

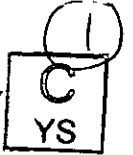
Recording requested by:

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

And when recorded, mail to:
SURVEYOR, CITY OF RIVERSIDE
Public Works Department
City Hall, 3900 Main Street
Riverside, California 92522

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		5						
					1			✓	✓
A	R	L				COPY	LONG	REFUND	NCHG EXAM

FOR RECORDER'S OFFICE USE ONLY



Project: **LL-020-012**

A.P.N. 257-020-013 & 012

LL - 020 - 012

**CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT**

Property Owner(s): **THE MAGNON COMPANIES, 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 *two* parcels 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 1-18-02
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

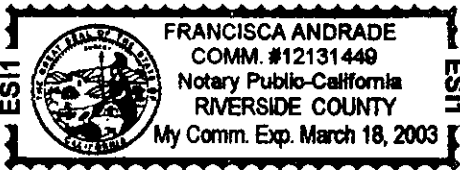
State of California
County of Riverside } ss

On January 18, 2002, 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: The Magnon Companies
1650 Spruce St. Ste. 400
Riverside, Ca. 92507

LL020012



LOT LINE ADJUSTMENT NO. EXHIBIT "A"

PARCEL "A"

That portion of Lot 10 of Lands of East Riverside Land Company, as shown by map on file in Book 6, Page 44 of Maps, records of San Bernardino County, California, lying in Section 17, Township 2 South, Range 4 West, San Bernardino Base and Meridian, described as follows:

BEGINNING at the northwest corner of said Lot 10;

THENCE North 89°56'56" East along the north line of said Lot 10, a distance of 512.05 feet;

THENCE South 00°02'17" East, a distance of 618.23 feet to a point on the northerly right of way line (44.00 feet in half width) of Columbia Avenue;

THENCE South 89°57'43" West along said northerly right of way line of Columbia Avenue, a distance of 511.65 feet to a point on the west line of said Lot 10;

THENCE North 00°04'30" West along said west line of Lot 10, a distance of 618.11 feet to the **point of beginning**.

Containing 7.26 acres, more or less.

PARCEL "B"

Those portions of Lots 10 and 11 of Lands of East Riverside Land Company, as shown by map on file in Book 6, Page 44 of maps, records of San Bernardino County, California, lying in Section 17, Township 2 South, Range 4 West, San Bernardino Base and Meridian, described as follows:

COMMENCING at the northwest corner of said Lot 10;

THENCE North 89°56'56" East along the north line of said Lot 10, a distance of 512.05 feet to the **POINT OF BEGINNING**;

THENCE North 89°56'56" East continuing along said north line of Lot 10 and along the north line of said Lot 11, a distance of 455.04 feet to a point on the westerly line of the Gage Canal;

THENCE along said westerly line of the Gage Canal, the following 5 courses:

- 1) **THENCE** South 02°24'23" East, a distance of 156.64 feet;
- 2) **THENCE** South 01°38'05" East, a distance of 128.32 feet to the beginning of a curve, concave to the west, having a radius of 1135.37 feet;
- 3) **THENCE** southerly and southwesterly along said curve, to the right, through a central angle of 08°08'25", an arc distance of 161.31 feet to which point a radial line bears South 83°29'40" East;
- 4) **THENCE** South 06°30'21" West, a distance of 135.38 feet to the beginning of a curve, concave to the northwest, having a radius of 300.00 feet;

5) THENCE southwesterly along said curve, to the right, through a central angle of 07°23'11", an arc distance of 38.68 feet to which point a radial line bears South 76°06'28" East, said point also being on the northerly right of way line (44.00 feet in half width) of Columbia Avenue;

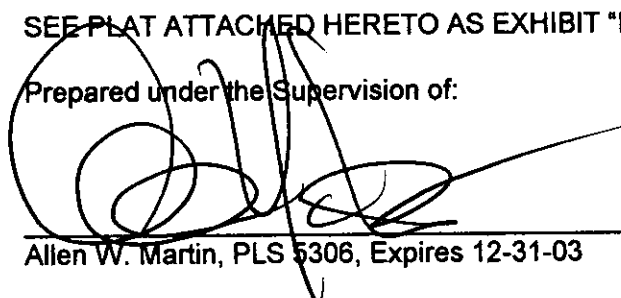
THENCE South 89°57'43" West along said northerly right of way line of Columbia Avenue, a distance of 435.84 feet;

THENCE North 00°02'17" West, a distance of 618.23 feet to the **point of beginning**.

Containing 6.50 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B".

