



Recording requested by:

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		5						
					1				SP
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

Project: P04-0566
APN: 142-160-021 & 023
Address: 12203 & 12295 Magnolia Avenue

LL-P04-0566

20



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

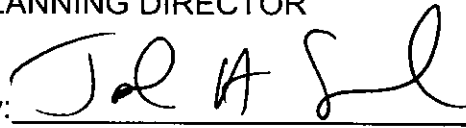
Property Owner(s): **B.P. MAGNOLIA, LLC**

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 **TWO** parcels 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:  12/17/04
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside }

ss

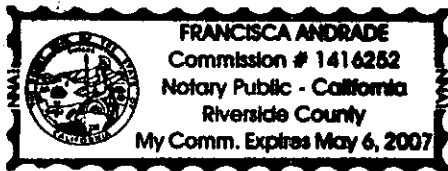
On Dec. 17, 2004, before me Francisca Andrade
(date) (name)

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:

LOT LINE ADJUSTMENT NO. LL-P04-0566

EXHIBIT "A"

PARCEL "A"

That portion of Lot 13 in Block 50 of the Lands of Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72, (Known in Riverside as map on file in Book 1, Page 70), records of San Bernardino County, California, together with Parcel 1 as described in Lot Line Adjustment No. 013-978, recorded March 12, 1998 as Instrument No. 091399 and a portion of Parcel 2 as described in Lot Line Adjustment No. 013-978, recorded March 8, 2000 as Instrument No. 085394, both Official Records of Riverside County, California, located in the City of Riverside, Riverside County, California, more particularly described as follows:

BEGINNING at the most Northerly corner of said Parcel 2;

THENCE South $34^{\circ}18'15''$ East along the Northeasterly line of said Parcel 2, a distance of 121.64 feet;

THENCE South $49^{\circ}49'58''$ West, a distance of 240.37 feet to a point on the Southwesterly line of said Parcel 2;

THENCE South $34^{\circ}18'15''$ East along the Southwesterly line of said Parcel 2, a distance of 240.27 feet to the most Southerly corner thereof, said point also being on the Northwesterly right of way line (77.00 feet in half width) of Magnolia Avenue, as shown on Record of Survey on file in Book 104, Page 77, records of Riverside County, California;

THENCE South $55^{\circ}41'45''$ West along said Northwesterly right of way line of Magnolia Avenue and along the Southeasterly line of said Parcel 1, a distance of 203.00 feet to the beginning of a curve, concave Northerly, having a radius of 40.50 feet;

THENCE Southwesterly along said curve, through a central angle of $59^{\circ}47'29''$, an arc distance of 42.26 feet to which point a radial line bears South $25^{\circ}29'14''$ West, said point also being on the Southwesterly line of said Parcel 1 and the Northeasterly right of way line (44.00 feet in half width) of Buchanan Street, as shown on said Record of Survey;

THENCE North $34^{\circ}18'15''$ West along said Southwesterly line of Parcel 1 and said Northeasterly right of way line of Buchanan Street, a distance of 215.49 feet to the most Westerly corner thereof, said point also being on the Southeasterly right of way line of the La Sierra Storm Channel, as shown on said Record of Survey;

THENCE North $38^{\circ}09'00''$ East along the Northwesterly lines of said Parcels 1 and 2 and along the Southeasterly right of way line of said La Sierra Storm Channel, a distance of 500.39 feet to the **POINT OF BEGINNING**.

Containing 2.02 acres, more or less.

PARCEL "B"

That portion of Lot 13 in Block 50 of the Lands of Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72, (Known in Riverside as map on file in Book 1, Page 70), records of San Bernardino County, California, together with a portion of Parcel 2 as described in Lot Line Adjustment No. 013-978, recorded March 8, 2000 as Instrument No. 085394, Official Records of Riverside County, California, located in the City of Riverside, Riverside County, California, more particularly described as follows:

COMMENCING at the most Northerly corner of said Parcel 2;

THENCE South 34°18'15" East along the Northeasterly line of said Parcel 2, a distance of 121.64 feet to the **POINT OF BEGINNING**;

THENCE South 49°49'58" West, a distance of 240.37 feet to a point on the Southwesterly line of said Parcel 2;

THENCE South 34°18'15" East along the Southwesterly line of said Parcel 2, a distance of 240.27 feet to the most Southerly corner thereof, said point also being on the Northwesterly right of way line (77.00 feet in half width) of Magnolia Avenue, as shown on Record of Survey on file in Book 104, Page 77, records of Riverside County, California;

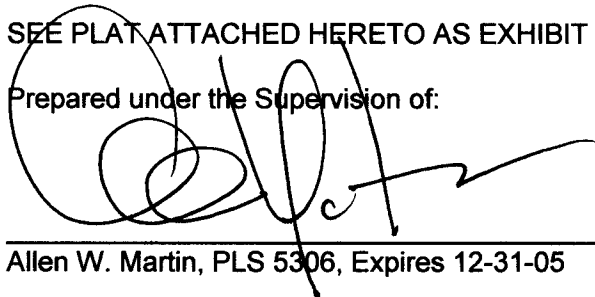
THENCE North 55°41'45" East along the Southeasterly line of said Parcel 2 and the Northeasterly right of way line of Magnolia Avenue, a distance of 239.11 feet to the most Easterly corner of said Parcel 2;

THENCE North 34°18'15" West along the Northeasterly line of said Parcel 2, a distance of 264.82 feet to the **POINT OF BEGINNING**.

