

Recording requested by:

2022-0171544

04/11/2022 03:07 PM Fee: \$ 111.00

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Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



3036

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

FOR RECORDER'S OFFICE USE ONLY

Project: LL-GP-2021-19380
APN: 141-280-020
Location: Pike Street

**LL-GP-2021-19380
PARCEL A & B**

**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): **Placido Gonzales and Maria T. Romo, Husband and Wife as Joint Tenants**

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 (2)** 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 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.

CITY APPROVAL:

CITY OF RIVERSIDE
PUBLIC WORKS – SURVEY DIVISION

Curtis C. Stephens, L.S. 7519
City Surveyor



By: *Curtis C. Stephens* *3/30/22*
Curtis C. Stephens, L.S. 7519 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 *Riverside* } ss

On *March 30, 2022*, before me, *Patricia Villa*,
notary public, personally appeared, *Curtis C. Stephens*,
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]
Notary Signature



EXHIBIT "A"
LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO. LL-GP-2021-19380

PROJECT: GP-2021-19380
APN: POR. 141-280-020
LOCATION: PIKE STREET

PARCEL "A"

THOSE PORTIONS OF LOTS 40 AND 41 OF ASSESSOR'S MAP NO. 20, AS SHOWN BY MAP ON FILE IN BOOK 1, AT PAGE 25 OF ASSESSOR'S MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10 IN BLOCK "A" OF BONNIE BANKS TRACT, AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, AT PAGE 55, RECORDS OF RIVERSIDE, COUNTY, CALIFORNIA;

THENCE SOUTH 89° 43' 14" WEST, ALONG THE SOUTHERLY LINE OF SAID BONNIE BANKS TRACT, A DISTANCE OF 54.36 FEET, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PIKE STREET AS DESCRIBED AND SHOWN BY GRANT OF EASEMENT TO THE CITY OF RIVERSIDE IN DOCUMENT No. 2022-0097197 RECORDED ON FEBRUARY 28, 2022, IN OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 07° 26' 00" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 148.15 FEET;

THENCE NORTH 76° 13' 17" EAST, A DISTANCE OF 206.47 FEET, TO A POINT ON THE SOUTHWESTERLY LINE OF SAID BONNIE BANKS TRACT;

THENCE NORTH 52° 20' 46" WEST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 160.42 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 0.39 ACRES NET, MORE OR LESS.

PARCEL "B"

THOSE PORTIONS OF LOTS 40 AND 41 OF ASSESSOR'S MAP NO. 20, AS SHOWN BY MAP ON FILE IN BOOK 1, AT PAGE 25 OF ASSESSOR'S MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 10 IN BLOCK "A" OF BONNIE BANKS TRACT, AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, AT PAGE 55, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 89° 43' 14" WEST, ALONG THE SOUTHERLY LINE OF SAID BONNIE BANKS TRACT, A DISTANCE OF 54.36 FEET, TO A POINT ON THE EASTERLY RIGHT

EXHIBIT "A"
LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO. LL-GP-2021-19380

OF WAY LINE OF PIKE STREET AS DESCRIBED AND SHOWN BY GRANT OF EASEMENT TO THE CITY OF RIVERSIDE IN DOCUMENT No. 2022-0097197 RECORDED ON FEBRUARY 28, 2022, IN OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 07° 26' 00" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINEs, A DISTANCE OF 148.15 FEET, TO THE **POINT OF BEGINNING**;

THENCE NORTH 76° 13' 17" EAST, A DISTANCE OF 206.47 FEET, TO A POINT ON THE SOUTHWESTERLY LINE OF SAID BONNIE BANKS TRACT;

THENCE SOUTH 52° 20' 46" EAST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 114.37 FEET, TO THE SOUTHEASTERLY CORNER OF LOT 40 OF SAID ASSESSOR'S MAP NO. 20;

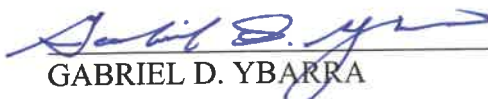
THENCE SOUTH 71° 28' 45" WEST, ALONG THE SOUTHERLY LINES OF LOT 40 AND LOT 41 OF SAID ASSESSOR'S MAP NO. 20, A DISTANCE OF 309.98 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 217.00 FEET AND TO WHICH A RADIAL LINE BEARS NORTH 77° 48' 53" EAST, SAID CURVE BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PIKE STREET AS DESCRIBED AND SHOWN BY GRANT OF EASEMENT TO THE CITY OF RIVERSIDE IN DOCUMENT No. 2022-0097197 RECORDED ON FEBRUARY 28, 2022, IN OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG SAID CURVE, THROUGH CENTRAL ANGLE OF 19° 37' 07", A DISTANCE OF 74.30 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, NORTH 07° 26' 00" EAST, A DISTANCE OF 45.67 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 0.62 ACRES NET, MORE OR LESS.

