

Recording requested by:

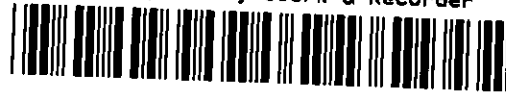
DOC # 2004-0528093

07/08/2004 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: P04-0741
APN: 263-280-004, & 263-290-001
Address: Sycamore Canyon Blvd.

LL-P04-0741

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT



Property Owner(s): RAY MAGNON, an individual, as his sole and separate property.

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: [Signature] 6/30/04
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On 6-30-04, before me Francisca Andrade
(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.

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:



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LOT LINE ADJUSTMENT NO. P04-0741
EXHIBIT "A"

PARCEL "A"

Being a portion of Parcels 3, 4 and 5 of Parcel Map No. 24733 as shown by map on file in Book 175 of Parcel Maps, Pages 30 through 36, inclusive, records of Riverside County, California, located in the City of Riverside, Riverside County, California, described as follows:

COMMENCING at the Northeast corner of said Parcel 5, as shown on said Parcel Map No. 24733;

THENCE North 00°33'20" West along the East line of said Parcel 4, a distance of 3.45 feet to a point being 1427.00 feet South 00°33'20" East of the Northeast corner of Parcel 1 of said Parcel Map No. 24733, said point also being the **POINT OF BEGINNING**;

THENCE South 89°20'39" West, a distance of 392.62 feet;

THENCE South 69°23'15" West, a distance of 153.03 feet to a point on the Easterly right of way line (55.00 feet in half width) of Sycamore Canyon Road, said right of way line being a non-tangent curve, concave Northeasterly, having a radius of 945.00 feet to which point a radial line bears South 65°54'54" West;

THENCE Northwesterly along said Easterly right of way line of Sycamore Canyon Road, through a central angle of 23°37'43", an arc distance of 389.72 feet to which point a radial line bears South 89°32'39" West;

THENCE North 00°27'21" West along the Easterly right of way line of Sycamore Canyon Road, a distance of 168.19 feet to a point being 932.00 feet South 00°27'21" East of the Northwest corner of said Parcel 1;

THENCE North 89°20'39" East, a distance of 614.65 feet to a point on the East line of said Parcel 3, said point being 932.00 feet South 00°33'20" East of the Northeast corner of said Parcel 1;

THENCE South 00°33'20" East along said East line, a distance of 495.00 feet to the **POINT OF BEGINNING**.

Containing 6.95 acres, more or less.

PARCEL "B"

Being a portion of Parcels 4 and 5 of Parcel Map No. 24733 as shown by map on file in Book 175 of Parcel Maps, Pages 30 through 36, inclusive, records of Riverside County, California, located in the City of Riverside, Riverside County, California, described as follows:

BEGINNING at the Southeast corner of said Parcel 5;

THENCE South 52°00'08" West, a distance of 316.22 feet to a point on the Easterly right of way line (55.00 feet in half width) of Sycamore Canyon Road;



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THENCE North 37°59'51" West along said Easterly right of way line of Sycamore Canyon Road, a distance of 278.26 feet to the beginning of a curve, concave Northeasterly, having a radius of 945.00 feet;

THENCE Northwesterly along said Easterly right of way line of Sycamore Canyon Road, through a central angle of 13°54'47", an arc distance of 229.47 feet to which point a radial line bears South 65°54'54" West;

THENCE North 69°23'15" East, a distance of 153.03 feet;

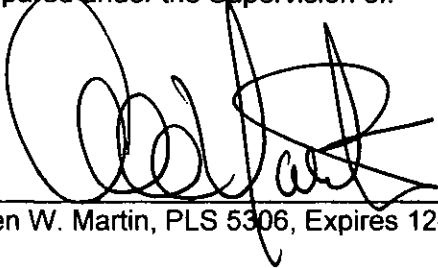
THENCE North 89°20'39" East, a distance of 392.62 feet to a point on the East line of said Parcel 4, said point being 1427.00 feet South 00°33'20" East of the Northeast corner of Parcel 1 of said Parcel Map No. 24733;

THENCE South 00°33'20" East along the East lines of said Parcels 4 and 5, a distance of 279.11 feet to the **POINT OF BEGINNING**.

Containing 3.90 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B".

