

Recording Requested by
First American Title Company

DOC# 2003-546470

07/22/2003 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

And when recorded, mail to:

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

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FOR RECORDER'S OFFICE USE ONLY

Project: LL-045-023
A.P.N. 225-231-006, &-007

LL-045-023



2180481-SS

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): WPI-MAGNOLIA, L.L.C., a California Limited Liability Company

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 ONE 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.

RECEIVED
AUG 27 2003
DEPT. OF
PUBLIC WORKS

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

KEN GUTIERREZ
PLANNING DIRECTOR

By: Joel A. S. L. 7/3/03
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside }

ss

On July 3, 2003, 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:



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GARY L. ORSO
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(909) 486-7000

<http://riverside.asrcrkrec.com>

NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:


Name of Notary: Francisca Andrade

Commission #: 1414252

Place of Execution: Riverside

Date Commission Expires: May 6, 2007

Date: JUL 22 2003

Signature: 



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EXHIBIT "A"

**LOT MERGER NO.
LL-045-023**

That portion of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, as shown by United States Government Survey, described as follows:

BEGINNING at the point of intersection of the original Southerly line of Central Avenue with the Southeasterly line of Magnolia Avenue;

THENCE, Easterly, along said Southerly line of said Central Avenue, 150 feet;

THENCE, Southerly and parallel with the Easterly line of Brockton Avenue, 275 feet;

THENCE, Westerly and parallel with the Southerly line of said Central Avenue, 245 feet to said Easterly line of Brockton Avenue;

THENCE, Northerly along said Easterly line thereof, 94.50 feet to the intersection with said Southeasterly line of said Magnolia Avenue;

THENCE, Northeasterly along said Southeasterly line of Magnolia Avenue, 205.05 feet to the **POINT OF BEGINNING**.


EXCEPTING therefrom the Northerly 18 feet thereof as conveyed to the City of Riverside by Deed recorded November 30, 1950 as Instrument No. 4181, Official Records.

Subject to an easement for Street and Highway Purposes over the Northerly 17 feet adjacent to Central Avenue and Northwesterly 10 feet adjacent to Magnolia Avenue as conveyed to the City of Riverside by Deed recorded April 4, 2003 as Instrument No. 238168, Official Records of Riverside County, California


Robert A. Stockton, RCE 33591

6/11/03
Date
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RECORDED APPROVALS

2.1.03



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LL-045 023

LLA-045-023

☉ CENTRAL AVENUE

☉ MAGNOLIA AVENUE

☉ BROCKTON AVENUE

EASTERLY LINE
BROCKTON AVENUE

NORTH 94.50'

45'

SOUTHEASTERLY LINE
MAGNOLIA AVENUE

50'

NORTHEASTERLY
205.05'

POB

25'

18'

17'

ORIGINAL SOUTHERLY LINE
CENTRAL AVENUE

N89° 16'00"E 150.00'

18.00' CONVEYED TO CITY
OF RIVERSIDE BY DEED
RECORDED 11-30-1950 AS
INST. NO. 4181 O.R.

APN 225-231-007

EASEMENT TO CITY OF RIVERSIDE
INST. NO. 2003-238168
4-4-03

NORTH 275.00'

APN 225-231-006

N89° 16'00"E 245.00'



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RICK ENGINEERING COMPANY

San Diego Riverside Orange Phoenix Tucson

1223 University Ave., Ste. 240 • Riverside, CA 92507-3418 • (909)782-0707 • FAX (909)782-0723 • www.rickeng.com

EXHIBIT "B"
LOT MERGER

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SCALE: 1"=50' DATE: MAR 26, 2003