

Recording requested by:

DOC # 2003-147953

03/03/2003 08:00A Fee:NC

Page 1 of 6

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

And when recorded, mail to:
SURVEYOR, CITY OF RIVERSIDE
Public Works Department
City Hall, 3900 Main Street
Riverside, California 92522

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.	
	1		1							
					1			1	LC	
A	R	L				COPY	LONG	REFUND	NCHG	EXAM

FOR RECORDER'S OFFICE USE ONLY

Project: *Pierce St. / Raley Dr.*

LL - 007 - 023



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner: **LA SIERRA UNIVERSITY**

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.37 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the **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.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

KEN GUTIERREZ
PLANNING DIRECTOR

By: John A. Swiecki 2/25/03
PRINCIPAL PLANNER DATE
John A. Swiecki

GENERAL ACKNOWLEDGEMENT

State of California

} ss

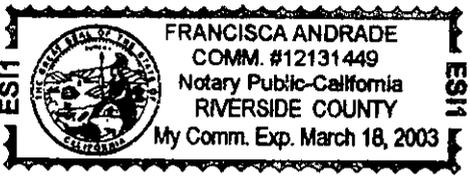
County of Riverside

On Feb. 25, 2003, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared

John A. Swiecki
Name(s) of Signer(s)

personally known to me - OR - 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.



WITNESS my hand and official seal.

Francisca Andrade

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
() Corporate Officer(s)
Title _____
Title _____

() Guardian/Conservator
() Individual(s)
() Trustee(s)
() Other

() Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:

Mail to: La Sierra University
4700 Pierce Street
Riverside, Ca. 92505-3331



February 6, 2003

W.O. 1071-007

EXHIBIT "A"
ADMINISTRATIVE
LOT LINE ADJUSTMENT No. LL-007-023
Tract 29058 – La Sierra University

PARCEL "A"

Lot 12 of Tract 29058 as shown by map on file in Book 289 of Maps at Pages 27 through 36 thereof, Records of Riverside County, California.

EXCEPTING THEREFROM that portion of Lot 12 of said Tract 29058, described as follows:

Commencing at the Southwest corner of said Lot 12;

Thence N.89°39'41"E. along the Southerly line of said Lot 12, a distance of 70.77 feet to the Point of Beginning of the parcel of land to be described;

Thence continuing N.89°39'41"E., a distance of 641.98 feet;

Thence Easterly on a curve concave Northerly, having a radius of 1000.00 feet, through an angle of 06°05'40", an arc length of 106.37 feet to the Westerly prolongation of a course in the Southerly line of said Lot 12 which bears N.83°34'01"E.;

Thence N.83°34'01"E. along said Westerly prolongation, a distance of 100.96 feet to the Westerly terminus of said course in the Southerly line of said Lot 12;

Thence the following five (5) courses along the Southerly line of said Lot 12;

Southwesterly on a curve concave Southeasterly, having a radius of 300.00 feet, through an angle of 31°34'12", an arc length of 165.30 feet (the initial radial line bears N.06°25'59"W.);

S.51°59'49"W., a distance of 85.60 feet;

Westerly on a curve concave Northerly, having a radius of 300.00 feet, through an angle of 74°14'10", an arc length of 388.70 feet;

N.53°46'01"W., a distance of 36.01 feet;

Northwesterly on a curve concave Southwesterly, having a radius of 400.00 feet, through an angle of 36°34'18", an arc length of 255.32 feet to the point of beginning.

