

Recording requested by:

DOC # 2011-0571694
12/27/2011 03:40P 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
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

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30

FOR RECORDER'S OFFICE USE ONLY

Project: P11-0190
Por. APN: 243-560-006
Address: 7791 Solitude Court

LL-P11-0190
PARCEL A



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

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner: **MPLC Stellan Ridge, LLC, a Delaware 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 **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 complies 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: [Signature]

DIRK A. JENKINS
PRINCIPAL PLANNER

8/9/11 DATE

State of California

County of Riverside } ss

On Aug 9, 2011, before me, MERCEDES Daems,
notary public, personally appeared, Dirk 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.

[Signature]
Notary Signature



EXHIBIT "A"

**LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO. P11-0190**

PARCEL "A"

Being that portion of Lot 52 of Tract 29515, in the City of Riverside, County of Riverside, State of California, as shown by map recorded in Book 397, Pages 60 through 75, inclusive, of Maps, records of said County described as follows:

Beginning at the northeasterly corner of said Lot 52;

Thence South 87°10'53" West, a distance of 321.49 feet to the westerly line of said Lot;

Thence along said westerly and the southerly, southeasterly, and easterly lines thereof, the following four (4) courses:

Thence South 15°37'52" East, a distance of 130.37 feet;

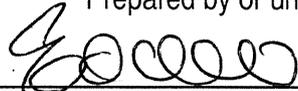
Thence North 89°05'03" East, a distance of 263.08 feet;

Thence North 44°06'34" East, a distance of 35.37 feet;

Thence North 0°51'55" West, a distance of 111.77 feet to the point of beginning.

Containing: 39,823 square feet, more or less.

