

Recording requested by:

RECORDED AT THE REQUEST OF  
CHICAGO TITLE - INLAND EMPIRE  
DOCUMENTARY TRANSFER TAX = \$0.00  
NO CONSIDERATION

DOC # 2009-0227573  
05/07/2009 08:00A Fee:18.00  
Page 1 of 4  
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

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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18

FOR RECORDER'S OFFICE USE ONLY

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

Project: P08-0135  
Van Buren Blvd. & Little Ct.  
A.P.N. 266-020-024

LL - P08-0135



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

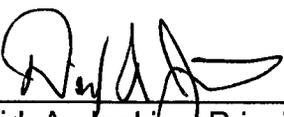
Property Owner(s): **SORAVIN CHAN and NATALIE CHAN, husband and wife as joint tenants.**

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 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:   
Dirk A. Jenkins, Principal Planner

1/20/09  
Date

State of California

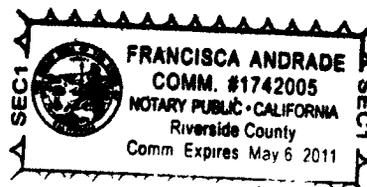
County of Riverside } ss

On January 20, 2009, before me, Francisca Andrade, notary public,  
personally appeared Dirk A. 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.

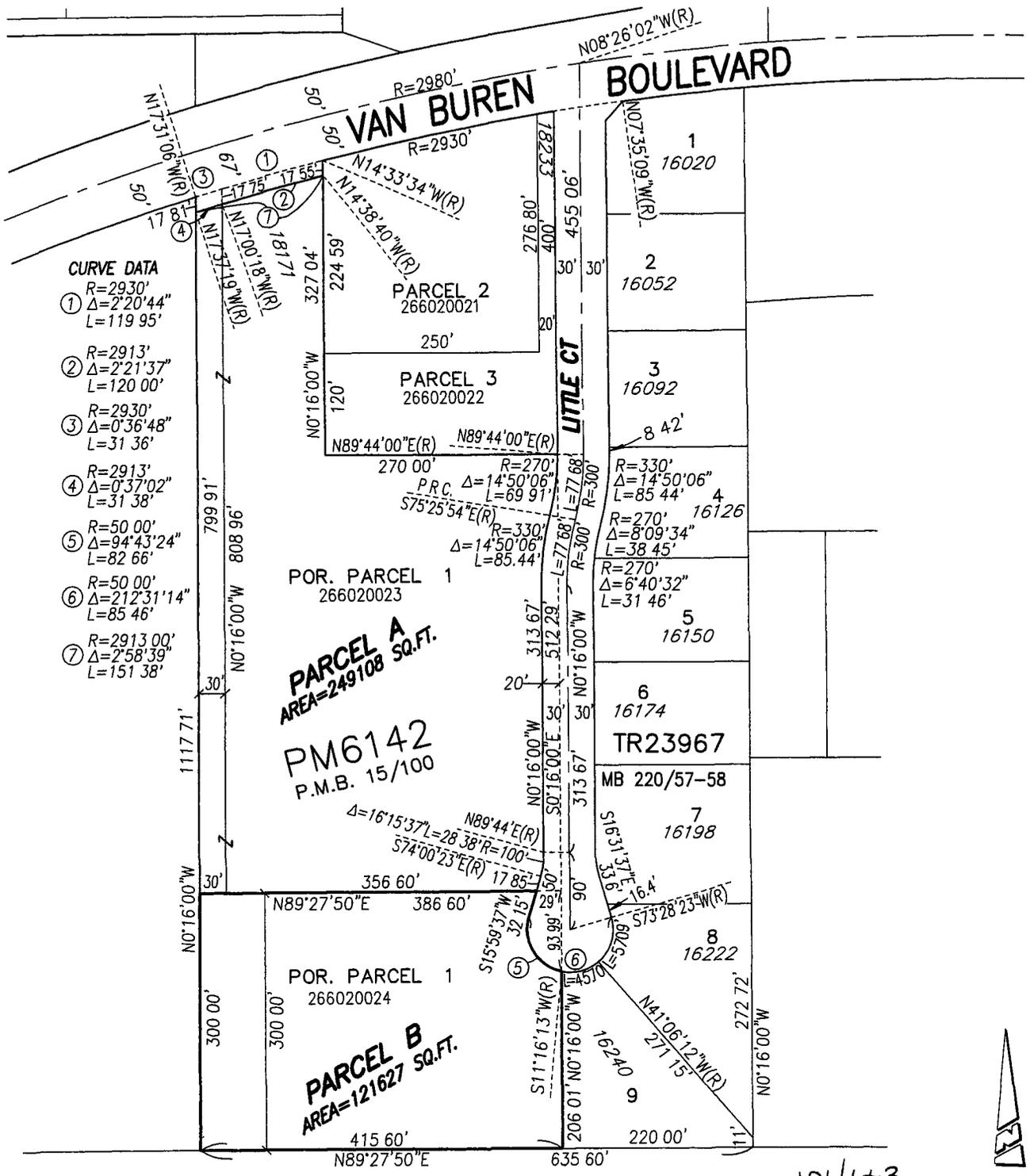
I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Notary Signature







101/1+3



**Esgate**  
**ENGINEERING**

3351 PACHAPPA HILL  
RIVERSIDE, CALIFORNIA  
92506  
(951) 313-2058

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

PREPARED BY: *[Signature]* P.E. NO 21884

DATE 5/1/2008

LOT LINE ADJUSTMENT -  
SCALE: N.T.S.

