

Recording requested by:

DOC # 2001-235062

05/29/2001 08:00A Fee:NC

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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:



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

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FOR RECORDER'S OFFICE USE ONLY

Project: California Avenue Widening
Parcel 37
A.P.N. 145-152-005 & 006

CO - 009-990



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **MARIE I. BUREN, an unmarried woman.**

Pursuant to Section 66499.35(a) of the Government Code of the State of California, and Section 18.39 of the Riverside Municipal Code, the 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, complies with the applicable divisions of the California Subdivision Map Act and Title 18 of the Riverside Municipal Code and is hereby issued this Certificate of Compliance.

THIS CERTIFICATE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO INCLUDING TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE. THE PARCEL DESCRIBED HEREIN MAY BE SOLD, LEASED, OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED PURSUANT THERETO.

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. DEVELOPMENT OF THE PARCEL MAY REQUIRE ISSUANCE OF A PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF APPROVAL.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

By: Robert C. Mease 9/21/00
PRINCIPAL PLANNER DATE

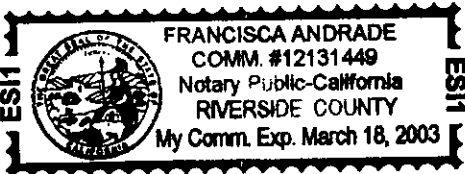
GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside }ss

On Sept. 21, 2000, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared
Robert C. Mease
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:

**ACKNOWLEDGMENT OF CERTIFICATE OF COMPLIANCE
CONSENT TO RECORD**

THIS IS TO CERTIFY that I(we), hereby consent to the recordation of the attached CERTIFICATE OF COMPLIANCE and understand that the real property(ies) described therein (is) are recognized by the City of Riverside as (an) individual parcel(s) pursuant to Section 66412 Government Code of the State of California and Section 18.37 of the City of Riverside Municipal Code. I(We) also agree that the individual parcel(s) therein described, unless modified in conformance with applicable State Code or City Ordinance, must be transferred as (an) individual parcel(s) and that we hereby intend that any sale, lease, transfer, or foreclosure on any part of any the individual parcel(s) shall be presumed to include all of said individual parcel(s) as described therein.

Dated May 21, 2001

Marie I. Buren
MARIE I. BUREN

GENERAL ACKNOWLEDGEMENT

State of California

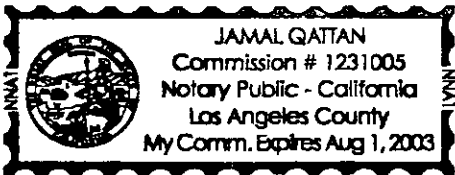
County of Los Angeles }^{ss}

On 05/21/2001, before me JAMAL QATTAN
(date) (name)

a Notary Public in and for said State, personally appeared

MARIE I. BUREN
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.

Jamal Qattan
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:



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EXHIBIT "A"

The real located in the City of Riverside, County of Riverside, State of California, described as follows:

PARCEL 1

That portion of the Northeast Quarter of Section 12, Township 3 South, Range 6 West, of the Rancho La Sierra, as shown by map on file in Book 6, Page 70 of Maps, records of Riverside County, California, **TOGETHER WITH** that portion of Lot 16 in Block 10 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 70 of Maps, records of San Bernardino County, California, described as follows:

COMMENCING at a point on the West line of the East one-half of the East One-half of the Southeast Quarter of the Northeast Quarter of said Section 12, which bears North $0^{\circ}58'22''$ East, (formerly recorded as North $0^{\circ}16'30''$ East), a distance of 355 feet from the Southwest corner of said East one-half of the East one-half of the Southeast Quarter of the Northeast Quarter of said Section 12;

THENCE South $89^{\circ}01'38''$ East, (formerly recorded as South $89^{\circ}43'30''$ East), a distance of 140 feet;

THENCE North $0^{\circ}58'22''$ East, (formerly recorded as North $0^{\circ}16'30''$ East), a distance of 105 feet to an angle point in the southerly boundary of that certain parcel of land described in Quitclaim Deed to Marie I. Buren, by document recorded September 1, 1977, as Instrument No. 171710 of Official Records of said Riverside County, and the TRUE POINT OF BEGINNING of the parcel of land being described; said angle point being the easterly terminus of that certain course having a bearing of North $89^{\circ}43'30''$ West, and a distance of 140 feet in said Quitclaim Deed;

THENCE North $89^{\circ}01'38''$ West, (formerly recorded as North $89^{\circ}43'30''$ West), along said southerly boundary, a distance of 123.96 feet, more or less, to the southeasterly corner of Parcel A as described in Parcel 37A of those certain parcels of land described in Final Order of Condemnation recorded June 9, 2000, as Document No. 2000-219892 of Official Records of said Riverside County;

THENCE North $15^{\circ}58'22''$ East, along the easterly line of said Parcel A, a distance of 16.84 feet to the beginning of a tangent curve concaving westerly and having a radius of 47.00 feet;