TOGETHER WITH that portion of the following described parcel of land lying Southerly of the Westerly prolongation of the Northerly line of Lot 12 of said Tract 29058:

That portion of the West one-half of Section 15, Township 3 South, Range 6 West, S.B.M. as shown by map of Rancho La Sierra on file in Book 6 of Maps at Page 70 thereof; also a portion of Lot 8 in Block 56 and Lot "L" (Kaselack Avenue) Vacated of La Sierra Heights as shown by map on file in Book 7 of Maps at Page 66 thereof, both being Records of Riverside County, California, described as follows:

Beginning at the Northwest corner of Lot 11 of Tract 29058 as shown by map on file in Book 289 of Maps at Pages 27 through 36 thereof, Records of Riverside County, California, said corner being on the Easterly line of Pierce Street as conveyed to the

2003-147353
03/03/2003 09:08A
3 of 5

City of Riverside by Deed recorded May 15, 1972 as inst. no. 62907, Official Records of Riverside County, California;

Thence Southerly along the Westerly line of said Lot 11, also being the Easterly line of said Pierce Street, on a curve concave Easterly having a radius of 595.00 feet, through an angle of 27°26'23", an arc length of 284.95 feet (the initial radial line bears N.64°56'24"W.);

Thence S.02°22'47"E. continuing along said line, a distance of 705.45 feet to the Southwest corner of said Lot 11, also being the Northwest corner of said Lot 12;

Thence S.02°22'37"E. along the Westerly line of said Lot 12, also being the Easterly line of Pierce Street as conveyed to the City of Riverside by Deeds recorded May 15, 1972 as inst. no. 62907, and February 6, 1970 as inst. no. 12187, both being Official Records of Riverside County, California, a distance of 1099.62 feet to a line parallel with and 33.00 feet Northerly, measured at right angles from the centerline of Raley Drive as shown on said Tract 29058, said line being the Easterly prolongation of the Northerly line of Raley Drive as conveyed to the City of Riverside in Parcel 1 of Deed recorded March 17, 1972 as inst. no. 36048, Official Records of Riverside County, California;

Thence S.89°39'41"W. along said line, a distance of 136.21 feet to the Westerly line of Pierce Street, being the Easterly line of that portion of Pierce Street as Vacated by Resolution No. 11983 and Quitclaimed to Loma Linda University by Deed recorded December 8, 1972 as inst. no. 162866, Official Records of Riverside County, California;

Thence the following four (4) courses along said Westerly line of Pierce Street, being the Easterly line of that portion of Pierce Street as Vacated:

Northeasterly on a non-tangent curve concave Northwesterly having a radius of 40.00 feet, through an angle of 69°42'24", an arc length of 48.66 feet (the initial radial line bears S.22°40'13"E.);

N.02°22'37"W., a distance of 1057.25 feet;

N.02°22'47"W., a distance of 774.21 feet;

Northeasterly on a curve concave Southeasterly having a radius of 569.00 feet, through an angle of 18°56'31", an arc length of 188.11 feet to the Westerly line of Pierce Street as conveyed to the County of Riverside by Right of Way Easement recorded July 6, 1938 in Book 383, Page 63, Official Records of Riverside County, California;

Thence N.79°33'01"E., a distance of 147.59 feet to the point of beginning.

The above described parcel of land contains 31.226 acres, more or less.

PARCEL "B"

Lot 25 of Tract 29058 as shown by map on file in Book 289 of Maps at Pages 27 through 36 thereof, Records of Riverside County, California.

TOGETHER WITH that portion of Lot 12 of said Tract 29058, described as follows:

Commencing at the Southwest corner of said Lot 12;

Thence N.89°39'41"E. along the Southerly line of said Lot 12, a distance of 70.77 feet to the Point of Beginning of the parcel of land to be described;

Thence continuing N.89°39'41"E., a distance of 641.98 feet;

2003-147953
03/03/2003 08:08A
4 of 6



Thence Easterly on a curve concave Northerly, having a radius of 1000.00 feet, through an angle of 06°05'40", an arc length of 106.37 feet to the Westerly prolongation of a course in the Southerly line of said Lot 12 which bears N.83°34'01"E.;

Thence N.83°34'01"E. along said Westerly prolongation, a distance of 100.96 feet to the Westerly terminus of said course in the Southerly line of said Lot 12;

Thence the following five (5) courses along the Southerly line of said Lot 12;

Southwesterly on a curve concave Southeasterly, having a radius of 300.00 feet, through an angle of 31°34'12", an arc length of 165.30 feet (the initial radial line bears N.06°25'59"W.);

S.51°59'49"W., a distance of 85.60 feet;

Westerly on a curve concave Northerly, having a radius of 300.00 feet, through an angle of 74°14'10", an arc length of 388.70 feet;

N.53°46'01"W., a distance of 36.01 feet;

Northwesterly on a curve concave Southwesterly, having a radius of 400.00 feet, through an angle of 36°34'18", an arc length of 255.32 feet to the point of beginning.

