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LL-014-012

Project: LL-014-012
A.P.N. 231-090-057,-058,-059
TRA 009-002

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): Magnolia & Adams, 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 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

STEPHEN J. WHYLD
PLANNING DIRECTOR

By: *Jol A Sl* *11/8/01*
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

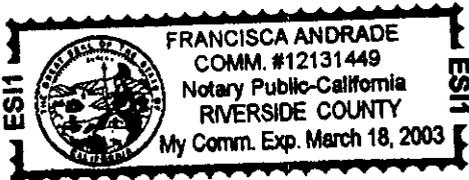
County of Riverside } ss

On Nov. 8, 2001, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared

John A. Swiecki
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:



2001-579591
11/26/2001 08:00A
2 of 3

LOT LINE ADJUSTMENT
9262 MAGNOLIA AVENUE
APN # 231-09-02,56,57,58,59
ADMINISTRATIVE APPROVAL 10/9/01

PARCEL 1:

THAT PORTION OF LOT 4 IN BLOCK 22 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP ON FILE IN BOOK 1, PAGE 70, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF LOT C, (FAITH STREET). AS SHOWN ON THE MAP OF RAMONA GARDENS FILED IN BOOK 37, PAGE 32 OF MAPS IN THE OFFICE OF THE RECORDER OF RIVERSIDE COUNTY; THENCE SOUTH 56° 00' 00" WEST 166.00 FEET, ALONG THE NORTHWESTERLY LINE OF SAID RAMONA GARDENS TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 56° 00' 00" WEST 198.42 FEET TO A POINT ON A LINE 60.00 FEET NORTHEASTERLY OF THE CENTERLINE OF ADAMS STREET; THENCE ALONG SAID PARALLEL LINE NORTH 33°59'56" WEST 320.00 FEET; THENCE NORTH 56° 00' 00" EAST 198.42 FEET; THENCE SOUTH 33°59'56" EAST 320.00 FEET TO SAID TRUE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOT 4 IN BLOCK 22 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP ON FILE IN BOOK 1, PAGE 70, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF LOT C, (FAITH STREET). AS SHOWN ON THE MAP OF RAMONA GARDENS FILED IN BOOK 37, PAGE 32 OF MAPS IN THE OFFICE OF THE RECORDER OF RIVERSIDE COUNTY; THENCE SOUTH 56° 00' 00" WEST 364.42 FEET, ALONG THE NORTHWESTERLY LINE OF SAID RAMONA GARDENS, TO A POINT ON A LINE 60.00 FEET NORTHEASTERLY OF THE CENTERLINE OF ADAMS STREET; THENCE ALONG SAID PARALLEL LINE NORTH 33°59'56" WEST 320.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID PARALLEL LINE NORTH 33°59'56" WEST 341.11 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF MAGNOLIA AVENUE HAVING A ONE-HALF WIDTH RIGHT OF WAY OF 66.00 FEET; THENCE NORTH 56°00'00" EAST 259.00 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 33°59'56" EAST 305.35 FEET; THENCE SOUTH 16°15'09" WEST 55.93 FEET; THENCE SOUTH 56° 00' 00" WEST 216.00 FEET TO THE TRUE POINT OF BEGINNING.



PARCEL 3:

THAT PORTION OF LOT 4 IN BLOCK 22 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP ON FILE IN BOOK 1, PAGE 70, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF LOT C, (FAITH STREET). AS SHOWN ON THE MAP OF RAMONA GARDENS FILED IN BOOK 37, PAGE 32 OF MAPS IN THE OFFICE OF THE RECORDER OF RIVERSIDE COUNTY; THENCE SOUTH 56° 00' 00" WEST 166.00 FEET, ALONG THE NORTHWESTERLY LINE OF SAID RAMONA GARDENS; THENCE NORTH 33° 59' 56" WEST 320.00 FEET; THENCE NORTH 56° 00' 00" EAST 17.58 FEET; THENCE NORTH 16° 15' 09" EAST 55.93 FEET; THENCE NORTH 56° 00' 00" EAST 105.43 FEET; THENCE SOUTH 33° 59' 56" EAST 355.76 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

