

OLD REPUBLIC TITLE CO.

Recording requested by:

Doc # 2003-988216

12/18/2003 08:00A Fee:22.00

Page 1 of 5

Recorded in Official Records

County of Riverside

Gary L. Orso

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

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FOR RECORDER'S OFFICE USE ONLY

Project: LL-019-023
A.P.N. 141-280-009, &-011

LL-019-023



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): MICHAEL WESLEY ENTERPRISES, a California Corporation

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 TWO 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: J. A. S. L. 12/2/03
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

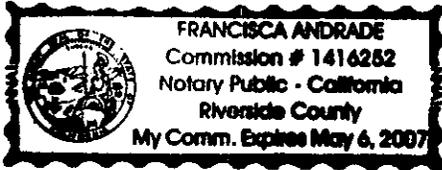
State of California }
County of Riverside } ss

On December 2, 2003, 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:

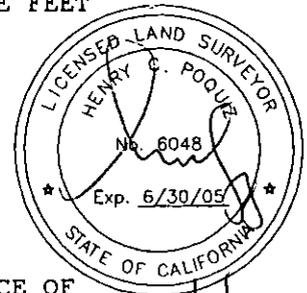
LOT LINE ADJUSTMENT, LL-019-023
LEGAL DESCRIPTION

Parcel "A"

THOSE PORTIONS OF LOT 10 AND 11 IN BLOCK "A" OF BONNIE BANKS TRACT IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 11, PAGE 55 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHWESTERLY CORNER OF SAID LOT 11: THENCE NORTH 89°40'00" EAST ALONG ITS SOUTHERLY LINE, A DISTANCE OF 9.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°40'00" EAST, A DISTANCE OF 63.64 FEET TO ITS SOUTHEAST CORNER; THENCE SOUTH 52°24'00" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 10, A DISTANCE OF 75.00 TO ITS SOUTHEAST CORNER THEREOF. THENCE NORTH 31°56'00" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 10, A DISTANCE OF 53.49 FEET; THENCE NORTH 58°55'46" WEST, A DISTANCE OF 74.46 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 11, A DISTANCE OF 220.24 FEET AND SOUTH 32°10'00" WEST FROM THE NORTHEAST CORNER OF SAID LOT 11; THENCE CONTINUING NORTH 58°55'46" WEST, A DISTANCE OF 55.36 FEET TO A POINT 8.00 FEET FROM THE NORTHWESTERLY LINE OF SAID LOT 11; THENCE SOUTH 30°56'00" WEST, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 11, A DISTANCE OF 78.11 FEET TO THE POINT OF BEGINNING.

THE AREA OF THE ABOVE DESCRIBED PROPERTY IS APPROXIMATELY 7038.43 SQUARE FEET MORE OR LESS.

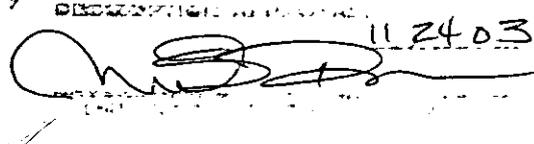


PARCEL "B"

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 10, A DISTANCE OF 130.15 FEET SOUTH 31°56'00" WEST FROM THE MOST NORTHEASTERLY CORNER OF SAID LOT 10;

THENCE NORTH 58°28'00" WEST A DISTANCE OF 64.14 FEET; THENCE NORTH 32°10'00" EAST A DISTANCE OF 128.88 FEET TO THE BEGINNING OF A 550.18 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, A RADIAL TO SAID BEGINNING BEARS SOUTH 45°26'02" WEST; THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°04'21" AN ARC DISTANCE OF 10.30 FEET; THENCE NON-TANGENT TO SAID CURVE, SOUTH 32°10'00" WEST A DISTANCE OF 206.81 FEET; THENCE SOUTH 58°55'46" EAST A DISTANCE OF 74.46 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 10, SAID POINT BEING NORTH 31°56'00" EAST ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 53.49 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 10; THENCE NORTH 31°56'00" EAST ALONG SAID SOUTHEASTERLY OF LOT 10, A DISTANCE OF 74.76 FEET TO THE POINT OF BEGINNING.

