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Project: P04-0293
APN: 142-090-029, -030, -031, & -032
Address: Warm Springs Road

LL-P04-0293

38
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CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): LA SIERRA UNIVERSITY, a California Nonprofit Religious Corporation, who acquired title as La Sierra College, a California Corporation.

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 FOUR parcel(s) 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: JL ASE 6/28/04
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

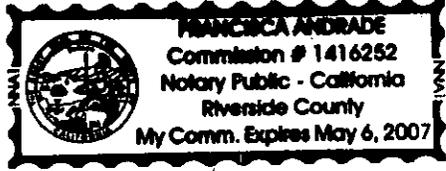
State of California }
County of Riverside } ss

On 6/28/04, 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
Signature

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:

EXHIBIT "A"

PARCEL 1

Parcel 10 of Parcel Map No. 31164, as shown by map on file in Book 205 of Parcel Maps at pages 30 through 33 inclusive thereof, Records of Riverside County, California;

EXCEPTING THEREFROM that portion of said Parcel 10, described as follows:

BEGINNING at the most southerly corner of said Parcel 10;

Thence North $34^{\circ}17'22''$ West along the southwesterly line of said Parcel 10, a distance of 333.30 feet to the most westerly corner of said Parcel 10, said point being on a non-tangent curve, concave to the south, having a radius of 95.00 feet, the radial line from said point bears South $19^{\circ}09'38''$ East;

Thence easterly along said northwesterly line and along said curve, to the right, through a central angle of $19^{\circ}01'10''$, an arc distance of 31.54 feet to the beginning of a reverse curve, concave to the north, having a radius of 50.00 feet, the radial line from said point bears North $00^{\circ}08'28''$ West;

Thence easterly along said northwesterly line and along said curve, to the left, through a central angle of $04^{\circ}03'36''$, an arc distance of 3.54 feet to a point thereon;

Thence South $34^{\circ}17'22''$ East, a distance of 318.37 feet to a point on the southeasterly line of said Parcel 10;

Thence South $55^{\circ}47'04''$ West along said southeasterly line, a distance of 31.53 feet to the **POINT OF BEGINNING**.

Containing 2.16 acres, more or less.

PARCEL 2

Parcel 11 of Parcel Map No. 31164, as shown by map on file in Book 205 of Parcel Maps at pages 30 through 33 inclusive thereof, Records of Riverside County, California;

EXCEPTING THEREFROM that portion of said Parcel 11, described as follows:

BEGINNING at the most southerly corner of said Parcel 11;

Thence North 34°17'22" West along the southwesterly line of said Parcel 11, a distance of 336.36 feet to the most westerly corner thereof;

Thence North 55°42'38" East along the northwesterly line of said Parcel 11, a distance of 19.63 feet to a point thereon;

Thence South 34°17'22" East, a distance of 336.38 feet to a point on the southeasterly line of said Parcel 11;

Thence South 55°47'04" West along said southeasterly line, a distance of 19.63 feet to the **POINT OF BEGINNING**.

TOGETHER WITH that portion of Parcel 10 of said Parcel Map No. 31164, described as follows:

BEGINNING at the most southerly corner of said Parcel 10;

Thence North 34°17'22" West along the southwesterly line of said Parcel 10, a distance of 333.30 feet to the most westerly corner of said Parcel 10, said point being on a non-tangent curve, concave to the south, having a radius of 95.00 feet, the radial line from said point bears South 19°09'38" East;

Thence easterly along said northwesterly line and along said curve, to the right, through a central angle of 19°01'10", an arc distance of 31.54 feet to the beginning of a reverse curve, concave to the north, having a radius of 50.00 feet, the radial line from said point bears North 00°08'28" West;

Thence easterly along said northwesterly line and along said curve, to the left, through a central angle of 04°03'36", an arc distance of 3.54 feet to a point thereon;

Thence South 34°17'22" East, a distance of 318.37 feet to a point on the southeasterly line of said Parcel 10;

Thence South 55°47'04" West along said southeasterly line, a distance of 31.53 feet to the **POINT OF BEGINNING**.

Containing 1.49 acres, more or less.

PARCEL 3

Parcel 12 of Parcel Map No. 31164, as shown by map on file in Book 205 of Parcel Maps at pages 30 through 33 inclusive thereof, Records of Riverside County, California;

EXCEPTING THEREFROM that portion of said Parcel 12, described as follows:

BEGINNING at the most southerly corner of said Parcel 12;

Thence North $34^{\circ}17'22''$ West along the southwesterly line of said Parcel 12, a distance of 315.10 feet to a point on the northwesterly line of said Parcel 12, said point being on a non-tangent curve, concave to the northwest, having a radius of 50.00 feet, the radial line from said point bears North $57^{\circ}22'06''$ West;

Thence northeasterly and northerly along said northwesterly line and along said curve, to the left, through a central angle of $11^{\circ}04'10''$, an arc distance of 9.66 feet to the beginning of a reverse curve, concave to the southeast, having a radius of 95.00 feet, the radial line from said point bears South $68^{\circ}26'16''$ East;

Thence northerly and northeasterly along said northwesterly line and along said curve, to the right, through a central angle of $24^{\circ}28'03''$, an arc distance of 40.57 feet to a point thereon;

Thence South $34^{\circ}17'22''$ East, a distance of 334.80 feet to a point on the southeasterly line of said Parcel 12;

Thence South $55^{\circ}47'04''$ West along said southeasterly line, a distance of 45.82 feet to the **POINT OF BEGINNING**.