LL-P08-0135

DOC # 2009-0227575  
 05/07/2009 08:00A Fee:24.00  
 Page 1 of 6  
 Recorded in Official Records  
 County of Riverside  
 Larry W Ward  
 Assessor, County Clerk & Recorder

Recording requested by:

RECORDED AT THE REQUEST OF  
 CHICAGO TITLE - INLAND EMPIRE

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						T	CTY	UNI	029

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Project: P08-0135  
 18171 Van Buren Blvd  
 A.P.N. 266-020-023

24

LL - P08-0135



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): **MOHAMMAD M. SADEGHIAN and KLARA M. SADEGHIAN, 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 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:   
Dirk A. Jenkins, Principal Planner

1-30-09  
Date

State of California

County of Riverside } SS

On January 20, 2009, before me, Francisca Andrade, notary public,  
personally appeared Dirk A. 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.

  
Notary Signature



ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary Francisca Andrade  
Notary Identification Number 1742005  
Vender Identification Number SECI  
County Where Bond Is Filed Riverside  
Date Commission Exp May 6, 2011

SPL, Inc. as agent

DATE: 04, 01, 09

[Signature]  
Signature

State of California )  
County of \_\_\_\_\_ )  
On \_\_\_\_\_ before me, \_\_\_\_\_ personally  
appeared, \_\_\_\_\_

who proved to me 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 \_\_\_\_\_

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THIS MATERIAL IS A TRUE COPY OF THE ORIGINAL MATERIAL CONTAINED IN THE DOCUMENT:

SPL, Inc. as agent

DATE: \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

\_\_\_\_\_  
Signature

**EXHIBIT "A"**

LOT LINE ADJUSTMENT P08-0135  
LITTLE CT & VAN BUREN  
A P N 266-020-023

That certain real property, located in the City of Riverside, Riverside County California, described as follows:

**PARCEL A**

Parcel 1 of Parcel Map No. 6142, as shown by map on file in Book 15, Page 100 of Parcel Maps, records of Riverside County, California;

EXCEPTING THEREFROM that portion lying within the southerly 300.00 feet of said Parcel 1;

Subject to a permanent easement and Right-of-Way for public street and public utility purposes lying within that portion of Said Parcel 1, that lies northwesterly of a line that is parallel with and distant 67.00 feet southeasterly, as measured radially, to the centerline of Van Buren Boulevard as shown on said Parcel Map No. 6142;

Also subject to a permanent easement and Right-of-Way for public street and public utility purposes lying within that portion of Said Parcel 1, described as follows:

BEGINNING at the southeasterly corner of Parcel 3 of said Parcel Map No. 6142; said corner also being in the easterly line of said Parcel 1;

THENCE along said easterly line of Parcel 1, South  $0^{\circ}16'00''$  East, a distance of 512.29 feet to the northerly line of said southerly 300.00 feet of Parcel 1;

THENCE along said northerly line, South  $89^{\circ}27'50''$  West, a distance of 29.00 feet;

THENCE North  $15^{\circ}59'37''$  East, a distance of 17.85 feet to the beginning of a tangent curve concaving northwesterly and having a radius of 100.00 feet;

THENCE northerly to the left along said curve through a central angle of  $16^{\circ}15'37''$  an arc length of 28.38 feet to a line that is parallel with and distant 30.00 feet westerly, as measured at right angles, from the centerline of Little Court, as shown by map of Tract No. 23967, on file in Book 220, Pages 57 and 58 of Maps, records of Riverside County, California; said parallel line also being parallel with and distant 20.00 feet westerly, as measured at right angles, to said easterly line of Parcel 1;

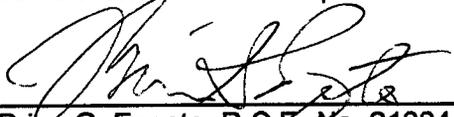
LL-P08-0135

THENCE along said parallel line, North 0°16'00" West, a distance of 313.67 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 330.00 feet;

THENCE northerly to the right along said last described curve through a central angle of 14°50'06" an arc length of 85.44 feet to a point of reverse curvature with a tangent curve concaving northwesterly and having a radius of 270.00 feet; the common radial line at said point of reverse curvature bears South 75°25'54" East;

THENCE northerly to the left along said last described curve through a central angle of 14°50'06" an arc length of 69.91 feet to the POINT OF BEGINNING.

