

Recording requested by:

DOC # 2013-0085846

02/20/2013 01:51P Fee:24.00

Page 1 of 4

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

DOCUMENTARY TRANSFER TAX = \$0.00

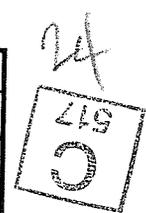
NO CONSIDERATION



And when recorded, mail to:

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

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FOR RECORDER'S OFFICE USE ONLY

NOTE TO COUNTY RECORDER:

DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.

Project: P10-0542
6426-34 Hawarden Drive

POR's. A.P.N: 241-140-034 & 241-480-003

LL - P10-0542

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): Jeffrey Coate and Alyson J. Coate, husband and wife as joint tenants.

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(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

Steve Hayes
Interim City Planner

By: [Signature]
Erin Gettis, Interim Principal Planner

1/27/12
Date

State of California

County of Riverside } ss

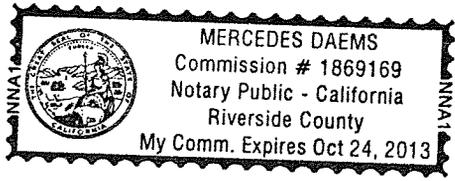
On Jan. 27, 2012 before me, MERCEDES DAEMS,
notary public, personally appeared, Erin Gettis

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.

[Signature]
Notary Signature



02/28/2013 01:51P
2 of 4



LEGAL DESCRIPTION

Parcel A of Lot Line Adjustment P10-0542

Being portions of Parcels 2 and 3 of Parcel Map 17887, in the City of Riverside, County of Riverside, State of California, on file in Book 121 of Parcel Maps, Pages 51 and 52, records of the County of Riverside, California, more particularly described as follows:

Commencing at the most northerly corner of said Parcel 2;

Thence South 34°13'30" East, along the northeasterly line of said Parcel 2, a distance of 185.00 feet to the northerly line of that certain parcel of land described in document recorded February 7, 1986, as Instrument No. 30627 of Official Records of said Riverside County;

Thence along said northerly line, South 55°46'30" West a distance of 2.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing along said northerly line, North 62°39'48" West a distance of 139.03 feet;

Thence continuing along said northerly line, South 73°23'51" West a distance of 115.01 feet to a point on the northwesterly line of said Parcel 2 lying 180.00 feet from the most northerly corner of said Parcel 2;

Thence South 46°50'56" West along said northwesterly line and the northwesterly line of said Parcel 3, a distance of 407.83 feet to the most westerly corner of said Parcel 3;

Thence South 34°04'26" East along the southwesterly line of said Parcel 3 a distance of 198.00 feet;

Thence North 69°01'15" East a distance of 232.07 feet to a point on the southerly line of said Parcel 2 distant thereon 55.74 feet westerly from the easterly terminus of that portion of said southerly line shown as having a radius of 89.00 feet, a radial line from said point bears North 06°59'08" East; said northerly line also being the centerline of a 24 foot wide road and utility easement shown on said Parcel Map 17877;

Thence continuing, North 69°01'15" East a distance of 104.98 feet;

Thence North 04°33'24" West a distance of 109.57 feet;

Thence North 32°07'25" East a distance of 214.96 feet to the POINT OF BEGINNING.

