

Recording requested by:

2020-0313030

07/16/2020 02:18 PM Fee: \$ 35.00

Page 1 of 8

Recorded in Official Records
County of Riverside
Peter Aldana
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

15					R	A	Exam:		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
8									
SIZE	NCOR	SMF	NCHG	T:	0882				

35

FOR RECORDER'S OFFICE USE ONLY

Project: P19-0398
APN: 233-062-039 & 040
Address: 3483 & 3505 Van Buren Blvd.

LL-P19-0398
PARCELS A & B

**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): **Magnolia Crossings, LLC, a California 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: *Curtis C. Stephens* 11/25/19
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 NOVEMBER 25, 2019, before me, SHERYN LEE SMAY,
notary public, personally appeared, CURTIS 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 Smay
Notary Signature

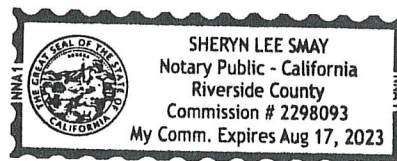


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL "A"

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

BEING A PORTION OF PARCEL 1 AND PARCEL 2 OF CERTIFICATE OF COMPLIANCE CO-P07-1117 RECORDED NOVEMBER 29, 2007 AS INSTRUMENT NO. 2007-0720100 AND RE-RECORDED JUNE 16, 2008 AS INSTRUMENT NO. 2008-0327241, BOTH OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, LYING WITHIN A PORTION OF LOT 10 IN BLOCK 25 OF VILLAGE OF ARLINGTON AS SHOWN BY MAP FILED IN BOOK 1, PAGE 62 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF PARCEL 4A DESCRIBED IN FINAL ORDER OF CONDEMNATION RECORDED AUGUST 29, 2013 AS DOC. NO. 2013-0425957 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 61°11'45" EAST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 1 AND PARCEL 2, A DISTANCE OF 116.37 FEET;

THENCE NORTH 34°01'15" WEST, A DISTANCE OF 335.83 FEET;

THENCE SOUTH 56°00'11" WEST, A DISTANCE OF 5.00 FEET;

THENCE NORTH 79°01'15" WEST, A DISTANCE OF 7.06 FEET;

THENCE SOUTH 56°00'11" WEST, A DISTANCE OF 116.12 FEET;

THENCE SOUTH 9°11'45" WEST, A DISTANCE OF 28.92 FEET;

THENCE SOUTH 37°41'21" EAST, A DISTANCE OF 70.29 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 60.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°48'17", AN ARC LENGTH OF 11.31 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 26°53'04" EAST, A DISTANCE OF 53.58 FEET TO THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SAID FINAL ORDER OF CONDEMNATION;

THENCE SOUTH 37°41'32" EAST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 153.22 FEET;

THENCE SOUTH 80°18'20" EAST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 31.43 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 1.09 ACRES, MORE OR LESS.

PARCEL "B"

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

BEING A PORTION OF PARCEL 1 AND PARCEL 2 OF CERTIFICATE OF COMPLIANCE CO-P07-1117 RECORDED NOVEMBER 29, 2007 AS INSTRUMENT NO. 2007-0720100 AND RE-RECORDED JUNE 16, 2008 AS INSTRUMENT NO. 2008-0327241, BOTH OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, LYING WITHIN A PORTION OF LOT 10 IN BLOCK 25 OF VILLAGE OF ARLINGTON AS SHOWN BY MAP FILED IN BOOK 1, PAGE 62 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL 4A DESCRIBED IN FINAL ORDER OF CONDEMNATION RECORDED AUGUST 29, 2013 AS DOC. NO. 2013-0425957 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 61°11'45" EAST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 1 AND PARCEL 2 OF SAID CERTIFICATE OF COMPLIANCE CO-P07-1117, A DISTANCE OF 116.37 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 34°01'15" WEST, A DISTANCE OF 335.83 FEET;

THENCE SOUTH 56°00'11" WEST, A DISTANCE OF 5.00 FEET;

THENCE NORTH 79°01'15" WEST, A DISTANCE OF 7.06 FEET;

THENCE SOUTH 56°00'11" WEST, A DISTANCE OF 116.12 FEET;

