

DOC # 2007-0253689

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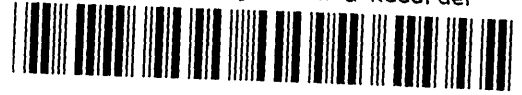
Page 1 of 5

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



Recording requested by:
Recording Requested By
First American Title Company

DOCUMENTARY TRANSFER TAX = \$0.00

When recorded mail to:
SURVEYOR, CITY OR RIVERSIDE
PUBLIC WORKS DEPARTMENT
City Hall, 3900 Main Street
Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY

Project: P07-0149
APN: 245-050-001&-002
Address: N/A

CO-P07-0149

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE



Property Owner(s): ANTONIO AYON and SO CORRO AYON husband and wife as joint tenants.

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 Dirk A Jenkins 2/8/07
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On 2-8-07, before me Francisca Andrade
(date) (name)

A Notary Public in and for said State, personally appeared

Dirk A Jenkins
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"
LEGAL DESCRIPTION
NEW PARCEL 2

A portion of lot 11 and Lot C of Dufferin Heights, in the City of Riverside, County of Riverside, State of California, as shown by map on file in Book 12 Page 7 of Maps, Records of Riverside County California.

COMMENCING at the Center Quarter Corner of said Section 22, Township 3 South, Range 5 West as shown by map on file in MB 12, Page 7, Official Records of Riverside County, California;

Thence North 00°00'03" East, along the north-south center-of-section line in Section 22, a distance of 710.05 feet to the **POINT OF BEGINNING**.

Thence continuing along said line, North 00°00'03" East, to the northerly line of Lot C and northerly line of Lot D per said MB 12/7, a distance of 594.00 feet;

Thence North 89°47'00" East, along said northerly line of Lot D, a distance of 728.64 feet to the westerly line of Parcel 1, as shown on map filed in Book 20 Page 44 of Surveys, Official Records of Riverside County;

Thence the next six courses along westerly line of said Parcel 1: South 35°41'00" East, a distance of 286.28 feet;

Thence South 15°56'00" East, a distance of 425.00 feet;

Thence South 17°12'00" West, a distance of 70.90 feet;

Thence South 13°02'00" East, a distance of 214.26 feet;

Thence South 89°40'30" West, a distance of 299.70 feet;

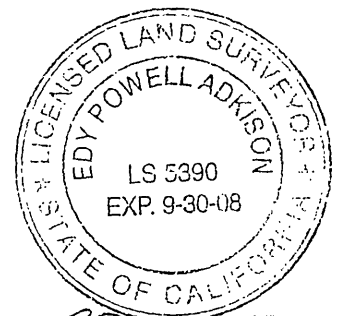
Thence South 00°00'12" East, a distance of 96.57 feet;

Thence South 89°59'30" West, a distance of 85.00 feet;

Thence North 52°57'20" West, a distance of 547.72 feet;

Thence North 67°42'30" West, a distance of 235.27 feet to the **POINT OF BEGINNING**.

Together with:



Edy Powell Adkison
1-30-07

BEGINNING at the Center Quarter Corner of said Section 22, Township 3 South, Range 5 West as shown by map on file in MB 12, Page 7, Official Records of Riverside County, California;

Thence North 00°00'03" East, along the north-south center-of-section line in Section 22, a distance of 710.05 feet;

Thence South 67°42'30" East, a distance of 235.27 feet;

Thence South 52°57'20" East, a distance of 547.72 feet;

Thence North 89°59'30" East, a distance of 85.00 feet;

Thence South 00°00'30" East, a distance of 295.06 feet to the east-west center-of-section line in said Section 22;

Thence North 89°40'30" West, along said east-west center-of-section, a distance of 740.00 feet to the **POINT OF BEGINNING**.

Containing 1,147,153 square feet or 26.33 acres of land, more or less.