PREPARED UNDER THE SUPERVISION OF:

 3.31.2022
GABRIEL D. YBARRA DATE
L.S. 4343
REG. EXP. 06-30-2022



DESCRIPTION APPROVAL:

BY:  4/1/2022
DATE

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

Sheet 2 of 2

LL-GP-2021-19380 P4

LOT LINE ADJUSTMENT No. LL-GP-2021-19380

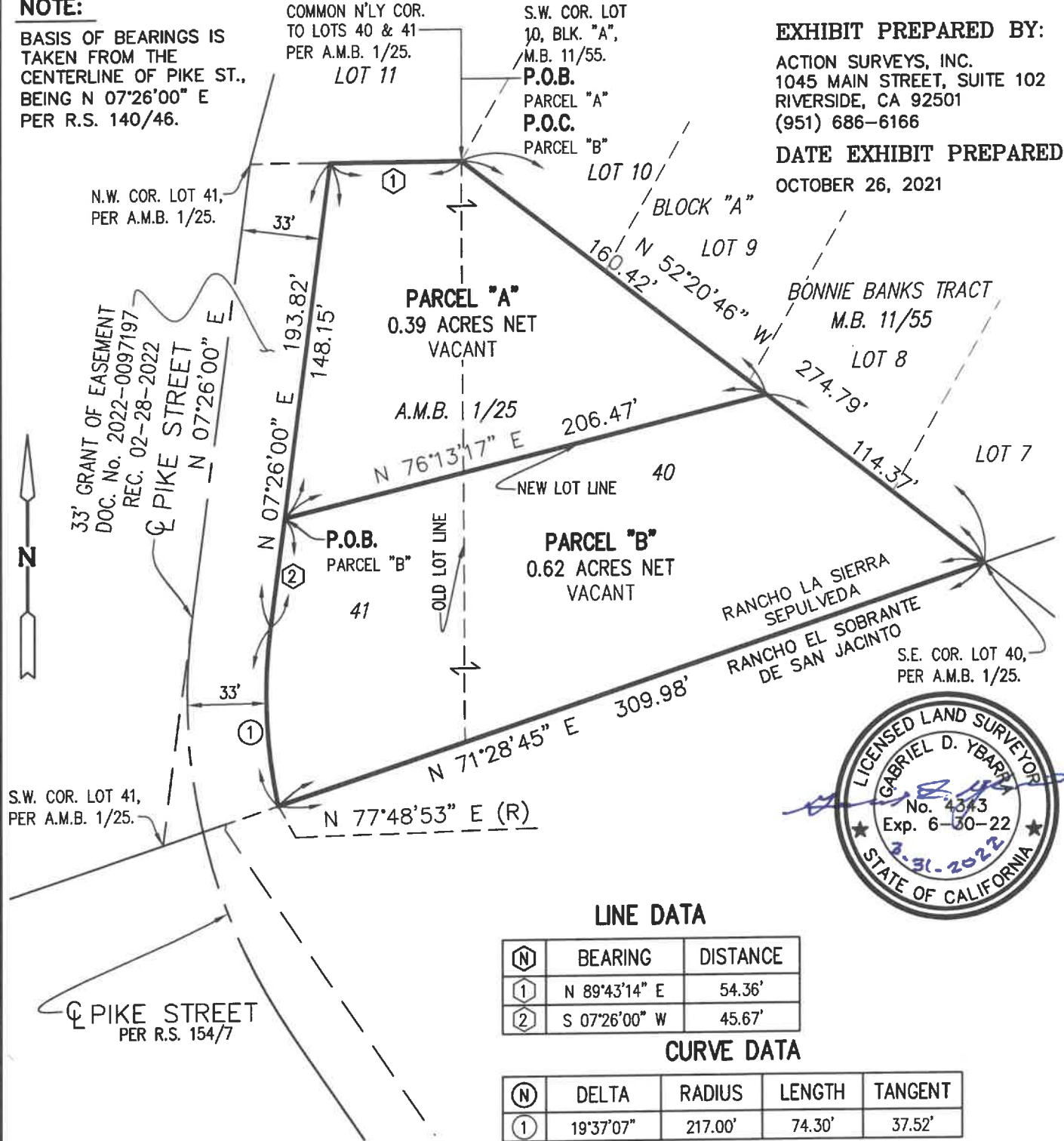
NOTE:

BASIS OF BEARINGS IS TAKEN FROM THE CENTERLINE OF PIKE ST., BEING N 07°26'00" E PER R.S. 140/46.

COMMON N'LY COR. TO LOTS 40 & 41 PER A.M.B. 1/25.
LOT 11

S.W. COR. LOT 10, BLK. "A", M.B. 11/55.
P.O.B. PARCEL "A"
P.O.C. PARCEL "B"

EXHIBIT PREPARED BY:
ACTION SURVEYS, INC.
1045 MAIN STREET, SUITE 102
RIVERSIDE, CA 92501
(951) 686-6166
DATE EXHIBIT PREPARED:
OCTOBER 26, 2021



LINE DATA

(N)	BEARING	DISTANCE
①	N 89°43'14" E	54.36'
②	S 07°26'00" W	45.67'

CURVE DATA

(N)	DELTA	RADIUS	LENGTH	TANGENT
①	19°37'07"	217.00'	74.30'	37.52'

W.O. 21-42

CITY OF RIVERSIDE, CALIFORNIA

SHEET 1 OF 1

LL-GP-2021-19380

SCALE: 1" = 60'

DRAWN BY: M.B. DATE: 2/24/2022

SUBJECT: LLA A.P.N. 141-280-020