

DOC # 2007-0012082

01/05/2007 08:00A Fee:31.00

Page 1 of 9

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:

Chicago Title Company

AND WHEN RECORDED MAIL TO:

City Surveyor's Office  
City of Riverside  
Public Works Department  
3900 Main Street 3rd Floor  
Riverside, California  
92522



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TRA: 009-142

APNS: 145-340-067-0

DTT: None

145-340-080-1(Portion)

Certificate of Compliance for Lot Line Adjustment



Title of Document

Chicago Title Company has recorded this instrument by request as an accommodation only and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described herein

THIS AREA FOR  
RECORDER'S  
USE ONLY

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3:00 Additional Recording Fee Applies)

Recording requested by:

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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: TRACT 31553 -P06-0745  
APN: Lots "O" and "T"  
Address: Challen Avenue

**LL-P06-0745**

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): MBK HOMES LTD,; A California Limited Partnership

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

By: *Craig Avera* 12-4-06  
PRINCIPAL PLANNER DATE

**GENERAL ACKNOWLEDGEMENT**

State of California }  
County of Riverside } ss

On 12/4/06, before me Francisca Andrade  
(date) (name)

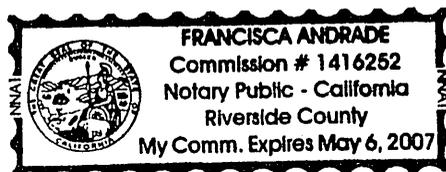
a Notary Public in and for said State, personally appeared:

Craig Aaron  
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:

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



**LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER**

**Recorder**  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000  
<http://riverside.asrelkrec.com>

**NOTARY CLARITY**

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

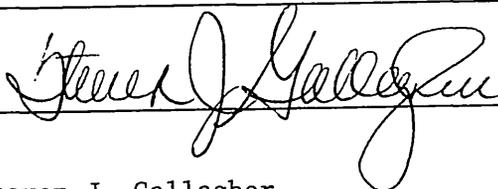
Name of Notary: Francisca Andrade

Commission #: 1416252

Place of Execution: Riverside County, California

Date Commission Expires: May 6, 2007

Date: January 4, 2007

Signature: 

Print Name: Steven J. Gallagher

**EXHIBIT A**  
**LOT LINE ADJUSTMENT CASE NO. P06-0745**  
**PARCEL A**

All of Lot "O" (Gardengate Lane), as shown on Tract Map 31553, as shown by map on file in Book 387, Pages 46 through 55, inclusive, records of Riverside County, California;

**TOGETHER WITH** that portion of Lot "T" (Open Space Lot), as shown on said map, more particularly described as follows:

**COMMENCING** as the centerline intersection of Lot "O" (Gardengate Lane) and Lot "T" (Winterberry Drive), as shown on said map, said point being on a non-tangent curve, concave Northeasterly, having a radius of 200.00 feet to which point a radial line bears South 56°34'17" West;

THENCE Northwesterly along the arc of said curve and said centerline of Lot "O" (Gardengate Lane), through a central angle of 05°52'30", an arc distance of 20.51 feet;

THENCE North 62°26'47" East, a distance of 32.40 feet to a point hereinafter referred to as **PT. "B"**, said point also being on the Easterly right of way line of said Lot "O" (Gardengate Lane) and on a non-tangent curve, concave Southwesterly, having a radius of 60.00 feet to which point a radial line bears North 66°50'13" East;

THENCE along said Easterly right of way line of Lot "O" (Gardengate Lane) the following 3 courses:

- 1) THENCE Northwesterly along said curve, through a central angle of 15°22'30", an arc distance of 16.10 feet;
- 2) THENCE North 41°50'26" West, a distance of 6.62 feet to the beginning of a tangent curve, concave Northeasterly, having a radius of 99.50 feet;
- 3) THENCE Northwesterly along the arc of said curve, through a central angle of 02°58'33", an arc distance of 5.17 feet to **PT. "A"**, said point also being the **TRUE POINT OF BEGINNING**, the radial line from said point bears South 47°34'01" West;

THENCE continuing Northwesterly along the arc of said curve and said Easterly right of way line of Lot "O" (Gardengate Lane), through a central angle of 09°28'18", an arc distance of 16.45 feet;

THENCE North 57°02'20" East radial to said curve, a distance of 2.96 feet;

THENCE South 37°41'49" East, a distance of 15.94 feet;

THENCE South 47°34'01" West, a distance of 2.96 feet to said **TRUE POINT OF BEGINNING**.

**EXCEPTING THEREFROM** that portion of said Lot "T" (Open Space Lot), more particularly described as follows:

**BEGINNING** at aforementioned **PT. "B"**;

THENCE Northwesterly along the arc of said curve and said Easterly right of way line of Lot "O" (Gardengate Lane), through a central angle of 15°22'30", an arc distance of 16.10 feet to which point a radial line bears North 52°05'15" East;

THENCE North 52°05'15" East radial to said curve, a distance of 3.07 feet;

THENCE South 30°51'24" East, a distance of 16.71 feet;

THENCE South 64°18'46" West, a distance of 3.06 feet to the **POINT OF BEGINNING**.

