

Recording requested by:

DOC # 2004-0528092

07/08/2004 08:00A Fee:19.00

Page 1 of 5

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:



20-

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				DP
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

Project: P04-0567
APN: 263-280-001, -002, 003, &-004
Address: Sycamore Canyon Blvd.

LL-P04-0567

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT



Property Owner(s): RAY MAGNON, an individual, as his sole and separate property.

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: JRASE 6/30/04
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

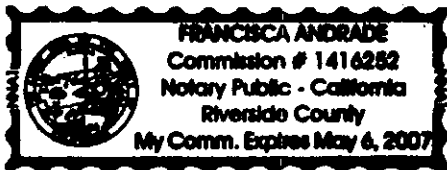
State of California }
County of Riverside } ss

On 6-30-04, 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 CONSOLIDATION/ADJUSTMENT NO. P04-0567

EXHIBIT "A"

PARCEL "A"

Being a portion of Parcels 1 and 2 of Parcel Map No. 24733 as shown by map on file in Book 175 of Parcel Maps, Pages 30 through 36, inclusive, records of Riverside County, California, located in the City of Riverside, Riverside County, California, described as follows:

BEGINNING at the Northeast corner of said Parcel 1;

THENCE South 00°33'20" East along the East lines of said Parcels 1 and 2, a distance of 540.00 feet;

THENCE South 89°20'39" West, a distance of 613.97 feet to a point on the Easterly right of way line (55.00 feet in half width) of Sycamore Canyon Road, said point being 540.00 feet South 00°27'21" East of the Northwest corner of said Parcel 1;

THENCE North 00°27'21" West along said Easterly right of way line of Sycamore Canyon Road, a distance of 540.00 feet to said Northwest corner of Parcel 1;

THENCE North 89°20'39" East along the North line of said Parcel 1, a distance of 613.03 feet to the **POINT OF BEGINNING**.

Containing 7.61 acres, more or less.

PARCEL "B"

Being a portion of Parcels 2 and 3 of Parcel Map No. 24733 as shown by map on file in Book 175 of Parcel Maps, Pages 30 through 36, inclusive, records of Riverside County, California, located in the City of Riverside, Riverside County, California, described as follows:

COMMENCING at the Northeast corner of Parcel 1, as shown on said Parcel Map No. 24733;

THENCE South 00°33'20" East along the East line of said Parcels 1 and 2, a distance of 540.00 feet to the **POINT OF BEGINNING**;

THENCE continuing South 00°33'20" East along said East line of Parcel 2 and the East line of said Parcel 3, a distance of 392.00 feet;

THENCE South 89°20'39" West, a distance of 614.65 feet to a point on the Easterly right of way line (55.00 feet in half width) of Sycamore Canyon Road, said point being 932.00 feet South 00°27'21" East of the Northwest corner of said Parcel 1;

THENCE North 00°27'21" West along said Easterly right of way line of Sycamore Canyon Road, a distance of 392.00 feet to a point being 540.00 feet South 00°27'21" East of said Northwest corner of Parcel 1;

THENCE North 89°20'39" East, a distance of 613.97 feet to the **POINT OF BEGINNING**.

Containing 5.52 acres, more or less.



2004-0528092
07/08/2004 08:00A
3 of 5

PARCEL "C"

Being a portion of Parcels 3 and 4 of Parcel Map No. 24733 as shown by map on file in Book 175 of Parcel Maps, Pages 30 through 36, inclusive, records of Riverside County, California, located in the City of Riverside, Riverside County, California, described as follows:

BEGINNING at the Southeast corner of said lot 4;

THENCE South 89°20'39" West, a distance of 556.72 feet to a point on the Easterly right of way line (55.00 feet in half width) of Sycamore Canyon Road, said Easterly line being a non-tangent curve, concave Northeasterly, having a radius of 945.00 feet to which point a radial line bears South 69°13'38" West;

THENCE Northwesterly along said Easterly right of way line of Sycamore Canyon Road, through a central angle of 20°19'01", an arc distance of 335.09 feet to which point a radial line bears South 89°32'39" West;

THENCE North 00°27'21" West along the Easterly right of way line of Sycamore Canyon Road, a distance of 168.19 feet to a point being 932.00 feet South 00°27'21" East of the Northwest corner of Parcel 1 of said Parcel Map No. 24733;

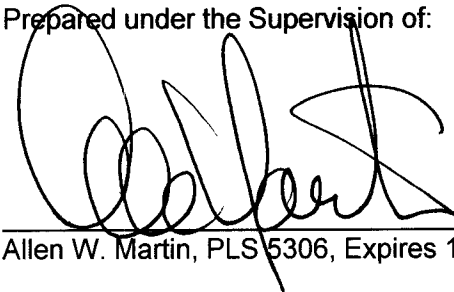
THENCE North 89°20'39" East, a distance of 614.65 feet to a point on the East line of said Parcel 3, said point being 932.00 feet South 00°33'20" East of the Northeast corner of said Parcel 1;

THENCE South 00°33'20" East along said East line, a distance of 498.45 feet to the **POINT OF BEGINNING**.

