

Recording requested by:

2021-0537820

09/09/2021 10:52 AM Fee: \$ 36.00

Page 1 of 5

Recorded in Official Records
County of Riverside
Peter Aldana
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

675

FOR RECORDER'S OFFICE USE ONLY

Project: LL-GP-2021-02129
APN: 284-121-041
Location: 9860 Primrose Drive, Riverside, CA

**LL-GP-2021-02129
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): **The William Galloway and Gayle Arendt 2009 Trust, William Charles Galloway and Gayle Joyce Arendt, Trustees**

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)** 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 8/11/21
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 August 11, 2021, 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

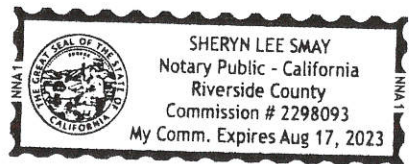


EXHIBIT 'A' - LEGAL DESCRIPTION

PROJECT: GP-2021-02129
A.P.N.: 231-121-041 AND POR. 234-121-040
ADDRESS: 9860 PRIMROSE DRIVE

PARCEL "A"

THAT CERTAIN REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 12 TOGETHER WITH PORTIONS OF LOTS 11 AND 16 AND THAT PORTION OF THAT CERTAIN ALLEY 15.4 FEET IN WIDTH AND THAT PORTION OF THE NORTHEASTERLY ONE-HALF OF THAT CERTAIN ALLEY 11.00 FEET IN WIDTH ADJOINING SAID LOT 12, ALL OF PRIMROSE TRACT, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 6, PAGE 29 OF MAPS IN THE OFFICE OF THE COUNTY OF RECORDER OF SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 12;

THENCE SOUTHWESTERLY, ALONG THE NORTHWESTERLY LINE OF SAID LOT 12, A DISTANCE OF 100.00 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 12;

THENCE SOUTHEASTERLY, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 12, A DISTANCE OF 3.00 FEET, TO A POINT ON A LINE PARALLEL WITH AND DISTANT 33.00 FEET SOUTHEASTERLY, AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF PRIMROSE DRIVE (FORMERLY HOAG STREET) AS SHOWN BY SAID MAP;

THENCE SOUTHWESTERLY, ALONG SAID PARALLEL LINE, SOUTH 56°00'31" WEST, A DISTANCE OF 5.50 FEET, TO THE SOUTHWESTERLY LINE OF SAID NORTHEASTERLY ONE-HALF OF SAID ALLEY 11.00 FEET IN WIDTH;

THENCE SOUTHEASTERLY, ALONG SAID LAST MENTIONED SOUTHWESTERLY LINE, A DISTANCE OF 307.00 FEET, TO AN INTERSECTION WITH THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LOT 12;

THENCE SOUTHEASTERLY, AT RIGHT ANGLE TO SAID SOUTHEASTERLY LINE OF SAID LOT 12, A DISTANCE OF 20.40 FEET, TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 16;

THENCE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY LINE OF SAID LOT 16, A DISTANCE OF 205.50 FEET, TO AN INTERSECTION WITH A LINE WHICH PASSES THROUGH THE MOST EASTERLY CORNER OF SAID LOT 11 AND WHICH IS MEASURED AT RIGHT ANGLE TO THE SOUTHEASTERLY LINE OF SAID LOT 11;

THENCE NORTHWESTERLY AT RIGHT ANGLE TO SAID SOUTHEASTERLY LINE OF SAID LOT 11, A DISTANCE OF 20.40 FEET, TO THE MOST EASTERLY CORNER OF SAID LOT 11;

THENCE NORTHWESTERLY, ALONG THE NORTHEASTERLY LINE OF SAID LOT 11, A DISTANCE OF 144.60 FEET, TO A POINT ON A LINE PARALLEL WITH AND DISTANT 165.00 FEET NORTHWESTERLY, AS MEASURED AT RIGHT ANGLES FROM THE SOUTHEASTERLY LINE OF SAID LOT 16;

THENCE SOUTHWESTERLY, ALONG SAID PARALLEL LINE, A DISTANCE OF 100.00 FEET, TO A POINT ON THE COMMON LINE OF SAID LOTS 11 AND 12;

THENCE NORTHWESTERLY, ALONG SAID COMMON LINE OF SAID LOTS 11 AND 12, A DISTANCE OF 165.40 FEET, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE NORTHERLY 3.00 FEET, PER GRANT OF EASEMENT RECORDED 06/10/2021, AS DOCUMENT No. 2021-0353742, OF OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

CONTAINING 1.18 ACRES MORE OR LESS.
THIS LEGAL DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

SIGNATURE: Miguel

DATE: 8/11/21



DESCRIPTION APPROVAL:

SHEET 1 OF 1

BY: DBW DATE: 8/11/21

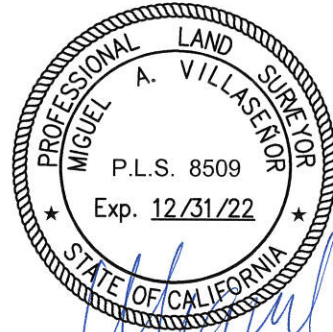
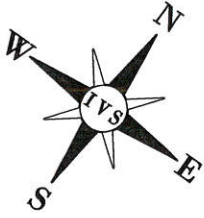
FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

LL-GP-2021-02129 PAR.A P3

EXHIBIT - MAP

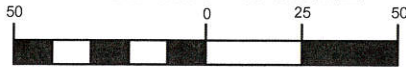
SHEET 1 OF 2

SEC. 18, T.3S., R.5W., S.B.M.
DATE PREPARED: 10/07/20



SURVEYOR'S NOTES:
SEE SHEET 2 FOR DATA
TABLES AND EASEMENT NOTE.

