

Recording requested by:

**2015-0351864**

08/07/2015 12:48 PM Fee: \$ 42.00

Page 1 of 10

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

DOCUMENTARY  
TRANSFER TAX = \$0.00  
NO CONSIDERATION



And when recorded, mail to:

SURVEYOR  
City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

					R	A	Exam: 772		
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42

FOR RECORDER'S OFFICE USE ONLY

Project: P14-0462  
APN: 231-080-012, 015 & 016  
Address: 3522 Adams Street

**P14-0462  
PARCELS A - C**

**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): **California Baptist University, a California non-profit corporation**

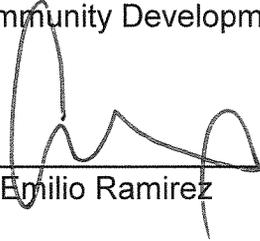
Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the **THREE (3)** parcel(s) of real property located in the City of Riverside, County of Riverside, 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.**

LL-P14-0462

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

Emilio Ramirez  
Deputy Director  
Community Development Department

By:   
Emilio Ramirez

25 JUN 15  
Date

State of California

County of Riverside } ss

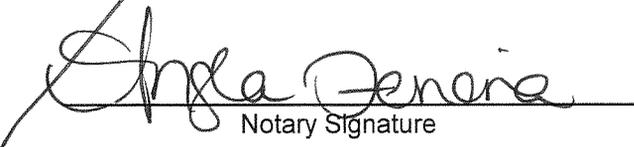
*See attached  
Certificate*

On June 25, 2015, before me, Angela Ferreira,  
notary public, personally appeared, Emilio Ramirez

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.

  
Notary Signature



LL-P14-0462

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 )

On June 25, 2015 before me, Angela Ferreira, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Emilio Ramirez  
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.



Signature Angela Ferreira  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: P14-0462 Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer -- Title(s): \_\_\_\_\_  
 Partner --  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer -- Title(s): \_\_\_\_\_  
 Partner --  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**EXHIBIT "A"**  
**LOT LINE ADJUSTMENT P14-0462**

**PARCEL "A"**

Being a portion of Parcels 1 and 2 as shown by Parcel Map on file in Book 37, Pages 46 through 47, of Parcel Maps, records of Riverside County, State of California, within the City of Riverside, said portion more particularly described as follows:

**COMMENCING** at a point on the Southwesterly right of way line (44.00 foot half width) of Adams Street as shown on said Parcel Map, said point being the most Northerly corner of said Parcel 1;

THENCE along the Northwesterly line of said Parcel 1, South 51°46'0" West as shown on said Parcel Map, a distance of 16.04 feet to the Southwesterly line of that parcel of land as described in Deed recorded February 10, 1989 as Instrument Number 44037, of Official Records of said county;

THENCE along said Southwesterly line, South 34°00'30" East, a distance of 51.21 feet to the **TRUE POINT OF BEGINNING**;

THENCE leaving said Southwesterly line, South 55°59'30" West, a distance of 86.40 feet;

THENCE South 28°58'40" West, a distance of 134.00 feet;

THENCE South 55°59'30" West, a distance of 93.24 feet;

THENCE South 34°00'30" East, a distance of 40.00 feet;

THENCE South 55°59'30" West, a distance of 75.00 feet;

THENCE South 34°00'30" East, a distance of 19.48 feet;

THENCE South 55°59'30" West, a distance of 9.47 feet;

THENCE South 34°00'30" East, a distance of 48.60 feet;

THENCE South 55°59'30" West, a distance of 61.20 feet;

THENCE South 34°00'30" East, a distance of 130.20 feet;

THENCE North 55°59'30" East, a distance of 102.00 feet;

THENCE North 34°00'30" West, a distance of 79.10 feet;  
THENCE North 55°59'30" East, a distance of 236.80 feet;  
THENCE North 30°39'14" East, a distance of 37.50 feet;  
THENCE North 34°00'30" West, a distance of 65.30 feet;  
THENCE North 55°59'30" East, a distance of 72.00 feet to said Southwesterly line of said Deed;  
THENCE along said Southwesterly line, North 34°00'30" West, a distance of 138.70 feet to the **TRUE POINT OF BEGINNING**.