THAT PORTION OF LOT 4 IN BLOCK 22 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP ON FILE IN BOOK 1, PAGE 70, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF LOT C, (FAITH STREET). AS SHOWN ON THE MAP OF RAMONA GARDENS FILED IN BOOK 37, PAGE 32 OF MAPS IN THE OFFICE OF THE RECORDER OF RIVERSIDE COUNTY; THENCE NORTH 33° 59' 56" WEST 355.76 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 56° 00' 00" WEST 105.43 FEET; THENCE NORTH 33° 59' 56" WEST 305.35 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF MAGNOLIA AVENUE HAVING A ONE-HALF WIDTH RIGHT OF WAY OF 66.00 FEET; THENCE NORTH 56° 00' 00" EAST 237.43 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 33° 59' 56" EAST 305.35 FEET; THENCE SOUTH 56° 00' 00" WEST 132.00 FEET TO THE TRUE POINT OF BEGINNING.

PLAT ATTACHED HERETO AND MADE A PART THEREOF.

PREPARED UNDER MY SUPERVISION:



ROGER W. WATSON, P.L.S. #6236
LICENSE EXPIRES 03/31/02



11/9/01
DATE

DESCRIPTION APPROVAL 11/13/2001
for K. Straut by —
SURVEYOR, CITY OF RIVERSIDE

2001-579581
11/26/2001 08:00A
4 of 9



LOT LINE ADJUSTMENT PLAT

LOT LINE ADJUSTMENT MAP TO REFLECT NEW LOT LINES PER ZONING CASE RZ-017-011 AND GPA GP-006-001 APPROVED JULY 24, 2001

ASSESSORS PARCEL NO.:
231-090-002-9
231-090-056-8
231-090-057-9
231-090-058-0
231-090-059-1

DATE OF SURVEY
06/01/01



NOT TO SCALE

MAGNOLIA AVENUE

JEFFERSON STREET

SEE SHEET 3
PARCEL 4

72,500 SQUARE FEET

LOT 4 OF BLOCK 22
OF THE LANDS OF THE RIVERSIDE
LAND AND IRRIGATION COMPANY
M.B. 1 PAGE 10

VACANT

SEE SHEET 2
PARCEL 2
VACANT

87,579 SQUARE FEET

LOTS 1-4
OF RAMONA GARDENS

SHERWOOD PLACE

ADAMS STREET

PARCEL 3
57,659 SQUARE FEET

SEE SHEET 5

LOTS 5-8
OF RAMONA GARDENS



SEE SHEET 4
PARCEL 1

VACANT
63,497 SQAURE FEET

FAITH STREET
LOT C

PREPARED UNDER MY SUPERVISION:

ROGER W. WATSON P.L.S. #6236
LICENSE EXPIRES 03/01/02
WCDS, INC.
2400 EAST KATELLA, SUITE 225
ANAHEIM, CA 92806
714.385.5710
714.385.5717 FAX
DATE: 10/26/01

BASIS OF BEARINGS
THE CENTERLINE OF MAGNOLIA AVENUE HAVING A BEARING OF NORTH
56°00'00" EAST AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK
9, PAGE 61 OF RECORDS OF SURVEYS IN THE OFFICE OF THE RIVERSIDE
COUNTY RECORDER.

UPON RECORDATION MONUMENTS WILL BE PLACED PER CITY STANDARDS
AND A RECORD OF SURVEY WILL BE FILED.