TOGETHER WITH that portion of Parcel 11 of said Parcel Map No. 31164, described as follows:

BEGINNING at the most southerly corner of said Parcel 11;

Thence North $34^{\circ}17'22''$ West along the southwesterly line of said Parcel 11, a distance of 336.36 feet to the most westerly corner of said Parcel 11;

Thence North $55^{\circ}42'38''$ East along the northwesterly line of said Parcel 11, a distance of 19.63 feet to a point thereon;

Thence South $34^{\circ}17'22''$ East, a distance of 336.38 feet to a point on the southeasterly line of said Parcel 11;

Thence South $55^{\circ}47'04''$ West along said southeasterly line, a distance of 19.63 feet to the **POINT OF BEGINNING**.

Containing 1.34 acres, more or less.

PARCEL 4

Parcel 13 of Parcel Map No. 31164, as shown by map on file in Book 205 of Parcel Maps at pages 30 through 33 inclusive thereof, Records of Riverside County, California;

TOGETHER WITH that portion of Parcel 12 of said Parcel Map, described as follows:

BEGINNING at the most southerly corner of said Parcel 12;

Thence North 34°17'22" West along the southwesterly line of said Parcel 12, a distance of 315.10 feet to a point on the northwesterly line of said Parcel 12, said point being on a non-tangent curve, concave to the northwest, having a radius of 50.00 feet, the radial line from said point bears North 57°22'06" West;

Thence northeasterly and northerly along said northwesterly line and along said curve, to the left, through a central angle of 11°04'10", an arc distance of 9.66 feet to the beginning of a reverse curve, concave to the southeast, having a radius of 95.00 feet, the radial line from said point bears South 68°26'16" East;

Thence northerly and northeasterly along said northwesterly line and along said curve, to the right, through a central angle of 24°28'03", an arc distance of 40.57 feet to a point thereon;

Thence South 34°17'22" East, a distance of 334.80 feet to a point on the southeasterly line of said Parcel 12;

Thence South 55°47'04" West along said southeasterly line, a distance of 45.82 feet to the **POINT OF BEGINNING**.

Containing 1.54 acres, more or less.

SEE ATTACHED HERETO AS EXHIBIT "B".

PREPARED UNDER MY SUPERVISION

Matthew E. Webb
Matthew E. Webb, L.S. 5529

6/16/04
Date



Prepared by: KP
Checked by: EMO

DESCRIPTION APPROVED
Albert A. Webb
SURVEYOR, CITY OF RIVERSIDE

EXHIBIT "B"

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	50.00'	102°11'33"	89.18'	61.96'
C2	95.00'	34°08'54"	56.62'	29.18'
C3	95.00'	34°08'54"	56.62'	29.18'
C4	95.00'	19°01'10"	31.54'	15.91'
C5	50.00'	11°04'10"	9.66'	4.85'
C6	95.00'	24°28'03"	40.57'	20.60'
C7	50.00'	68°26'16"	59.72'	34.00'

EASEMENT FOR STORM DRAIN FACILITIES TO GHG RIVERWALK, LLC, RECORDED 6/20/2002 INST. NO. 2002-340670, O.R.

PARCEL 1
2.16 ACRES
PARCEL 10

R=50.00' Δ= 4°03'36"
L=3.54' T=1.77'

P.O.B.
PAR. 1 EXCEPTION
PAR. 2 TOGETHER WITH

PARCEL 2
1.49 ACRES

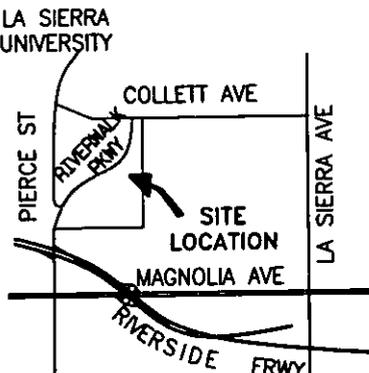
R=95.00' Δ= 9°40'51"
L=16.05' T=8.04'

P.O.B.
PAR. 2 EXCEPTION
PAR. 3 TOGETHER WITH

PARCEL 3
1.34 ACRES
PARCEL 12

P.O.B.
PAR. 3 EXCEPTION
PAR. 4 TOGETHER WITH

PARCEL 4
1.54 ACRES



ALBERT A. **WEBB**
ASSOCIATES
ENGINEERING CONSULTANTS

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

W.O. 04-014

SCALE: 1" = 100'

DRWN BY [Signature] DATE 6-16-04
CHKD BY [Signature] DATE 6-16-04

SUBJECT: LOT LINE ADJUSTMENT NO. _____

LL-P04-0293

File: G:\2002\02-0408\DWG & PRO\parcel1 map\02_408_LLA.pro



GARY L. ORSO
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(909) 486-7000

<http://riverside.asrcrkrec.com>

NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: FRANCISCA ANDRADE

Commission #: 1416252

Place of Execution: RIVERSIDE, CA

Date Commission Expires: 5/6/07

Date: 6/29/04

Signature: *[Handwritten Signature]*

Print Name: MICHAEL KENDALL