ALSO TOGETHER WITH all of Lot "F" (Revena Avenue) of Tract 29058 as shown by map on file in Book 289 of Maps at Pages 27 through 36 thereof, Records of Riverside County, California; also a portion of the West one-half of Section 15, Township 3 South, Range 6 West, S.B.M. as shown by map of Rancho La Sierra on file in Book 6 of Maps at Page 70 thereof; also a portion of Lot "B" (Revena Avenue) of Wildomar Vista Tract as shown by map on file in Book 13 of Maps at Page 69 thereof, all being Records of Riverside County, California, described as follows:

Beginning at the Southwest corner of Lot 25, also being the Northwest corner of Lot "F" (Revena Avenue) of Tract 29058 as shown by map on file in Book 289 of Maps at Pages 27 through 36 thereof, Records of Riverside County, California;

Thence N.71°29'28"E. along the Southerly line of said Lot 25, also being the Northerly line of said Lot "F" (Revena Avenue), a distance of 534.93 feet;

Thence N.57°57'50"E. continuing along said line, a distance of 68.58 feet to the most Easterly corner of said Lot "F", said corner being on the Northeasterly prolongation of the Northwesterly line of Lot "C" (Collett Avenue) of said Wildomar Vista Tract;

Thence S.28°19'07"W. along said prolongation and said Northwesterly line, a distance of 108.22 feet to the Southerly line of said Lot "B" (Revena Avenue);

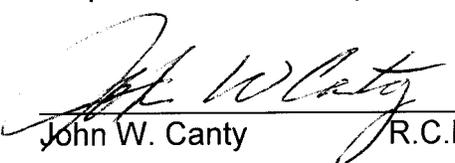
Thence S.71°29'28"W. along said line, a distance of 529.71 feet to the most Northerly corner of that portion of Pierce Street as conveyed to the County of Riverside by Deed recorded June 11, 1957 as inst. no. 42515, Official Records of Riverside County, California;

Thence N.11°36'21"W., a distance of 58.42 feet to the point of beginning.

The above described parcel of land contains 31.266 acres, more or less.

CANTY ENGINEERING GROUP, INC.

Prepared under the supervision of:


John W. Canty R.C.E. 17550

Feb. 21, 2003
Date



2003-147953
03/03/2003 08:08A
5 of 6



DESCRIPTION APPROVAL 2/25/03
Walter R. Gray by
CITY OF RIVERSIDE

IN THE CITY OF RIVERSIDE COUNTY OF RIVERSIDE, CA.

ADMINISTRATIVE LOT LINE ADJUSTMENT No. LL-007-023

LOTS 12 AND 25 OF TRACT 29058 PER M.B. 289/27-36,
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

FEBRUARY 2003

SCALE: 1" = 300'

OWNER:

LA SIERRA UNIVERSITY
4700 Pierce Street
Riverside, CA. 92505-3331

Assessor's Parcel No.

141-260-007
141-260-008

PREPARED BY:

CANTY ENGINEERING GROUP, INC.
2020 IOWA AVENUE, SUITE 102
RIVERSIDE, CA 92507

2003-147353
03/03/2003 08:08A
6 of 6



LOT 21
RANCHO
LA SIERRA
M.B. 6/70

PARCEL "A"