Prepared under the Supervision of:



Allen W. Martin, PLS 5306, Expires 12-31-05



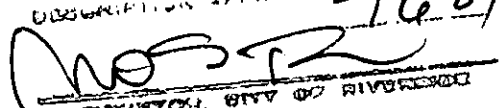
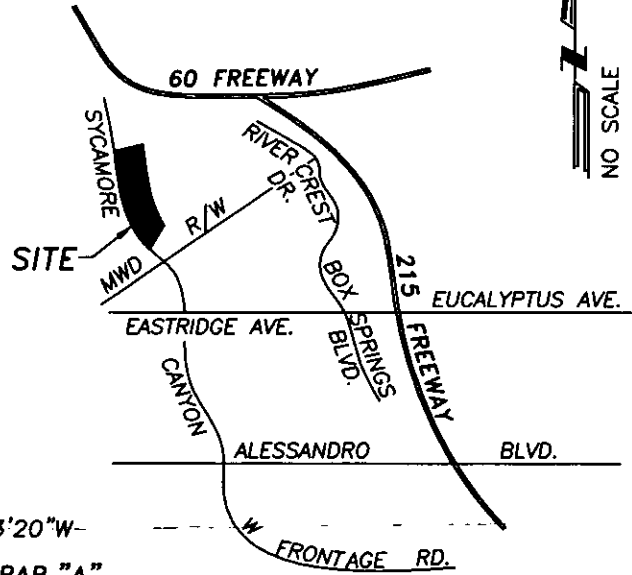
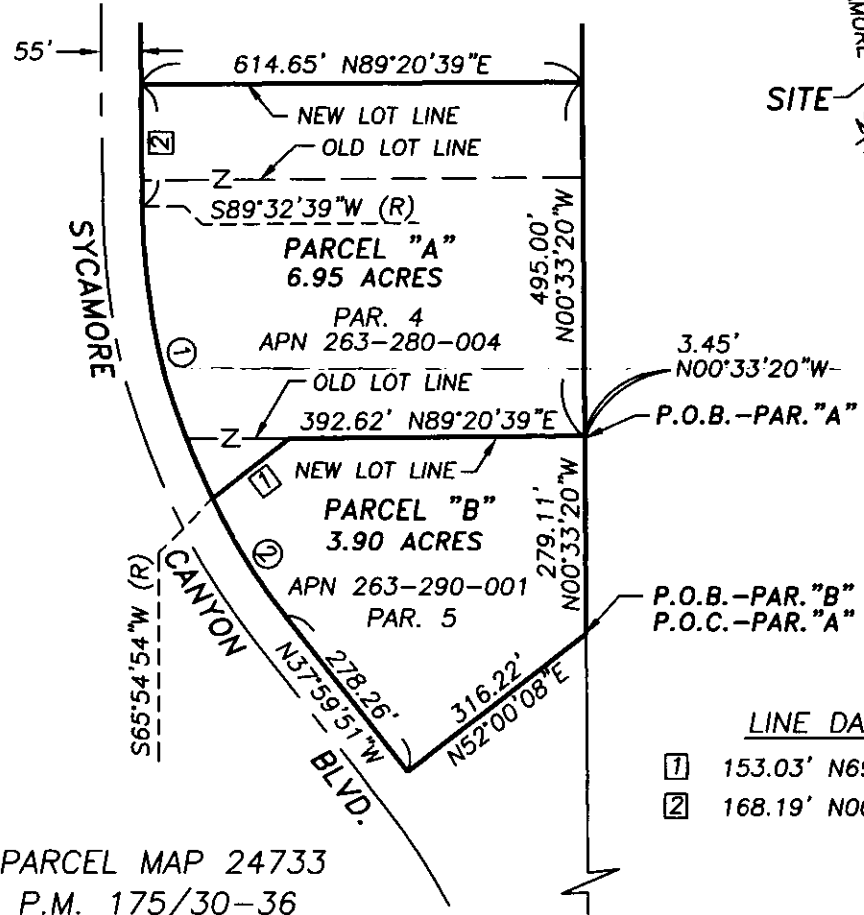
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SURVEYOR, CITY OF RIVERSIDE



EXHIBIT "B"



VICINITY MAP
NO SCALE

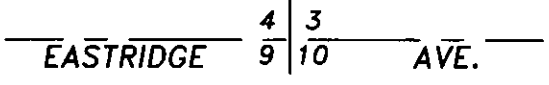
LINE DATA

- ① 153.03' N69°23'15"E
- ② 168.19' N00°27'21"W

CURVE DATA

- ① Δ=23°37'43"
R=945.00'
L=389.72'
- ② Δ=13°54'47"
R=945.00'
L=229.47'

PARCEL MAP 24733
P.M. 175/30-36



Sheet: 1 OF 1	<p>LOT LINE ADJUSTMENT NO. P04-0741</p> <p>Southland Engineering</p> <p>2200 BUSINESS WAY, Ste. 100 RIVERSIDE, CA. 92501 (909) 788-8488</p>
Date: MARCH 2004	
W.O. 24111	



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