

087573

Recording requested by:

RECEIVED FOR RECORD  
AT 8:00AM

MAR 11 1998

And when recorded, mail to:

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

Recorded in Official Records  
of Riverside County, California  
Recorder

Fees \$ \_\_\_\_\_

C  
JD

FOR RECORDER'S OFFICE USE ONLY

Project: PW-006-967  
10138 Wells Avenue  
A.P.N. 141-260-015 & 016

**PW - 006-967**

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): ***CHIH-YUNG CHEN and SIANG-HUA T. CHEN, 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 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 1/14/98  
PRINCIPAL PLANNER DATE

**GENERAL ACKNOWLEDGEMENT**

State of California }  
County of RIVERSIDE } ss

On JANUARY 14, 1998 before me JANIS LOWRY  
(date) (name)

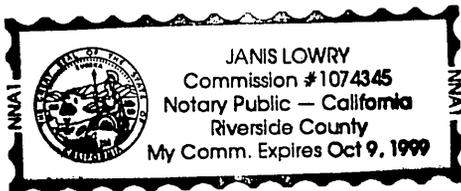
a Notary Public in and for said State, personally appeared

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.

WITNESS my hand and official seal.

Janis Lowry



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ACKNOWLEDGEMENT OF LOT LINE ADJUSTMENT / CONSOLIDATION  
CONSENT TO RECORD**

THIS IS TO CERTIFY that (I)(we), hereby consent to the recordation of the attached CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT and understand that the real property described therein is recognized by the City of Riverside as one parcel pursuant to Section 66412 Government Code of the State of California and Section 18.37 of the City of Riverside Municipal Code. (I)(We) also agree that the parcel therein described, unless modified in conformance with applicable State Code or City Ordinance, must be transferred as a single parcel and that we hereby intend that any sale, lease, transfer, or foreclosure on any part of said parcel shall be presumed to include all of said parcel as described therein.

Dated MARCH 9, 1998

Chih yung Chen  
CHIH-YUNG CHEN

Siang Hua T. Chen  
SIANG HUA T. CHEN

**GENERAL ACKNOWLEDGEMENT**

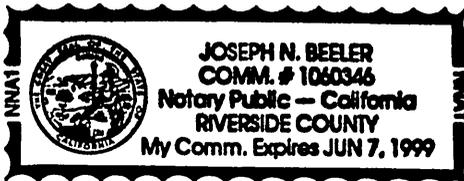
State of California }  
County of RIVERSIDE } ss

On MAR. 9, 1998, before me JOSEPH N. BEELER  
(date) (name)

a Notary Public in and for said State, personally appeared

CHIH-YUNG CHEN AND SIANG HUA T. CHEN  
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.



WITNESS my hand and official seal.

Joseph N. Beeler

**OPTIONAL SECTION**

**CAPACITY CLAIMED BY SIGNER**

( ) Attorney-in-fact  
( ) Corporate Officer(s)  
Title \_\_\_\_\_  
Title \_\_\_\_\_

( ) Guardian/Conservator

Individual(s)

( ) Trustee(s)  
( ) Other

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## DESCRIPTION 'B'

PARCEL 2 OF PARCEL MAP ON FILE IN BOOK 8 OF PARCEL MAPS AT PAGE 17 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THOSE PORTIONS OF LOT 8 IN BLOCK 32 OF LA GRANADA AS SHOWN BY MAP ON FILE IN BOOK 12 OF MAPS AT PAGES 42 THROUGH 51 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND LOT UU OF SAID LA GRANADA AS VACATED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA BY DOCUMENT RECORDED APRIL 27, 1955 IN BOOK 1728, PAGE 456 ET SEQ, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

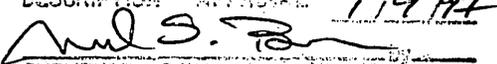
**BEGINNING** AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF WELLS AVENUE (40.00 FOOT HALF WIDTH) WITH A LINE PARALLEL WITH AND DISTANT 20.00 FEET SOUTHWESTERLY AS MEASURED AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF SAID PARCEL 2, SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 660.00 FEET, A RADIAL LINE AT SAID POINT BEARS SOUTH 73°54'45" EAST;

