

Recording requested by:

DOC # 2007-0733731
12/07/2007 08:00A Fee:22.00
Page 1 of 6
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:

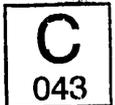
SURVEYOR
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY

Project: P07-0270
APN: 214-292-006 & 020
Address: 4122 University Avenue,
3807 & 3839 Brockton Avenue

LL- P07-0270
PARCEL A



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner: **Carol Bartels, sole Trustee of The Gwendolyn B. Locke Family Trust, Dated January 18, 1994**

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.

LL-P07-0270

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

KEN GUTIERREZ
PLANNING DIRECTOR

By: Craig Aaron
CRAIG AARON
DEPUTY PLANNING DIRECTOR

10-30-07
DATE

GENERAL ACKNOWLEDGEMENT

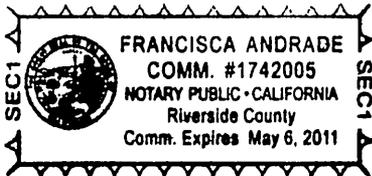
State of California }
County of Riverside } ss

On 10/30/07, 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:

EXHIBIT "A"
PARCEL MERGER P07-0270

PARCEL "A"

Being a Portion of Block 8, Range 11, of the Town of Riverside, as shown by Map on file in Book 7, Page 17 of Maps, Records of San Bernardino County, California, described as follows:

BEGINNING at the most Easterly corner of Block 8, Range 11 of said Town of Riverside;

Thence South 29°00'00" West along the Westerly line of Brockton Avenue (Walnut Street) as shown on Parcel Map 7811 by map on file in Book 25 of Parcel Maps at Page 17, Records of Riverside County, California, a distance of 98.00 feet to the most Easterly corner of that certain parcel of land described by Deed to the City of Riverside recorded July 7, 1961 as Instrument No. 58133, Official Records of Riverside County, California;

Thence North 60°55'45" West, parallel with the Southerly line of University Avenue (8th Street) as shown on said Parcel Map 7811, a distance of 11.00 feet to the most Northerly corner of that certain parcel of land described by Deed to the City of Riverside recorded October 29, 1982 as Instrument No. 188647, Official Records of Riverside County, California;

Thence South 29°00'00" West, along the Northwesterly line of said Deed to the City of Riverside, recorded October 29, 1982, a distance of 50.00 feet to the Southwesterly line of that certain parcel of land conveyed to Owen C. Locke et Ux., by Deed recorded February 8, 1958 as Instrument No. 12203, Official Records of Riverside County, California;

Thence North 60°55'45" West, parallel with the Southerly line of University Avenue (8th Street), a distance of 139.00 feet;

Thence North 29°00'00" East, parallel with the Westerly line of Brockton Street (Walnut Street), a distance of 50.00 feet;

Thence South 60°55'45" East, parallel with the Southerly line of University Avenue (8th Street), a distance of 70.00 feet;

Thence North 29°00'00" East, parallel with the Westerly line of Brockton Avenue (Walnut Street), a distance of 98.00 feet;

Thence South 60°55'45" East, along the Southerly line of University Avenue (8th Street), a distance of 80.00 feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM that portion of Block 8, Range 11 of said Town of Riverside, lying Southeasterly of the following described line:

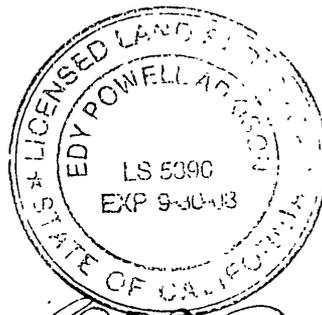
LL-P07-0270

BEGINNING at a point distant North 60°55'45" West, a distance of 30.02 feet measured along the Southerly line of said University Avenue (8th Street) from the most Easterly corner of Block 8, Range 11 of said Town of Riverside;

Thence South 19°08'18" East, a distance of 25.54 feet to a line parallel with and 44.00 feet Northwesterly, measured at right angles from the centerline of said Brockton Avenue (Walnut Street);

Thence South 29°00'00" West along said parallel line, a distance of 130.98 feet to the Southwesterly line of that certain parcel of land conveyed to said Owen C. Locke et Ux., being the termination of said line description.

Containing 0.31 acres of land, more or less.