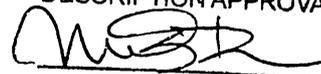
Containing 0.89 acres, more or less.

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART THEREOF

  
Robert A. Stockton, RCE 33591

10/2/16  
Date



DESCRIPTION APPROVAL:  
  
MARK S. BROWN  
CITY SURVEYOR

12/4/06  
DATE

**EXHIBIT A  
LOT LINE ADJUSTMENT CASE NO. P06-0745  
PARCEL B**

All of Lot "T" (Open Space Lot), as shown on Tract Map 31553, as shown by map on file in Book 387, Pages 46 through 55, inclusive, records of Riverside County, California;

**TOGETHER WITH** that portion of Lot "O" (Gardengate Lane), more particularly described as follows:

**COMMENCING** as the centerline intersection of Lot "O" (Gardengate Lane) and Lot "T" (Winterberry Drive), as shown on said map, said point being on a non-tangent curve, concave Northeasterly, having a radius of 200.00 feet to which point a radial line bears South 56°34'17" West;

THENCE Northwesterly along the arc of said curve and said centerline of Lot "O" (Gardengate Lane), through a central angle of 05°52'30", an arc distance of 20.51 feet;

THENCE North 62°26'47" East, a distance of 32.40 feet to **PT. "B"**, said point being on the Easterly right of way line of said Lot "O" (Gardengate Lane) and on a non-tangent curve, concave Southwesterly, having a radius of 60.00 feet to which point a radial line bears North 66°50'13" East, said point also being the **TRUE POINT OF BEGINNING**;

THENCE Northwesterly along the arc of said curve and said Easterly right of way line of Lot "O" (Gardengate Lane), through a central angle of 15°22'30", an arc distance of 16.10 feet to which point a radial line bears North 52°05'15" East;

THENCE North 52°05'15" East radial to said curve, a distance of 3.07 feet;

THENCE South 30°51'24" East, a distance of 16.71 feet;

THENCE South 64°18'46" West, a distance of 3.06 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.11 acres, more or less.

