

Recording requested by:

DOCUMENTARY TRANSFER TAX = \$0.00  
NO CONSIDERATION

And when recorded, mail to:

Surveyor's Office  
City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

*TRAC 009  
DTT 0*

Project: P03-1481 (LLA)  
4922 Arlington Avenue  
A.P.N. POR. 227-251-032

**DOC # 2004-0388813**

05/24/2004 08:00A Fee:19.00

Page 1 of 5

Recorded in Official Records  
County of Riverside

Gary L. Orso  
Assessor, County Clerk & Recorder



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**LL - P03-1481**



**CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT**

Property Owner(s): **ADRIAN BERNAL and CLAUDIA BERNAL, husband and wife as joint tenants.**

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 2 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: Jal A S L 5/20/04  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

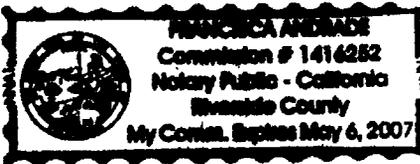
On May 20, 2004, before me Francisca Andrade  
(date) (name)

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.

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 "A"

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

**PARCEL A**

That portion of Parcel 1 of Parcel Map No. 16814, as shown by map on file in Book 86, Pages 32 and 33 of Parcel Maps, records of Riverside County, California, **TOGETHER WITH** that portion of Lot 12 in Block 17 of the Lands of the Riverside Land and Irrigating Co., as shown by map on file in Book 1, Page 70 of Maps, records of San Bernardino County, California, described as follows:

**COMMENCING** at the northeasterly corner of said Parcel 1;

**THENCE** South 0°17'24" East, along the easterly line of said Parcel 1, a distance of 5.00 feet to a line that is parallel with and distant 60.00 feet southerly, as measured at right angles, from the centerline of Arlington Avenue as shown by said Parcel Map No. 16814;

**THENCE** South 89°42'15" West, along said parallel line, a distance of 80.21 feet to the **POINT OF BEGINNING** of the parcel of land being described;

**THENCE** South 89°42'15" West, continuing along said parallel line, a distance of 14.07 feet;

**THENCE** SOUTH, a distance of 139.81 feet;

**THENCE** South 21°49'30" East, a distance of 39.25 feet;

**THENCE** South 68°10'30" West, a distance of 100.46 feet to a point in the westerly boundary of said Parcel 1, distant 118.45 feet southeasterly from the most northwesterly corner of said Parcel 1; said most northwesterly corner being shown as a tag R.C.E. 9876 in the face of a wall by said Parcel Map No. 16814;

**THENCE** South 21°49'30" East, along said westerly boundary, a distance of 55.04 feet to an angle point in said westerly boundary;

**THENCE** South 55°55'30" West, continuing along said westerly boundary, a distance of 144.75 feet to the most westerly corner of said Parcel 1;

**THENCE** South 34°06'10" East, continuing along said westerly boundary, a distance of 131.18 feet to the most southerly corner of said Parcel 1;

**THENCE** North 56°02'00" East, along the southeasterly line of said Parcel 1, a distance of 250.01 feet to the most northerly corner of Parcel 2 of said Parcel Map No. 16814;

**THENCE** North 34°10'55" West, along the easterly boundary of said Parcel 1, a distance of 20.00 feet to a point in the southeasterly boundary of that certain parcel of land described in Certificate of Compliance document recorded October 30, 1981, as Instrument No. 204597 of Official Records of said Riverside County;

**THENCE** North 55°55'30" East, along said southeasterly boundary, a distance of 80.00 feet to a point in the northeasterly line of said Lot 12, distant 111.65 feet southeasterly from the intersection of said northeasterly line of Lot 12 with the easterly line of said Parcel 1; said intersection also being shown as a 3" I.P. with tag R.C.E. 9876 by said Parcel Map No. 16814;

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65/24/2084 08:00R  
3 of 5



THENCE North 34°10'55" West, along said northeasterly line of Lot 12, a distance of 111.65 feet to said easterly line of Parcel 1;

THENCE North 0°17'20" West, along said easterly line, a distance of 57.98 feet to a point in said easterly line distant 103.50 feet southerly from said line that is parallel with and distant 60.00 feet southerly from the centerline of Arlington Avenue;

THENCE South 89°42'15" West, along a line parallel with said centerline of Arlington Avenue, a distance of 80.73 feet to a point that bears SOUTH, 103.50 feet from the Point of Beginning;

THENCE NORTH, a distance of 103.50 feet to the **POINT OF BEGINNING**.

