

RIVERSIDE COUNTY PLANNING DEPARTMENT

Joseph A. Richards, Planning Director
Keith D. Downs, A.I.C.P., Assistant Director

February 25, 1993

Oz Bratene
43537 Ridge Park Dr., Ste. 203
Temecula, CA 92590

RE: Lot Line Adjustment No. 3621

APN NO. 931-260-002, 931-260-005, 931-260-006, 931-270-007, 931-270-011, 931-270-016,
931-270-017

Dear Mr. Bratene:

This notice is to report approval of your application for a Lot Line Adjustment pursuant to Section 18.1 of Riverside County Ordinance No. 460.78, subject to compliance with Exhibit "A".

This Lot Line Adjustment is approved based upon the following findings:

1. No new parcels are created, and no existing parcels are deleted.
2. No parcel is reduced below the minimum lot area required by the zoning designation per Riverside County Land Use Ordinance No. 348 and the Comprehensive General Plan of Riverside County.
3. The proposed adjustment is exempt from the Subdivision Map Act, and no tentative or final map shall be required as a condition to the approval of the Lot Line Adjustment.
4. Public rights-of-way are not altered in any way unless approved by the Transportation Commissioner.

This approval is your authorization to have new deeds prepared and recorded with the County Recorder's Office reflecting this lot line adjustment. If two property owners are involved, both property owners must record a new grant deed. The new deeds shall contain the following language: "This document is being recorded pursuant to Lot Line Adjustment No. 3621, approved by the Riverside County Planning Department on February 25, 1993."

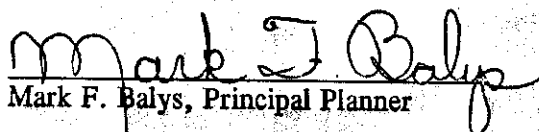
Recording of the new deeds is necessary: (1) prior to the issuance of any building permit; (2) to assure the accurate reflection of this action by the County Surveyor and the County Assessor; (3) for your legal protection.

Enclosed is the approved "Notice of Lot Line Adjustment" and Exhibit "A" for recordation purposes.

Applications for lot line adjustment shall not be considered final until the exhibits, amended deeds reflecting the adjustment, and notice of lot line adjustment form have been recorded with the office of the County Recorder. Proof of the recordation shall be received by the Planning Department within 6 months of the date of approval or the lot line adjustment shall be considered null and void and of no effect whatsoever.

Very truly yours,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Keith D. Downs, A.I.C.P., Acting Planning Director


Mark F. Balys, Principal Planner

MFB/sml

Main Office
4080 LEMON STREET, 9th FLOOR
RIVERSIDE, CALIFORNIA 92501
(714) 275-3200
FAX (714) 275-3157

41002 COUNTY CENTER DRIVE
TEMECULA, CALIFORNIA 92390
(714) 694-5140
FAX (714) 694-5144

79733 COUNTRY CLUB DRIVE, SUITE E
BERMUDA DUNES, CALIFORNIA 92201
(619) 342-3277
FAX (619) 775-2062

When Recorded, Return Copy To:
Riverside County Planning Department

will call

And Send Original To:

MARTIN COLLINS
P.O. Box 42427
Las Vegas, NV 89116

RECEIVED FOR RECORD
AT 11:00 O'CLOCK

MAR 29 1993

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$ 41

41
12
08

NOTICE OF LOT LINE ADJUSTMENT

3621

Record Owners	Existing Parcels Assessor Parcel Numbers
Martin Collins & Pauline Collins	931-260- 002 ⁰⁰² , 003 , 004 & 005 & 006
Martin Collins & Pauline Collins	931-270- 007 ⁰⁰⁷ & 931-270- 008 ⁰¹¹
	931-270-016 & 931-270-017

Legal Description of Adjusted Parcel(s)

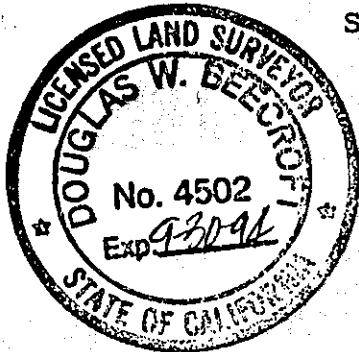
Lots 1 through 4 of Parcel Map 15236, recorded in Book 92, Pages 44-45, Riverside County Records, and

