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 Riverside, California 92522

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

(57)
C
 043

Project: LLA P09-0042
 APN: 143-180-020, 021, 022 & 023
 Address: 10411, 10461, 10471 & 10481 Magnolia Ave

LL- P09-0042

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

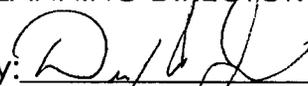
Property Owner: CT Magnolia LLC, a California limited liability company

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 FOUR parcels 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 parcels 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:  3/17/09
 DIRK A. JENKINS DATE
 PRINCIPAL PLANNER

ACKNOWLEDGEMENT

State of California }
County of Riverside } .ss

On March 17, 2009, before me Francisca Andrade, notary public
personally appeared Dirk A. Jenkins
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.

Francisca Andrade
Notary Signature



EXHIBIT "A"

**LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO. P09-0042
PORTIONS OF PARCEL MAP No. 34493, P.M.B. 221/91-92
CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA**

Parcel A

A portion of Parcel 3 and Parcel 4 of Parcel Map No 34493, in the City of Riverside, County of Riverside, State of California, according to map on file in Book 221, Pages 91 and 92, of Parcel Maps, records of said County, described as follows

Commencing at the most southerly corner of said Parcel 4,
Thence North 34°15'40" West 210 03 feet along the southwesterly line of said Parcel 4 to the **True Point of Beginning**,
Thence North 55°44'20" East 34 95 feet,
Thence South 34°15'56" East 14 13 feet,
Thence North 55°44'20" East 97 22 feet,
Thence South 34°15'56" East 101 72 feet,
Thence North 55°43'18" East 428 39 feet,
Thence North 34°16'55" West 9 75 feet,
Thence North 55°43'18" East 100 01 feet to the northeasterly line of said Parcel 3,
Thence North 34°16'42" West 700 73 feet along said northeasterly line and the northeasterly line of said Parcel 4 to the most northerly corner thereof,
Thence South 71°37'24" West 686 59 feet along the northwesterly line of said Parcel 4 to the most westerly corner thereof,
Thence South 34°15'40" East 782 70 feet along the southwesterly line of said Parcel 4 to the **True Point of Beginning**

Parcel A contains 11 86 acres, more or less

Parcel B

A portion of Parcel 1 and Parcel 4 of Parcel Map No 34493, in the City of Riverside, County of Riverside, State of California, according to map on file in Book 221, Pages 91 and 92, of Parcel Maps, records of said County, described as follows

Beginning at the most southerly corner of said Parcel 4,
Thence North 34°15'40" West 210 03 feet along the southwesterly line of said Parcel 4,
Thence North 55°44'20" East 34 95 feet,
Thence South 34°15'56" East 14 13 feet,

Thence North 55°44'20" East 97 22 feet,
Thence South 34°15'56" East 195 97 feet to an angle point in the southwesterly boundary of
said Parcel Map No 34493,
Thence South 55°46'14" West 132.19 feet along the southeasterly boundary of said Parcel Map
No 34493 to the southwesterly corner of said Parcel 4 and the **Point of Beginning**

Parcel B contains 26,393 square feet, more or less

Parcel C

A portion of Parcel 3 and Parcel 4 of Parcel Map No 34493, in the City of Riverside, County of
Riverside, State of California, according to map on file in Book 221, Pages 91 and 92, of Parcel
Maps, records of said County, described as follows

Commencing at the most southerly corner of said Parcel 4,
Thence North 34°15'40" West 210 03 feet along the southwesterly line of said Parcel 4,
Thence North 55°44'20" East 34 95 feet,
Thence South 34°15'56" East 14 13 feet,
Thence North 55°44'20" East 97 22 feet,
Thence South 34°15'56" East 101 72 feet,
Thence North 55°43'18" East 424 40 feet to a point on a line that is parallel with, and 104 00
feet southwesterly, measured at right angles, from the northeasterly line of said Parcel 3, and
the **True Point of Beginning**;
Thence continuing North 55°43'18" East 3 99 feet,
Thence North 34°16'55" West 9 75 feet,
Thence North 55°43'18" East 100 01 feet to the northeasterly line of said Parcel 3,
Thence South 34°16'42" East 194 07 feet along the northeasterly line of said Parcel 3 to an
angle point therein,
Thence South 55°44'00" East 104 00 feet along the southeasterly line of said Parcel 3 to a point
on the aforesaid parallel line,
Thence North 34°16'42" West 184 30 feet along said parallel line to the **True Point of
Beginning**

