



**ENGINEERING DEPARTMENT**

**APPLICATION FOR LOT LINE ADJUSTMENT**

Request is hereby made for approval of the proposed lot line adjustment as indicated below. We, the undersigned owners, understand that in order to be approved; (1) a greater number of parcels than currently exist may not be created; (2) all parcels involved must be recognized parcels as defined by the City's subdivision ordinance; (3) all right-of-way as required by the Master Plan of Streets and Highways must have been dedicated or are being dedicated now with this application; (4) no parcels may be created which are substandard in either frontage or area as required by City's Development Code and Building ordinance; (5) City Engineer may require a Record of Survey to be filed if it is determined that sufficient survey monumentation does not exist; (6) the parcel geometry is not substantially rearranged to constitute a re-subdivision of the property in the opinion of the City Engineer; (7) Number of parcels included in this lot line adjustment do not exceed four (4) per Subdivision Map Act requirements.

**To be completed by applicants**

1. General location of parcel(s) \_\_\_\_\_  
\_\_\_\_\_
2. Assessor's Parcel Number(s): \_\_\_\_\_  
\_\_\_\_\_
3. List the record owners' names, addresses and telephone numbers:  
\_\_\_\_\_  
\_\_\_\_\_
4. State reasons for lot line adjustment request \_\_\_\_\_  
\_\_\_\_\_
5. Signature of each owner of involved parcels (as indicated on the preliminary title report) requesting the Certificate approving a lot line adjustment:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NOTE: Application must be submitted with the required fees, per the current fee schedule**  
*\*City may choose to issue a "Conditional" Certificate approving lot line adjustment if deemed appropriate.*

<i>For City Use Only</i>	
Received in the City Engineer's office on _____ 20	Project File No. _____
Amount Received \$ _____	Receipt Number: _____
Received by: _____	

**ENGINEERING DEPARTMENT  
Lot Line Adjustment  
Application  
Check List**

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All of the items listed below are mandatory for a complete submittal. Checked boxes indicate items that are missing. Your submittal is being returned, un-checked, until all required items are submitted.

**SUBMIT LEGIBLE PHOTOCOPIES. FACSIMILE COPIES ARE NOT ACCEPTABLE.**

1.  Payment of application fees
2.  1 copy of approved "Conditions of Approval", if applicable
3.  2 copies of prepared legal description and plat. (Original signed & wet stamped copies are not needed until after the City has completed the plan checking of the documents.)
4.  2 copies of completely filled out "Certificate Approving a Lot Line Adjustment". (Original signed certificate and original acknowledgement(s) are not needed until after the City has completed the plan checking of the documents.)
5.  1 copy of "Preliminary Title Report" (not more than 30 days old)
6.  1 copy of closure calculations, if applicable
7.  1 set of supporting documents and maps- **(DOCUMENTS MUST BE LEGIBLE):**
  - Referenced record maps ( full size 18"x 26" suggested )
  - Assessor's parcel map ( full size 11"x 17" suggested )
  - Site plan showing existing improvements (building, walls, structures, etc..) in relation to the proposed lot lines
  - All other documents such as deeds, lot line adjustments, easements, dedications, vacations, etc...
8.  Other: \_\_\_\_\_

**ENGINEERING DEPARTMENT**  
**Lot Line Adjustment**  
**Exhibit "A" (Legal Description)**  
**Check List**

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1.  Use font size equal to 1/10 of one inch, minimum
2.  Show the Lot Line Adjustment number (LLA No. \_\_\_\_ ) under **Exhibit "A"**
3.  Show the "existing" legal descriptions using the information from the Title Report
4.  Show the "proposed" legal descriptions
5.  Show the net and gross acreage in acres and square feet
6.  Show the sheet number
7.  Show the street address at the bottom of each sheet
8.  Show the date of the preparation of the document
9.  Show the name of the RCE\* or PLS in the signature block
10.  Show the seal, expiration date and signature
11.  Other: \_\_\_\_\_

\*If a civil engineer prepares the documents, then their registration must be prior to January 1<sup>st</sup>, 1982