**PARCEL C**

That portion of Parcel 1 of Parcel Map No. 16814, as shown by map on file in Book 86, Pages 32 and 33 of Parcel Maps, records of Riverside County, California, described as follows:

**COMMENCING** at the northeasterly corner of said Parcel 1;

THENCE South 0°17'24" East, along the easterly line of said Parcel 1, a distance of 5.00 feet to a line that is parallel with and distant 60.00 feet southerly, as measured at right angles, from the centerline of Arlington Avenue as shown by said Parcel Map No. 16814, and the **POINT OF BEGINNING** of the parcel of land being described;

THENCE South 89°42'15" West, along said parallel line, a distance of 80.21 feet;

THENCE SOUTH, a distance of 103.50 feet;

THENCE North 89°42'15" East, along a line that is parallel with said centerline of Arlington Avenue, a distance of 80.73 feet to a point in said easterly line of Parcel 1, distant 103.50 feet southerly from the Point of Beginning;

THENCE North 0°17'20" West, along said easterly line, a distance of 103.50 feet to the **POINT OF BEGINNING**.

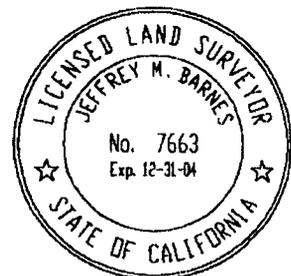
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

*[Handwritten Signature]*

*5/13/04*

JEFFREY M. BARNES, L.S. 7663  
License Expires 12-31-2004

Date



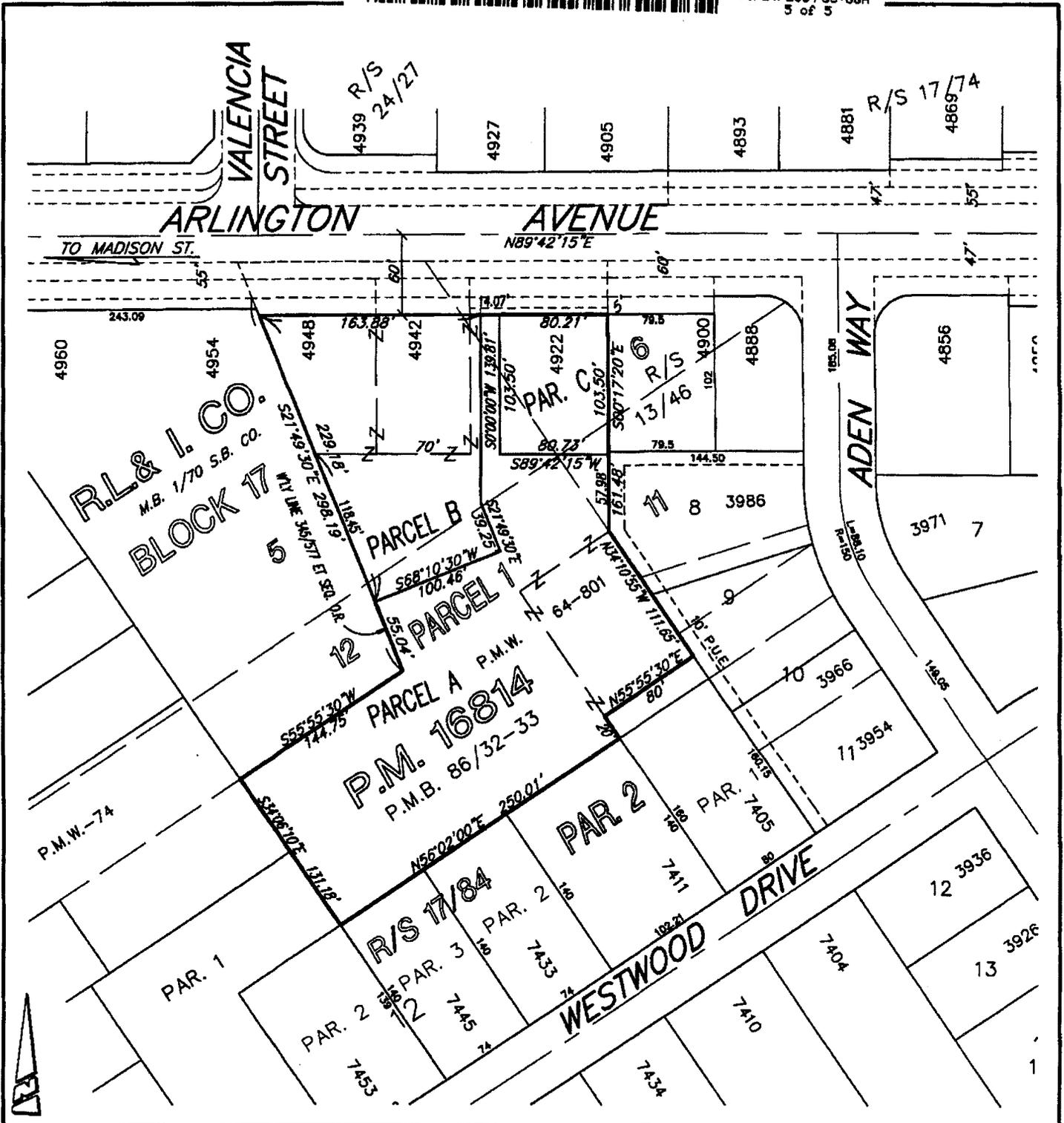
DESCRIPTION APPROVAL *5/13/04*  
*K Street*  
by \_\_\_\_\_  
SURVEYOR, CITY OF RIVERSIDE

