

Recording requested by:

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

**2019-0078143**

03/07/2019 02:29 PM

\*\*\*Customer Copy Label\*\*\*

The paper to which this label is affixed  
has not been compared with the  
filed/recorded document

Peter Aldana  
County Of Riverside  
Assessor-County Clerk-Recorder

FOR RECORDER'S OFFICE USE ONLY

Project: P18-0523  
APN: 234-092-022  
Address: 9741 Primrose, Riverside, CA

**LL-P18-0523**  
**PARCEL A**

**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): Guillermo Iturralde and Maria E. Iturralde, 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 **ONE (1)** parcel 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 1/19/19  
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 JANUARY 15, 2019, 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 Smay  
Notary Signature



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**ASSESSOR PARCEL NUMBERS:** 234-092-022

**PARCEL A**

That certain parcel of land situated in the City of Riverside, County of Riverside, State of California, being those portions of Lots 11 and 12 in Block 26 of the Map of Village of Arlington, as shown by map on file in Book 1, Page 62 of Maps in the Office of the County Recorder of San Bernardino County, California, described as follows:

**COMMENCING** at the easterly corner of said Lot 12; thence along the southeasterly line thereof South 56°21'37" West 230.00 feet to the easterly corner of the land described in the Grant Deed recorded May 20, 2010 as Document No. 2010-0234394 of Official Records in the Office of the County Recorder of said Riverside County, being the **TRUE POINT OF BEGINNING**; thence continuing along said southeasterly line of Lot 12 and the southeasterly line of said Lot 11, South 56°21'37" West 104.47 feet; thence leaving said southeasterly line of Lot 11, North 33°38'21" West 149.23 feet; thence North 56°19'20" East 104.48 feet; thence South 33°40'40" East 5.00 feet to the northwesterly line of said Grant Deed; thence South 33°37'59" East 144.30 feet to the **TRUE POINT OF BEGINNING**.

**CONTAINING:** 15,594 Sq. Ft. or 0.358 Acre, more or less

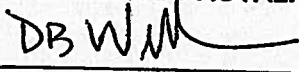
**SUBJECT TO** all Covenants, Rights, Rights-of-Way and Easements of Record.

  
Lawrence L. Truman, PLS 5346      Date

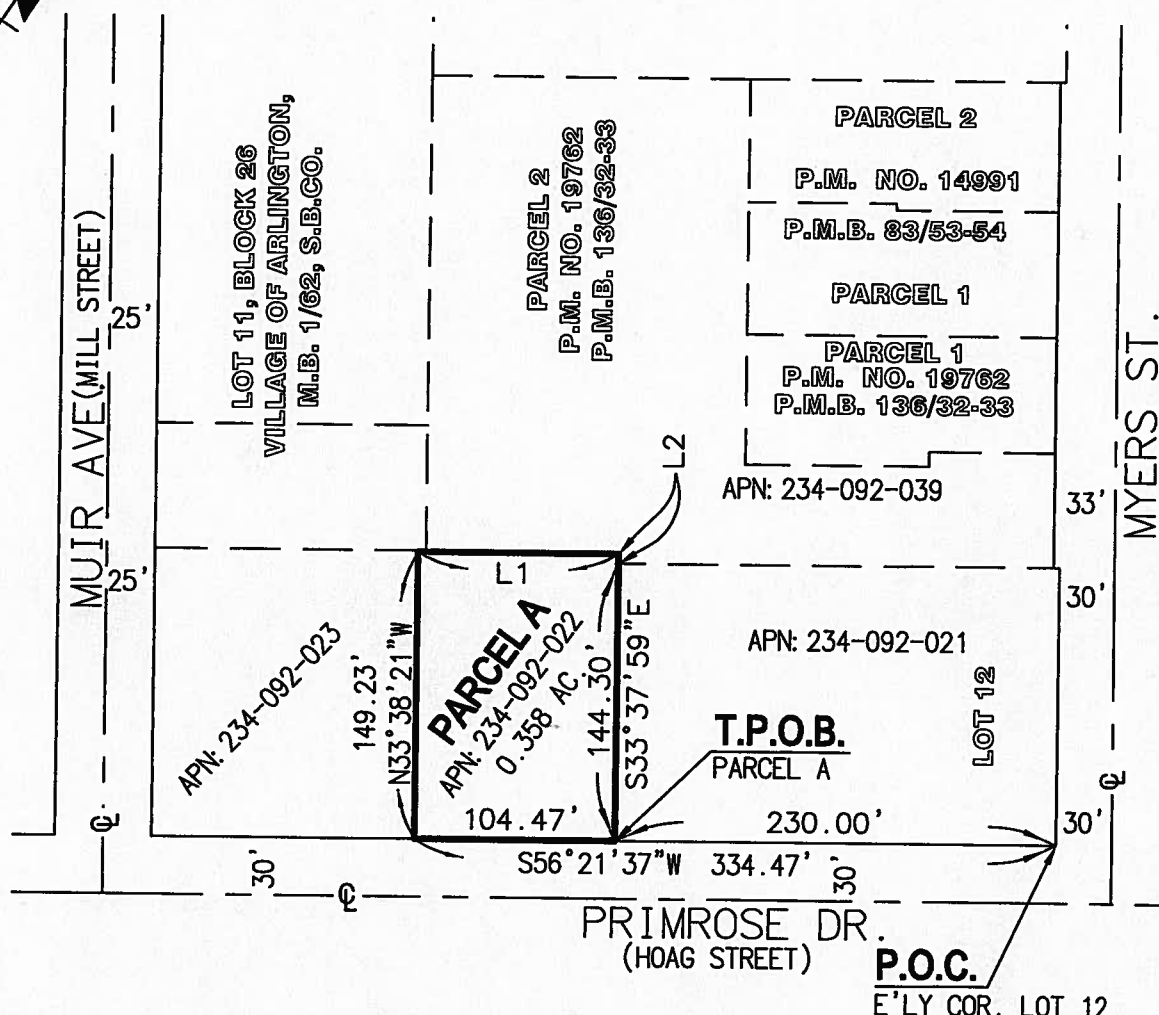
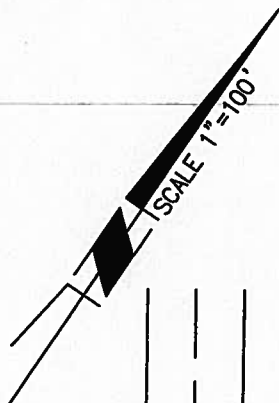


Michael Baker International  
3536 Concours St Suite 100  
Ontario, CA 91764  
JN 165946  
H:\PDATA\165946\CADD\Mapping\Exhibits\165946-LGL-01-LLA PCLA.docm

**DESCRIPTION APPROVAL:**

BY:       3/1/2019  
DATE

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



**LINE DATA TABLE**

NO.	BEARING	LENGTH
L1	N56° 19' 20" E	104.48'
L2	S33° 40' 40" E	5.00'

PREPARED BY ME OR UNDER MY DIRECTION.

*Lawrence L. Truman*  
 LAWRENCE L. TRUMAN, L.S. 5346 DATE 05/25/2018



SHEET 1 OF 1 SHEETS

**Michael Baker**

**INTERNATIONAL**  
 3536 Concourse St. Suite 100,  
 Ontario, CA 91764  
 (909) 974-4900 - MBAKERINTL.COM  
 DATE 05/25/2018 JN 165946