

RECORDING REQUESTED BY
LandAmerica Commercial Services
When Recorded Mail to:

Surveyor
City of Riverside
3900 Main Street
Riverside, CA 92522

Order No. 2105157-4

DOC # 2005-0487068

06/20/2005 08:00A Fee:43.00

Page 1 of 13

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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THIS INSTRUMENT FILED FOR RECORD BY
COMMONWEALTH LAND TITLE CO AS AN
ACCOMMODATION ONLY. IT HAS NOT BEEN
EXAMINED AS TO ITS EXECUTION OR AS TO ITS
AFFECT UPON THE TITLE

13

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT
(LL-P04-0820)



FILED
JUN 20 2005
COUNTY CLERK & RECORDER
COUNTY OF RIVERSIDE

LL-P04-0820

Recording requested by:
RECORDING REQUESTED BY:
LandAmerica Commercial Services

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

And when recorded, mail to:

SURVEYOR
City of Riverside
3900 Main Street
Riverside, California 92522

FOR RECORDER'S OFFICE USE ONLY

Project: P04-0820
APN: 291-600-005, 007, 008 & 009
Address: Canyon Springs Parkway
210 5157-4

LL- P04-0820

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): CANYON SPRINGS MARKETPLACE NORTH CORP.,
A California Corporation

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** 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 parcels 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

THIS INSTRUMENT FILED FOR RECORD BY
COMMONWEALTH LAND TITLE CO AS AN
ACCOMMODATION ONLY. IT HAS NOT BEEN
EXAMINED AS TO ITS EXECUTION OR AS TO ITS
AFFECT UPON THE TITLE

By: *Olavani* 5/12/05
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside }

ss

On May 12, 2005, before me Francisca Andrade
(date) (name)

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

Clara Miramontes
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:

PSOMAS

LEGAL DESCRIPTION

Exhibit "A"

PARCEL 1 – CASE No. P04-0820

Those portions of Parcels K and L in the City of Riverside, County of Riverside, State of California, as per the Certificate of Compliance document recorded on January 22, 1990 as Instrument No. 25705, of Official Records, in the Office of the County Recorder of said County, described as follows:

Beginning at the northwesterly corner of said Parcel L; thence along the westerly line of said Parcel L, South 12°10'25" East 558.42 feet, to a point on a non-tangent curve, concave southerly, having a radius of 1,055.00 feet, a radial line to said curve bears North 2°14'43" West, said curve also being the southerly line of said Parcel L; thence easterly along said curve and said southerly line 227.91 feet through a central angle of 12°22'39"; thence leaving said southerly line North 15°00'00" East 51.81 feet; thence North 75°00'00" West 40.25 feet; thence North 12°27'25" East 141.96 feet; thence North 77°37'59" West 4.78 feet; thence North 12°12'41" East 280.21 feet to the northerly line of said Parcel K; thence along the northerly line of said Parcels K and L, North 77°47'14" West 413.80 feet to the POINT OF BEGINNING.

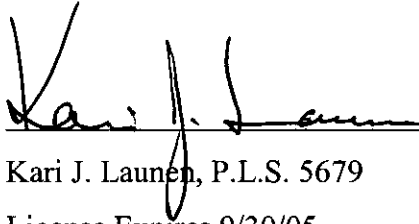
Containing 3.48 acres, more or less.

Subject to covenants, conditions, restrictions, rights-of-way and easements of record, if any.

As shown on Exhibit "B" attached hereto and made a part hereof.

This real property description has been prepared by me or under my direction, in conformance with the Professional Land Surveyors' Act.

PSOMAS


Kari J. Launen, P.L.S. 5679
License Expires 9/30/05

MAY 5, 2005
Date

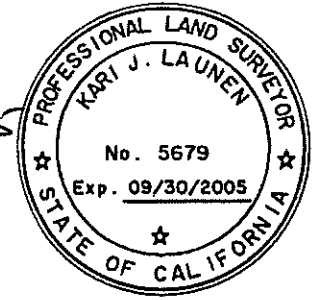


EXHIBIT "B"



P.O.B.

STATE HIGHWAY 60
N 77°47'14" W 413.80'

PARCEL MAP No. 19617

P.M.B. 128/91-103

PARCEL L
INST. NO. 25705, O.R.
RECORDED 1/22/90

PARCEL 1
3.478 AC

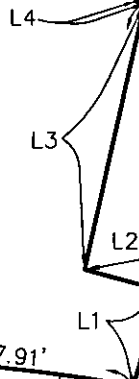
PARCEL K
INST. NO. 25705, O.R.
RECORDED 1/22/90

S 12°10'25" E 558.42'

(PRIVATE ROAD)

N 2°14'43" W RAD.