Containing 1.39 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B".

Prepared under the Supervision of:


Allen W. Martin, PLS 5306, Expires 12-31-05



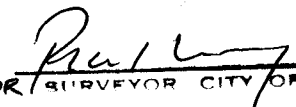
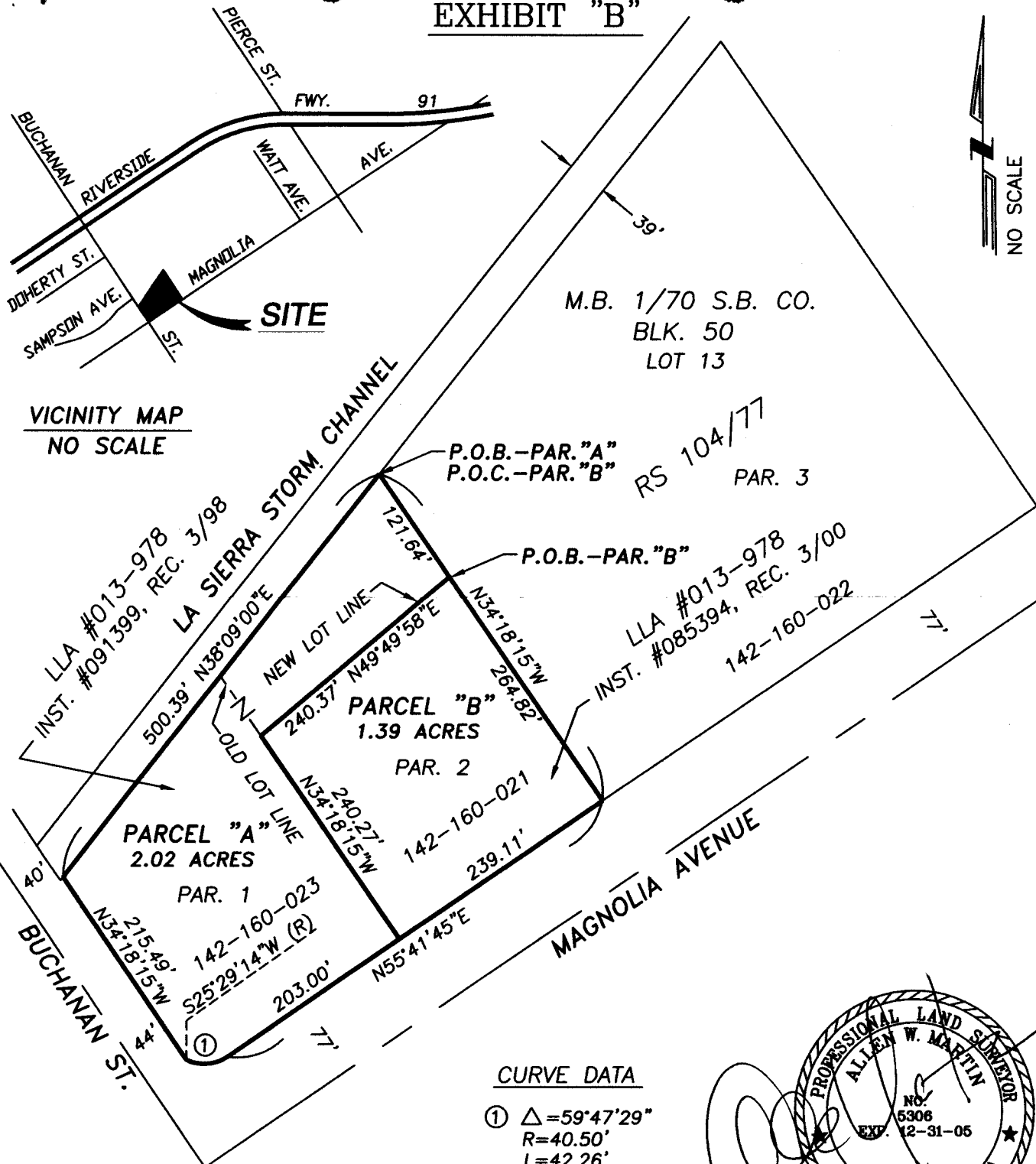
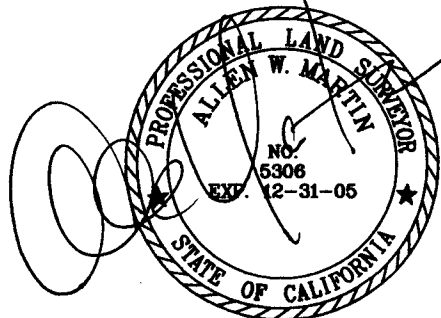
DESCRIPTION APPROVAL 11, 04, 04

FOR SURVEYOR CITY OF RIVERSIDE

EXHIBIT "B"



CURVE DATA

① $\Delta = 59^{\circ}47'29''$
 $R = 40.50'$
 $L = 42.26'$



Sheet: 1 OF 1	LOT LINE ADJUSTMENT NO. LL-P04-0566	78-7 78-8
Date: APRIL 2004		
W.O. 24119	Southland Engineering 2200 BUSINESS WAY, Ste. 100 RIVERSIDE, CA. 92501 (909) 788-8488	