

**Recording Requested By**  
First American Title Insurance Company

T

Recording requested by:

039090

RECEIVED FOR RECORD  
AT 2:00 O'CLOCK

And when recorded, mail to:

FEB -4 1997

City of Riverside  
Public Works Department  
Survey Section  
3900 Main Street  
Riverside, California 92522

Recorded in Official Records  
of Riverside County, California

Recorder  
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: **PW-006-956**  
**Sandy Lane**

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): **JURUPA WESTERN, INC., a California corporation, and DE ANZA BUSINESS PARK, a partnership**

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on **April 4, 1996**, a waiver of parcel map for a lot line adjustment was granted for the real property as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California, which real property as described in said **Exhibit "A"** thereby created complies 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.

PLANNING COMMISSION OF THE  
CITY OF RIVERSIDE

STEPHEN J. WHYLD  
PLANNING DIRECTOR

Dated: *January 28, 1997*

By *J. Craig Aaron*  
J. CRAIG AARON  
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

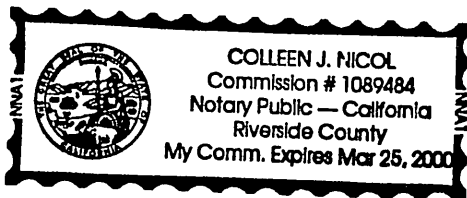
State of California }  
County of Riverside }ss

On 1-28-97, before me Colleen J. Nicol  
(date) (name)

a Notary Public in and for said State, personally appeared

J. Craig Ann  
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.

Colleen J. Nicol  
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)

Title \_\_\_\_\_

Title \_\_\_\_\_

- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- Other

Principal Planner

- ( ) Partner(s)
- ( ) General
- ( ) Limited

The party(ies) executing this document is/are representing:

City of Riverside

## EXHIBIT "A"

## COX AFTER LOT LINE ADJUSTMENT PARCEL 1

Those portions Section 34, and the West one-half of Section 35, Township 2 South, Range 6 West, S.B.M., as shown by a survey of Rancho La Sierra, recorded in Book 6, Page 70 of Maps in the office of the Recorder of Riverside County, California, more particularly described as follows:

**Beginning** at a point on the southerly line of the northerly one-half of said Section 34, said point being North  $89^{\circ}55'59''$  West, a distance of 126.36 feet from the northeasterly corner of Lot 50, Tract 22238, per map filed in Book 175, Pages 38-42 of Maps, records of said county;

**Thence** North  $89^{\circ}55'59''$  West, along said southerly line, a distance of 690.07 feet;

**Thence** North  $38^{\circ}33'34''$  West, on a radial line, a distance of 60.00 feet to the beginning of a non-tangent curve, concave northwesterly and having a radius of 170.00 feet;

**Thence** southwesterly, along said curve, an arc length of 44.09 feet, through a central angle of  $14^{\circ}51'35''$ , to the beginning of a tangent line;

**Thence**, South  $66^{\circ}18'01''$  West, a distance of 59.80 feet to aforesaid southerly line;

**Thence** North  $89^{\circ}55'59''$  West a distance of 431.77 to the beginning of a non-tangent curve, concave southeasterly and having a radius of 350.00 feet, to which point a radial line bears North  $89^{\circ}55'59''$  West.

**Thence** northeasterly along said curve, an arc length of 458.24 feet through a central angle of  $75^{\circ}00'51''$  to the beginning of a tangent line.