THENCE northerly to the left along said curve and continuing along said easterly line and along the southwesterly line of the westerly parcel of land described in document recorded September 7, 2000, as Document No. 2000-351272 of Official Records of said Riverside County, through a central angle of $72^{\circ}51'54''$ an arc length of 59.77 feet to the westerly line of Parcel 2 of Record of Survey on file in Book 89, Page 13 of Record of Surveys, records of said Riverside County; said westerly line also being the westerly line of said westerly parcel of land described in document recorded September 7, 2000;



THENCE North $0^{\circ}58'22''$ East, along said westerly line, a distance of 48.60 feet to the northerly line of said westerly parcel of land described in said document recorded September 7, 2000; said northerly line also being a line which is parallel with and distant 44.00 feet southerly, as measured at right angles, from the centerline of California Avenue;

THENCE North $70^{\circ}25'44''$ East, along said northerly line, a distance of 42.29 feet to the beginning of a tangent curve concaving southerly and having a radius of 636.00 feet;

THENCE easterly to the right along said curve along said northerly line through a central angle of $14^{\circ}26'58''$ an arc length of 160.39 feet to the northwesterly line of said parcel of land described in said Quitclaim Deed recorded September 1, 1977;

THENCE North $56^{\circ}10'49''$ East, along said northwesterly line, a distance of 10.28 feet, more or less, to the northerly line of said last mentioned parcel of land;

THENCE South $89^{\circ}38'51''$ East, along said last mentioned northerly line, a distance of 115.11 feet, more or less, to the northeasterly line of said last mentioned parcel of land; said northeasterly line also being a portion of the southerly boundary of said Parcel 2 of Record of Survey filed in Book 89, Page 13 of Record of Surveys;

THENCE South $33^{\circ}36'39''$ East, along said northeasterly line, a distance of 4.66 feet, more or less, to the northerly line of the easterly parcel of land described in said document recorded September 7, 2000; said northerly line also being in a line which is parallel with and distant 44.00 feet southerly, as measured at right angles, from the centerline of California Avenue;

THENCE South $88^{\circ}42'27''$ East, along said northerly line, a distance of 48.75 feet to the northeasterly line of said easterly parcel of land described in said document recorded September 7, 2000;

THENCE South $38^{\circ}52'51''$ East, along said northeasterly line, a distance of 33.82 feet to a point in the easterly line of said easterly parcel of land described in said document recorded September 7, 2000; said easterly line being a curve concaving westerly, having a radius of 337.00 feet and from which point the radius bears North $81^{\circ}17'24''$ West; said easterly line also being a line which is parallel with and distant 33.00 feet westerly, as measured at right angles, from the centerline of Harrison Street;

THENCE southerly to the right along said easterly line, through a central angle of $5^{\circ}41'37''$ an arc length of 33.49 feet to the northwesterly line of California Avenue as shown by said map of the Lands of the Riverside Land and Irrigating Company;

THENCE South $56^{\circ}21'37''$ West, along said northwesterly line of California Avenue and along the southwesterly prolongation thereof, a distance of 91.92 feet, more or less, to the westerly line of that certain parcel of land described in deed to the County of Riverside by document recorded March 25, 1924, in Book 599, Page 574, et seq., of Deeds, records of said Riverside County; said southwesterly prolongation of the northwesterly line of California Avenue also being the northerly line of said parcel of land



described in document recorded March 25, 1924; said westerly line also being described as the westerly line of Harrison Street in said Quitclaim Deed recorded September 1, 1977;

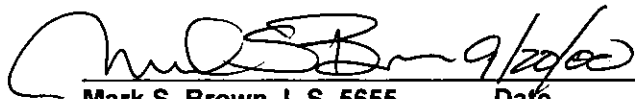
THENCE South 0°57'09" West, along said westerly line of the parcel of land described in said document recorded March 25, 1924, a distance of 135.51 feet, more or less, to the most northerly corner of Parcel B as described in Parcel 37A of said Final Order of Condemnation recorded June 9, 2000; said northerly corner being in a non-tangent curve concaving southeasterly, having a radius of 401.26 feet and to which the radius bears South 74°25'24" East;

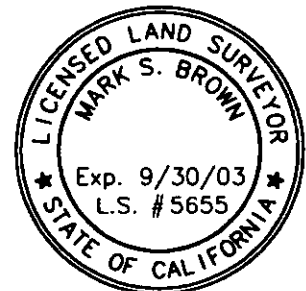
THENCE southwestery to the right along said curve and along the westerly line of said Parcel B, though a central angle of 7°16'08" an arc length of 50.91 feet to said southerly boundary of the parcel of land described in Quitclaim Deed recorded September 1, 1977;

THENCE North 89°01'38" West, along said southerly boundary, a distance of 110.63 feet, more or less, to an angle point therein; said angle point being the westerly terminus of that certain line having a bearing of North 89°43'30" West, and a distance of 120.33 feet in said document recorded September 1, 1977;

THENCE North 20°42'22" West, continuing along said southerly boundary and in a direct line, a distance of 134.56 feet, more or less, to the TRUE POINT OF BEGINNING.