Lots 1 and 2 of Parcel Map 18160, recorded in Book 109, Pages 98-99, Riverside County Records, and

Lots 1 and 2 of Parcel Map 17124, recorded in Book 115, Pages 42-43, Riverside County Records,

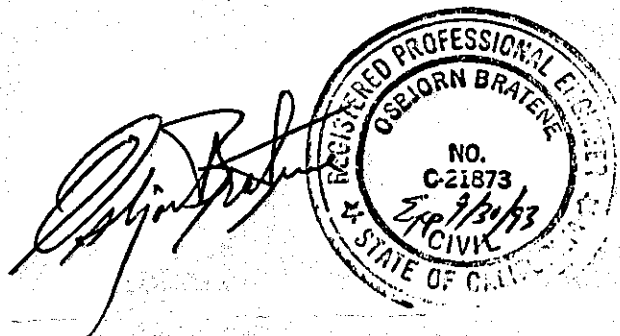
described as follows:

SEE ATTACHED EXHIBIT A



THIS DOCUMENT REVIEWED
12-1-92 BY RIVERSIDE
COUNTY SURVEYOR.

D. W. Beers



DEPARTMENT USE ONLY

This Notice of Lot Line Adjustment No. 3621
is hereby approved
By Mark F. Balys *Mark F. Balys*
Title Principal Planner
Date February 25, 1993

Signature of Recorded Owner(s)

Martin Collins MARTIN COLLINS
Pauline Collins PAULINE COLLINS

EXHIBIT "A"

Lot A

Beginning at the southeast corner of Parcel Map 15236, recorded in Book 92, pages 44-45, Riverside County Records, which point is also on the centerline of Sierra Maria Road; thence South $79^{\circ}42'37''$ West a distance of 33.00 feet to a point on the western right-of-way line of said Sierra Maria Road; thence North $10^{\circ}17'08''$ West along said right-of-way line a distance of 562.79 feet to the TRUE POINT OF BEGINNING;

Thence North $10^{\circ}17'08''$ West along the western Sierra Maria Road right-of-way line a distance of 779.46 feet to the corner cutback of Via Sombra;

Thence North $62^{\circ}15'43''$ West a distance of 20.76 feet to a point on a curve concave to the south having a radius of 120.00 feet, intersecting said curve at a radial of North $20^{\circ}42'16''$ West;

Thence southwesterly along said curve through a central angle of $06^{\circ}55'44''$, an arc length of 14.51 feet, to a point on a tangent to said curve;

Thence South $62^{\circ}22'00''$ West along said tangent, which is also the southern right-of-way line of Via Sombra, a distance of 337.75 feet to a point on a tangent curve concave to the southeast having a radius of 100.00 feet;

Thence southwesterly along said curve through a central angle of $27^{\circ}28'54''$, an arc length of 47.96 feet to a point on a tangent to said curve;

Thence South $34^{\circ}53'06''$ West along said tangent a distance of 50.00 feet to a point on a tangent curve concave to the northwest having a radius of 50.00 feet;

Thence westerly along said curve through a central angle of $52^{\circ}35'34''$, an arc length of 45.90 feet;

Thence South $02^{\circ}28'55''$ West a distance of 667.79 feet;

Thence North $76^{\circ}17'00''$ East a distance of 619.66 feet to the TRUE POINT OF BEGINNING.

EXHIBIT "A"

Lot B

Beginning at the southeast corner of Parcel Map 15236, recorded in Book 92, Pages 44-45, Riverside County Records, which point is also on the centerline of Sierra Maria Road; thence South $79^{\circ}42'37''$ West a distance of 33.00 feet to the TRUE POINT OF BEGINNING;

Thence North $10^{\circ}17'08''$ West along the western right-of-way line of Sierra Maria Road a distance of 562.79 feet;

Thence South $76^{\circ}17'00''$ West a distance of 619.66 feet;

Thence South $20^{\circ}08'04''$ West a distance of 609.71 feet to a point on the southern property line of said Parcel Map 15236;

Thence North $79^{\circ}42'37''$ East along said southern property line a distance of 977.34 feet, to the TRUE POINT OF BEGINNING.