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

  
\_\_\_\_\_  
Brian G. Esgate, R.C.E. No. 21884  
License Expires 9-30-2009

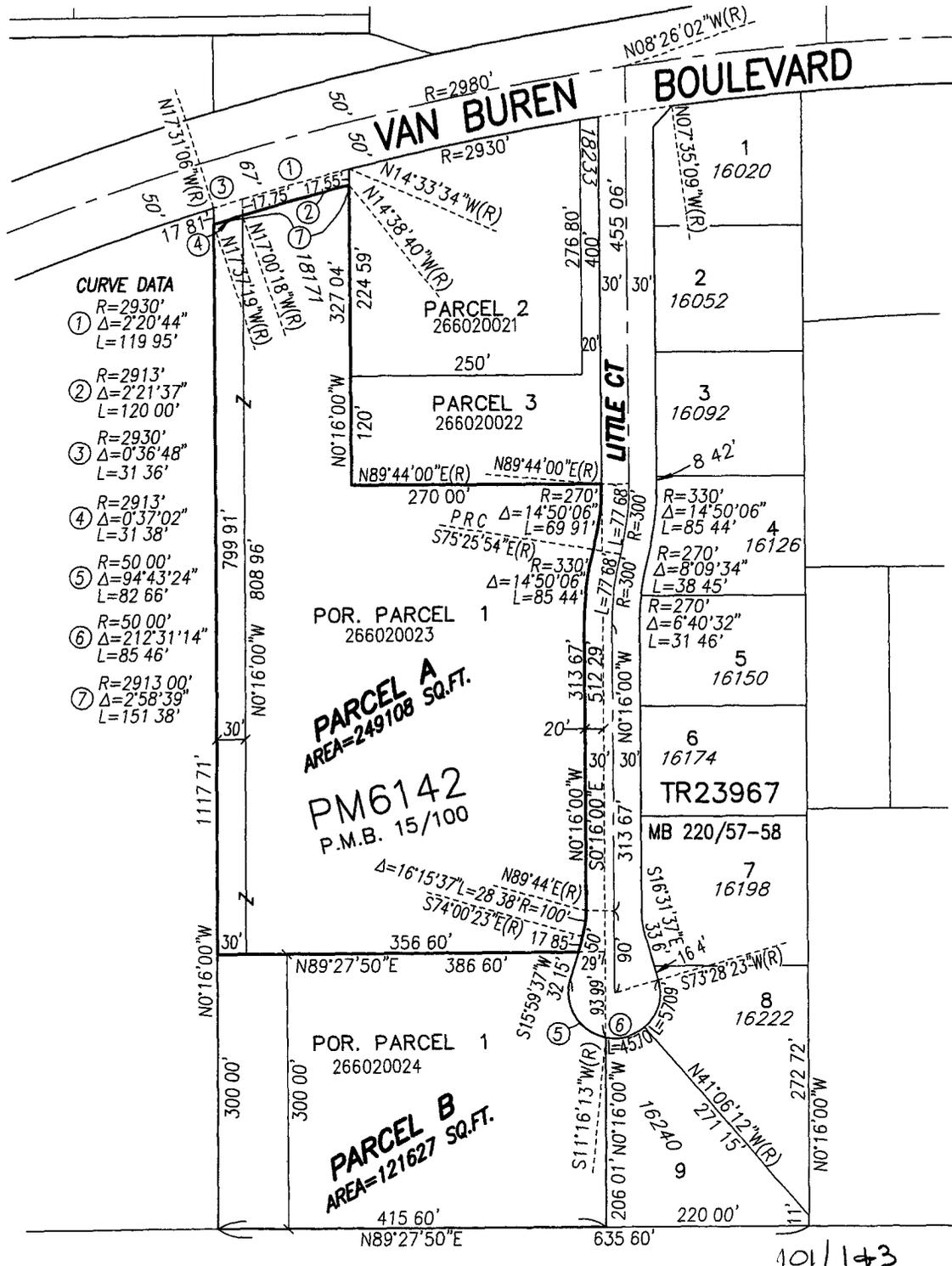
5/01/2008  
Date



DESCRIPTION APPROVAL

BY: K. Stout 3/11/2009  
DATE

FOR MARK S BROWN  
CITY SURVEYOR



**ESGATE ENGINEERING**  
 3351 PACHAPPA HILL  
 RIVERSIDE, CALIFORNIA  
 92506  
 (951) 313-2058

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

PREPARED BY: *[Signature]* R.C.E. NO. 21884  
 DATE: 5/1/2008

LOT LINE ADJUSTMENT -  
 SCALE: N.T.S.