

DOC # 2012-0077973

02/22/2012 03:45 PM Fees: \$30.00

Page 1 of 6

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

Recording requested by:

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

112-6

Project: P11-0799

APN: 266-032-017 & -018

Address: Blue Sky Street and Lazy Creek Ct

FOR RECORDER'S OFFICE USE ONLY

P11-0799
LOT LINE ADJUSTMENT

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(s): Standard Pacific Corp., a Delaware corporation.

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 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.

LL-P11-0799

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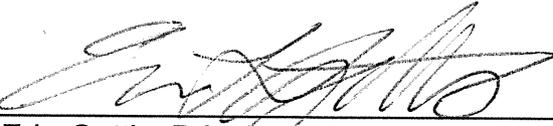
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REGULATIONS OF THE CITY OF RIVERSIDE.**

LL-P11-0799

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

Steve Hayes
Interim City Planner

By: 
Erin Gettis, Principal Planner

2/14/12
Date

State of California

County of Riverside } ss

On Feb. 14, 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



EXHIBIT "A"

PARCEL 1:

LOT 90 OF TRACT NO. 29596, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 427, PAGES 25 THROUGH 30, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY, **EXCEPTING THEREFROM** THAT PORTION OF SAID LOT 90 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 90;

THENCE SOUTH 00°30'58" EAST 85.75 FEET ALONG THE EASTERLY LINE OF SAID LOT;

THENCE, DEPARTING SAID EASTERLY LINE OF SAID LOT, NORTH 81°59'33" WEST 105.71 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LAZY CREEK COURT, SAID EASTERLY LINE BEING A CURVE, CONCAVE WESTERLY WITH A RADIUS OF 48.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 84°47'52" EAST;

THENCE 8.00 FEET NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°32'57";

THENCE CONTINUING ALONG SAID LAST EASTERLY LINE, NORTH 14°45'05" WEST 49.67 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY WITH A RADIUS OF 103.00 FEET;

THENCE, CONTINUING ALONG LAST SAID EASTERLY LINE, NORTHERLY 15.89 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°50'25" TO THE NORTHWESTERLY CORNER OF SAID LOT 90;

THENCE SOUTH 89°45'05" EAST 122.33 FEET ALONG THE NORTHERLY LINE OF SAID LOT 90 TO THE POINT OF BEGINNING.

CONTAINING 25,670 SQUARE FEET OR 0.589 ACRES, MORE OR LESS.

PARCEL 2:

LOT 96 OF TRACT NO. 29596, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 427, PAGES 25 THROUGH 30, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY, **TOGETHER WITH** THAT PORTION OF LOT 90 OF SAID TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 90;

THENCE SOUTH 00°30'58" EAST 85.75 FEET ALONG THE EASTERLY LINE OF SAID LOT;

THENCE, DEPARTING SAID EASTERLY LINE OF SAID LOT, NORTH 81°59'33" WEST 105.71 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LAZY CREEK COURT, SAID EASTERLY LINE BEING A CURVE, CONCAVE WESTERLY WITH A RADIUS OF 48.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 84°47'52" EAST;

THENCE 8.00 FEET NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°32'57";

THENCE CONTINUING ALONG SAID LAST EASTERLY LINE, NORTH 14°45'05" WEST 49.67 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY WITH A RADIUS OF 103.00 FEET;

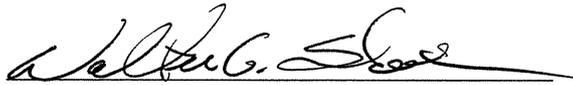
THENCE, CONTINUING ALONG LAST SAID EASTERLY LINE, NORTHERLY 15.89 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°50'25" TO THE NORTHWESTERLY CORNER OF SAID LOT 90;

THENCE SOUTH 89°45'05" EAST 122.33 FEET ALONG THE NORTHERLY LINE OF SAID LOT 90 TO THE POINT OF BEGINNING.

CONTAINING 21,062 SQUARE FEET OR 0.484 ACRES, MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

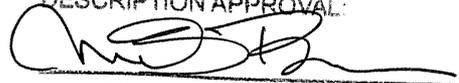
PREPARED UNDER THE SUPERVISION OF:



WALTER A. SHEEK
LICENSED LAND SURVEYOR NO. 4838
MY LICENSE EXPIRES 9/30/12



DESCRIPTION APPROVAL:

 2/13/2012

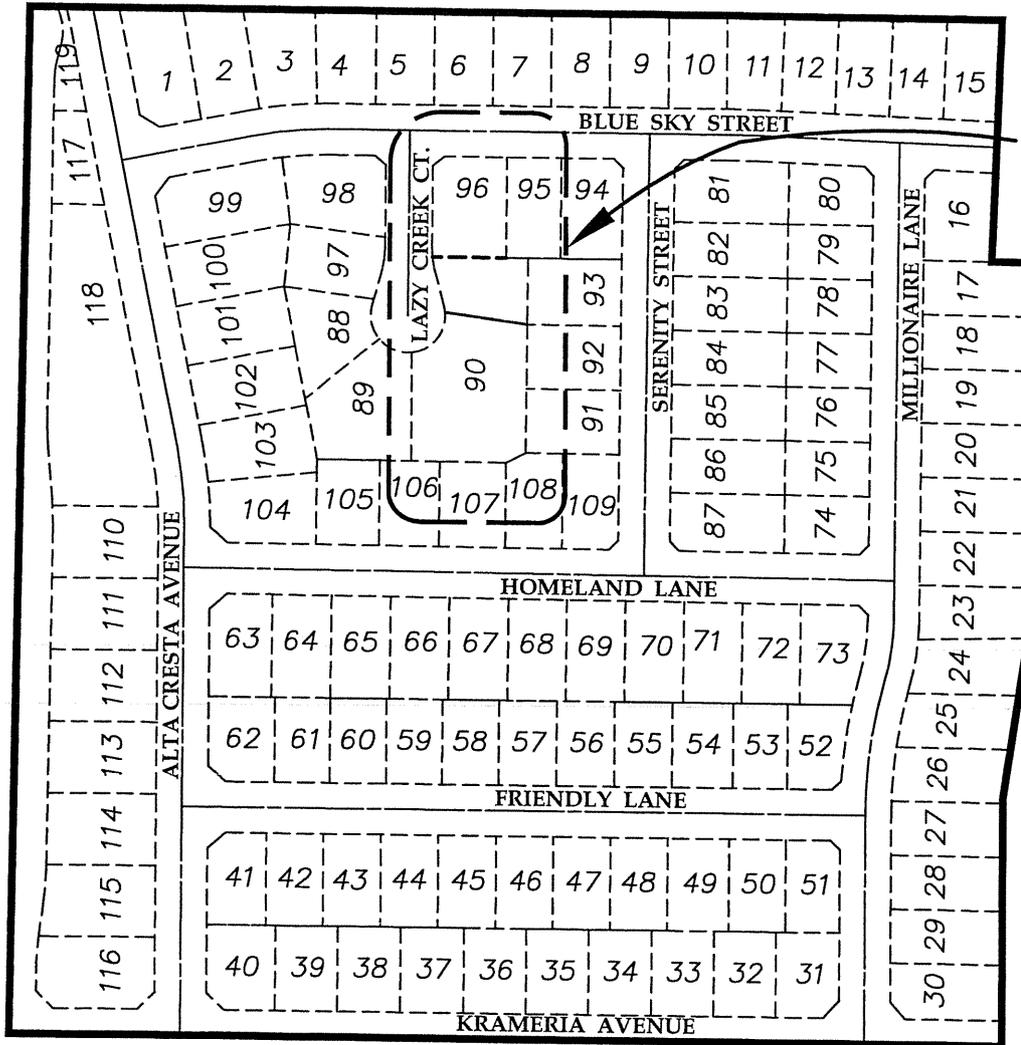
MARK S. BROWN
CITY SURVEYOR

DATE

EXHIBIT "B" - MAP LOT LINE ADJUSTMENT NO. P11-0799

NOTE:
THE PROPOSED LOT LINES WILL NOT LATERALLY INTERSECT A MANUFACTURED SLOPE AND NO DRAINAGE FROM THE TRIBUTARY AREA ABOVE A MANUFACTURED SLOPE WILL SHEET FLOW OVER THE SLOPE FACE.

SHEET 1 OF 2 SHEETS



SEE DETAIL
SHEET 2

TRACT NO. 29596

LEGEND:

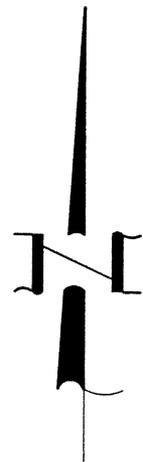
- — INDICATES NEW LOT LINE
- - - - - — INDICATES OLD LOT LINE TO ADJUSTED
- — INDICATES EXISTING LOT LINE TO REMAIN
- — INDICATES TRACT MAP No. 29596 BOUNDARY

SCALE: 1"=250'

ASSESSOR'S PARCEL NUMBERS: 266-031-017, 266-031-018

SECTION, TOWNSHIP, RANGE - SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST

DATE EXHIBIT PREPARED: NOVEMBER, 2011



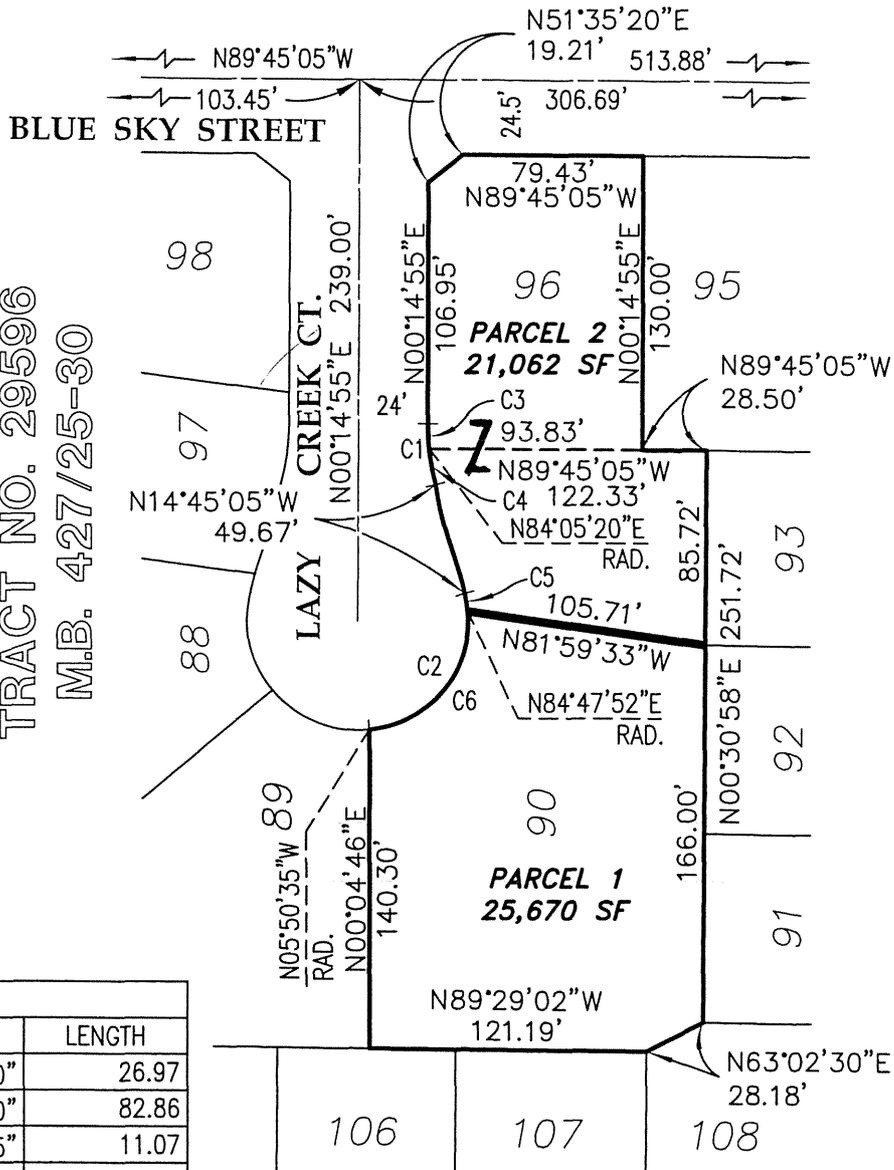
LL-P11-0799

EXHIBIT "B" - MAP LOT LINE ADJUSTMENT NO. P11-0799

SHEET 2 OF 2 SHEETS



TRACT NO. 29596
M.B. 427/25-30



CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	103.00	15°00'00"	26.97
C2	48.00	98°54'30"	82.86
C3	103.00	6°09'35"	11.07
C4	103.00	8°50'25"	15.89
C5	48.00	9°32'57"	8.00
C6	48.00	89°21'33"	74.86

LEGEND:

- INDICATES NEW LOT LINE
- INDICATES OLD LOT LINE TO ADJUSTED
- INDICATES EXISTING LOT LINE TO REMAIN
- INDICATES TRACT MAP No. 29596 BOUNDARY

SCALE: 1"=80'

ASSESSOR'S PARCEL NUMBERS: 266-031-017, 266-031-018

SECTION, TOWNSHIP, RANGE - SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST

DATE EXHIBIT PREPARED: NOVEMBER, 2011

Note:

The proposed lot lines will not laterally intersect a graded manufactured slope, and no drainage from the tributary area above a manufactured slope will sheet flow over the slope face.

LL-P11-0799