Parcel C contains 20,140 square feet, more or less

Parcel D

A portion of Parcel 1, Parcel 2, Parcel 3 and Parcel 4 of Parcel Map No 34493, in the City of
Riverside, County of Riverside, State of California, according to map on file in Book 221, Pages
91 and 92, of Parcel Maps, records of said County, described as follows

Commencing at the most southerly corner of said Parcel 4,
Thence North 34°15'40" West 210 03 feet along the southwesterly line of said Parcel 4,
Thence North 55°44'20" East 34 95 feet,
Thence South 34°15'56" East 14 13 feet,
Thence North 55°44'20" East 97 22 feet,
Thence South 34°15'56" East 101 72 feet to the **True Point of Beginning**;
Thence North 55°43'18" East 424 40 feet to a point on a line that is parallel with, and 104 00 feet southwesterly, measured at right angles, from the northeasterly line of said Parcel 3,
Thence South 34°16'42" East 184 30 feet along said parallel line to the southwesterly prolongation of the southeasterly line of said Parcel 3,
Thence North 55°44'00" East 4 00 feet to a point in the northeasterly line of said Parcel 3,
Thence South 34°16'55" East 189 00 feet along the northeasterly line of said Parcel 3 to the most easterly corner thereof, said corner also being a point on the northwesterly line of Magnolia Avenue, 77 00 feet northwesterly of centerline shown on said Parcel Map No 34493
Thence South 55°44'00" East 428 50 feet along said northwesterly line to the most southerly corner of said Parcel 1,
Thence North 34°15'56" West 373 22 feet along the southwesterly line of said Parcel 1 to the **True Point of Beginning**;

Parcel D contains 3 65 acres, more or less



Prepared by or under the supervision of

[Handwritten Signature]

3-31-2009

Edy Powell Adkison, LS 5390

Date

Expires September 30, 2010

PARCEL 1, 2, 3, & 4

PM No. 34493, P.M.B. 221 / 91-92

PARCEL "A"
PARCEL 4
PM No. 34493
PMB 221/91-92
SEE SHEET 2

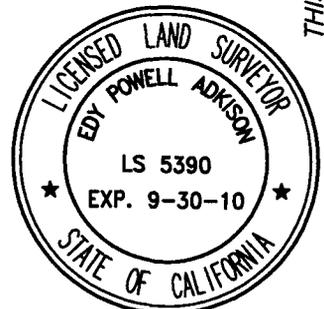
PARCEL "B"

PARCEL 1
PM No. 34493
PMB 221/91-92
SEE SHEET 3

PARCEL "C"
PARCEL 3
PM No. 34493
PMB 221/91-92
SEE SHEET 4

PARCEL 2
PM No. 34493
PMB 221/91-92
SEE SHEET 5

PARCEL "D"



65/7 80/1

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

MAGNOLIA AVENUE

77'

66'

66'

PLANS PREPARED BY:

adkan
ENGINEERS
Civil Engineering · Surveying · Planning
6820 Airport Drive, Riverdale, CA 92504
Tel (951) 688-0241 Fax (951) 688-0599

SCALE: 1"=200'

JOB NO. 7597

DATE: 1/09

CLIENT: CT REALTY

APPROVED BY:

Edy P. Adkison 3-31-09
EDY P. ADKISON L.S. 5390

PM No. 34493
LOT LINE ADJUSTMENT
PARCELS 1-4

LL-P09-0042

PARCEL 1, 2, 3, & 4

PM No. 34493, P.M.B. 221 / 91-92

MOST WESTERLY
CORNER PARCEL 4

MOST NORTHERLY
CORNER PARCEL 4

PARCEL "A"
PARCEL 4
PM No. 34493
PMB 221/91-92

PARCEL "B"
SEE SHEET 3

PARCEL "C"
SEE SHEET 4

PARCEL "D"
SEE SHEET 5

SEE DETAIL A
SHEET 6

T.P.O.B.
PARCEL A

L28 L29
L1

210.03'

L7

L2

N55°43'18"E 428.39'

N55°44'00"E 345.63'

L6

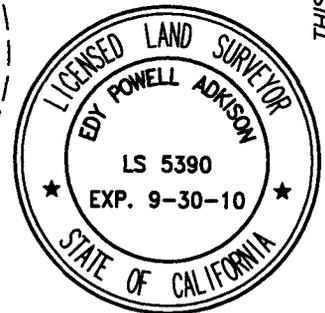
L8

T.P.O.B.
PAR. C

L3

L4

P.O.C. PARCEL A,C&D
P.O.B. PARCEL B
MOST SOUTHERLY CORNER
PARCEL 4, PMB 221/91-92



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adkan
ENGINEERS
Civil Engineering · Surveying · Planning
6820 Airport Drive, Riverside, CA 92504
Tel (951) 688-0241 Fax (951) 688-0599

SCALE: 1"=150'

JOB NO. 7597

DATE: 1/09

CLIENT: CT REALTY

APPROVED BY:

3-31-2009

EDY P. ADKISON L.S. 5390

PM No. 34493
LOT LINE ADJUSTMENT
PARCELS 1-4

LL-P09-0042

LOT LINE ADJUSTMENT- P09-0042

SHEET 3 OF 7

PARCEL 1, 2, 3, & 4

PM No. 34493, P.M.B. 221 / 91-92

PARCEL "A"
SEE SHEET 2

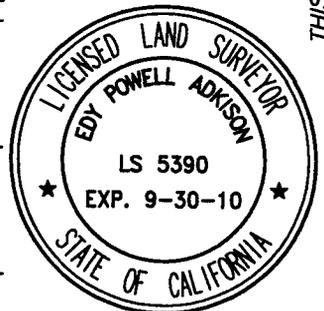
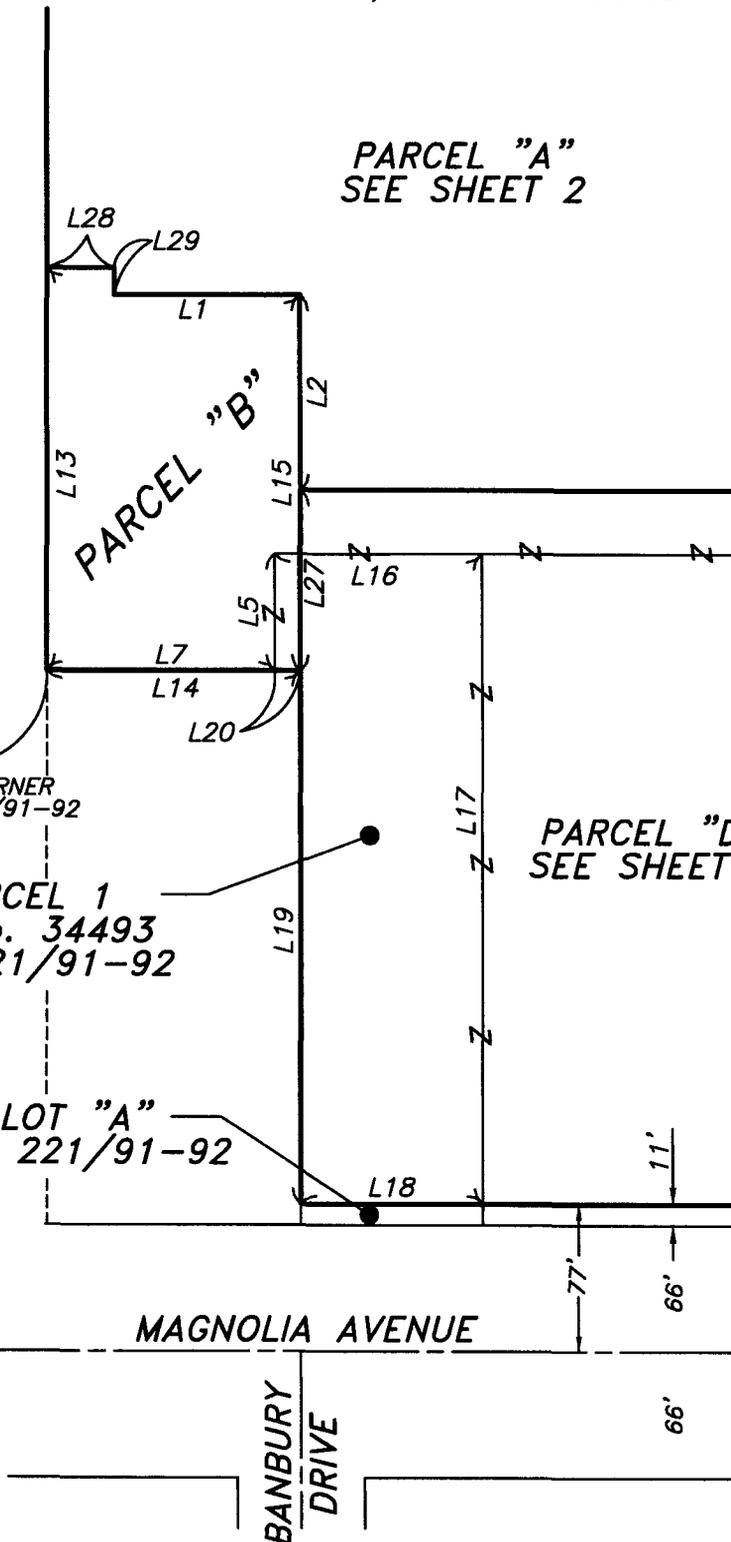
PARCEL "B"

PARCEL "D"
SEE SHEET 5

P.O.B. PARCEL B,
MOST SOUTHERLY CORNER
PARCEL 4, PMB 221/91-92

PARCEL 1
PM No. 34493
PMB 221/91-92

LOT "A"
PMB 221/91-92



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 6820 Airport Drive, Riverside, CA 92504
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SCALE: 1"=100'

JOB NO. 7597

DATE: 1/09

CLIENT: CT REALTY

APPROVED BY:

3-31-2009

EDY P. ADKISON L.S. 5390

PM No. 34493
LOT LINE ADJUSTMENT
PARCEL 1-4

LL-P09-0042

LOT LINE ADJUSTMENT- P09-0042

SHEET 4 OF 7

PARCEL 1, 2, 3, & 4

PM No. 34493, P.M.B. 221 / 91-92

SEE DETAIL A SHEET 6

PARCEL "A"
SEE SHEET 2

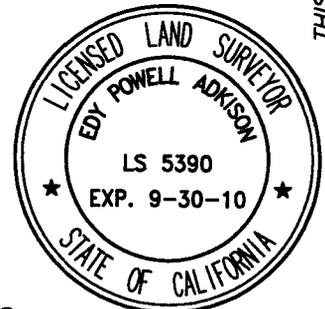
← 428.39'
← 424.40'