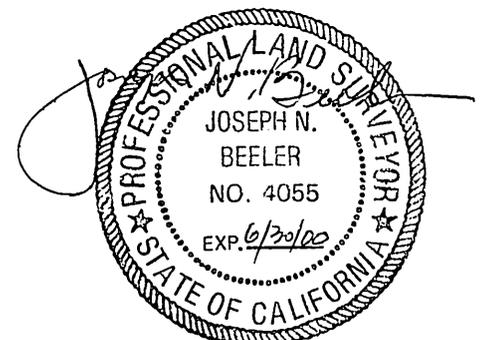
**THENCE** SOUTH 40°18'40" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 95.44 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID PARCEL 2, SAID SOUTHEASTERLY LINE ALSO BEING THE NORTHWESTERLY LINE OF PARCEL 3 OF SAID PARCEL MAP;

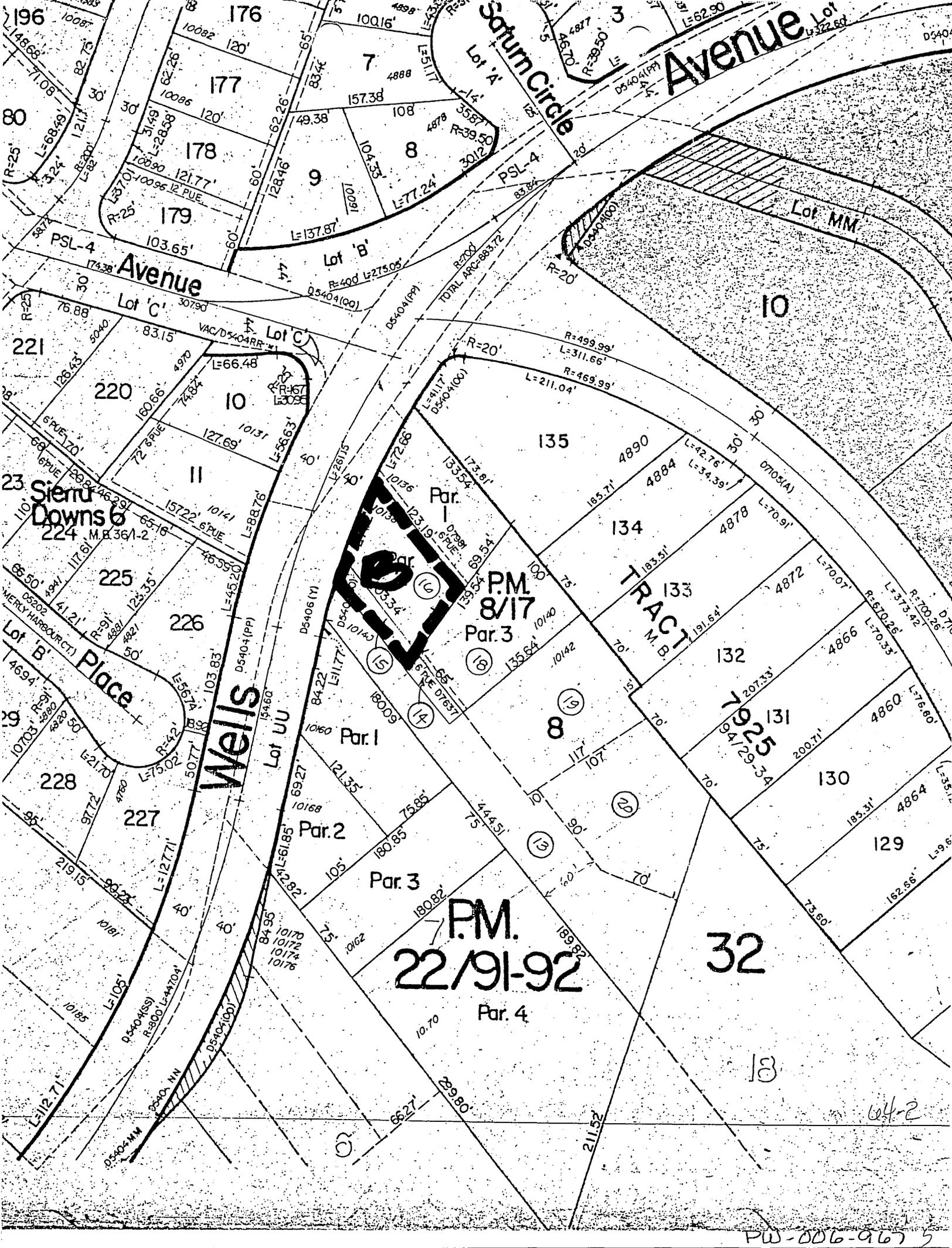
**THENCE** NORTH 35°58'32" EAST, ALONG SAID SOUTHWESTERLY PROLONGATION AND SAID SOUTHEASTERLY LINE, A DISTANCE OF 90.59 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL 2;