2004-0388813  
05/24/2004 09:09A  
4 of 5





2504-0388813  
 95/24/2004 08:00A  
 5 of 5



**IW Consulting Engineers, Inc.**

- Civil Engineering
- Surveying
- Land Planning

3544 University Avenue  
 Riverside, CA 92501

Tel: 909.887.2929  
 Fax: 909.887.2999

PROJECT: LOT LINE ADJUSTMENT SCALE: N.T.S.  
 J.N. 127.001 BERNAL/BOYKO  
 DRAWN BY: AW NOVEMBER 18, 2003

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION.

LL-P03-1481

Recording requested by:

DOCUMENTARY TRANSFER TAX = \$0.00  
NO CONSIDERATION

And when recorded, mail to:

Surveyor's Office  
City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

TEA 609  
DTT 0

DOC # 2004-0388815  
05/24/2004 08:00A Fee:16.00

Page 1 of 4  
Recorded in Official Records  
County of Riverside

Gary L. Orso  
Assessor, County Clerk & Recorder



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FOR RECORDER'S OFFICE USE ONLY

Project: P03-1481 (LLA)  
4942-48 Arlington Avenue  
A.P.N. POR. 227-251-012, 013 & POR. 032

LL - P03-1481



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): **MICHAEL P. BOYKO and DIANE M. ELLER-BOYKO, husband and wife as joint tenants.**

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 2 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: JR HSL 5/20/04  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On May 20, 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)

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:

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

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

EXHIBIT "A"

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

**PARCEL B**

That portion of Parcel 1 of Parcel Map No. 16814, as shown by map on file in Book 86, Pages 32 and 33 of Parcel Maps, records of Riverside County, California, **TOGETHER WITH** those portions of Lots 5 and 6 in Block 17 of the Lands of the Riverside Land and Irrigating Co., as shown by map on file in Book 1, Page 70 of Maps, records of San Bernardino County, California, described as follows:

**COMMENCING** at the northeasterly corner of said Parcel 1;

THENCE South 0°17'24" East, along the easterly line of said Parcel 1, a distance of 5.00 feet to a line that is parallel with and distant 60.00 feet southerly, as measured at right angles, from the centerline of Arlington Avenue as shown by said Parcel Map No. 16814;

THENCE South 89°42'15" West, along said parallel line, a distance of 94.28 feet to the **POINT OF BEGINNING** of the parcel of land being described;

THENCE SOUTH, a distance of 139.81 feet;

THENCE South 21°49'30" East, a distance of 39.25 feet;

THENCE South 68°10'30" West, a distance of 100.46 feet to a point in the westerly boundary of said Parcel 1, distant 118.45 feet southeasterly from the most northwesterly corner of said Parcel 1; said most northwesterly corner being shown as a tag R.C.E. 9876 in the face of a wall by said Parcel Map No. 16814;

THENCE North 21°49'30" West, a distance of 229.18 feet to said line that is parallel with and distant 60.00 feet southerly from the centerline of Arlington Avenue;

THENCE North 89°42'15" East, along said parallel line, a distance of 163.88 feet to the **POINT OF BEGINNING**.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Jeffrey M. Barnes 5/13/04