**ENGINEERING DEPARTMENT**  
**Lot Line Adjustment**  
**Exhibit "B" (Plat)**  
**Check List**

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1.  Use font size equal to 1/10 of one inch, minimum
2.  Show the Lot Line Adjustment number (LLA No. \_\_\_\_ ) under Exhibit "B"
3.  Show and label the "existing" and "proposed" right-of-way line
4.  Show and label the "existing" and "proposed" property line
5.  Show and label the existing lot lines "to be removed" using a bold dashed line
6.  Show the proposed lot numbers
7.  Show a Vicinity Map
8.  Show the Assessor's Parcel Number
9.  Show existing Lot or Parcel Number and referenced Map numbers with a dashed font
10.  Show the underlying map, referenced map and/or instrument numbers with a dashed font
11.  Use ( ) to show existing bearings and distances of the sidelines
12.  Use ( ) to indicate record data per underlying referenced maps or instrument numbers
13.  Show the proposed bearings and distances of the sidelines
14.  Show overall distances
15.  Show bearings and distances in the same direction as the north arrow
16.  Show Street names and dimensions
17.  Show north arrow
18.  Show scale
19.  Show legend and add a note (indicates lot line to be removed or adjusted)
20.  Show the net and gross acreage in acres and square feet
21.  Show the sheet number
22.  Show the street address at the bottom of each sheet
23.  Show the date of the preparation of the document
24.  Show the firm's name, address and phone number of person preparing document
25.  Show the name of the RCE\* or PLS in the signature block
26.  Show the seal, expiration date and signature
27.  Submit lot closure calculations report with a cover sheet which includes: date prepared, project number, project address, name and address of the developer and private engineer, land surveyor

\*If a civil engineer prepares the documents, then their registration must be prior to January 1<sup>st</sup>, 1982  
Last Updated 10/2009

Atlas Sheet: \_\_\_\_\_ File: \_\_\_\_\_  
Prepared By: \_\_\_\_\_  
Checked By: \_\_\_\_\_  
No. of Parcels Involved \_\_\_\_\_  
Assessor's Parcel #: \_\_\_\_\_

Recording requested by City of Ontario, and  
when recorded mail to:

City Clerk  
City of Ontario  
303 East "B" Street  
Ontario, CA 91764

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

**LOT LINE ADJUSTMENT NO. LLA \_\_\_\_\_**

**CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA**

WE HEREBY CERTIFY that we are all and the only parties having any record title interest in the property as legally described in the attached Exhibits "A" and "B". We consent to the preparation and recordation of this certificate including the attached Exhibits.

By Owner(s) of Parcel No. \_\_\_\_\_ APN: \_\_\_\_\_

\_\_\_\_\_  
Corporation Name (if applicable)

\_\_\_\_\_  
Print Name & Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name & Title

\_\_\_\_\_  
Signature

By Owner(s) of Parcel No. \_\_\_\_\_ APN: \_\_\_\_\_

\_\_\_\_\_  
Corporation Name (if applicable)

\_\_\_\_\_  
Print Name & Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name & Title

\_\_\_\_\_  
Signature

**(ATTACH NOTARY ACKNOWLEDGEMENT)**

Pursuant to Section 66412(d) of the Government Code of the State of California, the attached described property has been reviewed for a lot line adjustment by the Engineering Department, City of Ontario, State of California and is in compliance with all requirements of the Subdivision Map Act and the City Subdivision and Zoning Ordinance. Failure to record the conforming deeds for the approved lot line adjustment within six (6) months of the recording date of the lot line adjustment shall make the approval of the lot line adjustment null and void. The parcel described herein may be sold, leased or financed without further compliance with the Subdivision Map Act or any local ordinances enacted pursuant thereto. Development of the parcel may require issuance of a permit or permits, or other grants or grants of approval.

CITY OF ONTARIO: \_\_\_\_\_  
Louis Abi-younes P.E. / City Engineer / Date

Recording Requested By

First American Title Company

Riverside Resale

RECORDING REQUESTED BY:

City of Ontario  
Engineering Department  
303 East "B" Street  
Ontario, CA 91764

AND WHEN RECORDED MAIL TO:

Engineering Department  
City of Ontario  
303 East "B" Street  
Ontario, CA 91764

Electronically Recorded in Official Records, County of San Bernardino

7/07/2008  
10:25 AM  
AC



LARRY WALKER  
Auditor/Controller - Recorder

838 First American Title Company

Doc #: 2008-0305211



Titles: 1 Pages: 7

Fees	20.00
Taxes	.00
Other	.00
PAID	28.00

EXEMPT RECORDING FEES GOVERNMENT CODE SECTION 6103 & 27383 (SPACE ABOVE THIS LINE FOR RECORDER'S USE)

2033935-30

CERTIFICATE APPROVING A LOT LINE ADJUSTMENT

LLA NO. 07- 002

CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

WE HEREBY CERTIFY that we are all and the only parties having any record title interest in the property as described in the attached description(s). We consent to the preparation and recordation of this certificate including the attached description(s) and exhibit(s).

