

Page 1 of 4
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

Recording requested by:



17

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

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And when recorded, mail to:

Surveyor's Office
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522



FOR RECORDER'S OFFICE USE ONLY

Project: P06-1637
Sycamore Canyon Blvd. & Dan Kipper Dr.
A.P.N. 263-020-057 & 058

LL P06-1637

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **PHELAN PROPERTIES, LLC, a California limited liability company, as to an undivided 20.206% interest, LUX P. TAYLOR and ROBIN R. TAYLOR, husband and wife, as to an undivided 21.134% interest, TIMOTHY J. TAYLOR, a married man and CATHERINE P. TAYLOR, a married woman, as to an undivided 21.134% interest, and SYCCANYON PI, LLC, a California limited liability company, as to an undivided 37.526% interest.**

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 one (1) 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: Jeffrey A. Belier
for Craig Aaron, Deputy Planning Director

4-3-07
Date

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside

} ss

On April 5, 2007, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared

Jeffrey A. Belier
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 MERGER NO. P06-1637

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

PARCEL A

Parcel 1 together with Parcel 2 of Parcel Map No. 24535, in the County of Riverside, State of California recorded in book 162, pages 84 through 90 of Parcel Maps, records of said County, lying northerly of the northerly line of that certain Parcel of land in Grant of Easement to the City of Riverside by document recorded September 14, 2004, per Document No. 2004-073452 of Official Records of said Riverside County, State of California, described as follows:

BEGINNING at the Northwest corner of said Parcel 1;

Thence North 89°20'04" East, along the northerly line of said Parcels 1 and 2, a distance of 704.09 feet to the easterly line of Parcel 2 of said Parcel Map 24535;

Thence South 00°08'48" East along the easterly line of said Parcel 2, a distance of 324.77 feet to a point of intersection with the northerly line of that certain parcel of land in Grant of Easement to the City of Riverside by document recorded September 14, 2004, per Document No. 2004-073452 of Official Records of said Riverside County;

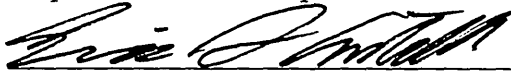
Thence South 89°20'44" West, along said northerly line, a distance of 704.09 feet to the westerly line of said Parcel 1;

Thence North 00°08'48" West, along said westerly line, a distance of 324.63 feet to the **POINT OF BEGINNING**;

The above described parcel of land contains 5.25 acres, more or less.

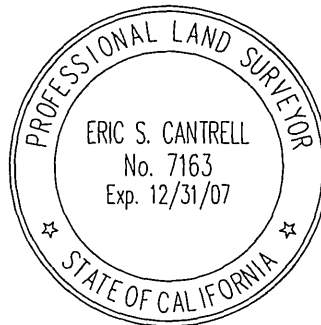
KCT CONSULTANTS, INC.

Prepared Under the Supervision of:



Eric Cantrell, PLS

Date: 4/27/07



2007-0470078
07/19/2007 08:09A
3 of 4

DESCRIPTION APPROVAL:

BY: K. Sherrill 06/20/2007
DATE

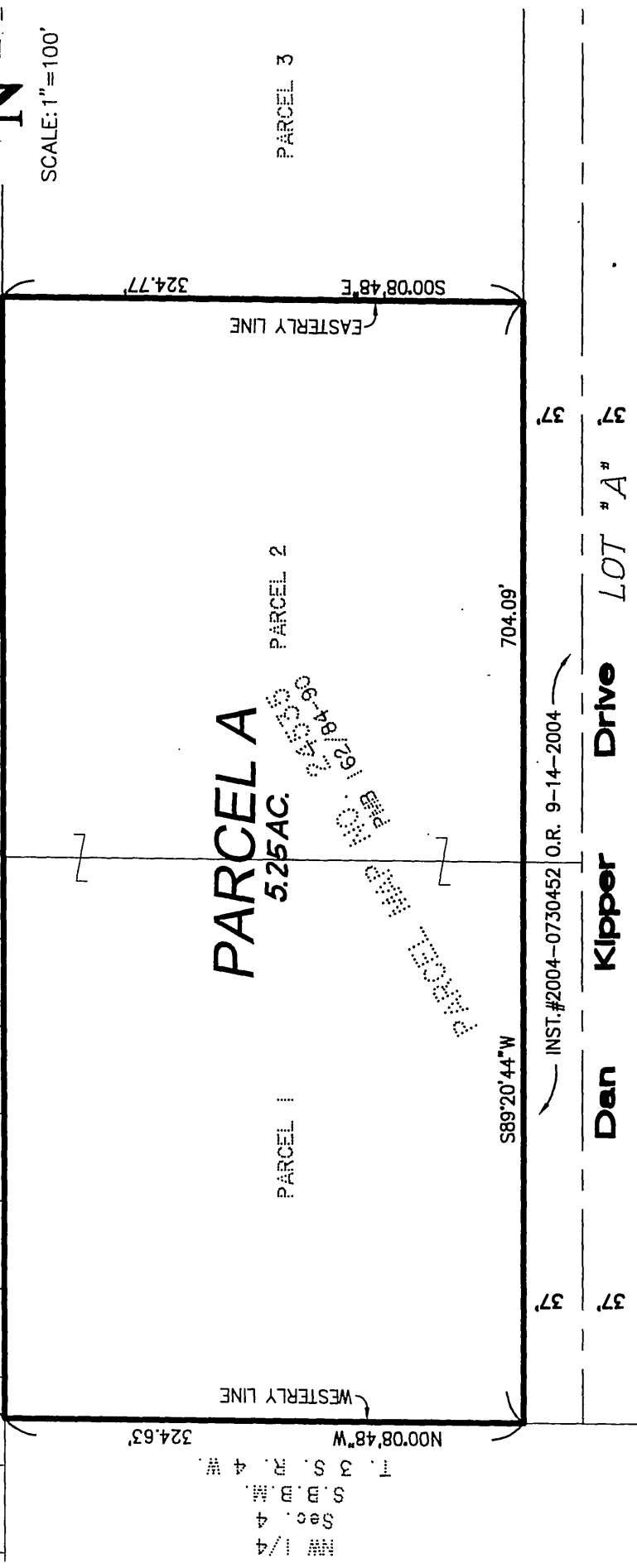
FOR: MARK S. BROWN
CITY SURVEYOR

LL-P06-1637

EXHIBIT "B" - MAP PARCEL MERGER NO. P06-1637

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

TR. NO. 22409-2
 MB 266/65-73
 PM 29919
 PM 193/92-97



LEGEND

- PARCEL BOUNDARY
- - - EXISTING LOT LINE
- P.O.B. INDICATE POINT OF BEGINNING

PARCEL 1
 PARCEL MAP 31139-1
 M.B.210 P.G. 7-11

Prepared Under The Supervision Of:
 KCT Consultants, Inc.

Eric S. Cantrell
 Date 4/27/07

Eric S. Cantrell, PLS 7163

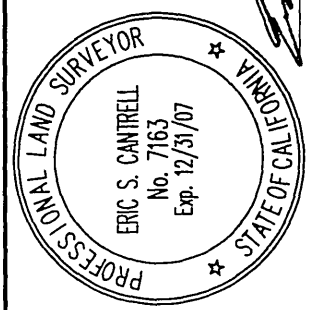
KCT CONSULTANTS, INC.

Civil Engineers - Surveyors - Planners
 P.O. Box 5705 Riverside, CA 92517-5705
 4344 Latham St., Suite 200, Riverside, CA 92501
 Phone: 951-341-8940 Fax: 951-341-8945
 e-mail: kctinc@kctconsultants.com

SCALE: 1" = 200' SHEET 1 OF 1

SECTION 4, TOWNSHIP 3 SOUTH, RANGE 4 WEST

DATE EXHIBIT PREPARED: 4-26-2007



2007-0470078
 07/19/2007 08:09A
 4 of 4

58/5-8
 LL-P06-1637

Recording requested by:

DOC # 2007-0470080
07/19/2007 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
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3900 Main Street
Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY

Project: P06-1637
Sycamore Canyon Blvd. & Dan Kipper Dr.
A.P.N. 263-020-057 & 058

LL P06-1637

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **PHELAN PROPERTIES, LLC, a California limited liability company, as to an undivided 20.206% interest, LUX P. TAYLOR and ROBIN R. TAYLOR, husband and wife, as to an undivided 21.134% interest, TIMOTHY J. TAYLOR, a married man and CATHERINE P. TAYLOR, a married woman, as to an undivided 21.134% interest, and SYCCANYON PI, LLC, a California limited liability company, as to an undivided 37.526% interest.**

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 (3) 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: Jeffrey A. Belier
Craig Aaron, Deputy Planning Director

4-3-07
Date

GENERAL ACKNOWLEDGEMENT

State of California

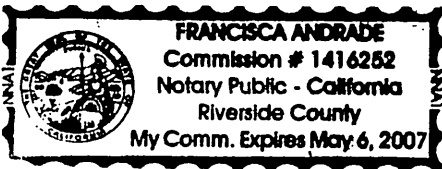
County of Riverside } ss

On April 6, 2007, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared

Jeffrey A. Belier
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"

Lot Line Adjustment No. P06-1637

ADJUSTED PARCELS

PARCEL A

That certain real property located in the City of Riverside, County of Riverside, State of California being more particularly described as follows:

A portion of Parcel 1 together with that portion of Parcel 2 of Parcel Map No. 24535, as shown by map on file in Book 162, Pages 84 through 90 of Parcel Maps, records of Riverside County, California, described as follows:

BEGINNING at the northwest corner of said Parcel 1;

Thence North 89°20'04" East, along the northerly line of said Parcels 1 and 2, a distance of 590.13 feet;

Thence South 00°39'16" East, a distance of 324.73 feet to a point of intersection with the northerly line of that certain parcel of land described in the Grant Deed to the City of Riverside recorded September 14, 2004, as Document No. 2004-0730452 of Official Records of said Riverside County;

Thence South 89°20'44" West, along said northerly line, a distance of 593.01 feet, to the westerly line of said Parcel 1;

Thence North 00°08'48" West, along said westerly line, a distance of 324.63 feet to the **POINT OF BEGINNING**;

The above described parcel of land contains 4.41 acres, more or less.

PARCEL B

That certain real property located in the City of Riverside, County of Riverside, State of California being more particularly described as follows:

That portion of Parcel 2 together with that portion of Parcels 3 and 4 of Parcel Map No. 24535, as shown by map on file in Book 162, Pages 84 through 90 of Parcel Maps, records of Riverside County, State of California, described as follows:

COMMENCING at the northwest corner of Parcel 1 of said Parcel Map No. 24535;

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3 of 6



LL-P06-1637

EXHIBIT "A"

Thence North 89°20'04" East, along the northerly line of said Parcels 1 and 2, a distance of 590.13 feet to the **POINT OF BEGINNING**;

Thence North 89°20'04" East a distance of 548.32 feet continuing along the northerly line of said Parcels 2, 3, and 4 of said Parcel Map No. 24535;

Thence South 00°39'16" East, a distance of 324.84 feet to a point of intersection with the northerly line of that certain parcel of land described in the Grant Deed to the City of Riverside recorded September 14, 2004, per Document No. 2004-0730452 of Official Records of said Riverside County, said point being distant thereon along said northerly line North 89°20'44" East and 1141.33 feet from the westerly line of said Parcel 1;

Thence South 89°20'44" West a distance of 548.32 feet along said northerly line;

Thence North 00°39'16" West, a distance of 324.73 feet to the **POINT OF BEGINNING**;

The above described parcel of land contains 4.09 acres, more or less.

PARCEL C

That certain real property located in the City of Riverside, County of Riverside, State of California being more particularly described as follows:

That portion of Parcel 4 together with that portion of Parcel 5 of Parcel Map No. 24535 as shown by map on file in Book 162, Pages 84 through 90 of Parcels Maps, records of said Riverside County, being more particularly described as follows:

COMMENCING at the northwest corner of Parcel 1 of said Parcel Map No. 24535;

Thence North 89°20'04" East, along the northerly boundary of said Parcel Map No. 24535, a distance of 1138.45 feet to the **POINT OF BEGINNING**;

Thence South 00°39'16" East, a distance of 324.84 feet to a point of intersection with the northerly line of that certain parcel of land described in Grant Deed to the City of Riverside by document recorded September 14, 2004, per Document No. 2004-0730452 of Official Records of said Riverside County, said point being distant thereon along said northerly line 1141.33 feet from the westerly line of said Parcel 1;

Thence North 89°20'44" East, along said northerly line, a distance of 523.79 feet to the beginning of a tangent curve concave northwesterly having a radius of 63.00 feet;



EXHIBIT "A"

Thence along said curve through a central angle of 90°00'00" an arc length of 98.96 feet;

Thence North 00°39'16" West a distance of 77.78 feet to the beginning of a tangent curve concave southeasterly having a radius of 137.00 feet;

Thence along the said curve through a central angle of 69°17'44" an arc length of 165.69 feet;

Thence North 68°38'28" East, a distance of 29.25 feet;

Thence North 22°50'44" East a distance of 32.74 feet to the beginning of a curve concave easterly having a radius of 1164.82 feet which the radial line bears North 67°10'11" East;

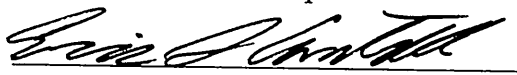
Thence along said curve through a central angle of 00°50'06" an arc length of 16.98 feet to said northerly boundary of Parcel Map No. 24535, the preceding seven (7) courses being along the northerly and westerly lines of a parcel of land described in said document No. 2004-0730452;

Thence South 89°20'04" West along said northerly boundary of Parcel Map No. 24535, a distance of 709.25 feet to the **POINT OF BEGINNING**;

The above described parcel of land contains 4.58 acres, more or less.

KCT CONSULTANTS, INC.

