

Recording Requested by
First American Title Company

Recording requested by:

DOC # 1999-439747

10/01/1999 08:00A Fee:18.00

Page 1 of 5

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



And when recorded, mail to:

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

| M | S | U | PAGE | SIZE | DA | PCOR | NOCOR | SMF | MISC. |
|---|---|---|------|------|----|------|-------|--------|-----------|
| | 1 | | 5 | | | | | | |
| A | R | L | | | | COPY | LONG | REFUND | NCHG EXAM |

(18)

FOR RECORDER'S OFFICE USE ONLY

T
SF

Project: LL-009-990
719 & 732 Palmyrita Avenue
A.P.N. 255-210-005 & 024

LL - 009-990

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): The MAGNON COMPANIES, a California corporation.

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 9-30-99
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

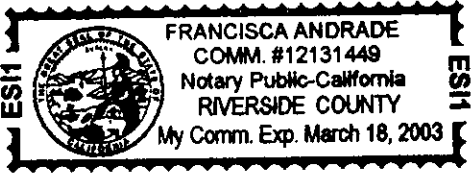
State of California }
County of Riverside } ss

On Sept. 30, 1999, before me Francisca Andrade
(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.

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:



EXHIBIT "A"

PARCEL "A"

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, T2S, R4W OF THE SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN RECORD OF SURVEY BOOK 67, PAGE 48, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 2 OF PARCEL MAP 28040, AS SHOWN BY MAP ON FILE IN PARCEL MAP BOOK 185, PAGES 31 AND 32, RECORDS OF RIVERSIDE COUNTY;

THENCE N00°01'18"E (RECORDED N00°02'00"E) ALONG THE EAST LINE OF SAID PARCEL 2 AND ALONG THE NORTHERLY PROLONGATION OF SAID EAST LINE, A DISTANCE OF 831.19 FEET TO A POINT ON THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO JERSEY WAREHOUSE PARTNERS BY DEED RECORDED JUNE 3, 1997 AS INSTRUMENT NO. 195264, RECORDS OF RIVERSIDE COUNTY;

THENCE S89°58'42"E ALONG SAID SOUTH LINE A DISTANCE OF 607.89 FEET TO A POINT ON THE WESTERLY LINE OF THE GAGE CANAL, AS SHOWN BY MAP ON FILE IN RECORD OF SURVEY BOOK 67, PAGE 48, RECORDS OF RIVERSIDE COUNTY;

THENCE S11°11'16"W ALONG THE WESTERLY LINE OF THE GAGE CANAL, A DISTANCE OF 432.20 FEET;

THENCE N89°58'42"W AND PARALLEL WITH THE SOUTH LINE OF THAT CERTAIN PARCEL CONVEYED TO JERSEY WAREHOUSE PARTNERS BY DEED RECORDED JUNE 3, 1997 AS INSTRUMENT NO. 195264, RECORDS OF RIVERSIDE COUNTY, A DISTANCE OF 474.19 FEET;

THENCE S00°01'18"W AND PARALLEL WITH THE EAST LINE OF SAID PARCEL 2 OF PARCEL MAP 28040, A DISTANCE OF 407.09 FEET TO A POINT ON THE NORTH LINE OF PALMYRITA AVENUE, BEING 33.00 FEET NORTH MEASURED AT A RIGHT ANGLE TO THE CENTERLINE OF PALMYRITA AVENUE;

THENCE S89°56'09"W (RECORDED AS S89°57'00"W) ALONG THE NORTH LINE OF PALMYRITA AVENUE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.



1999-439747
18/01/1999 08:00A
3 of 5

LL-009-990-3

PARCEL "B"

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, T2S, R4W OF THE SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN RECORD OF SURVEY BOOK 67, PAGE 48, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 2 OF PARCEL MAP 28040 AS SHOWN BY MAP ON FILE IN PARCEL MAP BOOK 185, PAGES 31 AND 32, RECORDS OF RIVERSIDE COUNTY;

THENCE N89°56'09"E ALONG THE NORTH LINE OF PALMYRITA AVENUE, SAID NORTH LINE BEING 33.00 FEET NORTH OF THE CENTERLINE OF PALMYRITA AVENUE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

THENCE N00°01'18"E AND PARALLEL WITH THE EAST LINE OF SAID PARCEL 2, A DISTANCE OF 407.09 FEET;

