

Recording Requested By
CHICAGO TITLE COMPANY

DOC # 2010-0132836
03/24/2010 08:00A Fee: 45.00
Page 1 of 11
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

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

Project: LLA P09-0817
APN: 234-231-047 & 234-240-024 & 234-240-027
Address: 2970 Myers St & 3203 Harrison St

LL- P09-0817



910090933-K26

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owners: CTF5-CITRUS PARK, LLC, a California 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 TWO parcels 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 parcels 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

3/16/10
DATE

ACKNOWLEDGEMENT

State of California }
County of Riverside } .ss

On March 23, 10, before me MERCEDES DAEMS, Notary Public personally appeared Clara Miramontes 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

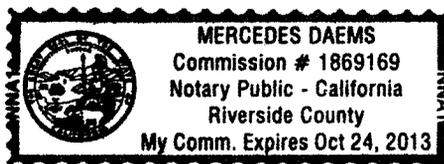


EXHIBIT A

Parcel "A"

In the City of Riverside, County of Riverside, State of California, being Parcel 12 of Parcel Map No. 36029, recorded in Book 227, pages 45 to 49 inclusive of Parcel Maps, together with a portion of Parcel "B" of Lot Line Adjustment No. LL-P08-0997, recorded March 30, 2009 as Instrument No. 2009-0152766 of Official Records, described in its entirety as follows:

Beginning at a point in the southeasterly line of Parcel 13 of said Parcel Map No. 36029, distant thereon South 55°59'58" West, a distance of 411.19 feet from the most easterly corner thereof;

Thence North 34°00'02" West, a distance of 22.00 feet;

Thence South 55°59'58" West, parallel with said southeasterly line, a distance of 247.05 feet to the southwesterly line of said Parcel 13;

Thence along said southwesterly line and along the various lines of said Parcel 12 the following five courses;

Thence South 33°59'45" East, a distance of 303.73 feet;

Thence North 55°59'58" East, a distance of 658.26 feet;

Thence North 34°00'02" West, a distance of 24.00 feet;

Thence South 55°59'58" West, a distance of 411.19 feet;

Thence North 34°00'02" West, a distance of 279.73 feet to the point of beginning.

Containing 1.95 acres, more or less.

Parcel "B"

In the City of Riverside, County of Riverside, State of California, being a portion of Parcel "B" of Lot Line Adjustment No. LL-P08-0997, recorded March 30, 2009 as Instrument No. 2009-0152766 of Official Records, described as follows:

Beginning at the most easterly corner of said Parcel 13 of Parcel Map No. 36029 recorded in Book 227, pages 45 to 49 inclusive of Parcel Maps, records of said county;

thence South 55°59'58" West along the southeasterly line thereof, a distance of 411.19 feet;

Thence North 34°00'02" West, a distance of 22.00 feet;

Thence South 55°59'58" West, parallel with said southeasterly line, a distance of 181.10 feet;

Thence North 35°08'55" West, a distance of 250.35 feet;

Thence South 56°01'22" West, a distance of 16.91 feet to the most easterly corner of Parcel 1020-15B3, described in a deed to the Riverside County Flood Control and Water Conservation District per document recorded November 20, 1996 as Instrument No. 443343 of Official Records;

Thence North 33°59'45" West along the northeasterly line thereof, a distance 43.25 feet to the northwesterly line said Parcel 13;

Thence along the various lines of said Parcel 13 the following eight courses;

Thence North 56°01'22" East, a distance of 432.96 feet;

Thence South 28°21'24" West, a distance of 107.69 feet;

Thence North 56°01'22" East, a distance of 113.65 feet to the beginning of a tangent curve, concave northeasterly and having a radius of 2010.07 feet;

Thence northeasterly along the arc of said curve through a central angle of 4°39'04", a distance of 163.18 feet;

Thence non-tangent to last said curve, South 34°00'02" East, a distance of 13.86 feet to a point in a non-tangent curve, concave northeasterly and having a radius of 45.00 feet, a radial line to said point bears North 81°10'01" West;

Thence southeasterly along the arc of said curve through a central angle of 79°42'13", a distance of 62.60 feet to a point of reverse curvature with a curve, concave southwesterly and having a radius of 15.00 feet, a radial line to said point bears North 19°07'46" East;

Thence southeasterly along the arc of said curve through a central angle of 36°52'12", a distance of 9.65 feet;

Thence tangent to last said curve, South 34°00'02" East, a distance of 191.47 feet to the point of beginning.