Contains 3.042 acres, more or less

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

Jeffrey M. Barnes

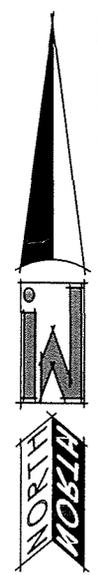
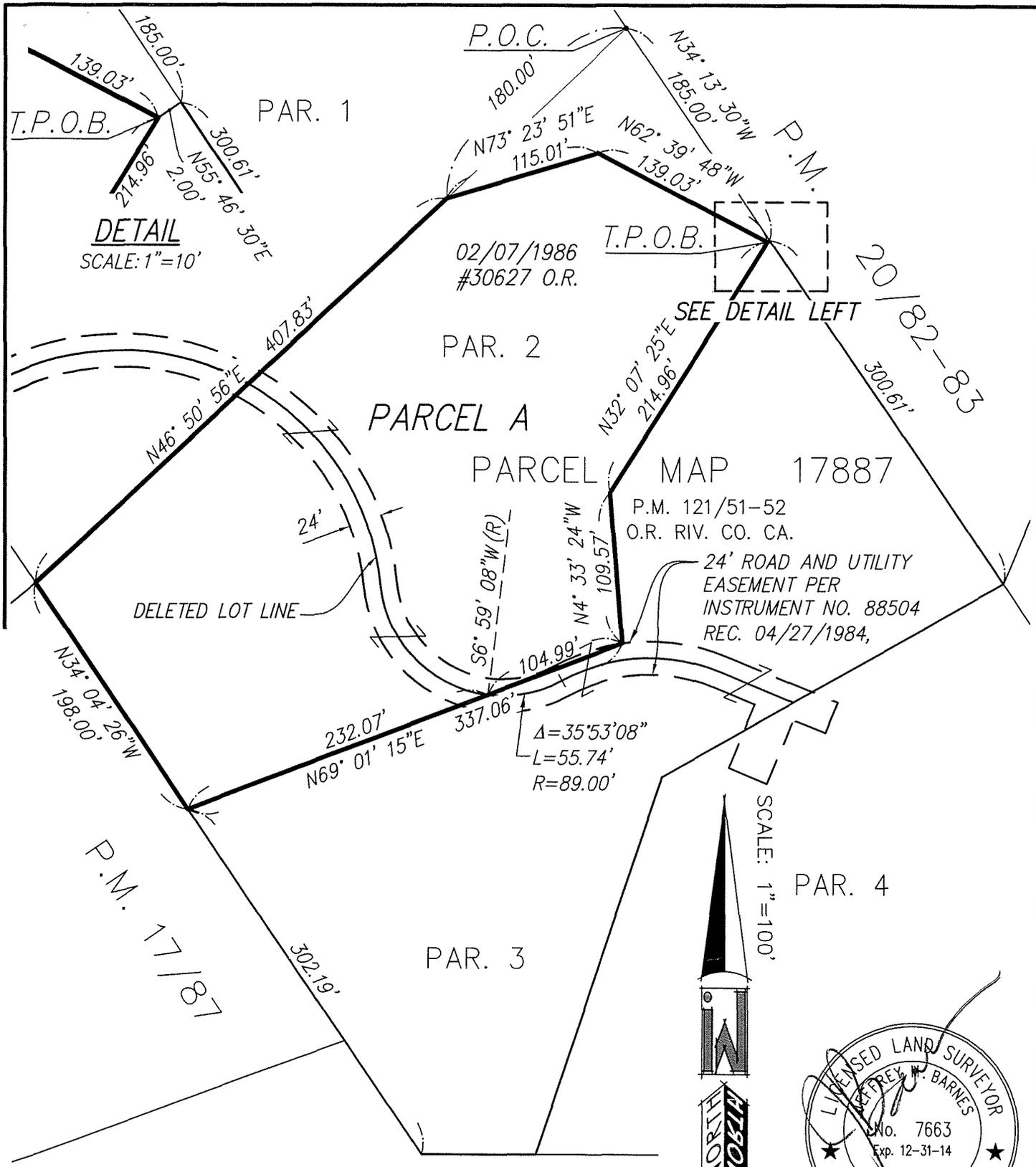
Jeffrey M. Barnes, PLS 7663, Exp. 12-31-14

1/10/2013
Date



02/20/2013 01:51P
3 of 4

2113-0065846
02/20/2013 01:51P
4 of 4



SCALE: 1"=100'



NOTE:
THIS PLAT IS SOLELY AN AID IN LOCATING THE ATTACHED DESCRIPTION AND IS NOT CONSIDERED A PART THEREOF.

	IW CONSULTING ENGINEERS, INC.	
	<ul style="list-style-type: none"> CIVIL ENGINEERING AERIAL MAPPING ENTITLEMENTS 	<ul style="list-style-type: none"> LAND PLANNING SURVEYING GOVERNMENT RELATIONS
3544 UNIVERSITY AVENUE RIVERSIDE, CA 92501 WWW.IWCEI.COM		TEL: 951.905.5300 FAX: 951.905.5302

LLA P10-0542

PORTION OF PAR. 2 & 3,
P.M.B. 121/51-52

W.O.: 417.001
BY: J.B.
DATE: 05/2012
SCALE: 1"=100'
PAGE: 1 OF 1

Drawing: G:\417.001\Drawings\Final\Exhibits\417001-PD-A.dwg
 Plotted By: jorgec
 Layout: PD-A
 Last Saved: Thu Jan 10, 2013 - 2:10pm
 Last Plotted: Thu Jan 10, 2013 - 2:46pm

LL-P10-0542

Recording requested by:

DOC # 2013-0085848
02/20/2013 01:51P Fee:24.00
Page 1 of 4

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County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

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NO CONSIDERATION



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Surveyor's Office
City of Riverside
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3900 Main Street
Riverside, California 92522

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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C
517

Project: P10-0542
6426-34 Hawarden Drive
POR's. A.P.N: 241-140-034 & 241-480-003

LL - P10-0542

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): Jeffrey Coate, a married man.

