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Public Works Department  
City Hall, 3900 Main Street  
Riverside, California 92522

**DOC # 2000-418728**

10/24/2000 08:00A Fee:NC

Page 1 of 6

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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Project: **LL-005-001**

**A.P.N. 225-110-017, 018, 019, 021  
225-302-019, 020, 021**

**LL - 005 - 001**

**C  
VA**

**CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT**

Property Owner(s): **NEIL CALVIN HANSEN, JR. and SANDRA KAY HANSEN, as CO-Trustees  
Of the HANSEN FAMILY TRUST U/D/T July 21, 1993**

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 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

STEPHEN J. WHYLD  
PLANNING DIRECTOR

By: Robert C. Mease 10/11/00  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

State of California

County of Riverside } ss

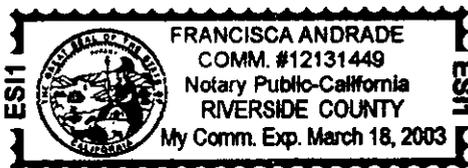
On Oct. 11 2000, before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared

Robert C. Mease  
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.

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)  
Title \_\_\_\_\_  
Title \_\_\_\_\_
- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- ( ) Other



- ( ) Partner(s)
- ( ) General
- ( ) Limited

WITNESS my hand and official seal.

Francisca Andrade  
(signature)

The party(ies) executing this document is/are representing:



Mail to: Neil Hansen, Jr.  
6104 Riverside Ave.  
Riverside, Ca. 92504

LL-005-001



**"EXHIBIT A"**

THOSE PORTIONS OF LOTS 1, 2, 3 AND 4 OF VICTORIA VILLAGE AS SHOWN BY MAP ON FILE IN BOOK 24 OF MAPS AT PAGE 51 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THOSE PORTIONS OF LOTS 189, 190, 191 AND 192 OF SUN GOLD TERRACE, UNIT NO. 3, AS SHOWN BY MAP ON FILE IN BOOK 24 OF MAPS AT PAGE 48 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWESTERLY CORNER OF SAID LOT 2, SAID CORNER BEING THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF ARLINGTON AVENUE (43 FOOT HALF WIDTH) WITH THE EASTERLY RIGHT-OF-WAY LINE OF YELLOWSTONE DRIVE (33 FOOT HALF WIDTH);

**THENCE** NORTH 00°03'10" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 31.47 FEET TO THE **POINT OF BEGINNING**;

**THENCE** CONTINUING NORTH 00°03'10" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY LINES OF SAID LOTS 2, 3 AND 4, A DISTANCE OF 147.51 FEET TO THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO CLEMENT BENVENISTE AND MARY A. BENVENISTE, HUSBAND AND WIFE AS JOINT TENANTS, BY DEED RECORDED JANUARY 17, 1986 AS INSTRUMENT NO. 12184, OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA;

**THENCE** NORTH 89°16'00" EAST, ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND CONVEYED TO CLEMENT BENVENISTE AND MARY A. BENVENISTE, HUSBAND AND WIFE AS JOINT TENANTS, A DISTANCE OF 132.99 FEET TO THE SOUTHEASTERLY CORNER THEREOF, SAID CORNER BEING ON THE EASTERLY LINE OF SAID LOT 4;

**THENCE** NORTH 00°03'10" WEST, ALONG THE EASTERLY LINE OF SAID LOT 4 AND THE EASTERLY LINE OF LOT 5 OF SAID VICTORIA VILLAGE, A DISTANCE OF 57.02 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 5, SAID POINT BEING THE SOUTHWESTERLY CORNER OF PARCEL 2 OF THOSE CERTAIN PARCELS OF LAND CONVEYED TO DAVID WILLIAM NESTER AND REBECCA M. SMITH, AS TRUSTEED BY DEED RECORDED APRIL 5, 1985 AS INSTRUMENT NO. 71241, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;



2000-418728  
18/24/2000 09:00A  
4 of 6

LL-005-001

THENCE NORTH 89°16'00" EAST, ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, A DISTANCE OF 65.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 189;

