

Recording requested by:

DOC # 2015-0082670

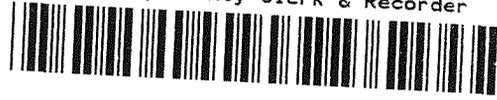
03/03/2015 10:03A Fee:NC

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

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FOR RECORDER'S OFFICE USE ONLY

Project: P14-0441
APN: Parcel A - 260-030-053, -064 & Portion -073
Parcel B - 260-030-075 & Portion -073
Address: 5940 and 5980 Sycamore Canyon Boulevard

P14-0441

**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): **MCCALLAN PROPERTIES. LLC, a California Limited liability Company**

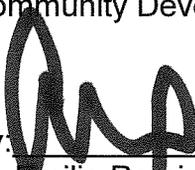
Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the TWO parcel(s) of real property located in the City of Riverside, County of Riverside, State 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.

LL-P14-0441

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

Emilio Ramirez
Deputy Director
Community Development Department

By:  _____
Emilio Ramirez

19 FEB 15
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 _____ } ss

On _____, before me, _____,
notary public, personally appeared, _____

_____,
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.

Notary Signature

LL-P14-0441

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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)

On February 19, 2015 before me, Michelle M. Garcia-Guzman, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Emilio Ramirez
Name(s) of Signer(s)

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.



Signature Michelle M. Garcia-Guzman
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL "A"

A PORTION OF THE PARCEL SHOWN ON THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. LL-014-023, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS EVIDENCED BY DOCUMENT RECORDED APRIL 29, 2003, AS INSTRUMENT NO. 2003-300562, OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT LINE ADJUSTMENT PARCEL, SAID CORNER BEING A POINT ON A NON-TANGENT 673.69 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, A RADIAL LINE TO SAID POINT BEARS SOUTH 65°49'53" WEST;

THENCE ALONG THE EASTERLY AND NORTHERLY LINES OF SAID LOT LINE ADJUSTMENT PARCEL THROUGH THE FOLLOWING COURSES:

NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°06'29", AND AN ARC DISTANCE OF 224.68 FEET TO THE BEGINNING OF A TANGENT, COMPOUND 1246.28 FOOT RADIUS CURVE CONCAVE EASTERLY;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°00'00" AND AN ARC DISTANCE OF 108.76 FEET;

THENCE NORTH 00°03'38" WEST 100.00 FEET TO THE BEGINNING OF A TANGENT 855.37 FOOT RADIUS CURVE CONCAVE WESTERLY;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°00'21" AND AN ARC DISTANCE OF 209.09 FEET;

THENCE NON-TANGENT TO LAST SAID CURVE, NORTH 60°04'24" WEST 511.28 FEET;

THENCE SOUTH 89°55'58" WEST 41.06 FEET;

THENCE SOUTH 27°47'11" WEST 305.66 FEET;

THENCE SOUTH 45°36'54" WEST 90.78 FEET TO THE RIGHT-OF-WAY LINE OF SYCAMORE CANYON BOULEVARD, CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JULY 7, 1994 AS INSTRUMENT NO. 273439, OFFICIAL RECORDS OF SAID COUNTY;

THENCE LEAVING THE EASTERLY AND NORTHERLY LINES OF SAID LOT LINE ADJUSTMENT PARCEL:

ALONG SAID RIGHT-OF-WAY LINE, SOUTH 44°33'54" EAST 99.05 FEET TO THE BEGINNING OF A TANGENT 852.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°43'23" AND AN ARC DISTANCE OF 471.72 FEET;

THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 12°50'31" EAST 8.41 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 77°09'27" EAST 262.56 FEET;

THENCE SOUTH 12°25'38" EAST 278.49 FEET TO THE SOUTHERLY LINE OF SAID LOT LINE ADJUSTMENT PARCEL;

THENCE ALONG SAID SOUTHERLY LINE, NORTH 22°58'40" EAST 97.30 FEET TO AN ANGLE POINT THEREIN;

THENCE ALONG THE SOUTH LINE OF SAID LOT LINE ADJUSTMENT NORTH 65°49'53" EAST PARCEL 142.07 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION AS DESCRIBED IN THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED NOVEMBER 24, 2004 AS INSTRUMENT NO. 2004-0942383, OFFICIAL RECORDS OF SAID COUNTY.

CONTAINING 9.51 ACRES (414,049 SQ. FT.), MORE OR LESS.

