

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

**2021-0699543**

11/24/2021 11:30 AM Fee: \$ 0.00

Page 1 of 4

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



460

FOR RECORDER'S OFFICE USE ONLY

Project: LL-GP-2021-15299  
APN's: 206-142-023, & -037  
Address: 3164 Knoll Way

**LL-GP-2021-15299**  
**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 CONSOLIDATION

Property Owner(s): **Cesar Mondragon Mondragon, A Single Man**

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 Consolidation 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* 11/22/21  
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

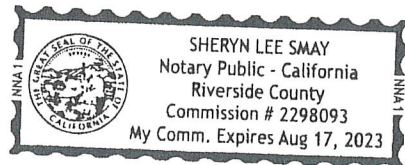
On NOVEMBER 23 2021, before me, SHERYN LEE SMAY,

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 LOT CONSOLIDATION

PROJECT: GP-2021-15299  
APN: 206-142-023 & 206-142-037  
ADDRESS: 3164-KNOLL WAY

PARCEL "A"

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

LOT 12, OF LEATHE KNOLLS, AS SHOWN BY MAP ON FILE IN BOOK 25, PAGES 94 AND 95 OF MAPS  
OF SAID COUNTY,

TOGETHER WITH SOUTHEASTERLY 80 FEET OF THE NORTHEASTERLY 50 FEET OF THAT PORTION OF LOT 64  
OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS SHOWN BY MAP OF FILE IN BOOK 7,  
PAGE 3 OF MAPS, SAN BERNARDINO COUNTY RECORDS.


PARCEL CONTAINS 16,032 SQUARE FEET, MORE OR LESS.

PREPARED UNDER MY SUPERVISION:

  
LEO A. AGUILERA, RCE C31397



DESCRIPTION APPROVAL:

BY:  11/22/2021  
DATE

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

# EXHIBIT LOT CONSOLIDATION

PROJECT: GP-2021-15299  
 APN: 206-142-023 & 206-142-037  
 ADDRESS: 3164-KNOLL WAY