THENCE SOUTH 89°02'25" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 189, A DISTANCE OF 121.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 467.00 FEET, SAID CURVE BEING CONCENTRIC WITH AND DISTANT 33.00 FEET WESTERLY, MEASURED RADially FROM THE CENTERLINE OF GLACIER DRIVE, A RADIAL LINE AT SAID POINT BEARS SOUTH 87°09'59" WEST;

THENCE SOUTHERLY, ALONG SAID CURVE HAVING A RADIUS OF 467.00 FEET; THROUGH A CENTRAL ANGLE OF 2°46'50", AN ARC DISTANCE OF 22.66 FEET TO A LINE PARALLEL WITH AND DISTANT 33.00 FEET WESTERLY AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID GLACIER DRIVE;

THENCE SOUTH 00°03'10" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 179.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 45.50 FEET, A RADIAL LINE AT SAID POINT BEARS NORTH 51°20'01" WEST

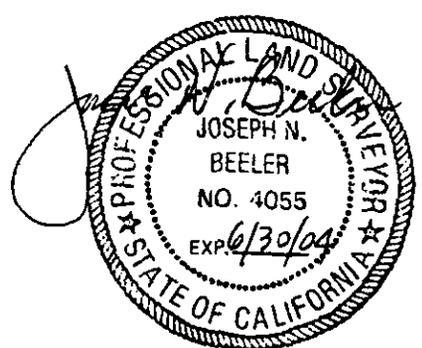
THENCE SOUTHWESTERLY, ALONG SAID CURVE HAVING A RADIUS OF 45.50 FEET, THROUGH A CENTRAL ANGLE OF 29°40'41", AN ARC DISTANCE OF 23.57 FEET TO A POINT OF INTERSECTION WITH A LINE PARALLEL WITH AND DISTANT 60.00 FEET NORTHERLY AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF ARLINGTON AVENUE, A RADIAL LINE AT SAID POINT OF INTERSECTION BEARS NORTH 21°39'20" WEST;

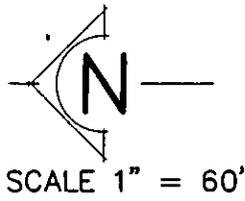
THENCE SOUTH 89°16'00" WEST, ALONG LAST-MENTIONED PARALLEL LINE, A DISTANCE OF 281.48 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 45.50 FEET, A RADIAL LINE AT SAID POINT BEARS NORTH 20°11'20" EAST;

THENCE NORTHWESTERLY, ALONG LAST MENTIONED CURVE HAVING A RADIUS OF 45.50 FEET, THROUGH A CENTRAL ANGLE OF 31°02'20", AN ARC DISTANCE OF 24.65 FEET TO THE POINT OF BEGINNING, A RADIAL LINE AT SAID POINT BEARS NORTH 51°13'40" EAST.

