

Recording requested by:

DOC # 2006-0239784

04/04/2006 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

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

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Project: P05-1482
APN: 229-101-006
Address: 6908 Indiana Ave

LL- P05-1482
PARCELS 1 and 2



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

- Property Owner(s):
- A. HUBERT WEBB, Trustee of The A. HUBERT WEBB TRUST, as restated on November 17, 2000 and amended on May 6, 2003, as to an undivided one-third (1/3) interest;
 - ROY G KELLY and BETTY M. KELLY, Trustees of the KELLY FAMILY TRUST dated March 27, 1997, as to an undivided one-third (1/3) interest;
 - IRENE WEBB SALYER, Trustee of THE IRENE D. WEBB TRUST dated September 15, 1986, as to an undivided one-sixth (1/6) interest;
 - A. HUBERT WEBB and IRENE D. WEBB, Co-Trustees of the Credit Trust created under the Last Will and Testament of Ernest N. Webb. Deceased, as to an undivided one-sixth (1/6) interest;

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 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

CLARA
MIRAMONTES

By: [Signature]
PRINCIPAL PLANNER

For 3/14/06
DATE

GENERAL ACKNOWLEDGEMENT

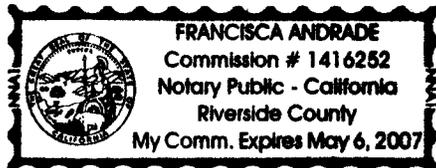
State of California }
County of Riverside } ss

On 3-14-06, before me Francisca Andrade
(date) (name)

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

Clara Miramontes
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 1

That portion of Lot 17 in Block 6 of Orange Acres, as shown my map on file in Book 13, Page 7 of Maps, Records of Riverside County, California, **together with** that portion of the northeasterly 50.00 feet of Lot 16 in Block 6 of said Orange Acres, said portions being described as follows:

COMMENCING at the most easterly corner of said Lot 17;

Thence South 49° 33' 36" West along the southeasterly line of said Lot 17, a distance of 4.03 feet to the **TRUE POINT OF BEGINNING**, said point being an angle point in that certain parcel of land conveyed to the City of Riverside by deed recorded May 23, 1969 as Instrument No. 51259, Official Records of Riverside County, California;

Thence North 33° 56' 00" West along the boundary line of said parcel so conveyed, a distance of 175.62 feet to the most easterly corner of the Grant Deed recorded August 25, 1970 as Instrument No. 83831, Official Records of Riverside County, California;

Thence South 56° 00' 00" West along the southeasterly line of said Grant Deed recorded August 25, 1970 and along the southwesterly prolongation thereof, a distance of 131.63 feet to a point on the southwesterly line of said parcel conveyed by deed recorded May 23, 1969;

Thence South 34° 00' 00" East along said southwesterly line, a distance of 190.45 feet to the most southerly corner thereof, said corner being on the southeasterly line of said Lot 16;

Thence North 49° 33' 36" East along said southeasterly line and along said southeasterly line of Lot 17, a distance of 132.26 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.55 acre, more or less.

PARCEL 2

That portion of Lot 17 in Block 6 of Orange Acres, as shown my map on file in Book 13, Page 7 of Maps, Records of Riverside County, California, **together with** that portion of the northeasterly 50.00 feet of Lot 16 in Block 6 of said Orange Acres, said portions being described as follows:

COMMENCING at the most easterly corner of said Lot 17;



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Thence South 49° 33' 36" West along the southeasterly line of said Lot 17, a distance of 4.03 feet to an angle point in that certain parcel of land conveyed to the City of Riverside by deed recorded May 23, 1969 as Instrument No. 51259, Official Records of Riverside County, California;

Thence North 33° 56' 00" West along the boundary line of said parcel so conveyed, a distance of 175.62 feet to the **TRUE POINT OF BEGINNING**, said point being the most easterly corner of the Grant Deed recorded August 25, 1970 as Instrument No. 83831, Official Records of Riverside County, California;

Thence continuing North 33° 56' 00" West along said boundary line of said Grant Deed recorded August 25, 1970, a distance of 102.71 feet to an angle point thereon;

Thence North 82° 11' 38" West along said boundary line, a distance of 13.06 feet to an angle point thereon;

Thence South 49° 33' 36" West along said boundary line and along the southwesterly prolongation thereof, a distance of 122.79 feet to a point on the southwesterly line of said northeasterly 50.00 feet of Lot 16, said point also being on the boundary line of said deed recorded August 25, 1970;

Thence South 34° 00' 00" East along the southeasterly line and along said boundary line, a distance of 97.65 feet;

Thence North 56° 00' 00" East along said boundary line, a distance of 131.63 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.32 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION



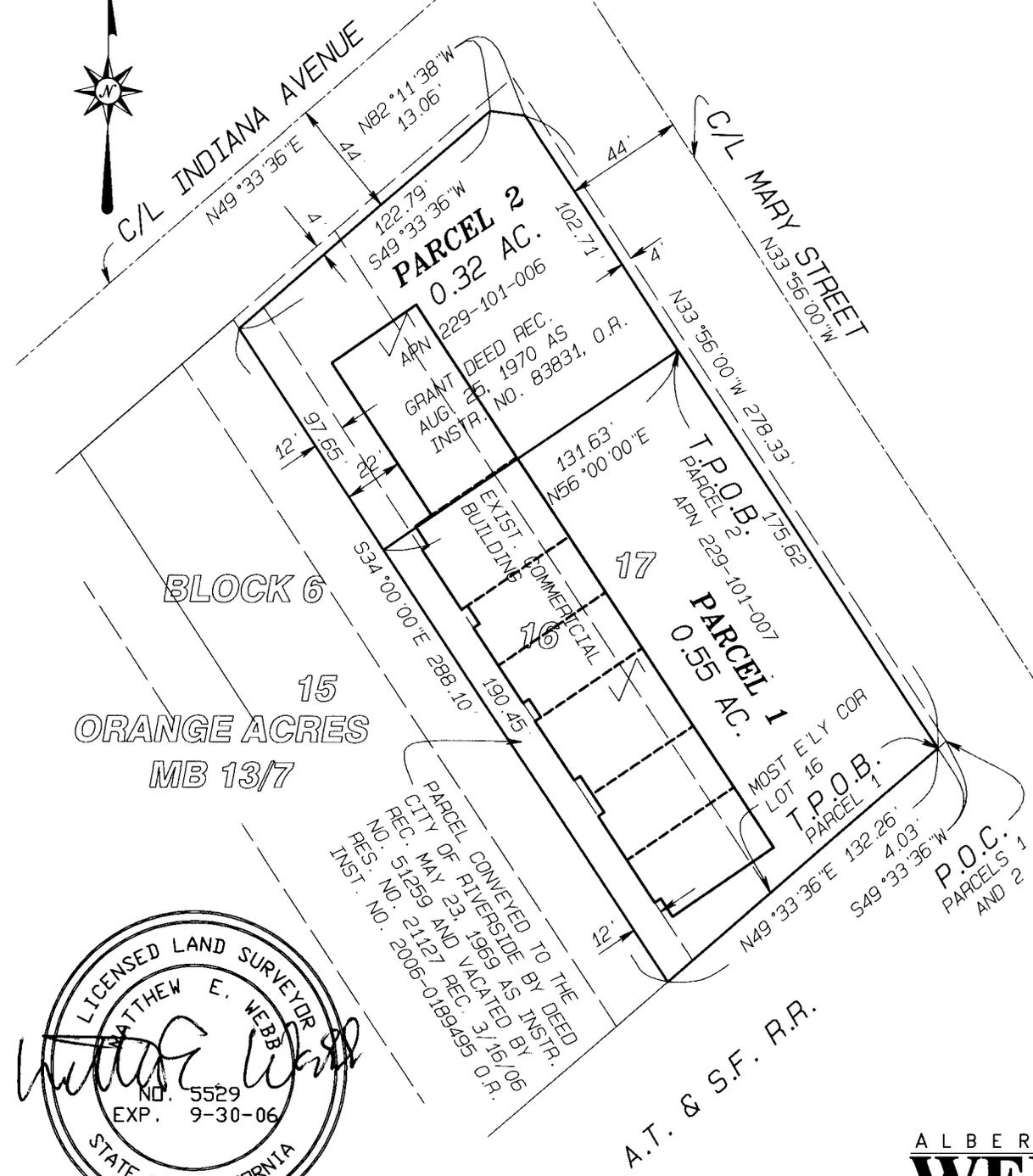
Matthew E. Webb 3/21/06
Matthew E. Webb, L.S. 5529 Date

Prepared by: [Signature]
Checked by: [Signature]

DESCRIPTION APPROVAL:
[Signature] 4/3/06
MARK S. BROWN DATE
CITY SURVEYOR



EXHIBIT "B"



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ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

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T. 3 S., R. 5 W.

CITY OF RIVERSIDE, CALIFORNIA

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT.		SHEET <u>1</u> OF <u>1</u>	W.O. 05-443
SCALE: 1" = <u>60'</u>	DRWN BY <u>JS</u> CHKD BY <u>MM</u>	DATE <u>3/21/06</u> DATE <u>3/21/06</u>	SUBJECT: LOT LINE ADJUSTMENT PO-1482

LL-POS-1482