Edy Powell Adkison
1-30-07

DESCRIPTION APPROVAL

MARK S. BROWN
CITY SURVEYOR

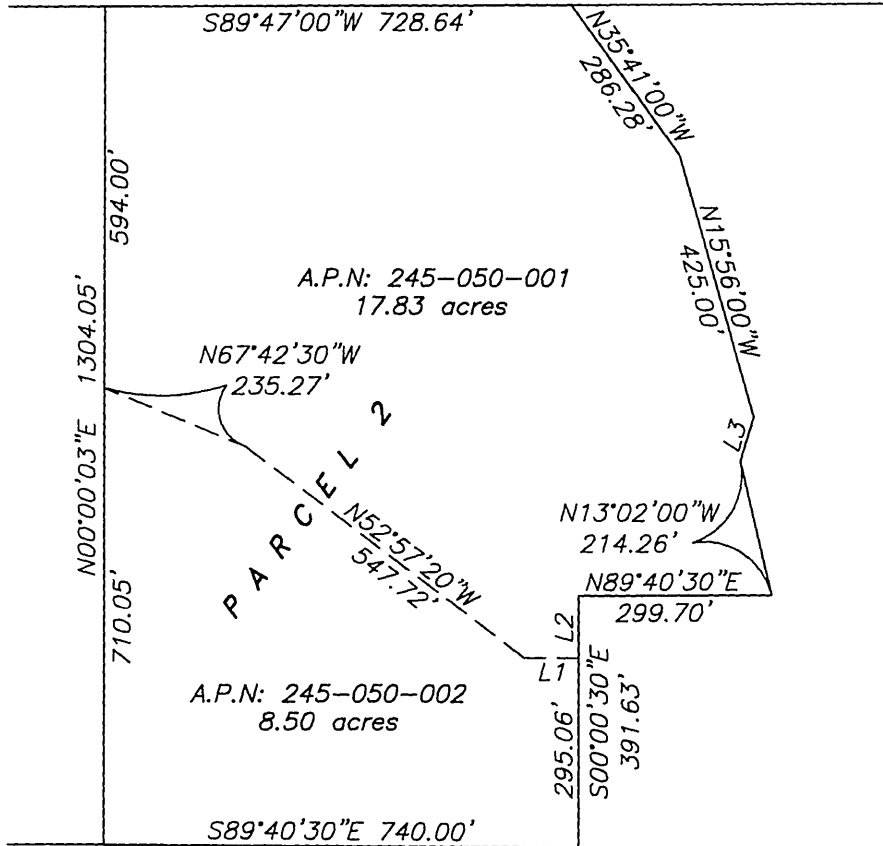
DATE

EXHIBIT "B"
A PORTION OF LOT 11 AND LOT "C" OF
DUFFERIN HEIGHTS, CITY OF RIVERSIDE

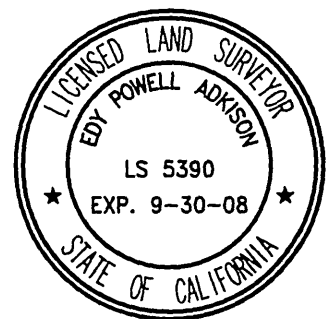
SHEET 1 OF 1



SCALE: 1"=300'



LINE TABLE		
LINE	LENGTH	BEARING
L1	85.00'	S89°59'30"W
L2	96.57'	S00°00'41"W
L3	70.90'	N17°12'00"E



82/6+3

PLAT PREPARED BY: adkan ENGINEERS Civil Engineering · Surveying · Planning 6820 Airport Drive, Riverside, CA 92504 Tel: (951) 688-0241 · Fax: (951) 688-0599	SCALE: 1"=300'	JOB NO. 6966	DATE: 11/7/05	CLIENT: A.Y. NURSERY
	APPROVED BY: EDY P. ADKISON L.S. 5390		EXHIBIT "B" A PORTION OF LOT 11 AND LOT "C" OF DUFFERIN HEIGHTS, CITY OF RIVERSIDE	

CO-P07-0149