31.226 ACRES

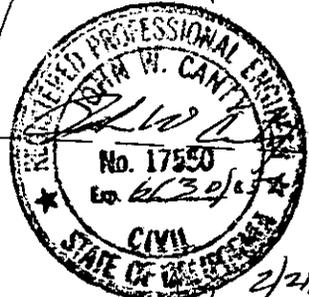
29058
M.B. 289/27-36

ADJUSTED LINE

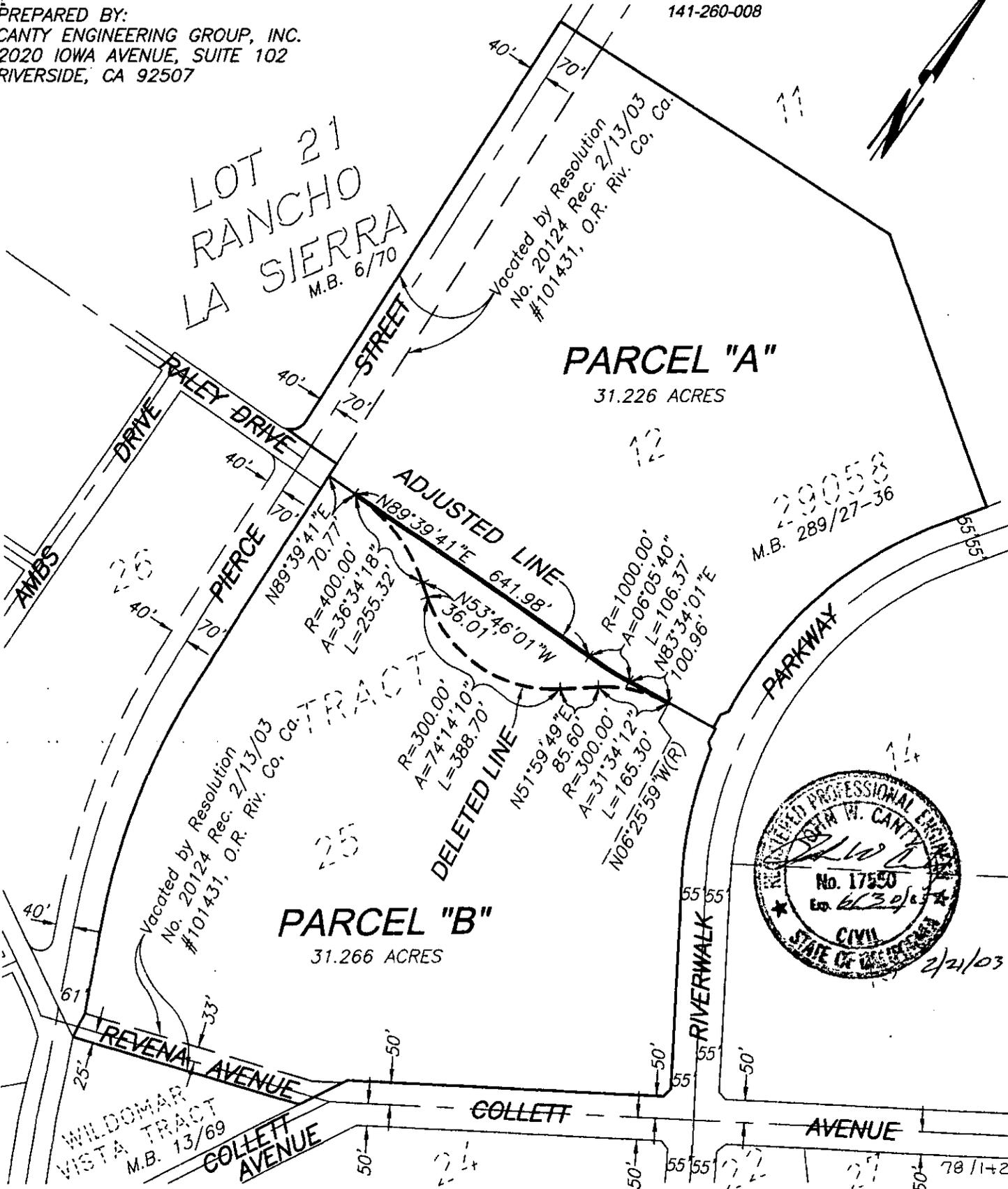
DELETED LINE

PARCEL "B"

31.266 ACRES



2/21/03



W.O. 1071-007

LL-007-023