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Public Works Department
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Riverside, California 92522

2019-0078144

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Peter Aldana
County Of Riverside
Assessor-County Clerk-Recorder

FOR RECORDER'S OFFICE USE ONLY

Project: P18-0523
APN: 234-092-039 and 234-092-023
Address: 9761 Primrose Drive, and
3630 Myers Street, Riverside, CA

**LL-P18-0523
PARCEL B & C**

**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): KB Home Coastal, Inc.

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)** 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 1/15/19
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/hers/their authorized capacity(ies), and that by his/hers/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: 234-092-023 & 234-092-039

PARCEL B

That certain parcel of land situated in the City of Riverside, County of Riverside, State of California, being that portion of Lot 11 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; 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 to the **TRUE POINT OF BEGINNING**; thence leaving said southeasterly line of Lot 11, North 33°38'21" West 149.23 feet; thence North 56°19'20" East 4.00 feet to the northeasterly line of said Lot 11; thence along said northeasterly line North 33°37'46" West 0.77 feet to the northerly corner of Parcel "A" as described in the Grant Deed recorded March 30, 2018 as Document No. 2018-0123171 of Official Records in the Office of the County Recorder of said Riverside County; thence along the northwesterly line of said Parcel "A" South 56°21'37" West 140.00 feet to the westerly corner of said Parcel "A"; thence along the southwesterly line of said Parcel "A", South 33°38'21" East 150.00 feet to said southeasterly line of Lot 11; thence along said southeasterly line of Lot 11, North 56°21'37" East 136.00 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING: 20,403 Sq. Ft. or 0.468 Acre, more or less.

PARCEL C

That certain parcel of land situated in the City of Riverside, County of Riverside, State of California, being all of Parcel 2 of Parcel Map No. 19762, as shown by map on file in Book 136, Pages 32 and 33 of Parcel Maps, in the Office of the County Recorder of Riverside County California.

EXCEPTING THEREFROM that portion of said Parcel 2, described as follows:

COMMENCING at the easterly corner of Lot 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; 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 Lot 11 in said Block 26 of the Map of

Exhibit "A"
Legal Description

Village of Arlington, 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: 50,078 Sq. Ft. or 1.150 Acres, more or less.

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

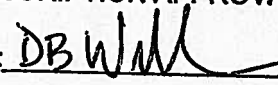

Lawrence L. Truman, PLS 5346 Date 2/27/2019

Michael Baker International
3536 Concourse St Suite 100
Ontario, CA 91764
JN 165946