**Thence** North  $75^{\circ}04'53''$  East, a distance of 701.47 feet;

**Thence** North  $00^{\circ}28'18''$  East, a distance of 746.95 feet, to a point on the north line of the south one-half of the northwest quarter of said Section 34;

**Thence** North  $89^{\circ}47'37''$  East, along said line, a distance of 3067.45 feet, to a point on the east line of said Section 34;

**Thence** South  $00^{\circ}26'57''$  East, along said line, a distance of 1199.72 feet;

**Thence** South  $78^{\circ}37'30''$  West, a distance of 151.71 feet;

**Thence** South  $89^{\circ}30'30''$  West, a distance of 260.99 feet;

**Thence** North  $84^{\circ}05'28''$  West, a distance of 200.17 feet;

**Thence** South  $45^{\circ}53'31''$  West, a distance of 99.86 feet to the beginning of a non-tangent curve, concave southerly and having a radius of 363.00 feet;

**Thence** westerly along said curve, an arc length of 374.45 feet, through a central angle of  $59^{\circ}06'10''$  to the beginning of a reverse curve, concave northerly and having a radius of 467.00 feet;

**Thence** westerly along said curve, an arc length of 93.73 feet, through a central angle of  $11^{\circ}30'00''$  to the beginning of a tangent line;

**Thence** South  $88^{\circ}17'21''$  West, along said line, a distance of 130.68 feet to the beginning of a tangent curve, concave southeasterly and having a radius of 583.00 feet;

**Thence** southwesterly, along said curve, an arc length of 272.59 feet, through a central angle of  $26^{\circ}47'21''$  to the beginning of a tangent line;

**Thence** South  $61^{\circ}30'00''$  West, along said line, a distance of 114.03 feet;

**Thence** North  $28^{\circ}30'00''$  West, a distance of 262.93 feet;

**Thence** North  $23^{\circ}52'01''$  East, a distance of 78.86 feet;

**Thence** North 20°00'00" West, a distance of 680.00 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 600.00 feet;

**Thence** northwesterly, along said curve, an arc length of 487.78 feet through a central angle of 46°34'47" to the beginning of a non-tangent line, a radial to said line bears North 23°25'14" East;

**Thence** South 11°00'00" West, along said line, a distance of 442.18 feet;

**Thence** North 82°14'22" West, a distance of 180.88 feet to the beginning of a non-tangent curve, concave northwesterly and having a radius of 530.00 feet;

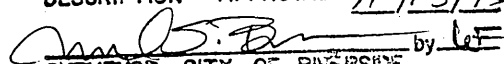
**Thence** southwesterly, along said curve, an arc length of 244.75 feet, through a central angle of 26°27'30" to the beginning of a tangent line;

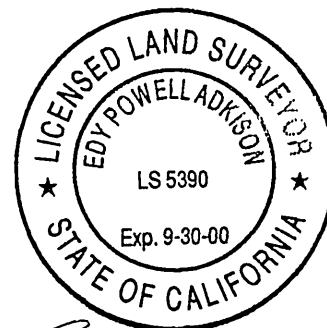
**Thence** South 34°13'08" West, along said line, a distance of 175.37 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 530.00 feet;


**Thence** southwesterly, along said curve, an arc length of 271.61 feet, through a central angle of 29°21'46" to the beginning of a non-tangent line, a radial to said line bears South 26°25'06" East;

