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Page 1 of 5

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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Project: **1200 Columbia Ave.**
A.P.N. 249-070-019 & 020

LL - 007-001



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **BOURNS INC., a California corporation**

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 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.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

By: Craig Aaron 6-27-01
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside }^{ss}

On June 27, 2001, before me Francisca Andrade
(date) (name)

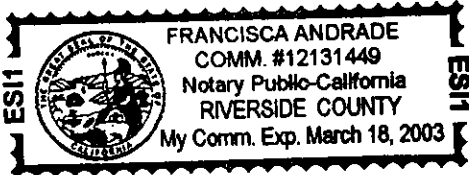
a Notary Public in and for said State, personally appeared

Craig Aaron
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:

Mail to: Bourns Inc.
c/o Canty Engineering Group
2020 Iowa Ave Suite 102
Riverside, Ca. 92517
Attn: Mike Cowart

Bourns





July 20, 2000

W.O. 1123-001

EXHIBIT "A"

ADMINISTRATIVE LOT LINE ADJUSTMENT No. 007-001

Bourns, Inc.

PARCEL "A"

That portion of Lots 14 through 17 of TWOGOOD AND HERRICK'S SUBDIVISION as shown by map on file in Book 7 of Maps at Page 29 thereof, Records of San Bernardino County, California, and a portion of Lot 2, Lot "A" and Lot "C" of STECK'S CITRUS TRACT as shown by map on file in Book 11 of Maps at Page 33 thereof, Records of Riverside, California, described as follows:

Beginning at the Southwest corner of Parcel 1 of Certificate of Compliance (PMW-47-878) recorded June 28, 1991 as instrument no. 220472, Official Records of Riverside County, California, said corner being on the Easterly line of Iowa Avenue as conveyed to the City of Riverside by Deed recorded April 21, 1961 as instrument no. 34428, Official Records of Riverside County, California;

Thence N.00°15'16"W. along the Westerly line of said Parcel 1, also being the Easterly line of said Iowa Avenue, a distance of 399.03 feet to the Southwest corner of that portion of Iowa Avenue as conveyed to the City of Riverside by Deed recorded December 6, 2000 as instrument no. 485468, Official Records of Riverside County, California;

Thence the following five (5) courses along the Easterly line of Iowa Avenue and the Southerly line of Columbia Avenue as conveyed to the City of Riverside by said Deed;

N.89°44'44"E., a distance of 10.00 feet;

N.00°15'16"W., a distance of 264.12 feet;

N.45°01'30"E., a distance of 35.53 feet;

S.89°41'45"E., a distance of 309.17 feet;

N.00°18'15"E., a distance of 5.00 feet to the Northeast corner of that portion of Columbia Avenue as conveyed to the City of Riverside by said Deed, said corner being on the Northerly line of said Parcel 1, also being the Southerly line of Columbia Avenue as conveyed to the City of Riverside recorded April 21, 1961 as instrument no. 34428, Official Records of Riverside County, California;

Thence S.89°41'45"E. along said line, a distance of 878.72 feet to a point that bears N.89°41'45"W. along the Northerly line of Parcels 1 and 2 of said Certificate of Compliance, a distance of 348.36 feet from the Northeast corner of said Parcel 2;

Thence S.00°05'28"W., a distance of 293.00 feet;

Thence S.29°54'32"E., a distance of 32.00 feet;

Thence S.00°05'28"W., a distance of 360.31 feet to the Southerly line of said Parcel 1;

Thence S.89°43'27"W. along said Southerly line, a distance of 1235.02 feet to the point of beginning.

The above described parcel of land contains 19.291 acres, more or less.

2001-294683
06/28/2001 09:09A
3 of 5



PARCEL "B"

That portion of Lots 13, 14, 17 and 18 of TWOGOOD AND HERRICK'S SUBDIVISION as shown by map on file in Book 7 of Maps at Page 29 thereof, Records of San Bernardino County, California, described as follows:

Beginning at the Southeast corner of Parcel 2 of Certificate of Compliance (PMW-47-878) recorded June 28, 1991 as instrument no. 220472, Official Records of Riverside County, California, said corner being on the Westerly line of the Atchinson, Topeka and Santa Fe Rail Road Right-of-Way as shown by Record of Survey on file in Book 66 at Pages 28 and 29 thereof, Records of Riverside County, California;

Thence N.01°42'39"E. along the Easterly line of said Parcel 2, also being the Westerly line of said Rail Road Right-of-Way, a distance of 677.99 feet to the Northeast corner of said Parcel 2, said corner being on the Southerly line of Columbia Avenue as conveyed to the City of Riverside by Deed recorded April 21, 1961 as instrument no. 34428, Official Records of Riverside County, California;

Thence N.89°41'45"W. along the Northerly line of Parcel 2 and Parcel 1 of said Certificate of Compliance, also being the Southerly line of said Columbia Avenue, a distance of 348.36 feet;

Thence S.00°05'28"W., a distance of 293.00 feet;

Thence S.29°54'32"E., a distance of 32.00 feet;

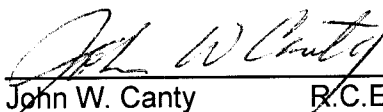
Thence S.00°05'28"W., a distance of 360.31 feet to the Southerly line of said Parcel 1;

Thence N.89°43'27"E. along the Southerly line of said Parcels 1 and 2, a distance of 313.20 feet to the point of beginning.

The above described parcel of land contains 5.146 acres, more or less.

CANTY ENGINEERING GROUP, INC.

Prepared under the supervision of:


John W. Canty R.C.E. 17550

April 11, 2001
Date



DESCRIPTION APPROVAL 4/16/01

Walter R. Fryc by _____
SURVEYOR, CITY OF RIVERSIDE

KS