Containing 3.97 acres, more or less.

Thence North 34°00'54" West, a distance of 33.79 feet;

Thence North 55°59'06" East, a distance of 60.00 feet;

Thence South 34°00'54" East, a distance of 5.86 feet;

Thence North 28°58'42" East, a distance of 28.03 feet;

Thence North 55°59'19" East, a distance of 85.22 feet to the southwesterly line of said Parcel 13;

Thence South 33°59'45" East along said southwesterly line, a distance of 36.08 feet to a line parallel with and 22.00 feet northwesterly of the aforesaid southeasterly line of Parcel 13;

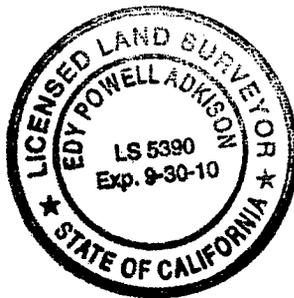
Thence North 55°59'58" East along said parallel line, a distance of 65.95 feet to the **True Point of Beginning**.

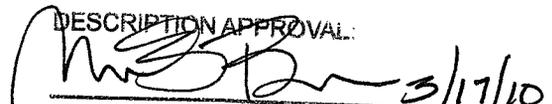
Containing 3.67 acres, more or less.

Prepared by me or under my direction.



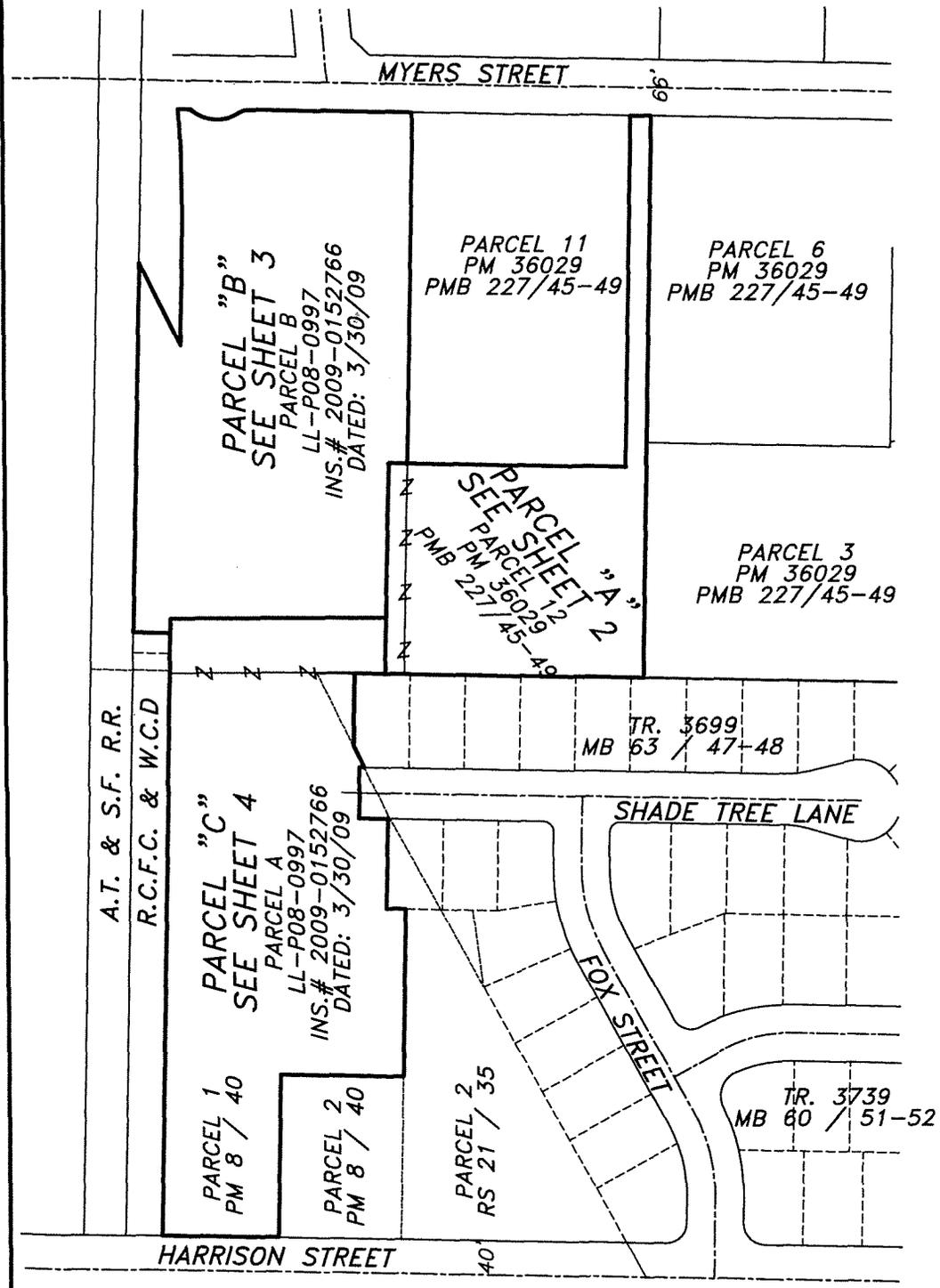
Edy P. Adkison, PLS 5390
Expiration 9-30-2010