Lockaway Storage, a California General Partnership

Corporation Name (if applicable)

Michael Shaw, General Partner

Print Name & Title

*[Handwritten Signature]*

Signature

Print Name & Title

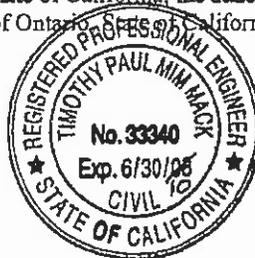
Signature

(ATTACH NOTARY ACKNOWLEDGEMENT)

Pursuant to Section 66412(d) of the Government Code of the State of California, the attached described property has been reviewed for a lot line adjustment by the Engineering Department, City of Ontario, California.

Date: 7-1, 2008

By: *Timothy Mim Mack*  
Timothy Mim Mack, Assistant City Engineer  
RCE No. 33340, Expiration Date: 6/30/08



First American Title Company has recorded this instrument by request as an accommodation only and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described herein.

File No. Pden 03-050 APN 0108-501-01, 02 & 03 Atlas Pg. F.23

SAMPLE

**ACKNOWLEDGMENT**

State of California  
County of Santa Cruz

On April 2, 2008 before me, Jacqueline Bazzano Notary Public  
(insert name and title of the officer)

personally appeared Michael Shaw  
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 Jacqueline Bazzano (Seal)



SAMPLE

**EXHIBIT A**  
**LLA 07-02**

**EXISTING LEGAL DESCRIPTION**

**PARCEL 1 (0108-501-01)**

THAT PORTION OF THE WEST HALF OF LOT 28, SECTION 16, TOWNSHIP 1 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO MAP OF CUCAMONGA LANDS, IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 9, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LYING NORTH OF THE FREEWAY, AS CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED MAY 4, 1951 IN BOOK 2759, PAGE 168, OFFICIAL RECORDS, AND LYING WEST OF A LINE DRAWN PARALLEL WITH AND 173.54 FEET EAST OF THE EAST LINE OF GROVE AVENUE, MEASURED AT RIGHT ANGLES THERETO.

EXCEPT THE INTEREST IN THE NORTH 20.00 FEET AS CONVEYED TO THE COUNTY OF SAN BERNARDINO, BY DEED RECORDED APRIL 3, 1930 IN BOOK 599, PAGE 369, OFFICIAL RECORDS.

ALSO EXCEPT THE INTEREST IN THE WESTERLY 44.00 FEET AND THE NORTHERLY 33.00 FEET, AS CONVEYED TO THE CITY OF ONTARIO, BY DEED RECORDED JUNE 10, 1966 IN BOOK 6643, PAGE 906, OFFICIAL RECORDS.

**PARCEL 2 (0108-501-02)**

ALL THAT PORTION OF THE WEST 1/2 OF LOT 28, SECTION 16, TOWNSHIP 1 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA. ACCORDING TO MAPS OF CUCAMONGA LANDS, AS PER PLAT RECORDED IN BOOK 4 OF MAPS, PAGE 9, RECORDS OF SAID COUNTY LYING NORTH OF THE FREEWAY AS CONVEYED BY DEED TO THE STATE OF CALIFORNIA, DATED MARCH 12, 1951, AND RECORDED MAY 4, 1951, IN BOOK 2759, PAGE 168, OFFICIAL RECORDS.

EXCEPTING THEREFROM THE WEST 173.54 FEET OF SAID WEST 1/2 OF LOT 28, ALSO EXCEPTING THEREFROM THE EAST 183.30 FEET OF SAID WEST 1/2 OF LOT 28.

EXCEPT THE INTEREST IN THE NORTH 20.00 FEET OF SAID LAND WHICH WAS GRANTED FOR ROAD PURPOSES TO THE COUNTY OF SAN BERNARDINO, BY DEED RECORDED APRIL 3, 1930 IN BOOK 599, PAGE 369, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THE SOUTH 13.00 FEET OF THE NORTH 33.00 FEET THEREOF.

