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**NOTE TO COUNTY RECORDER:**  
**DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.**

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Project: LLA P08-0997  
 APN: 234-231-045 & 234-240-014  
 Address: 2970 Myers St & 3203 Harrison St

**LL- P08-0997**



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owners: CTF5-CITRUS PARK, LLC, a California limited liability company

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the TWO parcels 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 parcels 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: Dirk A. Jenkins 3/12/09  
 DIRK A. JENKINS DATE  
 PRINCIPAL PLANNER

**ACKNOWLEDGEMENT**

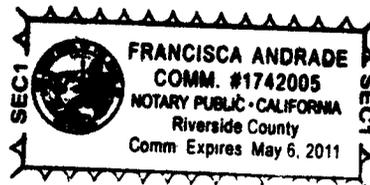
State of California }  
County of Riverside } .ss

On March 12, 2009 before me Francisca Andrade, notary public,  
personally appeared Dirk A. Jenkins  
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"**

**LEGAL DESCRIPTION  
LOT LINE ADJUSTMENT NO. P08-0997**

**PARCEL "A"**

In the City of Riverside, County of Riverside, State of California

Being a portion of Parcel 1 of Parcel Map recorded in Book 8, Page 40 of Parcel Maps and a portion of Parcel 13 of Parcel Map No. 36029 recorded in Book 227, Pages 45 through 49 of Parcel Maps, records of Riverside County, described as follows:

**Beginning** at the southwesterly corner of said Parcel 1;

Thence North  $34^{\circ}00'04''$  West 134.93 feet along said southwesterly line of Parcel 1 to the southwest corner of Parcel 1020-15A, as described in document recorded March 4, 1996, as Instrument 96-077164 of Official Records of said County;

Thence North  $56^{\circ}01'22''$  East 658.03 feet along the southeasterly line of said Parcel 1020-15A;

Thence South  $35^{\circ}08'55''$  East 214.29 feet leaving said southeasterly line to the northeasterly prolongation of the southeasterly line of said Parcel 1;

Thence South  $55^{\circ}59'19''$  West 86.43 feet along said northeasterly prolongation and the southeasterly line of said Parcel 1 to an angle point therein;

Thence South  $28^{\circ}58'42''$  West 28.03 feet along the southeasterly line of said Parcel 1 to the northeasterly line of Shade Tree Lane as shown on said Parcel Map recorded in Book 8, Page 40 of Parcel Maps;

Thence North  $34^{\circ}00'54''$  West 5.86 feet along said northeasterly line of Shade Tree Lane to the most northerly corner thereof;

Thence South  $55^{\circ}59'06''$  West 60.00 feet along the northwesterly line of said Shade Tree Lane to the most westerly corner thereof;

Thence South  $34^{\circ}00'54''$  East 33.79 feet along the southwesterly line of said Shade Tree Lane to the southeasterly line of said Parcel 1;

Thence South 55°59'56" West 105.23 feet along said southeasterly line of said Parcel 1 to an angle point therein;

Thence South 34°00'04" East 21.87 feet along the northeasterly line of said Parcel 1 to an angle point therein;

Thence South 55°59'17" West 196.15 feet along the southeasterly line of said parcel 1 to an angle point therein;

Thence North 33°55'49" West 142.22 feet along the southwesterly line of said Parcel 1 to an angle point therein;

Thence South 55°59'17" West 189.72 feet along the southeasterly line of said parcel 1 to the **Point of Beginning.**

Parcel A contains 3.30 acres, more or less.

#### **PARCEL "B"**

In the City of Riverside, County of Riverside, State of California

Being a portion of Parcel 1 of Parcel Map recorded in Book 8, Page 40 of Parcel Maps and a portion of Parcel 13 of Parcel Map 36029 recorded in Book 227, Pages 45 through 49 of Parcel Maps, records of Riverside County, described as follows:

**Commencing** at the southwest corner of said Parcel 1;

Thence North 34°00'04" West 134.93 feet along the southwesterly line of said Parcel 1 to the southwest corner of Parcel 1020-15A, as described in document recorded March 4, 1996, as Instrument No. 96-077164 of Official Records of said County;