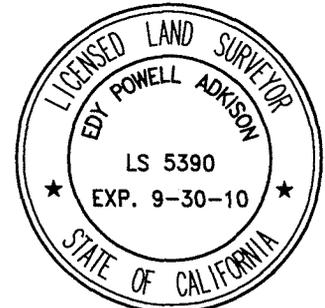
DESCRIPTION APPROVAL:

MARK S. BROWN
CITY SURVEYOR
DATE 3/17/10

LOT LINE ADJUSTMENT
P09-0817

SHEET 1 OF 5



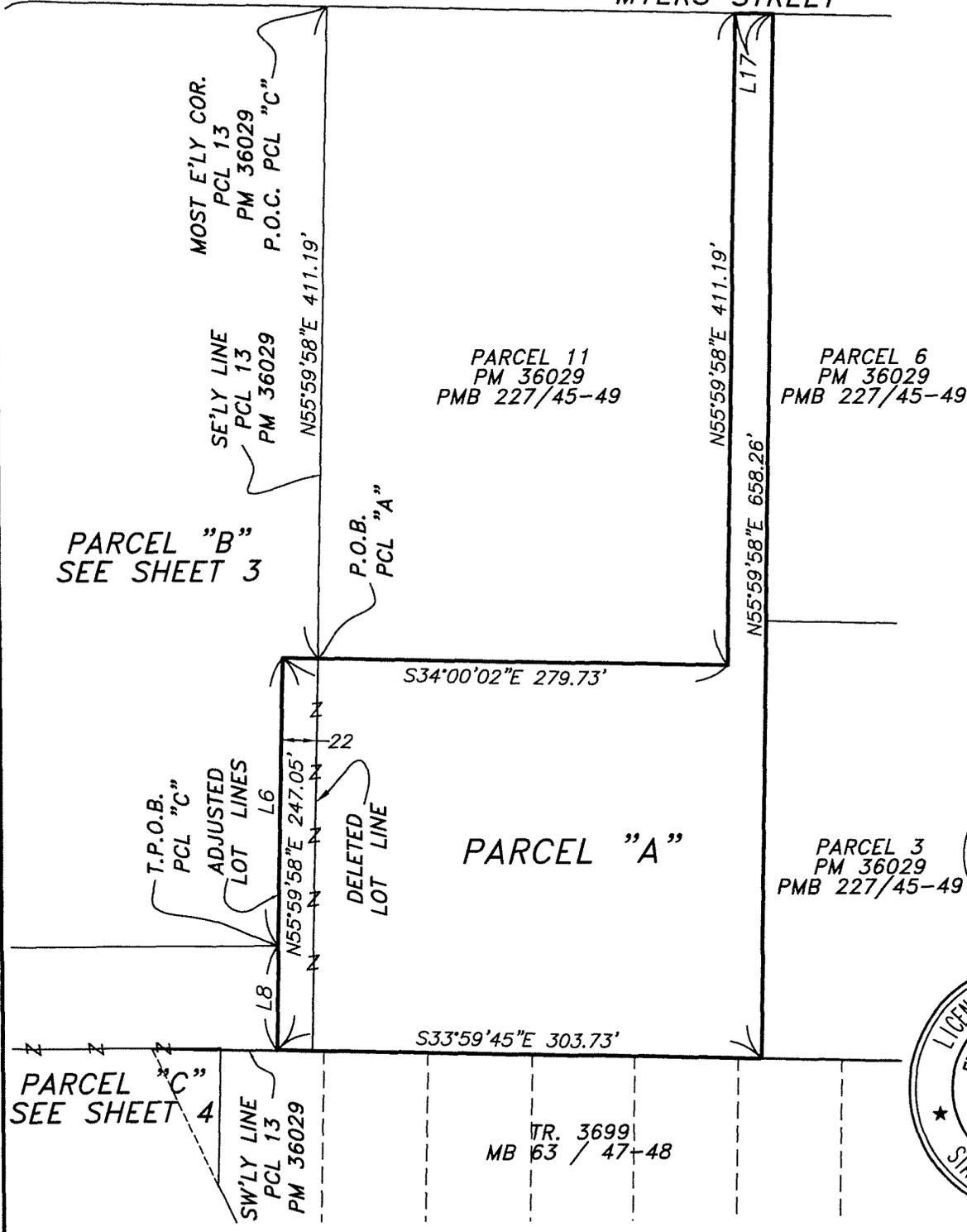
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCELS DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.