Containing 6.88 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



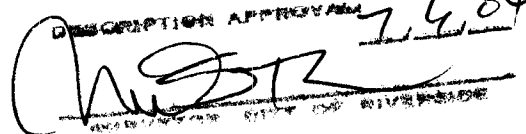
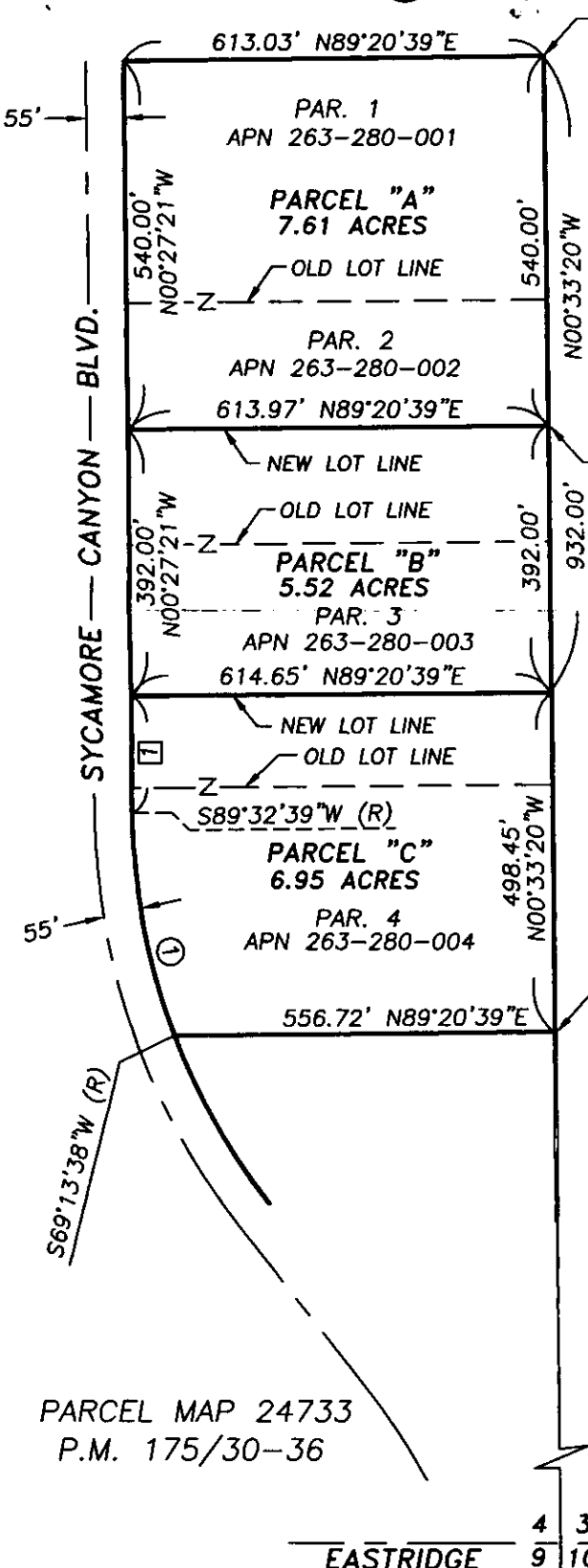
DESCRIPTION APPROVED 7.4.04

CITY OF RIVERSIDE



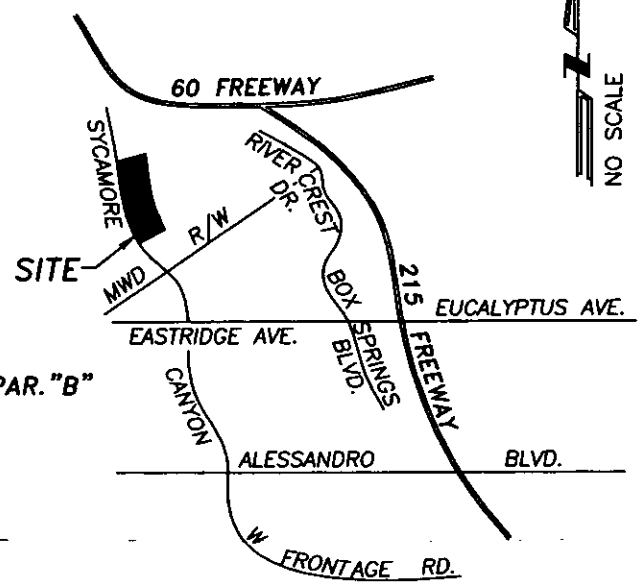
EXHIBIT "B"



P.O.B. - PAR. "A"
P.O.C. - PAR. "B"

P.O.B. - PAR. "B"

P.O.B. - PAR. "C"



VICINITY MAP
NO SCALE

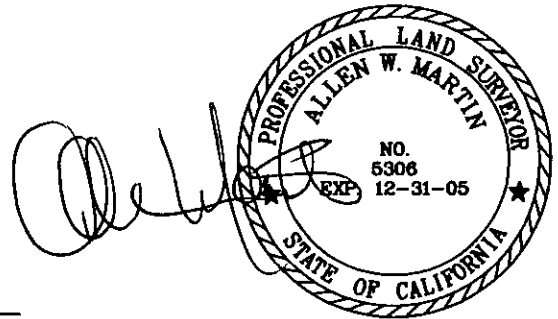
LINE DATA

① 168.19' N00°27'21"W

CURVE DATA

① Δ = 20°19'01"
R = 945.00'
L = 335.09'

PARCEL MAP 24733
P.M. 175/30-36



EASTRIDGE 4 3
9 10 AVE.

Sheet: 1 OF 1
Date: MARCH 2004
W.O. 24111

LOT CONSOLIDATION NO. P04-0567

Southland Engineering
2200 BUSINESS WAY, Ste. 100
RIVERSIDE, CA. 92501
(909) 788-8488

58-8
73-2



2004-0528092
07/08/2004 08:00R
5 of 5

LL-P04-0567