

RECORDING REQUESTED BY:
PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT
CITY OF REDLANDS



BOB DUTTON
ASSESSOR - RECORDER - CLERK
695 Lawyer's Title

Doc #: 2015-0395445



Titles:	1	Pages:	8
Fees			36.00
Taxes			.00
Other			.00
PAID			36.00

AND WHEN RECORDED RETURN TO:
CITY CLERK'S OFFICE
CITY OF REDLANDS
P.O. BOX 3005
REDLANDS, CA 92373

615660035-66

(THIS SPACE FOR RECORDER'S USE ONLY)

**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
OF THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO
STATE OF CALIFORNIA**

Project File No. LLA 591Type of Application LOT LINE ADJUSTMENT**CERTIFICATE OF COMPLIANCE**

APN: 0174-082-06, 0174-082-12, 0174-082-13

Property Owner(s):

Michael Henderson Jackson & Melanie Celeste Jackson, Co-Trustees of the Michael and Melanie Jackson Revocable Living Trust dated May 1, 2008

Ivan Dale Hinerman & Sandra Sue Hinerman, as Trustees of the Ivan Dale Hinerman & Sandra Sue Hinerman Family Trust dated June 23, 2005

Pursuant to Sections 66412(d), 66499.34 and 66499.35 of the Government Code of the State of California (Subdivision Map Act), the Department of Planning and Community Development of the City of Redlands declares that a finding has been made that the following described real property complies with said Subdivision Map Act, and with local ordinances adopted pursuant to that act. The following descriptions shall be used when the cited parcels are conveyed:

See attached Exhibits "A" and "B".



Subject to Easements and Offers of Dedication of Record.

Accepted for Submittal: Michael Kent Pool, City EngineerDated 8/24/15 MICHAEL KENT POOLAccepted for Submittal: Robert D. Dalquest, Community Development DirectorDated 8-27-15 ROBERT D. DALQUEST

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Dated 8/24/15 MICHAEL KENT POOL

Accepted for Submittal: Robert D. Dalquest, Community Development Director

Dated 8-27-15 ROBERT D. DALQUEST

EXHIBIT "A"
LEGAL DESCRIPTION
LOT LINE ADJUSTMENT

PARCEL 1:

ALL THAT PORTION OF LOTS 4, 5, 6, 7, 15, 16, 17, 18 AND A PORTION OF THE VACATED ALLEY IN BLOCK 17 OF A PORTION OF REDLANDS HEIGHTS MAP NO. 2, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 6 OF MAPS, PAGE 36, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF 60.00 FEET WIDE ELM STREET AND 60.00 FEET WIDE CAMPBELL AVENUE, AS SHOWN ON SAID MAP NO. 2 OF REDLANDS HEIGHTS;

THENCE SOUTH 71°40'00" EAST, ALONG THE CENTERLINE OF SAID CAMPBELL AVENUE, 87.02 FEET TO ITS INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2015-0045440 O.R., RECORDED FEBRUARY 04, 2015;

THENCE NORTH 18°21'52" EAST, ALONG SAID EASTERLY LINE, 150.00 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 71°38'50" WEST 122.04 FEET TO THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2008-0210317 O.R., RECORDED MAY 9, 2008;

THENCE NORTH 18°21'45" EAST, ALONG SAID SOUTHERLY PROLONGATION AND SAID WESTERLY LINE, 199.30 FEET TO THE SOUTH LINE OF SUMMIT AVENUE, 70.00 FEET WIDE, AS SHOWN ON SAID MAP NO. 2 OF REDLANDS HEIGHTS.

THENCE SOUTH 71°39'58" EAST, ALONG SAID SOUTH LINE, 122.05 FEET TO THE EAST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2008-0210317 O.R., RECORDED MAY 9, 2008;

THENCE SOUTH 18°21'52" WEST ALONG SAID EAST LINE AND THE SOUTHERLY PROLONGATION THEREOF A DISTANCE OF 199.34 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL 2:

ALL THAT PORTION OF LOTS 15, 16, 17, AND 18 IN BLOCK 17 OF A PORTION OF REDLANDS HEIGHTS MAP NO. 2, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 6 OF MAPS, PAGE 36, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF 60.00 FEET WIDE ELM STREET AND 60.00 FEET WIDE CAMPBELL AVENUE, AS SHOWN ON SAID MAP NO. 2 OF REDLANDS HEIGHTS;

THENCE SOUTH 71°40'00" EAST, ALONG THE CENTERLINE OF SAID CAMPBELL AVENUE, 87.02 FEET TO ITS INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2015-0045440 O.R., RECORDED FEBRUARY 04, 2015;

