

Recording requested by:

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

2018-0355558

09/05/2018 11:14 AM Fee: \$ 32.00

Page 1 of 7

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



350

FOR RECORDER'S OFFICE USE ONLY

Project: P18-0108
APN: 242-140-001 & 002
Address:

**LL-P18-0108
PARCELS 1 & 2**

**NOTE TO COUNTY RECORDER:
DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.**

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **MPLC KUNNY RANCH, LLC, a Delaware limited liability company**

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the **TWO (2)** 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.

CITY APPROVAL:

CITY OF RIVERSIDE
PUBLIC WORKS – SURVEY DIVISION

Curtis C. Stephens, L.S. 7519
City Surveyor



By: Curt C. Stephens 4/21/18
Curtis C. Stephens, L.S. 7519 Date

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of RIVERSIDE } ss

On April 2, 2018, before me, SHERYD LEE SMAY,
notary public, personally appeared, CURT C. STEPHENS

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Sheryn Lee Smay
Notary Signature

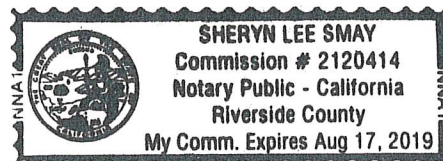


EXHIBIT A
LOT LINE ADJUSTMENT NO. P18-0108

PARCEL 1

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 14 WITH THE CENTERLINE OF LOT "A" OF OSBORNE HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 39 THROUGH 41, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 89°48'00" WEST ALONG SAID NORTH LINE, A DISTANCE OF 654.28 FEET TO THE **TRUE POINT OF BEGINNING** OF THE PARCEL OF LAND TO BE DESCRIBED;

THENCE SOUTH 0°12'00" WEST, A DISTANCE OF 189.98 FEET;

THENCE SOUTH 3°52'03" WEST, A DISTANCE OF 329.56 FEET;

THENCE SOUTH 23°54'21" EAST, A DISTANCE OF 101.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 267.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 36°53'10" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°39'14", AN ARC LENGTH OF 31.01 FEET;

THENCE NON-TANGENT TO LAST SAID CURVE, SOUTH 30°13'56" EAST, A DISTANCE OF 66.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 333.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 30°13'56" EAST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°41'59", AN ARC LENGTH OF 137.74 FEET;

THENCE NON-TANGENT TO LAST SAID CURVE, SOUTH 6°38'55" EAST, A DISTANCE OF 217.45 FEET;

THENCE SOUTH 13°42'58" WEST, A DISTANCE OF 213.07 FEET TO THE NORTHERLY LINE OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PARCEL 1040-301 AS SHOWN BY

RECORD OF SURVEY FILED IN BOOK 66, PAGE 74 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY;

THENCE SOUTH 72°44'22" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 219.22 FEET TO AN ANGLE POINT THEREIN;

THENCE SOUTH 24°07'14" WEST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1040-301, A DISTANCE OF 135.71 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED NOVEMBER 22, 1966 AS INSTRUMENT NO. 113219, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 88°37'00" WEST ALONG THE NORTHERLY LINE OF SAID DEED RECORDED NOVEMBER 22, 1966, A DISTANCE OF 918.34 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 14;

THENCE NORTH 00°12'00" EAST ALONG SAID WEST LINE, A DISTANCE OF 1323.22 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER;

THENCE SOUTH 89°48'00" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 14, A DISTANCE OF 1307.72 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 37.71 ACRES, MORE OR LESS.

PARCEL 2

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 14 WITH THE CENTERLINE OF LOT "A" OF OSBORNE HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 39 THROUGH 41, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 89°48'00" WEST ALONG SAID NORTH LINE, A DISTANCE OF 654.28 FEET TO THE **TRUE POINT OF BEGINNING** OF THE PARCEL OF LAND TO BE DESCRIBED;

THENCE SOUTH 0°12'00" WEST, A DISTANCE OF 189.98 FEET;

THENCE SOUTH 3°52'03" WEST, A DISTANCE OF 329.56 FEET;

THENCE SOUTH 23°54'21" EAST, A DISTANCE OF 101.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 267.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 36°53'10" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°39'14", AN ARC LENGTH OF 31.01 FEET;

THENCE NON-TANGENT TO LAST SAID CURVE, SOUTH 30°13'56" EAST, A DISTANCE OF 66.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 333.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 30°13'56" EAST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°41'59", AN ARC LENGTH OF 137.74 FEET;

THENCE NON-TANGENT TO LAST SAID CURVE, SOUTH 6°38'55" EAST, A DISTANCE OF 217.45 FEET;

THENCE SOUTH 13°42'58" WEST, A DISTANCE OF 213.07 FEET TO THE NORTHERLY LINE OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PARCEL 1040-301 AS SHOWN BY RECORD OF SURVEY FILED IN BOOK 66, PAGE 74 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 72°44'22" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 580.53 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL 1040-301;

THENCE SOUTH 27°27'19" EAST ALONG THE NORTHEASTERLY LINE THEREOF, A DISTANCE OF 385.92 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE SOUTH 89°48'00" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 339.80 FEET TO THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED DECEMBER 31, 1968 AS INSTRUMENT NO. 127601, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 00°12'00" EAST ALONG THE WESTERLY LINE OF SAID DEED RECORDED DECEMBER 31, 1968, A DISTANCE OF 576.66 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED JUNE 15, 1967 AS INSTRUMENT NO. 51855 OF SAID OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE NORTH 89°48'00" WEST ALONG THE SOUTHERLY LINE OF SAID DEED, A DISTANCE OF 586.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED IN DEED RECORDED JUNE 15, 1967;

THENCE NORTH 00°12'00" EAST ALONG THE WESTERLY LINE OF SAID DEED RECORDED JUNE 15, 1967, A DISTANCE OF 743.34 FEET TO THE NORTH LINE OF SAID NORTHEASTER QUARTER OF SECTION 14;

THENCE NORTH 89°48'00" WEST ALONG SAID NORTH LINE, A DISTANCE OF 361.28 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 16.25 ACRES, MORE OR LESS.