Δ=12°22'39" L=227.91'
R=1055.00'



N 12°12'41" E 280.21'
N 10°07'56" E RAD.

CANYON SPRINGS PARKWAY
110' 55' 55'



LINE TABLE		
NO.	BEARING	LENGTH
L1	N 15°00'00" E	51.81'
L2	N 75°00'00" W	40.25'
L3	N 12°27'25" E	141.96'
L4	N 77°37'59" W	4.78'

DESCRIPTION:

PARCEL 1 - CASE No. P04-0820

PREPARED BY

PSOMAS

SHEET 1 OF 1

APPROVED

Kari J. Launen

KARI J. LAUNEN
P.L.S. 5679
EXP. 9/30/05

3187 Red Hill Avenue
Suite 250
Costa Mesa, CA 92626
(714)751-7373 Fax (714)345-8883

SCALE NOT TO SCALE

DRAFTED ROM

CHECKED KJL

DATE March 22, 2005

JOB NUMBER 2TUR050201

LL-P04-0820

PSOMAS

LEGAL DESCRIPTION

Exhibit "A"

PARCEL 2 – CASE No. P04-0820

Those portions of Parcels J, K and L in the City of Riverside, County of Riverside, State of California, as per the Certificate of Compliance document recorded on January 22, 1990 as Instrument No. 25705, of Official Records, in the Office of the County Recorder of said County, described as follows:

Commencing at the northwesterly corner of said Parcel L; thence South 77°47'14" East 413.80 feet along the northerly line of said Parcels L and K to the **TRUE POINT OF BEGINNING**; thence continuing along the northerly line of said Parcels K and J South 77°47'14" East 309.37 feet to an angle point therein; thence continuing along said northerly line South 73°24'11" East 40.25 feet; thence leaving said northerly line South 12°18'35" West 141.38 feet; thence South 77°47'19" East 28.50 feet; thence South 12°12'41" West 186.83 feet; thence North 77°47'19" West 72.04 feet; thence South 12°18'35" West 90.95 feet; thence South 77°41'25" East 35.50 feet; thence South 12°18'35" West 85.61 feet to a point on a non-tangent curve concave southerly having a radius of 1,055.00 feet, a radial line to said curve bears North 26°31'21" East said curve also being the southerly line of said Parcels K and L; thence westerly along said curve and said southerly line 301.80 feet through a central angle of 16°23'25" to a point that is southeasterly 227.91 feet, measured along said curve, from the southwestly corner of said Parcel L; thence leaving said curve and said southerly line North 15°00'00" East 51.81 feet; thence North 75°00'00" West 40.25 feet; thence North 12°27'25" East 141.96 feet; thence North 77°37'59" West 4.78 feet; thence North 12°12'41" East 280.21 feet to the **TRUE POINT OF BEGINNING**.

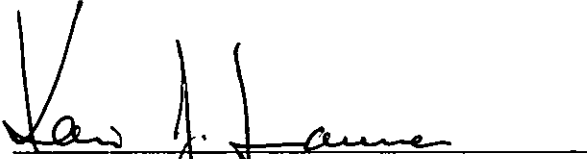
Containing 3.83 acres, more or less.

Subject to covenants, conditions, restrictions, rights-of-way and easements of record, if any.

PSOMAS

As shown on Exhibit "B" attached hereto and made a part hereof.

This real property description has been prepared by me or under my direction, in conformance with the Professional Land Surveyors' Act.



Kari J. Launen, P.L.S. 5679

License Expires 9/30/05

MAY 5. 2005

Date

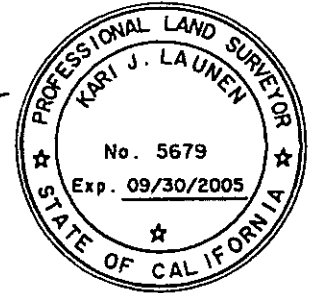


EXHIBIT "B"

P.O.C.

STATE HIGHWAY 60
S 77°47'14" E
413.80'

723.17'
309.37'

PARCEL MAP No. 19617

T.P.O.B.

P.M.B. 128/91-103

PARCEL L

PARCEL K

INST. NO. 25705, O.R.