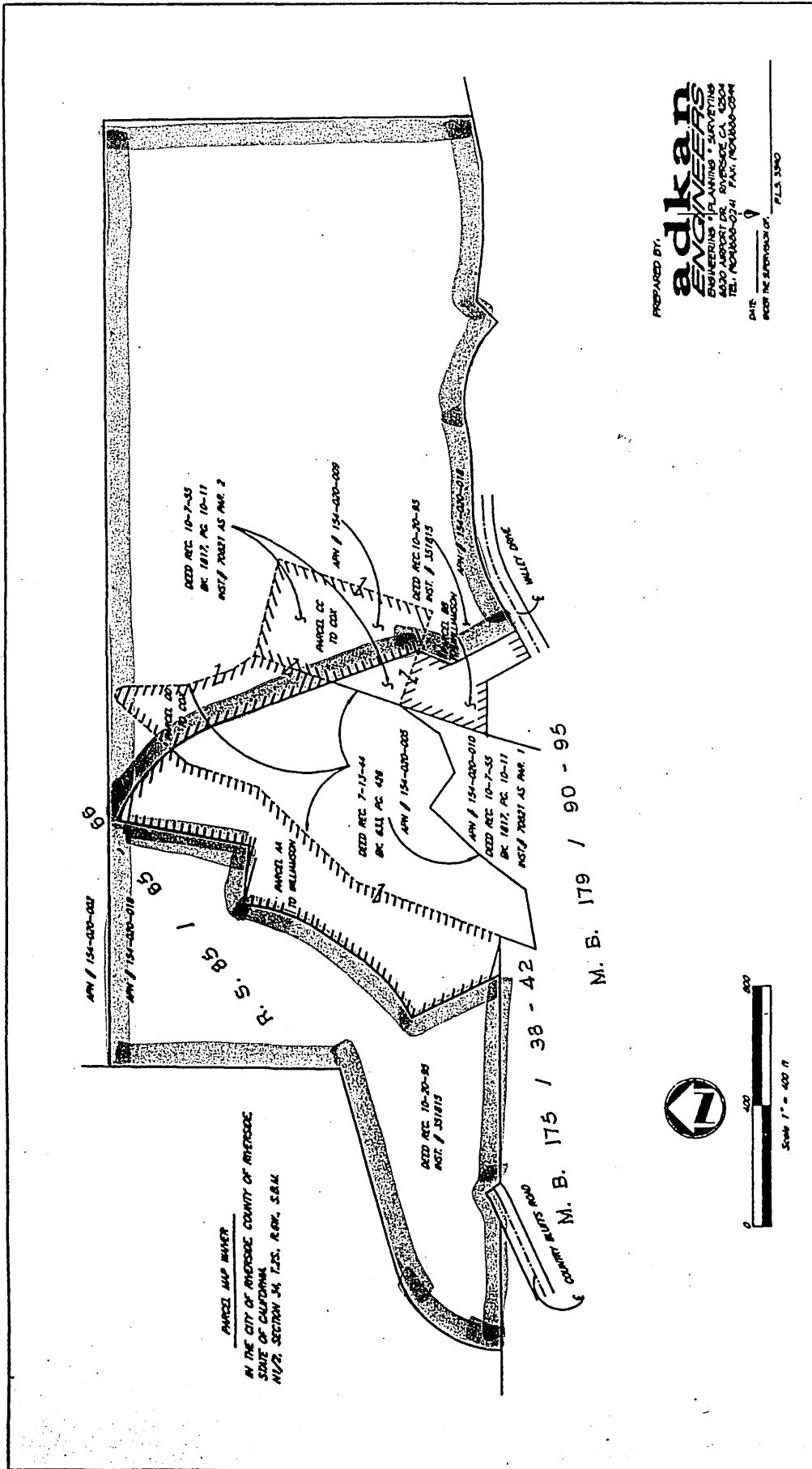
**Thence** South 26°25'06" East, along said radial line, a distance of 320.21 feet to the **POINT OF BEGINNING**.

The land herein described contains 75.09 acres, more or less.

DESCRIPTION APPROVAL. 11/15/96  
  
 SURVEYOR, CITY OF RIVERSIDE by LF

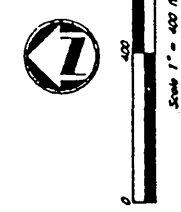


  
 11/14/96



PREPARED BY:  
**adkins**  
ENGINEERING • PLANNING • SURVEYING  
4530 AIRPORT DR., RIVERSIDE, CA 92504  
TEL: (951) 514-1111 FAX: (951) 514-1111

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
PLS. 3390



Recording requested by:

039089

And when recorded, mail to:

City of Riverside  
Public Works Department  
Survey Section  
3900 Main Street  
Riverside, California 92522

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Recorder

Fees \$ \_\_\_\_\_



TM

FOR RECORDER'S OFFICE USE ONLY

Project: **PW-006-956**  
**Sandy Lane**

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): **THE MARTIN N. WILLIAMSON TRUST DATED AUGUST, 30, 1996, THE RAMONA RINDGE WILLIAMSON TRUST DATED AUGUST 30, 1996, AND THE WILLIAMSON FAMILY 1984 LIVING TRUST DATED NOVEMBER 21, 1984, as their interests appear of record.**

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on **April 4, 1996**, a waiver of parcel map for lot line adjustments was granted to the above-referenced property owner(s) to create the parcels of real property as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California, which parcels as described in said **Exhibit "A"** thereby created 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.

