

Recording requested by:

DOCUMENTARY
TRANSFER TAX = \$0.00
NO CONSIDERATION

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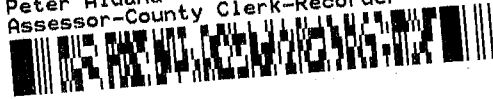
SURVEYOR
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

2020-0486015

10/09/2020 11:50 AM Fee: \$ 0.00

Page 1 of 5

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



690

FOR RECORDER'S OFFICE USE ONLY

Project:
POR APN: 233-032-010
Address: 3708 McKenzie Street

LL-P19-0280
PARCELS A & 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): **Jose A. Lopez, an unmarried 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 Line Adjustment is hereby issued creating the **TWO (2)** parcel(s) 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 8/15/19
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 8/15/19, before me, Lisa Andresen,
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.

[Signature]
Notary Signature

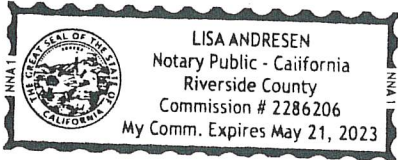


EXHIBIT "A"
LEGAL DESCRIPTION
LOT LINE ADJUSTMENT No. LL-P19-0280

PARCEL "A"

BEING A PORTION OF LOT 24 AND ALL OF LOT 25 OF MERICKEL SUBDIVISION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 7, PAGE 10 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 25;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 25, NORTH 34°35'00" WEST, A DISTANCE OF 50.00 FEET TO THE COMMON CORNER OF SAID LOTS 24 AND 25;

THENCE ALONG THE COMMON LOT LINE OF SAID LOTS 24 AND 25, NORTH 55°25'00" EAST, A DISTANCE OF 67.48 FEET;

THENCE LEAVING SAID COMMON LINE, NORTH 34°35'00" WEST, A DISTANCE OF 10.40 FEET;

THENCE NORTH 55°25'00" EAST, A DISTANCE OF 73.00 FEET;

THENCE SOUTH 34°35'00" EAST, A DISTANCE OF 10.40 FEET TO A POINT ON THE COMMON LINE OF SAID LOTS 24 AND 25;

THENCE ALONG THE COMMON LINE OF SAID LOTS 24 AND 25, NORTH 55°25'00" EAST, A DISTANCE OF 20.00 FEET, TO THE COMMON CORNER OF SAID LOTS 24 AND 25;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 25, SOUTH 34°35'00" EAST, A DISTANCE OF 50.00 FEET, TO THE MOST EASTERLY CORNER OF SAID LOT 25;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 25, SOUTH 55°25'00" WEST, A DISTANCE OF 160.48 FEET, TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM THE NORTHEASTERLY 4.00 FEET OF SAID LOT 25.

CONTAINING 8,583 SQUARE FEET MORE OR LESS.

PARCEL "B"

BEING A PORTION OF LOT 24 OF MERICKEL SUBDIVISION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 7, PAGE 10 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 24;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 24, SOUTH 34°35'00" EAST, A DISTANCE OF 50.00 FEET TO THE COMMON CORNER OF SAID LOT 24 AND 25 OF SAID MERICKEL SUBDIVISION;

THENCE ALONG THE COMMON LOT LINE OF SAID LOTS 24 AND 25, NORTH 55°25'00" EAST, A DISTANCE OF 67.48 FEET;

THENCE LEAVING SAID COMMON LINE, NORTH 34°35'00" WEST, A DISTANCE OF 10.40 FEET;

THENCE NORTH 55°25'00" EAST, A DISTANCE OF 73.00 FEET;

THENCE SOUTH 34°35'00" EAST, A DISTANCE OF 10.40 FEET;

THENCE ALONG THE COMMON LINE OF SAID LOTS 24 AND 25, NORTH 55°25'00" EAST, A DISTANCE OF 20.00 FEET, TO THE COMMON CORNER OF SAID LOTS 24 AND 25;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 24, NORTH 34°35'00" WEST, A DISTANCE OF 50.00 FEET, TO THE MOST NORTHERLY CORNER OF SAID LOT 24;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 24, SOUTH 55°25'00" WEST, A DISTANCE OF 160.48 FEET, TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM THE NORTHEASTERLY 4.00 FEET OF SAID LOT 24.