GRAPHIC SCALE



1 inch = 50 ft.

PRIMROSE DRIVE

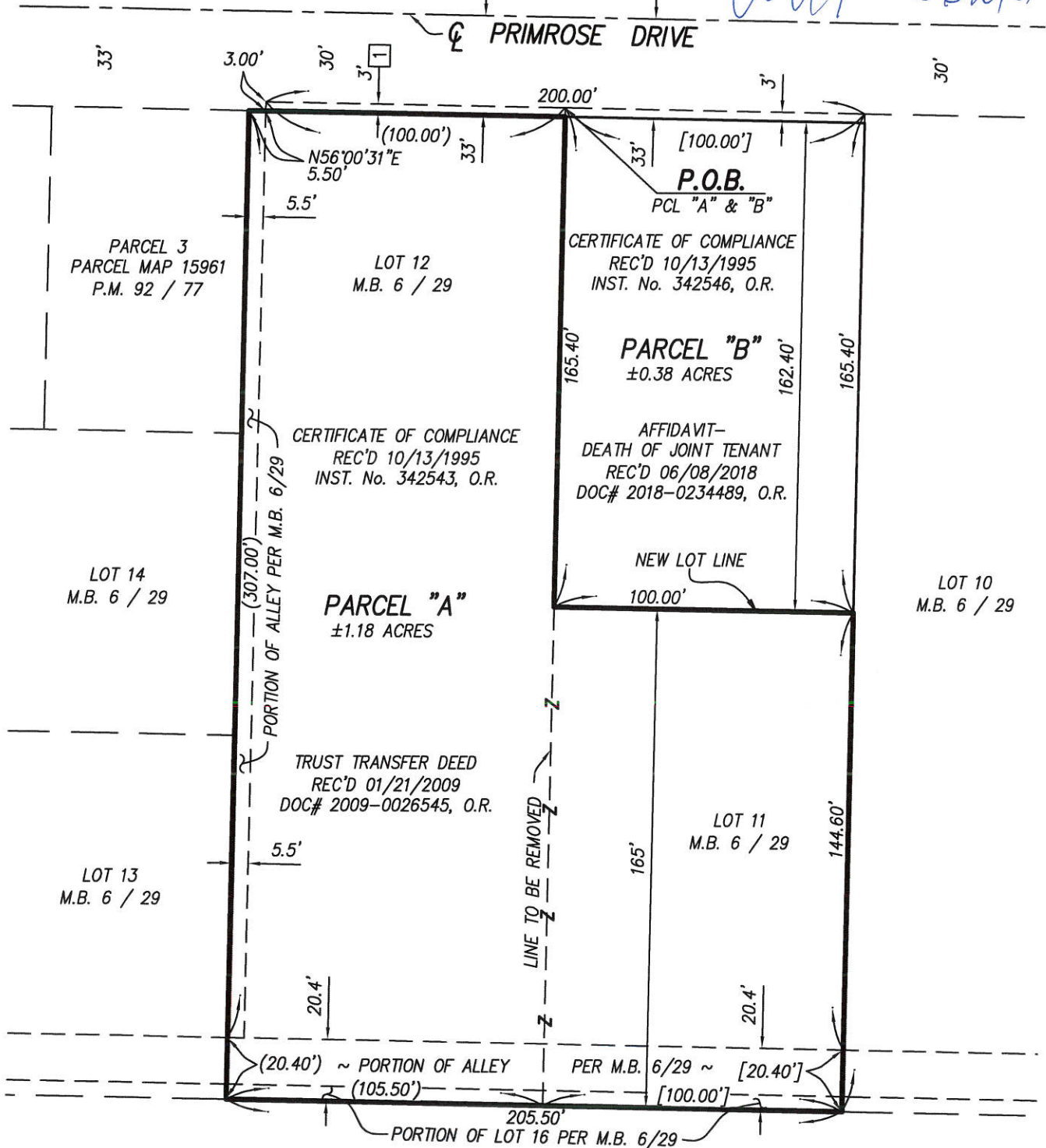


EXHIBIT - MAP

SEC. 18, T.3S., R.5W., S.B.M.
DATE PREPARED: 10/07/20

SHEET 2 OF 2

SURVEYOR'S NOTES:

- () INDICATES RECORD DATA PER CERTIFICATE OF COMPLIANCE
RECORDED OCTOBER 13, 1995, AS INSTRUMENT No.
342543, O.R., OF RIVERSIDE COUNTY, CALIFORNIA.

- [] INDICATES RECORD DATA PER CERTIFICATE OF COMPLIANCE
RECORDED OCTOBER 13, 1995, AS INSTRUMENT No.
342546, O.R., OF RIVERSIDE COUNTY, CALIFORNIA.

EASEMENT NOTES:

- [1] INDICATES GRANT OF EASEMENT RECORDED 06/10/2021,
AS DOCUMENT No. 2021-0353742, O.R., OF RIVERSIDE
COUNTY, CALIFORNIA.