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

 9/29/03
Mark S. Brown, L.S. 5655 Date Prep. *Kap*
License Expires 9/30/03

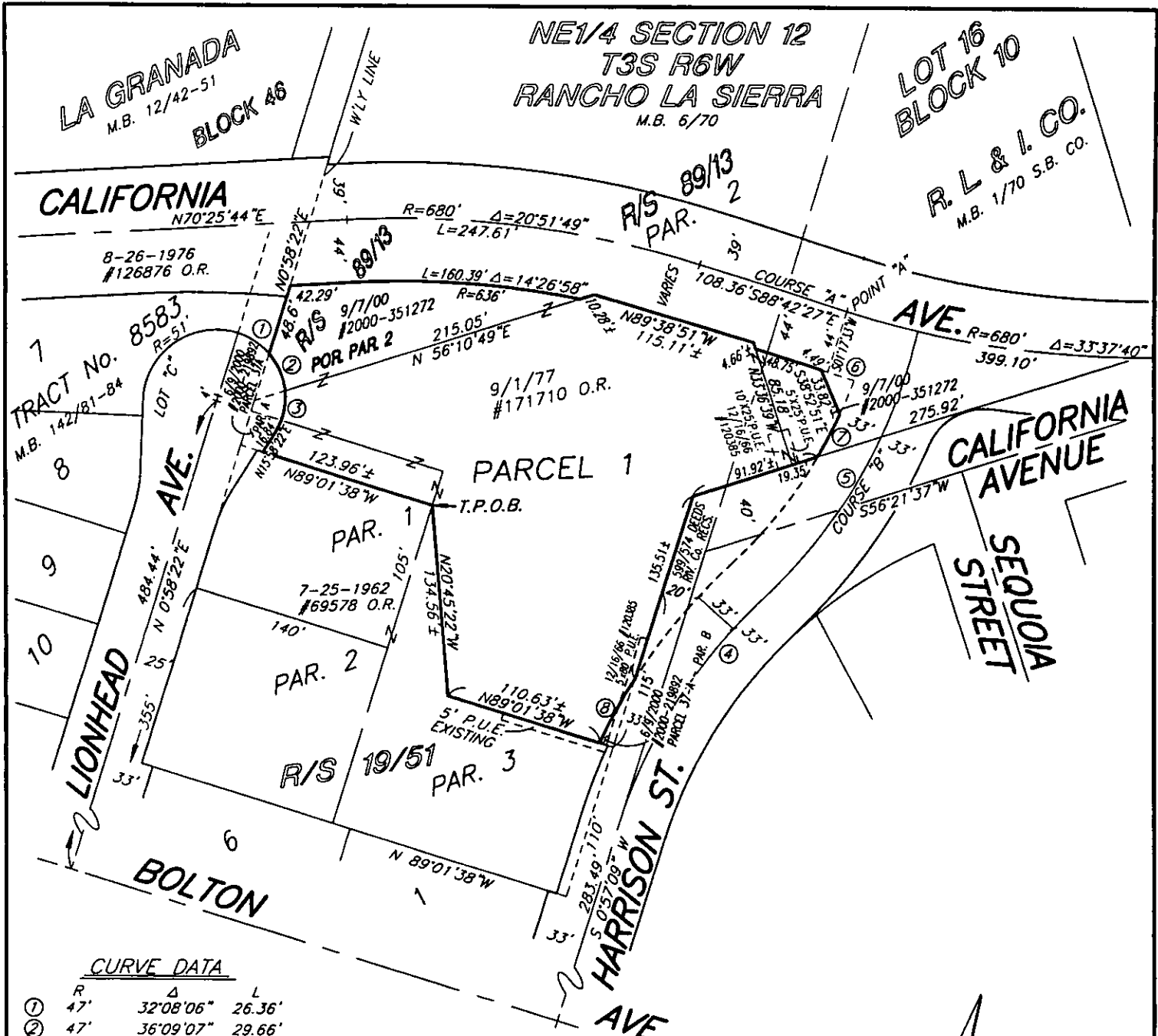


The City of Riverside makes no warranty as to discrepancies, defects, or conflicts in boundary lines, shortage in area, encroachments, adverse claims, or any other facts that a correct survey and/or research of public records would disclose.

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THIS SHEET IS NOT A PART OF THE RECORDED DOCUMENT.

CITY OF RIVERSIDE, CALIFORNIA

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

SHEET 1 OF 1 65/4

SCALE: 1"=100'

DRAWN BY: Kgs DATE: 7/25/00

SUBJECT: CALIFORNIA AVENUE EXTENSION - BUREN