

Recording requested by:

**2016-0020502**

01/20/2016 12:43 PM Fee: \$ 27.00

Page 1 of 5

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

15					R	A	Exam: 778		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
5									1
SIZE	NCOR	SMF	NCHG	T:					

FOR RECORDER'S OFFICE USE ONLY

Project: P15-0688  
APN's: 141-191-033 & -034  
Address: 11791 Hazeldell Drive

**P15-0688**  
**PARCEL A**

28.50

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT MERGER

Property Owner(s): **Southeastern California Conference of Seventh-Day Adventists, as Trustee of the Elston Revocable Living Trust dated May 28, 1970 and their Successor Trustees**

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 Merger is hereby issued creating the **ONE (1)** parcel 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 complies 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-P15-0688

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

Rafael Guzman  
Director  
Community Development Department

By:   
Rafael Guzman  
Date 1.6.16

**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 January 6, 2016, before me, Angela Ferreira,  
notary public, personally appeared, Rafael Guzman

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-P15-0688

**EXHIBIT "A"**  
**LEGAL DESCRIPTION FOR PARCEL "A" OF PARCEL MERGER NO. P15-0688**

**PARCEL "A"**

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 15 TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN IN RANCHO LA SIERRA BY MAP ON FILE IN BOOK 6 OF MAPS, AT PAGE 70 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS BEING THE SOUTHERLY 150.00 FEET AS MEASURED ALONG THE EASTERLY LINE OF THE FOLLOWING DESCRIBED PROPERTY:

**BEGINNING** AT A POINT ON THE NORTHERLY LINE OF THAT CERTAIN 23.89 ACRE TRACT OF LAND GRANTED TO F.W. REYNOLDS ON APRIL 5, 1912 BY DEED RECORDED IN BOOK 349 AT PAGE 81 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WHICH POINT IS SOUTH 79° 28' 55" WEST (FORMERLY SOUTH 79° 29' 45" WEST), A DISTANCE OF 623.75 FEET FROM THE MOST NORTHERLY CORNER OF SAID 23.89 ACRE TRACT;

THENCE SOUTH 10° 31' 05" EAST (FORMERLY SOUTH 10° 30' 15" EAST), A DISTANCE OF 245.45 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO HENRY SOMMERS, AS TRUSTEE BY DEED RECORDED APRIL 30, 1924 IN BOOK 606 AT PAGE 326 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 79° 29' 19" WEST (FORMERLY SOUTH 79° 30' 45" WEST), A DISTANCE OF 131.45 FEET TO THE MOST SOUTHERLY CORNER OF SAID SOMMERS PARCEL, SAID SOUTHERLY CORNER ALSO BEING ON THE CENTERLINE OF LINN DRIVE, 16 FEET IN WIDTH, AS SHOWN BY RECORD OF SURVEY FILED IN BOOK 77 OF RECORDS OF SURVEY, AT PAGE 43, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 03° 23' 25" WEST, ALONG THE CENTERLINE OF SAID LINN DRIVE, A DISTANCE OF 149.42 FEET TO AN ANGLE POINT THEREIN;

THENCE NORTH 18° 59' 48" WEST, ALONG THE CENTERLINE OF SAID LINN DRIVE, A DISTANCE OF 98.24 FEET TO A POINT ON THE SOUTHWESTERLY PROLONGATION OF THE NORTHERLY LINE OF THE HEREINABOVE DESCRIBED 23.89 ACRE TRACT;

THENCE NORTH 79° 28' 55" EAST, ALONG SAID SOUTHWESTERLY PROLONGATION AND ALONG SAID NORTHERLY LINE, A DISTANCE OF 127.40 FEET TO **THE POINT OF BEGINNING.**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION FOR PARCEL "A" OF PARCEL MERGER NO. P15-0688**

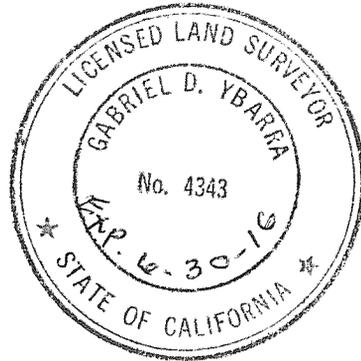
SUBJECT TO HAZELDELL DRIVE, ADOPTED AS A PUBLIC ROAD BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE ON FEBRUARY 24, 1948.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.42 ACRES GROSS, MORE OR LESS

THE BEARINGS AND DISTANCE SHOWN HEREON ARE TAKEN FROM RECORD OF SURVEY FILED IN BOOK 77 OF RECORDS OF SURVEY, AT PAGE 43, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PREPARED UNDER THE SUPERVISION OF:

  
GABRIEL D. YBARRA 1-6-2016 DATE  
LS 4343  
REG. EXP 6-30-2016



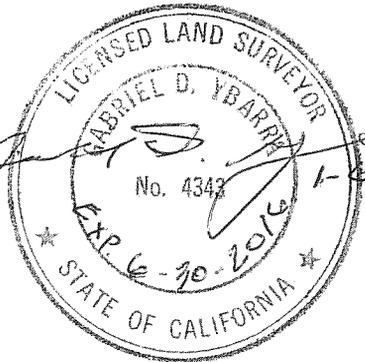
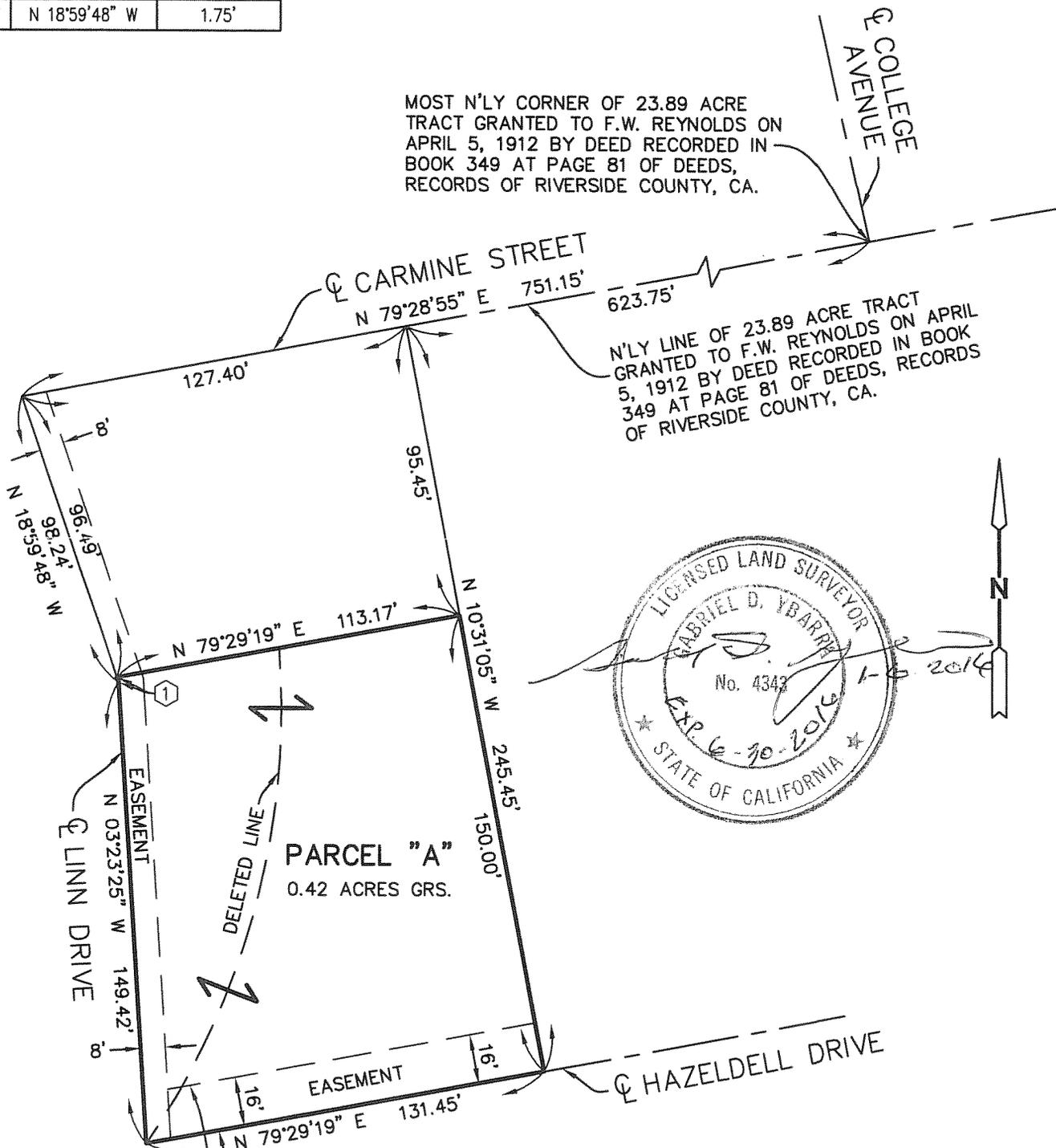
DESCRIPTION APPROVAL:

BY:  1/12/16 DATE  
FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

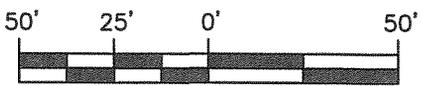
# LEGAL PLAT

## LINE DATA

N	BEARING	DISTANCE
1	N 18°59'48" W	1.75'



ADOPTED AS A PUBLIC ROAD BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE ON 2/24/1948



SCALE: 1" = 50' LL-P15-0688