PLANNING COMMISSION OF THE CITY OF RIVERSIDE

STEPHEN J. WHYLD  
PLANNING DIRECTOR

Dated: January 28, 1997

By J. Craig Aaron  
J. CRAIG AARON  
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

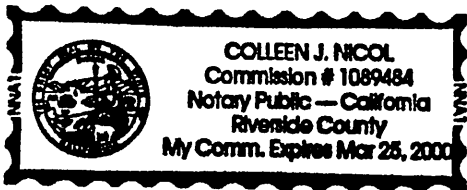
State of California }  
County of Riverside } ss

On 1-28-97, before me Colleen J. Nicol  
(date) (name)

a Notary Public in and for said State, personally appeared

J. Craig Aaron  
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.

Colleen Nicol  
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)

Title \_\_\_\_\_

Title \_\_\_\_\_

- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)

(x) Other  
Principal Planner

- ( ) Partner(s)
- ( ) General
- ( ) Limited

The party(ies) executing this document is/are representing:

City of Riverside



## EXHIBIT "A"

## WILLIAMSON AFTER LOT LINE ADJUSTMENT PARCEL 1

Those portions of Section 34, Township 2 South, Range 6 West, S.B.M., as shown by a survey of Rancho LaSierra, per map recorded in Book 6, Page 70 of maps in the office of the Recorder of Riverside County, California, more particularly described as follows;

**Beginning** at a point on the southerly line of the northerly one-half of said Section 34, said point also being the northeasterly corner of Lot 50, Tract 22238, per map filed in Book 175, Pages 38-42 of maps, records of said county;

**Thence** South  $20^{\circ}50'39''$  West, along the easterly line of said Lot 50, a distance of 124.76 feet;

**Thence** North  $80^{\circ}34'22''$  East, a distance of 198.82 feet;

**Thence** North  $38^{\circ}04'26''$  East, a distance of 195.38 feet;

**Thence** North  $44^{\circ}19'56''$  East, a distance of 218.00 feet;

**Thence** South  $54^{\circ}11'34''$  East, a distance of 137.58 feet;

**Thence** North  $69^{\circ}24'26''$  East, a distance of 140.57 feet;

**Thence** North  $36^{\circ}26'10''$  East, a distance of 158.54 feet;

**Thence** North  $19^{\circ}07'10''$  East, a distance of 232.66 feet;

**Thence** North  $20^{\circ}00'00''$  West, a distance of 380.19 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 600.00 feet;

**Thence** northwesterly, along said curve, an arc length of 487.78 feet, through a central angle of  $46^{\circ}34'47''$  to the beginning of a non-tangent line, a radial to said line bears North  $23^{\circ}25'14''$  East;

**Thence**, South  $11^{\circ}00'00''$  West, along said line, a distance of 442.18 feet;

**Thence**, North  $82^{\circ}14'22''$  West, a distance of 180.88 feet to the beginning of a non-tangent curve, concave northwesterly and having a radius of 530.00 feet;

**Thence**, southwesterly, along said curve, an arc length of 244.75 feet, through a central angle of  $26^{\circ}27'30''$  to the beginning of a tangent line;

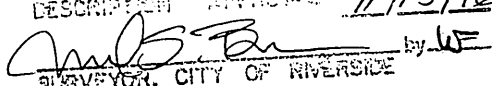
**Thence**, South  $34^{\circ}13'08''$  West, along said line a distance of 175.37 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 530.00 feet;