T.P.O.B.
PAR. C

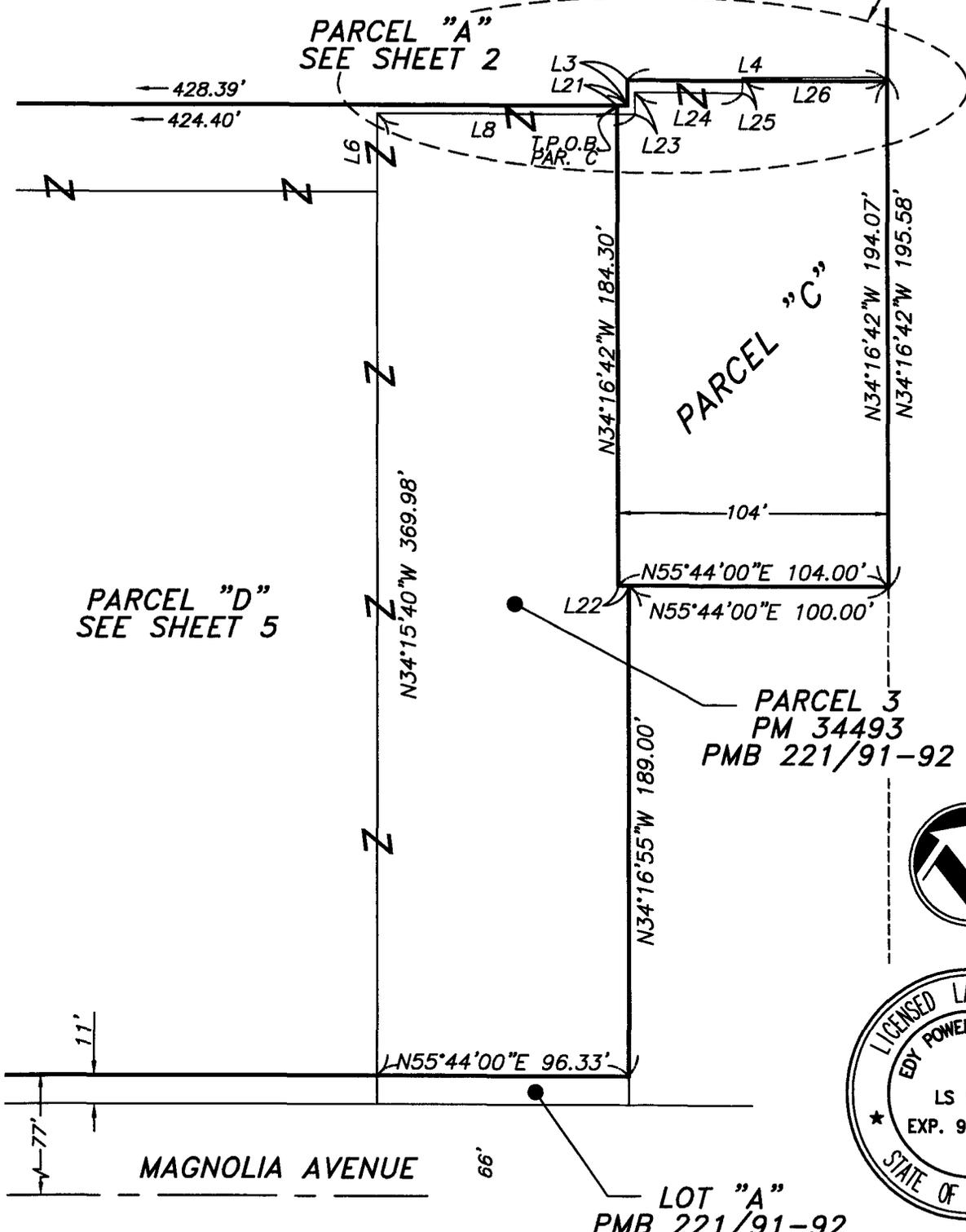
PARCEL "C"

PARCEL "D"
SEE SHEET 5

PARCEL 3
PM 34493
PMB 221/91-92



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LOT "A"
PMB 221/91-92

PLANS PREPARED BY:

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 6820 Airport Drive, Riverdale, CA 92504
 Tel (951) 688-0241 Fax (951) 688-0599

SCALE: 1"=60'

JOB NO. 7597

DATE: 1/09

CLIENT: CT REALTY

APPROVED BY:

[Signature]

