

PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:

DOC # 2008-0329646  
06/17/2008 08:00A Fee:24.00  
Page 1 of 6  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



Orange Coast Title

MAIL TAX STATEMENTS AND  
AND WHEN RECORDED MAIL TO:

Surveyor  
City of Riverside  
Public Works Dept.  
3900 main street  
Riverside, CA 92522

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City of Riverside  
Certificate of Compliance  
For Lot Line Adjustment

R231076-2

T  
042

THIS AREA FOR RECORDERS  
USE ONLY

MAIL TAX STATEMENTS TO:  
SAME AS ABOVE

LLPD4-1537

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

FOR RECORDER'S OFFICE USE ONLY

Project: P04-1537  
APN: 207-105-018  
Address: 3070 Cedar Street

**LL-P04-1537**  
**PARCEL A**

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): **ANTHONY R. CHAVEZ and HEATHER R. CHAVEZ,**  
**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 **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(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: Craig Aaron  
CRAIG AARON  
DEPUTY PLANNING DIRECTOR

4-22-08  
DATE

State of California

County of Riverside } ss

On 4-23-08, before me, Francisca Andrade, notary public,  
personally appeared Craig Aaron 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.

Francisca Andrade

Notary Signature



**EXHIBIT "A"**

**PARCEL A (PORTION APN 207-105-018):**

THAT PORTION OF LOT 11 OF MONTECITO TRACT IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGE 159 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE WESTERLY CORNER OF SAID LOT 11; THENCE NORTH 28°53'58" EAST 50.00 FEET TO THE NORTHERLY CORNER OF SAID LOT; THENCE SOUTH 61°00'00" EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT, 84.68 FEET TO A POINT DISTANT 70.44 FEET MEASURED ALONG SAID NORTHEASTERLY LINE FROM THE EASTERLY CORNER OF SAID LOT; THENCE SOUTH 29°17'47" WEST 50.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT, SAID POINT BEING DISTANT 70.79 FEET MEASURED ALONG SAID SOUTHWESTERLY LINE FROM THE SOUTHERLY CORNER OF SAID LOT 11; THENCE NORTH 61°00'00" WEST ALONG SAID SOUTHWESTERLY LINE 84.33 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND CONTAINS 4,225 SQ.FT. MORE OR LESS.

*Ofer Shapira*

OFER SHAPIRA  
LICENSE NO.: LS 7123  
EXPIRES 12-31-08



DESCRIPTION APPROVAL:

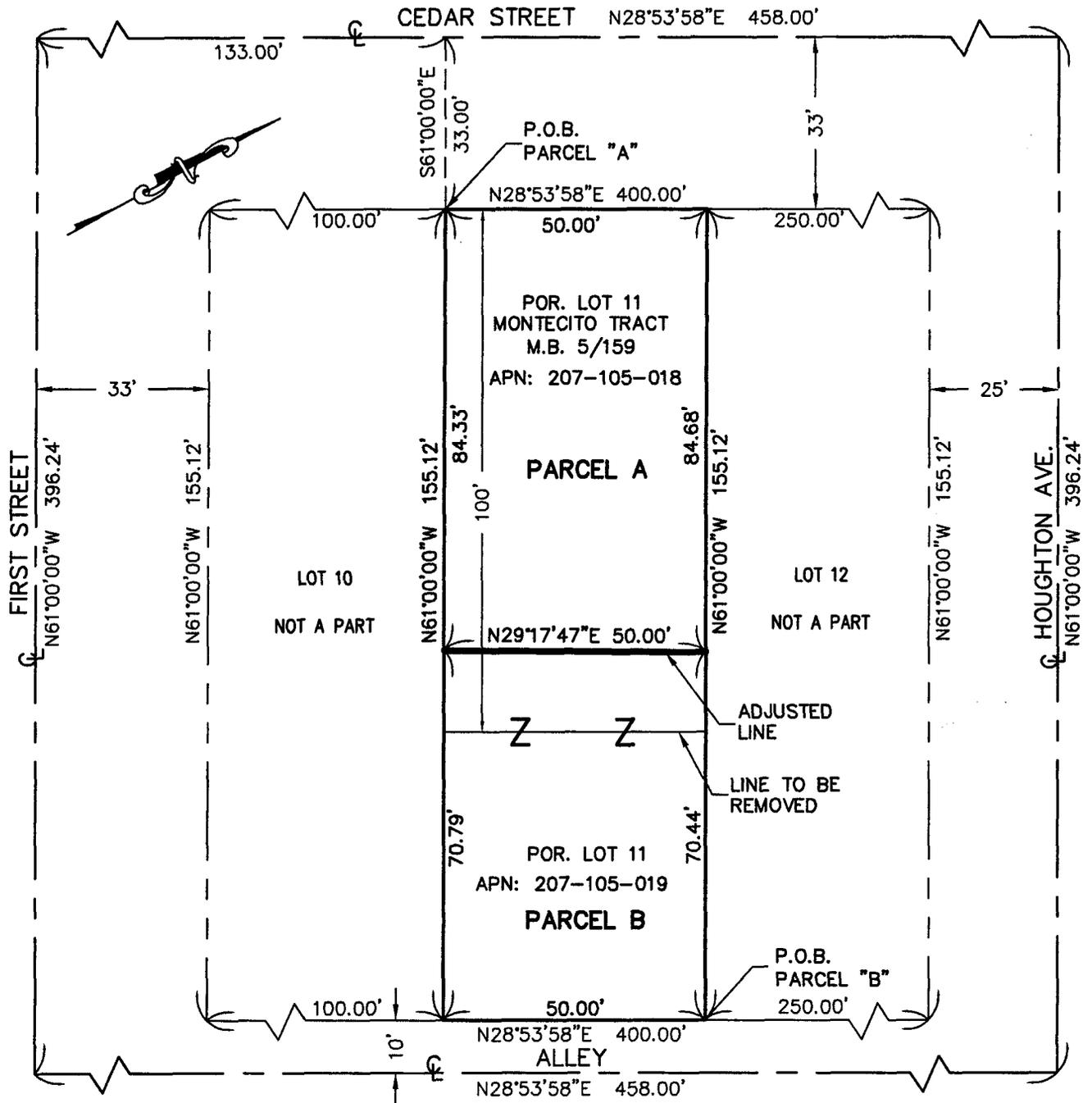
BY: *[Signature]* 5/7/08  
DATE

FOR: MARK S. BROWN  
CITY SURVEYOR

LL-P04-1537

**LOT LINE ADJUSTMENT  
IN THE CITY OF RIVERSIDE, CALIFORNIA**

**EXHIBIT "B"**



**OWNERSHIP INFORMATION**

**PARCEL A**  
 APN 207-105-018  
 MR. & MRS. ANTHONY RAY CHAVEZ  
 3070 CEDAR STREET,  
 CITY OF RIVERSIDE

**PARCEL B**  
 APN 207-105-019  
 MARIA SENTNER  
 3068 CEDAR STREET,  
 CITY OF RIVERSIDE

LOT NO.	AREAS IN SQ. FT.
APN: 207-105-018 3070 CEDAR ST. PARCEL A	4225
APN: 207-105-019 3068 CEDAR ST. PARCEL B	3531

SCALE: 1" = 30'



*Offer Shapira*  
 OFFER SHAPIRA  
 3-26-08  
 DATE

24.4

LL-P04-1537

**CALIFORNIA NOTARY/ILLEGIBLE NOTARY SEAL/ILLEGIBLE DOCUMENT  
3-IN-ONE FORM**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_  
(Date) (Name and title of the officer)

personally appeared \_\_\_\_\_, who proved to me on the basis of  
(Name of person signing)  
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.

\_\_\_\_\_  
Signature of officer

(Seal)

**GOVERNMENT CODE 27361.7**

**I certify under penalty of perjury that the Notary Seal on the document to which this statement is attached reads as follows:**

NAME OF NOTARY: Francisca Andrade  
DATE COMMISSION EXPIRES: May 6, 2011  
COUNTY WHERE BOND IS FILED: Riverside  
COMMISSION NUMBER: 1742005  
PLACE OF EXECUTION: Riverside DATE: 6/4-08  
SIGNATURE: [Signature]

I certify under penalty of perjury under the laws of the State of California that the illegible portion of this document to which this statement is attached reads as follows:

PLACE OF EXECUTION: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE OF DECLARANT \_\_\_\_\_

PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:

Orange Coast Title

MAIL TAX STATEMENTS AND  
AND WHEN RECORDED MAIL TO:

Surveyor  
City of Riverside  
Public works Dept.  
3900 main street  
Riverside, CA 92522

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Assessor, County Clerk & Recorder



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1			6						
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									042

City of Riverside  
Certificate of Compliance  
for lot line adjustment

24



R231076-2

THIS AREA FOR RECORDERS  
USE ONLY

MAIL TAX STATEMENTS TO:  
SAME AS ABOVE

LL-P04-1537

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

FOR RECORDER'S OFFICE USE ONLY

Project: P04-1537  
APN: 207-105-019 and portion 018  
Address: 3068 Cedar Street

**LL-P04-1537**  
**PARCEL B**

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): **MARIA C. SENTNER, an unmarried woman**

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 **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(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: Craig Aaron  
CRAIG AARON  
DEPUTY PLANNING DIRECTOR

4-22-08  
DATE

State of California

County of Riverside } ss

On 4-23-08, before me, Francisca Andrade, Notary Public  
~~Craig Aaron~~

personally appeared Craig Aaron 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.

Francisca Celeste

Notary Signature



**EXHIBIT "A"**

**PARCEL B (APN 207-105-019 AND PORTION APN 207-105-018):**

THAT PORTION OF LOT 11 OF MONTECITO TRACT IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGE 159 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE EASTERLY CORNER OF SAID LOT 11; THENCE NORTH 61°00'00" WEST ALONG THE NORTHEASTERLY LINE OF SAID LOT, 70.44 FEET; THENCE SOUTH 29°17'47" WEST 50.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT, SAID POINT BEING DISTANT 70.79 FEET MEASURED ALONG SAID SOUTHWESTERLY LINE FROM THE SOUTHERLY CORNER OF SAID LOT; THENCE SOUTH 61°00'00" EAST, ALONG SAID SOUTHWESTERLY LINE, 70.79 FEET TO THE SOUTHERLY CORNER OF SAID LOT; THENCE NORTH 28°53'58" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT, 50.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND CONTAINS 3,531 SQ.FT. MORE OR LESS.

*Ofer Shapira*

OFER SHAPIRA  
LICENSE NO.: LS 7123  
EXPIRES 12-31-08



DESCRIPTION APPROVAL:

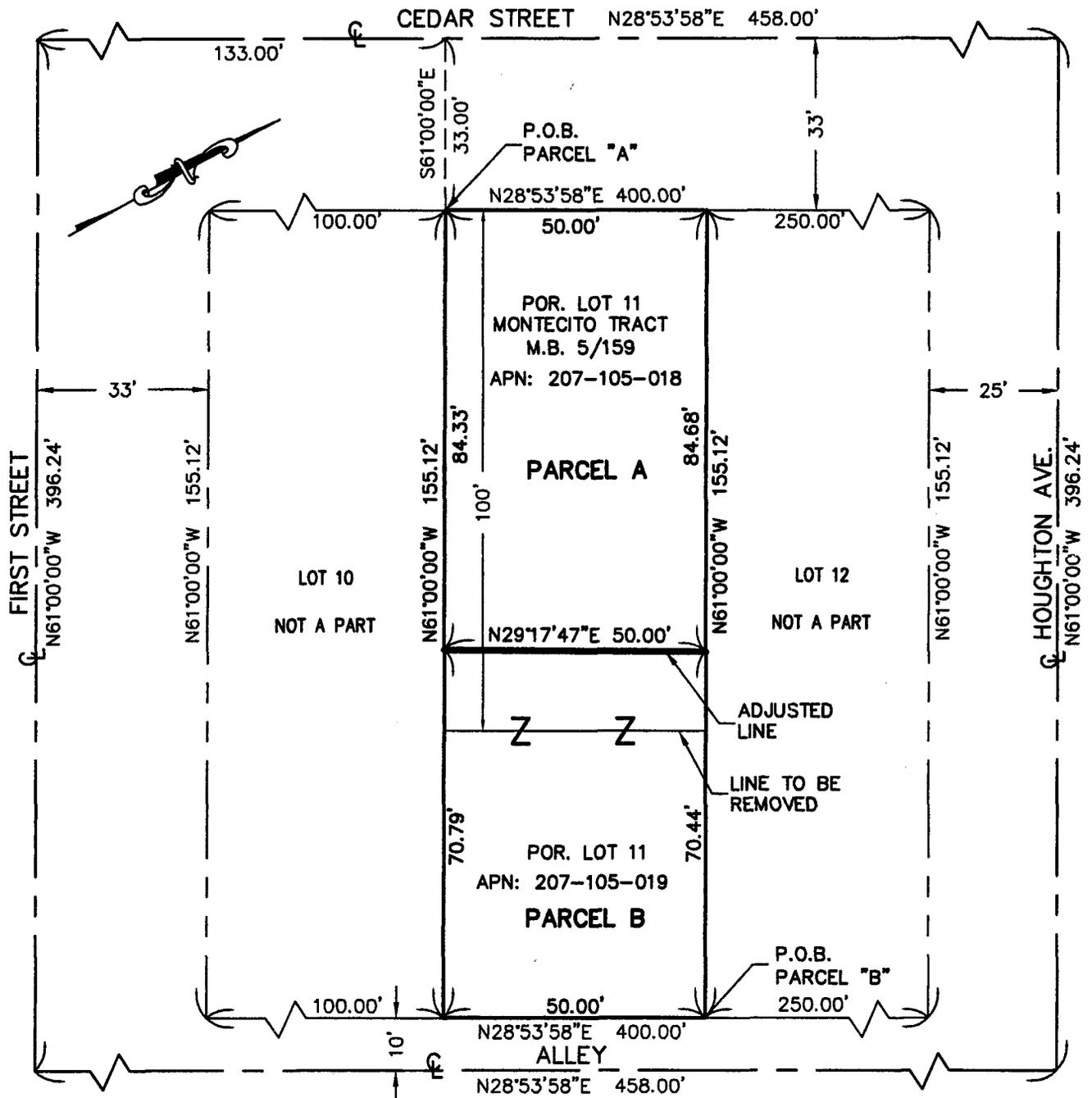
BY: *[Signature]* 5/7/08  
DATE

FOR: MARK S. BROWN  
CITY SURVEYOR

LL-P04-1537

**LOT LINE ADJUSTMENT  
IN THE CITY OF RIVERSIDE, CALIFORNIA**

**EXHIBIT "B"**



**OWNERSHIP INFORMATION**

PARCEL A  
APN 207-105-018  
MR. & MRS. ANTHONY RAY CHAVEZ  
3070 CEDAR STREET,  
CITY OF RIVERSIDE

PARCEL B  
APN 207-105-019  
MARIA SENTNER  
3068 CEDAR STREET,  
CITY OF RIVERSIDE

**LOT NO.**

APN: 207-105-018  
3070 CEDAR ST.  
PARCEL A

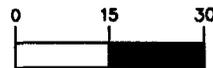
APN: 207-105-019  
3068 CEDAR ST.  
PARCEL B

**AREAS IN SQ. FT.**

4225

3531

SCALE: 1" = 30'



*Offer Shapira*  
OFFER SHAPIRA

3-26-08  
DATE

244

LL-P04-1537

**CALIFORNIA NOTARY/ILLEGIBLE NOTARY SEAL/ILLEGIBLE DOCUMENT  
3-IN-ONE FORM**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_  
(Date) (Name and title of the officer)

personally appeared \_\_\_\_\_, who proved to me on the basis of  
(Name of person signing)  
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.

\_\_\_\_\_  
Signature of officer

(Seal)

**GOVERNMENT CODE 27361.7**

**I certify under penalty of perjury that the Notary Seal on the document to which this statement is attached reads as follows:**

NAME OF NOTARY: Francisca Andrade

DATE COMMISSION EXPIRES: 1/7/2005

COUNTY WHERE BOND IS FILED: Riverside

COMMISSION NUMBER: 1742005

PLACE OF EXECUTION: Riverside DATE: 6/4-08

SIGNATURE: Debra Jewell

I certify under penalty of perjury under the laws of the State of California that the illegible portion of this document to which this statement is attached reads as follows:

PLACE OF EXECUTION: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE OF DECLARANT \_\_\_\_\_