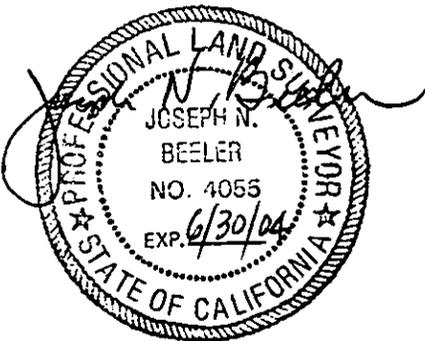
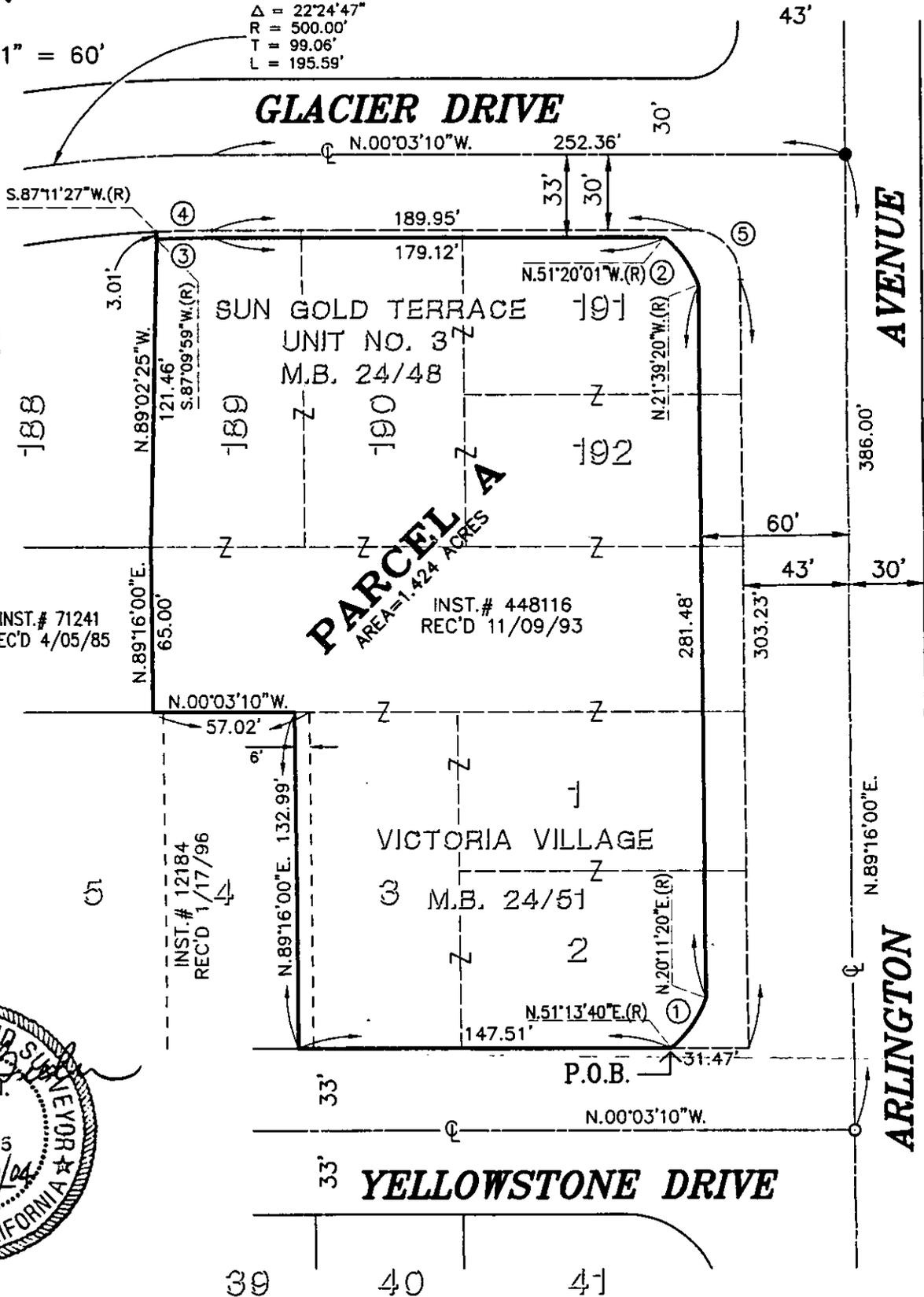
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.424 ACRES.

DESCRIPTION APPROVAL 9/24/00  
Walter R. Ince by ---  
SURVEYOR, CITY OF RIVERSIDE





C/L GLACIER DRIVE  
 $\Delta = 22^{\circ}24'47''$   
 $R = 500.00'$   
 $T = 99.06'$   
 $L = 195.59'$



2000-418728  
 10/24/2000 08:00A  
 6 of 6



◦ CITY OF RIVERSIDE, CALIFORNIA ◦

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

SHEET 1 OF 1

53/4+6

SCALE: 1"=60'

DRAWN BY ME DATE 7/28/2000

SUBJECT; CERTIFICATE OF COMPLIANCE/GP-008-990/RZ-019-990

LL-005-001