THENCE S89°58'42"E AND PARALLEL WITH THE SOUTH LINE OF THAT CERTAIN PARCEL CONVEYED TO JERSEY WAREHOUSE PARTNERS BY DEED RECORDED JUNE 3, 1997 AS INSTRUMENT NO. 195264, RECORDS OF RIVERSIDE COUNTY, A DISTANCE OF 474.19 FEET, TO A POINT ON THE WESTERLY LINE OF THE GAGE CANAL, SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 810.00 FEET, SAID POINT HAS A RADIAL LINE WHICH BEARS N78°48'44"W;

THENCE SOUTHERLY ALONG SAID CURVE, BEING THE WESTERLY LINE OF THE GAGE CANAL, THROUGH A CENTRAL ANGLE OF 13°35'44", HAVING AN ARC LENGTH OF 192.20 FEET TO A POINT WHICH HAS A RADIAL LINE WHICH BEARS S87°35'32"W;

THENCE S02°24'28"E ALONG SAID WESTERLY LINE OF THE GAGE CANAL A DISTANCE OF 204.38 FEET TO A POINT ON THE NORTH LINE OF PALMYRITA AVENUE, BEING 44.00 FEET NORTH MEASURED AT A RIGHT ANGLE TO THE CENTERLINE OF PALMYRITA AVENUE;

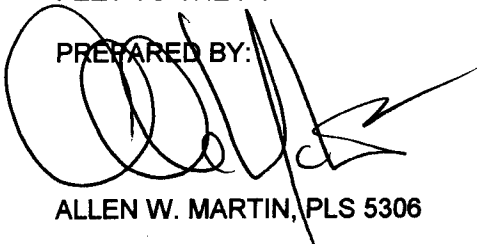
THENCE S89°56'09"W (RECORDED AS S89°57'00"W) ALONG THE NORTH LINE OF PALMYRITA AVENUE A DISTANCE OF 164.76 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1084.00 FEET;

THENCE WESTERLY ALONG SAID CURVE BEING THE NORTH LINE OF PALMYRITA AVENUE THROUGH A CENTRAL ANGLE OF 05°53'42", AN ARC LENGTH OF 111.53 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 996.00 FEET, SAID POINT HAVING A RADIAL LINE WHICH BEARS N05°57'33"W;

THENCE WESTERLY ALONG SAID CURVE BEING THE NORTH LINE OF PALMYRITA AVENUE THROUGH A CENTRAL ANGLE OF 05°53'42", AND ARC LENGTH OF 102.47 FEET TO POINT HAVING A RADIAL LINE WHICH BEARS S00°03'51"E, SAID POINT BEING 33.00 FEET NORTH MEASURED AT A RIGHT ANGLE TO THE CENTERLINE OF PALMYRITA AVENUE AS SHOWN BY SAID PARCEL MAP 28040;

THENCE S89°56'09"W ALONG SAID NORTH LINE OF PALMYRITA AVENUE A DISTANCE OF 89.87 FEET TO THE POINT OF BEGINNING.

PREPARED BY:



ALLEN W. MARTIN, PLS 5306



DESCRIPTION APPROVAL 9/30/99
for K. B. Shat by _____
SURVEYOR, CITY OF RIVERSIDE

LL-009-490-4
1999-439747
10/01/1999 08:00A
4 of 5



S89°58'42"E ~ 607.89'

PARCEL "A"

5.98 Ac.

1989-439747
18/01/1989 08:08A
5 of 5



N00°01'18"E ~ 831.19'

S89°58'42"E ~ 474.19'

N89°58'42"W ~ 474.19'

S11°11'16"W ~ 432.20'

N78°48'44"W (R)

PARCEL "B"

4.26 Ac.

N00°01'18"E ~ 407.09'

S00°01'18"W ~ 407.09'

N89°56'09"E
50.00'

S89°56'09"W
89.87'

S00°03'51"E (R)

N06°57'33"W (R)

① Δ=13°35'44"
R=810.00'
L=192.20'

② Δ=05°53'42"
R=1084.00'
L=111.53'

③ Δ=05°53'42"
R=996.00'
L=102.47'

S87°35'32"W (R)

S02°24'28"E
204.38'



33'

P.O.B.
PARCEL "B"

N89°56'09"E
50.00'

S89°56'09"W
50.00'

③

PALMYRITA AVE.

N89°56'09"E

S89°56'09"W
184.76'

44'

33'

Scale: 1" = 100'

Date: SEPT. 1, 1998

W.O. 98126

LOT LINE ADJUSTMENT

LL-9-990

Southland Engineering
2200 BUSINESS WAY, Ste. 100
RIVERSIDE, CA. 92601
(909) 788-8488

Sheet

1

12.7

LL-009-990