

Recording requested by:

DOC # 2004-0046994

01/23/2004 08:00A Fee:28.00

Page 1 of 8

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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FOR RECORDER'S OFFICE USE ONLY

Project: Sycamore Cyn.
A.P.N. 263-320-007, -008, -009, &-010

LL- P03-0970



30

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): SYCAMORE EASTRIDGE, L.L.C., 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 THREE 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

KEN GUTIERREZ
PLANNING DIRECTOR

By: JR H 5 L 12/23/03
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside }

ss

On December 23, 2003, before me Sherry R. Morton, Notary Public
(date) (name)

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

John A. 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.

Sherry R. Morton
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

Being a portion of Parcels 8 and 9 of Certificate of Compliance (COC) recorded July 27, 1992 as Instrument No. 277677, O.R. in the Office of the Recorder of Riverside County, California, described as follows:

Commencing at the southwest corner of said Parcel 9, said point also lying on the easterly right-of-way line of Lance Drive, 30.00 foot half-width;

Thence North 00°23'40" West along said easterly right-of-way, a distance of 48.48 feet to the **TRUE POINT OF BEGINNING**;

Thence North 89°47'58" East a distance of 291.34 feet, to a point on a line that is 406.65 feet westerly of and parallel with the centerline of River Run;

Thence North 00°12'02" West, along said parallel line, a distance of 534.10 feet to a point on the northerly line of said Parcel 8, said line also being the southerly right-of-way line of Eastridge Avenue, 53.00 foot half-width;

Thence South 80°09'27" West, along said right-of-way, a distance of 94.53 feet to the beginning of a tangent curve, concave to the north, having a radius of 1053.00 feet;

Thence westerly along said curve, to the right, through a central angle of 09°26'53", an arc distance of 173.64 feet to an angle point therein, the radial line at said point bears South 00°23'40" East;

Thence South 46°48'29" West, a distance of 36.80 feet to a point on said easterly right-of-way line of Lance Drive;

Thence South 00°23'40" East, along said easterly right-of-way, a distance of 478.31 feet to the **TRUE POINT OF BEGINNING**.

PARCEL 2

Being a portion of Parcels 8, 9, and 11 of Certificate of Compliance (COC) recorded July 27, 1992 as Instrument No. 277677, O.R. in the Office of the Recorder of Riverside County, California, described as follows:

Commencing at the southwest corner of said Parcel 9, said point also lying on the easterly right-of-way line of Lance Drive, 30.00 foot half-width;

Thence North 00°23'40" West along said easterly right-of-way, a distance of 48.48 feet;

Thence North 89°47'58" East a distance of 291.34 feet, to a point on a line that is 406.65 feet westerly of and parallel with the centerline of River Run, said point being the **TRUE POINT OF BEGINNING**;

Thence continuing North 89°47'58" East a distance of 17.00 feet;

Thence South 38°58'42" East a distance of 183.83 feet to a point on the southeasterly line of said Parcel 11;

Thence North 51°01'18" East, along said line, a distance of 313.65 feet to the east line of said Parcel 11, said line also being the westerly right-of-way line of River Run, 30.00 feet half-width;

Thence North 00°12'02" West, along said easterly line of Parcel 11 and the easterly line of said Parcel 8, a distance of 477.36 feet to an angle point therein;

Thence North 47°29'34" West a distance of 36.86 feet, to a point on the northerly line of said Parcel 8, said line also being the southerly right-of-way line of Eastridge Avenue, 53.00 foot half-width;

Thence South 89°36'20" West along said right-of-way, a distance of 150.00 feet to the beginning of a tangent curve, concave to the south, having a radius of 947.00 feet;

Thence westerly along said curve, to the left, through a central angle of 09°26'53", an arc distance of 156.16 feet to the end thereof;

Thence South 80°09'27" West, a distance of 44.79 feet, to a point on a line that is 406.65 feet westerly of and parallel with the centerline of River Run;

Thence South 00°12'02" East, along said parallel line, a distance of 534.10 feet to the **TRUE POINT OF BEGINNING.**

PARCEL 3

Being a portion of Parcels 9, 10, and 11 of Certificate of Compliance (COC) recorded July 27, 1992 as Instrument No. 277677, O.R. in the Office of the Recorder of Riverside County, California, described as follows:

Beginning at the southwest corner of said Parcel 9, said point also lying on the easterly right-of-way line of Lance Drive, 30.00 foot half-width;

Thence North 00°23'40" West along said easterly right-of-way, a distance of 48.48 feet;

Thence North 89°47'58" East a distance of 291.34 feet to a point on a line that is 406.65 feet westerly of and parallel with the centerline of River Run;

Thence continuing North 89°47'58" East a distance of 17.00 feet;

Thence South 38°58'42" East a distance of 183.83 feet to a point on the southeasterly line of said Parcel 11;

Thence South 51°01'18" West, along said line, a distance of 617.82 feet to a point on the westerly line of said Parcel 10;

Thence North 00°23'40" West along said westerly line, a distance of 400.09 feet to the beginning of a non-tangent curve, concave to the northwest, having a radius of 60.00 feet, the initial radial bearing to said curve being South 00°23'40" East, said curve also being the right-of-way line of Lance Drive;

Thence northeasterly along said curve and right-of-way, to the left, through a central angle of 90°00'00", an arc distance of 94.25 feet to the end thereof;

Thence North 00°23'40" West, along said right-of-way, a distance of 21.48 feet to the **TRUE POINT OF BEGINNING.**

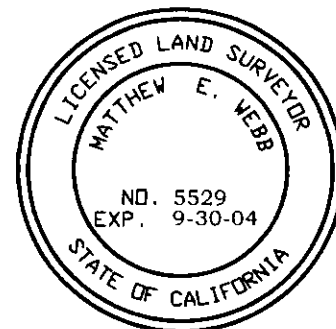
PREPARED UNDER MY SUPERVISION:

