

Recording requested by:

DOC # 2006-0717818
09/28/2006 08:00A Fee:22.00
Page 1 of 6
Recorded in Official Records
County of Riverside
Larry W. Ward
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

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			6						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM 026

FOR RECORDER'S OFFICE USE ONLY 22

Project: P06-1026
APN: 249-070-021, -024 &-025
Address: Iowa Ave and Marlborough

LL-P06-1026



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): THE GROVE BUSINESS PARK, 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.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

KEN GUTIERREZ
PLANNING DIRECTOR

By:

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside }

ss

On 9-26-06, before me Francisca Andrade
(date) (name)

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

Dirk A. Jenkins
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:

City of Riverside
Lot Line Adjustment No. P06-1026

PARCEL 1

Those portions of Parcels B and C of City of Riverside Lot Line Adjustment LL-P05-0323, per Certificate of Compliance recorded June 30, 2005 as Inst. No. 0522960, said portions also being portions of Lots A, B, D, Lots 2 through 7 and Lots 24 and 25 of Steck's Citrus Tract, on file in Book 11 of Maps, Page 33 thereof, Records of Riverside County, California, together with a portion of Lots 16 and 17 of Twogood and Herrick's Subdivision, on file in Book 7 of Maps, Page 29 thereof, Records of San Bernardino County, California, being described as a whole, as follows:

COMMENCING at the southeast corner of said Parcel C, said corner also being on the northerly line of Marlborough Avenue, said northerly line being a line parallel with, and 33.00 feet northerly of the centerline of said Marlborough Avenue;

Thence N89°49'59"W, along the southerly line of said Parcel C, a distance of 726.48 feet, to the **POINT OF BEGINNING**;

Thence, continuing N89°49'59"W, along said southerly line, a distance of 271.29 feet, to the southwest corner of said Parcel C;

Thence N0°10'01"E, along the westerly line of said Parcel C, a distance of 286.52 feet, to the southeast corner of said Parcel B;

Thence N89°49'59"W, along the southerly line of said Parcel B, a distance of 528.37 feet, to the easterly line of the additional Right-of-Way dedication, conveyed to the City of Riverside by Deeds recorded August 4, 2005, as Instrument No. 0627759, and March 27, 2006, as Inst. No. 0215544, Official Records of Riverside County, California, said easterly line being a line parallel with and 60.00 feet easterly of the centerline of Iowa Avenue, as shown on said Steck's Citrus Tract;

Thence N0°15'16"W, along said easterly line, a distance of 259.28 feet, to the northeast corner of said Right-of-Way dedication, said corner being on the northerly line of said Parcel B;

Thence S89°49'59"E, along said northerly line, and along the northerly line of aforesaid Parcel C, a distance of 801.59 feet, to a point that bears N0°10'01"E, a distance of 551.99 feet from the Point of Beginning;

Thence S0°10'01"W, a distance of 551.99 feet, to the **Point of Beginning**.

The above described parcel of land contains 6.61 acres, more or less.

PARCEL 2

That portion of Parcel C of City of Riverside Lot Line Adjustment LL-P05-0323, per Certificate of Compliance recorded June 30, 2005 as Inst. No. 0522960, Records of Riverside County, California, said portion also being portions of Lots 17 and 18 of Twogood and Herrick's Subdivision, on file in Book 7 of Maps, Page 29 thereof, Records of San Bernardino County, California, being described as a whole, as follows:

BEGINNING at the southeast corner of said Parcel C, said corner also being on the northerly line of Marlborough Avenue, said northerly line being a line parallel with, and 33.00 feet northerly of the centerline of said Marlborough Avenue;

Thence N89°49'59"W, along the southerly line of said Parcel C, a distance of 726.48 feet;

Thence N0°10'01"E, a distance of 551.99 feet, to the northerly line of said Parcel C;

Thence N89°43'27"E, along said northerly line, a distance of 741.41 feet, to the northeast corner of said Parcel C;

Thence S01°41'51"W (Rec. as S01°41'52"W), along the westerly line of said Parcel C, a distance of 557.92 feet, to the **Point of Beginning**.

The above described parcel of land contains 9.35 acres, more or less.

KCT CONSULTANTS, INC.

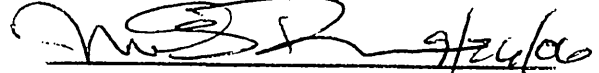
Prepared Under the Supervision of:

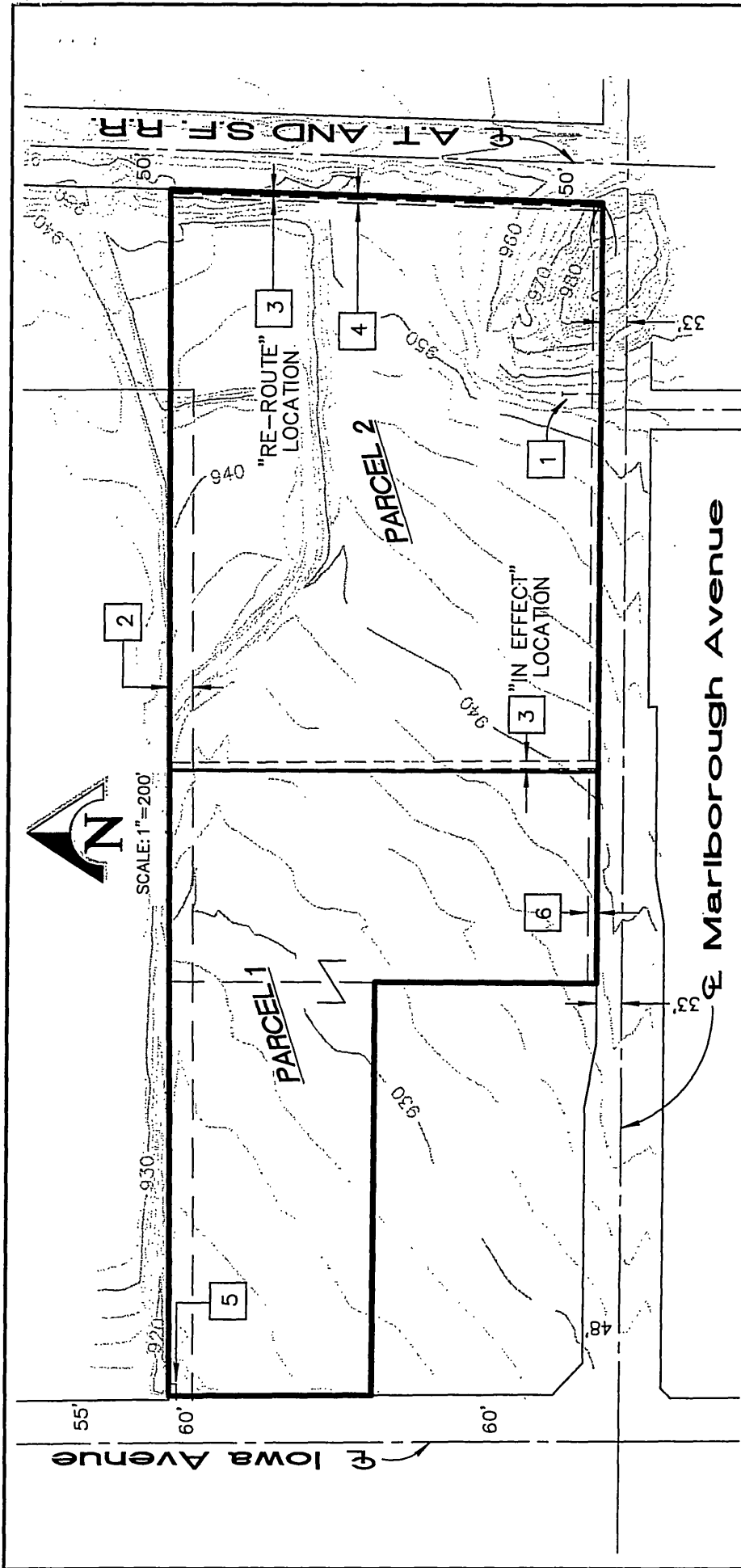

Alan C. Hillwig PLS No. 5137

Date: Sept. 20, 2006



DESCRIPTION APPROVAL:

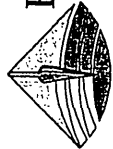

MARK S. BROWN DATE
CITY SURVEYOR



EASEMENTS OVER PARCELS 1 & 2

- | | |
|--|--|
| <p>1 Guy Wires and Anchors Easement in favor of South. Calif. Edison Co., rec. 8-9-1946, Bk. 762, Pg. 405, O.R.</p> <p>2 Building Setback Line per CCR's rec. 8-17-1988, Inst. No. 233450, O.R.</p> <p>3 Electrical Lines & Communications Easement in favor of the City of Riverside, rec. 5-12-1961, Inst. No. 40934, O.R.</p> <p>4 "In Effect" is location of existing structures.</p> <p>5 Electrical Lines & Communications Easement in favor of the City of Riverside, rec. 11-9-1962, Inst. No. 104176, O.R.</p> <p>6 Electric Energy & Telecommunication Lines Easement in favor of the City of Riverside, rec. 3-17-2006, Inst. No. 0191385, O.R.</p> <p>7 Electric Energy & Telecommunication Lines Easement in favor of the City of Riverside, rec. 7-28-2005, Inst. No. 0605427, O.R. ~ "Blanket" in nature and cannot be plotted</p> | <p>EXHIBIT "B"</p> <p>Sheet <u>2</u> of <u>2</u></p> <p>Scale: 1"=200'</p> <p>July 2006</p> <p>WO 1320-02</p> |
|--|--|

CITY OF RIVERSIDE
LOT LINE ADJUSTMENT P06-1026



KCT CONSULTANTS, INC.
 Civil Engineers - Surveyors - Planners