

Recording requested by:

DOC # 2003-891266

11/12/2003 08:00A Fee:22.00

Page 1 of 6

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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28)

FOR RECORDER'S OFFICE USE ONLY

Project: CO-PO3-0734
Riverside Water Co. Canal Quitclaim
Van Buren S'ly of Rudicill
A.P.N. 234-291-003

CO - PO3-0734



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **MIRANDA L. STEWART, a married woman as her sole and separate property.**

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

KEN GUTIERREZ
PLANNING DIRECTOR

By: Jol ASL 7/3/03
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

OPTIONAL SECTION

State of California

County of Riverside } ss

On July 3, 2003, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared

John A. Swiecki
Name(s) of Signer(s)

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

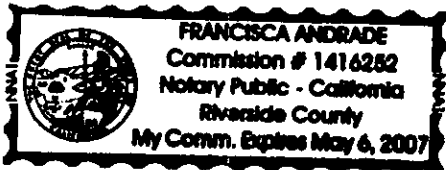
Title _____

- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

- () Partner(s)
- () General
- () Limited

The party(ies) executing this document is/are representing:

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



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11/12/2003 08:00A
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GARY L. ORSO
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(909) 486-7000

<http://riverside.asclkrec.com>

NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the 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 #: 1416252

Place of Execution: COUNTY OF RIVERSIDE

Date Commission Expires: MAY 6, 2007

Date: 11/12/03

Signature: *MS*

Print Name: MIRANDA STEWART





ACKNOWLEDGMENT OF LOT LINE ADJUSTMENT 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 10/17/03

Miranda L Stewart

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

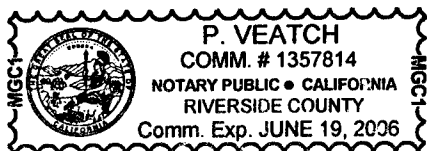
On 10/17/03, before me P. Veatch
(date) (name)

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

Miranda L. Stewart

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.

[Signature]
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"

That certain parcel of land located in the City of Riverside, County of Riverside, State of California, described as follows:

PARCEL 1

Lot 25 of Tract 6898, as shown by map on file in Book 83, Pages 93 and 94 of Maps, Records of Riverside County, California, **together with** that portion of the Riverside Water Company Canal, located in Section 18, Township 3 South, Range 5 West, San Bernardino Meridian, lying southeasterly of the following described line:

COMMENCING at the most southerly corner of Lot 9 In Block 29 of the Lands of the Riverside Land and Irrigating Co., as shown by map on file in Book 1, Page 70 of Maps, records of San Bernardino County, California, and as shown by Record of Survey on file in Book 111, Pages 70 and 71 of Record of Surveys, records of Riverside County, California;

THENCE North 20°21'44" East, along the northerly line of said Riverside Water Company Canal, a distance of 0.29 of a foot to the northwesterly prolongation of the southwesterly line of Lot 26 of Tract No. 6890, as shown by map on file in Book 83, Pages 93 and 94 of Maps, records of said Riverside County;

THENCE South 69°37'42" East, along said northwesterly prolongation of the southwesterly line of Lot 26, a distance of 9.00 feet to the **POINT OF BEGINNING** of this line description;

THENCE North 22°17'10" East, a distance of 92.24 feet;

THENCE North 39°41'26" East, a distance of 96.50 feet;

THENCE North 50°12'11" East, a distance of 96.66 feet;

THENCE North 57°10'06" East, a distance at 12.97 feet;

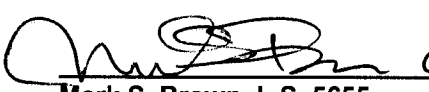
THENCE North 70°03'47" East, a distance of 58.29 feet to the northwesterly prolongation of the northeasterly line of Lot 23 of said Tract No. 6898, and the **END** of this line description;

EXCEPTING THEREFROM that portion of said Riverside Water Company Canal lying southwesterly of the northwesterly prolongation of the southwesterly line of said Lot 25, and that portion lying northeasterly of the northwesterly prolongation of the northeasterly line of said Lot 25.

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.