EXHIBIT "A"

Lot C

Beginning at the southeast corner of Parcel Map 15236, recorded in Book 92, Pages 44-45, Riverside County Records, which point is also on the centerline of Sierra Maria Road; thence South $79^{\circ}42'37''$ West along the southern boundary of said Parcel Map 15236, a distance of 960.26 feet to the TRUE POINT OF BEGINNING;

Thence North $20^{\circ}08'04''$ East a distance of 609.71 feet;
Thence North $02^{\circ}28'55''$ East a distance of 667.79 feet to a point on a curve concave to the north, having a radius of 50.00 feet, which is also the Via Sombra cul-de-sac right-of-way;
Thence westerly along said curve through a central angle of $44^{\circ}58'16''$, an arc length of 39.24 feet;
Thence South $29^{\circ}59'48''$ West a distance of 326.59 feet;
Thence South $33^{\circ}23'16''$ West a distance of 441.34 feet;
Thence South $55^{\circ}44'16''$ West a distance of 230.87 feet;
Thence South $23^{\circ}48'09''$ West a distance of 341.05 feet to a point on the southwestern boundary line of said Parcel Map 15236;
Thence South $72^{\circ}30'01''$ East along said southwestern boundary line a distance of 539.94 feet;
Thence North $79^{\circ}42'37''$ East along the southern boundary line of said Parcel Map 15236 a distance of 17.07 feet to the TRUE POINT OF BEGINNING.

EXHIBIT "A"

Lot D

Beginning at the southeast corner of Parcel Map 15236, recorded in Book 92, Pages 44-45, Riverside County Records, which point is also on the centerline of Sierra Maria Road; thence South $79^{\circ}42'37''$ West along the southern boundary line of said Parcel Map 15236 a distance of 977.34 feet; thence North $72^{\circ}30'01''$ West along the southwestern boundary of said Parcel Map 15236 a distance of 539.94 feet to the TRUE POINT OF BEGINNING;

Thence North $23^{\circ}48'09''$ East a distance of 341.05 feet;
Thence North $55^{\circ}44'16''$ East a distance of 230.87 feet;
Thence North $33^{\circ}23'16''$ East a distance of 441.34 feet;
Thence North $29^{\circ}59'48''$ East a distance of 326.59 feet to a point on a circle concave to the northeast having a radius of 50.00 feet, which curve is also the right-of-way line of Via Sombra cul-de-sac;

Thence northwesterly along said curve through a central angle of $109^{\circ}55'04''$, an arc length of 95.92 feet to a point on a line tangent to said curve;

Thence South $62^{\circ}22'50''$ West along said tangent a distance of 80.10 feet;

Thence South $35^{\circ}36'37''$ West a distance of 695.27 feet;
Thence South $45^{\circ}00'00''$ West a distance of 165.00 feet;
Thence North $81^{\circ}28'12''$ West a distance of 338.85 feet;
Thence North $30^{\circ}34'09''$ West a distance of 503.97 feet;
Thence South $10^{\circ}10'24''$ West a distance of 578.53 feet to the northwestern corner of said Parcel Map 15236;

Thence South $12^{\circ}26'08''$ East along the western boundary of said Parcel Map 15236 a distance of 219.77 feet;

Thence South $72^{\circ}30'01''$ East along the southwestern boundary line of said Parcel Map 15236 a distance of 517.55 feet to the TRUE POINT OF BEGINNING.

EXHIBIT "A"

Lot E

Beginning at the southeast corner of Parcel Map 15236, recorded in Book 92, Pages 44-45, Riverside County Records, which point is also on the centerline of Sierra Maria Road; thence South $79^{\circ}42'37''$ West along the southern boundary line of said Parcel Map 15236 a distance of 977.34 feet; thence North $72^{\circ}30'01''$ West along the southwesterly boundary of said Parcel Map 15236 a distance of 1057.49 feet to the westerly boundary line of said Parcel Map 15236; thence North $12^{\circ}26'08''$ West along said westerly boundary line a distance of 219.77 feet; thence North $10^{\circ}10'24''$ East along said westerly boundary a distance of 578.53 feet line to the TRUE POINT OF BEGINNING;