CONTAINING 7,065 SQUARE FEET 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:

8/2/19



DESCRIPTION APPROVAL:

BY:

[Signature]

8/12/19

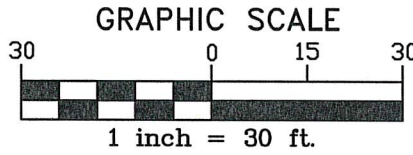
DATE

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

LOT LINE ADJUSTMENT NO. LL-P19-0280

SHEET 1 OF 1

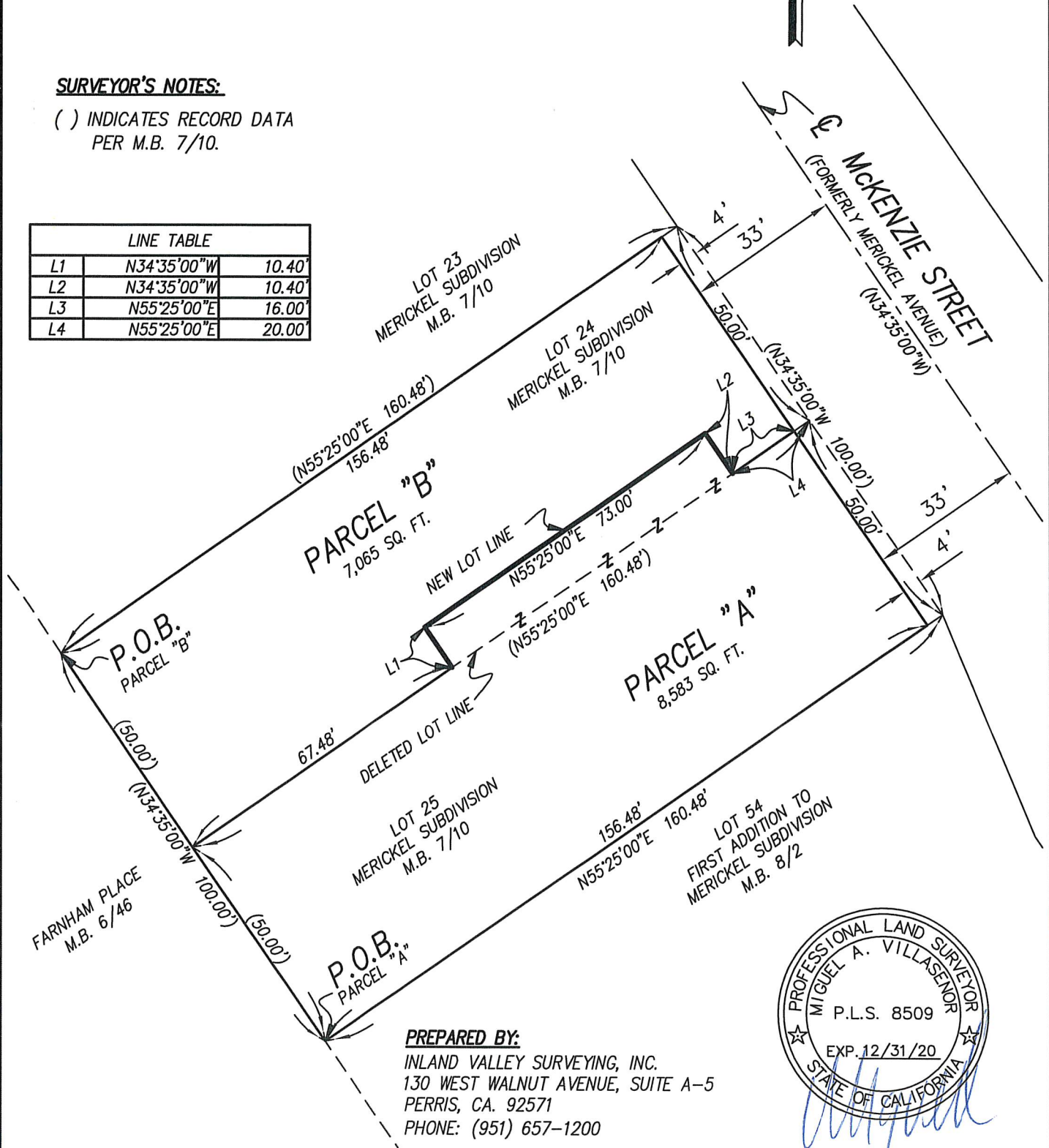
ASSESSOR'S PARCEL NUMBERS:
 233-032-010
 SEC. 7, T.3S., R.5W., S.B.B.M.
 DATE PREPARED: 07/26/19



SURVEYOR'S NOTES:

() INDICATES RECORD DATA
 PER M.B. 7/10.

LINE TABLE		
L1	N34°35'00"W	10.40'
L2	N34°35'00"W	10.40'
L3	N55°25'00"E	16.00'
L4	N55°25'00"E	20.00'



PREPARED BY:
 INLAND VALLEY SURVEYING, INC.
 130 WEST WALNUT AVENUE, SUITE A-5
 PERRIS, CA. 92571
 PHONE: (951) 657-1200

