

Recording requested by:

DOC # 2003-943234

12/02/2003 08:00A Fee:28.00

Page 1 of 8

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

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.	
	1		8							
									VG	
A	R	L				COPY	LONG	REFUND	NCHG	EXAM

FOR RECORDER'S OFFICE USE ONLY

Project: LLA
A.P.N. 263-250-003, 004 &-036

LL - P03-0662



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): 48 SYCAMORE CANYON PARTNERSHIP L.P., a California Limited Partnership.

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 THREE 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

KEN GUTIERREZ
PLANNING DIRECTOR

By: [Signature] 10/29/03
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside }

ss

On 10-24-03, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared:

John A. Swiacki
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:

City of Riverside
Certificate of Compliance for Lot Line Adjustment, Case No. P03-0662

PARCEL A

Those portions of Parcels 3 and 26 of Parcel Map No. 24536, in the City of Riverside, County of Riverside, State of California, on file in Book 162 of Parcel Maps, Pages 91 through 98 thereof, Records of Riverside County, California, being described as follows:

BEGINNING at the Northwest corner of said Parcel 3;
Thence S.00°18'06"E. along the westerly line of said Parcel 3, a distance of 345.91 feet;
Thence N.89°41'54"E., a distance of 414.49 feet;
Thence S.00°18'06"E., a distance of 33.50 feet;
Thence N.89°41'54"E., a distance of 147.98 feet, to the easterly line of said Parcel 26;
Thence N.00°50'50"W. along the easterly line of said Parcel 26 and the easterly line of said Parcel 3, a distance of 82.16 feet;

Thence northwesterly along said easterly line of Parcel 3, along a tangent curve concave southwesterly, having a radius of 963.80 feet, through an angle of 15°28'36" and an arc length of 260.34 feet, to the northeast corner of said Parcel 3;

Thence along the northerly line of said Parcel 3, the following three (3) courses:

- 1.) S.89°15'06"W., a distance of 145.00 feet;
- 2.) Thence N.75°26'45"W., a distance of 170.00 feet;
- 3.) Thence S.89°09'10"W., a distance of 215.00 feet, to the Point of Beginning.

The above described parcel of land contains 4.26 acres, more or less.

PARCEL B

Those portions of Parcels 1, 3 and 26, and all of Parcel 2 of Parcel Map No. 24536, in the City of Riverside, County of Riverside, State of California, on file in Book 162 of Parcel Maps, Pages 91 through 98 thereof, Records of Riverside County, California, being described as follows:

COMMENCING at the Northwest corner of said Parcel 3;

Thence S.00°18'06"E. along the westerly line of said Parcel 3, a distance of 345.91 feet, to the **POINT OF BEGINNING**;

 KCT

Thence N.89°41'54"E., a distance of 414.49 feet;
Thence S.00°18'06"E., a distance of 33.50 feet;
Thence N.89°41'54"E., a distance of 147.98 feet, to the easterly line of said Parcel 26;
Thence S.00°50'50"E. along said easterly line and along the easterly lines of said Parcels 2 and 1, a distance of 764.47 feet, to the an angle point in said easterly line of Parcel 1;
Thence S.43°25'01"W. along said easterly line, a distance of 97.72 feet, to the southeast corner of said of said Parcel 1;
Thence S.87°40'48"W. along the southerly line of said Parcel 1, a distance of 221.11 feet, to an angle point therein;
Thence S.89°10'12"W. along said southerly line, a distance of 281.26 feet, to the southwest corner of said Parcel 1;
Thence N.00°18'06"W along the westerly line of said Parcel 1 and along the westerly line of said Parcels 26 and 3, a distance of 878.94 feet, to the Point of Beginning.

EXCEPTING THEREFROM that portion of said Parcel 1 lying southerly of the following described line:

COMMENCING at the southwest corner of said Parcel 1;
Thence N.89°10'12"E. along the southerly line of said Parcel 1, a distance of 281.26 feet, to an angle point therein;
Thence N.87°40'48"E. along said southerly line, a distance of 221.11 feet, to the southeast corner of said Parcel 1;
Thence N.43°25'01"E. along the easterly line of said Parcel 1, a distance of 97.72 feet, to an angle point therein;
Thence N.00°50'50"W. along said easterly line, a distance of 174.00 feet, to the **POINT OF BEGINNING** of the line to be described;
Thence S.88°08'04"W., a distance of 112.17 feet;
Thence S.87°40'50"W., a distance of 96.83 feet;
Thence S.42°40'50"W., a distance of 22.51 feet;
Thence N.01°09'40"W., a distance of 11.97 feet;
Thence N.45°31'44"W., a distance of 15.11 feet;
Thence S.89°41'54"W., a distance of 332.95 feet, to the westerly line of said Parcel 1.

The above described parcel of land contains 8.00 acres, more or less.