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(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

Steve Hayes
Interim City Planner

By: 
Erin Gettis, Interim Principal Planner

1/27/12
Date

State of California

County of Riverside } ss

On Jan. 27, 2012, before me, MERCEDES DAEMS,
notary public, personally appeared, Erin Gettis

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.


Notary Signature



2013-08020848
02/20/2013 01:51P
2 of 4



LEGAL DESCRIPTION
Parcel B of Lot Line Adjustment P10-0542

Being portions of Parcels 2 and 3 of Parcel Map 17887, in the City of Riverside, County of Riverside, State of California, on file in Book 121 of Parcel Maps, Pages 51 and 52, records of the County of Riverside, California, more particularly described as follows:

Commencing at the most westerly corner of said Parcel 3;

Thence South 34°04'26" East, along the southwesterly line of said Parcel 3, a distance of 198.00 feet to the TRUE POINT OF BEGINNING;

Thence North 69°01'15" East a distance of 232.07 feet to a point on the southerly line of said Parcel 2 distant thereon 55.74 feet westerly from the easterly terminus of that portion of said southerly line shown as having a radius of 89.00 feet, a radial line from said point bears North 06°59'08" East; said southerly line also being the centerline of a 24 foot wide road and utility easement shown on said Parcel Map 17877;

Thence continuing North 69°01'15" East a distance of 104.99 feet;

Thence North 4°33'24" West a distance of 109.57 feet;

Thence North 32°07'25" East a distance of 214.96 feet to an angle point in the northerly line of that certain parcel of land described in document recorded February 7, 1986, as Instrument No. 30627 of Official Records of said Riverside County;

Thence North 55°46'30" East along the northerly line of that certain parcel of land described in said document a distance of 2.00 feet to a point in the northeasterly line of said Parcel 2 distant thereon 185.00 feet southeasterly from the most northerly corner of said Parcel 2;

Thence South 34°13'30" East along the northeasterly line of said Parcel 2 a distance of 300.61 feet to the most easterly corner of said Parcel 2;

Thence South 60°24'10" West along the southeasterly line of said Parcel 2 and the southeasterly line of said Parcel 3, a distance of 285.00 feet to an angle point in said southeasterly line of said Parcel 3;

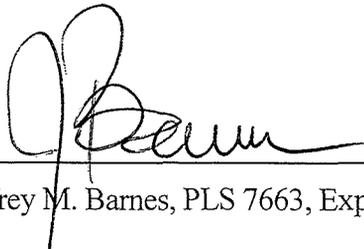
Thence South 18°32'47" West along the southeasterly line of said Parcel 3 a distance of 289.02 feet to the southeast corner of said Parcel 3;

Thence South 89°57'30" West along the southerly line of said Parcel 3 a distance of 82.00 feet to the southwest corner of said Parcel 3;

Thence North 34°04'26" West along the southwesterly line of said Parcel 3 a distance of 302.19 feet to the TRUE POINT OF BEGINNING

Contains 3.041 acres, more or less.