Prepared Under the Supervision of:

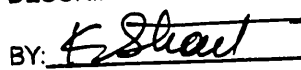


Eric Cantrell, PLS

Date: 4/12/07



DESCRIPTION APPROVAL:

BY:  06/20/2007
DATE

FOR: MARK S. BROWN
CITY SURVEYOR



2007-0470080
07/19/2007 08:00A
5 of 6

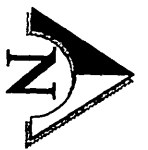
EXHIBIT "B" - MAP

LOT LINE ADJUSTMENT NO. P06-1637

TR. NO. 22408-2
#B 266/65-73

SCALE: 1" = 200'

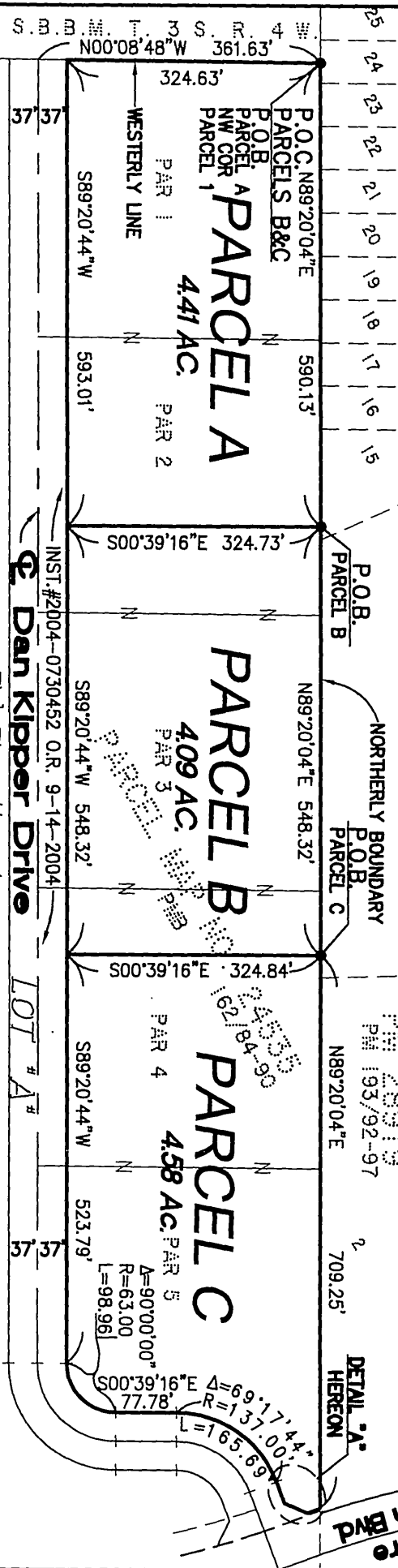
PM 20019
PM 193/92-97



DETAIL "A" HEREON

Sycamore Canyon Blvd

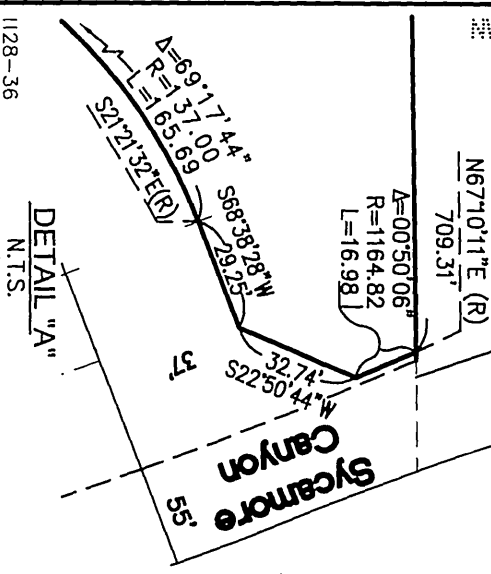
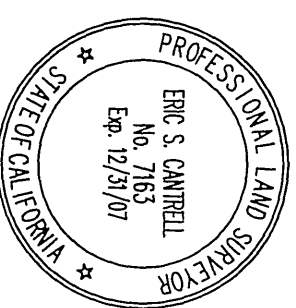
58/5+7



Parcel A
Parcel B
Parcel C
Parcel B&C

- LEGEND**
- Parcel Boundary
 - Existing Lot Line
 - P.O.B. Indicates Point of Beginning
 - (R) Indicates Radial Bearings

Prepared Under The Supervision Of:
KCT Consultants, Inc.
Eric S. Cantrell, PLS 7163
Date: 4/12/07



DETAIL "A"
N.T.S.

KCT CONSULTANTS, INC.
Civil Engineers - Surveyors - Planners
P.O. Box 5705, Fremont, CA 94517-5705
4244 Latham St., Suite 200, Fremont, CA 94501
Phone: 510-341-8940 Fax: 510-341-8945
e-mail: kcanine@kctconsultants.com

SECTION 4, TOWNSHIP 3 SOUTH, RANGE 4 WEST
DATE EXHIBIT PREPARED: 4-4-2007 SHEET 1 OF 1

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H99:89 2892/61/28
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