

Recording requested by:

**2022-0242031**

05/25/2022 01:27 PM Fee: \$ 0.00

Page 1 of 4

DOCUMENTARY  
TRANSFER TAX = \$0.00  
NO CONSIDERATION

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



And when recorded, mail to:

SURVEYOR  
City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

**8778**

FOR RECORDER'S OFFICE USE ONLY

Project: LL-GP-2022-02879  
APN: 190-040-029, -030, & -031  
Location: 5576 Jurupa Avenue

**LL-GP-2022-02879  
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): Olivia Ronquillo, Trustee of the Family Trust of Olivia D. Ronquillo, dated October 22, 2020

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 5/24/22  
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.

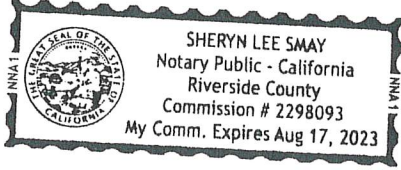
State of California  
County of RIVERSIDE } ss

On MAY 24, 2022, before me, SHERYN LEE SMAY,  
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.

Sheryn Lee Smay  
Notary Signature



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**LOT LINE ADJUSTMENT**  
**PROJECT: GP-2022-02879**  
**ADDRESS: 5576 JURUPA AVE, RIVERSIDE, CA 92504**  
**APN'S: 190-040-029, 030 & 031**

PARCEL "A"

PARCEL 1 OF PARCEL MAP 35147, AS SHOWN IN BOOK 250, PAGES 62 AND 63 OF PARCEL MAPS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, FEBRUARY 3, 2021 AS FILE NO. 2021-00773367 OF OFFICIAL RECORDS;

EXCEPTING THEREFROM THE SOUTHERLY 100.00 FEET, MEASURED ALONG THE WESTERLY LINE THEREOF.

SAID PARCEL CONTAINING 1.22 ACRES MORE OR LESS.

PARCEL "B"

PARCEL 2, TOGETHER WITH PARCEL 3, AND THE SOUTHERLY 100.00 FEET OF PARCEL 1, MEASURED ALONG THE WESTERLY LINE THEREOF, OF PARCEL MAP 35147 AS SHOWN IN BOOK 250 PAGES 62 AND 63 OF PARCEL MAPS FILED IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, FEBRUARY 3, 2021 AS FILE NO. 2021-0073367 OF OFFICIAL RECORDS.

SAID PARCEL CONTAINING 0.73 ACRES MORE OR LESS.

THIS WAS PREPARED BY ME OR UNDER MY DIRECTION.



BRIAN T. HESS, P.L.S. NO. 8136  
EXPIRES 12/31/2022

05/13/2022

DATE



DESCRIPTION APPROVAL:

BY: 

5/25/2022

DATE

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

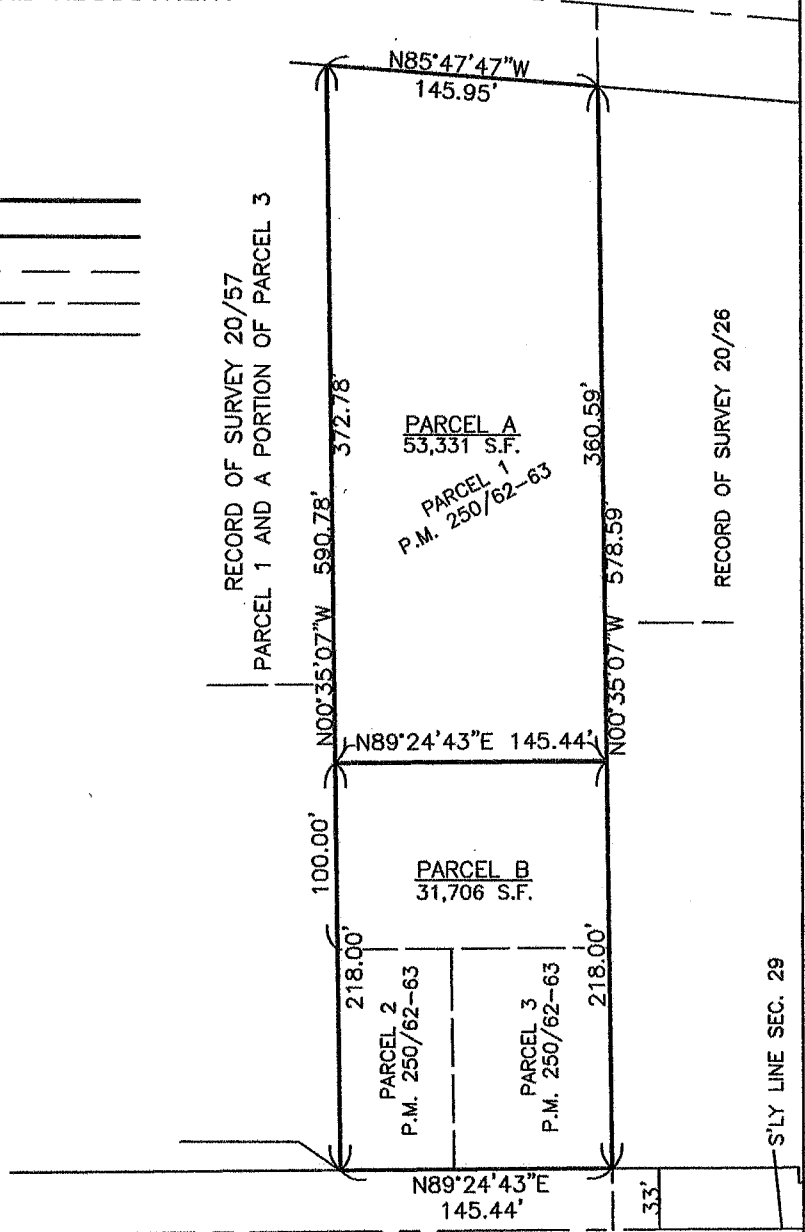
**EXHIBIT**  
**PLAT FOR LL-GP-2022-02879 JURUPA AVENUE**  
**LOT LINE ADJUSTMENT**

**LEGEND**

- PROPOSED BOUNDARY —————
- EXISTING BOUNDARY TO REMAIN =====
- EXISTING BOUNDARY TO BE REMOVED - - - - -
- CENTERLINE - · - · -
- RIGHT OF WAY =====



SCALE: 1"=100'



MOUNTAIN VIEW AVENUE	RAYANN CT	M.B. 224/13-16 1
16	TRACT NO. 24892 15	33'

WATER UTILITIES DEPT. APPROVAL _____ DATE: _____	CITY TREASURER'S APPROVAL _____ DATE: _____
PLANNING DIVISION APPROVAL _____ DATE: _____	ENGINEER/SURVEYOR SIGNATURE DATE: <u>05/13/2023</u>
PARCELS 1, 2, 3 OF PM35147 APN: 190-040-029, 030, 031 OWNER: <u>Olivia D. Ronquillo</u> ADDRESS: <u>5576 Jurupa Avenue</u> CITY, STATE: <u>Riverside, CA</u> ZIP <u>92504</u> PHONE NO. _____	ENGINEER: <u>Brian T. Hess</u> ADDRESS: <u>28039 Scott Road, Suite D-387</u> CITY, STATE: <u>Murrieta, CA</u> ZIP <u>92563</u> PHONE NO. <u>(951) 325-2200</u> FAX <u>(951) 639-9661</u>