

725509988
0-586601582

Recording requested by:

FIDELITY NATIONAL TITLE COMPANY

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

DOC # 2008-0361349
07/02/2008 08:00A Fee:21.00
Page 1 of 5
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



And when recorded, mail to:

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

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NOTE TO COUNTY RECORDER:
DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED. 21-

Project: P08-0108 – Lot Line Adjustment
990 Palmyrita Avenue
A.P.N. 249-060-031

LL – P08-0108

T
034

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

Property Owner(s): MDC HUNTER PARK, LLC, a Delaware limited liability company.

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 1 (one) 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

KEN GUTIERREZ
PLANNING DIRECTOR

By: Craig Aaron 5-20-08
Craig Aaron, Deputy Planning Director Date

State of California

County of Riverside } ss

On 5-20-08, before me, Francisca Andrade, notary public,

personally appeared Craig Aaron 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

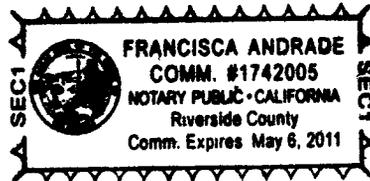


EXHIBIT "A"

LOT CONSOLIDATION CASE NO. P08-0108

PARCEL "A"

APN: 249-060-031-1

LOTS 1, TOGETHER WITH LOTS 2, 9 AND 10, AND THAT PORTION OF THAT CERTAIN UN-NAMED STREET, KNOWN AS NORTHGATE STREET, ADJOINING THE EASTERLY LINE OF SAID LOTS 1 AND 10, ALL SHOWN BY MAP OF TWOGOOD AND HERRICK'S SUBDIVISION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 29 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, SAID PORTION OF NORTHGATE STREET VACATED BY RESOLUTION NO. 21556 OF THE COUNCIL OF SAID CITY OF RIVERSIDE AND RECORDED MAY 12, 2008 AS DOCUMENT NO. 2008-0251908, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPT THEREFROM THAT PORTION OF SAID NORTHGATE STREET (VACATED) AND THAT PORTION OF SAID LOTS 9 AND 10 LYING SOUTHERLY OF A LINE THAT IS PARALLEL WITH AND DISTANT 55.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF COLUMBIA AVENUE, AS SHOWN ON PARCEL MAP NO. 30325, AS PER MAP FILED IN BOOK 202, PAGES 82 AND 83 OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER OF RIVERSIDE COUNTY;

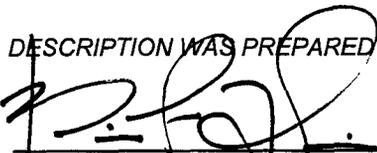
ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT 1, DESCRIBED IN GRANT OF EASEMENT TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED DECEMBER 2, 2002 AS DOCUMENT NO. 2002-714459, OF SAID OFFICIAL RECORDS;

ALSO EXCEPTING THEREFROM THAT PORTION LYING NORTHERLY OF A LINE PARALLEL AND CONCENTRIC WITH AND 44.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES AND RADially, FROM THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A 1" IRON PIPE STAMPED "L.S. 3018" IN WELL MONUMENT AT THE CENTERLINE INTERSECTION OF IOWA AVENUE AND PALMYRITA AVENUE, AS SHOWN ON MAP RECORDED IN BOOK 87, PAGE 23 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY; THENCE ALONG SAID CENTERLINE OF PALMYRITA AVENUE, SOUTH 89° 50' 47" EAST, 2409.31 FEET; THENCE NORTH 00° 09' 13" EAST, 16.00 FEET TO A POINT ON THE CONSTRUCTION CENTERLINE OF PALMYRITA AVENUE AS SHOWN BY CITY OF RIVERSIDE STREET IMPROVEMENT PLAN R-3627, SAID CONSTRUCTION CENTERLINE BEING A LINE PARALLEL WITH AND 16.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE OF PALMYRITA AVENUE, SAID POINT BEING THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1998.00 FEET AND BEING TANGENT AT SAID POINT TO SAID PARALLEL LINE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 6° 52' 38" AN ARC LENGTH OF 239.82 FEET TO A POINT OF REVERSE CURVATURE WITH A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1998.00 FEET, SAID CURVE ALSO BEING TANGENT AT ITS EASTERLY TERMINUS TO A LINE PARALLEL WITH AND 14.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID PALMYRITA AVENUE, AS SHOWN ON MAP RECORDED IN BOOK 120, PAGES 88 AND 89 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY, A RADIAL LINE TO SAID POINT OF REVERSE CURVATURE BEARS SOUTH 07° 01' 51" WEST; THENCE EASTERLY ALONG SAID LAST MENTIONED CURVE, THROUGH A CENTRAL ANGLE OF 7° 10' 00" AN ARC LENGTH OF 249.91 FEET TO A POINT OF TANGENCY WITH LAST SAID PARALLEL LINE, SAID POINT OF TANGENCY BEING THE **END** OF THIS LINE DESCRIPTION.

