

RECORDING REQUESTED BY:
CITY OF JURUPA VALLEY

When recorded, return to:
CITY OF JURUPA VALLEY
8930 LIMONITE AVE.
JURUPA VALLEY, CA 92509

No Fee, 6103 Government Code

THIS AREA FOR RECORDERS USE ONLY

2019-0528561

12/20/2019 11:00 AM Fee: \$ 0.00

Page 1 of 6

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



293

NOTICE OF LOT LINE ADJUSTMENT NO. LLA LLA19006

RECORD OWNERS	EXISTING PARCELS (Assessor Parcel Numbers)
SPENCER C, ROGERS	166-040-022
TRUSTEE OF THE SPENCER C. ROGERS LIVING TRUST DATED MAY 10TH, 2011	
JURUPA ESTATES, LLC	166-040-042

LEGAL DESCRIPTION OF ADJUSTED PARCELS See attached Legal Description - Exhibit "A"

SIGNATURE(S) OF RECORDED OWNER(S) (Must be Notarized)

Print Name/Title: SPENCER C. ROGERS	Signature: <i>Spencer C. Rogers, Trustee</i>
Print Name/Title:	Signature:
Print Name/Title: JURUPA ESTATES, LLC	Signature:
Print Name/Title: BYRON LEE WALKER, PRESIDENT	Signature: <i>Byron Lee Walker (Pres)</i>

CITY OF JURUPA VALLEY PLANNING DEPARTMENT APPROVAL

This Lot Line Adjustment is approved.

Signature: *Thomas G. Moore* Printed Name: THOMAS G. MOORE Date: 12/19/19

CITY OF JURUPA VALLEY SURVEYOR'S APPROVAL

This document reviewed by City Surveyor.

Signature: *MDM* Printed Name: Michael D. Myers Date: 12/19/19

NOTARY ACKNOWLEDGEMENT

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 Los Angeles)

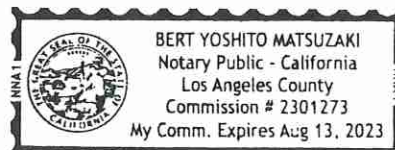
On Dec 2, 2019 before me Bert Yoshito Matsuzaki, Notary Public (Name and Title of officer) personally appeared Spencer C. Rogers and Byron Lee Walker (Name(s) of signer(s)) who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument 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

Bert Matsuzaki

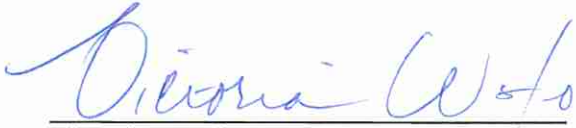
Notary Public



CITY OF JURUPA VALLEY, CALIFORNIA

SIGNATURES OF THOMAS G. MERRELL AND MICHAEL D. MYERS

ATTESTED BY:

A handwritten signature in blue ink that reads "Victoria Wasko". The signature is written in a cursive style and is positioned above a horizontal line.

Victoria Wasko, CMC
City Clerk



EXHIBIT "A"

LOT LINE ADJUSTMENT NO. LLA19006

PARCEL "A"

THAT PORTION OF LOT 5 IN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN ON MAP OF A SUBDIVISION OF PORTION OF THE JURUPA RANCHO, IN THE COUNTY OF RIVERSIDE, RECORDED IN BOOK 9, PAGE 26 OF MAPS, SAN BERNARDINO COUNTY RECORDS; TOGETHER WITH THE SOUTHWESTERLY 10.00 FEET OF LOT 16 OF TRACT 32704, RECORDED IN BOOK 466, PAGES 35-38, RIVERSIDE COUNTY RECORDS. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 16 OF TRACT 32704, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY OF JURUPA ROAD, HAVING A HALF WIDTH OF 43.00 FEET AS SHOWN ON MAP BOOK 466, PAGES 35-38 OF MAPS;

THENCE NORTH 73°43'17" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 16, A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 16°16'50" WEST A DISTANCE OF 115.73 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 16;

THENCE SOUTH 36°00'44" WEST ALONG SAID NORTHERLY LINE OF LOT 16 A DISTANCE OF 12.64 FEET;

THENCE SOUTH 74°15'00" WEST A DISTANCE OF 60.00 FEET;

THENCE SOUTH 16°16'50" EAST A DISTANCE OF 111.55 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF JURUPA ROAD, HAVING A HALF WIDTH OF 40.00 FEET AS SHOWN ON MAP BOOK 9, PAGE 26 OF MAPS;

THENCE NORTH 73°43'17" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 60.00 FEET;

THENCE NORTH 16°16'50" WEST A DISTANCE OF 3.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF JURUPA ROAD, HAVING A HALF WIDTH OF 43.00 FEET AS SHOWN ON MAP BOOK 466, PAGES 35-38 OF MAPS;

THENCE NORTH 73°43'17" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**.

7,795.3 SQUARE FEET

SEE EXHIBIT "B" ATTACHED HERETO AND
MADE A PART HEREOF, BY THIS REFERENCE.



12-2-19

DATE

EXHIBIT "A"

LOT LINE ADJUSTMENT NO. LLA19006

PARCEL "B"

ALL THAT PORTION OF LOT 16 OF TRACT 32704, RECORDED IN BOOK 466, PAGES 35-38, RIVERSIDE COUNTY RECORDS, ACCEPTING THE SOUTHWESTERLY 10.00 FEET. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 16 OF TRACT 32704, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY OF JURUPA ROAD, HAVING A HALF WIDTH OF 43.00 FEET AS SHOWN ON MAP BOOK 466, PAGES 35-38;

THENCE NORTH 73°43'17" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 16, A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 16°16'50" WEST A DISTANCE OF 115.73 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 16;

THENCE NORTH 36°00'44" EAST ALONG SAID NORTHERLY LINE OF LOT 16 A DISTANCE OF 12.69 FEET TO POINT ON A CURVE, CONCAVE TO THE NORTH, WITH A RADIUS OF 63.00 FEET AND A RADIAL LINE OF NORTH 36°00'44" EAST, SAID CURVE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY OF BIG RANGE DRIVE;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°59'10" BEING A DISTANCE OF 70.36 FEET;

THENCE SOUTH 16°16'50" EAST ALONG THE EASTERLY LINE OF LOT 16, A DISTANCE OF 100.33 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF JURUPA ROAD, HAVING A HALF WIDTH OF 43.00 FEET AS SHOWN ON MAP BOOK 466, PAGES 35-38 OF MAPS;

THENCE SOUTH 73°43'17" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 72.65 FEET TO THE **POINT OF BEGINNING**.

7,774.5 SQUARE FEET

SEE EXHIBIT "B" ATTACHED HERETO AND
MADE A PART HEREOF, BY THIS REFERENCE.



B.K. Mayer

12-2-19

DATE

EXHIBIT "B"
LOT LINE ADJUSTMENT NO. LLA19006



VICINITY MAP

NO SCALE
T2S, R6W, SEC. 13

OWNER/APPLICANT:
SPENCER C. ROGERS
8181 JURUPA ROAD
JURUPA VALLEY, CA 92509
PH: (951) 681-3990

ENGINEER/MAP PREPARER:
SITETECH, INC.
8061 CHURCH ST.
HIGHLAND CA 92346
P.O. BOX 592
PH: (909) 864-3180