**THENCE** NORTH 40°18'40" WEST, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 123.19 FEET TO THE MOST NORTHERLY CORNER THEREOF, SAID CORNER BEING ON SAID SOUTHEASTERLY RIGHT OF WAY LINE OF WELLS AVENUE (40.00 FOOT HALF WIDTH) AND SAID CURVE HAVING A RADIUS OF 660.00 FEET, A RADIAL LINE AT SAID POINT BEARS SOUTH 65°09'01" EAST;

**THENCE** SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE AND SAID CURVE HAVING A RADIUS OF 660.00 FEET, THROUGH A CENTRAL ANGLE OF 8°45'44" AN ARC DISTANCE OF 100.93 FEET TO THE **POINT OF BEGINNING.**

DESCRIPTION APPROVED 11997  
  
 SURVEYOR, CITY OF RIVERSIDE





**Avenue**

**Saturn Circle**

**Avenue**

**Wells Place**

**Sierra Downs 6**

**P.M. 22/91-92**

**P.M. 8/17**

**32**

**TRACI**

176  
177  
178  
179

7  
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222  
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135

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130  
131  
132

Lot MM

Lot 'A'  
Lot 'B'

Lot 'C'

Lot 'U'

Par. 1  
Par. 2  
Par. 3  
Par. 4

PSL-4

PSL-4

R-20

R-25

R-800

D-5404

D-5404

D-5404

413957

Recording requested by:

J.N. BEELER & ASSOC.  
18845 Van Buren Blvd, Suite 5C  
Riverside, California 92508

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

NOV 12 1997

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Recorded in Official Records  
of Riverside County, California  
Recorder                       
Fees \$                     

SURVEYOR'S OFFICE  
City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522



FOR RECORDER'S OFFICE USE ONLY

Project: PW-006-967  
10138, 40 & 42 Wells Avenue  
A.P.N. 147-260-013 & 020

**PW - 006-967**

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): **RUTH F. HOPKINS, a widow**

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 11/2/97  
ROBERT C. MEASE DATE  
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss

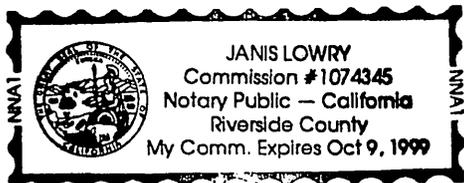
On November 7, 1997 before me JANIS LOWRY  
(date) (name)

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.



WITNESS my hand and official seal.

Janis Lowry  
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)

Title \_\_\_\_\_

Title \_\_\_\_\_

- ( ) Guardian/Conservator

- ( ) Individual(s)

- ( ) Trustee(s)

- ( ) Other

- ( ) Partner(s)

- ( ) General

- ( ) Limited

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

**DESCRIPTION 'A'**

THAT PORTION OF LOT 8 IN BLOCK 32 OF LA GRANADA AS SHOWN BY MAP ON FILE IN BOOK 12 OF MAPS AT PAGES 42 THROUGH 51, INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF LOT UU OF SAID LA GRANADA AS VACATED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA BY DOCUMENT RECORDED APRIL 27, 1955 IN BOOK 1728, PAGE 456 ET SEQ, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID LOT 8 WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF WELLS AVENUE (40.00 FOOT HALF WIDTH), SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 660.00 FEET, A RADIAL LINE AT SAID POINT BEARS SOUTH 77°05'56" EAST, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF PARCEL 1 OF PARCEL MAP ON FILE IN BOOK 22 OF PARCEL MAPS AT PAGES 91 AND 92 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