CONTAINING: 1,103,395 SQUARE FEET OR 25.33 ACRES MORE OR LESS.

DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.


DATE: 5/16/08
BRIAN L. THIENES
P.L.S. No. 5750
REG. EXP. 12/31/09



DESCRIPTION APPROVAL
BY: 
FOR: MARK S. BROWN
CITY SURVEYOR
DATE: 5/19/2008

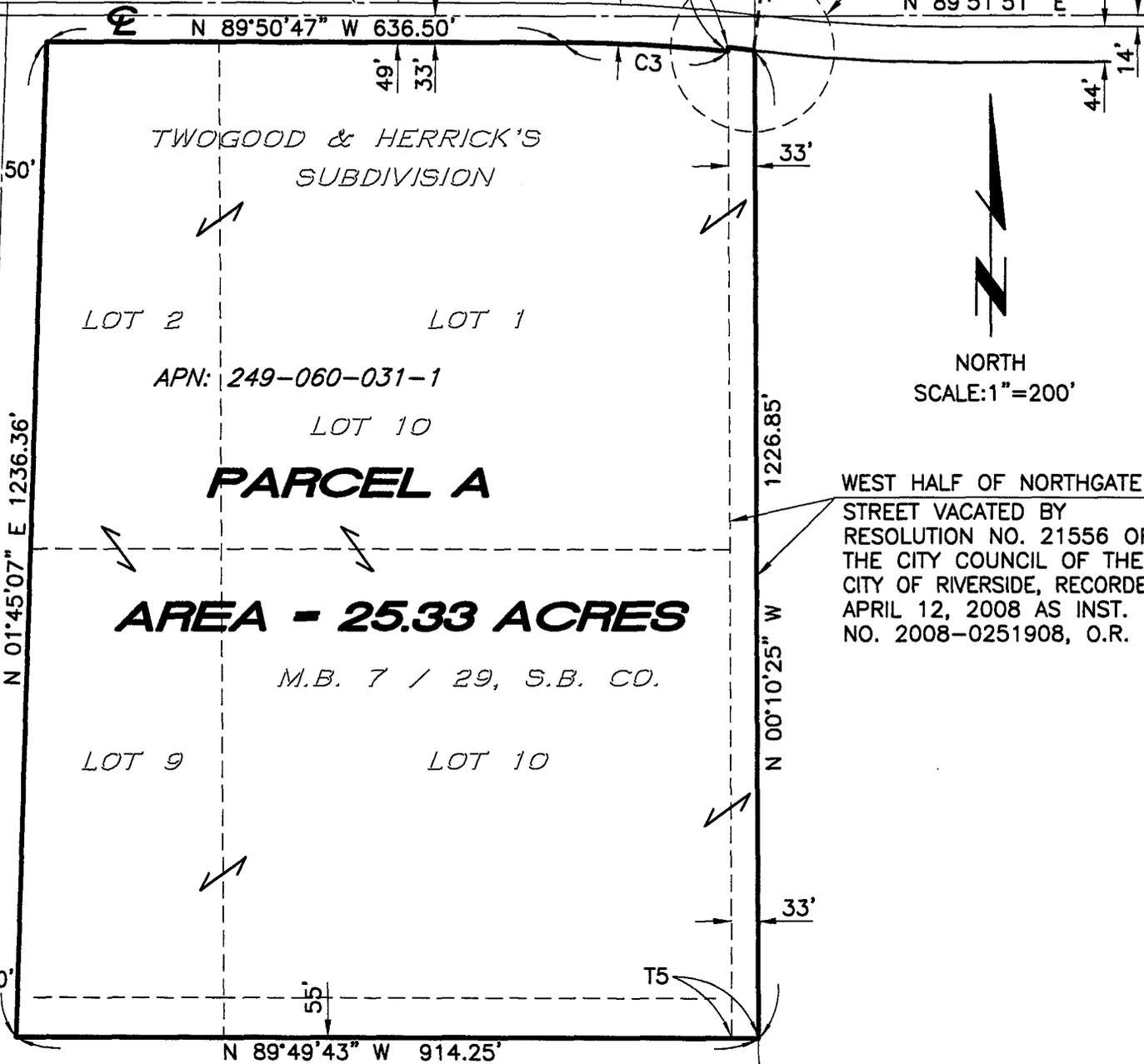
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Last Update: 05/12/08