EDY P. ADKISON L.S. 5390

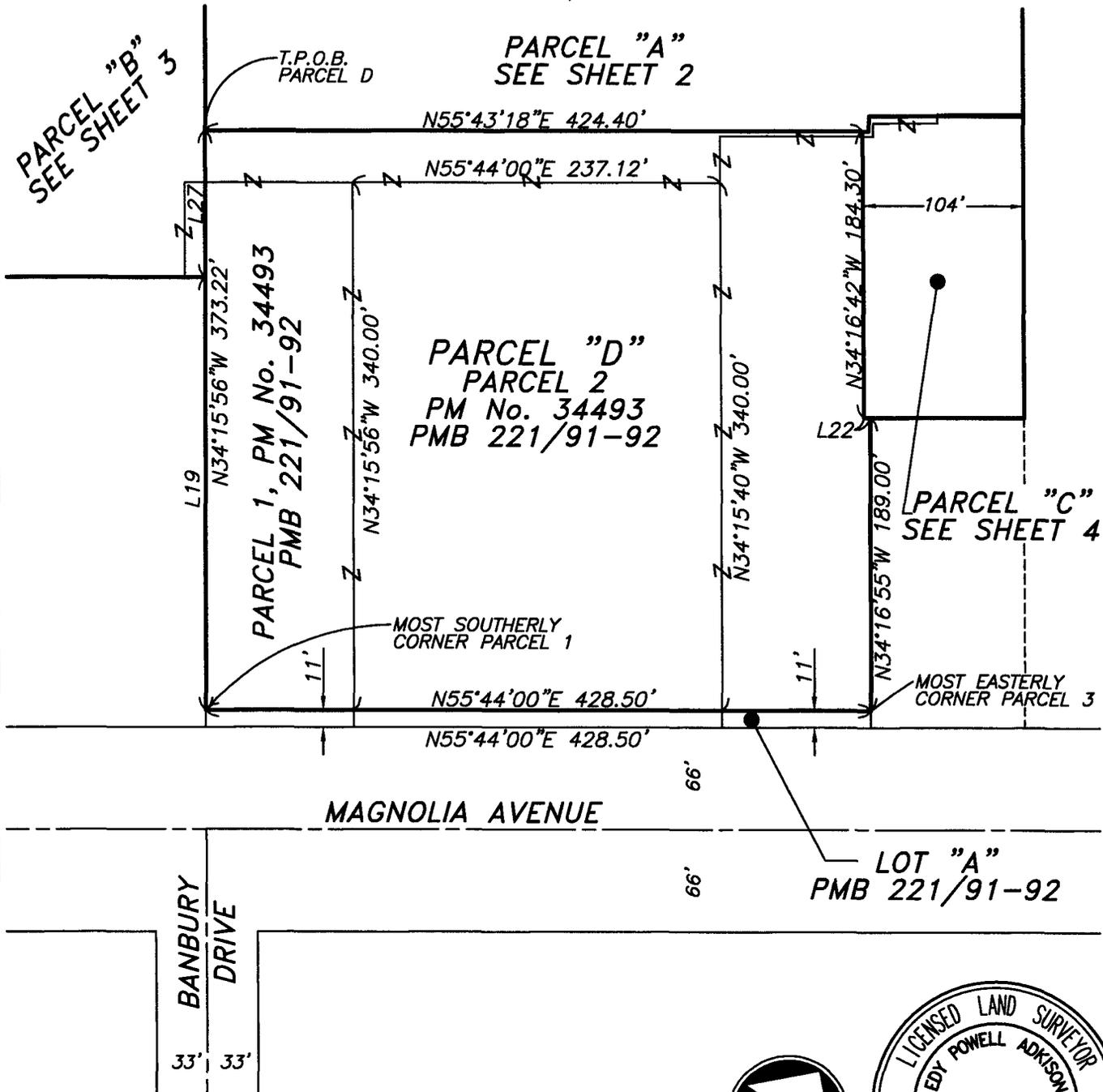
PM No. 34493
 LOT LINE ADJUSTMENT
 PARCEL 1-4