**THENCE** SOUTH 40°18'40" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 8 AND THE NORTHEASTERLY LINE OF SAID PARCEL MAP, A DISTANCE OF 445.07 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 8;

**THENCE** NORTH 18°18'01" EAST, ALONG THE EASTERLY LINE OF SAID LOT 8, A DISTANCE OF 200.24 FEET TO THE MOST EASTERLY CORNER THEREOF, SAID CORNER BEING ON THE SOUTHWESTERLY LINE OF LOT 131 OF TRACT 7925 AS SHOWN BY MAP ON FILE IN BOOK 94 OF MAPS AT PAGES 29 THROUGH 34, INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

**THENCE** NORTH 40°20'18" WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 8 AND THE SOUTHWESTERLY LINE OF SAID TRACT 7925, A DISTANCE OF 84.09 FEET TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO JAMES LA PETER AND SUSAN LA PETER, HUSBAND AND WIFE, AS JOINT TENANTS, BY DEED RECORDED JUNE 10, 1993 AS INSTRUMENT NO. 218859, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

**THENCE** SOUTH 60°41'42" WEST, A DISTANCE OF 112.97 FEET;

**THENCE** SOUTH 49°41'20" WEST, A DISTANCE OF 10.00 FEET;

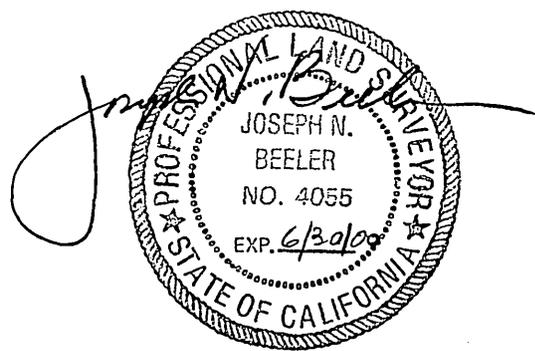
**THENCE** NORTH 40°18'40" WEST, A DISTANCE OF 100.69 FEET, TO THE MOST WESTERLY CORNER OF LAST MENTIONED PARCEL OF LAND, SAID CORNER BEING THE MOST SOUTHERLY CORNER OF PARCEL 3 OF PARCEL MAP ON FILE IN BOOK 8 OF PARCEL MAPS AT PAGE 17 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, THE PRECEDING THREE (3) COURSES BEING ALONG THE SOUTHEASTERLY AND SOUTHWESTERLY LINES OF SAID PARCEL OF LAND CONVEYED TO JAMES LA PETER AND SUSAN LA PETER, HUSBAND AND WIFE, AS JOINT TENANTS;