CONST. C/L PER CITY OF RIVERSIDE
 IMPROV. PLANS R-3627
 APPROVED 02/20/03

SEE DETAIL ON
 SHEET 2 OF 2

PALMYRITA

AVE.



R.C.T.C. R/W FORMERLY A.T. & S.F. R.R.

N 01°45'07" E 1236.36'

50'

50'

TWO GOOD & HERRICK'S
 SUBDIVISION

LOT 2

LOT 1

APN: 249-060-031-1

LOT 10

PARCEL A

AREA - 25.33 ACRES

M.B. 7 / 29, S.B. CO.

LOT 9

LOT 10

N 89°49'43" W 914.25'

COLUMBIA AVENUE

LEGEND:

- INDICATES PARCEL LINE TO BE CONSOLIDATED
- INDICATES PARCEL LINE TO REMAIN

NOTE:

SEE SHEET 2 OF 2 FOR VICINITY MAP, DETAL "A", CURVE & TANGENT TABLES.

• CITY OF RIVERSIDE, CALIFORNIA •

11-8
26-2

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.

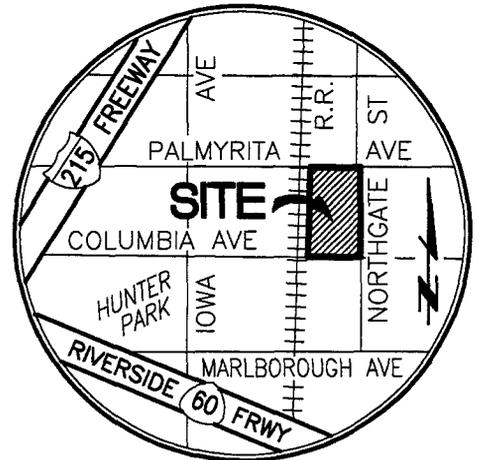
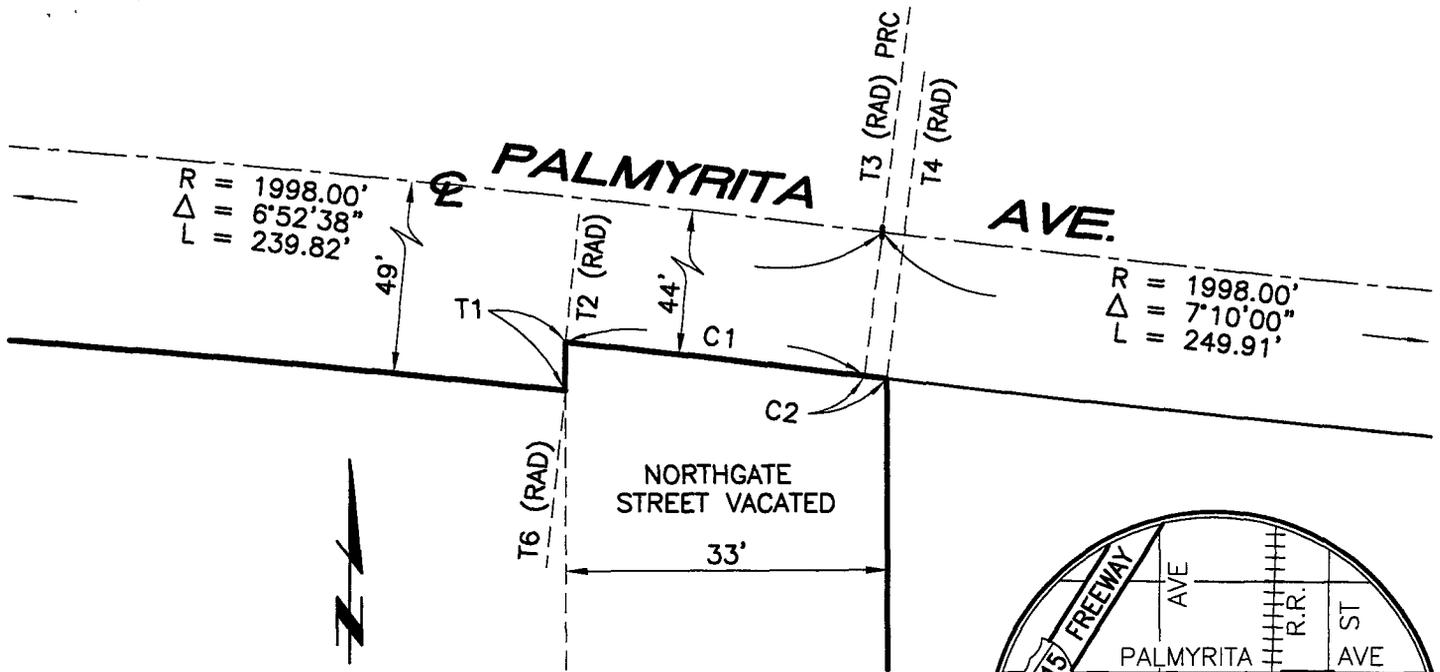
SHEET 1 OF 2

SCALE: 1" = 200'

DRAWN BY K.M DATE 05/12/08