The above described parcel contains 1.640 acres, more or less.

**PARCEL "B"**

Being a portion of Parcels 2 and 3 as shown by Parcel Map on file in Book 37, Pages 46 through 47, of Parcel Maps, records of Riverside County, State of California, within the City of Riverside, said portion more particularly described as follows:

**BEGINNING** at a point on the Southeasterly line of said Parcel 3, said point also being the Westerly corner of designated "NOT A PART" as shown on said Parcel Map;

THENCE Northeasterly along said Southeasterly line and the Northeasterly prolongation thereof, North 56°02'22" East, a distance of 267.58 feet to a line lying 309.00 feet Northeasterly of and parallel with the Southwesterly line of said Parcel 3;

THENCE along said parallel line, North 34°01'15" West, a distance of 407.05 feet;

THENCE South 55°58'45" West, a distance of 293.00 feet to a line lying 16.00 feet Northeasterly of and parallel with said Southwesterly line of said Parcel 3;

THENCE along said parallel line, South 34°01'15" East, a distance of 252.80 feet;

THENCE North 55°58'45" East, a distance of 25.42 feet to a point on a line lying North 34°01'15" West of the Point of Beginning;

THENCE along previously said line, South 34°01'15" East, a distance of 153.97 feet to the **POINT OF BEGINNING**.

The above described parcel contains 2.647 acres, more or less.

**PARCEL "C"**

Parcel 1, together with Parcels 2 and 3, as shown by Parcel Map on file in Book 37, Pages 46 through 47, of Parcel Maps, records of Riverside County, State of California, within the City of Riverside.

**EXCEPTING THEREFROM** that portion of said Parcels 1 and 2, more particularly described as follows:

**COMMENCING** at a point on the Southwesterly right of way line (44.00 foot half width) of Adams Street as shown on said Parcel Map, said point being the most Northerly corner of said Parcel 1;

THENCE along the Northwesterly line of said Parcel 1, South 51°46'0" West as shown on said Parcel Map, a distance of 16.04 feet to the Southwesterly line of that parcel of land as described in Deed recorded February 10, 1989 as Instrument Number 44037, of Official Records of said county;

THENCE along said Southwesterly line, South 34°00'30" East, a distance of 51.21 feet to the **TRUE POINT OF BEGINNING**;

THENCE leaving said Southwesterly line, South 55°59'30" West, a distance of 86.40 feet;

THENCE South 28°58'40" West, a distance of 134.00 feet;

THENCE South 55°59'30" West, a distance of 93.24 feet;

THENCE South 34°00'30" East, a distance of 40.00 feet;

THENCE South 55°59'30" West, a distance of 75.00 feet;

THENCE South 34°00'30" East, a distance of 19.48 feet;

THENCE South 55°59'30" West, a distance of 9.47 feet;

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THENCE South 55°59'30" West, a distance of 61.20 feet;

THENCE South 34°00'30" East, a distance of 130.20 feet;

THENCE North 55°59'30" East, a distance of 102.00 feet;

THENCE North 34°00'30" West, a distance of 79.10 feet;

THENCE North 55°59'30" East, a distance of 236.80 feet;

THENCE North 30°39'14" East, a distance of 37.50 feet;

THENCE North 34°00'30" West, a distance of 65.30 feet;

THENCE North 55°59'30" East, a distance of 72.00 feet to said Southwesterly line of said Deed;

THENCE along said Southwesterly line, North 34°00'30" West, a distance of 138.70 feet to the **TRUE POINT OF BEGINNING**.

**ALSO EXCEPTING THEREFROM** that portion of said Parcels 2 and 3, more particularly described as follows:

**BEGINNING** at a point on the Southeasterly line of said Parcel 3, said point also being the Westerly corner of designated "NOT A PART" as shown on said Parcel Map;

THENCE Northeasterly along said Southeasterly line and the Northeasterly prolongation thereof, North 56°02'22" East, a distance of 267.58 feet to a line lying 309.00 feet Northeasterly of and parallel with the Southwesterly line of said Parcel 3;

THENCE along said parallel line, North 34°01'15" West, a distance of 407.05 feet;

THENCE South 55°58'45" West, a distance of 293.00 feet to a line lying 16.00 feet Northeasterly of and parallel with said Southwesterly line of said Parcel 3;

THENCE along said parallel line, South 34°01'15" East, a distance of 252.80 feet;

THENCE North 55°58'45" East, a distance of 25.42 feet to a point on a line lying North 34°01'15" West of the Point of Beginning;

THENCE along previously said line, South 34°01'15" East, a distance of 153.97 feet to the **POINT OF BEGINNING**.

