

Recording requested by:

DOC # 2008-0173915
04/08/2008 08:00A Fee:24.00
Page 1 of 6
Recorded in Official Records
County of Riverside
Larry W. Ward
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

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FOR RECORDER'S OFFICE USE ONLY

Project: P07-1258
APN: 263-290-073 & 075
Address: 1730 Eastridge

LL-P07-1258
PARCELS A & B

25



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **SYCAMORE III, LLC, a California Limited Liability Company**

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 (2)** 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: Craig Aaron
CRAIG AARON
DEPUTY PLANNING DIRECTOR

3-28-08
DATE

State of California

County of Riverside } ss

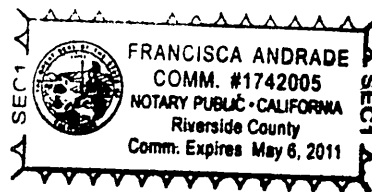
On 3/28/08, before me, Francisca Andrade, notary Public,
personally appeared Craig Aaron who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized 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.

I certify under PENALTY OF PERJURY under the laws of the State of California
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Francisca Andrade

Notary Signature



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EXHIBIT "A"

PARCEL "A"

BEING A PORTION OF PARCELS 5 AND 7 OF PARCEL MAP 33246 AS SHOWN BY MAP ON FILE IN BOOK 220, PAGES 11 THROUGH 17 INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 4, TOWNSHIP 3 SOUTH, RANGE 4 WEST OF THE SAN BERNARDINO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWESTERLY CORNER OF PARCEL 5 SAID POINT BEING ON THE NORTHERLY LINE OF EASTRIDGE AVENUE BEING 53 FEET HALF WIDTH AS SHOWN ON SAID PARCEL MAP 33246;

THENCE NORTH 00°09'20" WEST ALONG THE WESTERLY LINE OF PARCEL 5, A DISTANCE OF 678.04 FEET TO THE NORTHWESTERLY CORNER OF PARCEL 5;

THENCE NORTH 89°50'40" EAST ALONG THE NORTHERLY LINE OF PARCEL 5, A DISTANCE OF 408.00 FEET TO THE NORTHEASTERLY CORNER OF PARCEL 5;

THENCE NORTH 00°09'20" WEST ALONG THE WEST LINE OF PARCEL 7, A DISTANCE OF 111.76 FEET TO A POINT 50.00 FEET SOUTH 00° 09' 20" EAST OF THE NORTHWESTERLY CORNER OF SAID PARCEL 7;

THENCE NORTH 89°50'40" EAST AND PARALLEL WITH THE NORTH LINE OF PARCEL 7, A DISTANCE OF 237.41 FEET;

THENCE SOUTH 00°09'20" EAST AND PARALLEL WITH THE WEST LINE OF PARCEL 7, A DISTANCE OF 787.46 FEET TO A POINT ON THE NORTHERLY LINE OF SAID EASTRIDGE AVENUE BEING A VARIABLE WIDTH, SAID POINT BEING 46.75 FEET SOUTH 89° 56' 58" WEST OF THE INTERSECTION OF SAID NORTH LINE OF EASTRIDGE AVENUE AND THE NORTHERLY LINE OF THE METROPOLITAN WATER DISTRICT RIGHT-OF-WAY BEING 80.00 FEET WIDE;

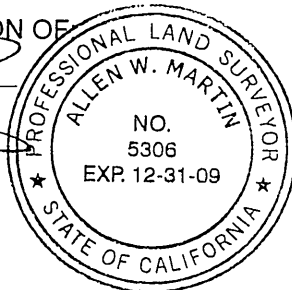
THENCE SOUTH 89°56'58" WEST ALONG THE NORTHERLY LINE OF EASTRIDGE AVENUE A DISTANCE OF 58.79 FEET TO AN ANGLE POINT IN THE NORTHERLY LINE OF EASTRIDGE AVENUE;

THENCE SOUTH 89°36'20" WEST CONTINUING ALONG THE NORTHERLY LINE OF EASTRIDGE AVENUE, A DISTANCE OF 586.62 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 10.64 ACRES.