SUBJECT LOT CONSOLIDATION CASE NO. P08-0108

11-P08-0108



TANGENT TABLE:

NO.	DISTANCE	BEARING
T1	5.03'	N 00°10'25" W
T2	1954.00'	N 06°07'26" E
T3	2042.00'	N 07°01'51" E
T4	2042.00'	N 06°57'58" E
T5	33.00'	N 89°49'43" W
T6	1949.00'	N 06°08'24" E

CURVE TABLE:

NO.	DELTA	RADIUS	LENGTH
C1	0°54'25"	1954.00'	30.93'
C2	0°03'52"	2042.00'	2.30'
C3	5°59'11"	1949.00'	203.64'

SURVEYOR:

PREPARED UNDER THE SUPERVISION OF:

[Signature] 5/16/08
 BRIAN L. THIENES
 P.L.S. NO. 5750
 REG. EXP. DEC. 31, 2009



Thienes Engineering, Inc.
 CIVIL ENGINEERING • LAND SURVEYING
 14349 FIRESTONE BOULEVARD
 LA MIRADA, CALIFORNIA 90638
 PH.(714)521-4811 FAX(714)521-4173

• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 2 OF 2

SCALE: 1" = 200'

DRAWN BY KM DATE 05/12/08

SUBJECT LOT CONSOLIDATION CASE NO. P08-0108