LL-P09-0042

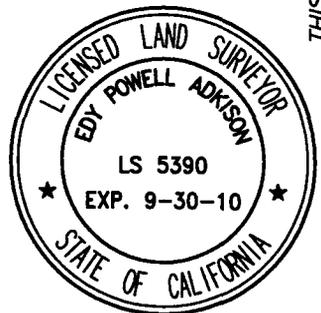
LOT LINE ADJUSTMENT- P09-0042

PARCEL 1, 2, 3, & 4

PM No. 34493, P.M.B. 221 / 91-92



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Tel (951) 688-0241 Fax (951) 688-0599

SCALE: 1"=100'

JOB NO. 7597

DATE: 1/09

CLIENT: CT REALTY

APPROVED BY:

3-31-2009

EDY P. ADKISON L.S. 5390

PM No. 34493
LOT LINE ADJUSTMENT
PARCEL 1-4

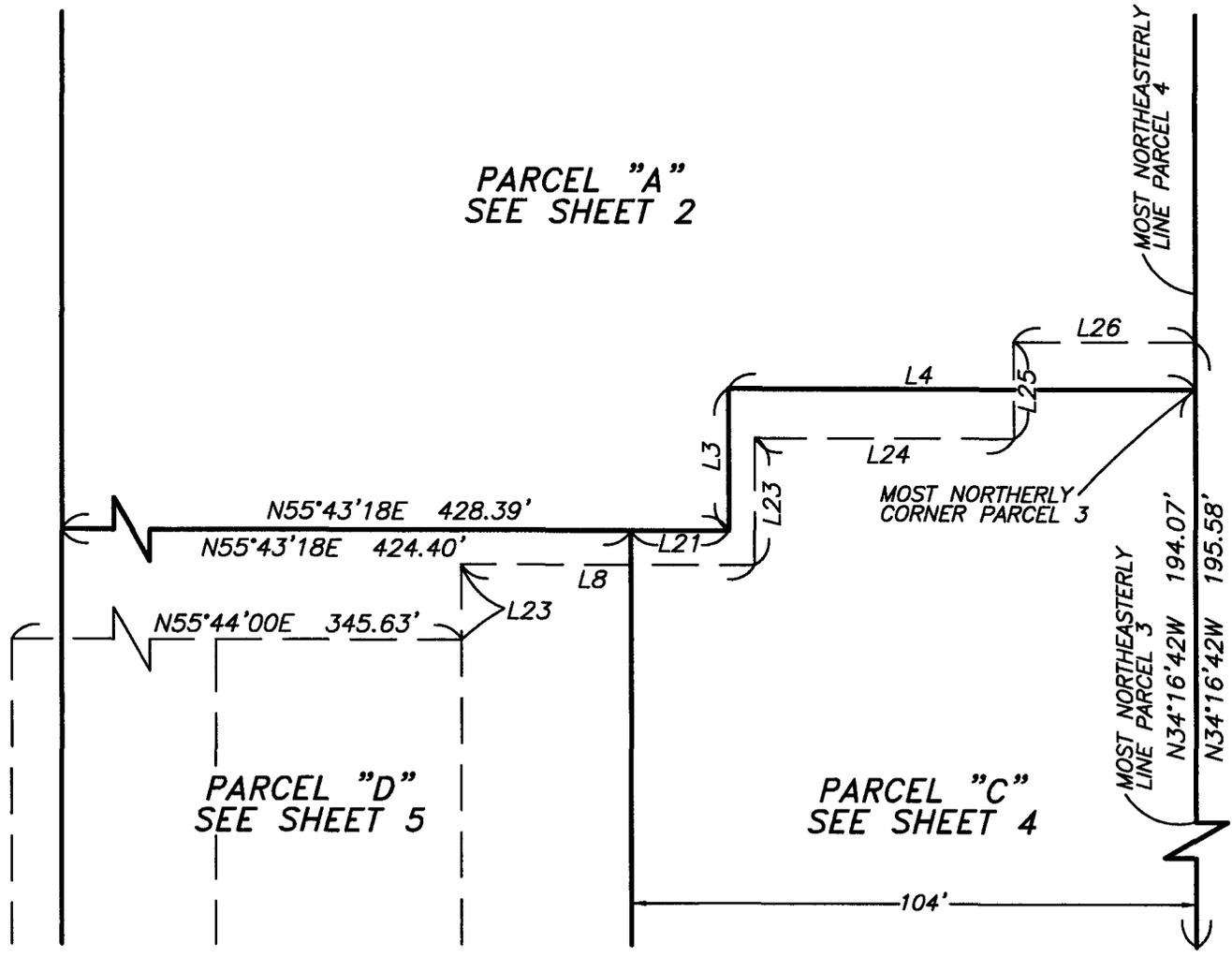
PARCEL 1, 2, 3, & 4

PM No. 34493, P.M.B. 221 / 91-92

PARCEL "A"
SEE SHEET 2

PARCEL "D"
SEE SHEET 5

PARCEL "C"
SEE SHEET 4

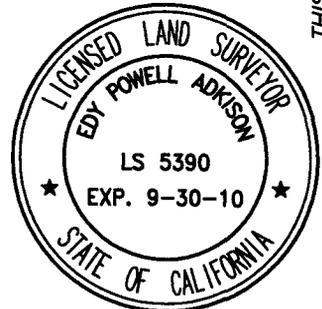


DETAIL A

N.T.S.

LEGEND

- ADJUSTED LOT LINE
- DELETED LOT LINE



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6820 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 Fax: (951) 688-0599

SCALE: N.T.S.

JOB NO. 7493

DATE: 12/08

CLIENT: CT REALTY

APPROVED BY: *Edy P. Adkison*

Edy P. Adkison

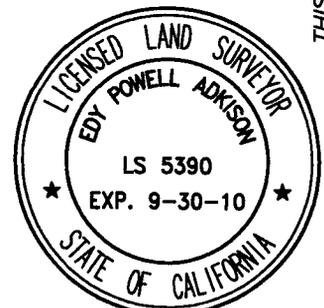
EDY P. ADKISON L.S. 5390

PM No. 34493
LOT LINE ADJUSTMENT
