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Riverside, California 92522

**DOC # 2005-0673239**

08/17/2005 08:00A Fee:19.00

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Recorded in Official Records  
County of Riverside

Larry W. Ward  
Assessor, County Clerk & Recorder



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Project: P05-0146, Madison & Emerald  
A.P.N. 230-332-001 & 002

**LL - P05-0146**



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

Property Owner(s): M & M CONSTRUCTION ENTERPRISES, a California corporation.

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 two (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: Jeffrey A. Belinger 8-16-05  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On August 10, 2005, before me Janis Lowry  
(date) (name)

a Notary Public in and for said State, personally appeared  
JEFFREY A. BELINGER  
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.  
Janis Lowry  
Signature

P05-0146 LLA.DOC



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## EXHIBIT A

### Parcel A

Lot 1 together with Lot 2 all in Block 2 of Casa Blanca Heights, in the City of Riverside, County of Riverside, State of California, as shown by Map filed in Map Book 5, Page 117, in the Office of the County Recorder of said County;

**EXCEPTING THEREFROM** the southeasterly 8.00 feet of said Lot 1, and the southwesterly 4.00 feet of said Lots 1 & 2;

**ALSO EXCEPTING THEREFROM** that portion of said Lot 1, described as follows:

**BEGINNING** at the intersection of a line that is parallel with, and distant 33.00 feet northwesterly, measured at right angles, from the centerline of Emerald Street, as shown on said map, with a line that is parallel with and distant 44.00 feet northeasterly, measured at right angles, from the centerline of Madison Street, as shown on said map;

Thence North  $33^{\circ}57'45''$  West, along the last mentioned parallel line, a distance of 20.01 feet;

Thence South  $82^{\circ}58'09''$  East leaving said last mentioned parallel line, a distance of 30.49 feet to a point on said line that is parallel with and 33.00 feet northwesterly from the centerline of Emerald Street distant 23.01 feet from the **POINT OF BEGINNING**;

Thence South  $56^{\circ}00'03''$  West, along said line that is parallel with and 33.00 feet northwesterly from the centerline of Emerald Street, a distance of 23.01 feet to the **POINT OF BEGINNING**;

**ALSO EXCEPTING THEREFROM** the northeasterly 73 feet of said Lots 1 and 2.



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**Parcel B**

The Northeasterly 73 feet of Lot 1 together with the northeasterly 73 feet of Lot 2 all in Block 2 of Casa Blanca Heights, in the City of Riverside, County of Riverside, State of California, as shown by Map filed in Map Book 5, Page 117, in the Office of the County Recorder of Riverside County, State of California;

**EXCEPTING THEREFROM** the Southeasterly 8 feet of Lot 1.

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

  
Charles W. Stevens, P.E. 29725      8-10-05      Date  
License Expires 3/31/07



DESCRIPTION APPROVAL:

BY: IC Strout      8/10/05  
DATE

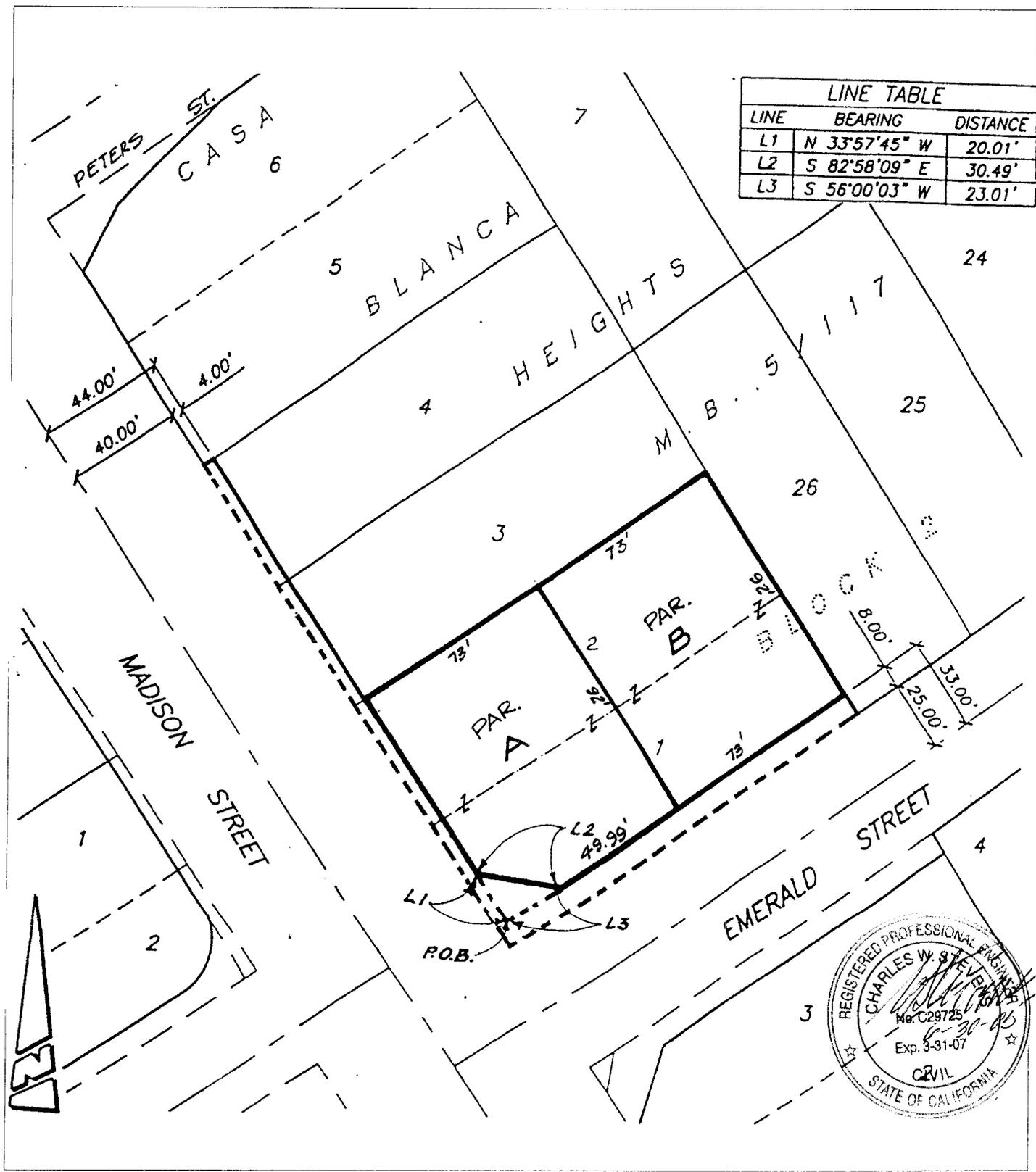
FOR: MARK S. BROWN  
CITY SURVEYOR



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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 33°57'45" W	20.01'
L2	S 82°58'09" E	30.49'
L3	S 56°00'03" W	23.01'



◆ CITY OF RIVERSIDE, CALIFORNIA ◆

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

Sheet 1 of 1



Scale: 1" = 40'

Drawn by: CWS

Date: 08/09/05

Subject: P05-0146 - LOT LINE ADJUSTMENT

LL-P05-0146