

Recording requested by:

DOC # 2004-0835613

10/22/2004 08:00A Fee:22.00

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Recorded in Official Records
County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION



30

And when recorded, mail to:

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

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Project: P04-0209
APN: 145-093-003
Address: 10260 Bonita Ave

LL- P04-0209



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): CONSTANTIN and RODICA FURDUI, 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 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.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

KEN GUTIERREZ
PLANNING DIRECTOR

By: John A. Swiecki 10/20/04
PRINCIPAL PLANNER DATE

JOHN A. SWIECKI LL-P04-0209

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On Oct. 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:

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Exhibit "A"
Parcel Description - Proposed Lot #1

That portion of Lot 3, Block 42 of LA GRANADA, as shown by map on file in Book 12, Pages 42 through 51, inclusive, Official Records of Riverside County, California, situate in the City of Riverside, County of Riverside, State of California, more properly described as follows:

BEGINNING at the most westerly corner of said Lot 3;

THENCE S 34°15'33" E, a distance of 180.63 feet, to the southeasterly line of said Lot 3 and the beginning of a non-tangent curve, the center of which bears N 35°53'58" W, 543.69 feet distant;

THENCE northeasterly along said curve, having a radius of 543.69 feet, through a central angle of 6°00'45", a distance of 57.05 feet to a line parallel with the northeasterly line of said Lot 3, and distant therefrom 43.40 feet as measured perpendicular to said line;

THENCE N 34°20'30" W, along said parallel line, a distance of 122.12 feet;

THENCE N 27°03'43" W, a distance of 26.90 feet, to a line parallel with the centerline of Bonita Avenue and distant therefrom 53.00 feet as measured perpendicular to said line;

THENCE N 34°20'29" W, a distance of 28.00 feet, to a line parallel with the centerline of Bonita Avenue and distant therefrom 25.00 feet as measured perpendicular to said line, said line being the southeasterly sideline of Bonita Avenue;

THENCE S 54°58'30" W, along the southeasterly sideline of Bonita Avenue, a distance of 60.00 feet, to the Point of Beginning.

Said parcel contains 10,303 square feet, more or less.

This parcel is subject to an easement for Street and Highway purposes along the northwesterly 8.00 feet thereof.

End of Description

Parcel Description - Proposed Lot #2

That portion of Lot 3 and the portion of Lot 4 lying southwesterly of a line parallel with and 20.00 feet northeasterly of the southwesterly line of said Lot 4, Block 42 of LA GRANADA, as shown by map on file in Book 12, Pages 42 through 51, inclusive, Official Records of Riverside County, California, situate in the City of Riverside, County of Riverside, State of California, more properly described as follows:

COMMENCING at the most westerly corner of said Lot 3;
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THENCE N 54°58'30" E, along the easterly sideline of Bonita Avenue, a distance of 60.00 feet, to the Point of Beginning;

THENCE continuing N 54°58'30" E, along the easterly sideline of Bonita Avenue, a distance of 60.00 feet, to a line parallel with the northeasterly line of said Lot 3 and distant 20.00 feet northeasterly therefrom as measured perpendicular to said line;

THENCE S 34°20'30" E, along said line, a distance of 165.22 feet to the southeasterly line of said Lot 4 and the beginning of a non-tangent curve, the center of which bears N 48°43'20" W, 543.69 feet distant;

THENCE southwesterly along said curve, having a radius of 543.69 feet, through a central angle of 6°48'37", a distance of 64.62 feet to a line parallel with the northeasterly line of said Lot 3, and distant therefrom 43.40 feet as measured perpendicular to said line;

THENCE N 34°20'30" W, parallel with said northeasterly line, a distance of 122.12 feet;

THENCE N 27°03'43" W, a distance of 26.90 feet to a line parallel with the centerline of Bonita Avenue and distant therefrom 53.00 feet as measured perpendicular to said line;

THENCE N 34°20'29" W, a distance of 28.00 feet, to the Point of Beginning.

Said parcel contains 10,742 square feet, more or less.

This parcel is subject to an easement for Street and Highway purposes along the northwesterly 8.00 feet thereof.

End of Description

A plat titled "Exhibit "B / Plat of Legal Descriptions" is attached herewith and made a part hereof.

This legal description has been written by me in conformance with Section 8726 (l) of the Professional Land Surveyor's Act (California Business and Professions Code - Chapter 15). This description is pursuant to Lot Line Adjustment No. P04-0209.