PREPARED BY ME OR UNDER MY DIRECTION



MITCHELL J ADKISON, PLS 8936
EXPIRATION 9-30-2018



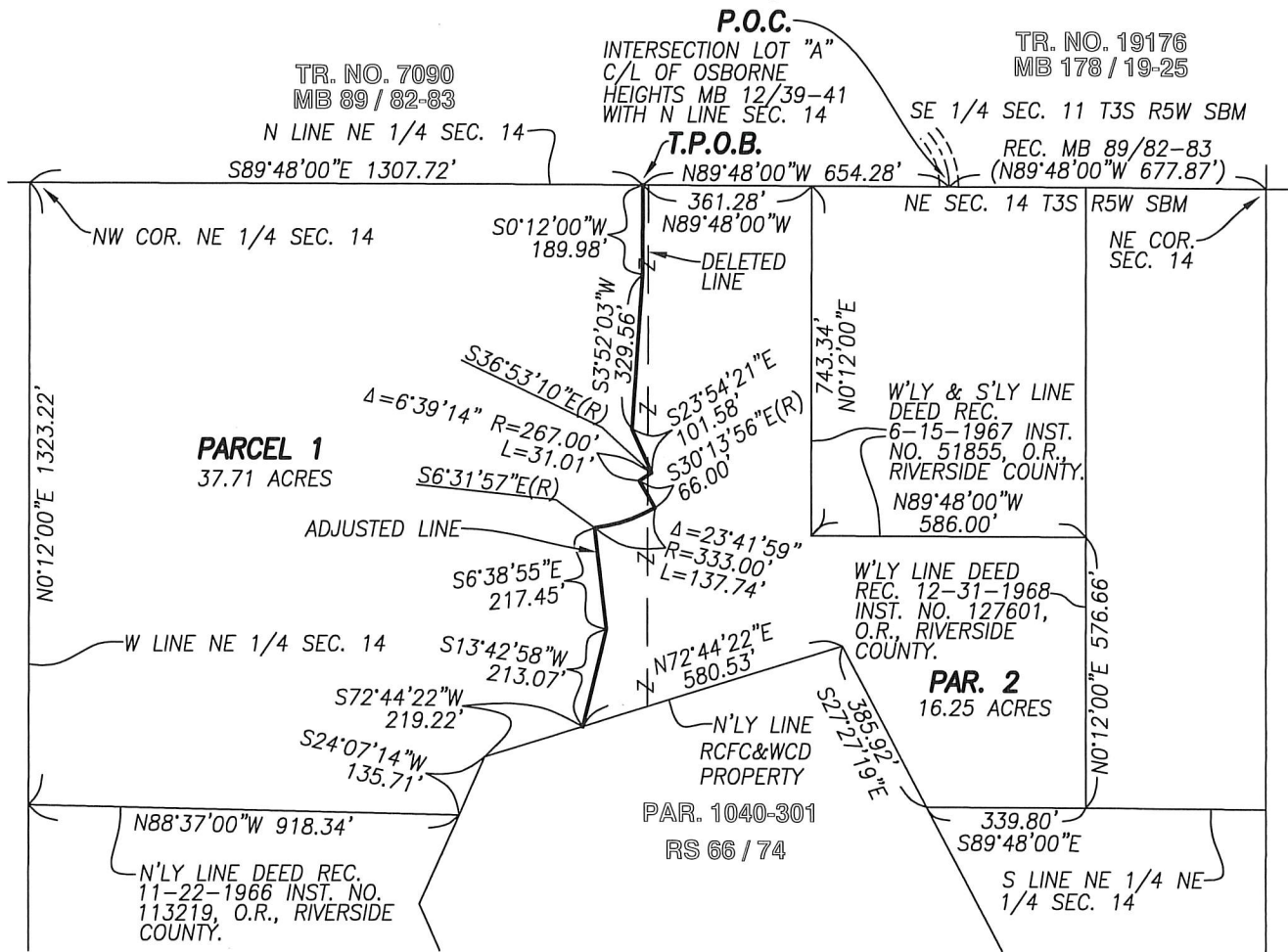
DESCRIPTION APPROVAL:

BY:  3/29/18
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

LOT LINE ADJUSTMENT NO. P18-0108

SHEET 1 OF 1



1" = 400'



PLAT PREPARED BY: adkan ENGINEERS <small>Civil Engineering · Surveying · Planning</small> 6879 Airport Drive, Riverside, CA 92504 Tel: (951) 688-0241 · Fax: (951) 688-0599	JOB NO. 8535	DATE: 3-28-2018	CLIENT: MISSION PACIFIC
	APPROVED BY: MITCHELL J ADKISON, PLS 8936		LOT LINE ADJUSTMENT LL-P18-0108

L.L. - P18-0108