Thence North 56°01'22" East 658.03 feet along the southeasterly line of said Parcel 1020-15A to the **True Point of Beginning;**

Thence South 35°08'55" East 214.29 feet to the northeasterly prolongation of the southerly line of said Parcel 1;

Thence South 55°59'19" West 1.21 feet on the southwesterly line of said Parcel 13;

Thence South  $33^{\circ}59'45''$  West 58.08 feet along said southwesterly line of parcel 13 to the most southerly corner thereof;

Thence North  $55^{\circ}59'58''$  East 658.24 feet along the southeasterly line of parcel 13 to the southwesterly line of Myers Street as shown on said Parcel Map No. 36029;

Thence North  $34^{\circ}00'02''$  West 191.47 feet along the said southwesterly line of Myers Street to a curve concave southwesterly having a radius of 15.00 feet;

Thence northwesterly 9.65 feet along said curve and said southwesterly line of Myers Street through a central angle of  $36^{\circ}52'12''$  to a point of reverse curve concave northeasterly and easterly having a radius of 45.00 feet, to which point a radial line of said curve bears North  $19^{\circ}07'46''$  East;

Thence northwesterly and northerly 62.60 feet along said curve and said southwesterly line of Myers Street through a central angle of  $79^{\circ}42'13''$  to the southwesterly line of Myers Street as shown on said Parcel Map No. 36029;

Thence non tangent to last said curve, North  $34^{\circ}00'02''$  West 13.86 feet along said southwesterly line of Myers Street to a point in a non-tangent curve concave northwesterly having a radius of 2110.07 feet, to which point a radial line of said curve bears South  $38^{\circ}37'42''$  East;

Thence southwesterly 163.18 feet along said curve through a central angle of  $04^{\circ}39'04''$ ;

Thence South  $56^{\circ}01'22''$  West 113.65 feet along the northwesterly line of said Parcel 13 to an angle point therein;

Thence North  $28^{\circ}21'24''$  East 107.69 feet along the southeasterly line of said Parcel 13 to an angle point therein;

Thence South  $56^{\circ}01'22''$  West 432.96 feet along the northwesterly line of said Parcel 13;

Thence South  $33^{\circ}59'45''$  East 43.25 feet along southwesterly line of said Parcel 13;

Thence South  $56^{\circ}01'22''$  West 47.10 feet along northwesterly line of said Parcel 1 and aforesaid Parcel 13 to the **True Point of Beginning**.

Parcel B contains 4.46 acres, more or less.

Prepared by or under the supervision of



3-17-2009

Edy Powell Adkison, LS 5390  
Expires September 30, 2010

Date



DESCRIPTION APPROVAL:

BY.

