

23016877

Recording requested by:

FNT ~~AE~~

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

~~33416705~~

Project: P12-0426
APN: 145-272-019
Por. APN: 145-272-025
Address: 9939 Magnolia Avenue

DOC # 2012-0513247

10/25/2012 04:56 PM Fees: \$0.00

Page 1 of 4

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

**This document was electronically submitted
to the County of Riverside for recording**
Received by: MCASTRO

FOR RECORDER'S OFFICE USE ONLY

P12-0426
LOT LINE ADJUSTMENT
PARCEL B

NOTE TO COUNTY RECORDER:
DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): Javier R. Rios, a Married Man, as his sole and Separate Property and Irma Rios, an Unmarried Woman as Joint Tenants who acquired title as Javier R. Rios and Irma Rios, Husband and Wife as Joint Tenants

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the ONE (1) parcel 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 complies 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

Steve Hayes
Steve Hayes, City Planner

9/27/12
Date

State of California
County of Riverside } ss

On Sept. 27, 2012, before me, MERCEDES DAEMS,
notary public, personally appeared, Steve Hayes

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Merce
Notary Signature



EXHIBIT "A"

PARCEL B

Lot 8 together with Lot 9 of Magnolia Boulevard Acres, in the City of Riverside, County of Riverside, State of California, as shown by map on file in Book 13, Pages 72 of Maps, records of said County, together with that portion of Parcel 1 of Parcel Map 21254, as shown by map on file in Book 140, pages 45 through 46, inclusive of Parcel Maps, records of said County, described as follows;

COMMENCING at the north corner of Parcel 2 of Said Parcel Map 21254;

THENCE South 34°16'57" East a distance of 2.00 feet along the southwest line of said Parcel 1 to the POINT OF BEGINNING;

THENCE North 55°44'00" East, parallel to the to the southeast line of said Parcel 1, a distance of 139.11 feet to a point on the northeast line of said Parcel 1;

THENCE South 34°16'28" East, along the northeast line of said Parcel 1 a distance of 58.47 feet to the east corner thereof;

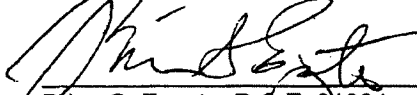
THENCE South 55°44'00" West, along the southeast line of said Parcel 1 a distance of 139.10 feet to the east corner of said Parcel 2;

THENCE North 34°16'57" West along the southwest line of said Parcel 1 a distance of 58.47 feet to the POINT OF BEGINNING.

EXCEPTING therefrom the southeasterly 11.00 feet of said Lots 8 and 9.

Area – 54,899 square feet.

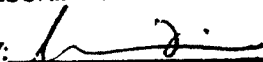
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.


