

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

**2020-0105717**

03/06/2020 12:21 PM Fee: \$ 26.00

Page 1 of 5

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



504

FOR RECORDER'S OFFICE USE ONLY

Project: P20-0108  
A.P.N.: 223-092-002 & Por. APN 223-092-028  
Address: 2881 Rumsey Drive

**LL-P20-0108  
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): **Malissa McKeith, a single woman**

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 complies 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 2/24/20  
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 FEBRUARY 24, 2020 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**

Project: P20-0108  
A.P.N.: 223-092-002 & Por. 223-092-028  
Address: 2881 Rumsey Drive

**PARCEL A**

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

Parcel 2 of Record of Survey, as shown by map on file in Book 31, Page 12 of Records of Survey, Records of Riverside County, California;

**TOGETHER WITH** that portion of Lot "E" of Victoria Heights, as shown by map on file in Book 4, Page 92 of Maps, Records of Riverside County, California, described as follows:

**BEGINNING** at the most easterly corner of said Parcel 2 as shown on Tract No. 27803-R, as shown by map on file in Book 248, Pages 4 and 5 of Maps, Records of Riverside County, California;

Thence South 79°12'50" East, on the easterly prolongation of the northerly line of said Parcel 2, a distance of 23.02 feet to a line parallel with and distant 23.00 feet easterly, measured at right angles from the easterly line of said Parcel 2, also being an angle point in the westerly line of Lot 1 of said Tract No 27803-R;

Thence South 13°00'21" West, along said westerly line, a distance of 245.84 feet to an angle point therein and the easterly prolongation of the south line of said Parcel 2;

Thence North 88°34'48" West, on said easterly prolongation, a distance of 23.48 feet to the southeast corner of said Parcel 2;

Thence North 13°00'21" East, along the easterly line of said Parcel 2, a distance of 249.46 feet to the **POINT OF BEGINNING**.

**ALSO TOGETHER WITH** that portion of Lot 1 of said Tract No. 27803-R, described as follows:

**COMMENCING** at the northwesterly corner of said Lot 1;

Thence South 20°30'10" West, along the westerly line thereof, a distance of 118.01 feet to an angle point therein and the **POINT OF BEGINNING**;

Thence continuing along said westerly line, South 13°00'21" West, a distance of 245.84 feet to an angle point therein;


Thence leaving said westerly line, South 88°34'48" East, along the easterly prolongation of the southerly line of said Parcel 2, a distance of 8.75 feet;

Thence North 17°18'30" East, a distance of 245.82 feet to the easterly prolongation of the northerly line of said Parcel 2;

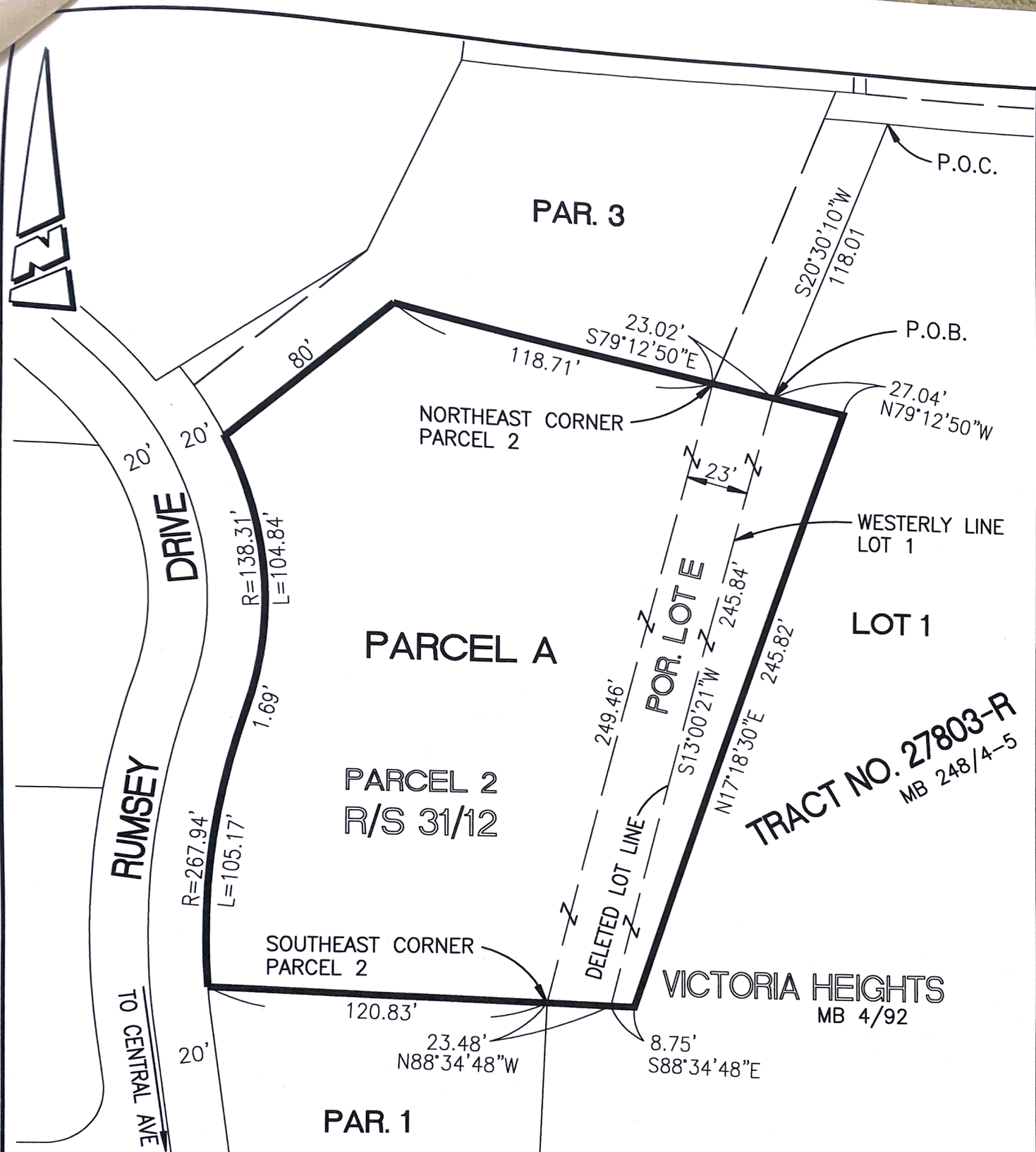
Thence North 79°12'50" West, along said easterly prolongation, a distance of 27.04 feet to the **POINT OF BEGINNING**.

Area – 1.04 Acres

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

*Curtis C. Stephens*      4/24/20 Prep.   
Curtis C. Stephens, L.S. 7519      Date





• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: 1"=50'      DRAWN BY: CURT      DATE: 2/21/20      SUBJECT: P20-0108 LOT A - 2881 RUMSEY DRIVE