**ALSO EXCEPTING THEREFROM** the Northeasterly 16.00 feet of said Parcels 1, 2, and 3 as described in Deed recorded February 10, 1989 as Instrument Number 44037, of Official Records of said county.

The above described parcel contains 7.388 acres, more or less.

This description was prepared by me or under by direction.



William Rohal L.S. 8805  
Exp. Date 12/31/2016

6-1-2015  
Date



DESCRIPTION APPROVAL:

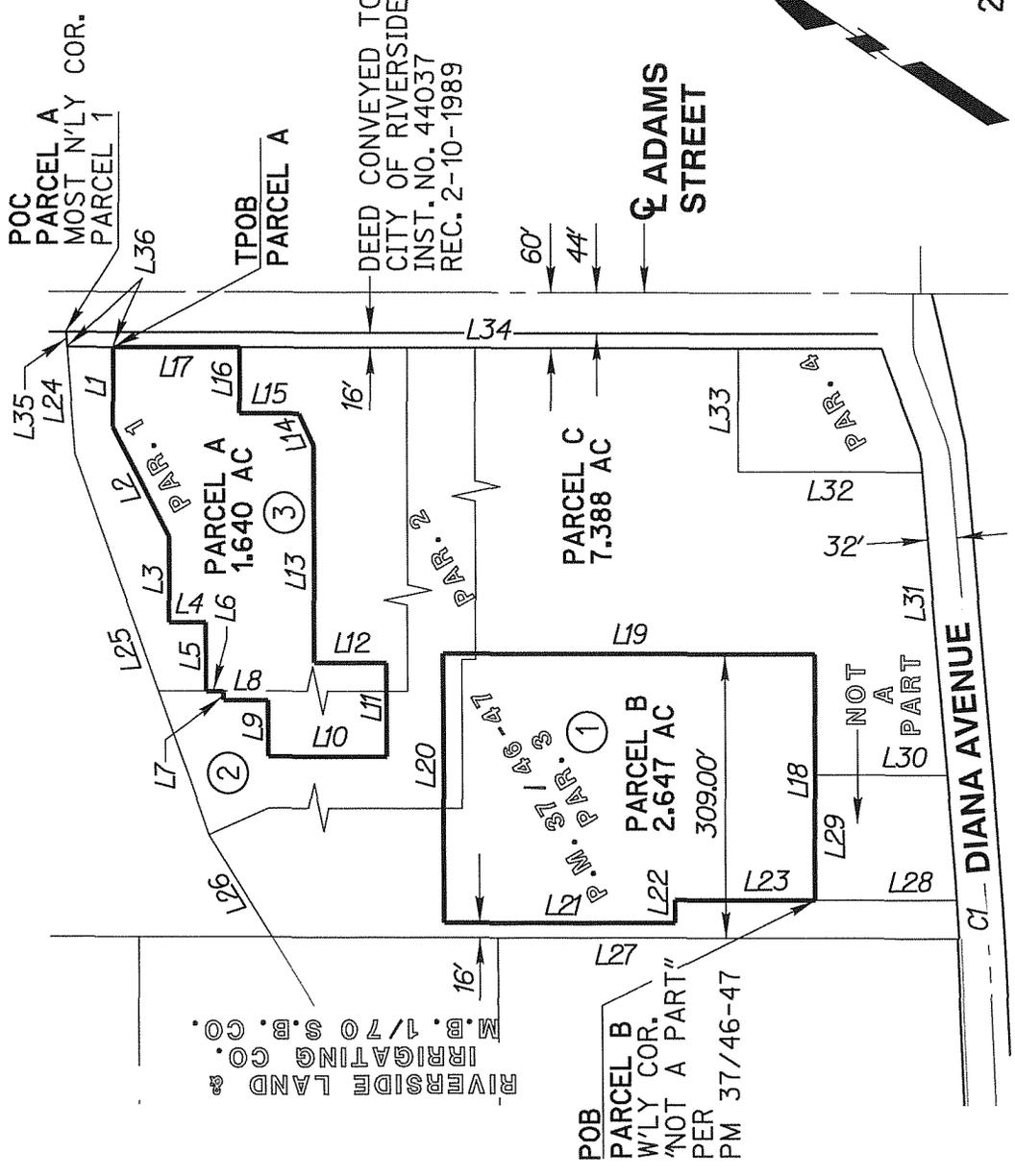
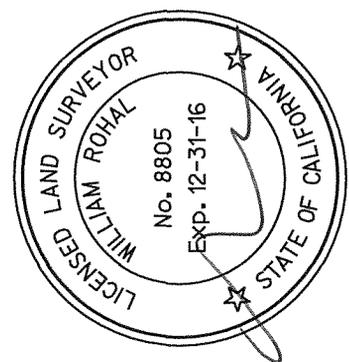
BY:  6/29/15  
DATE

