Recording requested by:

Recording Requested By First American Title Company

DOCUMENTARY TRANSFER TAX = \$0.00

Page 1 of 4
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

DOC # 2007-0253686 04/16/2007 08:00A Fee:NC

When recorded mail to: **SURVEYOR, CITY OR RIVERSIDE** PUBLIC WORKS DEPARTMENT City Hall, 3900 Main Street Riverside, California 92522 S R U PAGE SIZE DA MISC LONG RFD COPY

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FOR RECORDER'S OFFICE USE ONLY

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Project: **P07-0148** APN: 245-040-011 Address: N/A

CO-P07-0148



## CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE

Property Owner(s): SALVADOR AYON and GRAC

SALVADOR AYON and GRACIELA AYON husband and wife as joint

tenants.

Pursuant to Section 66499.35(a) of the Government Code of the State of California, and Section 18.39 of the Riverside Municipal Code, the 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, complies with the applicable divisions of the California Subdivision Map Act and Title 18 of the Riverside Municipal Code and is hereby issued this Certificate of Compliance.

THIS CERTIFICATE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO INCLUDING TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE. THE PARCEL DESCRIBED HEREIN MAY BE SOLD, LEASED, OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED PURSUANT THERETO.

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. DEVELOPMENT OF THE PARCEL MAY REQUIRE ISSUANCE OF A PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF APPROVAL.

## ZONING ADMINISTRATOR CITY OF RIVERSIDE

KEN GUTIERREZ

PLANNING DIRECTOR

	ByPRINCIPAL PL	ANNER DATE
GENER	RAL ACKNOWLEDGEMENT	OPTIONAL SECTION
State of California		CAPACITY CLAIMED BY SIGNER
County of Riverside	SS	
On <u>2-8 C7-</u> , before me	trancisia. Andrage	<ul><li>( ) Attorney-in-fact</li><li>( ) Corporate Officer(s)</li><li>Title</li></ul>
A Notary Public in and for said St	Title	
Name(s)	of Signer(s)	( ) Guardian/Conservator ( ) Individual(s) ( ) Trustee(s)
$oldsymbol{artheta}$ personally known to me - OR - $oldsymbol{ heta}$ prove	d to me on the basis of satisfactory evidence to be the person(s) whose name(e) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their	()Other
FRANCISCA ANDRADE Commission # 1416252 Notary Public - California Riverside County My Comm. Expires May 6, 2007	authorized capacity(iee), and that by his/her/their signature(e) 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.	()Partner(s) ()General ()Limited
	Signature Signature	The party(ies) executing this document is/are representing:

## EXHIBIT "A" LEGAL DESCRIPTION NEW PARCEL 1

A portion of lot 11 and Lot C of Dufferin Heights, in the City of Riverside, County of Riverside, State of California, as shown by map on file in Book 12 Page 7 of Maps, Records of Riverside County California.

**BEGINNING** at the Center Quarter Corner of said Section 22, Township 3 South, Range 5 West as shown by map on file in MB 12, Page 7, Official Records of Riverside County, California:

Thence North 00°00'03" East, along said north-south center-of-section line, a distance of 1304.05 feet

Thence the next six courses along said east line: South 89°47'00" West, along said north line of Lot C, a distance of 1062.62 feet to the north-south center-of-section line;

Thence South 12°23'00" East, a distance of 415.08 feet to the north line of said Lot C;

Thence South 17°19'00" West, a distance of 136.00 feet;

Thence South 39°25'00" West, a distance of 167.00 feet;

Thence South 11°34'00" East, a distance of 369.75 feet

Thence South 42°59'00" East, a distance of 309.75 feet;

Thence, South 32°33'00" West, a distance of 57.00 feet;

Thence North 89°55'33" East, along the east-west center-of-section line in said section 22, a distance of 865.45 feet to the east line of land conveyed to J.W.Mazzetti, per Deed Recorded August 12, 1957 in Book 2132, Page 260, Official Records of Riverside County, California to the **POINT OF BEGINNING.** 

Containing 1,327,368 square feet or 30.47 acres of land, more or less.

**DESCRIPTION APPROVAL..** 

MARK S. BROWN CITY SURVEYOR

DATE

U:\Projects\A.Y.NURSERY\6966\Mapping\legals\New Parcel 1.doc\*

1

SHEET 1 OF 1

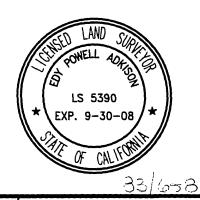
## EXHIBIT "B" A PORTION OF LOT 11 AND LOT "C" OF DUFFERIN HEIGHTS, CITY OF RIVERSIDE



SCALE: 1"=300'

\$12.23.00 \\ \frac{512.23.00}{15.08} \\ \frac{512.23.00}{167.00'} \\ \frac{512.00}{167.00'} \\ \frac{512.23.00}{167.00'} \\ \frac{512.23.00}{167.00'} \\ \frac{512.23.00}{167.00'} \\ \frac{512.23.00}{167.00'} \\ \frac{512.23.00}{167.00'} \\ \frac{512.00}{17.00'} \\ \frac{512.00}{17.00'} \\ \frac{512.00}{17.00'} \\ \frac{512.00}{17.00'	N00'00'03"E 1304.05' 710.05' / 594.00'
N89°55'33"E 865.45'	710

LINE TABLE			
LINE	LENGTH	BEARING	
L4	136.00'	S17°19'00"W	
L5	57.00'	S32°33'00"W	



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

SCALE: 1"=300'

JOB NO. 6966

DATE: 11/7/05 CLIENT: A.Y. NURSERY

APPROVED BY:

1-30-07

EDY P. ADKISON L.S. 5390

EXHIBIT "B"

A PORTION OF LOT 11 AND
LOT "C" OF DUFFERIN HEIGHTS,
CITY OF RIVERSIDE