SHEET 1

R-S 24-46

BRIARWOOD DRIVE

RAMONA GARDENS
BOOK 37 PAGE 32
LOT 5 OF BLOCK 22



2001-578591
11/26/2001 09:00H
5 of 9

LL-014-012

LOT LINE ADJUSTMENT PLAT SHEET 2



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

FOUND WELL MONUMENT W/4" BRASS CAP
(DOWN 0.8') HELD FOR CENTERLINE
INTERSECTION OF MAGNOLIA AVENUE AND
ADAMS STREET

N56°00'00"E 2724.87' (2725.40' R1)

MAGNOLIA AVENUE

OLD CENTERLINE OF MAGNOLIA AVENUE

POINT OF BEGINNING

N56°00'00"E 661.50' (R1)

364.43' (364.06' DEED)

182.20' (182.00' DEED)

182.23' (182.06' DEED)

259.00'

237.43'

NORTHWESTERLY LINE OF LOT 4

40'

16'

SOUTHWESTERLY LINE OF LOT 4

ADAMS STREET

PARCEL 2
VACANT
87,579 SQUARE FEET

341.11'

301.11' (300.85' DEED)

N33°59'56"W 481.11' (DEED)

N33°59'56"W 661.11' (R2)

S33°59'56"E

301.11' (300.89' DEED)

N 33°59'56" W 305.35'

S33°59'56"E

301.11' (300.93' DEED)

481.11' (DEED)

182.20' (182.00' DEED)

N56°00'00"E

364.43' (364.23' DEED)

182.23' (DEED)

N56°00'00"E 105.43'

S 56°00'00" W 216.00'

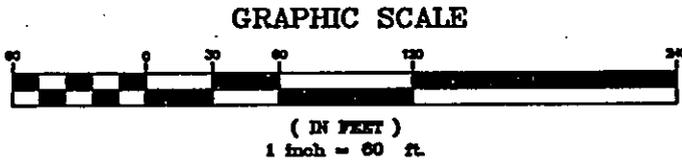
N16°15'09"E
55.93'