PARCEL 1-4

PARCEL 1, 2, 3, & 4
PM 34493, P.M.B. 221 / 91-92

LINE TABLE		
LINE	LENGTH	BEARING
L1	97.22	N55°44'20"E
L2	101.72	N34°15'56"W
L3	9.75	N34°16'55"W
L4	100.01	N55°43'18"E
L5	61.03	N34°13'46"W
L6	29.98	N34°15'40"W
L7	118.72	N55°46'14"E
L8	99.08	N55°44'20"E
L13	210.03	N34°15'40"W
L14	132.19	N55°46'14"E
L15	195.97	N34°15'56"W
L16	108.51	N55°44'00"E
L17	340.00	N34°15'56"W
L18	95.08	N55°44'00"E
L19	278.96	N34°15'56"W
L20	13.47	N55°46'14"E
L21	3.99	N55°43'18"E
L22	4.00	N55°44'00"E
L23	8.46	N34°16'25"W
L24	41.10	N55°43'35"E
L25	5.86	N33°32'16"W
L26	55.95	N55°26'47"E
L27	94.25	N34°15'56"W
L28	34.95	N55°44'20"E
L29	14.13	N34°15'56"W

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65/7 80/1

PLANS PREPARED BY: adkan ENGINEERS Civil Engineering · Surveying · Planning 6820 Airport Drive, Riverside, CA 92504 Tel: (951) 688-0241 Fax: (951) 688-0599	SCALE: N/A	JOB NO. 7597	DATE: 1/09	CLIENT: CT REALTY
	APPROVED BY: 3-31-2009 EDY P. ADKISON L.S. 5390		PM No. 34493 LOT LINE ADJUSTMENT PARCEL 1-4	