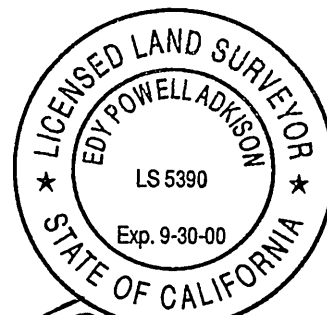
**Thence**, southwesterly, along said curve, an arc length of 271.61 feet, through a central angle of  $29^{\circ}21'46''$  to the beginning of a non-tangent line having a radial bearing of South  $26^{\circ}25'06''$  East;

**Thence** South  $26^{\circ}25'06''$  East, along said radial line, a distance of 320.21 feet to aforesaid southerly line of said Section 34;

**Thence** South  $89^{\circ}55'59''$  East, along said southerly line, a distance of 126.36 feet to the **POINT OF BEGINNING**

The land herein described contains 17.287 acres, more or less.

DESCRIPTION APPROVED 11/15/96  
  
 SURVEYOR, CITY OF RIVERSIDE



  
 11/14/96

PW-006-954<sup>09</sup>

## EXHIBIT "A"

## WILLIAMSON AFTER LOT LINE ADJUSTMENT PARCEL 2

Those portions of Section 34, Township 2 South, Range 6 West, S.B.M., as shown by a survey of Rancho LaSierra, per map recorded in Book 6, Page 70 of maps in the office of the Recorder of Riverside County, California, more particularly described as follows;

**Beginning** at a point on the southeasterly line of that certain parcel of land conveyed to Martin N. Williamson and Ramona R. Williamson by deed recorded October 7, 1955 in Book 1817, Pages 10 and 11, as Instrument No. 70821 in the official records of said county, said point also being the northwesterly corner of Lot 6, Tract 21809, per map filed in Book 179, Pages 90 thru 95, of maps, records of said county;

**Thence** South  $89^{\circ}50'09''$  East, along the northerly line of said Lot 6, a distance of 178.64 feet;

**Thence** South  $28^{\circ}30'00''$  East, along the easterly line of said Lot 6, a distance of 162.70 feet;

**Thence** North  $61^{\circ}30'00''$  East, a distance of 130.00 feet;

**Thence** North  $28^{\circ}30'00''$  West, a distance of 262.93 feet;

**Thence** North  $23^{\circ}52'01''$  East, a distance of 78.86 feet;

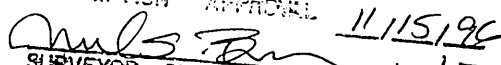
**Thence** North  $20^{\circ}00'00''$  West, a distance of 299.77 feet to a point of cusp;