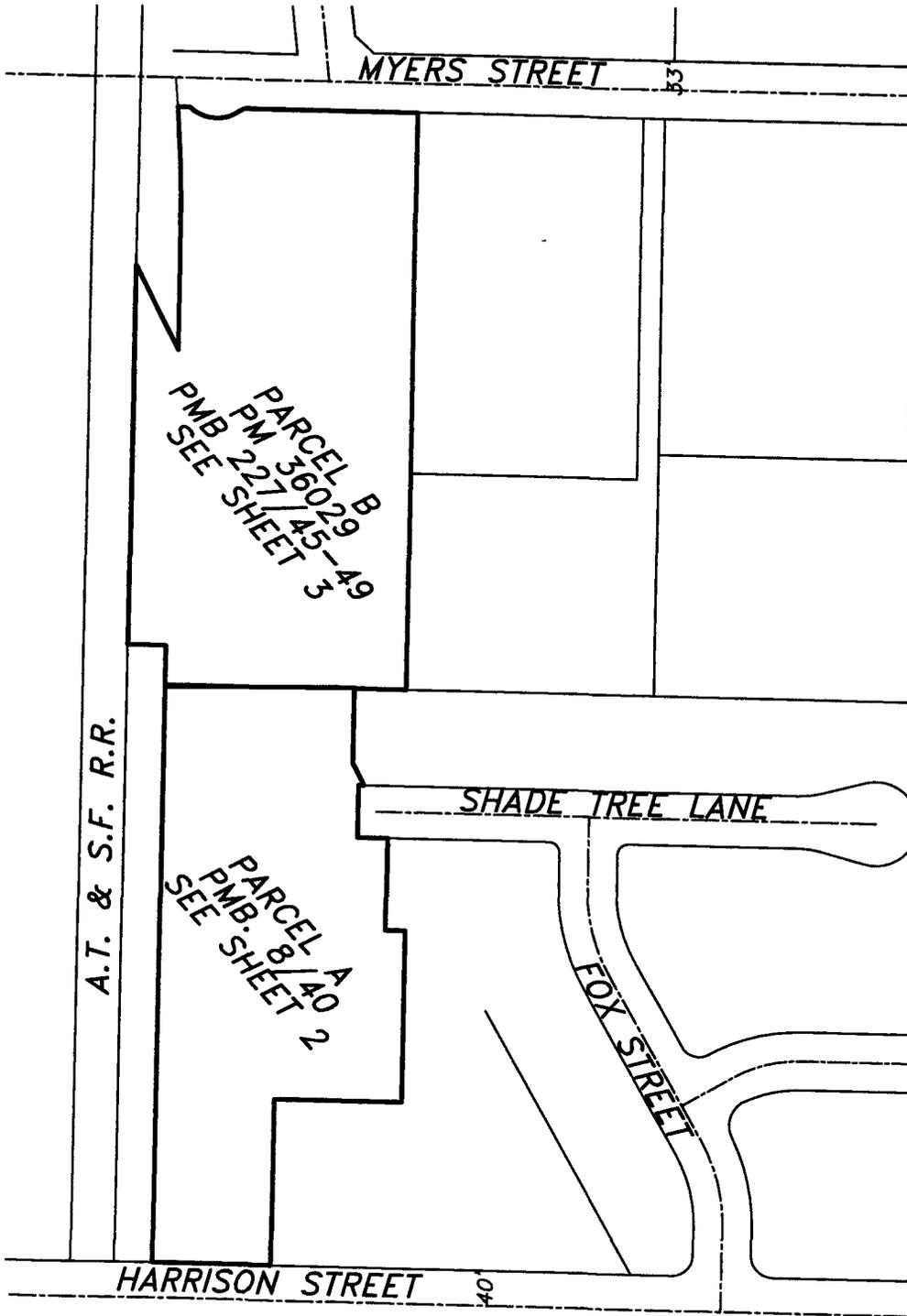
FOR. MARK S BROWN  
CITY SURVEYOR

DATE

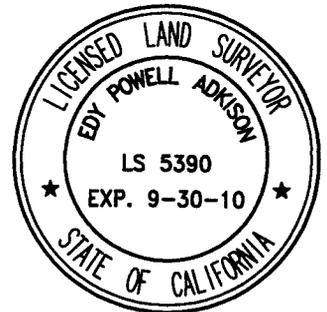
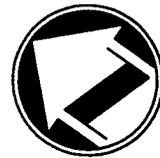
03.25.09

LOT LINE ADJUSTMENT- P08-0997  
 PARCEL 13, P.M.B. 227/ 45-49 AND  
 PARCEL 1, P.M.B. 8/ 40

SHEET 1 OF 5



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



PLANS PREPARED BY:

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

SCALE: 1"=200' JOB NO. 7493 DATE: 12/08 CLIENT: CT REALTY

APPROVED BY: 3-17-2009

*[Signature]*  
 EDY P. ADKISON L.S. 5390

PM No. 36029  
 LOT LINE ADJUSTMENT  
 PARCEL 1 & PARCEL 13

LL-P08-0997

LOT LINE ADJUSTMENT- P08-0997  
 PARCEL 13, P.M.B. 227/45-49 AND  
 PARCEL 1, P.M.B. 8/40

A.T. & S.F. R.R.