RECORDED 1/22/90

PARCEL 2
3.828 AC

PARCEL J

N 12°12'41" E
280.21'

N 10°07'56" E RAD.
110'

Δ=12°22'39"
R=1055.00'
L=227.91'

Δ=16°23'25"
R=1055.00'
L=301.80'

CANYON SPRINGS

PARKWAY

L1
L2
L3
L4
L5
L6
L7
L8



LINE TABLE					
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S 73°24'11" E	40.25'	L7	S 77°41'25" E	35.50'
L2	S 12°18'35" W	141.38'	L8	S 12°18'35" W	85.61'
L3	S 77°47'19" E	28.50'	L9	N 15°00'00" E	51.81'
L4	S 12°12'41" W	186.83'	L10	N 75°00'00" W	40.25'
L5	N 77°47'19" W	72.04'	L11	N 12°27'25" E	141.96'
L6	S 12°18'35" W	90.95'	L12	N 77°37'59" W	4.78'

DESCRIPTION:

PARCEL 2 - CASE No. P04-0820

PREPARED BY

PSOMAS

SHEET 1 OF 1

APPROVED

Kari J. Launen

KARI J. LAUNEN
P.L.S. 5679
EXP. 9/30/05

3187 Red Hill Avenue
Suite 250
Costa Mesa, CA 92626
(714)751-7373 Fax (714)545-8883

SCALE NOT TO SCALE
DRAFTED ROM
CHECKED KJL
DATE March 22, 2005
JOB NUMBER 2TUR050201

LL-P04-0820

PSOMAS

LEGAL DESCRIPTION

Exhibit "A"

PARCEL 3 – CASE No. 0820

Those portions of Parcels H, J, and K in the City of Riverside, County of Riverside, State of California, as per the Certificate of Compliance document recorded on January 22, 1990 as Instrument No. 25705, of Official Records, in the Office of the County Recorder of said County, described as follows:

Commencing at the southeasterly corner of Parcel G of said Instrument Number 25705 O.R.; thence North $57^{\circ}26'18''$ West 328.82 feet along the southwesterly lines of Parcels G and H to the **TRUE POINT OF BEGINNING**; thence leaving said southwesterly lines North $32^{\circ}33'42''$ East 48.50 feet; thence North $57^{\circ}26'18''$ West 41.42 feet; thence North $15^{\circ}00'00''$ East 200.52 feet; thence South $81^{\circ}36'26''$ East 18.15; thence North $08^{\circ}23'34''$ East 35.00 feet; thence North $81^{\circ}36'26''$ West 4.67 feet; thence North $08^{\circ}23'34''$ East 276.10 feet to a point on the northerly line of said Parcel J; thence along said northerly line, North $73^{\circ}24'11''$ West 212.90 feet, to a point being South $73^{\circ}24'11''$ East 40.25 feet southeasterly from the angle point on the northerly line of said Parcel K; thence leaving said northerly line, South $12^{\circ}18'35''$ West 141.38 feet; thence South $77^{\circ}47'19''$ East 28.50 feet; thence South $12^{\circ}12'41''$ West 186.83 feet; thence North $77^{\circ}47'19''$ West 72.04 feet; thence South $12^{\circ}18'35''$ West 90.95 feet; thence South $77^{\circ}41'25''$ East 35.50 feet; thence South $12^{\circ}18'35''$ West 85.61 feet to a point on a non-tangent curve, concave southerly, having a radius of 1,055.00 feet, a radial line to said curve bears North $26^{\circ}31'21''$ East, said curve also being the southerly line of said Parcels K and L; thence southwesterly along said curve and said southerly line 111.20 feet, through a central angle of $06^{\circ}02'21''$; thence South $57^{\circ}26'18''$ East 143.18 feet to the **TRUE POINT OF BEGINNING**.

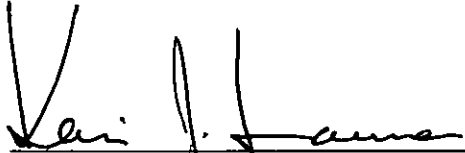
Containing 2.71 acres, more or less.

Subject to covenants, conditions, restrictions, rights-of-way and easements of record, if any.

PSOMAS

As shown on Exhibit "B" attached hereto and made a part hereof.

This real property description has been prepared by me or under my direction, in conformance with the Professional Land Surveyors' Act.