**PARCEL 3 (0108-501-03)**

THE EAST 183.30 FEET OF THE WEST 1/2 OF LOT 28, SECTION 16, TOWNSHIP 1 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO MAP OF CUCAMONGA LANDS, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 OF MAPS, PAGE 9, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

EXCEPTING THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED DATED MARCH 12, 1951 AND RECORDED MAY 4, 1951 IN BOOK 2759, PAGE 168, OFFICIAL RECORDS, FOR FREEWAY PURPOSES.

**SAMPLE**

**EXHIBIT A**  
**LLA 07-02**

**PROPOSED LEGAL DESCRIPTION**

**PARCEL A**

THOSE PORTIONS OF THE WEST 1/2 OF LOT 28, SECTION 16, TOWNSHIP 1 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO MAPS OF CUCAMONGA LANDS, AS PER PLAT RECORDED IN BOOK 4 OF MAPS, PAGE 9, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE CENTERLINE INTERSECTION OF GROVE AVENUE AND FIFTH STREET;

THENCE SOUTH 89° 42' 00" EAST ALONG THE CENTERLINE OF SAID FIFTH STREET 44.09 FEET;

THENCE SOUTH 00° 18' 00" WEST, 33.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID FIFTH STREET, DISTANCE 33.00 FEET FROM THE CENTERLINE THEREOF, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 89° 42' 00" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 434.13 FEET TO A POINT ON THE WEST LINE OF THE EAST 183.30 FEET OF THE SAID WEST 1/2 OF LOT 28.

THENCE NORTH 00° 09' 09" EAST ALONG SAID WEST LINE, 13.00 FEET TO A POINT ON A LINE PARALLEL AND DISTANT 13.00 FEET NORTHERLY FROM SAID SOUTHERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 89° 42' 00" EAST ALONG SAID PARALLEL LINE, 183.30 FEET TO A POINT ON EAST LINE OF THE WEST 1/2 OF SAID LOT 28;

THENCE SOUTH 00° 06' 56" WEST ALONG SAID EAST LINE, 538.84 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAN BERNARDINO FREEWAY AS CONVEYED BY DEED TO THE STATE OF CALIFORNIA, DATED MARCH 12, 1951, RECORDED MAY 4, 1951, IN BOOK 2759, PAGE 168, OFFICIAL RECORDS;

THENCE NORTH 55° 08' 44" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, 751.43 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF GROVE AVENUE, DISTANT 44 FEET FROM THE CENTERLINE THEREOF;

THENCE NORTH 00° 09' 09" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 99.64 FEET TO THE **TRUE POINT OF BEGINNING**;

ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE APART HEREOF.

AREA OF SAID PARCEL IS 195,493 SQUARE FEET (4.49 AC) MORE OR LESS.

SUBJECT TO ALL COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY AND EASEMENTS OF RECORD, IF ANY.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.

