

Recording requested by:

DOC # 2004-0813974

10/14/2004 08:00A Fee:19.00

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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Project: LLA P04-00173
APN: 263-290-062 & 291-420-020
Address: Sycamore Canyon Road and Eastridge Drive

LL-P04-0173



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): CADDINGTON COMPANY, 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 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: Jal H S 9/27/04
PRINCIPAL PLANNER DATE

LOT LINE ADJUSTMENT NO. P04-0173

EXHIBIT "A"

PARCEL "A"

Being a portion of Lot 1 of Tract No. 4510 as shown by map on file in Book 81, Pages 3 and 4, records of Riverside County, California, together with a portion of Parcel 62 of Parcel Map No. 24733, as shown by map on file in Book 175 of Parcel Maps, Pages 30 through 36, inclusive thereof, records of Riverside County, California, described as follows:

BEGINNING at the Northeast corner of said Lot 1;

THENCE South 00°25'39" East along the East line of said Lot 1, a distance of 203.70 feet;

THENCE North 89°28'28" East, a distance of 420.38 feet to a point on the Southwesterly line of that property described in Instrument No. 74778, recorded March 10, 1995, Official Records of Riverside County, California, said point also being on a non-tangent curve, concave Southwesterly, having a radius of 1005.40 feet to which point a radial line bears North 68°58'59" East;

THENCE Northwesterly along said Southwesterly line, through a central angle of 03°39'42", an arc distance of 64.25 feet to which point a radial line bears North 65°19'17" East, said point also being on the Southeasterly right of way line of Metropolitan Water District of Southern California, Box Springs Feeder, as shown on said Parcel Map;

THENCE North 51°06'40" East along said Southeasterly right of way line, a distance of 233.18 feet to a point on the North line of said Lot 1;

THENCE North 89°34'20" East along said North line, a distance of 262.29 feet to the **POINT OF BEGINNING**.

Containing 1.76 acres, more or less.

PARCEL "B"

Being a portion of Lot 1 of Tract No. 4510 as shown by map on file in Book 81, Pages 3 and 4, records of Riverside County, California, together with a portion of Parcel 62 of Parcel Map No. 24733, as shown by map on file in Book 175 of Parcel Maps, Pages 30 through 36, inclusive thereof, records of Riverside County, California, described as follows:

COMMENCING at the Northeast corner of said Lot 1;

THENCE South 00°25'39" East along the East line of said Lot 1, a distance of 203.70 feet to the **POINT OF BEGINNING**;

THENCE continuing South 00°25'39" East along said East line, a distance of 390.73 feet to a point on the North line of said property granted to the City of Riverside, as described in Instrument No. 159905, recorded May 1, 1990, Official Records of Riverside County, California;

THENCE North 89°09'03" West along said North line, a distance of 286.94 feet;

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THENCE North 47°17'04" West, a distance of 86.88 feet to a point on the West line of said Lot 1, said point also being on the Southwesterly line of that property described in Instrument No. 74778, recorded May 1, 1990, Official Records of Riverside County, California;

THENCE North 47°15'58" West along said Southwesterly line, a distance of 8.95 feet, said point also being the beginning of a non-tangent curve, concave Southwesterly, having a radius of 1005.40 feet to which point a radial line bears North 87°32'59" East;

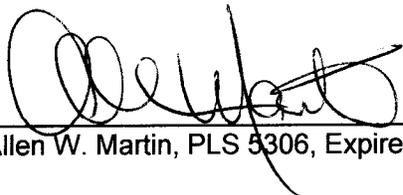
THENCE Northwesterly along said Southwesterly line, through a central angle of 18°34'00", an arc distance of 325.80 feet to which point a radial line bears North 68°58'59" East;

THENCE North 89°28'28" East, a distance of 420.38 feet to the **POINT OF BEGINNING**.

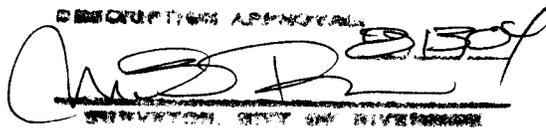
Containing 3.28 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B"

Prepared under the Supervision of:



Allen W. Martin, PLS 5306, Expires 12-31-05



CHRISTOPHER A. BELFRAGE
SURVEYOR, CIVIL AND LAND ENGINEER

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10/14/2004 09:08A
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GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside }

ss

On Sept. 27, 2004, before me Francisca Andrade
(date) (name)

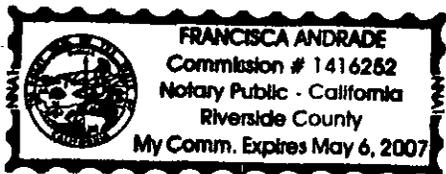
a Notary Public in and for said State, personally appeared:

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 _____

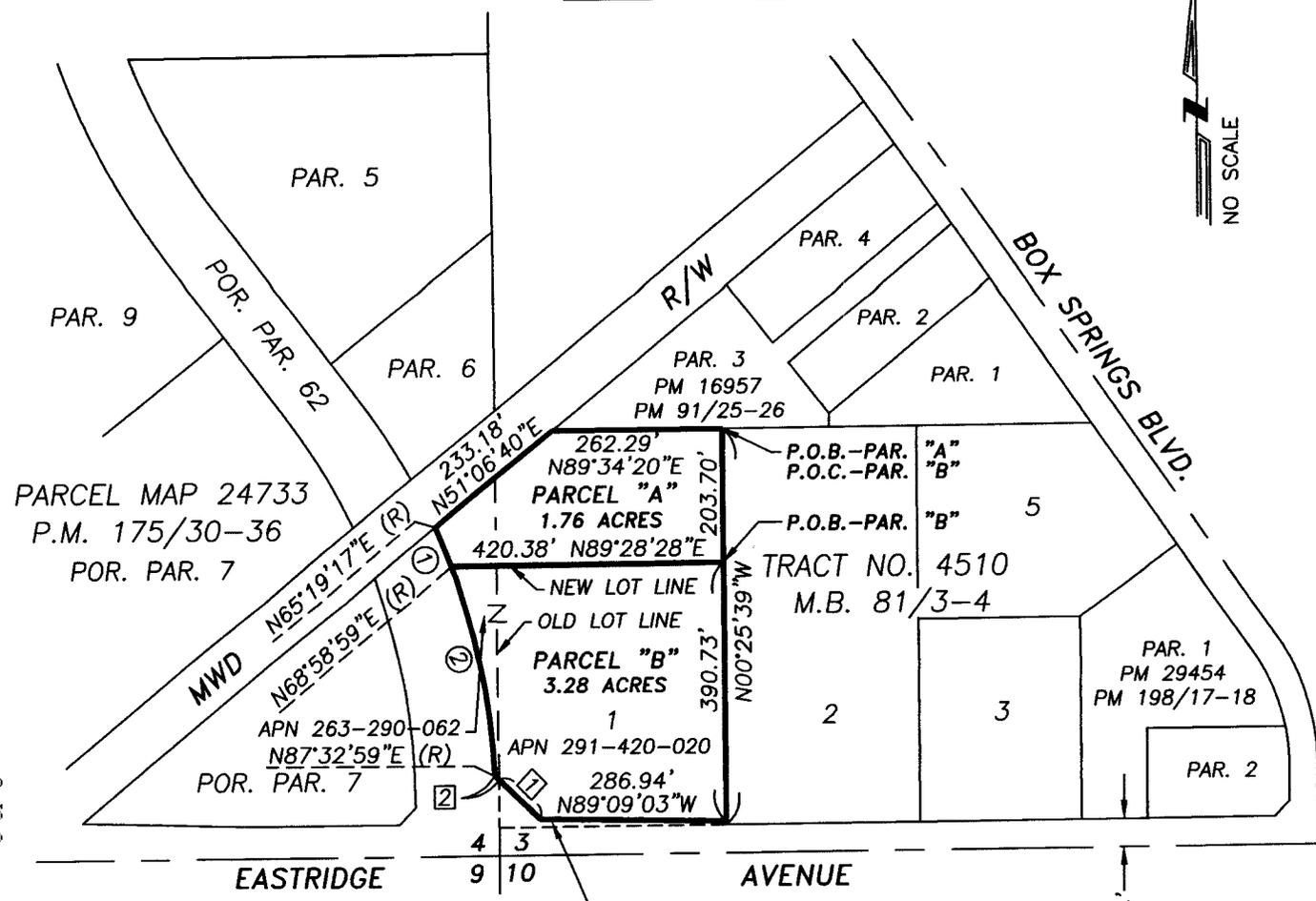
- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

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

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



EXHIBIT "B"



PARCEL MAP 24733
P.M. 175/30-36
POR. PAR. 7

PAR. 3
PM 16957
PM 91/25-26

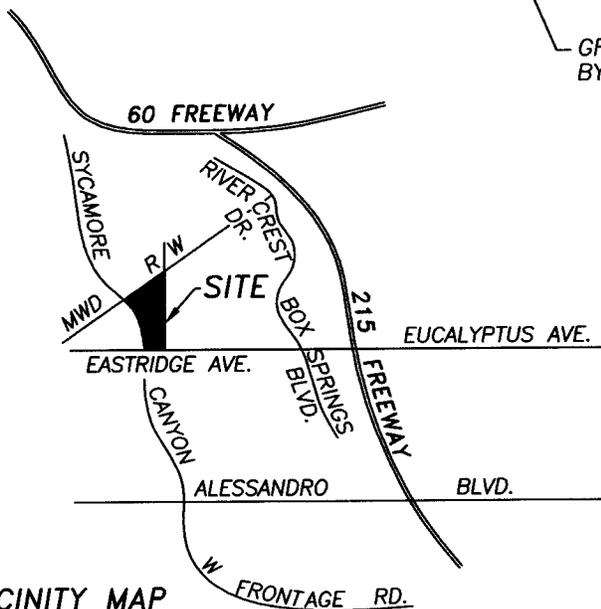
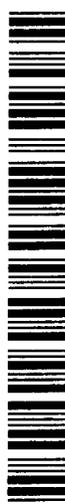
P.O.B.-PAR. "A"
P.O.C.-PAR. "B"
P.O.B.-PAR. "B"
TRACT NO. 4510
M.B. 81/3-4

PAR. 1
PM 29454
PM 198/17-18

APN 263-290-062
N87°32'59"E (R)
POR. PAR. 7
APN 291-420-020
286.94'
N89°09'03"W

GRANTED TO CITY OF RIVERSIDE
BY INST. #159905, REC. 5/90

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CURVE DATA

- ① $\Delta = 03^{\circ}39'42''$
R=1005.40'
L=64.25'
- ② $\Delta = 18^{\circ}34'00''$
R=1005.40'
L=325.80'

LINE DATA

- ① 86.88' N47°17'04"W
- ② 8.95' N47°15'58"W



Allen W. Martin

VICINITY MAP
NO SCALE

SECTIONS 3 & 4, T.3.S., R.4.W.

Sheet: 1 OF 1
Date: FEBRUARY 2004
W.O. 24107

LOT LINE ADJUSTMENT NO. P04-0173

Southland Engineering
2200 BUSINESS WAY, Ste. 100
RIVERSIDE, CA. 92501
(909) 788-8488

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