Matthew E. Webb
Matthew E. Webb, L.S. 5529

12/11/03
Date

Prepared by: MAW

Checked by: SMJ

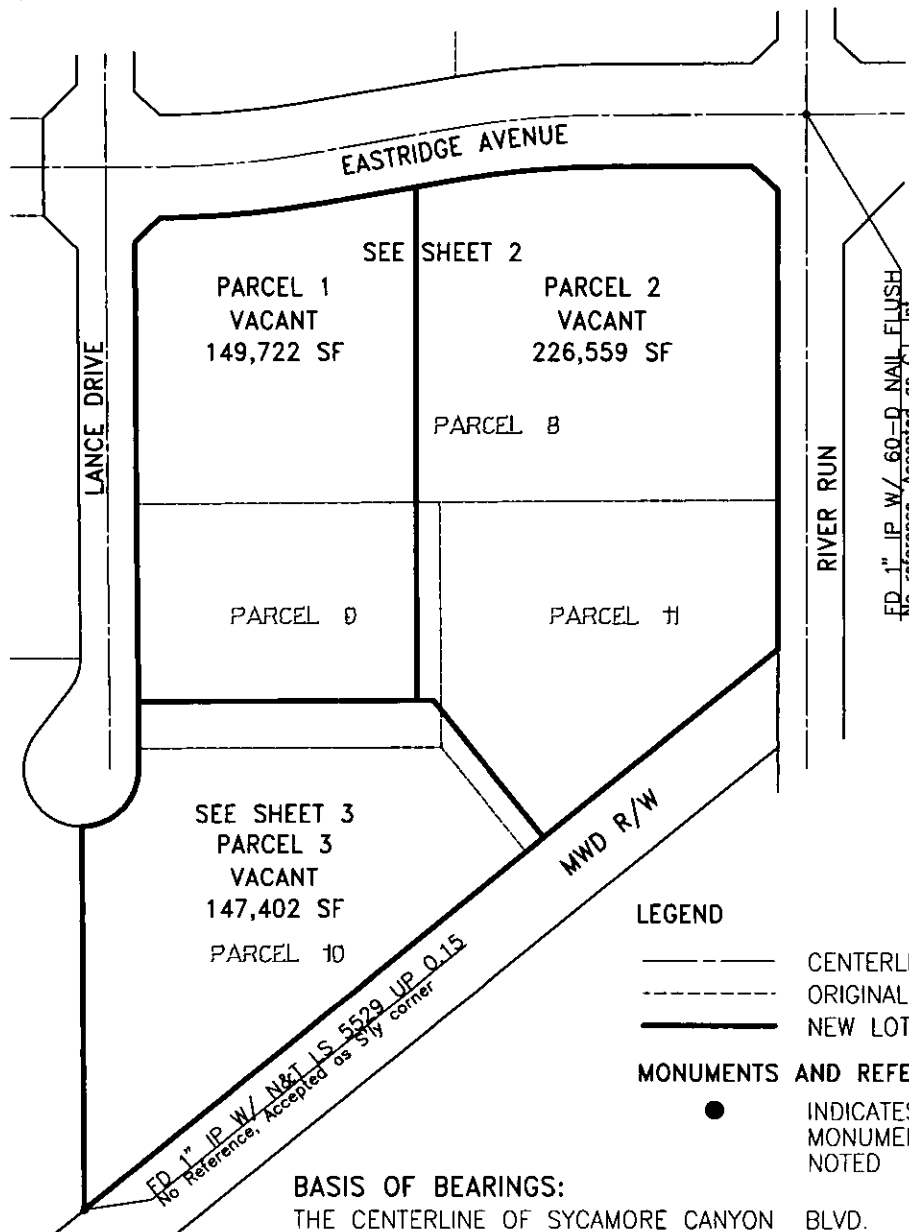


Matthew E. Webb 12-18-03

LOT LINE ADJUSTMENT PLAT
 LOT LINE ADJUSTMENT MAP
 TO REFLECT NEW LOT LINES
 PER PLANNING CASE P03-0168
 APPROVED 04/23/03

A.P.N.'S:
 263-320-007
 263-320-008
 263-320-009
 263-320-010

DATE OF SURVEY:
 06/28/03



SEE SHEET 3
 PARCEL 3
 VACANT
 147,402 SF
 PARCEL 10

LEGEND

- CENTERLINE
- ORIGINAL LOT LINE
- NEW LOT LINE

MONUMENTS AND REFERENCES

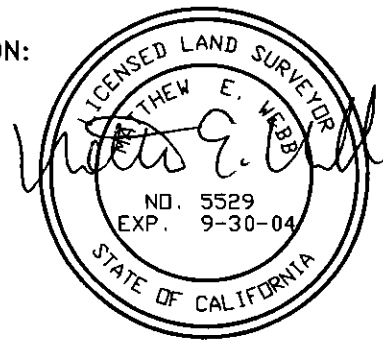
- INDICATES FOUND MONUMENTS ARE AS NOTED

BASIS OF BEARINGS:

THE CENTERLINE OF SYCAMORE CANYON BLVD.
 TAKEN AS N.00°33'20"W. PER PARCEL MAP No.
 24733 ON FILE IN BOOK 175, PAGES 30-36,
 RECORDS OF RIVERSIDE COUNTY, CA.

PREPARED UNDER MY SUPERVISION:

MATTHEW E. WEBB LS # 5529
 LICENSE EXPIRES 09/30/04
 ALBERT A. WEBB ASSOCIATES
 3788 MC CRAY STREET
 RIVERSIDE, CA 92506
 (909) 686-1070
 (909) 788-1256 FAX
 DATE: 07/22/03



SCALE: 1" = 200'

