

Recording requested by:



DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

And when recorded, mail to:
SURVEYOR, CITY OF RIVERSIDE
Public Works Department
City Hall, 3900 Main Street
Riverside, California 92522

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.	
	1		4					✓		
					1			✓	gp	
A	R	L				COPY	LONG	REFUND	NCHG	EXAM

①

FOR RECORDER'S OFFICE USE ONLY

Project: **Laura Ln. / Riverside Ave.**
A.P.N. 225-250-024, 025, 026

LL - 001 - 012

C
YS

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **RAYMOND MAGNON, a married man as his sole and separate property**

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.

PARCEL MERGER NO. LL-001-012 EXHIBIT "A"

PARCEL 1

Being a portion of the north half of the east half of the northwest quarter of the southeast quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Base and Meridian, together with Lots 14 and 15 of Laura Lane Park Tract, as shown by map on file in Book 25, Pages 48 and 49, Records of Riverside County, California, located in the City of Riverside, Riverside County, California, described as follows:

BEGINNING at the northwest corner of said Lot 14, said point also being on the southerly right of way line of Laura Lane (33.00 feet in half width), as shown on said map;

THENCE North 89°16'00" East along the north lines of said Lots 14 and 15 and along said southerly right of way line of Laura Lane, a distance of 165.75 feet to a point on the west line of that property conveyed to the City of Riverside by deed recorded July 16, 2001 as Instrument No. 326707, records of Riverside County, California;

THENCE South 49°20'04" East along said west line of that property conveyed to the City of Riverside, a distance of 30.66 feet to a point on a line lying parallel with and 44.00 feet westerly of the centerline of Riverside Avenue, as shown on said map;

THENCE South 00°02'00" East continuing along said west line of that property conveyed to the City of Riverside and said parallel line, a distance of 142.38 feet;

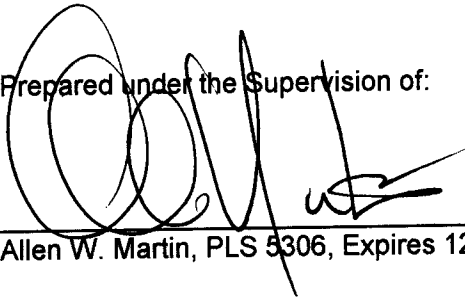
THENCE South 89°16'00" West and parallel with the centerline of Laura Lane, a distance of 189.00 feet;

THENCE North 00°02'00" West and parallel with the centerline of said Riverside Avenue, a distance of 162.66 feet to the **point of beginning**.

Containing 0.70 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B".

Prepared under the Supervision of:


Allen W. Martin, PLS 5306, Expires 12-31-03



DESCRIPTION APPROVAL 7/19/01
Walter R. Argo by
SURVEYOR, CITY OF RIVERSIDE

F:\Documents\Michele\20176\ParcelMerger.wpd



2001-341691
07/24/2001 03:00A
3 of 4

LL-001-012

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

By: Jol A Sel 7/19/01
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

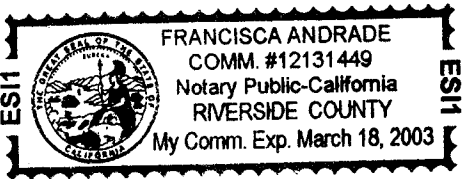
State of California
County of Riverside } ss

On July 19 2001, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared

John A. Swiecki
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.

