

Recording Requested By
First American Title Company
Recording requested by:

061938

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AT 8:00 AM

FEB 17 1999

And when recorded, mail to:

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

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$

21

2113554-22

FOR RECORDER'S OFFICE USE ONLY

21/5
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Project: *Palmyrita Ave.*
A.P.N. 255-120-024, 025, 027
255-110-014

LL - 023-978

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 8-27-98
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of RIVERSIDE } ss

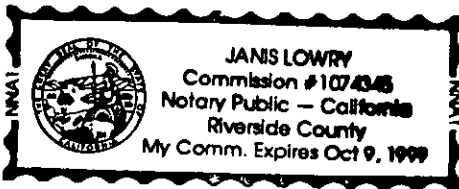
On August 27, 1998, before me JANIS LOWRY
(date) (name)

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:
The Magnon Companies
1650 Spruce Street, Ste. 400
Riverside, Ca. 92507

EXHIBIT "A"

PARCEL "A"

THAT PORTION OF LOT 4 OF HERRICK'S SUBDIVISION, AS SHOWN BY MAP ON FILE IN MAP BOOK 3, PAGE 11, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND A 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 NORTHEAST CORNER OF PARCEL 3 OF PARCEL MAP 24869 AS SHOWN BY MAP ON FILE IN PARCEL MAP BOOK 171, PAGES 94 AND 95, RECORDS OF RIVERSIDE COUNTY;

THENCE N00°02'00"E ALONG THE NORTHERLY PROLONGATION OF SAID PARCEL 3, A DISTANCE OF 486.36 (RECORDED AS 486.43) FEET TO A POINT ON THE SOUTH LINE OF LOT 3 OF SAID HERRICK'S SUBDIVISION;

THENCE S89°54'33"E (RECORDED AS S89°55'00"E) ALONG THE SOUTH LINE OF SAID LOT 3, ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 116.03 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 314.07 FEET;

THENCE N63°33'42"E ALONG THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL CONTAINING 22.60 ACRES GROSS, AS SHOWN BY MAP ON FILE IN SAID RS BOOK 67, PAGE 48, A DISTANCE OF 702.38 (RECORDED AS 702.32) FEET TO THE NORTHEAST CORNER OF SAID LOT 4;

THENCE S00°02'31"E, ALONG THE EAST LINE OF SAID LOT 4 A DISTANCE OF 627.80 (RECORDED AS 627.69) FEET TO THE SOUTHEAST CORNER OF SAID LOT 4;

THENCE S89°54'33"E ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 100.64 FEET:

THENCE S44°14'21"E, A DISTANCE OF 456.68 FEET, TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 525.00 FEET, WHICH HAS A RADIAL LINE THAT BEARS N66°52'20"W, SAID POINT BEING ON THE WEST LINE OF THE GAGE CANAL, AS SHOWN BY MAP ON FILE IN RECORD OF SURVEY BOOK 67, PAGE 48, RECORDS OF RIVERSIDE COUNTY;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF THE GAGE CANAL, THROUGH A CENTRAL ANGLE OF 11°55'42", AN ARC LENGTH OF 109.30 FEET;

THENCE S11°11'58"W CONTINUING ALONG THE WESTERLY LINE OF THE GAGE CANAL, A DISTANCE OF 29.82 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF 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;

THENCE N89°58'00"W ALONG SAID SOUTH LINE, A DISTANCE OF 1072.40 FEET;

THENCE S65°24'32"W A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, CONTAINING 17.88 ACRES MORE OR LESS.



DESCRIPTION APPROVED 7/1/98
 by Walter R. Inge
 SURVEYOR, CITY OF RIVERSIDE

EXHIBIT "A"

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 NORTHEAST CORNER OF PARCEL 3 OF PARCEL MAP 24869, AS SHOWN BY MAP ON FILE PARCEL MAP BOOK 171, PAGES 94 AND 95, RECORDS OF RIVERSIDE COUNTY;

THENCE N65°24'32"E, A DISTANCE OF 60.00 FEET;

THENCE S89°58'00"E, A DISTANCE OF 464.51 (RECORDED AS 464.46) FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE EAST LINE 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, TO THE POINT OF BEGINNING, SAID POINT BEING 406.25 FEET N00°02'00"E OF THE NORTHEAST CORNER OF SAID PARCEL 2;

THENCE S89°58'00"E, 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°11'58"W ALONG THE WESTERLY LINE OF THE GAGE CANAL, A DISTANCE OF 432.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 810.00 FEET;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF THE GAGE CANAL, THROUGH A CENTRAL ANGLE OF 13°35'44", AN ARC LENGTH OF 192.20 FEET;

THENCE S02°23'46"E ALONG THE 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°56'51"W (RECORDED AS S89°57'00"W) ALONG THE NORTH LINE OF PALMYRITA AVENUE, A DISTANCE OF 164.74 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1084.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°53'43", AN ARC LENGTH OF 111.53 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 996.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°53'43", AN ARC LENGTH OF 102.48 FEET TO A POINT ON THE NORTH LINE OF PALMYRITA AVENUE, BEING 33.00 FEET NORTHERLY MEASURED AT A RIGHT ANGLE TO THE CENTERLINE OF PALMYRITA AVENUE AS SHOWN BY SAID PARCEL MAP 28040;

THENCE S89°56'51"W ALONG SAID LINE A DISTANCE 79.87 FEET TO THE SOUTHEAST CORNER OF PARCEL 1 AS SHOWN BY MAP ON FILE IN RS BOOK 40, PAGE 68, RECORDS OF SAID COUNTY; THENCE N00°02'00"E, ALONG THE EAST LINE OF SAID PARCEL 1, A DISTANCE OF 140.00 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL 1;