ALBERT A.
WEBB
 ASSOCIATES
 ENGINEERING CONSULTANTS

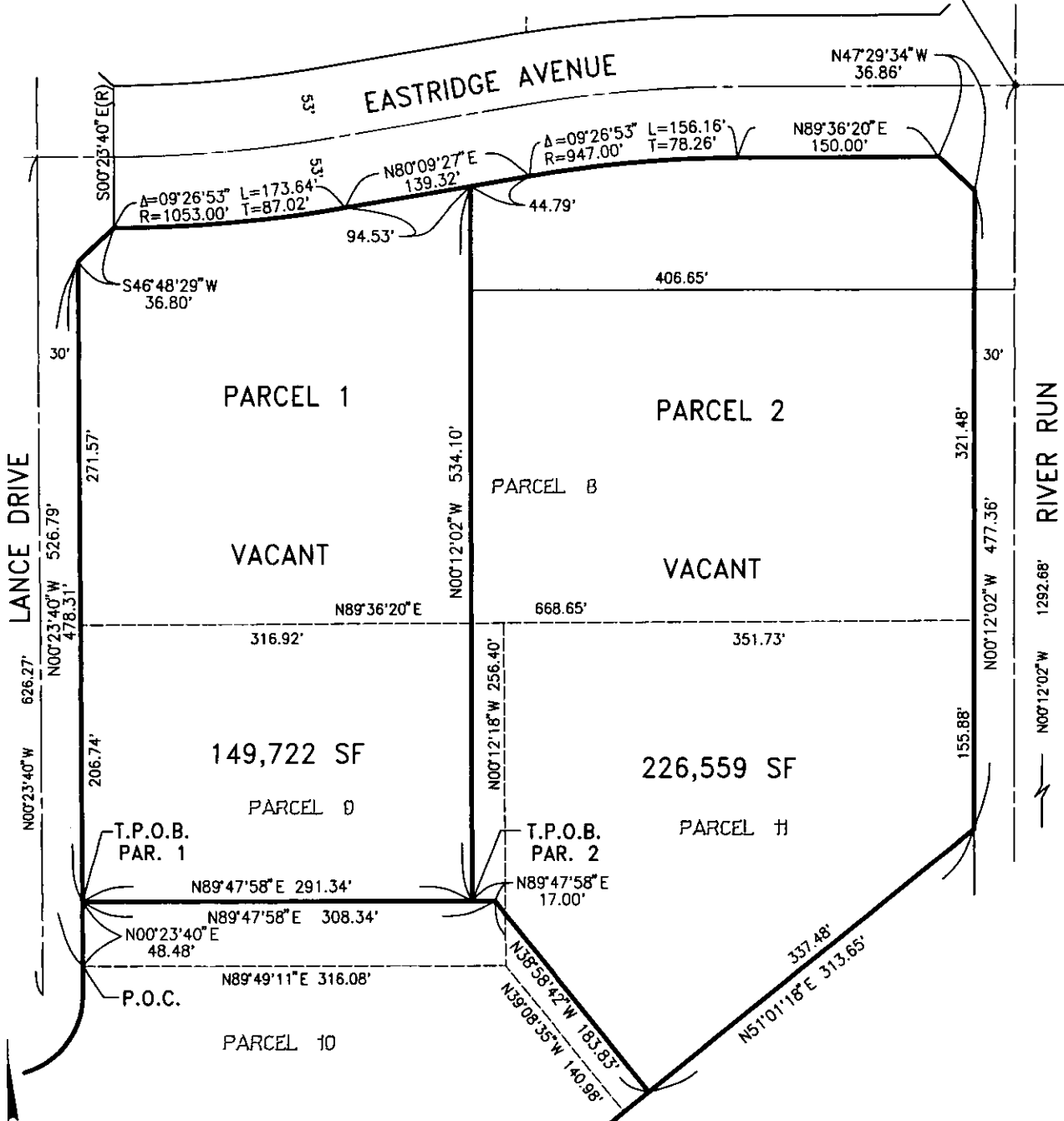
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73-1
 73-3

LL-P03-0970

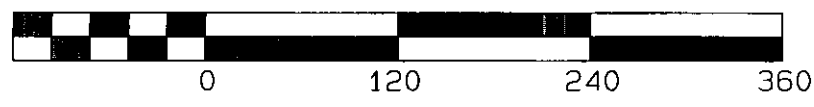
LOT LINE ADJUSTMENT PLAT
SHEET 2

FD 1" IP W/ 60-D NAIL FLUSH
No reference, Accepted as C.L. Int.



- LEGEND**
- CENTERLINE
 - - - ORIGINAL LOT LINE
 - NEW LOT LINE
- MONUMENTS AND REFERENCES**
- INDICATES FOUND MONUMENTS ARE AS NOTED