Francisca Andrade
(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

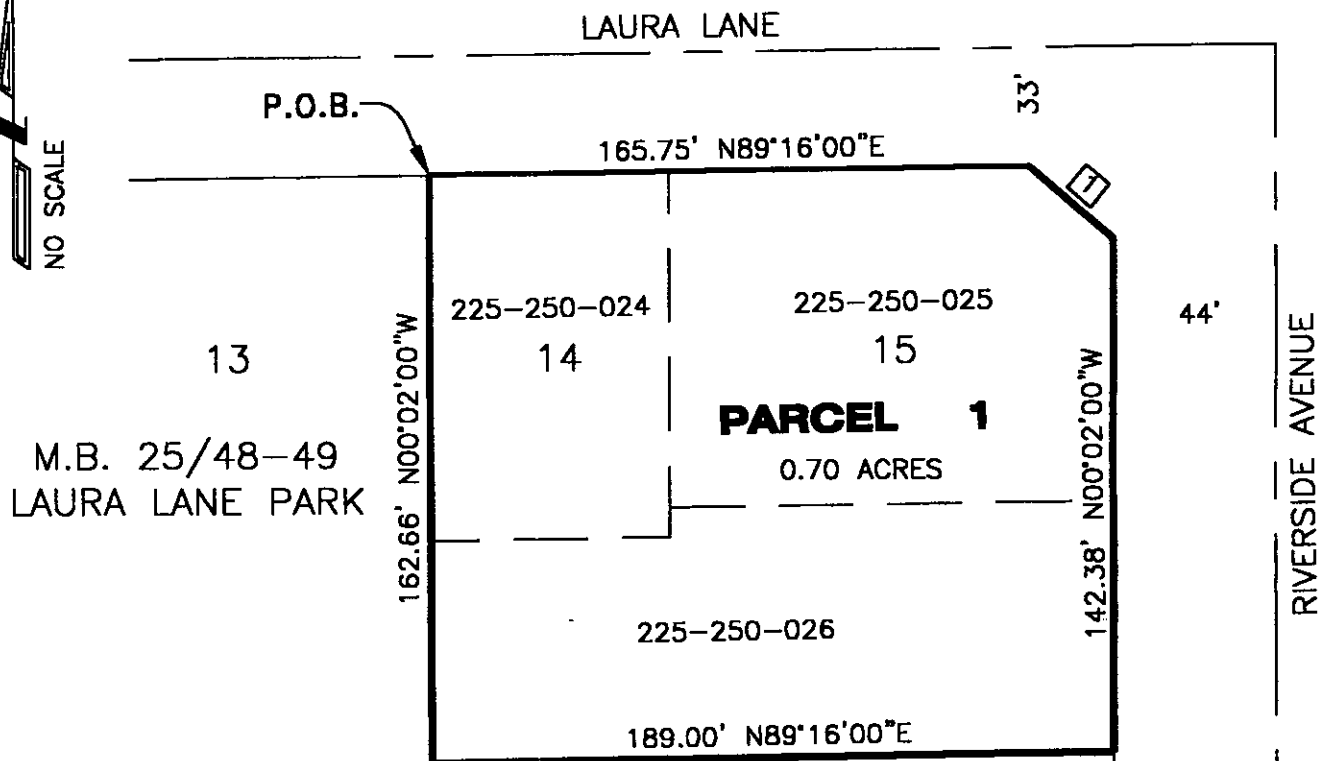
The party(ies) executing this document is/are representing:

Mail to: Raymond Magnon
1650 Spruce Street, Suite 400
Riverside, Ca. 92507

LL-001-012



EXHIBIT "B"

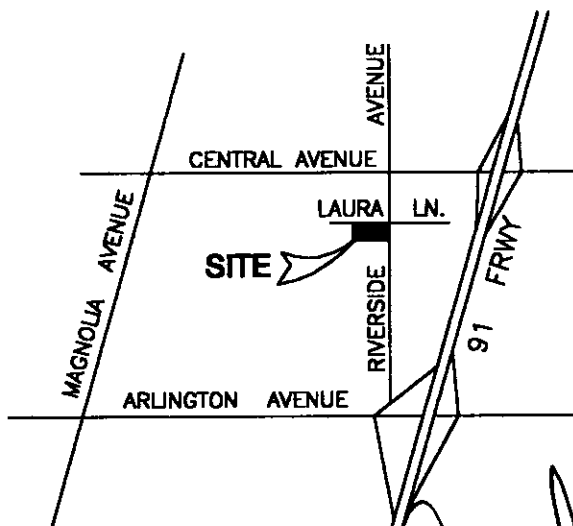


1 30.66' N49°20'04"W

OWNER:
 RAY MAGNON
 1630 SPRUCE STREET
 RIVERSIDE, CA. 92507
 (909) 369-6884

MAP PREPARED BY:
 SOUTHLAND ENGINEERING
 2200 BUSINESS WAY, SUITE 100
 RIVERSIDE, CA 92501
 (909) 788-8488

APN(S):
 225-250-024, 025 & 026



VICINITY MAP
 NOT TO SCALE



SECTION 34, T.2.S., R.5.W.

Sheet: 1 OF 1
Date: JULY 2001
W.O. 20176

PARCEL MERGER NO. 001-012

Southland Engineering
 2200 BUSINESS WAY, Ste. 100
 RIVERSIDE, CA. 92501
 (909) 788-8488

54-1



2001-341691
 07/24/2001 08:00A
 4 of 4