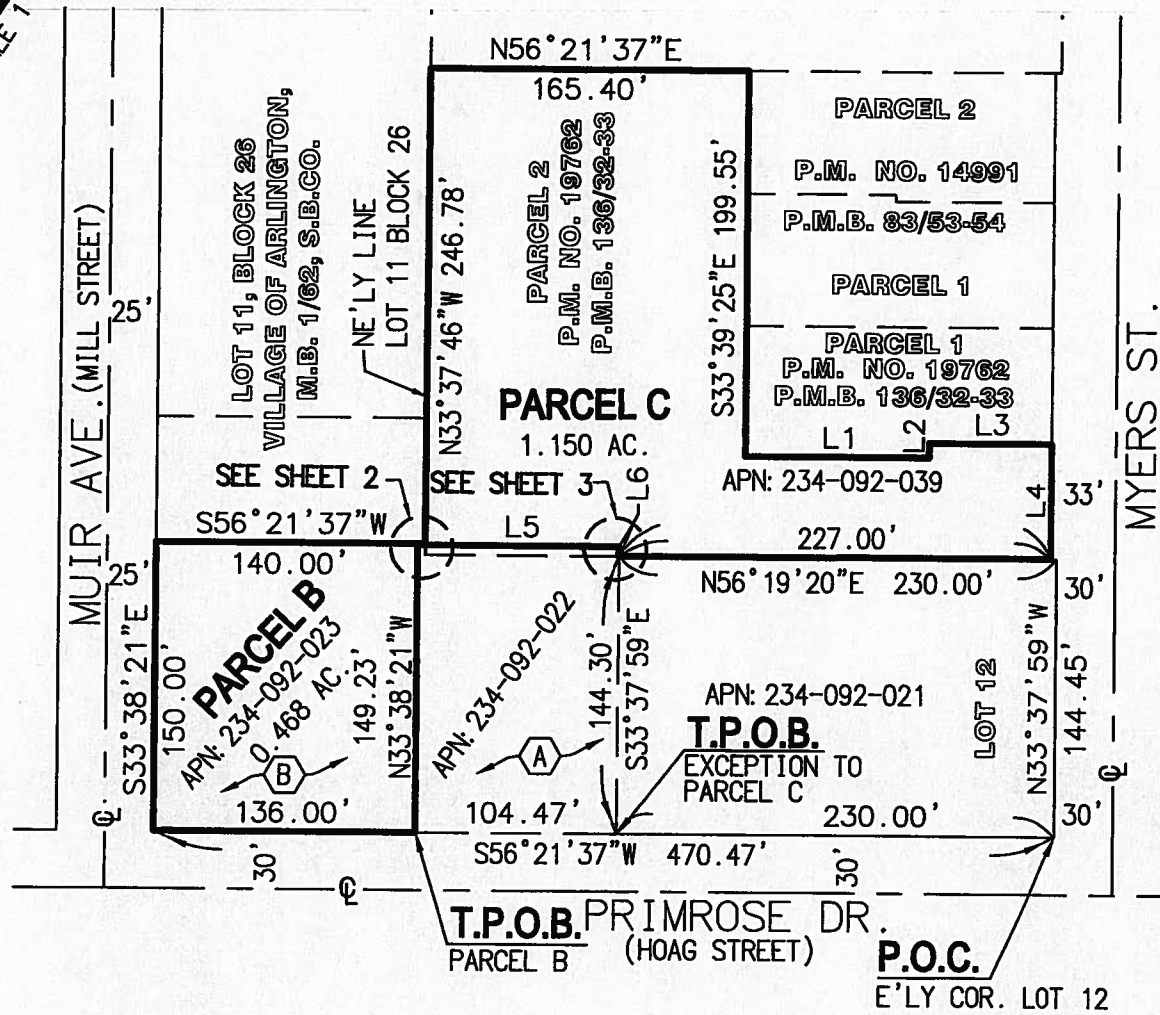
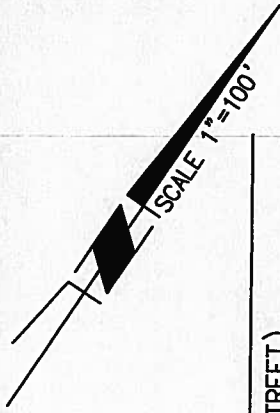
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DESCRIPTION APPROVAL:

BY:  3/1/2019
DATE

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



LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N56°21'01"E	96.00'
L2	N33°39'24"W	7.50'
L3	N56°21'01"E	65.99'
L4	S33°37'59"E	59.54'
L5	N56°19'20"E	100.48'
L6	S33°40'40"E	5.00'

- LEGEND**
- (A) GRANT DEED RECORDED 5/20/2010, DOCUMENT NO. 2010-0234394, O.R.
 - (B) GRANT DEED RECORDED 3/30/2018, DOCUMENT NO. 2018-0123171, O.R.

PREPARED BY ME OR UNDER MY DIRECTION.

Lawrence L. Truman
 LAWRENCE L. TRUMAN, L.S. 5346 DATE

SHEET 1 OF 3 SHEETS

Michael Baker

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

LOT 11, BLOCK 26
VILLAGE OF ARLINGTON,
M.B. 1/62, S.B.CO.

APN: 234-092-024

NE'LY LINE
LOT 11 BLOCK 26

N33° 37' 46" W 246.78'

PARCEL 2
P.M. NO. 19762
P.M.B. 136/32-33

PARCEL C

1.150 AC.

APN: 234-092-039

S56° 21' 37" W 140.00'

0.77'
4.00'

L5

N56° 19' 20" E 104.48'

PARCEL B

0.468 AC.

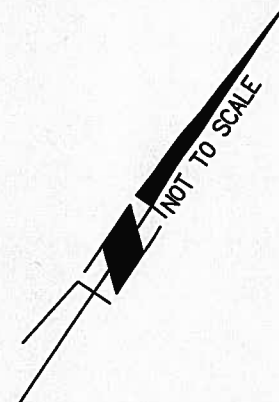
APN: 234-092-023

N33° 38' 21" W 149.23'