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



Jeffrey M. Barnes, PLS 7663, Exp. 12-31-14

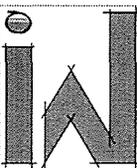
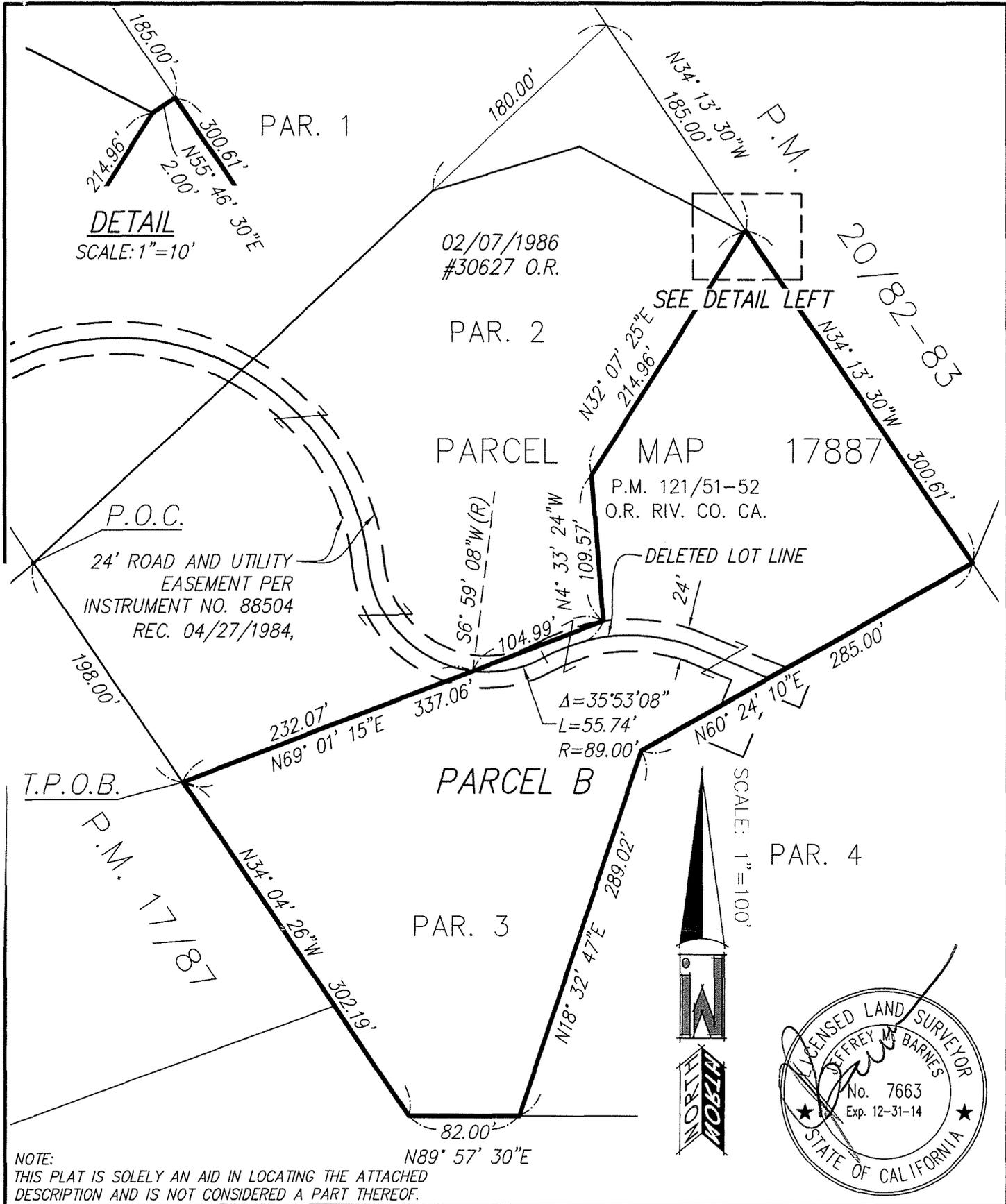
1/10/2013
Date



02/20/2013 01:51P
3 of 4



LLA P10-0542
02/20/2013 01:51P
4 of 4



IW CONSULTING ENGINEERS, INC.

- CIVIL ENGINEERING
- LAND PLANNING
- AERIAL MAPPING
- SURVEYING
- ENTITLEMENTS
- GOVERNMENT RELATIONS

3544 UNIVERSITY AVENUE TEL: 951.905.5300
RIVERSIDE, CA 92501 FAX: 951.905.5302
WWW.IWCEI.COM

LLA P10-0542

PORTION OF PAR. 2 & 3,
P.M.B. 121/51-52

W.O.: 417.001
BY: J.B.
DATE: 05/2012
SCALE: 1"=100'
PAGE: 1 OF 1



Drawing: G:\417.001\Drawings\Final\Exhibits\417001-PD-B.dwg Plotted By: Jorgec Layout: PD-B Last Saved: Thu Jan 10, 2013 - 2:10pm Last Plotted: Thu Jan 10, 2013 - 2:46pm

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