Brian G. Esgate, R.C.E. 21884
License Expires 9/30/13

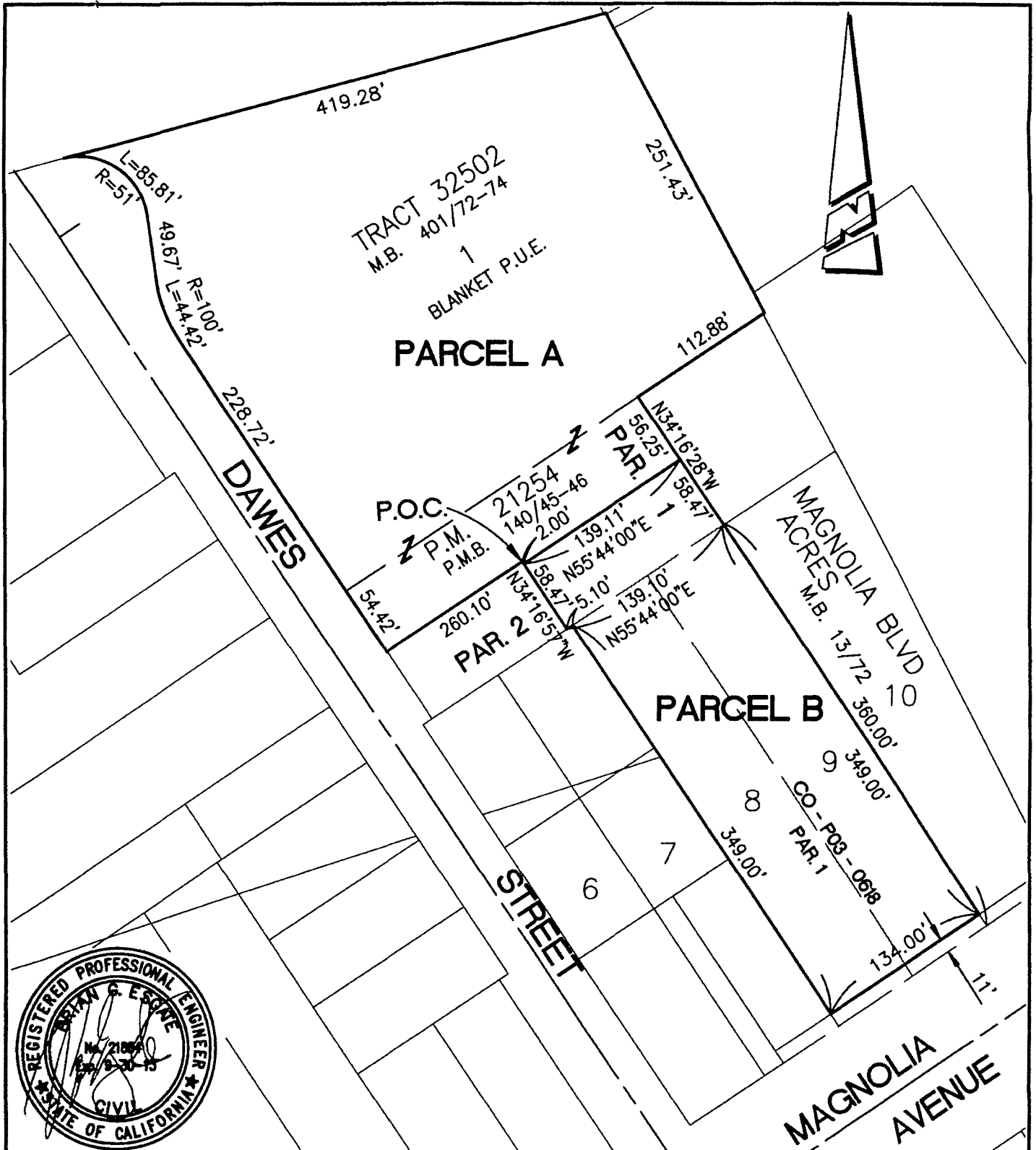
9/18/2012
Date




DESCRIPTION APPROVAL:

BY: 
9/18/12
DATE

FOR: MARK S. BROWN
CITY SURVEYOR



PREPARED BY:
**SBR ENGINEERING
 CONSULTANTS, INC.**
 8765 BARTON STREET
 RIVERSIDE, CA 92508-3225
 (951)653-5454

APPROVED BY:

 BRAIN G. ESCATE, RCE 21884
 DATE 9/18/2012

SCALE: 1"=100' DATE: 8/27/12
**LOT LINE ADJUSTMENT
 LL-P12-0426**

LL-P12-0426

23016877

Recording requested by:

FKIT-~~CB~~

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

33416765

Project: P12-0426
APN: 145-273-063 &
Por. APN: 145-272-025
Address: 3901 Dawes Street

DOC # 2012-0513246

10/25/2012 04:56 PM Fees: \$0.00

Page 1 of 4

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County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

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P12-0426
LOT LINE ADJUSTMENT
PARCEL A

NOTE TO COUNTY RECORDER:

DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **3901 Dawes St Riverside, LLC, a California limited liability company**

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the **ONE (1)** parcel 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 complies 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

Steve Hayes
Steve Hayes, City Planner

9/27/12
Date

State of California

County of Riverside } ss

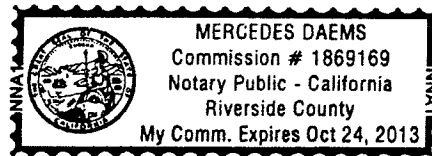
On Sept. 27, 2012, before me, MERCEDES DAEMS,
notary public, personally appeared, Steve Hayes