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART THEREOF

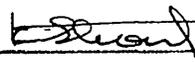


Robert A. Stockton, RCE 33591

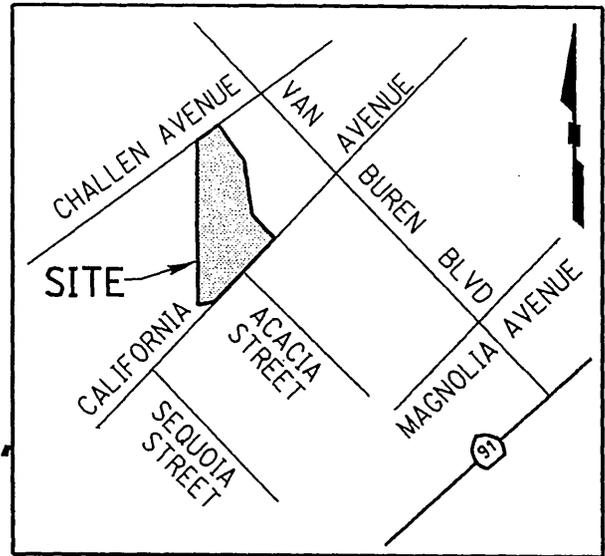
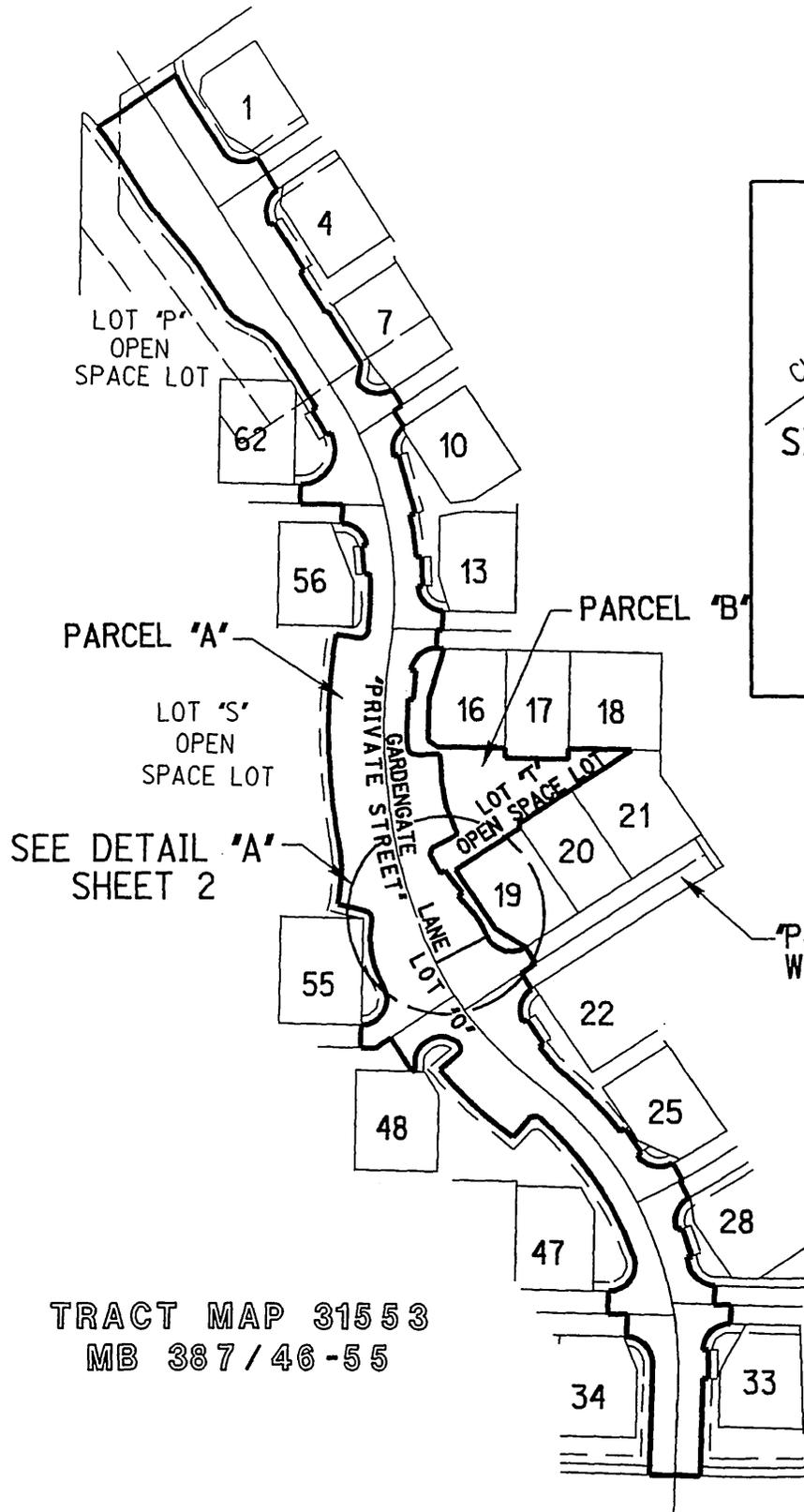
12/20/06  
Date



DESCRIPTION APPROVAL

BY:  12/20/2006  
DATE

FOR: MARK S. BROWN  
CITY SURVEYOR



**VICINITY MAP**

N.T.S.

TRACT MAP 31553  
MB 387/46-55



**RICK**  
ENGINEERING COMPANY

Riverside

1223 UNIVERSITY AVENUE - SUITE 240  
RIVERSIDE, CA 92507  
951.782.0707  
(FAX)951.782.0723

rickengineering.com

San Diego Orange Sacramento Phoenix Tucson

LOT LINE ADJUSTMENT  
CONSOLIDATION CASE  
NO. P06-0745

SCALE: 1"=100

DATE: 2/13/2006

PARCEL 'A'  
0.89 ACRES

(LOT 'T')  
OPEN SPACE LOT

OLD LOT LINE

NEW LOT LINE

PARCEL 'B'  
0.11 ACRES  
19

(LOT 'O')  
GARDENGATE LANE  
'PRIVATE STREET' (LOT 'O')

PT. 'A'  
PARCEL 'A'

OLD LOT LINE

DETAIL 'A'  
NO SCALE

TRACT MAP 31553  
MB 387/46-55

PT. 'B'  
PARCEL 'B'  
(LOT 'T')  
OPEN SPACE LOT

N56°34'17"E RAD

P.O.C.

(LOT 'J')  
'PRIVATE STREET'  
WINTERBERRY DRIVE

NO	DIRECTION	DISTANCE
L1	N41°50'26"W	6.62'
L2	N57°02'20"E RAD	2.96'
L3	N37°41'49"W	15.94'
L4	N47°34'01"E RAD	2.96'
L5	N52°05'15"E RAD	3.07'
L6	N30°51'24"W	16.71'
L7	N64°18'46"E	3.06'

NO	DELTA	RADIUS	LENGTH
C1	05°52'30"	200.00'	20.51'
C2	15°22'30"	60.00'	16.10'
C3	02°58'33"	99.50'	5.17'
C4	09°28'18"	99.50'	16.45'



**RICK**  
ENGINEERING COMPANY

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rickenengineering.com

Riverside

San Diego

Orange

Sacramento

Phoenix

Tucson

LOT LINE ADJUSTMENT  
CONSOLIDATION CASE  
NO. P06-0745

65.4

SCALE: N.T.S

DATE: 2/14/2006