[Handwritten signature]
12/3/07

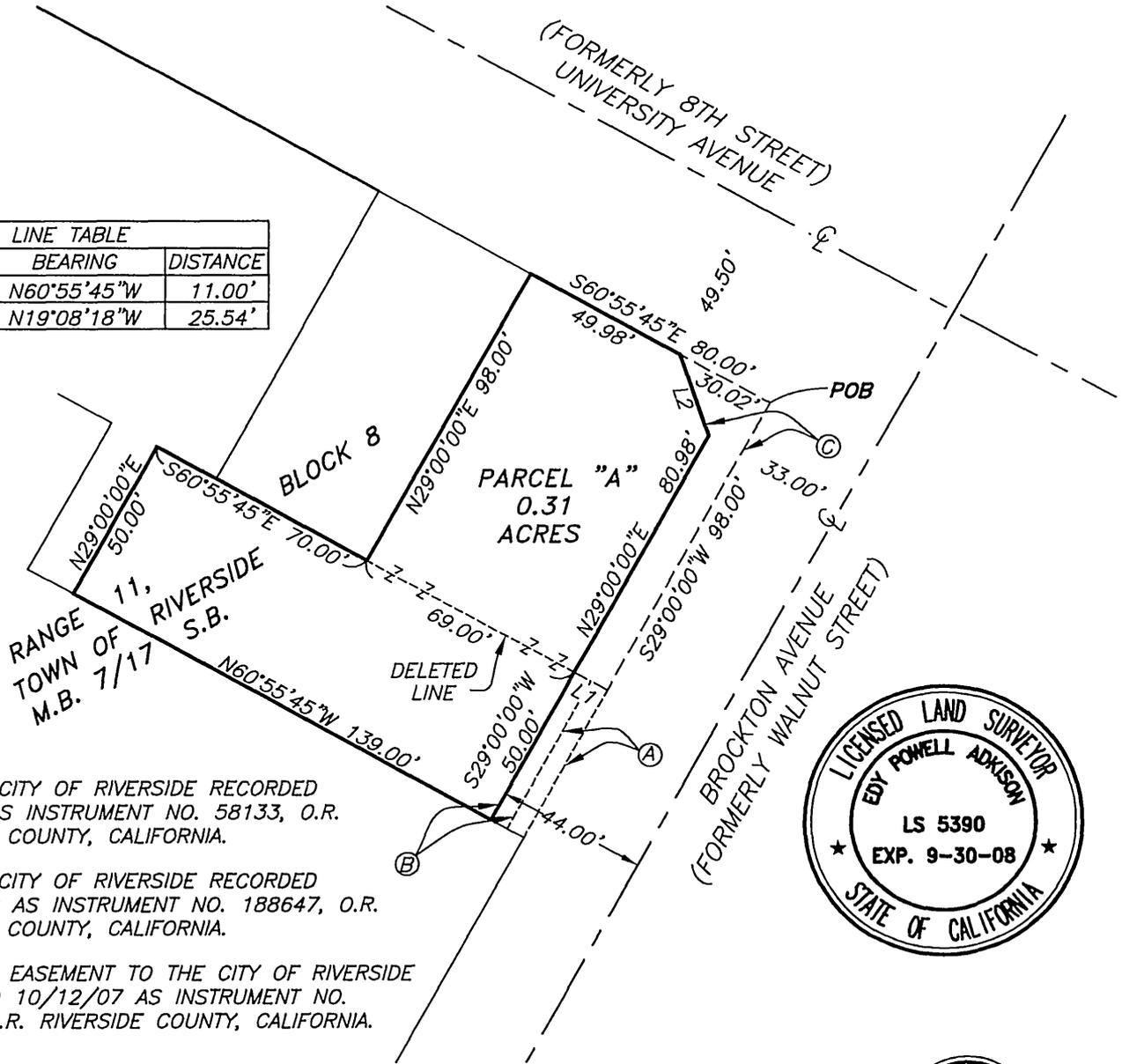
DESCRIPTION APPROVAL

BY: *[Signature]* 12/4/07
DATE

FOR: MARK S. BROWN
CITY SURVEYOR

EXHIBIT "B"
PARCEL MERGER NO. P07-0270

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N60°55'45"W | 11.00' |
| L2 | N19°08'18"W | 25.54' |



- Ⓐ = DEED TO CITY OF RIVERSIDE RECORDED 7/7/61 AS INSTRUMENT NO. 58133, O.R. RIVERSIDE COUNTY, CALIFORNIA.
- Ⓑ = DEED TO CITY OF RIVERSIDE RECORDED 10/29/82 AS INSTRUMENT NO. 188647, O.R. RIVERSIDE COUNTY, CALIFORNIA.
- Ⓒ = GRANT OF EASEMENT TO THE CITY OF RIVERSIDE RECORDED 10/12/07 AS INSTRUMENT NO. 633486 O.R. RIVERSIDE COUNTY, CALIFORNIA.



DETAIL MAP
SCALE: 1"=50'

24-8

PLAT PREPARED BY:

adkan
ENGINEERS
 Civil Engineering · Surveying · Planning
 6820 Airport Drive, Riverside, CA 92504
 Tel:(951) 688-0241 · Fax:(951) 688-0599

SCALE: 1"=50'

JOB NO. 7243

DATE: 12/3/07

CLIENT: GWENDOLYN LOCKE

APPROVED BY:

Edy P. Adkison
 12/3/07
 EDY P. ADKISON L.S. 5390

EXHIBIT "B"
 PARCEL MERGER NO. P07-0270

LL-P07-0270