STEWART COC.DOC

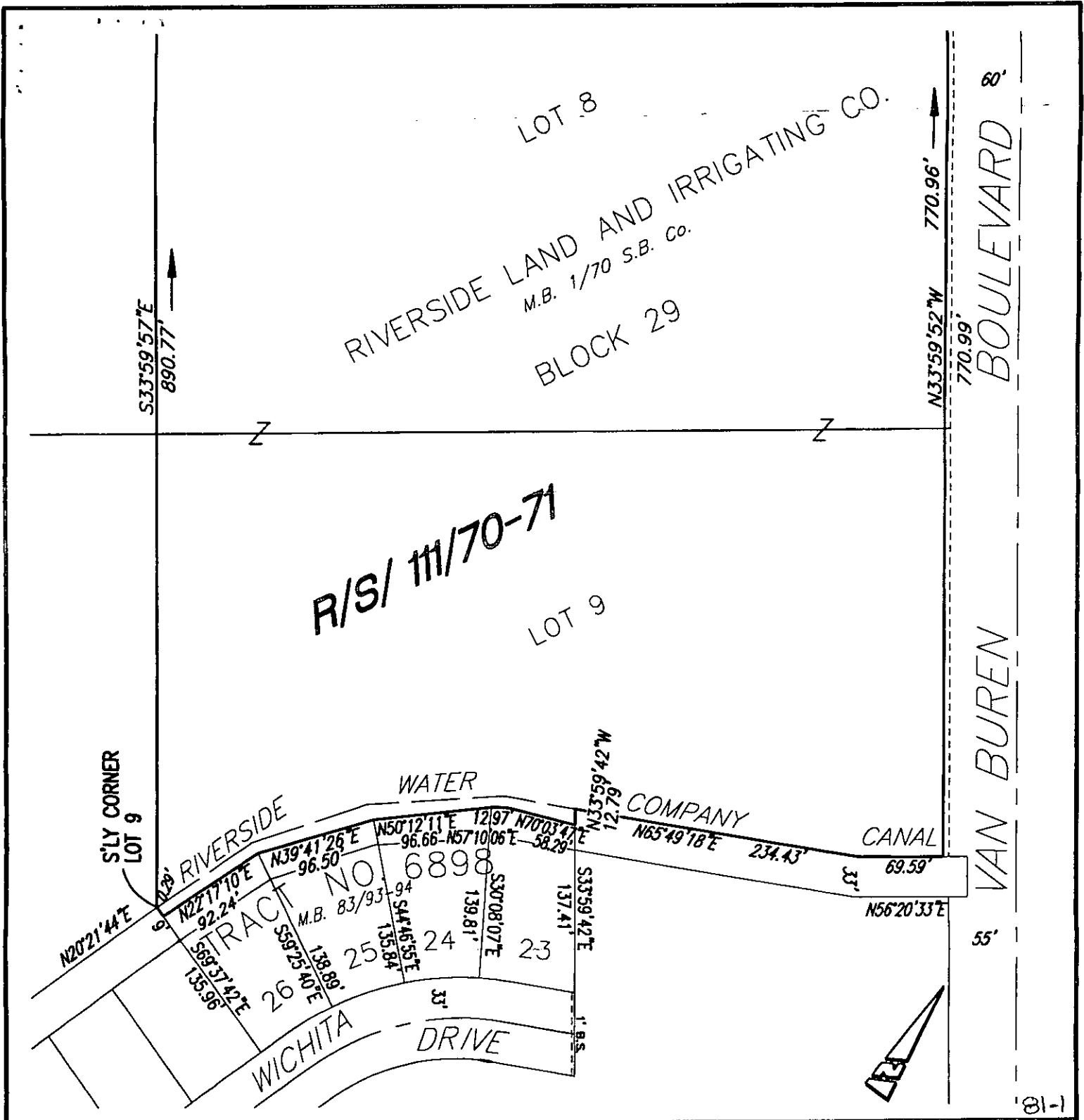
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 09/30/03 Date Prep. Keg
Mark S. Brown, L.S. 5655
License Expires 9/30/03



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SDH & Associates Inc.
 Civil Engineering - Land Planning
 5225 Canyon Crest Drive
 Bldg. 300 Suite 357
 Riverside, California 92507
 TEL: (909) 788-2344

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]* R.C.E. NO. 21884 EXP 1/31/03
 DATE 6/13/03

PROJECT: LOT LINE ADJ.
 SCALE: N.T.S.
 J.N. 0202 FAIRFIELD