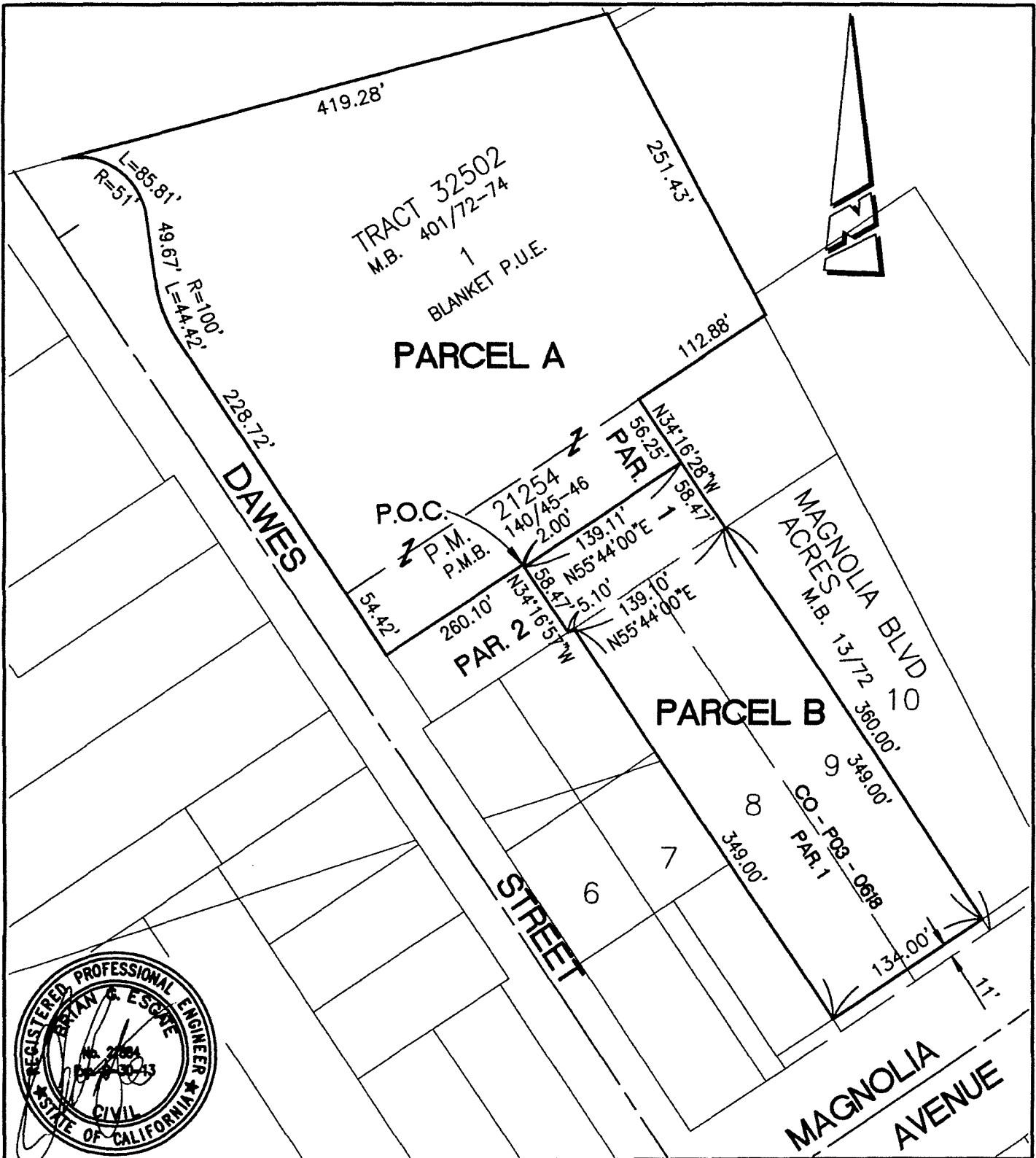
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Mercedes Daems
Notary Signature





PREPARED BY:

**SBR ENGINEERING
 CONSULTANTS, INC.**

8765 BARTON STREET
 RIVERSIDE, CA 92508-3225
 (951)653-5454

APPROVED BY:

Brian G. Esqate 9/18/2012
 BRAIN G. ESGATE, RCE 21884 DATE

SCALE: 1"=100'

DATE: 8/27/12

**LOT LINE ADJUSTMENT
 LL-P12-0426**

LL-P12-0426

EXHIBIT "A"

PARCEL A

Lot 1 of Tract 32502, in the City of Riverside, County of Riverside, State of California, as shown by map on file in Book 401, Pages 72 through 74, inclusive of Maps, records of said County, together with Parcel 1 of Parcel Map 21254, as shown by map on file in Book 140, pages 45 through 46, inclusive of Parcel Maps, records of said County;

EXCEPTING THEREFROM that portion of said Parcel 1 described as follows:

COMMENCING at the north corner of Parcel 2 of Said Parcel Map 21254;

THENCE South 34°16'57" East a distance of 2.00 feet along the southwest line of said Parcel 1 to the POINT OF BEGINNING;

THENCE North 55°44'00" East, parallel to the to the southeast line of said Parcel 1, a distance of 139.11 feet to a point on the northeast line of said Parcel 1;

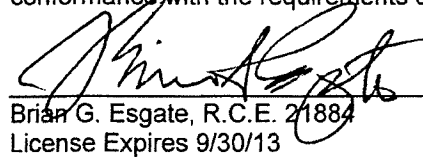
THENCE South 34°16'28" East, along the northeast line of said Parcel 1 a distance of 58.47 feet to the east corner thereof;

THENCE South 55°44'00" West, along the southeast line of said Parcel 1 a distance of 139.10 feet to the east corner of said Parcel 2;

THENCE North 34°16'57" West along the southwest line of said Parcel 1 a distance of 58.47 feet to the POINT OF BEGINNING.

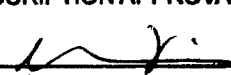
Area – 135,072 square feet.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 9/18/2012
Date
Brian G. Esgate, R.C.E. 21884
License Expires 9/30/13



DESCRIPTION APPROVAL:

BY:  9/18/12
DATE

FOR: MARK S. BROWN
CITY SURVEYOR