PREPARED UNDER THE SUPERVISION OF

[Handwritten Signature]
ALLEN W. MARTIN
PLS 5306, EXPIRES 12/31/09



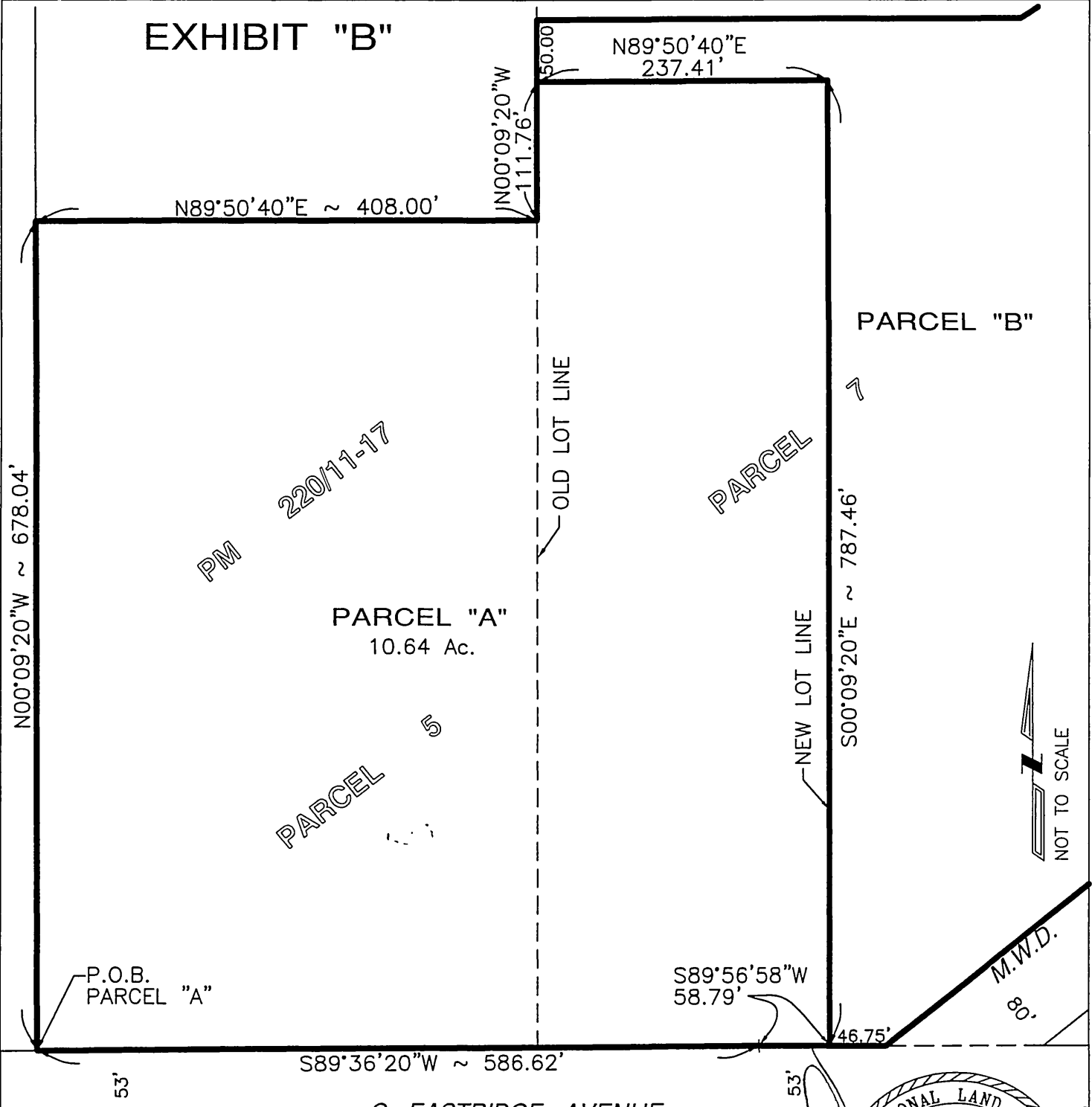
DESCRIPTION APPROVAL

BY: *[Signature]* 7/4/2008
DATE

FOR: MARK S. BROWN
CITY SURVEYOR



EXHIBIT "B"



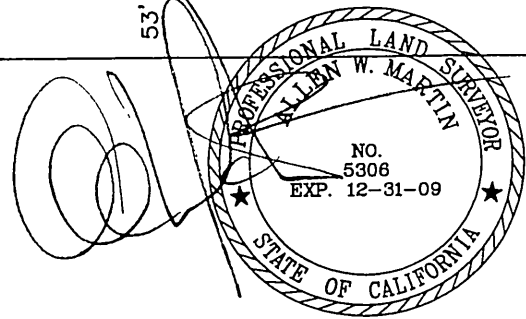
PARCEL "B"

PARCEL "A"
10.64 Ac.



M.W.D.
80.