Prepared under the Supervision of:



Allen W. Martin, PLS 5306, Expires 12-31-03



DESCRIPTION APPROVAL 1/10/02

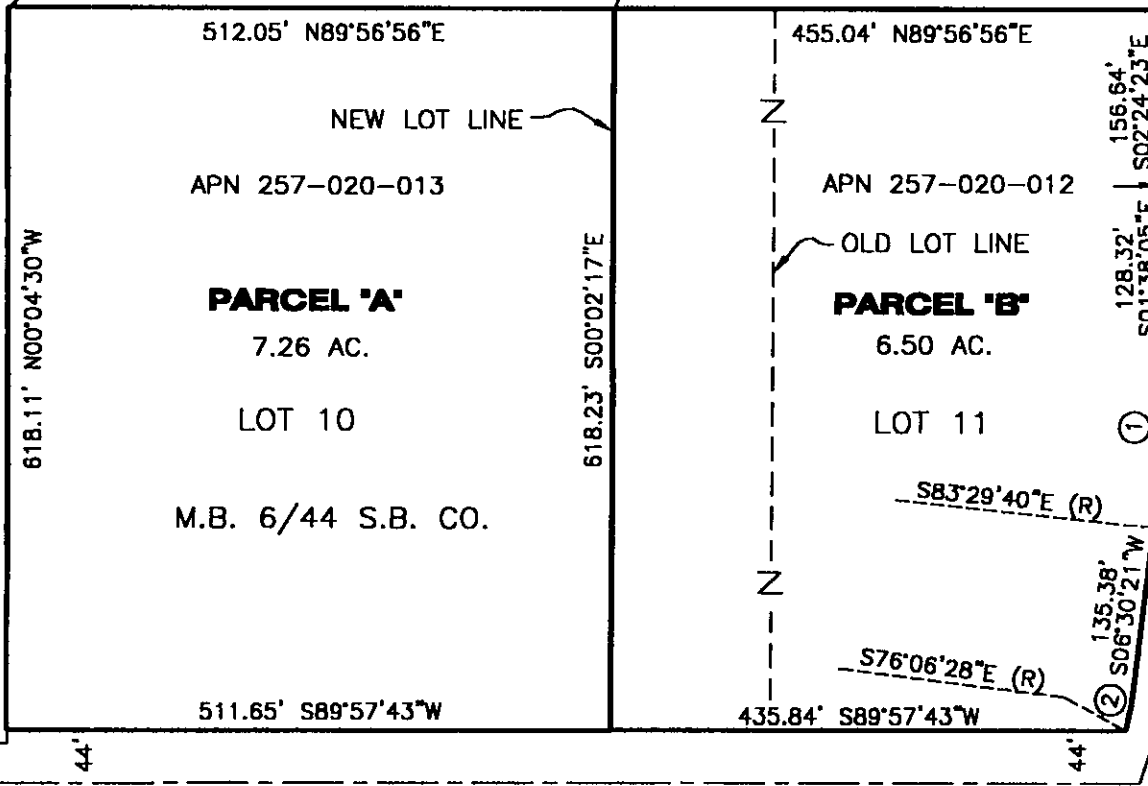
Walter R. Ginc by _____
SURVEYOR, CITY OF RIVERSIDE



EXHIBIT "B"

P.O.B.-PAR. "A"
P.O.C.-PAR. "B"

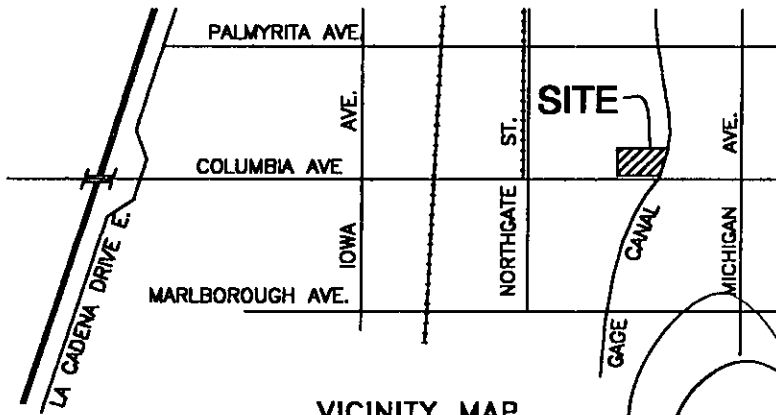
P.O.B.-PAR. "B"



☉ COLUMBIA AVENUE

CURVE DATA

- ① Δ=08°08'25"
R=1135.37'
T=80.79'
L=161.31'
- ② Δ=07°23'11"
R=300.00'
T=19.36'
L=38.68'



VICINITY MAP
NO SCALE



SECTION 17, T.2.S., R.4.W.

Sheet: 1 OF 1
Date: SEPTEMBER 2001
W.O. 21152

LOT LINE ADJUSTMENT NO. _____

Southland Engineering
2200 BUSINESS WAY, Ste. 100
RIVERSIDE, CA 92501
(909) 788-8488

27-1