Prepared by or under the supervision of

 9-26-2011

Edy Powell Adkison, LS 5390 Date

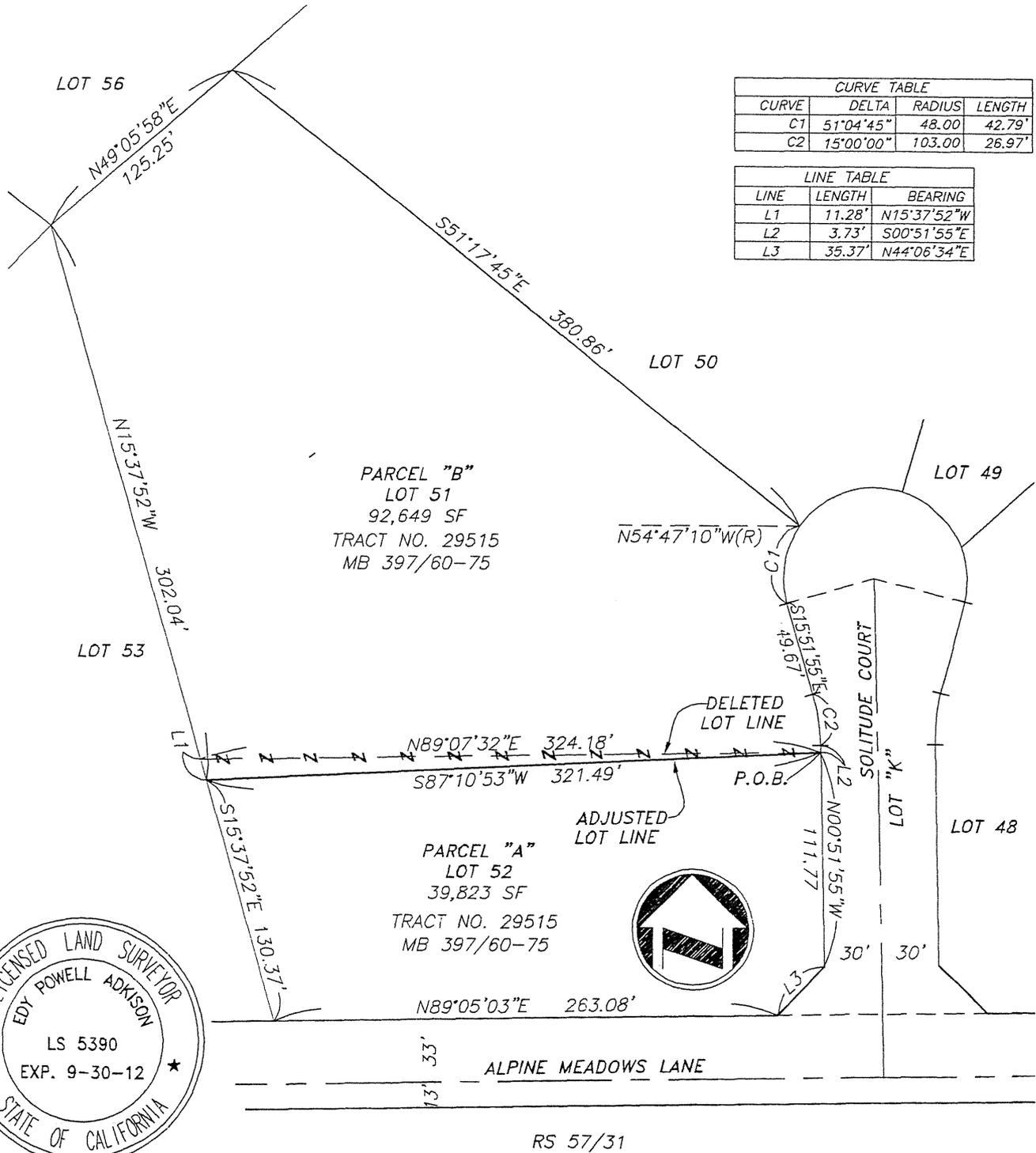
Expires: 9-30-12

DESCRIPTION APPROVAL:

MARK S. BROWN
CITY SURVEYOR
11/14/11
DATE



PARCEL "A"
LOT LINE ADJUSTMENT NO. P11-0190
LOTS 51 AND 52 TRACT NO. 29515



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	51°04'45"	48.00	42.79'
C2	15°00'00"	103.00	26.97'

LINE TABLE		
LINE	LENGTH	BEARING
L1	11.28'	N15°37'52"W
L2	3.73'	S00°51'55"E
L3	35.37'	N44°06'34"E

PARCEL "B"
 LOT 51
 92,649 SF
 TRACT NO. 29515
 MB 397/60-75

PARCEL "A"
 LOT 52
 39,823 SF
 TRACT NO. 29515
 MB 397/60-75



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"=80'	JOB NO. 6500	DATE: 09/11	CLIENT: PULTE
	APPROVED BY: <i>[Signature]</i> EDY P. ADKISON L.S. 5390		TRACT No. 29515 LOT LINE ADJUSTMENT LOT 51 AND 52	

LL-P11-0190

Recording requested by:

DOC # 2012-0164655
04/11/2012 09:15A Fee:30.00
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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						T:	CTY	UNI	042

Project: P11-0190
APN: 243-560-005
Address: 7771 Solitude Ct.

LL- P11-0190
PARCEL B
REVISED

31

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT



Property Owner(s): **Ronald S. DiDonato and Meri S. DiDonato, husband and wife as joint tenants**

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 **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 above described parcel also incorporates a modification of the open space area within said parcel whereby the above described property currently designated as open space is hereby modified resulting in an area greater than the current designation. The resulting area encumbered as open space being further described in **Exhibit "B"** attached hereto and incorporated herein by this reference.

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* 4/10/12
ERIN GETTIS DATE
PRINCIPAL PLANNER

State of California

County of Riverside } ss

On April 10, 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.

Mercedes Daems
Notary Signature

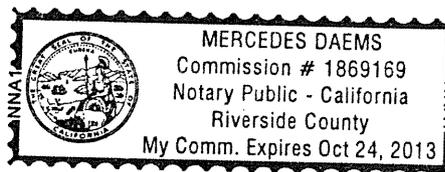


EXHIBIT "A"

**LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO. P11-0190**

PARCEL "B"

Being Lot 51 together with a portion of Lot 52 of Tract 29515, in the City of Riverside, County of Riverside, State of California, as shown by map recorded in Book 397, Pages 60 through 75, inclusive, of Maps, records of said County described as follows:

Beginning at the northeasterly corner of said Lot 52;

Thence South 87°10'53" West, a distance of 321.49 feet to the westerly line of said Lot 52;

Thence along said westerly line and the westerly line of said Lot 51, North 15°37'52" West, a distance of 302.04 feet to the most westerly corner of said Lot 51;

Thence along the northwesterly, northeasterly, and easterly line of said Lot 51 the following six (6) courses:

Thence North 49°05'58" East, a distance of 125.25 feet;