PARCEL 13  
 PM 36029  
 PMB 227/8 45-49  
 SEE SHEET 3

L8 (DELETED LOT LINE)

L10 (ADJUSTED LOT LINE)

SEE DETAIL SHEET 4

SHADE TREE LANE

PARCEL "A"  
 PARCEL 1  
 PMB. 8/40

N56°01'22"E 705.13'

658.03'

N55°59'17"E 196.15'

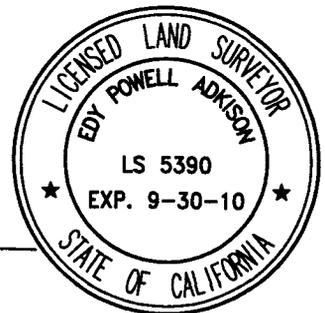
N33°55'49"W 142.22'

N55°59'17"E 189.72'

P.O.B. PAR. A  
 P.O.C. PAR. B

N34°00'04"W 134.93'

HARRISON STREET



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 Tel (951) 688-0241 Fax (951) 688-0599

SCALE: 1"=100'

JOB NO. 7493

DATE: 12/08

CLIENT: CT REALTY

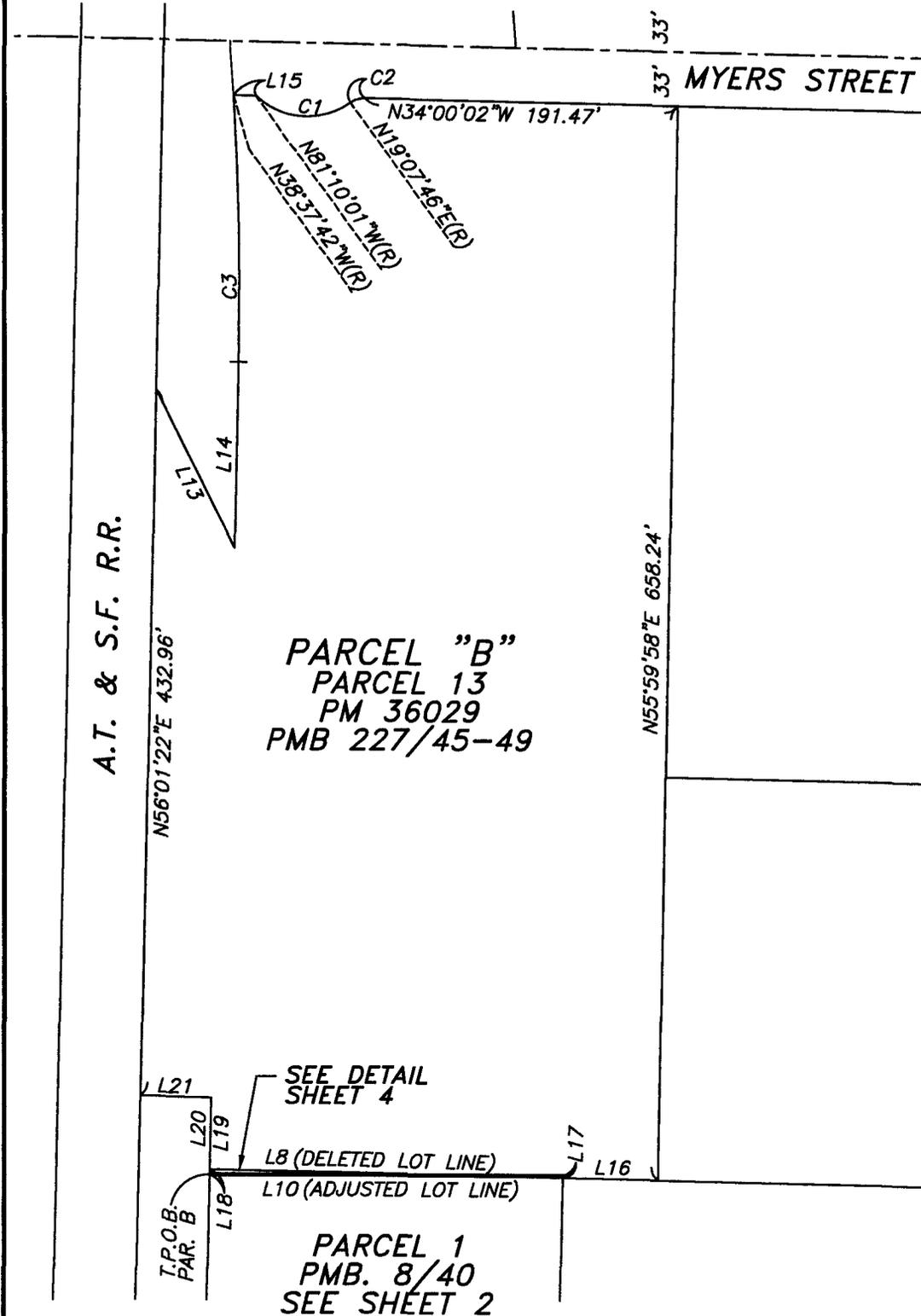
APPROVED BY:

*[Signature]*  
 3-17-2009  
 EDY P. ADKISON L.S. 5390

PM No. 36029  
 LOT LINE ADJUSTMENT  
 PARCEL 1 & PARCEL 13

LOT LINE ADJUSTMENT- P08-0997  
 PARCEL 13, P.M.B. 227/45-49 AND  
 PARCEL 1, P.M.B. 8/40

SHEET 3 OF 5

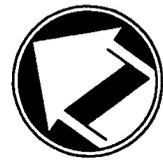


PARCEL "B"  
 PARCEL 13  
 PM 36029  
 PMB 227/45-49

PARCEL 1  
 PMB. 8/40  
 SEE SHEET 2

SEE DETAIL SHEET 4

L8 (DELETED LOT LINE)  
 L10 (ADJUSTED LOT LINE)

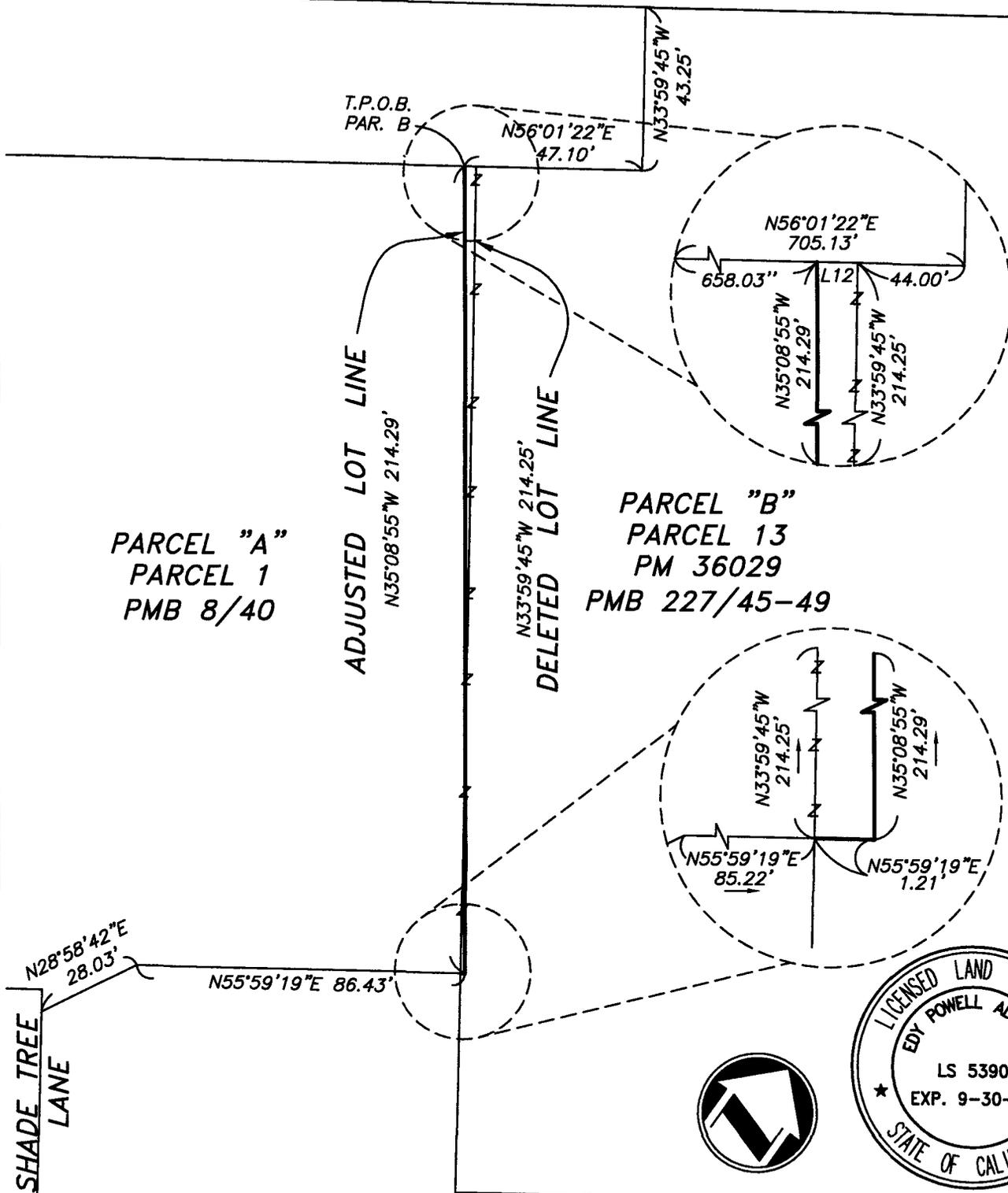


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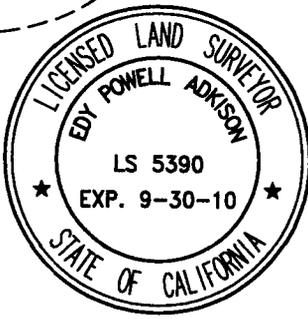
PLANS PREPARED BY: <b>adkan ENGINEERS</b> Civil Engineering · Surveying · Planning 6820 Airport Drive, Riverside, CA 92504 Tel (951) 688-0241 Fax (951) 688-0599	SCALE: 1"=100'	JOB NO. 7493	DATE: 12/08	CLIENT: CT REALTY
	APPROVED BY:  EDY P. ADKISON L.S. 5390		PM No. 36029 LOT LINE ADJUSTMENT PARCEL 1 & PARCEL 13	

LL-P08-0997

LOT LINE ADJUSTMENT- P08-0997  
 PARCEL 13, P.M.B. 227/45-49 AND  
 PARCEL 1, P.M.B. 8/40



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PLANS PREPARED BY: <b>adkan ENGINEERS</b> Civil Engineering · Surveying · Planning 6820 Airport Drive, Riverside, CA 92504 Tel (951) 688-0241 Fax (951) 688-0599	SCALE: 1"=40'	JOB NO. 7493	DATE: 12/08	CLIENT: CT REALTY
