

Recording requested by:

628

DOCUMENTARY
TRANSFER TAX = \$0.00
NO CONSIDERATION

2020-0239373

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
Por. APN: 132-020-038
Address: 11621 Sterling Avenue

**LL-P20-0204
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): **Western Municipal Water District, a municipal water district**

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.

[Signature]

Notary Signature



April 27, 2020

Exhibit A

Legal Description

Project: P20-0204

Por. APN: 132-020-038

Address: 11621 Sterling Avenue

Parcel B

Parcel 1 of Parcel Map No. 23652, in the City of Riverside, County of Riverside, State of California, as per map filed in book 173, pages, 23 and 24 of Parcel Maps, records of Riverside County, California.

Except therefrom that portion of said Parcel 1 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. 23652 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 43,568 square feet or 1.000 acres, more or less.

Prepared under my supervision:



Armando D. DuPont, L.S. 7780

4-27-20

DESCRIPTION APPROVAL:

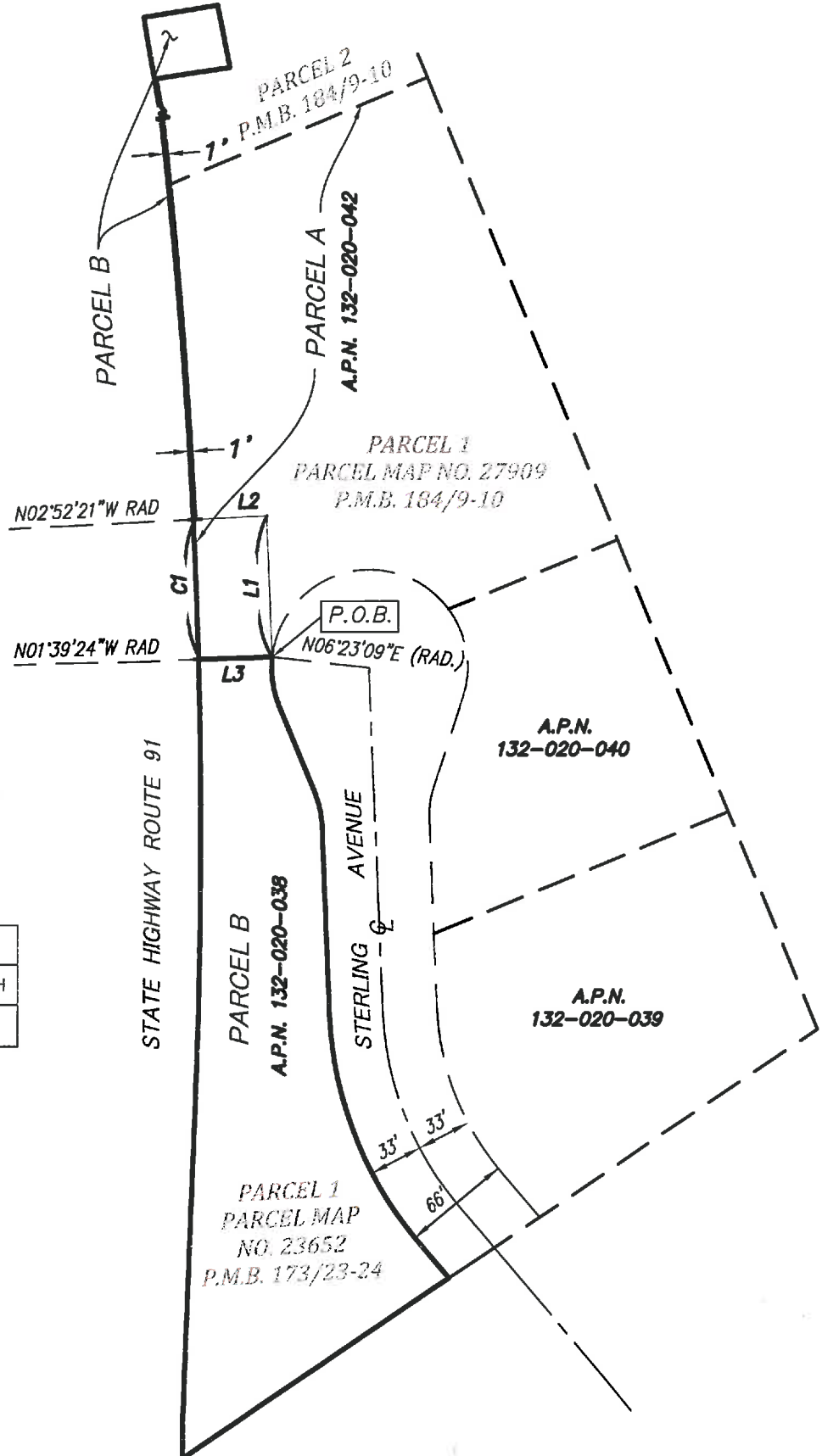
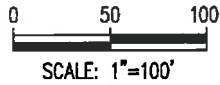
BY: DB Will 5/12/2020
DATE

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

Armando D. DuPont, LS 7780

EXHIBIT

11615 STERLING AVENUE, RIVERSIDE, CA 92503



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'	172°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

LL-P20-0204B P4

Job No. 20122

Drawn By: MN

Date: 4/27/20

www.calvada.com