  
DENNIS C. FARNSWORTH RCE 31653  
EXPIRES: 12-31-08

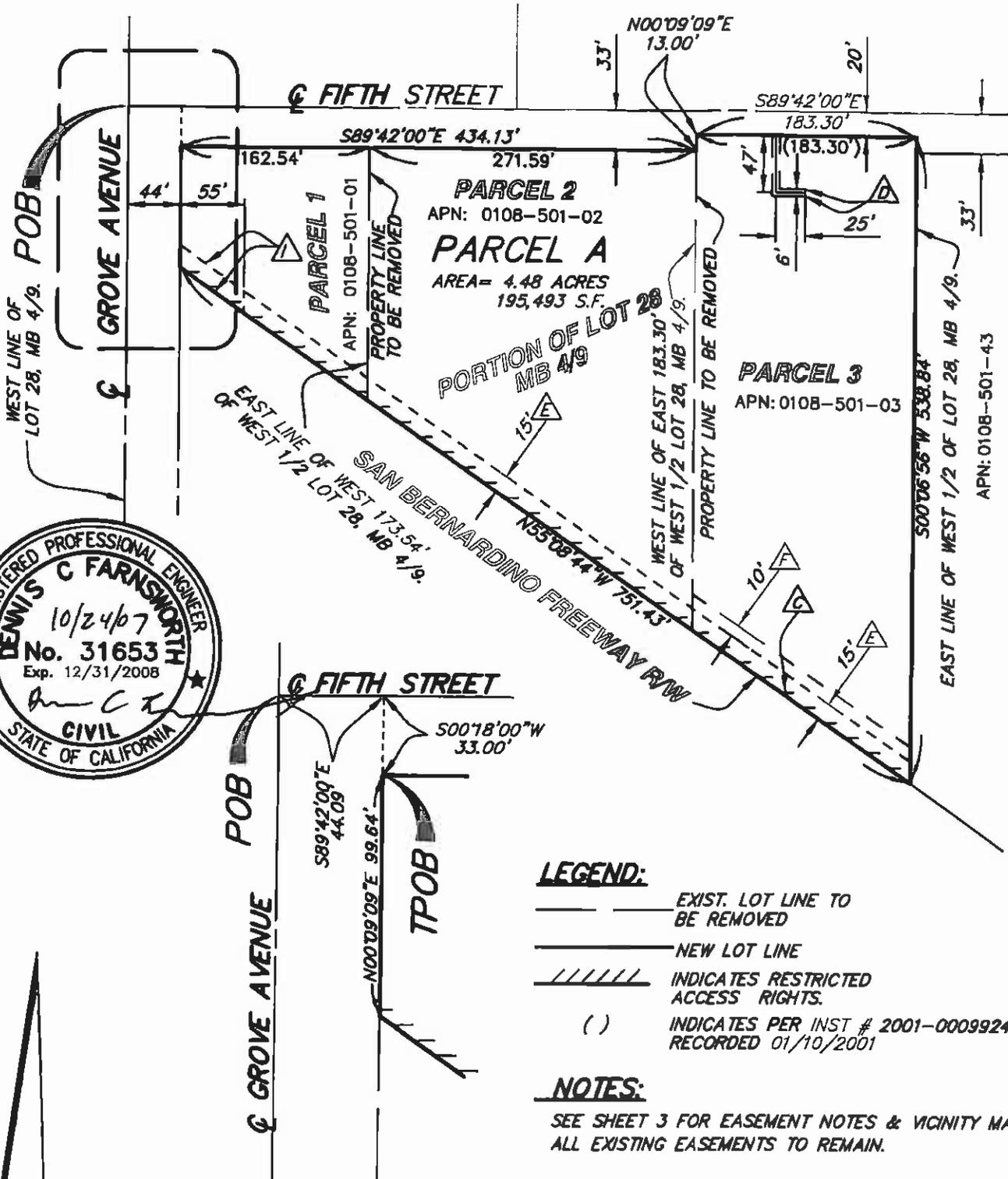
10/24/07  
DATE

**SAMPLE**



# EXHIBIT B

LLA 07-02



**LEGEND:**

- EXIST. LOT LINE TO BE REMOVED
- NEW LOT LINE
- INDICATES RESTRICTED ACCESS RIGHTS.
- INDICATES PER INST # 2001-0009924 RECORDED 01/10/2001

**NOTES:**

SEE SHEET 3 FOR EASEMENT NOTES & VICINITY MAP.  
ALL EXISTING EASEMENTS TO REMAIN.

**SAMPLE**

SCALE: 1"=120'