Thence South 51°17'45" East, a distance of 380.86 to a point in a non-tangent curve, concave easterly and having a radius of 48.00 feet, a radial line to said point bears North 54°47'10" West;

Thence southerly along said curve, through a central angle of 51°04'45" an arc length of 42.79 feet;

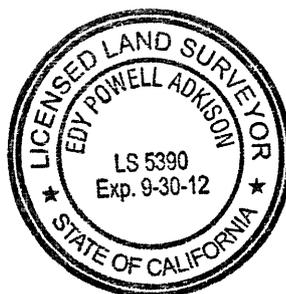
Thence tangent to last said curve South 15°51'55" East, a distance of 49.67 feet to the beginning of a tangent curve, concave westerly and having a radius of 103.00 feet;

Thence southerly along said curve, through a central angle of 15°00'00" an arc length of 26.97 feet;

Thence tangent to last said curve South 0°51'55" East, a distance of 3.73 feet to the point of beginning.

Containing: 92,649 square feet, more or less.

DESCRIPTION APPROVAL: _____
BY: *[Signature]* 3/9/12
DATE
FOR: MARK S. BROWN
CITY SURVEYOR



Prepared by or under the supervision of

[Signature]

Edy Powell Adkison, LS 5390

Expires: 9-30-12

3-1-2012

Date

LL-P11-0190

EXHIBIT "B"

OPEN SPACE EASEMENT

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

COMMENCING at the southwesterly corner Lot 51 of Tract No. 29515, per map recorded in Book 397, pages 60 through 75 inclusive, of Maps, records of said Riverside County;

Thence North 15°37'52" West, along the westerly line of said Lot 51 a distance of 128.06 feet to the TRUE POINT OF BEGINNING;

Thence continuing along said westerly line, North 15°37'52" West, a distance of 173.98 feet;

Thence North 49°05'58" East, along the northwesterly line of said Lot 51 a distance of 125.25 feet;

Thence South 51°17'54" East, along the northeasterly like of said Lot 51 a distance of 256.80 feet;

Thence South 75°07'06" West, a distance of 51.65 feet;

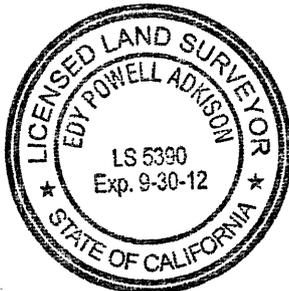
Thence North 83°22'41" West, a distance of 47.38 feet;

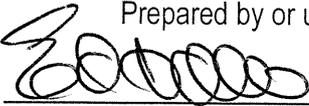
Thence South 61°25'11" West, a distance of 68.22 feet;

Thence South 55°11'46" West, a distance of 83.94 feet;

Thence North 88°23'18" East, a distance of 22.40 feet to the TRUE POINT OF BEGINNING;

Containing 36,350 square feet, more or less.



Prepared by or under the supervision of

Edy Powell Adkison, LS 5390 3-1-2012 Date
Expires: 9-30-12

DESCRIPTION APPROVAL:

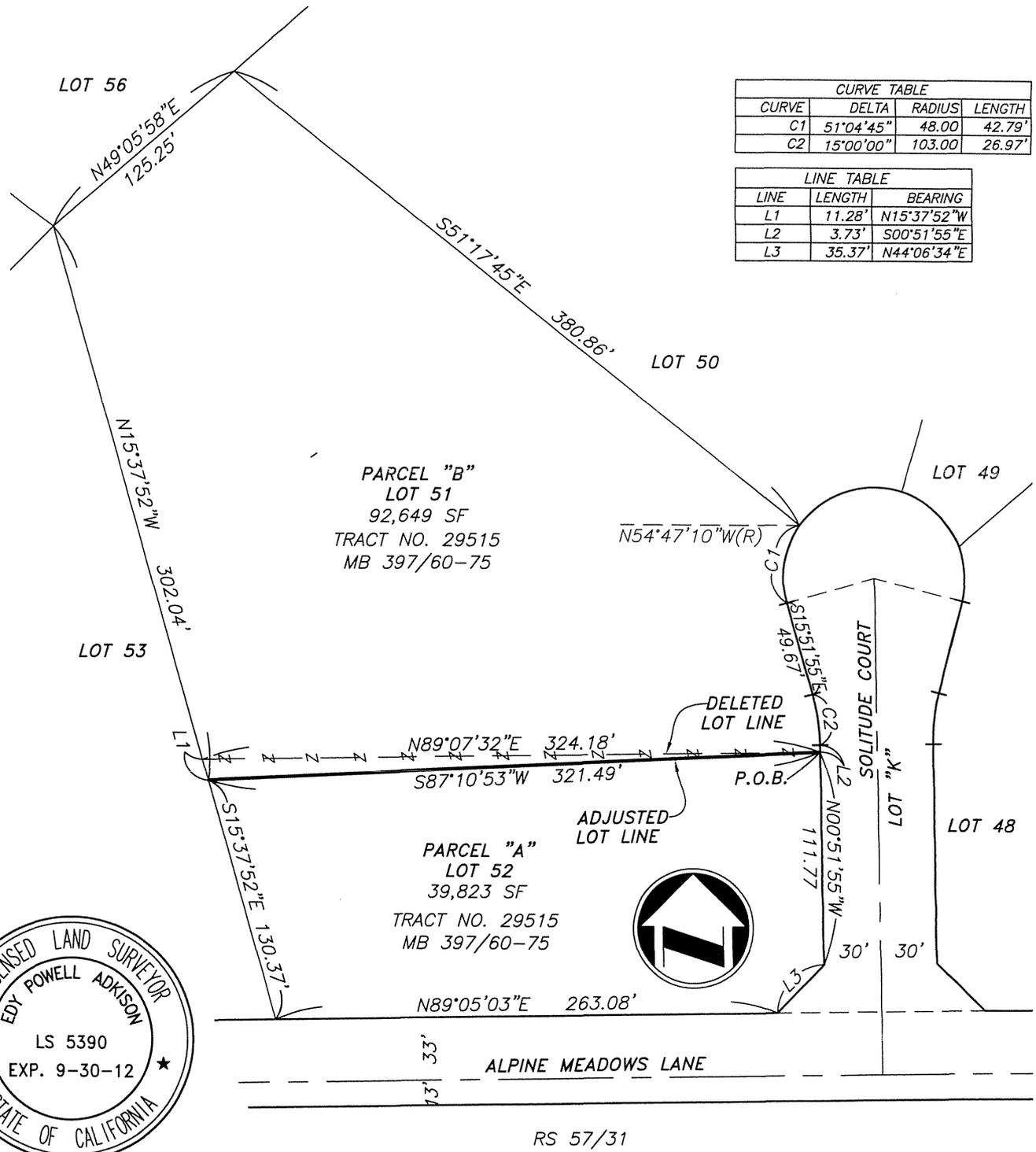
BY:  3/9/12
DATE

FOR: MARK S. BROWN
CITY SURVEYOR

LL-P11-0190

LOT LINE ADJUSTMENT NO. P11-0190

LOTS 51 AND 52 TRACT NO. 29515



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	51°04'45"	48.00	42.79'
C2	15°00'00"	103.00	26.97'

LINE TABLE		
LINE	LENGTH	BEARING
L1	11.28'	N15°37'52"W
L2	3.73'	S00°51'55"E
L3	35.37'	N44°06'34"E



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"=80'

JOB NO. 6500

DATE: 08/11

CLIENT:
DIDINATO

APPROVED BY:

EDY P. ADKISON L.S. 5390

TRACT No. 29515
LOT LINE ADJUSTMENT
LOT 51 AND 52

LL-P11-0190

OPEN SPACE EASEMENT LOT 51 TRACT 29515



SCALE 1" = 60'

**OPEN SPACE EASEMENT PER
TRACT NO. 29515, MB 397/60-75**

AREA REMOVED FROM
OPEN SPACE EASEMENT
1,001 SQ.FT.

AREA OF ADDITION TO
OPEN SPACE EASEMENT
1,579 SQ.FT.

50

MOST E'LY CORNER OPEN
SPACE EASEMENT WITHIN
LOT 51

W'LY LINE LOT 51

T.P.O.B

P.O.C

51

N54°47'10"W(R)

Δ=51°04'45"
R=48.00'
L=42.79'

SOLITUDE COURT

Δ=15°00'00"
R=103.00'
L=26.97'

N00°51'55"W 3.73'

N87°10'53"E 321.49'

52



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"=60'

JOB NO. 7972

DATE: 8-10-11

CLIENT:
DIDINATO

APPROVED BY:

3-1-2012

EDY P. ADKISON L.S. 5390

TRACT No. 29515
OPEN SPACE EASEMENT
LOT 51