

Recording Requested By:
First American Title Insurance Company
National Commercial Services, Ontario, CA

NCS-900606-ONTI

2019-0143777

04/26/2019 11:54 AM Fee: \$ 29.00
Page 1 of 6

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

First American Title Insurance Company

AND WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENTS TO:

City of Riverside
Public Works Department
3900 Main Street
Riverside, CA 92522

Space above this line for recorder's use only

080

CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT

Title of Document

LL-P17-0917 Parcel A

TRA: 009-135

DTT: 0.00

Exemption reason declared pursuant to Government Code 27388.1

- This document is a transfer that is subject to the imposition of documentary transfer tax.
- This is a document recorded in connection with a transfer that is subject to the imposition of documentary transfer tax.
Document reference: CONCURRENTLY HEREWITH
- This document is a transfer of real property that is a residential dwelling to an owner-occupier.
- This is a document recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.
Document reference: _____

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

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

FOR RECORDER'S OFFICE USE ONLY

Project: P17-0917
POR. APN: 257-030-045 & -046
Address: 1201 Research Park Drive

LL-P17-0917
PARCEL A

NOTE TO COUNTY RECORDER:
DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **JD Guthrie, LLC, a California limited liability company**

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 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.

CITY APPROVAL:

CITY OF RIVERSIDE
PUBLIC WORKS – SURVEY DIVISION

Curtis C. Stephens, L.S. 7519
City Surveyor



By: Curtis C. Stephens 3/12/19
Curtis C. Stephens, L.S. 7519 Date

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of RIVERSIDE } ss

On MARCH 12, 2019, before me, SHERYN LEE SMAY,
notary public, personally appeared, CURTIS C. STEPHENS

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/arē 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.

Sheryn Lee Smay
Notary Signature



EXHIBIT "A"
LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO. P17-0917

THAT CERTAIN REAL PROPERTY LOCATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL "A"

BEING PORTIONS OF PARCELS "A" AND "B" PER CERTIFICATE OF COMPLIANCE NO. CO-15-0792 PER DOCUMENT RECORDED JUNE 17, 2016 AS DOCUMENT NO. 2016-0248355 OFFICIAL RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL "A", BEING THE INTERSECTION POINT OF THE SOUTHEASTERLY LINE OF THE GAGE CANAL AND THE SOUTHERLY LINE OF COLUMBIA AVENUE (LOT "A") AS SHOWN BY SAID CERTIFICATE OF COMPLIANCE;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL "A", SOUTH 26°23'04" WEST, A DISTANCE OF 233.06 FEET;

THENCE LEAVING SAID NORTHWESTERLY LINE SOUTH 63°52'14" EAST, A DISTANCE OF 131.30 FEET;

THENCE SOUTH 27°48'14" WEST, A DISTANCE OF 84.51 FEET;

THENCE SOUTH 62°11'39" EAST, A DISTANCE OF 23.00 FEET;

THENCE SOUTH 68°19'08" EAST, A DISTANCE OF 25.67 FEET;

THENCE SOUTH 63°50'33" EAST, A DISTANCE OF 36.02 FEET;

THENCE SOUTH 69°09'57" EAST, A DISTANCE OF 24.08 FEET;

THENCE SOUTH 63°39'59" EAST, A DISTANCE OF 35.97 FEET;

THENCE SOUTH 81°03'24" EAST, A DISTANCE OF 26.26 FEET;

THENCE SOUTH 69°40'43" EAST, A DISTANCE OF 37.99 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL "B", BEING A POINT IN A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 470.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH 69°40'43" EAST;

THENCE NORTHERLY ALONG SAID CURVE AND SAID EASTERLY LINE OF PARCELS "A" AND "B", THROUGH A CENTRAL ANGLE OF 20°20'24", AN ARC LENGTH OF 166.85 FEET;

THENCE, CONTINUING ALONG SAID EASTERLY LINE OF SAID PARCEL "A", NORTH 00°01'07" WEST, A DISTANCE OF 228.95 FEET TO AN ANGLE POINT THEREIN;

THENCE CONTINUING ALONG SAID EASTERLY LINE, NORTH 36°33'01" WEST, A DISTANCE OF 33.60 FEET TO THE NORTHERLY LINE OF SAID PARCEL "A";

THENCE ALONG SAID NORTHERLY LINE, SOUTH 89°58'41" WEST, A DISTANCE OF 176.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.06 ACRES, MORE OR LESS.

PREPARED BY ME OR UNDER MY SUPERVISION:

3-12-2019

Gordon D. Edwards

GORDON D. EDWARDS, PLS 6678



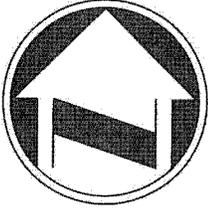
DESCRIPTION APPROVAL:

BY: *[Signature]* 3/13/19
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

LOT LINE ADJUSTMENT NO. P17-0917

SHEET 1 OF 1



1" = 100'

COLUMBIA AVENUE

N89°58'41"E
774.00'

MICHIGAN AVENUE

S89°58'41"W 176.91'
N36°33'01"W 33.60'
NW'LY COR
POB PAR. "A"
POC PAR. "B"

PAR. "A"
2.06 ACRES

PAR. "A" CO-15-0792
REC. 06/17/16 DOC. NO.
2016-0248355 O.R. RIV. CO. CA

PARCEL 11 OF PM 29161
PMB 195/20-22

Δ=20°20'24"
R=470.00'
L=166.85'

S27°48'14"W
84.51'

PAR. "B"
1.44 ACRES

PAR. "B" CO-15-0792
REC. 06/17/16 DOC. NO.
2016-0248355 O.R. RIV.
CO. CA

PARCEL 11 OF PM 29161
PMB 195/20-22

PM. NO. 29161
PMB 195/20-22

N55°38'28"W 327.27'

PARCEL 10

PARCEL 6

RESEARCH PARK DRIVE

PM. NO. 29161
PMB 195/20-22

PARCEL 1

TECHNOLOGY COURT

PARCEL 5

LINE TABLE

LINE	DISTANCE	BEARING
L1	23.00'	S62°11'39"E
L2	25.67'	S68°19'08"E
L3	36.02'	S63°50'33"E
L4	24.08'	S69°09'57"E
L5	35.97'	S63°39'59"E
L6	26.26'	S81°03'24"E
L7	37.99'	S69°40'43"E



PLAT PREPARED BY:

adkan ENGINEERS

Civil Engineering • Surveying • Planning
6879 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 • Fax: (951) 688-0599

JOB NO. 9179.T1.01

DATE: 03-12-2019

CLIENT: JD GUTHRIE

APPROVED BY:

Gordon D. Edwards

GORDON D. EDWARDS, PLS 6678

PLAT TO ACCOMPANY LEGAL DESCRIPTION

11-P17-0917A-6