 KCT

PARCEL C

That portion of Parcel 1 of Parcel Map No. 24536, in the City of Riverside, County of Riverside, State of California, on file in Book 162 of Parcel Maps, Pages 91 through 98 thereof, Records of Riverside County, California, lying southerly of the following described line:

COMMENCING at the southwest corner of said Parcel 1;

Thence N.89°10'12"E. along the southerly line of said Parcel 1, a distance of 281.26 feet, to an angle point therein;

Thence N.87°40'48"E. along said southerly line, a distance of 221.11 feet, to the southeast corner of said Parcel 1;

Thence N.43°25'01"E. along the easterly line of said Parcel 1, a distance of 97.72 feet, to an angle point therein;

Thence N.00°50'50"W. along said easterly line, a distance of 174.00 feet, to the **POINT OF BEGINNING** of the line to be described;

Thence S.88°08'04"W., a distance of 112.17 feet;

Thence S.87°40'50"W., a distance of 96.83 feet;

Thence S.42°40'50"W., a distance of 22.51 feet;

Thence N.01°09'40"W., a distance of 11.97 feet;

Thence N.45°31'44"W., a distance of 15.11 feet;

Thence S.89°41'54"W., a distance of 332.95 feet, to the westerly line of said Parcel 1.

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

COMMENCING at the southwest corner of said Parcel 1;

Thence N.89°10'12"E. along the southerly line of said Parcel 1, a distance of 281.26 feet, to an angle point therein;

Thence N.87°40'48"E. along said southerly line, a distance of 66.05 feet, to the **POINT OF BEGINNING**;

Thence continuing N.87°40'48"E. along said southerly line, a distance of 155.06 feet, to the southeaster corner of said Parcel 1;

Thence N.43°25'01"E. along the easterly line of said Parcel 1, a distance of 97.72 feet;

Thence N.00°50'50"W. along said easterly line, a distance of 174.00 feet;

Thence S.88°08'04"W., a distance of 112.17 feet;

Thence S.87°40'50"W., a distance of 96.83 feet;

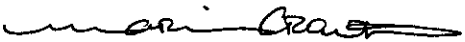


Thence S.42°40'50"W., a distance of 22.51 feet;
Thence S.01°09'40"E., a distance of 227.17 feet, to the Point of Beginning.

ALSO EXCEPTING THEREFROM that portion of said Parcel 1 described as follows:
BEGINNING at the southwest corner of said Parcel 1;
Thence N.89°10'12"E. along the southerly line of said Parcel 1, a distance of 281.26 feet, to
an angle point therein;
Thence S.89°14'02"W., a distance of 202.45 feet;
Thence S.89°09'10"W., a distance of 78.77 feet, to the westerly line of said Parcel 1;
Thence S.00°18'06"E. along said westerly line, a distance of 0.20 feet, to the Point of
Beginning.

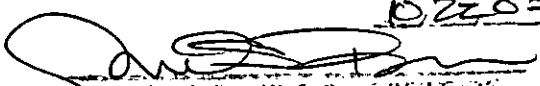
The above described parcel of land contains 2.00 acres, more or less.