APN: 234-092-022

LINE DATA TABLE

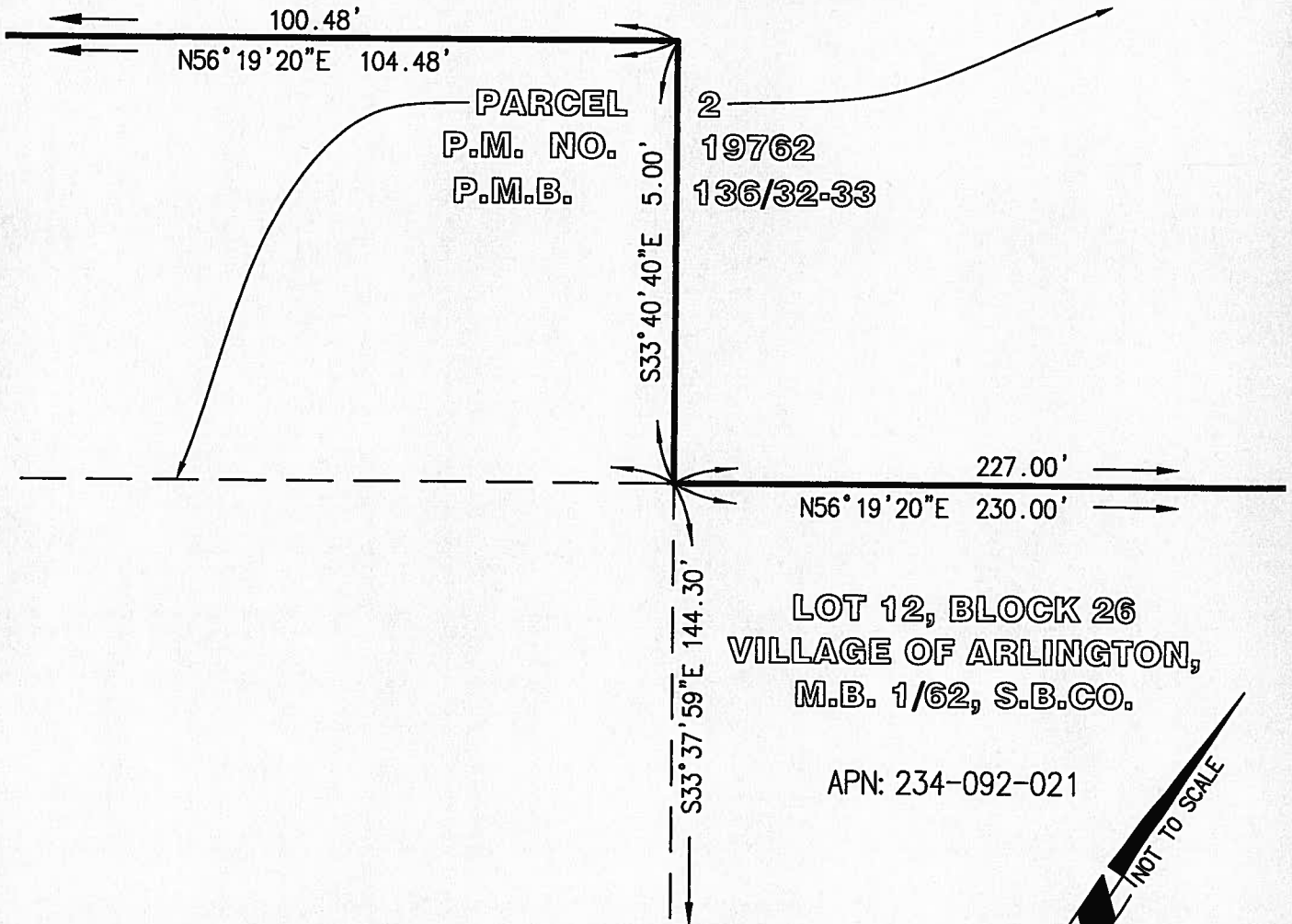
NO.	BEARING	LENGTH
L1	N56° 21' 01" E	96.00'
L2	N33° 39' 24" W	7.50'
L3	N56° 21' 01" E	65.99'
L4	S33° 37' 59" E	59.54'
L5	N56° 19' 20" E	100.48'
L6	S33° 40' 40" E	5.00'



PARCEL C

1.150 AC.

APN: 234-092-039



LOT 12, BLOCK 26
VILLAGE OF ARLINGTON,
M.B. 1/62, S.B.CO.

APN: 234-092-021