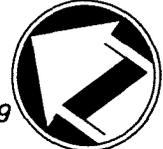
<p>PLANS PREPARED BY:</p> <p>adkan ENGINEERS Civil Engineering · Surveying · Planning 6820 Airport Drive, Riverside, CA 92504 Tel: (951) 688-0241 Fax: (951) 688-0599</p>	<p>SCALE: 1"=200'</p> <p>APPROVED BY: EDY P. ADKISON L.S. 5390</p>	<p>JOB NO. 7493</p> <p>DATE: 12/09</p> <p>3-9-2010</p>	<p>CLIENT: CT REALTY</p> <p>PARCEL 12, P.M.B. 227/45-49 PARCEL "A" AND "B", LL-P08-0997</p>
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LOT LINE ADJUSTMENT
P09-0817

MYERS STREET



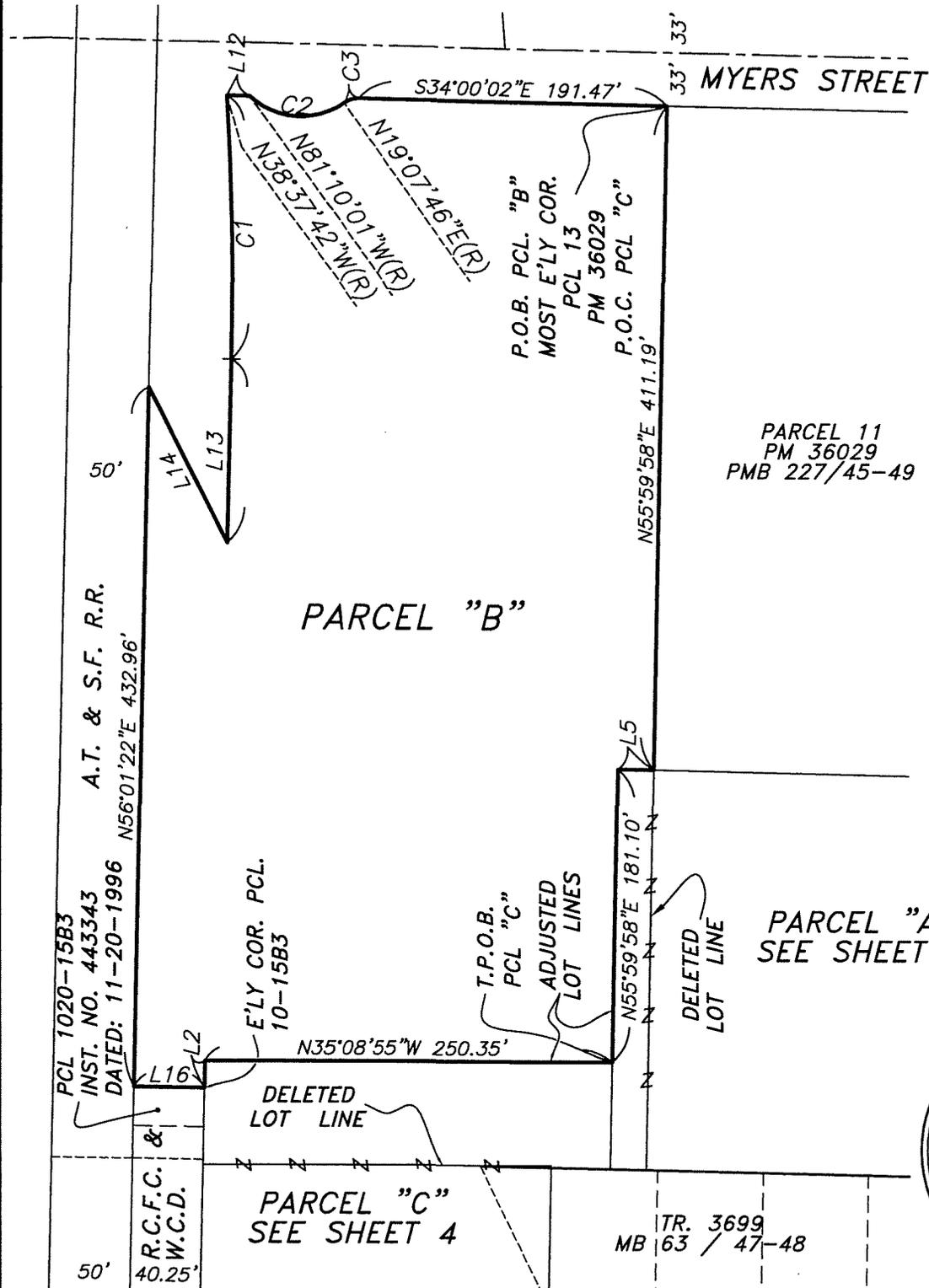
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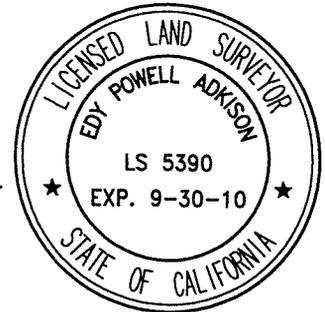
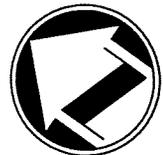
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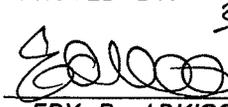
<p>PLANS PREPARED BY:</p> <p>adkan ENGINEERS Civil Engineering · Surveying · Planning 6820 Airport Drive, Riverside, CA 92504 Tel: (951) 688-0241 Fax: (951) 688-0599</p>	<p>SCALE: 1"=100'</p>	<p>JOB NO. 7493</p>	<p>DATE: 12/09</p>	<p>CLIENT: CT REALTY</p>
<p>APPROVED BY:</p> <p><i>[Signature]</i> EDY P. ADKISON L.S. 5390</p>	<p>PARCEL 12, P.M.B. 227/45-49 PARCEL "A" AND "B", LL-P08-0997</p>			