THE AREA OF THE ABOVE DESCRIBED PROPERTY IS APPROXIMATELY 6878.44 SQUARE FEET MORE OR LESS

11 24 03


LL-019-023

CERTIFICATION

Under the provisions of Government Code 27361.7 I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

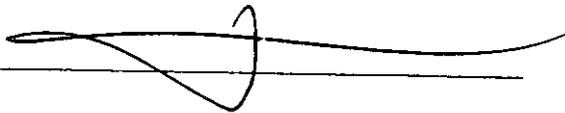
SEE ATTACHED FOR CLARITY

DISCRIPTION APPROVAL
SERVAYOR CITY OF RIVERSIDE

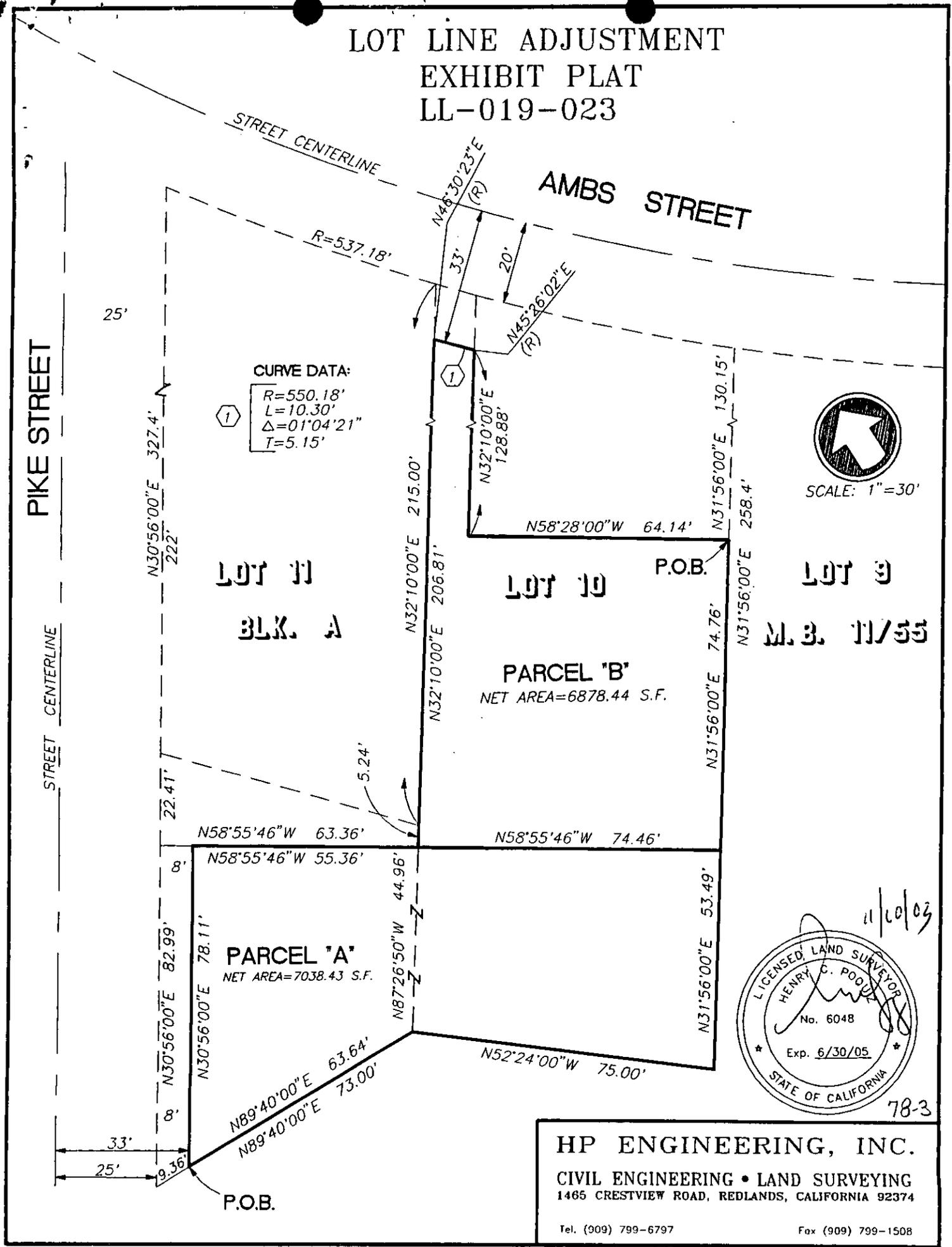
Date:

12 - 18 - 03

Signature:

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke, written over a horizontal line.

LOT LINE ADJUSTMENT EXHIBIT PLAT LL-019-023



Government Code 27361.7

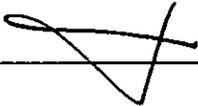
I Certify Under Penalty of Perjury That The Notary Seal
On The Document To Which This Statement Is Attached
Reads As Follows:

Name of Notary: FRANCISCA ANDRADE

Commission No: 1416252

Date Commission Expires: MAY 6-07

County: RIVERSIDE

By 

Date: 12-18-03