

333718

Recording requested by:

RECEIVED FOR RECORD
AT 8:00AM

And when recorded, mail to:

AUG 11 1998

City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

Recorded in Official Records
of Riverside County, California
Recorder 15
Fees \$ 15

FOR RECORDER'S OFFICE USE ONLY

15
3

Project: **Admin.Lot Line Adjustment**
A.P.N. 254-091-003

LL - 001-989

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **BERND MAGNUS and LORE WOODCOCK MAGNUS, husband and wife and joint tenants**

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.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

By: Craig Axon 8-6-98
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

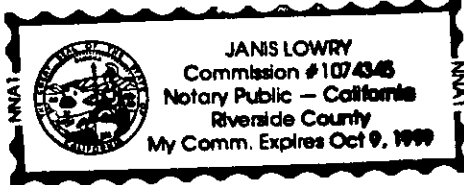
State of California }
County of RIVERSIDE } ss

On August 6, 1998, before me Janis Lowry
(date) (name)

a Notary Public in and for said State, personally appeared
CRAG AXON
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.



Janis Lowry
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:

Bernd & Lore Magnus
1250 Le Conte Dr.
Riverside, Ca. 92507

333718



Canty Engineering Group, Inc.
CIVIL ENGINEERING PLANNING SURVEYING

June 5, 1998

W.O. 1101-001

EXHIBIT "A"

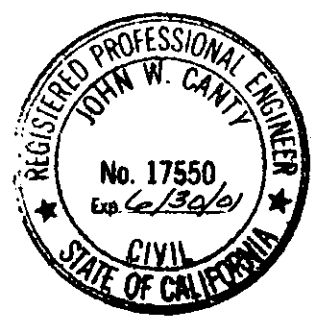
ADMINISTRATIVE LOT LINE ADJUSTMENT NO. LL-001-989
Bernd Magnus & John Rodriguez

Property of:
Bernd Magnus and Lore Woodcock Magnus, husband and wife, as joint tenants

PARCEL "A"

Lot 1 of Tract 3843 as shown by map on file in Book 61 of Maps at Pages 69 and 70 thereof, Records of Riverside County, California.
TOGETHER WITH that portion of Lot 4 of said Tract 3843, lying Easterly of the Southerly prolongation of the Westerly line of said Lot 1.

The above described parcel of land contains 0.302 acres, more or less.



CANTY ENGINEERING GROUP, INC.
Prepared under the supervision of:

John W. Canty

R.C.E. 17550

July 21, 1998
Date

DESCRIPTION APPROVAL 7/21/98

SURVEYOR, CITY OF RIVERSIDE by JE

ADMINISTRATIVE LOT LINE ADJUSTMENT NO. LL-001-989

LOTS 1 AND 4 OF TRACT 3843 M.B. 61/69-70

JUNE 1998

SCALE: 1"=50'

CANTY ENGINEERING GROUP, INC.

3120 CHICAGO AVENUE, SUITE 180
RIVERSIDE, CA 92507

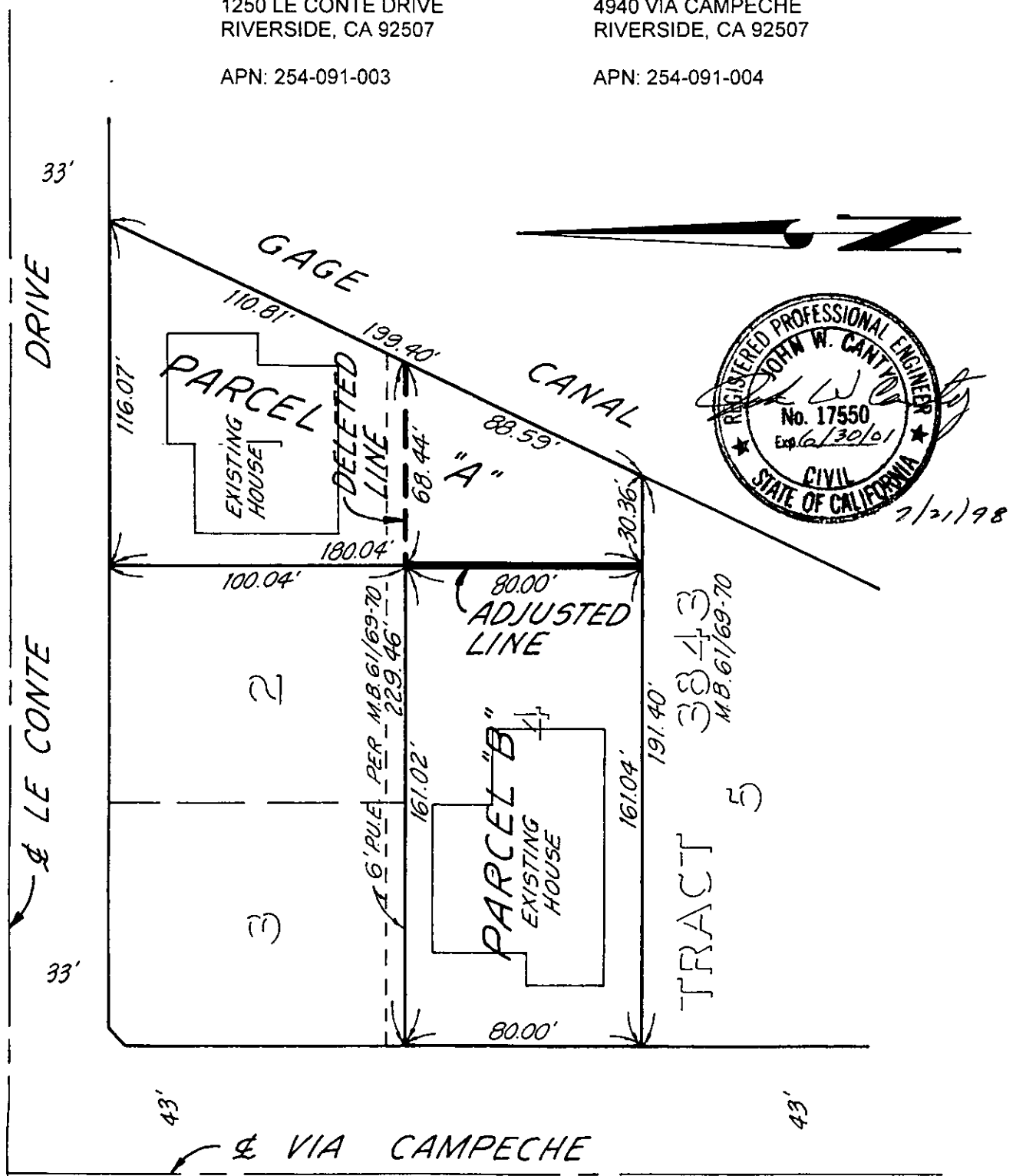
OWNERS:

LOT 1
BERND & LORE MAGNUS
1250 LE CONTE DRIVE
RIVERSIDE, CA 92507

LOT 4
JOHN & RACHEL RODRIGUEZ
4940 VIA CAMPECHE
RIVERSIDE, CA 92507

APN: 254-091-003

APN: 254-091-004



333719

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AUG 11 1998

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Public Works Department
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Project: **Admin.Lot Line Adjustment**
A.P.N. 254-091-004

LL - 001-989

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **JOHN RODRIGUEZ and RACHEL RODRIGUEZ, as Trustors and Trustees**
of the John and Rachel Rodriguez Family Trust dated July 26, 1995

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.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

By: Craig Aaron 8-6-98
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of RIVERSIDE } ss

On August 6, 1998 before me JANIS LOWRY
(date) (name)

a Notary Public in and for said State, personally appeared

CRAIG AARON

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.



Janis Lowry
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:

John & Rachel Rodriguez
2020 Avenida La Posta
Encinitas, Ca. 92024



June 5, 1998

W.O. 1101-001

EXHIBIT "A"

ADMINISTRATIVE LOT LINE ADJUSTMENT NO. LL-001-989
Bernd Magnus & John Rodriguez

Property of:

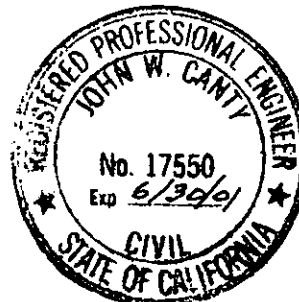
John Rodriguez and Rachel Rodriguez, as Trustors and Trustees of The John and Rachel Rodriguez Family Trust Dated July 26, 1995

PARCEL "B"

Lot 4 of Tract 3843 as shown by map on file in Book 61 of Maps at Pages 69 and 70 thereof, Records of Riverside County, California.

EXCEPTING THEREFROM that portion of said Lot 4, lying Easterly of the Southerly prolongation of the Westerly line of Lot 1 of said Tract 3843.

The above described parcel of land contains 0.296 acres, more or less.



CANTY ENGINEERING GROUP, INC.

Prepared under the supervision of:

John W. Canty
John W. Canty R.C.E. 17550

July 21, 1998
Date

DESCRIPTION APPROVAL 2/23/98
David B. ...
SURVEYOR, CITY OF RIVERSIDE

ADMINISTRATIVE LOT LINE ADJUSTMENT NO. 001-989

LOTS 1 AND 4 OF TRACT 3843 M.B.61/69-70

JUNE 1998

SCALE: 1"=50'

CANTY ENGINEERING GROUP, INC.

3120 CHICAGO AVENUE, SUITE 180
RIVERSIDE, CA 92507

OWNERS:

LOT 1
BERND & LORE MAGNUS
1250 LE CONTE DRIVE
RIVERSIDE, CA 92507

LOT 4
JOHN & RACHEL RODRIGUEZ
4940 VIA CAMPECHE
RIVERSIDE, CA 92507

APN: 254-091-003

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