LL-PIA-0441

PARCEL "B"

PARCEL 4 OF PARCEL MAP NO. 20166, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 131, PAGES 11 AND 12, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF THAT CERTAIN PARCEL SHOWN ON CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. LL-014-023, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS EVIDENCED BY DOCUMENT RECORDED APRIL 29, 2003, AS INSTRUMENT NO. 2003-300562, OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT LINE ADJUSTMENT PARCEL, SAID CORNER BEING A POINT ON A NON-TANGENT 673.69 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, A RADIAL LINE TO SAID POINT BEARS SOUTH 65°49'53" WEST;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 4, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°23'31", AND AN ARC DISTANCE OF 216.25 FEET TO THE BEGINNING OF A TANGENT, COMPOUND 1246.28 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY;

THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°15'00" AND AN ARC DISTANCE OF 135.95 FEET;

THENCE ALONG SAID EASTERLY LINE SOUTH 48°48'38" EAST 96.14 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 4;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 4, SOUTH 77°39'55" EAST 659.47 FEET TO A LINE 5.00 FEET NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY RIGHT OF WAY LINE OF SYCAMORE CANYON BLVD, SHOWN AS BOX SPRINGS ROAD ON SAID PARCEL MAP,

THENCE ALONG SAID PARALLEL LINE, NORTH 12°50'31" WEST 218.04 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL 4;

THENCE SOUTH 77°09'30" WEST 3.00 FEET ALONG SAID NORTHWESTERLY LINE OF PARCEL 4 TO THE SOUTHWESTERLY CORNER OF SAID LOT LINE ADJUSTMENT PARCEL, SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SYCAMORE CANYON BOULEVARD CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED APRIL 15, 1994 AS INSTRUMENT NO. 158187, AND RE-RECORDED JUNE 10, 1994 AS INSTRUMENT NO. 238690 AND BY DEED RECORDED APRIL 15, 1994 AS INSTRUMENT NO. 158189, AND RERECORDED JUNE 10, 1994 AS INSTRUMENT NO. 238692, BOTH OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE NORTH 12°50'31" WEST 341.43 FEET ALONG SAID RIGHT-OF-WAY LINE;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 77°09'27" EAST 262.56 FEET;

THENCE SOUTH 12°25'38" EAST 278.49 FEET TO THE SOUTHERLY LINE OF SAID LOT LINE ADJUSTMENT PARCEL;

THENCE ALONG SAID SOUTHERLY LINE, NORTH 22°58'40" EAST 97.30 FEET TO AN ANGLE POINT THEREIN;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT LINE ADJUSTMENT PARCEL NORTH 65°49'53" EAST 142.07 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM PARCEL A AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JULY 31, 2007 AS DOCUMENT NO. 2007-0494529, OFFICIAL RECORDS OF SAID COUNTY.

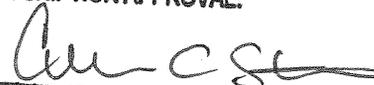
CONTAINING 5.73 ACRES (249,273 SQ. FT.) MORE OR LESS.

PREPARED UNDER THE SUPERVISION OF:


MICHAEL A. MEDOFER
L.S. 7385 EXP. 12/31/15



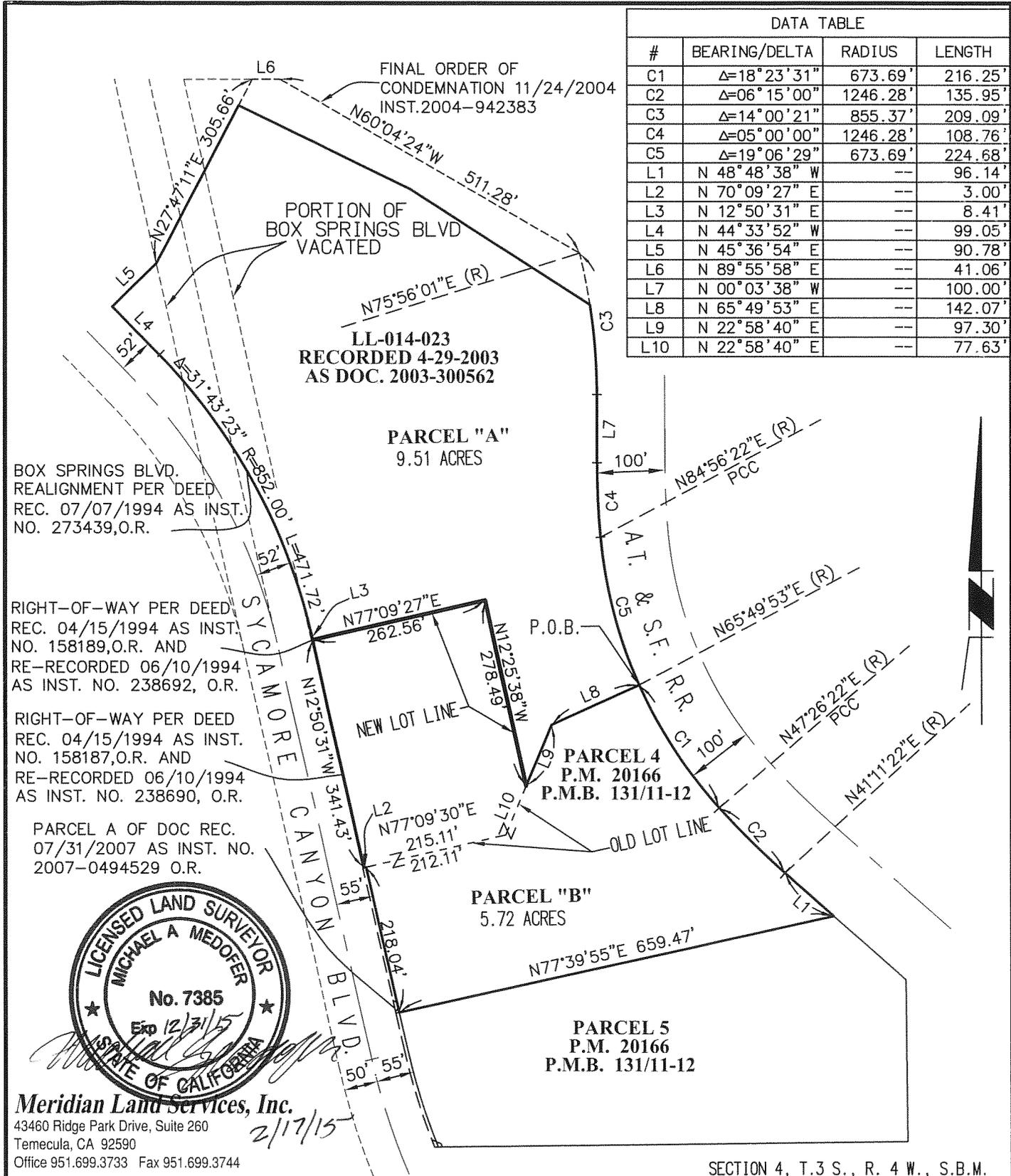
DESCRIPTION APPROVAL:


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

2/10/15
DATE

LL-P14-0441

DATA TABLE			
#	BEARING/DELTA	RADIUS	LENGTH
C1	$\Delta=18^{\circ}23'31''$	673.69'	216.25'
C2	$\Delta=06^{\circ}15'00''$	1246.28'	135.95'
C3	$\Delta=14^{\circ}00'21''$	855.37'	209.09'
C4	$\Delta=05^{\circ}00'00''$	1246.28'	108.76'
C5	$\Delta=19^{\circ}06'29''$	673.69'	224.68'
L1	N 48° 48' 38" W	---	96.14'
L2	N 70° 09' 27" E	---	3.00'
L3	N 12° 50' 31" E	---	8.41'
L4	N 44° 33' 52" W	---	99.05'
L5	N 45° 36' 54" E	---	90.78'
L6	N 89° 56' 01" E	---	41.06'
L7	N 00° 03' 38" W	---	100.00'
L8	N 65° 49' 53" E	---	142.07'
L9	N 22° 58' 40" E	---	97.30'
L10	N 22° 58' 40" E	---	77.63'



Meridian Land Services, Inc.
 43460 Ridge Park Drive, Suite 260
 Temecula, CA 92590
 Office 951.699.3733 Fax 951.699.3744

CITY OF RIVERSIDE, CALIFORNIA LL-P14-0441

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

SHEET 1 OF 1 W.O.

SCALE: 1"=200' DRWN BY: SM DATE 2/17/2015 SUBJECT: LOT LINE ADJUSTMENT
 CHKD BY: DATE



PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.riversideacr.com

CERTIFICATION

Pursuant to 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):

MICHELL M. GARCIA - GUZMAN
COMMISSION # 2080120
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXPIRES AUG 30, 2018

Date: MARCH 3, 2015

Signature: 

Print Name: KEVIN KOHAN

LL-P14-0441