Thence South $30^{\circ}34'09''$ East a distance of 503.97 feet;
Thence South $81^{\circ}28'12''$ East a distance of 338.85 feet;
Thence North $45^{\circ}00'00''$ East a distance of 165.00 feet;
Thence North $35^{\circ}36'37''$ East a distance of 695.27 feet;
Thence North $62^{\circ}22'50''$ East a distance of 80.10 feet to a point on the northwestern right-of-way boundary of Via Sombra;
Thence North $62^{\circ}22'00''$ East along said right-of-way line a distance of 86.64 feet;
Thence North $51^{\circ}38'00''$ West a distance of 439.18 feet;
Thence North $77^{\circ}27'15''$ West a distance of 502.96 feet;
Thence South $79^{\circ}07'32''$ West a distance of 501.27 feet to a point on the westerly property boundary line of Parcel Map 17124, recorded in Book 115, Pages 42-43, Riverside County Records;
Thence South $21^{\circ}32'46''$ East along said westerly boundary line, a distance of 313.60 feet;
Thence South $10^{\circ}05'42''$ West along said westerly boundary line a distance of 274.86 feet to the TRUE POINT OF BEGINNING.

EXHIBIT "A"

Lot F

Beginning at the northeast corner of Parcel Map 17124, recorded in Book 115, Pages 42-43, Riverside County Records, which corner is also on the centerline of Sierra Maria Road; thence North $86^{\circ}37'19''$ West along the northern boundary line of said Parcel Map 17124 a distance of 947.62 feet to the TRUE POINT OF BEGINNING;

Thence South $30^{\circ}17'12''$ East a distance of 965.63 feet to a point on the northwesterly right-of-way line of Via Sombra;

Thence South $62^{\circ}22'00''$ West along said right-of-way line a distance of 121.96 feet;

Thence North $51^{\circ}38'00''$ West a distance of 439.18 feet;

Thence North $77^{\circ}27'15''$ West a distance of 502.96 feet;

Thence South $79^{\circ}07'32''$ West a distance of 501.27 feet to a point on the westerly boundary line of said Parcel Map 17124;

Thence North $21^{\circ}32'46''$ West along said westerly boundary line a distance of 82.92 feet to a point on the northwesterly boundary line of said Parcel Map 17124;

Thence North $66^{\circ}00'34''$ East along said northwesterly boundary line a distance of 857.23 feet;

Thence North $28^{\circ}01'59''$ East along said northwesterly boundary line a distance of 207.62 feet to a point on the northerly boundary line of said Parcel Map 17124;

Thence South $86^{\circ}37'19''$ East along said northerly boundary line a distance of 98.49 feet to the TRUE POINT OF BEGINNING.

EXHIBIT "A"

Lot G

Beginning at the northeast corner of Parcel Map 17124, recorded in Book 115, Pages 42-43, Riverside County Records, which corner is also on the centerline of Sierra Maria Road; thence North $86^{\circ}37'19''$ West along the northern boundary line of said Parcel Map 17124 a distance of 40.97 feet to a point on a curve concave to the southeast, having a radius of 783.00 feet, which curve is also the westerly right-of-way boundary of Sierra Maria Road, which point is the TRUE POINT OF BEGINNING;

Thence southwest along said curve through a central angle of $49^{\circ}07'35''$, an arc length of 671.36 feet to a point on a line tangent to said curve;

Thence South $10^{\circ}17'08''$ East along said tangent line a distance of 8.53 feet to a point on the northern cut-back line of Via Sombra;

Thence South $34^{\circ}10'58''$ West along said cut-back line a distance of 18.13 feet to a point on a curve concave to the southeast having a radius of 180.00 feet, intersecting said curve at a radial of North $16^{\circ}02'23''$ West;

Thence southwesterly along said curve, which is also the northwestern right-of-way line of Via Sombra, through a central angle of $11^{\circ}35'37''$, an arc length of 36.42 feet to a point on a tangent to said curve;

Thence South $62^{\circ}22'00''$ West along said tangent a distance of 241.82 feet;

Thence North $30^{\circ}17'12''$ West a distance of 965.63 feet to a point on the northerly boundary line of said Parcel Map 17124;

Thence South $86^{\circ}37'19''$ East along said northerly boundary line a distance of 906.65 feet to the TRUE POINT OF BEGINNING.