

Recording Requested By  
First American Title Company  
Recording requested by:

DOC # 2008-0188380  
04/16/2008 08:00A Fee:27.00  
Page 1 of 7  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



DOCUMENTARY TRANSFER TAX = \$0.00  
NO CONSIDERATION

And when recorded, mail to:

Surveyor's Office  
City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			7						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
						T:	CTY	UNI	049

27  
T  
049

FOR RECORDER'S OFFICE USE ONLY

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

Project: P07-0348 – Lot Line Adjustment  
Magnolia & Crowell  
A.P.N. 231-101-026 & 027

**LL – P07-0348**

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): Applewood Investments, LLC, a California LLC.

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 2 (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.**

First American Title Company has recorded this instrument by request as an accommodation only and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described herein.



## EXHIBIT 'A'

### LEGAL DESCRIPTION

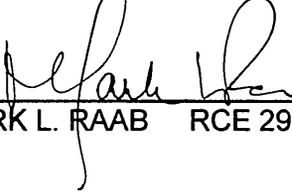
#### PARCEL A

THAT PORTION OF LOT 3 IN BLOCK 22 OF THE RIVERSIDE LAND AND IRRIGATING COMPANY MAP SHOWN ON A MAP RECORDED IN BOOK 1, PAGE 72 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 3, DISTANT THEREON 460.85 FEET SOUTHEASTERLY FROM THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF LOT 1 OF THE MAP OF CROWELL GARDENS, AS SHOWN ON A MAP FILED IN BOOK 22, PAGE 59 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, SOUTH 56°00'00" WEST, 85.00 FEET TO THE MOST EASTERLY CORNER OF PARCEL 3 OF RECORD OF SURVEY FILED IN BOOK 18, PAGE 76 OF RECORD OF SURVEYS, RECORDS OF SAID RIVERSIDE COUNTY; THENCE PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 3 AND ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 3, NORTH 33°59'30" WEST, 70.00 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL 3, SAID CORNER ALSO BEING THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A DEED RECORDED ON DECEMBER 30, 1993 AS INSTRUMENT NO. 525069, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 3 AND ALONG THE NORTHWESTERLY LINE OF SAID PARCEL OF LAND, SOUTH 56°05'30" WEST, 53.72 FEET TO THE MOST EASTERLY CORNER OF PARCEL 2 OF RECORD OF SURVEY FILED IN BOOK 44, PAGE 8 OF RECORD OF SURVEYS, RECORDS OF SAID RIVERSIDE COUNTY; THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 2 AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 3, NORTH 33°59'30" WEST, 92.00 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL 2 AND TO THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 1 IN A DEED RECORDED ON JANUARY 14, 1977 AS INSTRUMENT NO.

7810, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 3, NORTH 56°00'00" EAST, 53.72 FEET TO THE NORTHEASTERLY LINE OF PARCEL 1 OF SAID LAST MENTIONED RECORD OF SURVEY; THENCE PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 3 AND ALONG SAID NORTHEASTERLY LINE, NORTH 33°59'30" WEST, 256.76 FEET TO A POINT LYING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF MAGNOLIA AVENUE, 108.00 FEET WIDE; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE, NORTH 56°00'00" EAST, 85.00 FEET TO AN INTERSECTION WITH SAID NORTHEASTERLY LINE OF LOT 3; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF LOT 3, SOUTH 33°59'30" EAST, 418.85 FEET TO THE POINT OF BEGINNING.

PREPARED UNDER THE SUPERVISION OF:

  
\_\_\_\_\_  
MARK L. RAAB RCE 29616 4/10/08  
DATE



DESCRIPTION APPROVAL

BY:  4/10/08  
DATE

FOR: MARK S. BROWN  
CITY SURVEYOR

## EXHIBIT 'A'

### LEGAL DESCRIPTION

#### PARCEL B

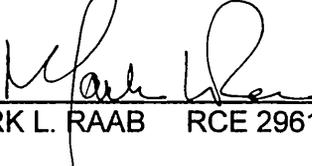
THAT PORTION OF LOT 3 IN BLOCK 22 OF THE RIVERSIDE LAND AND IRRIGATING COMPANY MAP SHOWN ON A MAP RECORDED IN BOOK 1, PAGE 72 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 3, DISTANT THEREON 460.85 FEET SOUTHEASTERLY FROM THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF LOT 1 OF THE MAP OF CROWELL GARDENS, AS SHOWN ON A MAP FILED IN BOOK 22, PAGE 59 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, SOUTH 56°00'00" WEST, 85.00 FEET TO THE MOST EASTERLY CORNER OF PARCEL 3 OF RECORD OF SURVEY FILED IN BOOK 18, PAGE 76 OF RECORD OF SURVEYS, RECORDS OF SAID RIVERSIDE COUNTY; THENCE PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 3, NORTH 33°59'30" WEST, 70.00 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A DEED RECORDED ON DECEMBER 30, 1993 AS INSTRUMENT NO. 525069, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL OF LAND, SOUTH 56°05'30" WEST, 53.72 FEET TO THE MOST EASTERLY CORNER OF PARCEL 2 OF RECORD OF SURVEY FILED IN BOOK 44, PAGE 8 OF RECORD OF SURVEYS, RECORDS OF SAID RIVERSIDE COUNTY, SAID CORNER BEING THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE AND ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 2, SOUTH 56°05'30" WEST, 126.00 FEET TO AN INTERSECTION WITH

THE NORTHEASTERLY RIGHT OF WAY LINE OF CROWELL AVENUE AS SHOWN BY SAID RECORD OF SURVEY, SAID INTERSECTION ALSO BEING THE MOST SOUTHERLY CORNER OF SAID PARCEL 2; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE, NORTH 33°59'30" WEST, 91.86 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL 2, SAID WESTERLY CORNER ALSO LYING ON THE SOUTHEASTERLY LINE OF PARCEL 1 OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A DEED RECORDED ON JANUARY 14, 1977 AS INSTRUMENT NO. 7810, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 2 AND ALONG SAID SOUTHEASTERLY LINE, NORTH 56°01'30" EAST, 126.00 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL 2; THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 2 AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 3, SOUTH 33°59'30" EAST, 92.00 FEET TO THE TRUE POINT OF BEGINNING.

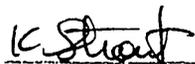
THE ABOVE DESCRIBED PARCEL OF LAND IS ALSO SHOWN AS PARCEL 2 OF SAID RECORD OF SURVEY FILED IN BOOK 44, PAGE 8 OF RECORD OF SURVEYS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PREPARED UNDER THE SUPERVISION OF:

  
\_\_\_\_\_  
MARK L. RAAB RCE 29616 DATE 4/10/08

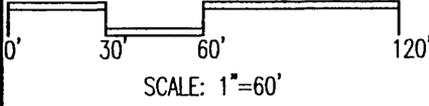


DESCRIPTION APPROVAL

BY  DATE 4/10/08

FOR: MARK S. BROWN  
CITY SURVEYOR

LEGAL SKETCH - LOT LINE ADJUSTMENT P07-0348

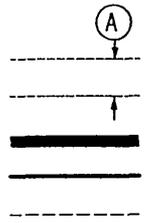


MAGNOLIA AVENUE

AVENUE

NORTHEAST CORNER LOT 3 BOOK 22 OF LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, MB 1/70.

LEGEND



DENOTES EXISTING 20.00 FOOT WIDE EASEMENT FOR DRIVEWAY PURPOSES  
DENOTES LOT LINE ADJUSTMENT BOUNDARY  
DENOTES NEW LOT LINE  
DENOTES OLD LOT LINE

R.S. 44/8  
R.S. 18/72

SOUTHEASTERLY LINE PER DEED RECORDED 01/14/77 AS INST. 7810, O.R.

PAR. 1

PORT. LOT 3  
R.L. & I. CO.  
MB. 1/72 S.B.CO.  
BLOCK 22

AVE.

N33°59'30"W 91.86'

N56°01'30"E 126.00'

PARCEL B  
0.266 AC.

R.S. 44/8  
PAR. 2

NEW PARCEL LINE  
N33°59'30"W 92.00'

OLD PARCEL LINE  
N33°59'30"W 92.00'

PARCEL A  
0.931 AC.

N56°00'00"E 53.72'

20'

20'

126.00'

53.72'

N56°05'30"E 179.72'

NORTHWESTERLY LINE PER DEED RECORDED 12/30/93 AS INST. 525069, O.R.

MOST W'LY. CORNER LOT 1 CROWELL GARDENS MB 22/59

R.S. 18/76  
PAR. 3

N56°00'00"E 179.72'

N33°59'30"W 70.00'

85.00'

CROWELL GARDENS

N56°00'00"E

MB 22/59

MOST N'LY CORNER LOT 1 CROWELL GARDENS MB 22/59

418.85'

N33°59'30"W 460.85'

N33°59'30"W



67-1

MARK L. RAAB RCE 29616

4/10/08 DATE

THIS PLAT IS SOLEY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

LL-P07-0348