LOT LINE ADJUSTMENT
P09-0817

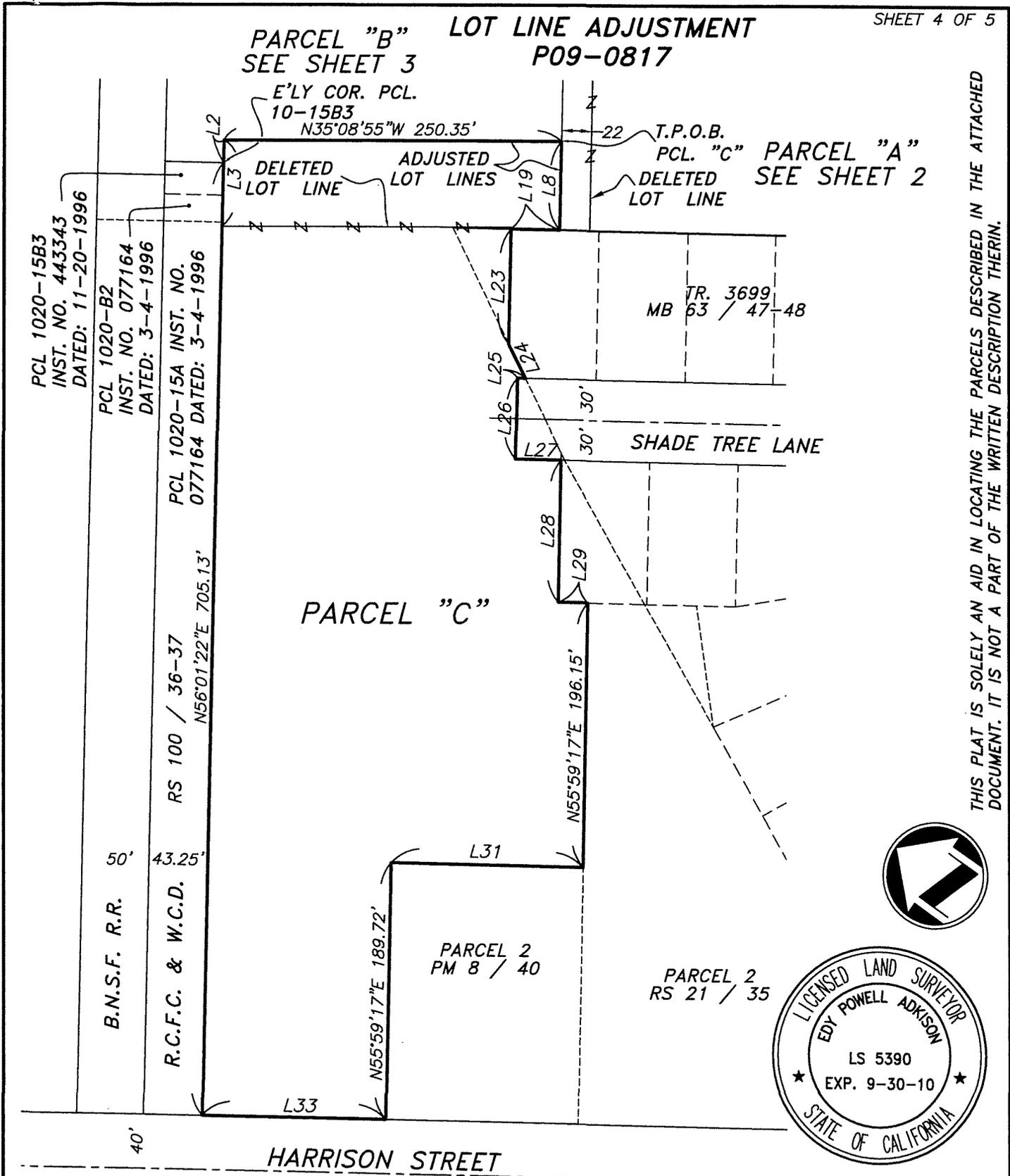


THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCELS DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.



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"=100'	JOB NO. 7493	DATE: 12/09	CLIENT: CT REALTY
APPROVED BY:  EDY P. ADKISON L.S. 5390	3-9-2010		PARCEL 12, P.M.B. 227/45-49 PARCEL "A" AND "B", LL-P08-0997	

PARCEL "B" LOT LINE ADJUSTMENT
SEE SHEET 3 P09-0817



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.

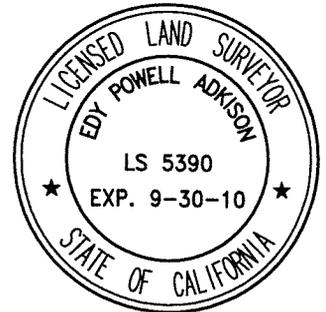
PLANS PREPARED BY: adkan ENGINEERS Civil Engineering · Surveying · Planning 6820 Airport Drive, Riverside, CA 92504 Tel: (951) 688-0241 Fax: (951) 688-0599	SCALE: 1"=100'	JOB NO. 7493	DATE: 12/09	CLIENT: CT REALTY
	APPROVED BY: <i>[Signature]</i> EDY P. ADKISON L.S. 5390		PARCEL 12, P.M.B. 227/45-49 PARCEL "A" AND "B", LL-P08-0997	