THENCE SOUTH 9°11'45" WEST, A DISTANCE OF 28.92 FEET;

THENCE SOUTH 37°41'21" EAST, A DISTANCE OF 70.29 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 60.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°48'17", AN ARC LENGTH OF 11.31 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 26°53'04" EAST, A DISTANCE OF 53.58 FEET TO THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SAID FINAL ORDER OF CONDEMNATION;

THENCE NORTH 37°41'32" WEST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 118.14 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 4,846.44 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHEASTERLY LINE, THROUGH A CENTRAL ANGLE OF 1°30'24", AN ARC LENGTH OF 127.44 FEET TO A POINT IN THAT CERTAIN PARCEL OF LAND DESCRIBED IN FINAL ORDER OF CONDEMNATION RECORDED JUNE 16, 2008 AS DOC. NO. 2008-0327245

OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, ALSO BEING A POINT IN A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 173.94 FEET, TO WHICH A RADIAL LINE BEARS NORTH 66°34'53" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHEASTERLY LINE, THROUGH A CENTRAL ANGLE OF 10°36'08", AN ARC LENGTH OF 32.19 FEET;

THENCE TANGENT TO LAST SAID CURVE, NORTH 34°01'15" WEST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 82.30 FEET TO THE MOST NORTHERLY CORNER THEREOF;

THENCE NORTH 34°19'39" EAST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 312.55 FEET TO THE MOST NORTHERLY CORNER THEREOF;

THENCE SOUTH 34°01'15" EAST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 671.96 FEET TO THE MOST EASTERLY CORNER THEREOF;

THENCE SOUTH 61°11'45" WEST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 131.54 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 2.83 ACRES, MORE OR LESS.

PREPARED BY ME OR UNDER MY SUPERVISION


MICHAEL R. BREDECKE, PLS 9299 4-3-2020



DESCRIPTION APPROVAL:

BY:  4/13/20
DATE

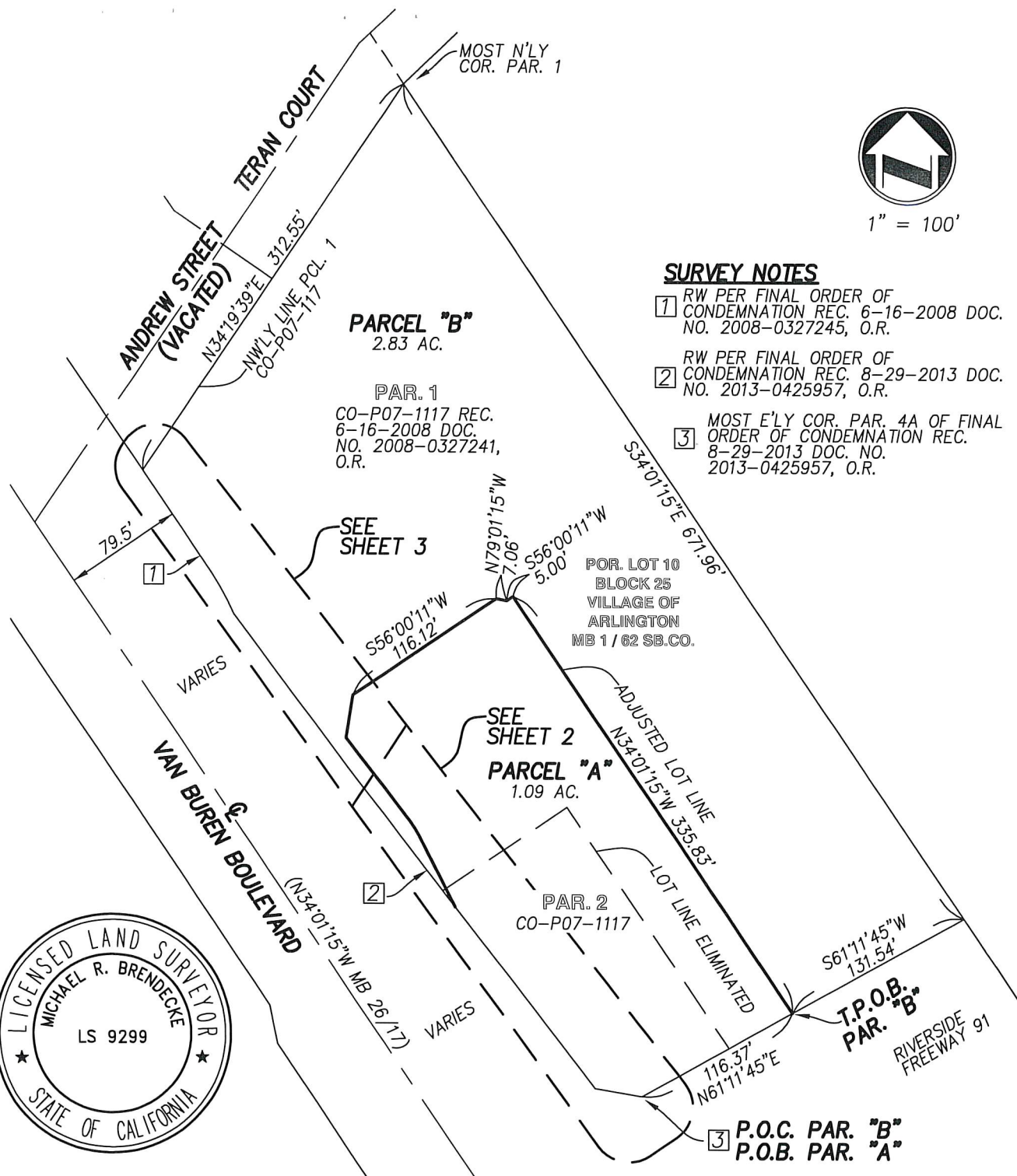
FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR




1" = 100'

SURVEY NOTES

- 1 RW PER FINAL ORDER OF CONDEMNATION REC. 6-16-2008 DOC. NO. 2008-0327245, O.R.
- 2 RW PER FINAL ORDER OF CONDEMNATION REC. 8-29-2013 DOC. NO. 2013-0425957, O.R.
- 3 MOST E'LY COR. PAR. 4A OF FINAL ORDER OF CONDEMNATION REC. 8-29-2013 DOC. NO. 2013-0425957, O.R.



LEGEND:
 ——— NEW ADJUSTED LOT LINE
 ——— EXISTING LOT LINES TO REMAIN
 - - - LOT LINE ELIMINATED

PLAT PREPARED BY: adkan ENGINEERS Civil Engineering · Surveying · Planning 6879 Airport Drive, Riverside, CA 92504 Tel: (951) 688-0241 · Fax: (951) 688-0599	JOB NO. 9400	DATE: 4-3-2020	CLIENT: ADMG
	APPROVED BY:  MICHAEL R. BREDECKE, PLS 9299		PLAT TO ACCOMPANY LEGAL DESCRIPTION

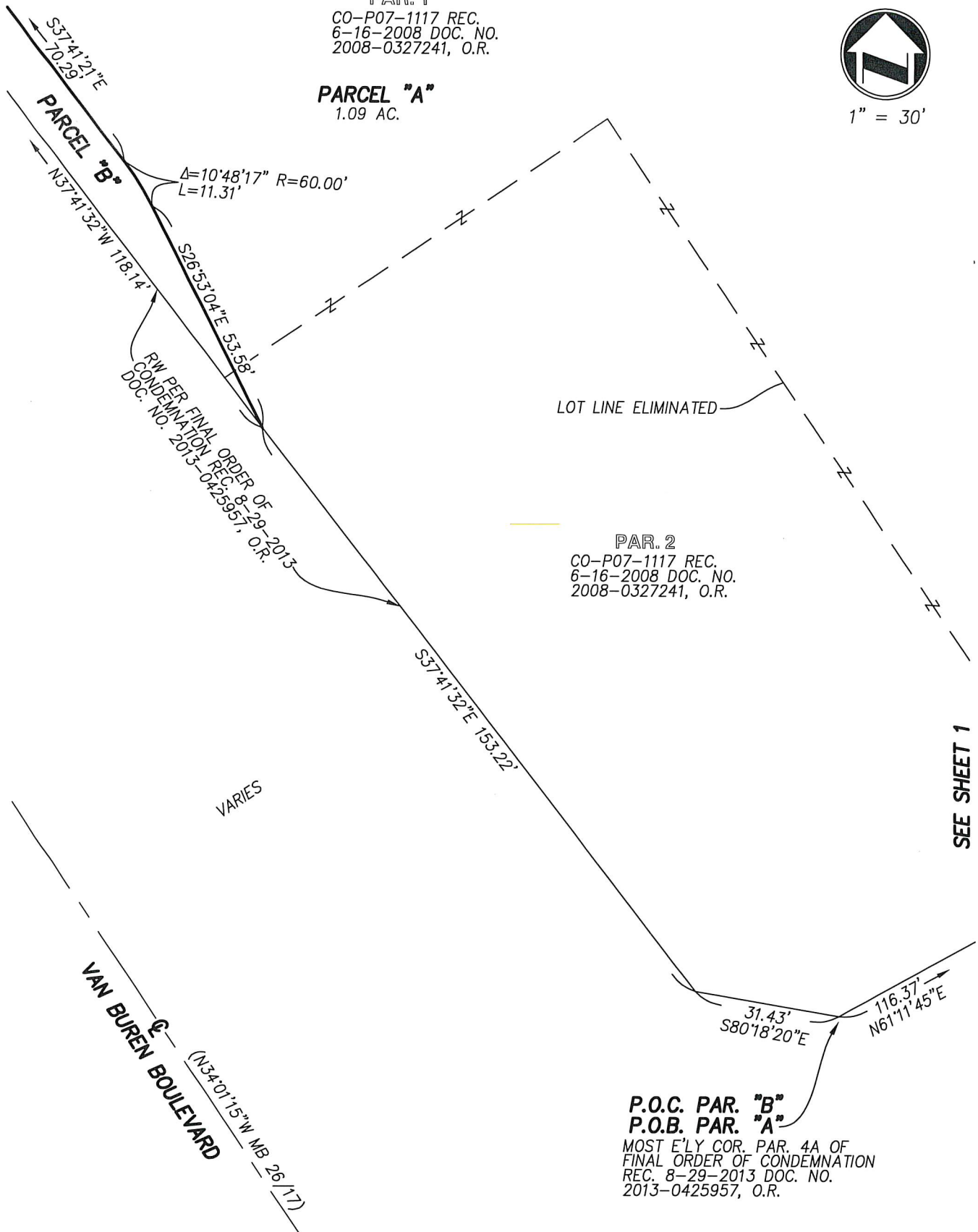
SEE SHEET 3

PAR. 1
CO-P07-1117 REC.
6-16-2008 DOC. NO.
2008-0327241, O.R.

PARCEL "A"
1.09 AC.



1" = 30'



PARCEL "B"

$\Delta=10^{\circ}48'17''$ $R=60.00'$
 $L=11.31'$

RW PER FINAL ORDER OF
CONDEMNATION REC. 8-29-2013
DOC. NO. 2013-0425957, O.R.

LOT LINE ELIMINATED

PAR. 2
CO-P07-1117 REC.
6-16-2008 DOC. NO.
2008-0327241, O.R.

VARIES

VAN BUREN BOULEVARD
(N34°01'15"W MB 26/17)