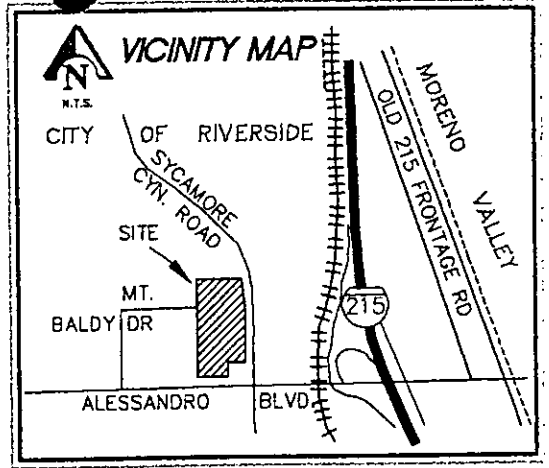
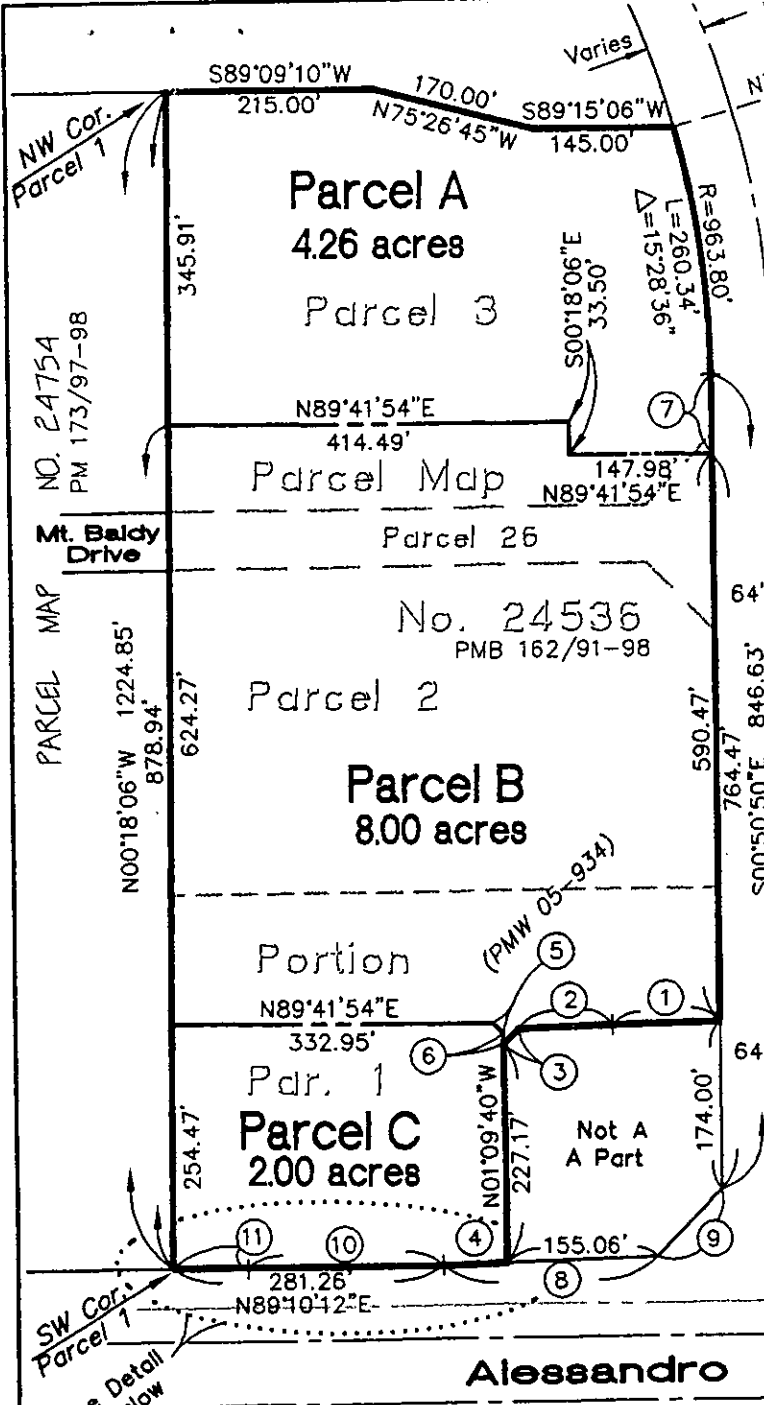
KCT CONSULTANTS, INC.
Prepared Under the Supervision of:


Marissa Crowther PLS No. 6152

Date: Sept. 18, 2003



REGISTERED APPROVAL

02203
EXPIRES 03/31/06



COURSE TABLE

Station	Bearing	Distance
1	S88°08'04"W	112.17'
2	S87°40'50"W	96.83'
3	S42°40'50"W	22.51'
4	N87°40'48"E	66.05'
5	N45°31'44"W	15.11'
6	N01°09'40"W	11.97'
7	S00°50'50"E	82.16'
8	N87°40'48"E	221.11'
9	N43°25'01"E	97.72'
10	N89°14'02"E	202.45'
11	N89°09'10"E	78.77'
12	N00°18'06"W	0.20'

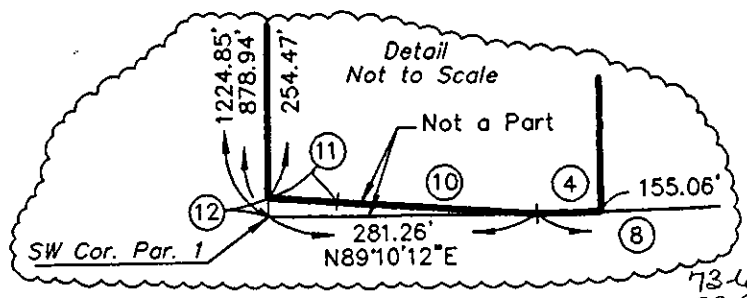


LEGEND

- ADJUSTED LOTLINE
- - - - - LOT LINE TO BE DELETED

NOTE

SUBJECT PARCELS ARE UNDEVELOPED.



Prepared under the supervision of:

Marissa Crowther

MARISSA CROWTHER, PLS 6152

9-18-03

DATE

City of Riverside
Lot Line Adjustment, P03-0662



KCT CONSULTANTS, INC.

Civil Engineers - Surveyors - Planners
P.O. Box 5706 Riverside, CA 92517-5705 Phone: 951/341-8840 Fax: 951/341-8845
4344 LaBrea St., Suite 200, Riverside, CA 92501 e-mail: kctinc@kctconsultants.com

EXHIBIT "B"

Sheet 1 of 1

Scale: 1"=200'

May 2003

WO 1279-01



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

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

<http://riverside.asrclkrec.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 #: 1416252

Place of Execution: RIVERSIDE

Date Commission Expires: MAY 6, 2007

Date: DEC 02 2003

Signature: 