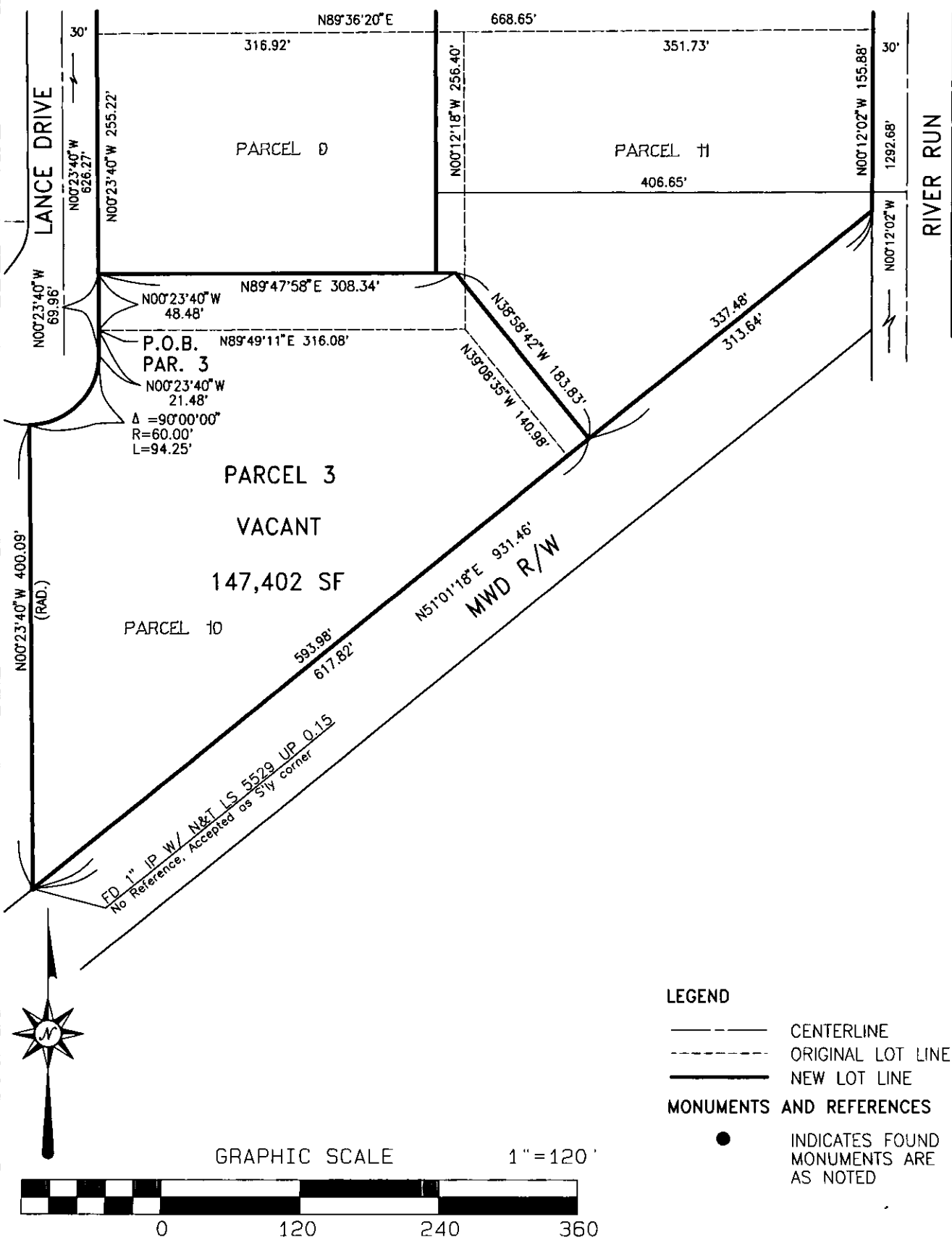
GRAPHIC SCALE 1" = 120'



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73/1
73/3
LL-P03-0970

LOT LINE ADJUSTMENT PLAT
SHEET 3



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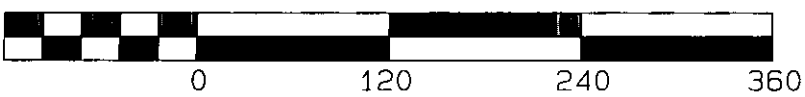
LEGEND

- — — — — CENTERLINE
- - - - - ORIGINAL LOT LINE
- NEW LOT LINE

MONUMENTS AND REFERENCES

- INDICATES FOUND MONUMENTS ARE AS NOTED

GRAPHIC SCALE 1" = 120'



LL-P03-0970



GARY L. ORSO
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

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

<http://riverside.asrclkrec.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:

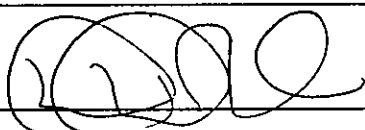
Name of Notary: SHERRY R. MORTON

Commission #: 1344170

Place of Execution: Riverside County

Date Commission Expires: Feb. 23, 2006

Date: 1-23-04

Signature: 

Print Name: DAWN DUROCHER