	APPROVED BY: <i>[Signature]</i> 3-17-2009 EDY P. ADKISON L.S. 5390		PM No. 36029 LOT LINE ADJUSTMENT PARCEL 1 & PARCEL 13	

LL-P08-0997

**LOT LINE ADJUSTMENT- P08-0997  
 PARCEL 13, P.M.B. 227/ 45-49 AND  
 PARCEL 1, P.M.B. 8/ 40**

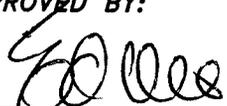
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LINE TABLE		
LINE	BEARING	LENGTH
L1	N34°00'04"W	21.87
L2	N55°59'56"E	105.23
L3	N34°00'54"W	33.79
L4	N55°59'06"E	60.00
L5	N34°00'54"W	5.86
L6	N28°58'42"E	28.03
L7	N55°59'19"E	85.22
L8	N33°59'45"W	214.25
L9	N55°59'19"E	1.21
L10	N35°08'55"W	214.29
L11	N55°59'19"E	86.43
L12	N56°01'22"E	3.10
L13	N28°21'24"E	107.69
L14	N56°01'22"E	113.65
L15	N34°00'02"W	13.86
L16	N33°59'45"W	58.08
L17	N55°59'19"E	1.21
L18	N56°01'22"E	3.10
L19	N56°01'22"E	44.00
L20	N56°01'22"E	47.10
L21	N33°59'45"W	43.25

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TAN.
C1	79°42'13"	45.00	62.60	37.56
C2	36°52'12"	15.00	9.65	5.00
C3	4°39'04"	2010.07	163.18	81.63



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	APPROVED BY:  EDY P. ADKISON L.S. 5390		PM No. 36029 LOT LINE ADJUSTMENT PARCEL 1 & PARCEL 13	

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