**LOT LINE ADJUSTMENT
P09-0817**

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LINE TABLE		
LINE	LENGTH	BEARING
L1	47.10	N56°01'22"E
L2	16.91	N56°01'22"E
L3	64.01	N56°01'22"E
L4	279.73	S34°00'02"E
L5	22.00	S34°00'02"E
L6	181.10	N55°59'58"E
L7	257.73	S34°00'02"E
L8	65.95	N55°59'58"E
L9	411.19	N55°59'58"E
L10	411.19	N55°59'58"E
L11	191.47	N34°00'02"W
L12	13.86	N34°00'02"W
L13	113.65	N56°01'22"E
L14	107.69	N28°21'24"E
L15	432.96	N56°01'22"E
L16	43.25	N33°59'45"W
L17	24.00	S34°00'02"E
L18	658.26	N55°59'58"E
L19	36.08	S33°59'45"E
L20	339.81	N33°59'45"W
L21	303.73	S33°59'45"E
L22	247.05	N55°59'58"E
L23	85.22	S55°59'19"W
L24	28.03	S28°58'42"W
L25	5.86	N34°00'54"W
L26	60.00	S55°59'06"W
L27	33.79	S34°00'54"E
L28	105.23	S55°59'56"W
L29	21.87	S34°00'04"E
L30	196.15	S55°59'17"W
L31	142.22	N33°55'49"W
L32	189.72	S55°59'17"W
L33	134.93	N34°00'04"W
L34	658.03	N56°01'22"E

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TAN.
C1	4°39'04"	2010.07	163.18	81.63
C2	79°42'13"	45.00	62.60	37.56
C3	36°52'12"	15.00	9.65	5.00



PLANS PREPARED BY:

adkan
ENGINEERS
Civil Engineering · Surveying · Planning
6820 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 Fax: (951) 688-0599

SCALE: N/A

JOB NO. 7493

DATE: 12/09

CLIENT: CT REALTY

APPROVED BY:

3-9-10

EDY P. ADKISON L.S. 5390

PARCEL 12, P.M.B. 227/45-49
PARCEL "A" AND "B", LL-P08-0997

Parcel "C"

In the City of Riverside, County of Riverside, State of California, being Parcel "A" and a portion of Parcel "B" of Lot Line Adjustment No. LL-P08-0997, recorded March 30, 2009 as Instrument No. 2009-0152766 of Official Records, described as follows:

Commencing at the most easterly corner of said Parcel 13 of Parcel Map No. 36029 recorded in Book 227, pages 45 to 49 inclusive of Parcel Maps, records of said county;

thence South 55°59'58" West along the southeasterly line thereof, a distance of 411.19 feet;

Thence North 34°00'02" West, a distance of 22.00 feet;

Thence South 55°59'58" West, parallel with said southeasterly line, a distance of 181.10 feet to the **True Point of Beginning**;

Thence North 35°08'55" West, a distance of 250.35 feet;

Thence South 56°01'22" West, a distance of 16.91 feet to the most easterly corner of Parcel 1020-15B3, described in a deed to the Riverside County Flood Control and Water Conservation District per document recorded November 20, 1996 as Instrument No. 443343 of Official Records;

Thence South 56°01'22" West along the southeasterly line of said Parcel 1020-15B3, and along the southeasterly lines of Parcels 1020-15B2 and 1020-15A as shown on Record of Survey recorded in Book 100, pages 36 and 37 of Records of Surveys, records of said county, a distance 705.13 feet to the southwesterly line of Parcel 1 of Parcel Map recorded in Book 8, page 40 of Parcel Maps, records of said county;

Thence along the lines of said Parcel 1 the following eleven courses;

Thence South 34°00'04" East, a distance of 134.93 feet;

Thence North 55°59'17" East, a distance of 189.72 feet;

Thence South 33°55'49" East, a distance of 142.22 feet;

Thence North 55°59'17" East, a distance of 196.15 feet;

Thence North 34°00'04" West, a distance of 21.87 feet;

Thence North 55°59'56" East, a distance of 105.23 feet;