SEE SHEET 1

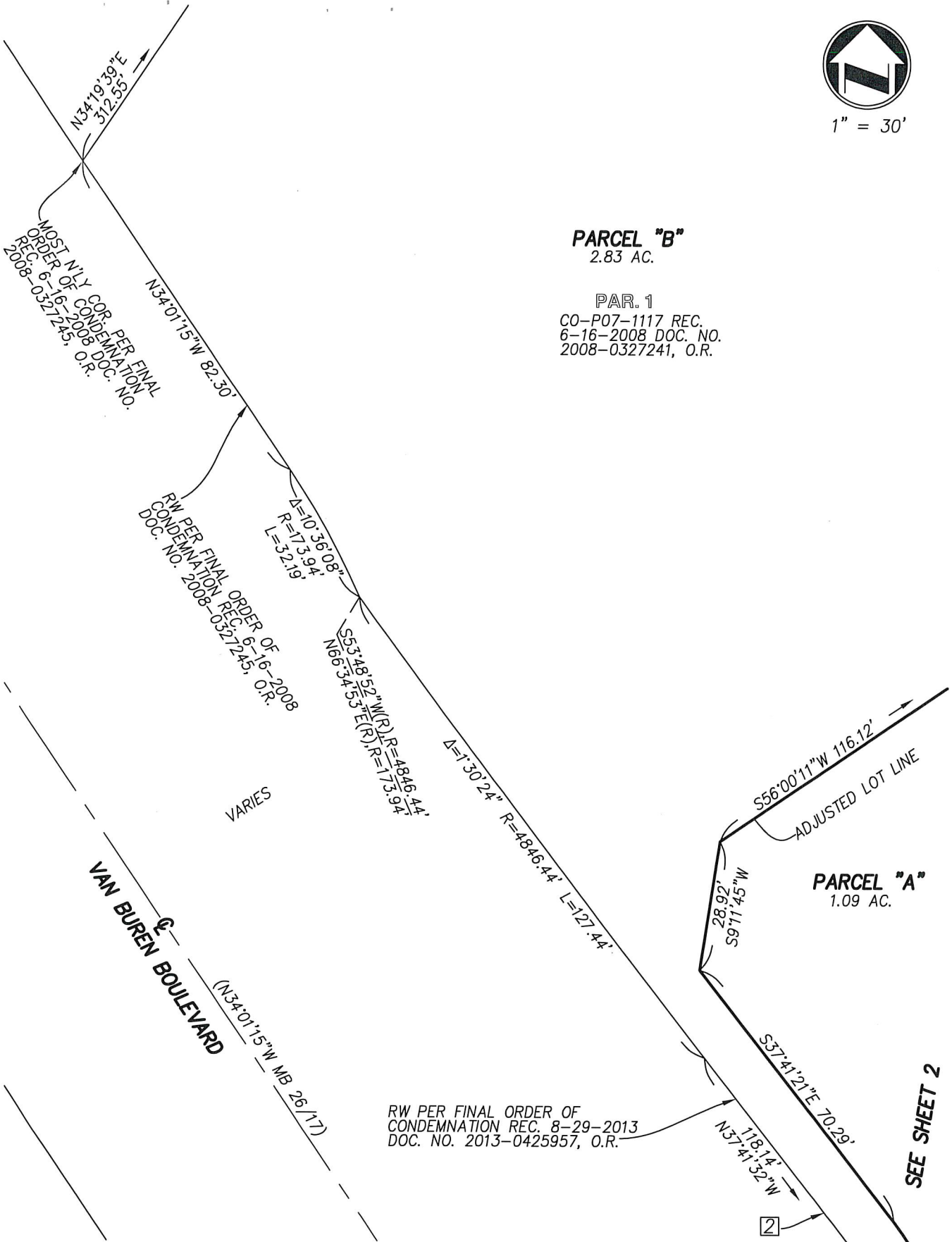
P.O.C. PAR. "B"
P.O.B. PAR. "A"
MOST E'LY COR. PAR. 4A OF
FINAL ORDER OF CONDEMNATION
REC. 8-29-2013 DOC. NO.
2013-0425957, O.R.



1" = 30'

PARCEL "B"
2.83 AC.

PAR. 1
CO-P07-1117 REC.
6-16-2008 DOC. NO.
2008-0327241, O.R.



N34°19'39"E
312.55'

N34°01'15"W 82.30'

MOST NLY COR. PER FINAL
ORDER OF CONDEMNATION
REC. 6-16-2008 DOC. NO.
2008-0327245, O.R.

Δ=10'36".08"
R=173.94'
L=32.19'

RW PER FINAL
CONDEMNATION REC. 6-16-2008
DOC. NO. 2008-0327245, O.R.

S53°48'52"W(R) R=4846.44'
N69°34'53"E(R) R=173.94'

Δ=1'30".24" R=4846.44' L=127.44'

VARIES

VAN BUREN BOULEVARD
(N34°01'15"W MB 26/17)

S56°00'11"W 116.12'

ADJUSTED LOT LINE

PARCEL "A"
1.09 AC.

28.92'
S97°14'45"W

S37°41'21"E 70.29'

RW PER FINAL ORDER OF
CONDEMNATION REC. 8-29-2013
DOC. NO. 2013-0425957, O.R.

118.14'
N37°41'32"W

SEE SHEET 2