THENCE NORTH 18°21'52" EAST, ALONG SAID SOUTHERLY PROLONGATION, 30.00 FEET TO A POINT ON THE NORTH LINE OF CAMPBELL AVENUE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 71°40'00" WEST, ALONG THE NORTH LINE OF CAMPBELL AVENUE, 78.73 FEET;

THENCE NORTH 40°40'41" WEST, ALONG THE NORTH LINE OF ELM STREET, 50.51 FEET TO THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2008-0210317 O.R., RECORDED MAY 9, 2008;

THENCE NORTH 18°21'45" EAST, ALONG SAID SOUTHERLY PROLONGATION, 94.03 FEET;

THENCE SOUTH 71°38'50" EAST 122.04 FEET TO THE EAST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2015-0045440 O.R., RECORDED FEBRUARY 4, 2015;

THENCE SOUTH 18°21'52" WEST ALONG SAID EAST LINE A DISTANCE OF 120.00 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL 3:

ALL THAT PORTION OF LOTS 1, 2, 3, 4, 14, 15, AND A PORTION OF THE VACATED ALLEY IN BLOCK 17 OF A PORTION OF REDLANDS HEIGHTS MAP NO. 2, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 6 OF MAPS, PAGE 36, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF 60.00 FEET WIDE ELM STREET AND 60.00 FEET WIDE CAMPBELL AVENUE, AS SHOWN ON SAID MAP NO. 2 OF REDLANDS HEIGHTS;

THENCE SOUTH 71°40'00" EAST, ALONG THE CENTERLINE OF SAID CAMPBELL AVENUE, 87.02 FEET TO ITS INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2015-0045440 O.R., RECORDED FEBRUARY 04, 2015;

THENCE NORTH 18°21'52" EAST, ALONG SAID EASTERLY LINE AND ITS SOUTHERLY PROLONGATION, 197.69 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2008-0210317 O.R., RECORDED MAY 9, 2008;

THENCE NORTH 71°38'50" WEST, ALONG THE SOUTH LINE OF SAID PARCEL, 122.04 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 18°21'45" WEST ALONG THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2008-0210317 O.R., RECORDED MAY 9, 2008 A DISTANCE OF 141.72 FEET TO THE NORTH LINE OF ELM STREET;

THENCE NORTH 40°40'43" WEST ALONG SAID NORTH LINE 184.53 FEET TO THE EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2015-0044848 O.R., RECORDED FEBRUARY 4, 2015;

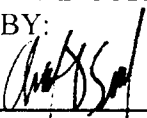
THENCE NORTH 57°46'16" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL 93.97 FEET;

THENCE SOUTH 01°57'15" WEST CONTINUING ALONG THE NORTHERLY LINE OF SAID PARCEL 18.18 FEET;

THENCE SOUTH 66°31'14" EAST CONTINUING ALONG THE NORTHERLY LINE
OF SAID PARCEL 93.82 FEET TO THE **TRUE POINT OF BEGINNING.**

ON POINT LAND SURVEYING, INC.

PREPARED BY:

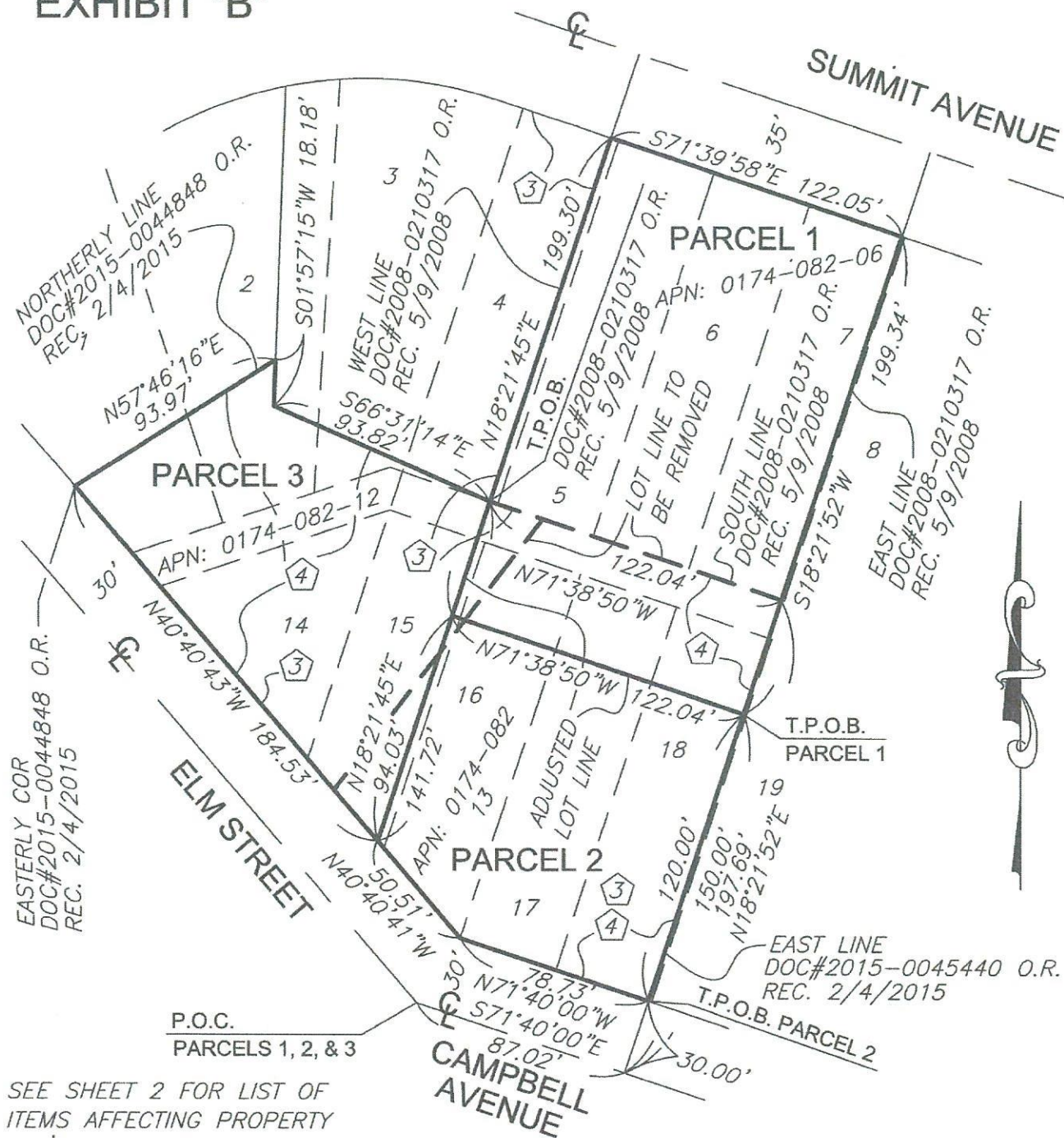


ANTHONY D. SMITH, PLS 8133

DATE: 8/20/15



EXHIBIT "B"



LOT LINE ADJUSTMENT

PREPARED AT THE REQUEST OF MICHAEL JACKSON

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

PREPARED BY:

DATE: _____

PREPARED BY:
ON POINT LAND
SURVEYING, INC.

SCALE: 1"=60'

DATE: MARCH 2015

SHEET 1 OF 2

EXHIBIT "B"

- ① EASEMENT FOR WATER PIPELINES
RECORDED JULY 11, 1891 IN BOOK 137, PAGE 101 OF DEEDS
RESERVED BY REDLANDS WATER COMPANY
(LOCATION CANNOT BE DETERMINED FROM RECORD, NOT PLOTTED)
- ② AGREEMENT
RECORDED BOOK J, PAGE 504 OF AGREEMENTS
(LOCATION CANNOT BE DETERMINED FROM RECORD, NOT PLOTTED)
- ③ AGREEMENT FOR STREET IMPROVEMENTS
RECORDED JUNE 25, 1965 IN BOOK 6419, PAGE 56 OF O.R.
(LIMITS OF SAID AGREEMENT PLOTTED HEREON)
- ④ AGREEMENT FOR STREET IMPROVEMENTS
RECORDED JULY 28, 1967 IN BOOK 6864, PAGE 80 OF O.R.
(LIMITS OF SAID AGREEMENT PLOTTED HEREON)



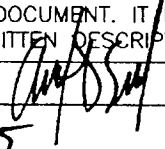
LOT LINE ADJUSTMENT

PREPARED AT THE REQUEST OF MICHAEL JACKSON

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

PREPARED BY:
ON POINT LAND
SURVEYING, INC.

SCALE: N/A

PREPARED BY: 
DATE: 8/20/15

DATE: MARCH 2015

SHEET 2 OF 2

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

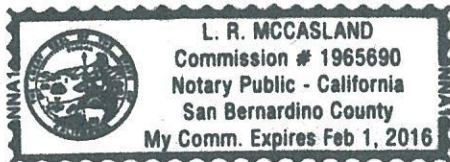
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of San Bernardino
 On 8-27-15 before me, L. R. McCasland Notary Public
 Date Here Insert Name and Title of the Officer
 personally appeared Robert D. Dalquest & Michael Kent Pool
 Name(s) of Signer(s)

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.



Signature L. R. McCasland
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____