

Recording requested by:

**2021-0537821**

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: 284-121-040  
Location: 9844 Primrose Drive, Riverside, CA

**LL-GP-2021-02129  
PARCEL 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): **Debbie Yayeko Ogawa, a single women, as surviving joint tenant**

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 Lee Smay  
Notary Signature



**EXHIBIT 'A' - LEGAL DESCRIPTION**

PROJECT: GP-2021-02129  
A.P.N.: POR. 234-121-040  
ADDRESS: 9844 PRIMROSE DRIVE

**PARCEL "B"**

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

BEING A PORTION OF LOT 11, 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 WESTERLY CORNER OF SAID LOT 11;

**THENCE** NORTHEASTERLY, ALONG THE NORTHWESTERLY LINE OF SAID LOT 11, A DISTANCE OF 100.00 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 11;

**THENCE** SOUTHEASTERLY, ALONG THE NORTHEASTERLY LINE OF SAID LOT 11, A DISTANCE OF 165.40 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 LOT 16 OF SAID MAP;

**THENCE** SOUTHWESTERLY, ALONG SAID PARALLEL LINE, A DISTANCE OF 100.00 FEET, TO A POINT ON THE COMMON LINE OF SAID LOT 11 AND LOT 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. 2021-0353743, OF OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

CONTAINING 0.38 ACRES MORE OR LESS.

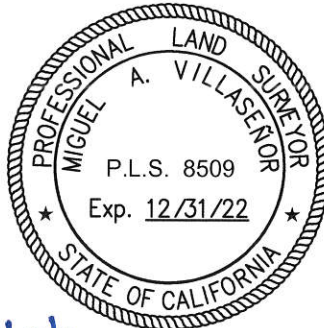
THIS LEGAL DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

SIGNATURE: \_\_\_\_\_

*[Handwritten Signature]*

DATE: \_\_\_\_\_

*8/6/21*



DESCRIPTION APPROVAL:

BY: \_\_\_\_\_

*DBW*

*8/11/21*

DATE

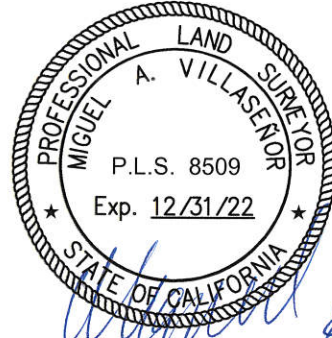
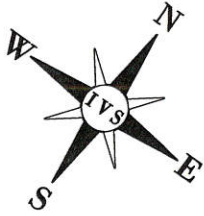
FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

SHEET 1 OF 1

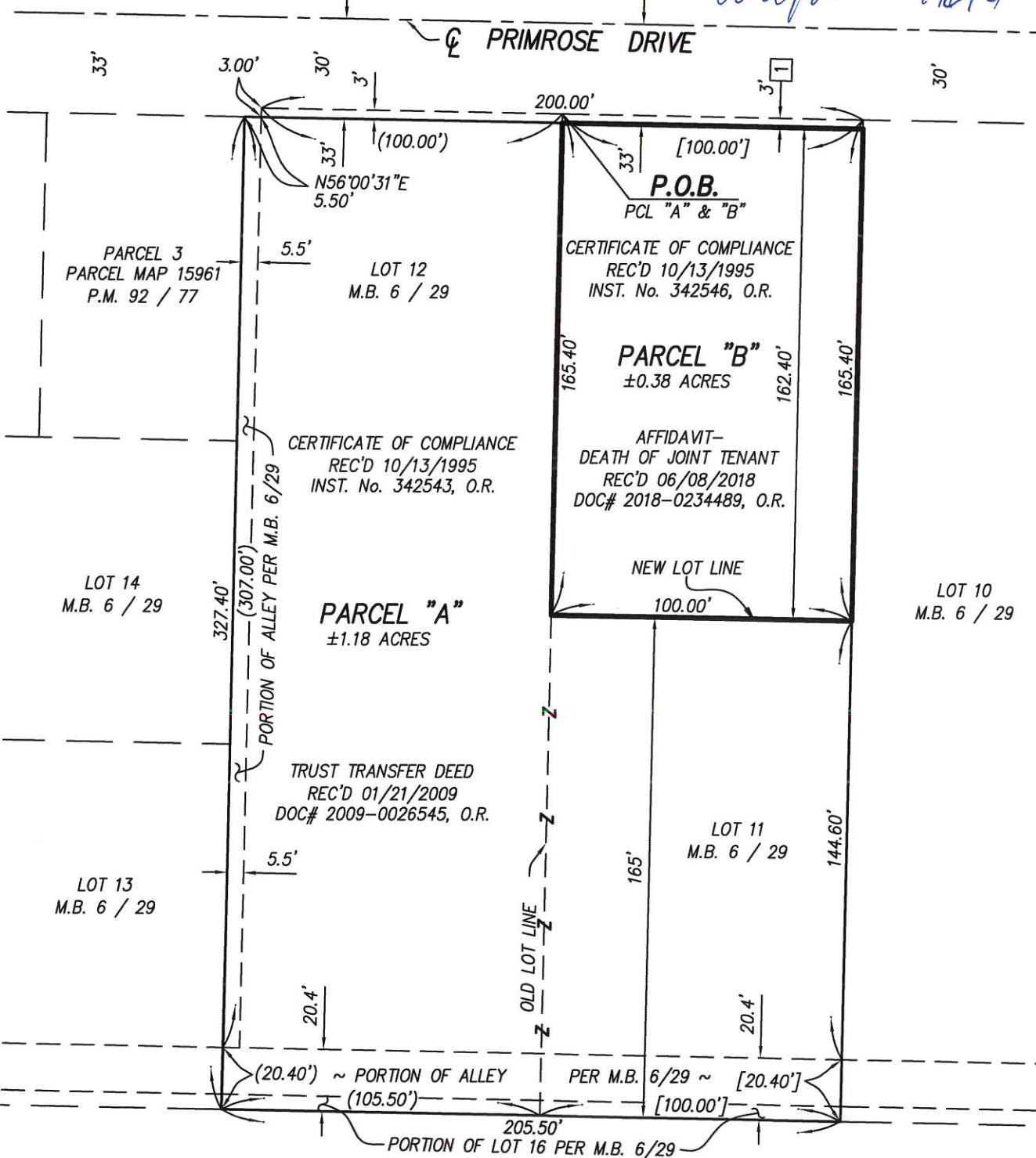
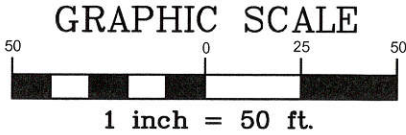
EXHIBIT - MAP

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.



**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. 2021-0353743, O.R., OF RIVERSIDE  
COUNTY, CALIFORNIA.