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

**NOTE**  
 SEE SHT. NO. 2 TABLE DATA.

**LEGEND**

- ① - APN 231-080-012
- ② - APN 231-080-016
- ③ - APN 231-080-015
- - - - - INDICATES PARCEL BOUNDARY.
- - - - - INDICATES PARCEL LINE TO BE REMOVED.



**CITY OF RIVERSIDE**

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL (S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 2

1770 IOWA AVENUE - SUITE 100  
 RIVERSIDE, CA 92507  
 951.782.0707  
 (FAX) 951.782.0723



rickengineering.com  
 San Diego - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

**LOT LINE ADJUSTMENT**  
 44-P14-0462

SCALE: 1"=200'      DATE: APRIL 29, 2015

LINE TABLE			
NAME	DIRECTION		LENGTH
L1	S	55° 59' 30" W	86.40'
L2	S	28° 58' 40" W	134.00'
L3	S	55° 59' 30" W	93.24'
L4	S	34° 00' 30" E	40.00'
L5	S	55° 59' 30" W	75.00'
L6	S	34° 00' 30" E	19.48'
L7	S	55° 59' 30" W	9.47'
L8	S	34° 00' 30" E	48.60'
L9	S	55° 59' 30" W	61.20'
L10	S	34° 00' 30" E	130.20'
L11	N	55° 59' 30" E	102.00'
L12	N	34° 00' 30" W	79.10'
L13	N	55° 59' 30" E	236.80'
L14	N	30° 39' 14" E	37.50'
L15	N	34° 00' 30" W	65.30'
L16	N	55° 59' 30" E	72.00'
L17	N	34° 00' 30" W	138.70'
L18	N	56° 02' 22" E	267.58'
L19	N	34° 01' 15" W	407.05'
L20	S	55° 58' 45" W	293.00'
L21	S	34° 01' 15" E	252.80'
L22	N	55° 58' 45" E	25.42'
L23	S	34° 01' 15" E	153.97'
L24	S	51° 46' 00" W	116.48'
L25	S	36° 35' 10" W	438.68'
L26	S	24° 12' 00" W	131.14'
L27	S	34° 01' 15" E	752.63'
L28	N	34° 10' 59" W	155.10'
L29	N	56° 02' 22" E	136.55'
L30	S	33° 52' 17" E	144.90'
L31	N	51° 24' 55" E	330.68'
L32	N	34° 00' 30" W	201.33'
L33	N	55° 59' 30" E	134.00'
L34	N	34° 00' 30" W	735.82'
L35	S	51° 46' 00" W	16.04'
L36	N	34° 00' 30" W	51.21'

CURVE TABLE			
NAME	DELTA	RADIUS	ARC
C1	0° 29' 01" "	4968.00'	41.93'

## CITY OF RIVERSIDE

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL (S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 2 OF 2



1770 IOWA AVENUE - SUITE 100  
RIVERSIDE, CA 92507  
951.782.0707  
(FAX)951.782.0723

rickengineering.com

San Diego - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

LOT LINE ADJUSTMENT  
CC- P14-0462

SCALE: N/A

DATE: APRIL 29, 2015