

Recording requested by:

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

DOC # 2005-0937403

11/10/2005 08:00A Fee:16.00

Page 1 of 4

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

And when recorded, mail to:

Surveyor's Office
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
			1						
					10				410
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

Project: P04-0992
Magnolia & Madison Avenues
A.P.N. 230-051-001 & 002

LL - P04-0992

30



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **CAROL A. ODOM, Trustee of The CAROL A. ODOM TRUST, dated August 17, 1989.**

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 one (1) 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: Jeff A. Belier 10-7-05
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On Oct. 7, 2005, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared

Jeffrey A. Belier
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:

EXHIBIT "A"

MAGNOLIA & MADISON
LOT LINE MERGER
P04-0992

That certain real property, located in the City of Riverside, Riverside County California, described as follows:

Lot 1 *TOGETHER WITH* Lot 2, all in Block A of Stearns Tract, as shown by map on file in Book 20, Page 89 of Maps, records of Riverside County, California:

EXCEPTING THEREFROM that portion of said Lot 1, lying northerly and northeasterly of the following described line:

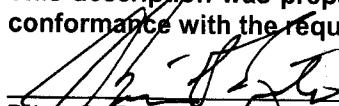
COMMENCING at the most easterly corner of said Lot 1;

THENCE along the southeasterly line of said Lot 1, South 56°00'00" West, 4.00 feet to a line that is parallel with and distant 44.00 feet southwesterly, as measured at right angles, from the centerline of Madison Street as shown by said map, and the POINT OF BEGINNING of the line to be described;

THENCE along said parallel line, North 34°00'00" West, 132.00 feet;

THENCE North 73°24'02" West, a distance of 36.24 feet to a point in the northwesterly line of said Lot 1, and the END of this line description.

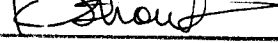
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.


Brian G. Esgate, R.C.E. No. 21884
License Expires 9-30-2007

10/01/2005
Date



DESCRIPTION APPROVAL:

BY:  10/06/05
DATE

FOR: MARK S. BROWN
CITY SURVEYOR

MAGNOLIA AVE.

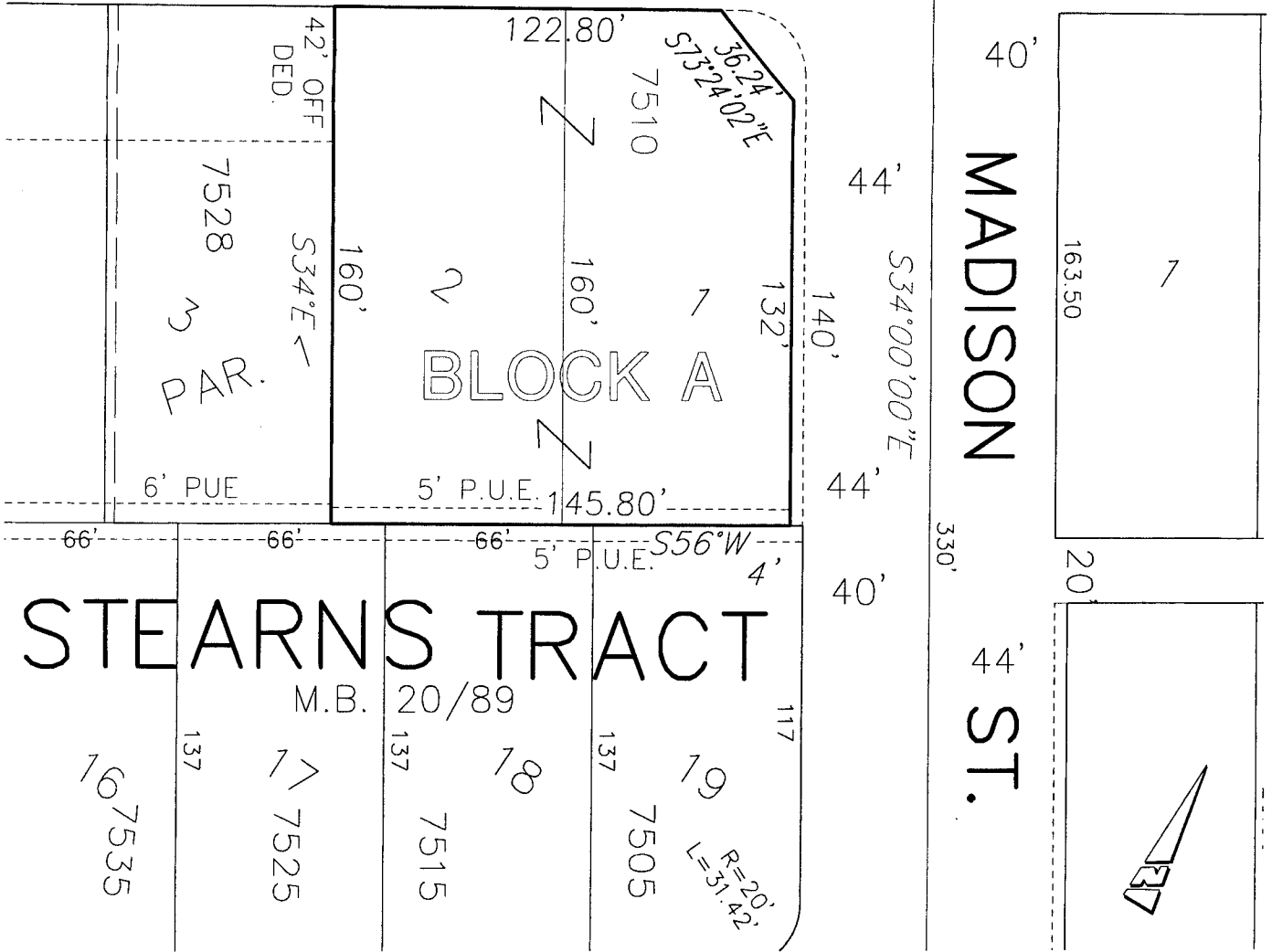
66'

66'

N56°00'00"E

66'

66'



MADISON

ST.

STEARNS TRACT

M.B. 20/89



ESGATE ENGINEERING
3351 PACHAPPA HILL
RIVERSIDE, CALIFORNIA
92506
(909) 313-2058

THIS PLAT IS SOLELY AN
AID IN LOCATING THE
PARCEL(S) DESCRIBED IN
THE ATTACHED DOCUMENT.
IT IS NOT PART OF THE
WRITTEN DESCRIPTION.

PREPARED BY: *[Signature]* P.R.C.E. NO. 21884

DATE 10/01/2005

ODOM LLA 52/6+8
SCALE: N.T.S. 52/5+7