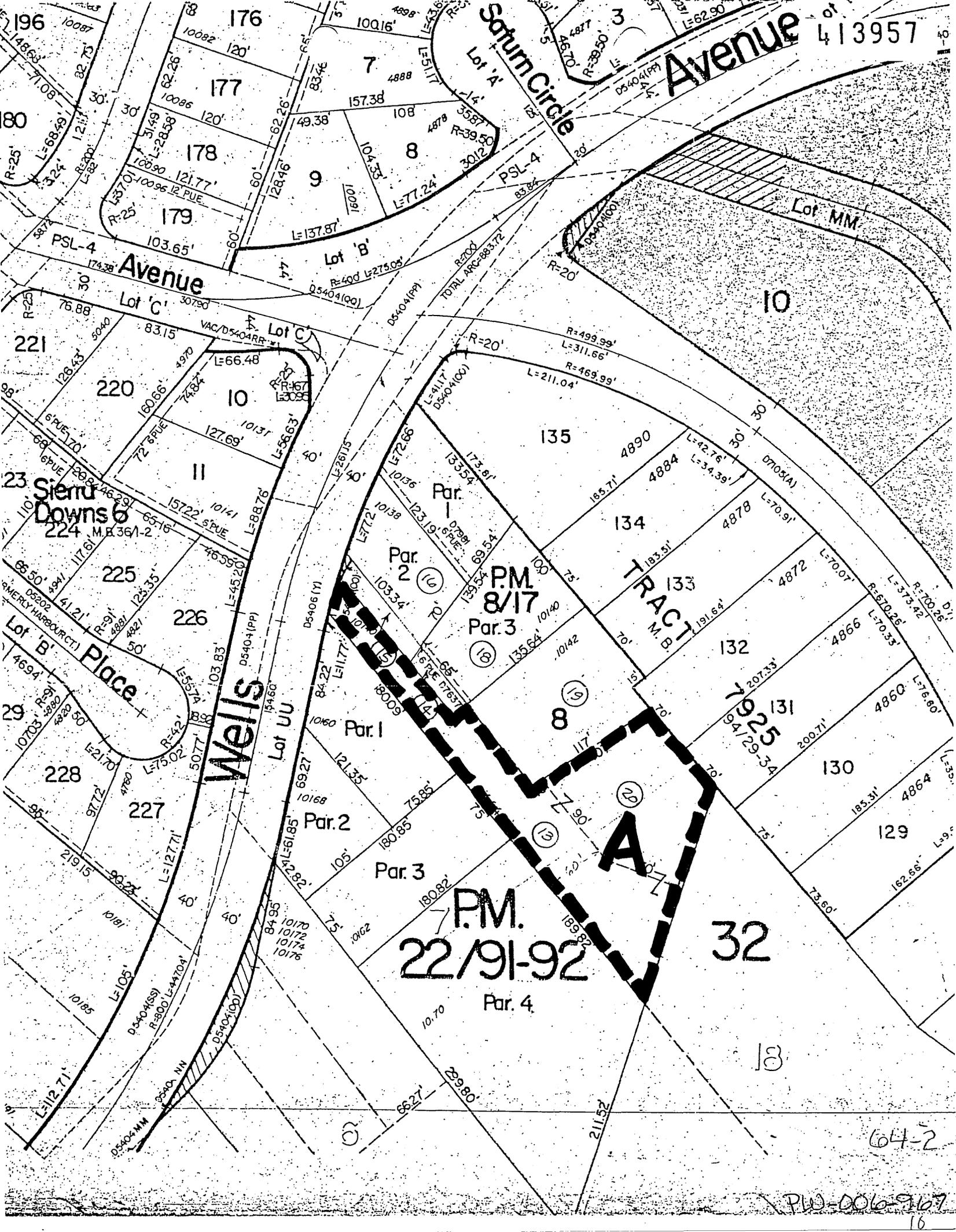
**THENCE** SOUTH 49°31'20" WEST, A DISTANCE OF 20.00 FEET, TO THE POINT OF INTERSECTION WITH A LINE PARALLEL WITH AND DISTANT 20.00 FEET SOUTHWESTERLY AS MEASURED AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF SAID PARCEL 3;

**THENCE** NORTH 40°18'40" WEST, ALONG SAID PARALLEL LINE AND THE NORTHWESTERLY PROLONGATION THEREOF, A DISTANCE OF 155.62 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID WELLS AVENUE (40.00 FOOT HALF WIDTH), SAID POINT BEING ON SAID CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 660.00 FEET, A RADIAL LINE AT SAID POINT BEARS SOUTH 73°54'45" EAST;

**THENCE** SOUTHWESTERLY, ALONG SAID CURVE HAVING A RADIUS OF 660.00 FEET THROUGH A CENTRAL ANGLE OF 3°11'11" AN ARC DISTANCE OF 36.71 FEET TO THE **POINT OF BEGINNING**.

DESCRIPTION APPROXIMATE 117A7  
M. S. P. by \_\_\_\_\_  
SURVEYOR, CITY OF RIVERSIDE





Saturn Circle Avenue 413957

Avenue

Wells

Place

Sienu Downs 6

P.M. 22/91-92

TRACT

A

32

64-2

PW-006-9167

16