID CENTERLINE AND SAID BOUNDARY NORTH 89°57'40" EAST, 253.72 FEET TO THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 3;**

**THENCE ALONG SAID PROLONGATION SOUTH 05°43'50" WEST, 202.34 FEET TO THE NORTHEAST CORNER OF SAID LOT 3;**

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**THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 3 NORTH 68°29'42" WEST, 262.79 FEET TO THE POINT OF BEGINNING.**

**EXHIBIT "B"**  
**LEGAL DESCRIPTION OF PARCELS**  
**AFTER ADJUSTMENT**  
**(CONTINUED)**

**PARCEL 3**

ALL THAT CERTAIN REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF LOT 6 IN THE SUBDIVISION OF LOT 19 OF THE ADDITION TO BANDINI DONATION, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 20 OF MAPS, RIVERSIDE COUNTY RECORDS, AND IN BOOK 17, PAGE 53 OF MAPS, SAN BERNARDINO COUNTY RECORDS, SAID PORTION BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 3 OF SAID "SUBDIVISION OF LOT 19";

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THENCE ALONG SAID CENTERLINE AND SAID BOUNDARY NORTH 89°57'40" EAST, 508.10 FEET TO THE EASTERLY LINE OF SAID LOT 6;

THENCE ALONG SAID EASTERLY LINE SOUTH 05°48'11" WEST, 400.49 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 6;

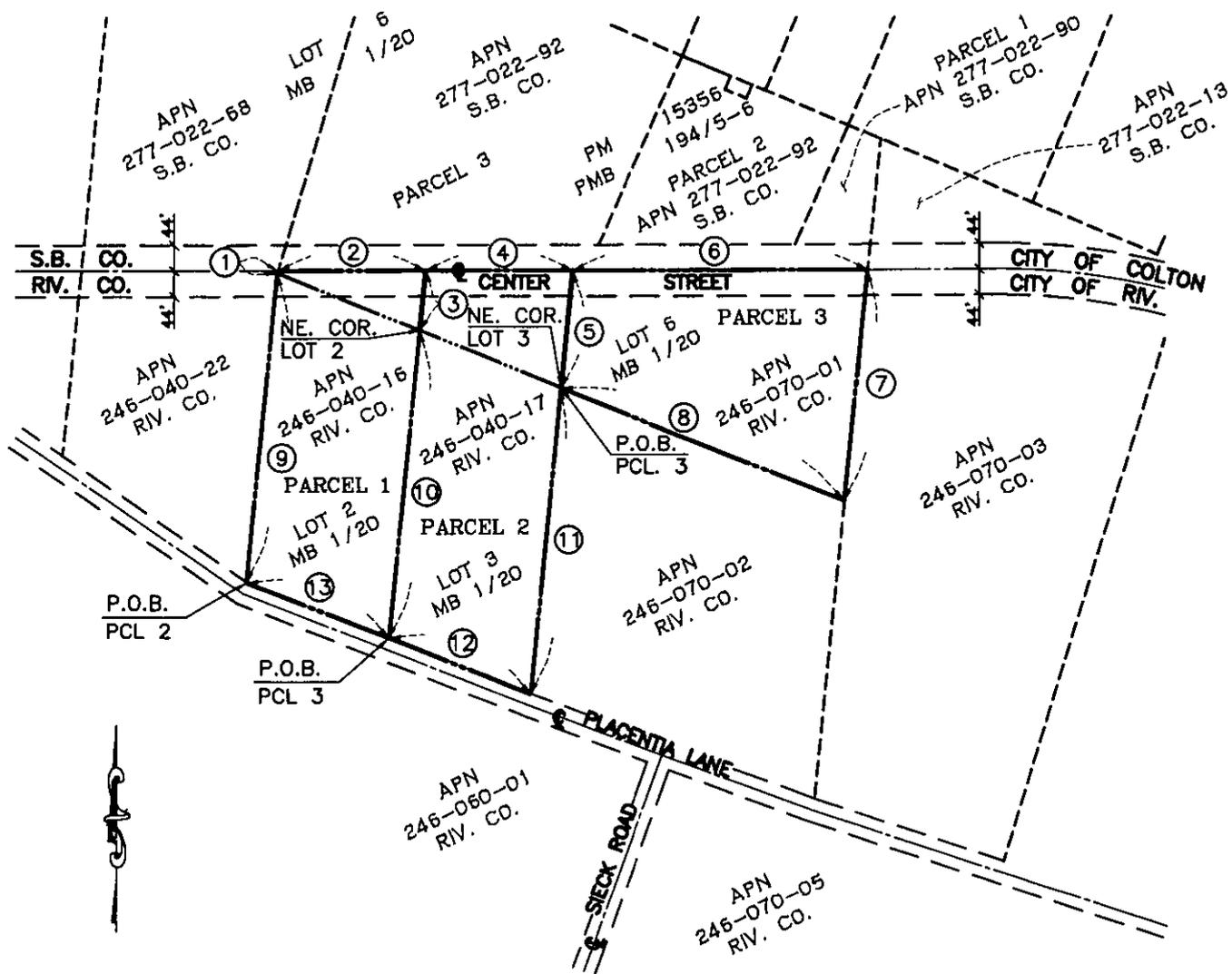
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 6 NORTH 68°01'58" WEST, 526.00 FEET TO THE POINT OF BEGINNING.

THE HEREINABOVE DESCRIBED PARCELS ARE SHOWN ON EXHIBIT "C" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

CORRECTED APPROVED 4/9/07  
LARRY L. WALKER  
SURVEYOR AND REGISTERED PROFESSIONAL ENGINEER



*Larry L. Walker* 1/22/04  
LARRY L. WALKER L.S. 4463  
LICENSE EXPIRES 9-30-05



○	DELTA/BEARING	RADIUS	LEN./DIST.
1	N 16°54'05"E		4.43
2	N 89°57'40"E		252.96
3	N 05°46'19"E		103.29
4	N 89°57'40"E		253.72
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8	N 68°01'58"W		526.00
9	N 05°46'19"E		536.75
10	N 05°46'19"E		534.55
11	N 05°43'50"E		532.45
12	N 68°29'42"W		262.79
13	N 68°29'42"W		262.34

**LEGEND:**

- PROPOSED ADJUSTED LOT LINE
- - - - - EXISTING LOT LINE TO BE ADJUSTED
- EXISTING LOT LINE TO REMAIN
- - - - - EXISTING STREET RIGHT-OF-WAY
- - - - - EXISTING ADJACENT PROPERTY LOT LINE
- - - - - EXISTING STREET CENTERLINE



**EXHIBIT "C"**  
 SKETCH SHOWING PARCELS AFTER ADJUSTMENT  
 FOR LOT LINE ADJUSTMENT  
 LOPEZ PROPERTY  
 CITY OF RIVERSIDE

**W.J. McKEEVER, INC.**  
 CIVIL ENGINEERING  
 647 NORTH MAIN STREET, SUITE 2A  
 RIVERSIDE, CALIFORNIA 92501  
 PH: (909) 341-3700  
 FX: (909) 341-3740  
*Larry L. Walker* 1/22/04  
 LARRY L. WALKER L.S. 4463 DATE