

Recording requested by:

628

DOCUMENTARY  
TRANSFER TAX = \$0.00  
NO CONSIDERATION

**2020-0239371**

06/05/2020 10:14 AM Fee: \$ 0.00

Page 1 of 4

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



FOR RECORDER'S OFFICE USE ONLY

Project: P20-0204  
APN: 132-020-042 and a Por. 132-020-038  
Address: 11615 Sterling Avenue

**LL-P20-0204  
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 LINE ADJUSTMENT

Property Owner(s): **Santa Ana Watershed Project Authority, a joint powers public agency**

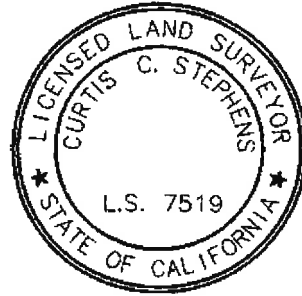
Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the **ONE (1)** parcels of real property located in the City of Riverside, County of Riverside, 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* *4/27/20*  
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

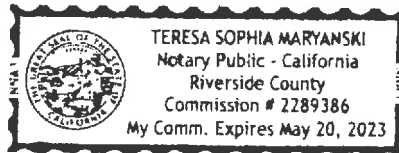
On April 27, 2020, before me, Teresa Sophia Maryanski,

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



April 27, 2020

**Exhibit A**

Legal Description

Project: P20-0204

Por. APN: 132-020-038 & 132-020-042

Address: 11615 Sterling Avenue

**Parcel A**

Parcel 1 of Parcel Map No. 27909, in the City of Riverside, County of Riverside, State of California, as per map filed in book 184, pages, 9 and 10 of Parcel Maps, records of Riverside County, California.

Together with that portion of Parcel 1 of Parcel Map No. 23652 as per map filed in book 173, pages 23 and 24 of Parcel Maps, records of said County, more particularly described as follows:

**Beginning** at a point on the Northerly line of Sterling Ave, a radial line through said point bears North 6°23' 09" East as shown on said parcel map, said point is also shown on Parcel Map No. 27909, as per map filed in book 184, pages 9 and 10 of Parcel Maps, records of said county; thence North 87°39' 17" East, 86.53 feet along the South line of said Parcel 1 of Parcel Map No. 23652; thence North 2°52' 21" West, 44.17 feet along the East line of said Parcel 1 of Parcel Map No. 23562; to a point on a non-tangent curve concaving North and having a radius of 4033.94 feet, a radial line through said point bears North 2°52'21" West; thence Westerly along said curve 85.59 feet through a central angle of 1°12 57"; thence South 1°39' 24" East, 44.28 feet to the **point of beginning**.

Containing 62,638 square feet or 1.438 acres, more or less.

Prepared under my supervision:

Armando D. DuPont, L.S. 7780

5/4/20  
4-27-20

DESCRIPTION APPROVAL:

BY: DBW 5/12/2020

DATE

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

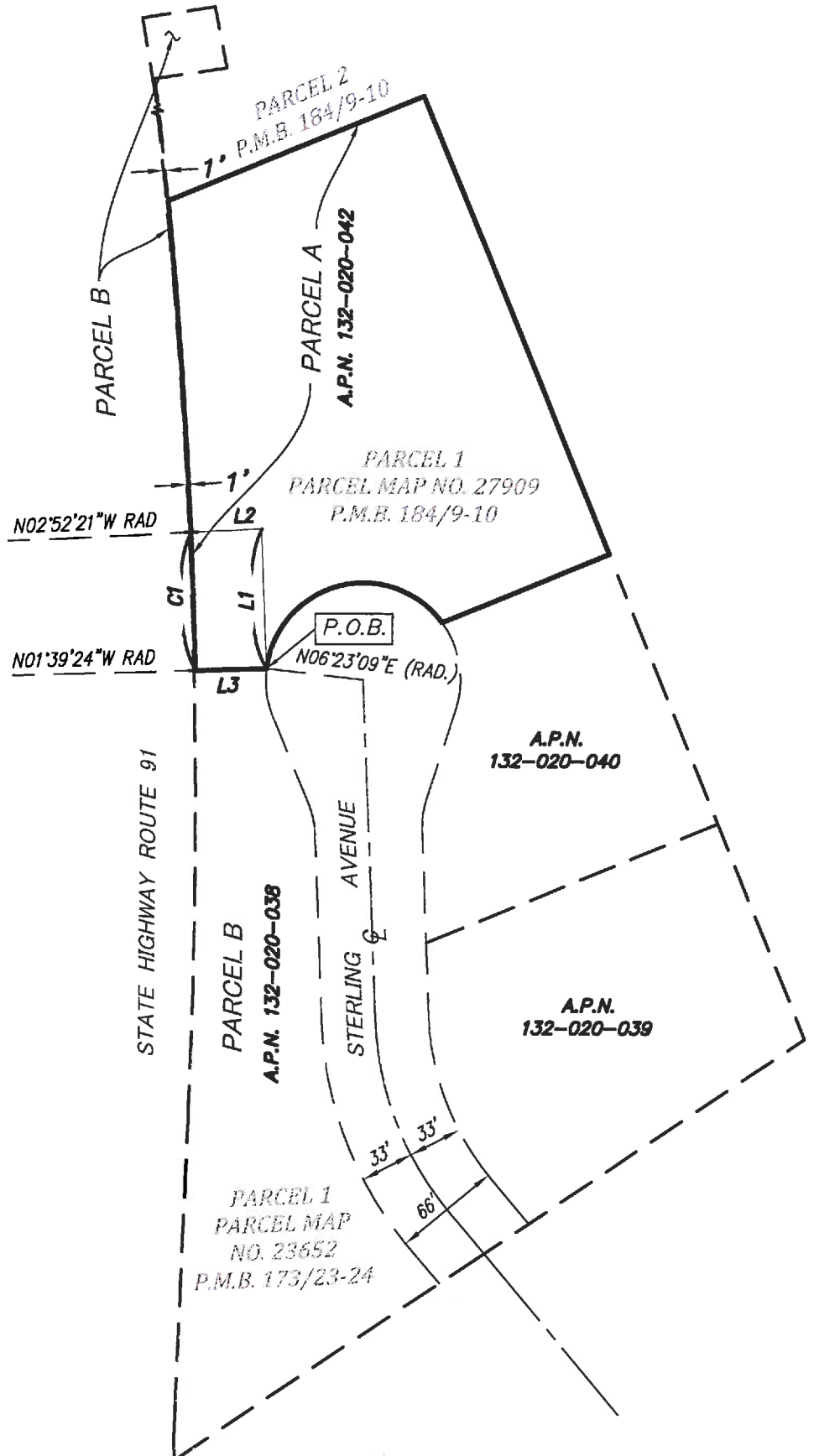
Armando D. DuPont, LS 7780

# EXHIBIT

11615 STERLING AVENUE, RIVERSIDE, CA 92503



0 50 100  
SCALE: 1"=100'



LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N87°39'17"E	86.53'
L2	N02°52'21"W	44.17'
L3	S01°39'24"E	44.28'

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C1	4033.94'	1°12'57"	85.59'

## Legend

- P.O.B. POINT OF BEGINNING
- CENTER LINE
- PROPERTY LINE

SHEET 2 OF 2

**CALVADA**

**SURVEYING, INC.**

411 JENKS CIRCLE, SUITE 205, CORONA, CA. 92880-1782 PHONE: 951-280-9960 FAX: 951-280-9746 www.calvada.com

LL-P20-0204A P4

Job No. 20122  
Drawn By: MN  
Date: 4/27/20