LLA 07-02

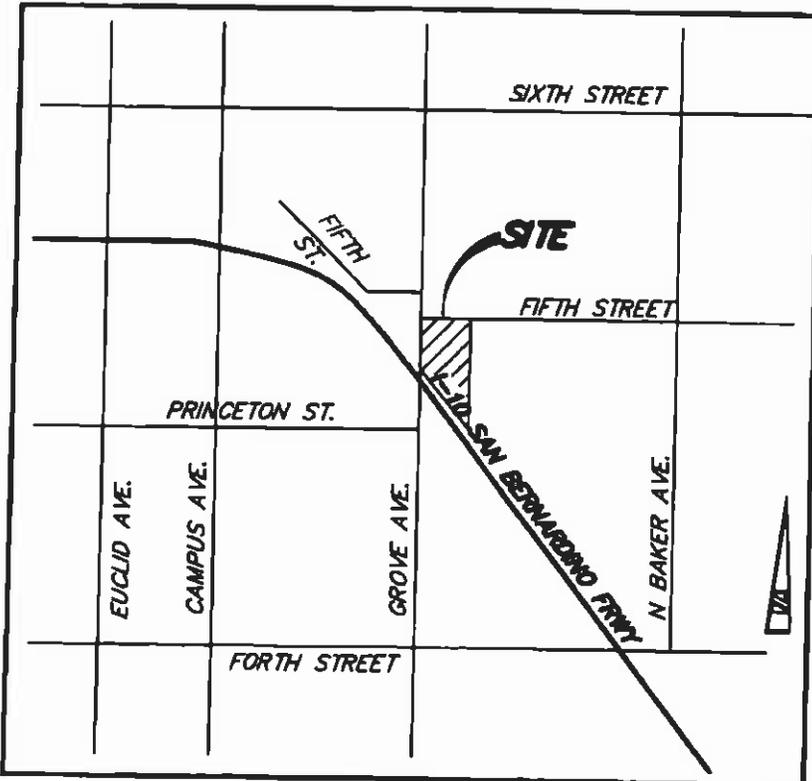
<b>LAND DEVELOPMENT DESIGN CORPORATION</b>		2313 E. Philadelphia St., Ste. F ONTARIO, CA 91761 (909) 930-1466 FAX (909) 930-1468		
PLANNING • CIVIL • SURVEYING				
DATE:	SCALE:	SHEET:	JOB NO.	LOT LINE
04/10/07	1"=120'	1 OF 4	4094	ADJUSTMENT

# EXHIBIT B

LLA 07-02

## EASEMENT NOTES:

- A** EASEMENT FOR PIPE LINE PURPOSES RESERVED BY THE CUCAMONGA FRUIT LAND COMPANY, RECORDED IN BOOK 64, PAGE 152, OF DEEDS. (CANNOT BE LOCATED FROM THE RECORD)
- B** EASEMENT FOR PUBLIC HIGHWAY PURPOSES WAS CONVEYED TO THE COUNTY OF SAN BERNARDINO, RECORDED IN BOOK 599, PAGE 369, OFFICIAL RECORDS. (WITHIN FIFTH STREET RIGHT-OF-WAY)
- C** ACCESS RIGHTS TO THE SAN BERNARDINO FREEWAY, WERE RELINQUISHED BY DEED TO THE STATE OF CALIFORNIA, RECORDED ON MAY 5, 1951 IN BOOK 2759, PAGE 168, OFFICIAL RECORDS.
- D** AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDER IN BOOK 3395, PAGE 519, OFFICIAL RECORDS.
- E** AN EASEMENT FOR A TRACK OF SEWER LINE AND INCIDENTAL PURPOSES, WAS CONVEYED TO THE CITY OF UPLAND, RECORDED IN BOOK 4225, PAGE 37, OFFICIAL RECORDS.
- F** AN EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES, WAS CONVEYED TO THE CITY OF ONTARIO, RECORDED IN BOOK 7925, PAGE 895, OFFICIAL RECORDS.
- G** AN EASEMENT FOR WATER PIPE LINES AND INCIDENTAL PURPOSES RECORDED IN BOOK 64, PAGES 152, OF DEEDS. (CANNOT BE LOCATED FROM THE RECORD)
- H** AN EASEMENT FOR CEMENT DITCH AND IRRIGATION PURPOSES, RECORDED IN BOOK 191, PAGE 131, OF AGREEMENTS. (CANNOT BE LOCATED FROM THE RECORD)
- I** AN EASEMENT FOR SEWER AND SEWER METERING STATION PURPOSES IN FAVOR OF CITY OF UPLAND, A MUNICIPAL CORPORATION, RECORDED ON FEBRUARY 15, 1961, IN BOOK 5353, PAGE 294, OFFICIAL RECORDS.



## NOTES:

ALL EXISTING EASEMENTS TO REMAIN.



**VICINITY MAP**  
NTS

# SAMPLE

**LAND  
DEVELOPMENT  
DESIGN  
CORPORATION**

2313 E. Philadelphia St., Ste. F  
ONTARIO, CA 91761  
(909) 930-1466  
FAX (909) 930-1468

PLANNING • CIVIL • SURVEYING

DATE:	SCALE:	SHEET:	JOB NO.	LOT LINE ADJUSTMENT
07/11/07	1"=120'	OF 4	4094	

LLA 07-02