D. Ian Wilson

D. Ian Wilson, L.S.

8/27/04

Date

DESCRIPTION APPROVAL TO 7010-04
FOR SURVEYOR, CITY OF RIVERSIDE by [Signature]

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Exhibit "B"

Plat of Legal Descriptions

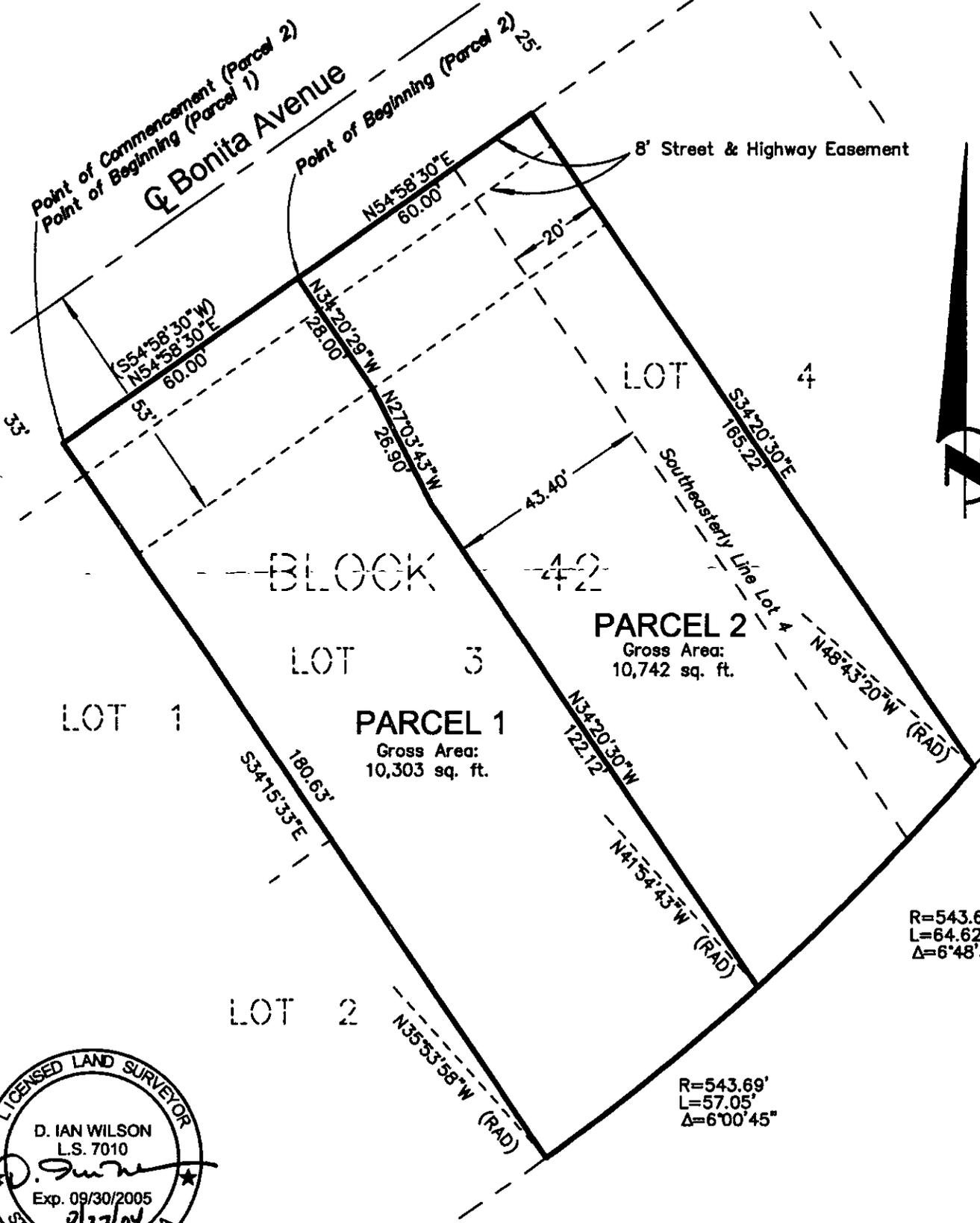
LOT 5

Point of Commencement (Parcel 2)
Point of Beginning (Parcel 1)
Q Bonita Avenue

Point of Beginning (Parcel 2) 25'

8' Street & Highway Easement

Scale: 1" = 30'



BLOCK 42

PARCEL 2
Gross Area:
10,742 sq. ft.

PARCEL 1
Gross Area:
10,303 sq. ft.

R=543.69'
L=64.62'
Δ=6°48'37"

R=543.69'
L=57.05'
Δ=6°00'45"

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GARY L. ORSO
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(909) 486-7000

<http://riverside.asrclkrec.com>

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

Description approval 10 / 6 / 64

SURVEYOR CITY OF RIVERSIDE

Date: 10-21-04

Signature: Constantin Furou

Print Name: CONSTANTIN FUROU