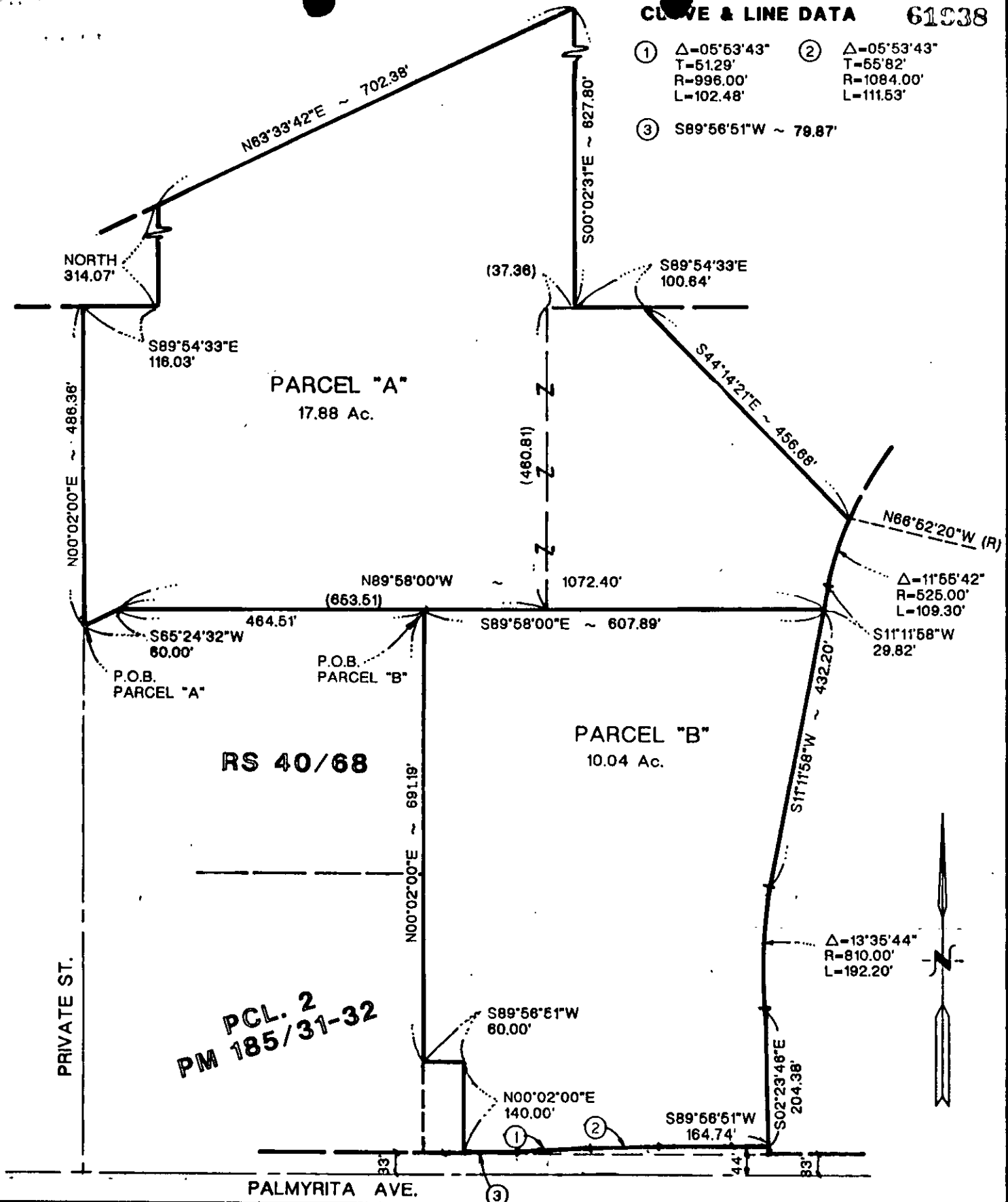
THENCE S89°56'51"W (RECORDED AS S89°57'00"W), ALONG THE NORTH LINE OF SAID PARCEL 1, A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST LINE OF PARCEL 2 OF SAID PARCEL MAP 28040;

THENCE N00°02'00"E, ALONG SAID EAST LINE AND THE NORTHERLY PROLONGATION, A DISTANCE OF 691.19 FEET TO THE POINT OF BEGINNING CONTAINING 10.04 ACRES MORE OR LESS.

PROFESSIONAL LAND SURVEYOR
ALLEN W. MARTIN
NO. 5306
EXP. 12-31-99
STATE OF CALIFORNIA
[Handwritten Signature]
2/16/99

DESCRIPTION APPROVAL 2/16/99
[Handwritten Signature]
SURVEYOR, CITY OF RIVERBIDE

- ① $\Delta=05^{\circ}53'43''$
T=51.29'
R=996.00'
L=102.48'
- ② $\Delta=05^{\circ}53'43''$
T=55'82"
R=1084.00'
L=111.53'
- ③ S89°56'51"W ~ 79.87'



PCL. 2
PM 185/31-32

Scale: 1" = 200'	LOT LINE ADJUSTMENT CASE # LL-023-978	Sheet
Date MAY 14, 1998		1
W.O. 98101	Southland Engineering 2200 BUSINESS WAY, STE. 100 RIVERSIDE, CA. 92501 (909) 788-8488	12/5+7 LL-023-978