Kari J. Launen, P.L.S. 5679

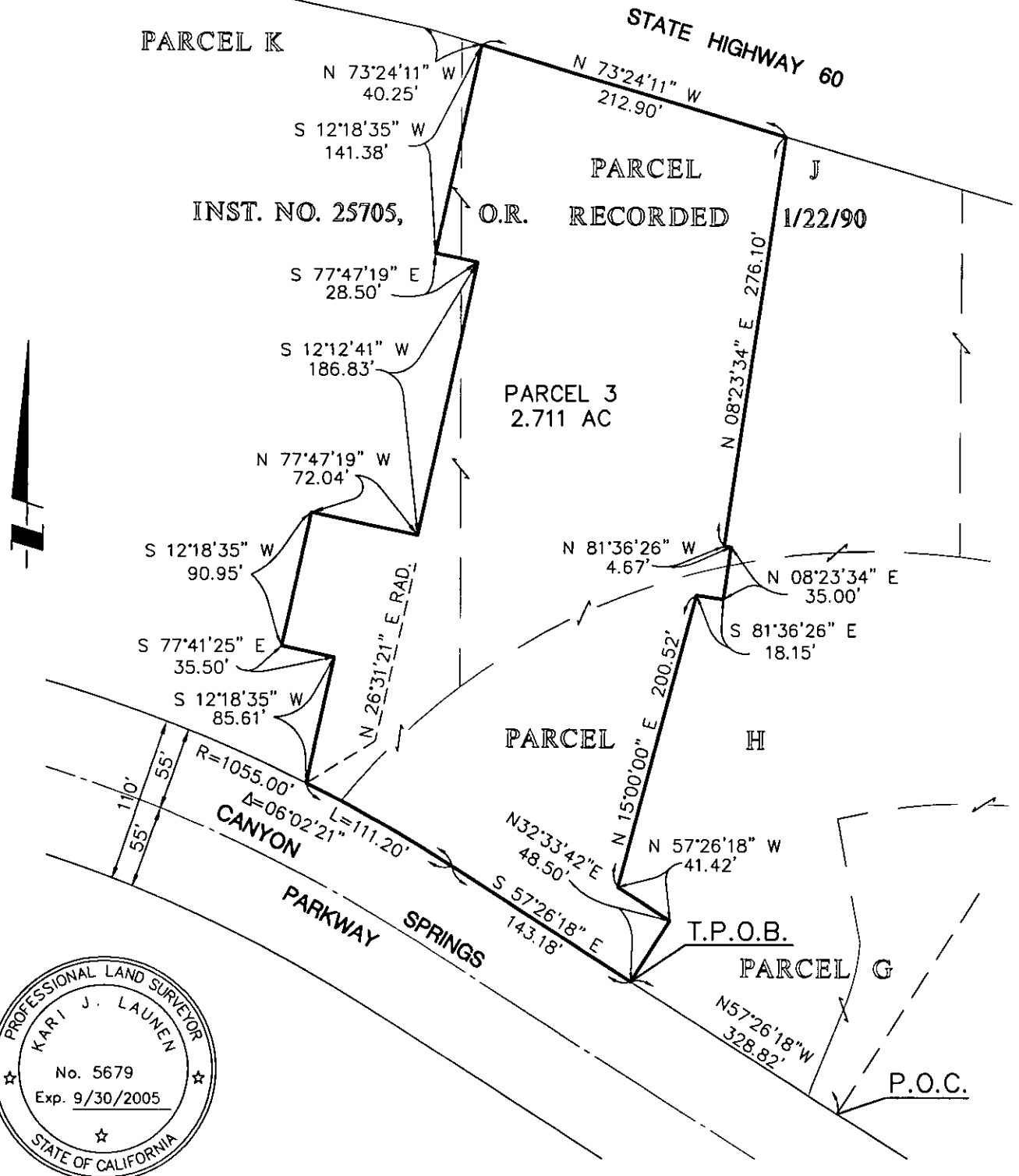
License Expires 9/30/05

MAY 5, 2005

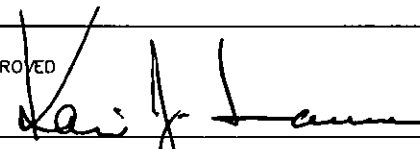
Date



EXHIBIT "B"



59/5+7

DESCRIPTION: PARCEL 3 - CASE No. P04-0820	PREPARED BY PSOMAS 3187 Red Hill Avenue Suite 250 Costa Mesa, CA 92626 (714)751-7373 Fax (714)545-8883	SHEET 1 OF 1
		SCALE NOT TO SCALE
APPROVED  KARI J. LAUNEN P.L.S. 5679 EXP. 9/30/05		DRAFTED ROM
		CHECKED KJL
		DATE March 22, 2005
		JOB NUMBER 2TUR050201

LL-P04-0820

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Government Code 27361.7

I certify under 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 No.: 1416252

Date Commission expires: May 6, 2007

County: Riverside

By:  _____

Date: 6/20/05