

Recording requested by:

DOCUMENTARY
TRANSFER TAX = \$0.00
NO CONSIDERATION

2020-0037434

01/24/2020 12:39 PM Fee: \$ 0.00

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



And when recorded, mail to:

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

6080

FOR RECORDER'S OFFICE USE ONLY

Project: P19-0569
APN: 226-100-009
Address: 4975 Central Avenue

LL-P19-0569
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): **Jorge I. Garibay, an unmarried man and Sandra Godinez, an unmarried woman, as joint tenants**

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)** 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 1/15/20
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, 2020, before me, Teresa Sophia Maryanski,
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.

Teresa Sophia Maryanski
Notary Signature



Exhibit "A"
Lot Line Adjustment No. P19-0569

Parcel "B"

In the City of Riverside, County of Riverside, State of California:

Being a portion of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter, Section 33, Township 2 South, Range 5 West, San Bernardino Meridian, as shown by map on file in Book 2, Page 2 of Maps, Records of San Bernardino County, California, described as follows:

Commencing at the intersection of the East line of the West 2-5/6 Acres of said Southeast Quarter as described in instrument number 2001-218251 recorded May 17, 2001 of official records of Riverside County and shown on Record of Survey filed in Book 149, Page 93 of Record of Surveys, records of said County and a line 44.00 feet North of and parallel with the centerline of Central Avenue as shown on said Record of Survey;

Thence North 89°39'27" East along the Northerly Right of Way line of Central Avenue (44.00 feet half width) a distance of 12.38 feet to the **True Point of Beginning** of the parcel of land to be described;

Thence North 01°01'05" West, a distance of 56.14 feet;

Thence North 00°05'48" West, a distance of 114.86 feet;

Thence South 89°39'27" West parallel with said Northerly Right of Way line, a distance of 10.73 feet to the East Line of said West 2-5/6 Acres;

Thence South 89°39'27" West continuing along said parallel line, a distance of 87.29 feet to the East Line of the West 99.00 feet of said Southeast Quarter;

Thence South 00°09'10" West along the East line of said West 99.00 feet, a distance of 171.01 feet to said Northerly Right of Way line of Central Avenue (44.00 feet half width);

Thence North 89°39'27" East along said Northerly Right of Way line of Central Avenue, a distance of 99.67 feet to the **True Point of Beginning**.

Containing 0.387 acres, net, more or less.

Prepared by me or under my direction


Stefan C. Lanthier, PLS 7259 Date 01-08-20



DESCRIPTION APPROVAL:

BY:  1/14/20
DATE
FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