3 10 9
000 89 1002/22/11
185625-1002



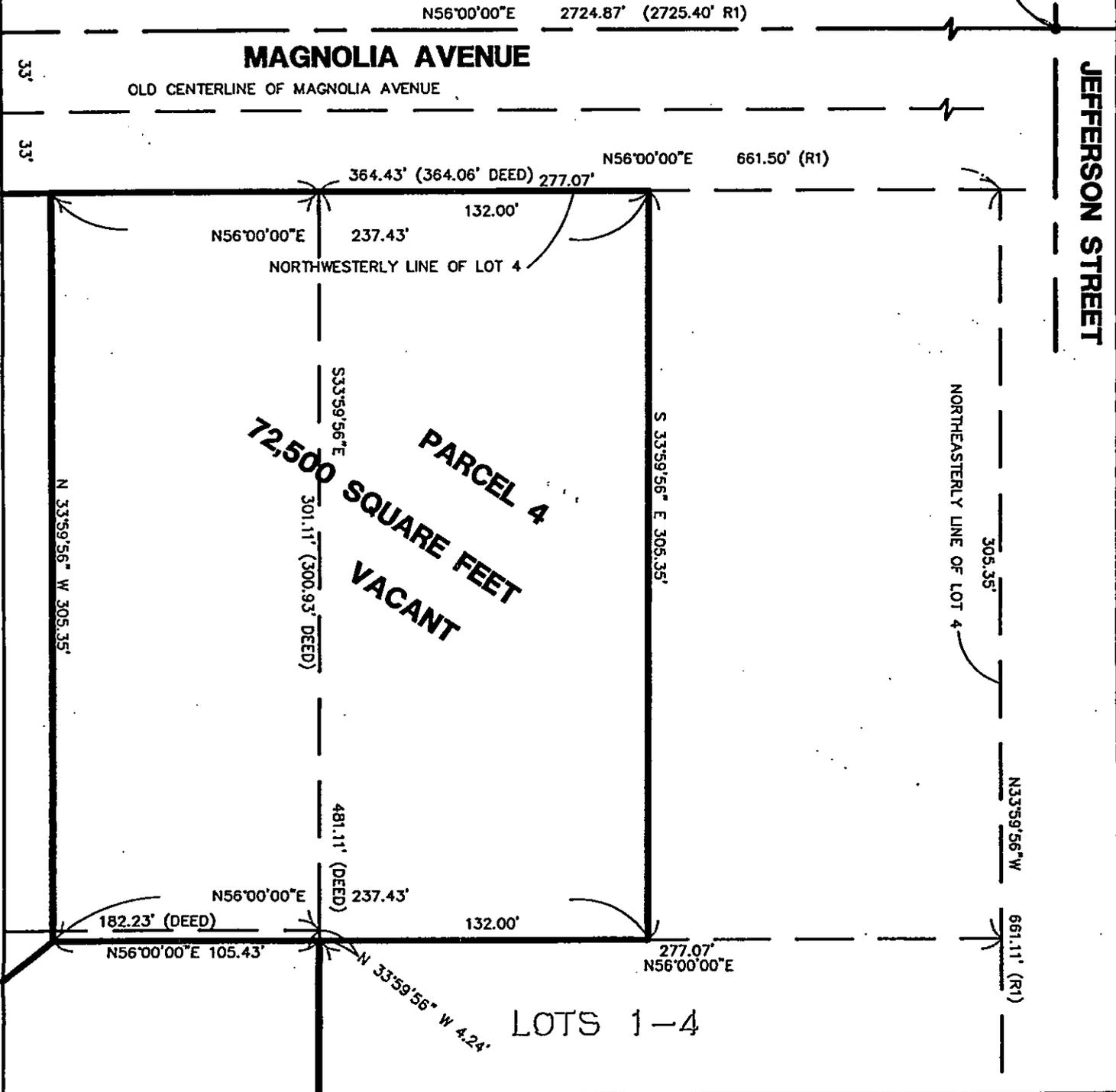
LL-014-012

**LOT LINE ADJUSTMENT PLAT
SHEET 3**



FOUND SPIKE (FLUSH)
HELD FOR CENTERLINE INTERSECTION OF
MAGNOLIA AVENUE AND JEFFERSON STREET

0.30
7
400-861-602/53/11
1556/5-1002

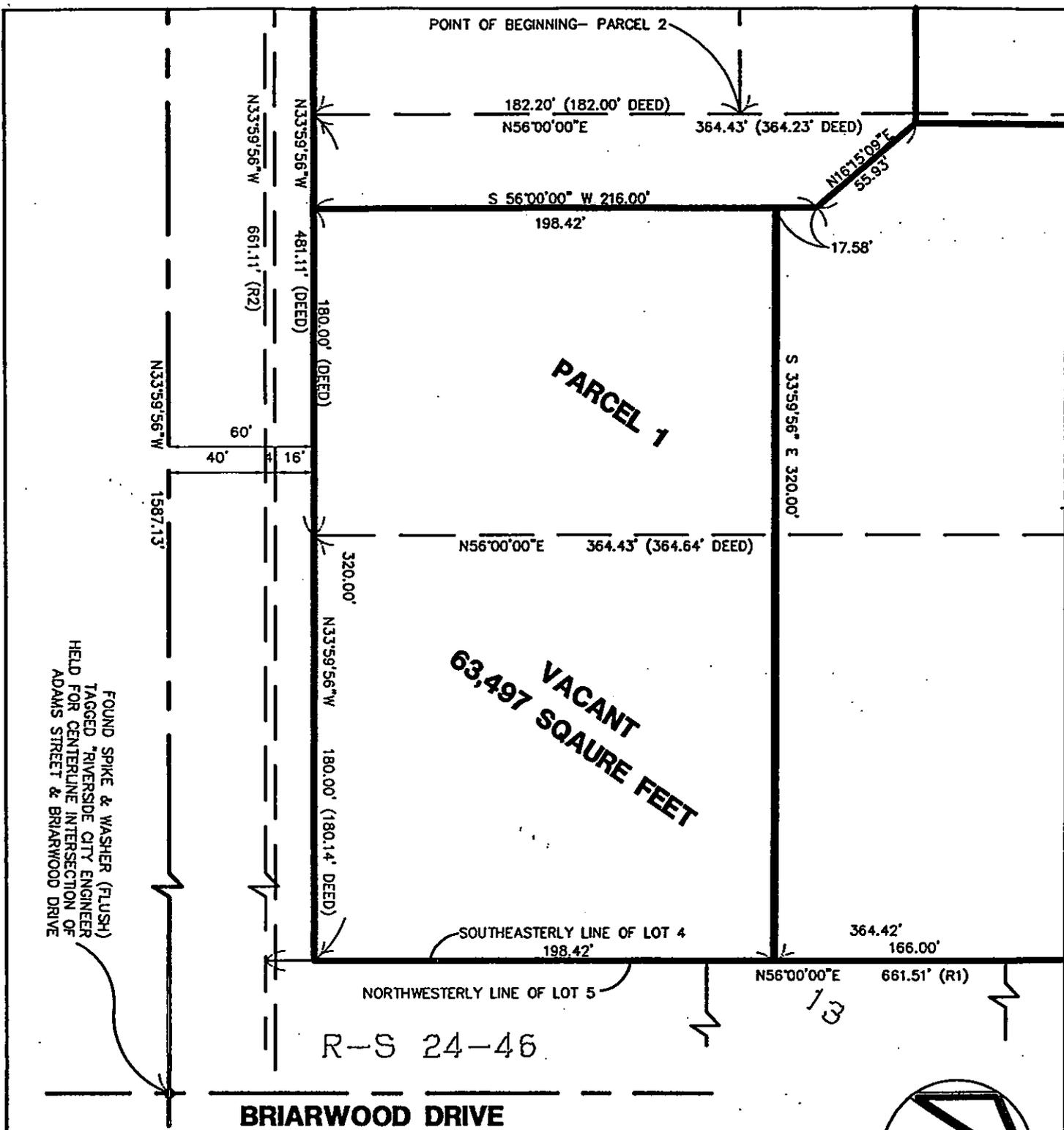


11-014-012

3 of 8
 000-891002/92/11
 15525-1002



FOUND SPIKE & WASHER (FLUSH)
 TAGGED "RIVERSIDE CITY ENGINEER
 HELD FOR CENTERLINE INTERSECTION OF
 ADAMS STREET & BRIARWOOD DRIVE



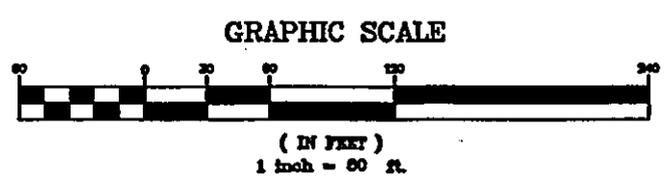
MONUMENTS AND REFERENCES

- INDICATES FOUND MONUMENTS ARE AS NOTED
- R1 INDICATES MONUMENTS OR MEASUREMENTS PER RECORD OF SURVEY BOOK 9, PAGE 61
- R2 INDICATES MONUMENTS OR MEASUREMENTS PER MAP OF RAMONA GARDENS BOOK 37 OF MAPS AT PAGE 32