53' @ EASTRIDGE AVENUE



Sheet:	LOT LINE ADJUSTMENT P07-1258
Date: APRIL 2008	
W.O. 27142	Southland Engineering 2200 BUSINESS WAY, Ste. 100 RIVERSIDE, CA. 92501 (951) 788-8488
Scale: NO SCALE	



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EXHIBIT "A"

PARCEL "B"

BEING A PORTION OF PARCEL 7 OF PARCEL MAP 33246 AS SHOWN BY MAP ON FILE IN BOOK 220, PAGES 11 THROUGH 17 INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 4, TOWNSHIP 3 SOUTH, RANGE 4 WEST OF THE SAN BERNARDINO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 7;

THENCE NORTH 89°50'40" EAST ALONG THE NORTH LINE OF PARCEL 7, A DISTANCE OF 395.00 FEET TO AN ANGLE POINT IN SAID NORTH LINE;

THENCE NORTH 56°03'50" EAST CONTINUING ALONG THE NORTH LINE OF PARCEL 7, A DISTANCE OF 138.24 FEET TO THE NORTHEASTERLY CORNER OF PARCEL 7, SAID POINT BEING ON THE WESTERLY LINE OF SYCAMORE CANYON BOULEVARD BEING 55.00 FEET HALF WIDTH, SAID WESTERLY LINE BEING A NON TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1055.00 FEET, TO WHICH POINT A RADIAL LINE BEARS SOUTH 56°03' 50" WEST;

THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SYCAMORE CANYON BOULEVARD, THROUGH A CENTRAL ANGLE OF 04° 03' 42" AN ARC LENGTH OF 74.79 FEET;

THENCE SOUTH 37°59'52" EAST CONTINUING ALONG SAID WESTERLY LINE OF SYCAMORE CANYON BOULEVARD A DISTANCE OF 297.09 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 945.00 FEET;

THENCE SOUTHEASTERLY CONTINUING ALONG SAID WESTERLY LINE OF SYCAMORE CANYON BOULEVARD THROUGH A CENTRAL ANGLE OF 12°11'35" AN ARC LENGTH OF 201.10 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL 7, SAID POINT BEING ON THE NORTHERLY LINE OF THE METROPOLITAN WATER DISTRICT RIGHT-OF-WAY BEING 80.00 FEET WIDE , TO WHICH POINT A RADIAL LINE BEARS NORTH 64°11'43" EAST;

THENCE SOUTH 51°01'18" WEST ALONG SAID NORTHERLY LINE OF METROPOLITAN WATER DISTRICT A DISTANCE OF 715.35 FEET TO A POINT ON THE NORTHERLY LINE OF EASTRIDGE AVENUE HAVING A VARIABLE WIDTH;

THENCE SOUTH 89°56'58" WEST ALONG SAID NORTHERLY LINE OF EASTRIDGE AVENUE A DISTANCE OF 46.79 FEET;

THENCE NORTH 00°09'20" WEST AND PARALLEL TO THE WEST LINE OF PARCEL 7, A DISTANCE OF 787.46 FEET;

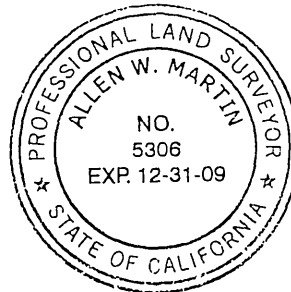
THENCE SOUTH 89°50'40" WEST AND PARALLEL TO THE NORTH LINE OF PARCEL 7 , A DISTANCE OF 237.41 FEET TO A POINT ON THE WEST LINE OF PARCEL 7 SAID POINT BEING 50.00 FEET SOUTH 00° 09' 20" EAST OF THE NORTHWESTERLY CORNER OF PARCEL 7 OF SAID PARCEL MAP 33246;

THENCE NORTH 00°09'20" WEST ALONG THE WEST LINE OF PARCEL 7, A DISTANCE OF 50.00 TO THE **POINT OF BEGINNING**.

CONTAINING 8.02 ACRES

PREPARED UNDER THE SUPERVISION OF:

ALLEN W. MARTIN
PLS 5306, EXPIRES 12-31-09



DESCRIPTION APPROVAL

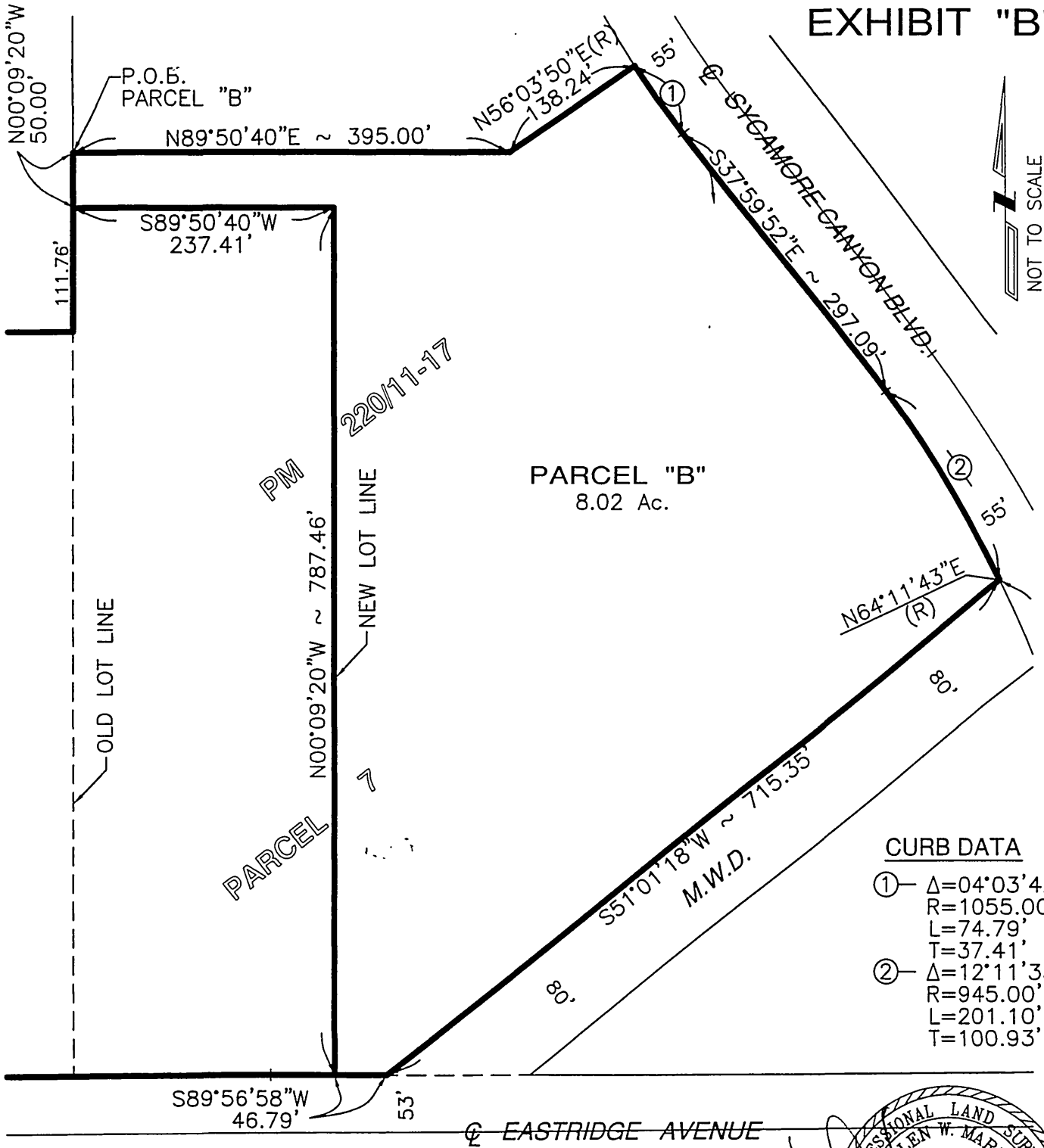
BY: K. Stuart DATE: 4/4/2008

FOR: MARK S BROWN
CITY SURVEYOR

LL-P07-1258

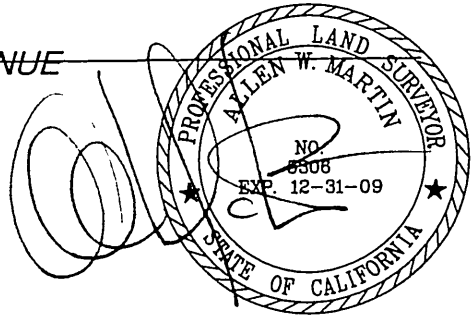


EXHIBIT "B"



CURB DATA

- ① - $\Delta=04^{\circ}03'42''$
 $R=1055.00'$
 $L=74.79'$
 $T=37.41'$
- ② - $\Delta=12^{\circ}11'35''$
 $R=945.00'$
 $L=201.10'$
 $T=100.93'$



Date: APRIL 2008	LOT LINE ADJUSTMENT P07-1258
W.O. 27142	Southland Engineering
Scale: NO SCALE	2200 BUSINESS WAY, Ste. 100 RIVERSIDE, CA. 92501 (951) 788-8488
	731142



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