

Recording requested by:

DOC # 2003-409754

06/06/2003 08:00A Fee:19.00

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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
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

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Project: LL-024-024
A.P.N. 210-080-039 &-040

LL- 024-023



THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT AN ERROR THE PROPERTY DESCRIPTION IN THE CERTIFICATE OF COMPLIANCE DOCUMENT ISSUED BY THE CITY OF RIVERSIDE AND RECORDED DECEMBER 6, 2002 AS DOCUMENT NO 2002-729300, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): CADDOCK PROPERTIES RIVERSIDE LLC, a California Limited Liability Company

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 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.

ORIGINAL

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

KEN GUTIERREZ
PLANNING DIRECTOR

By: John Swiecki 5/27/03
PRINCIPAL PLANNER DATE
John Swiecki

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On 5-27-03, before me Francisca Andrade
(date) (name)

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

John Swiecki
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:

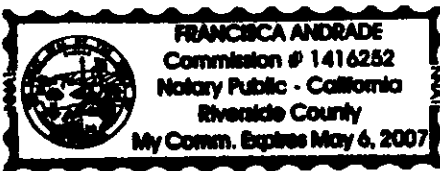


EXHIBIT "A"

PARCEL 1

Those portions of Parcel 1 and 2 of Parcel Map No. 20126, as shown by map on file in Book 146 of Parcel Maps at pages 73 and 74 thereof, Records of Riverside County, California, said portions being described as follows:

COMMENCING at the southeast corner said Parcel 2;

Thence North 00° 01' 30" West along the east line of said Parcel 2, a distance of 298.91 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing North 00° 01' 30" West along said east line and along the east line of said Parcel 1, a distance of 363.00 feet to the northeast corner thereof;

Thence South 89° 07' 20" West along the north line of said Parcel 1, a distance of 431.53 feet to the northwest corner thereof, said corner being on a non-tangent curve, concave to the northwest, having a radius of 5779.65 feet, the radial line from said point bears North 53° 32' 37" West;

Thence southwesterly along the northwesterly line of said Parcel 1 and along said curve, to the right, through a central angle of 04° 40' 34", an arc distance of 471.69 feet, to a point thereon, the radial line from said point bears North 48° 52' 03" West;

Thence North 89° 07' 20" East, a distance of 727.17 feet to the **TRUE POINT OF BEGINNING**;

Containing 4.79 acres, more or less.

PARCEL 2

Those portions of Parcel 1 and 2 of Parcel Map No. 20126, as shown by map on file in Book 146 of Parcel Maps at pages 73 and 74 thereof, Records of Riverside County, California, said portions being described as follows:

BEGINNING at the southeast corner said Parcel 2;

Thence North 00° 01' 30" West along the east line of said Parcel 2, a distance of 298.91 feet to a point thereon;



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Thence South 89° 07' 20" West, a distance of 727.17 feet to a point on the northwesterly line of said Parcel 1, said point being on a non-tangent curve, concave to the northwest, having a radius of 5779.65 feet, the radial line from said point bears North 48° 52' 03" West;

Thence southwesterly along said northwesterly line and along said curve, to the right, through a central angle of 03° 16' 53", an arc distance of 331.01 feet;

Thence South 44° 24' 50" West, along said northwesterly line, a distance of 84.87 feet to the southwest corner of said Parcel 1;

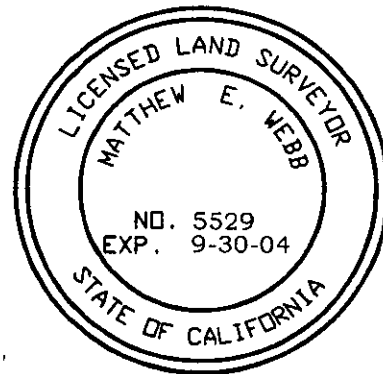
Thence North 89° 06' 20" East along the south line of said Parcel 1 and said Parcel 2, a distance of 1011.49 feet to the **TRUE POINT OF BEGINNING**;

Containing 5.95 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B".

PREPARED UNDER MY SUPERVISION:

Matthew E. Webb 5/19/03
Matthew E. Webb, L.S. 5529 Date



Prepared by: [Signature]
Checked by: [Signature]



DESCRIPTION APPROVAL
[Signature] 5/23/03
REGISTERED LAND SURVEYOR

ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

EXHIBIT "B"



1"=200'



MARLBOROUGH AVENUE

55' 55'

THORNTON CHANNEL RIGHT OF WAY
EASEMENT CONVEYED TO RIV. CO. FLOOD
CONTROL DIST. BY DEED RECORDED
SEPT. 4 1979 AS INSTR. NO. 186233, O.R.
RIVERSIDE CO. CA.

50' A.T.&S.F. RR. R/W
WILBUR TRACT
M.B. 4/36 S.B. CO

589'07'20"W 431.53'

PARCEL 1
4.79 ACRES

EXIST. LOT LINE

P.M. 146173-74

N89°07'20"E 727.17'

NEW LOT LINE

PARCEL 2
5.95 ACRES

APN 210-080-039

T.P.O.B.
PAR 1
PARCEL 2

APN 210-080-040

N89°06'20"E 1011.49'

THORNTON STREET (FORMERLY SUMAN AVE.)
VACATED

EASEMENT IN THE FAVOR OF THE CITY
OF RIVERSIDE FOR PIPE LINES, POLE
LINES, CONDUITS, STORM DRAIN FACILITIES,
ETC. IN THORNTON STREET (VACATED)
RECORDED JULY 24, 1978 AS INSTR. NO.
153097, O.R. RIV. CO., CA.

P.O.C. PAR. 1
P.O.B. PAR. 2
SE COR. PAR. 2

CHICAGO AVENUE

00' 696' 4.00" 10.00N

00' 01' 30" W 298.91'

55' 55'

SECTION 13, TOWNSHIP 2 SOUTH,
RANGE 5 WEST, S.B.M.

G:\2002\02-0315\020315LLA.pro

CADDOCK PROPERTIES RIVERSIDE

25-4
26-3

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE
ATTACHED DOCUMENT.

SHEET 1 OF 1

W.D. 02-315

SCALE: 1" = 200'

DRWN BY *AB*
CHKD BY *Man*

DATE 5/19/03
DATE 5/19/03

SUBJECT: LOT LINE ADJUSTMENT NO. LL-024-023

LL-024-023

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