**Thence** South  $19^{\circ}07'32''$  West, a distance of 232.63 feet;

**Thence** South  $19^{\circ}06'05''$  West, a distance of 300.15 feet;

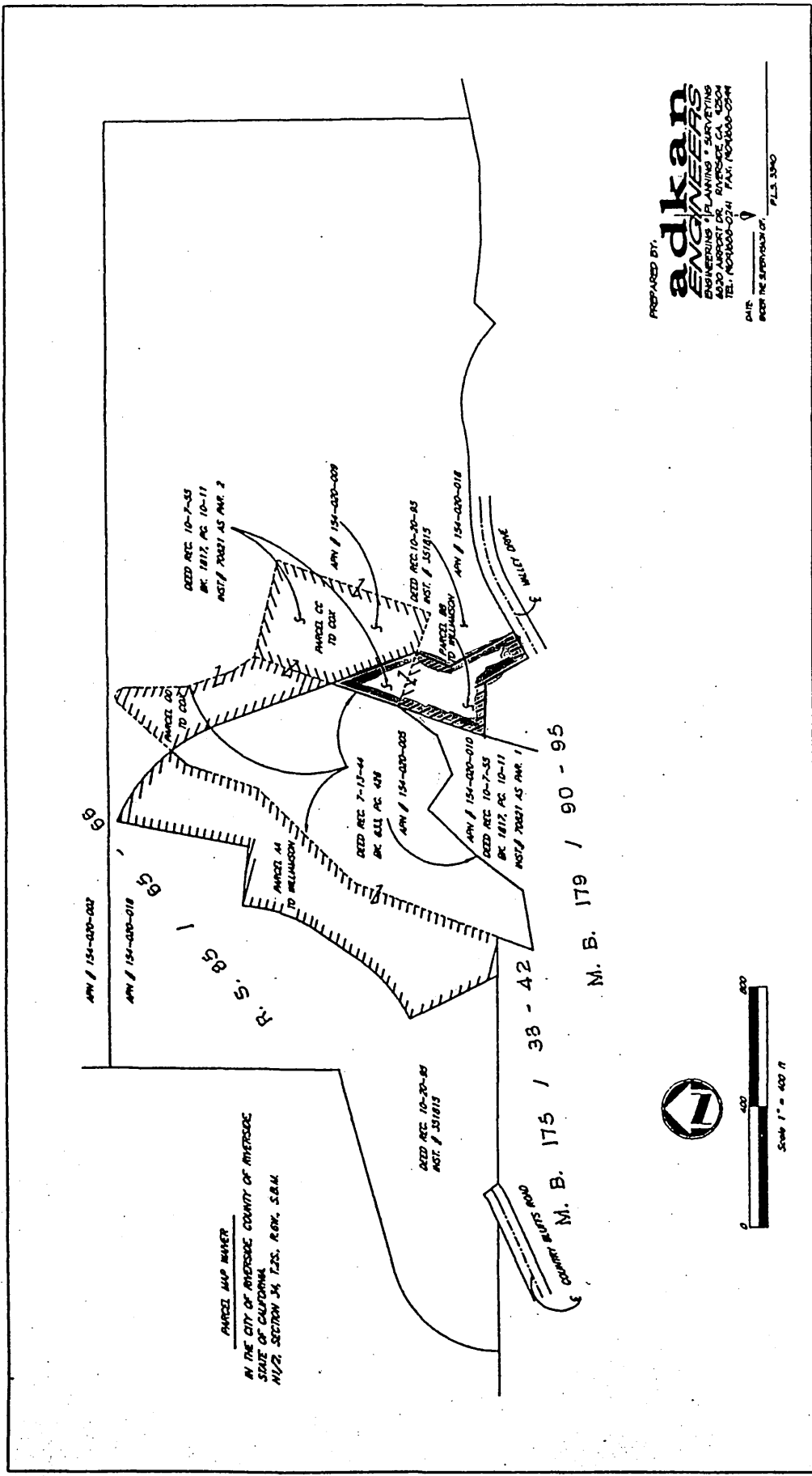
to the **POINT OF BEGINNING**

The land herein described contain 2.248 acres, more or less.

DESCRIPTION APPROVAL 11/15/96  
  
 SURVEYOR, CITY OF RIVERSIDE by WF

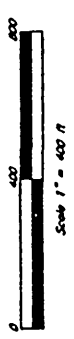


  
 11/14/96



PREPARED BY:  
**adkan**  
**ENGINEERS**  
 ENGINEERING • PLANNING • SURVEYING  
 4530 AIRPORT DR., RIVERSIDE, CA 92504  
 TEL: (951) 506-0241 FAX: (951) 506-0244

DATE: \_\_\_\_\_ FILE NO. \_\_\_\_\_  
 CHECK THE SURVEYOR'S SEAL: \_\_\_\_\_ FILE NO. 3390



PARCEL MAP NUMBER  
 IN THE CITY OF RIVERSIDE COUNTY OF RIVERSIDE  
 STATE OF CALIFORNIA  
 MAP SECTION 34 T.2S. R.6W. S.84

COUNTRY BLVD ROAD  
 M. B. 175 / 38 - 42  
 M. B. 179 / 90 - 95