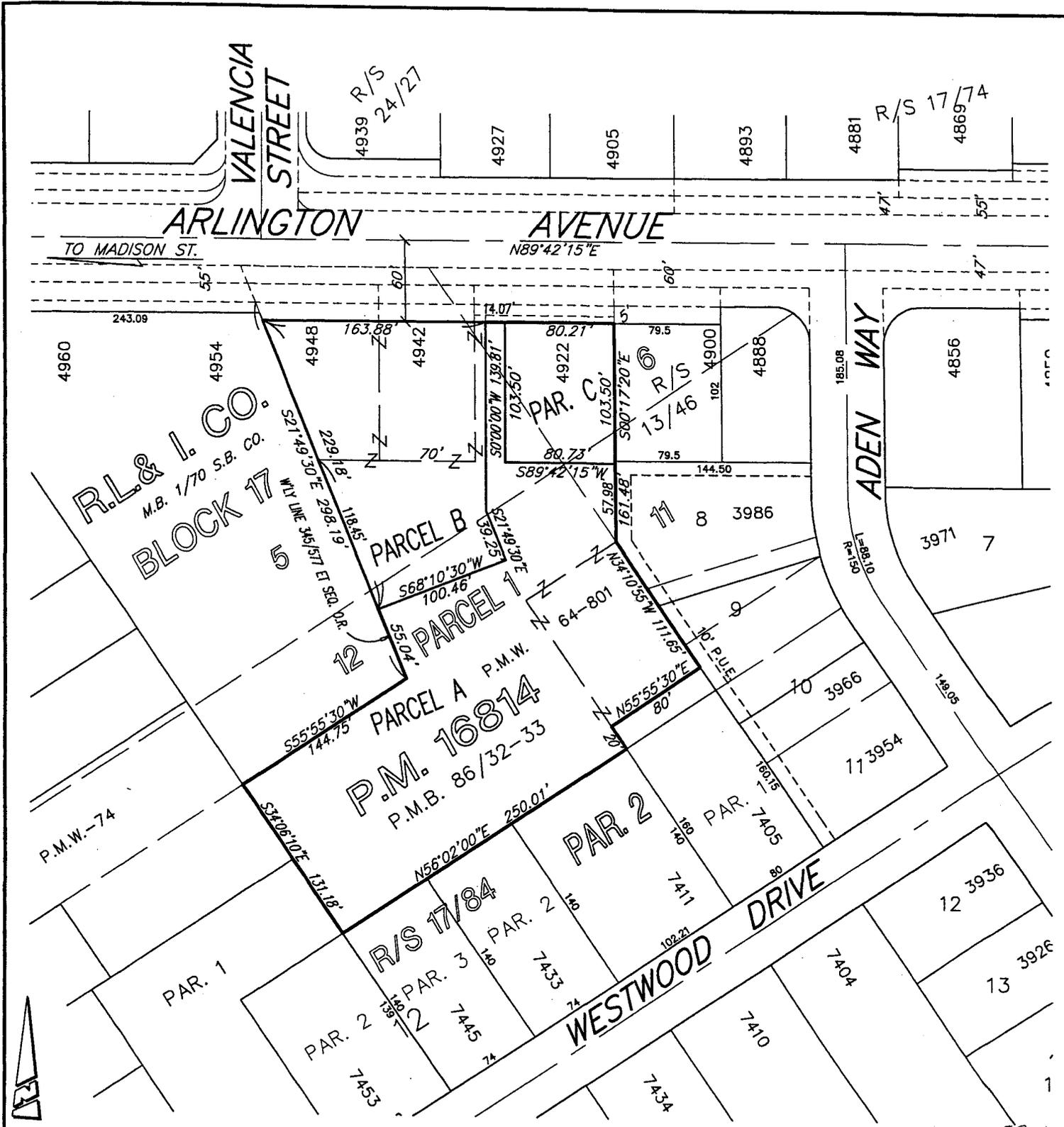
JEFFREY M. BARNES, L.S. 7663  
License Expires 12-31-2004

Date



DESCRIPTION APPROVAL 5/13/04

K. Stewart by \_\_\_\_\_  
for SURVEYOR, CITY OF RIVERSIDE



**IW Consulting Engineers, Inc.**

- Civil Engineering
- Surveying
- Land Planning

3544 University Avenue  
Riverside, CA 92501

Tel: 909.687.2929  
Fax: 909.687.2999

PROJECT: LOT LINE ADJUSTMENT SCALE: N.T.S.  
J.N. 127.001 BERNAL/BOYKO  
DRAWN BY: AW NOVEMBER 18, 2003

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT IT IS NOT PART OF THE WRITTEN DESCRIPTION