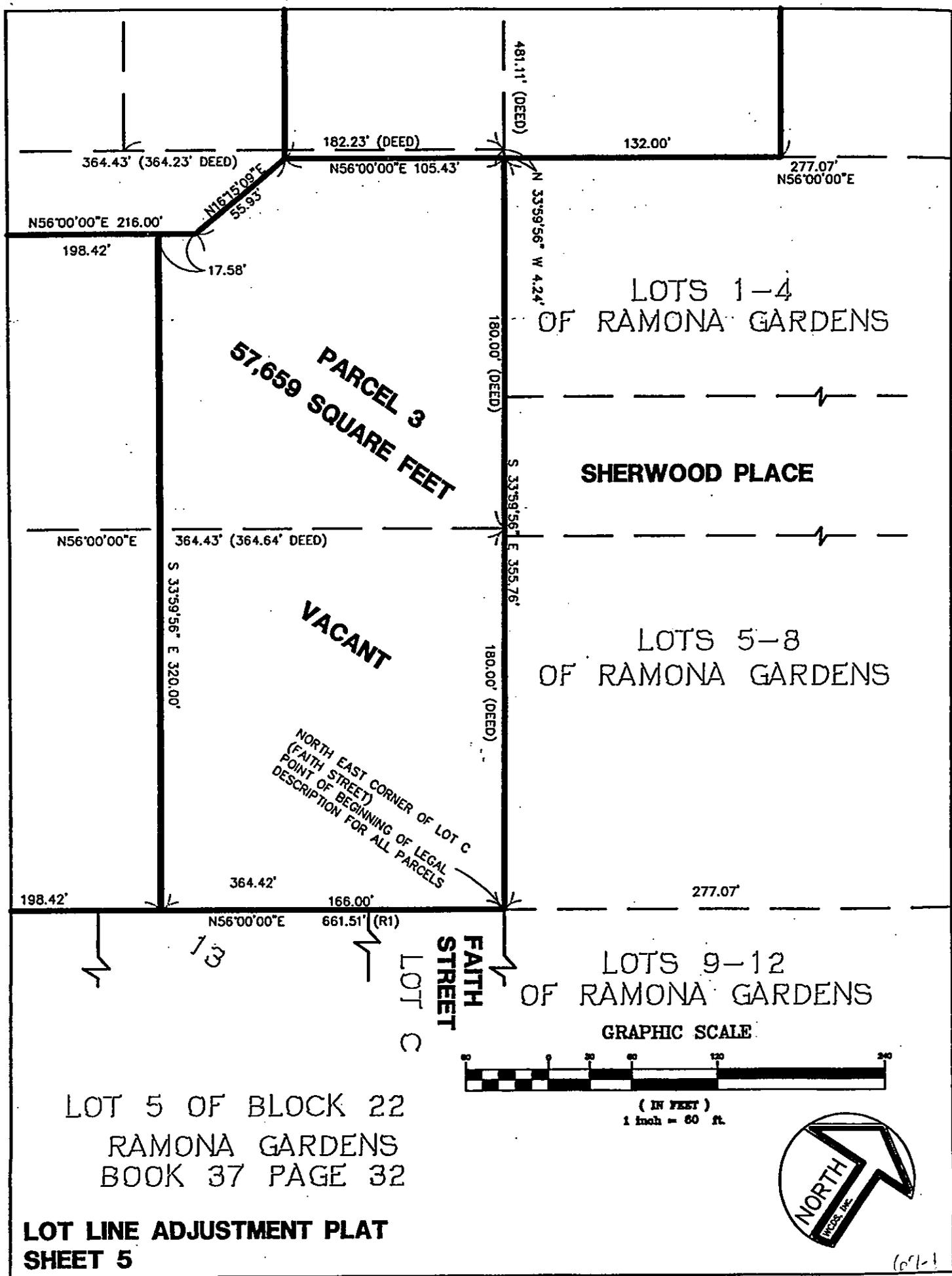
UNLESS OTHERWISE NOTED ALL CORNERS WERE SET BY RECORD INTERSECTION OF RECORD ANGLES AND PER RECORD DISTANCES BY R1 & R2 AND BY DEED

LOT LINE ADJUSTMENT PLAT
SHEET 4

LOT 5 OF BLOCK 22
 RAMONA GARDENS
 BOOK 37 PAGE 32



6 of 6
1991-08-16 09:27:11
199675-1002



601-1
LL-014-012