

Recording requested by:  
STEWART TITLE-Riverside

DOC # 2009-0023997

01/20/2009 08:00A Fee:NC

Page 1 of 7

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



DOCUMENTARY TRANSFER TAX = \$0.00  
NO CONSIDERATION

And when recorded, mail to:

Surveyor's Office  
City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY 0

**NOTE TO COUNTY RECORDER:  
DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.**

Project: LL-029-023  
Magnolia Ave. & Wayne Ct.  
A.P.N. 231-030-007, 008, 009 & 010

T  
029

**LL 029-023**

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): **CALIFORNIA BAPTIST UNIVERSITY, a non-profit religious benefit 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 (4) 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.**

This document was filed for recording by  
STEWART TITLE OF CALIFORNIA, INC.  
INLAND EMPIRE DIVISION as an  
accommodator only. It has not been  
examined as to its execution or as to its

LL-029-023

A-94000007

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

KEN GUTIERREZ  
PLANNING DIRECTOR

By: Jeffrey A. Belier 7-10-06  
PRINCIPAL PLANNER DATE  
Jeffrey A. Belier

GENERAL ACKNOWLEDGEMENT

State of California

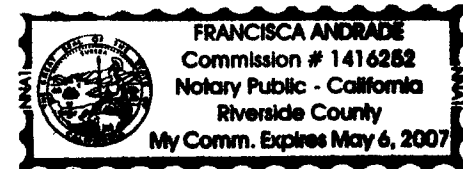
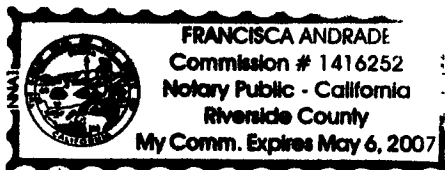
County of Riverside } ss

On 7-10-06, before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared

Jeffrey A. Belier  
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"**  
**LOT LINE ADJUSTMENT NO. 29-023**

**PARCEL "A"**

That portion of Parcel 1, of Lot Line Adjustment LL-010-990, in the City of Riverside, as recorded on April 14, 2000 as Instrument No. 139568 of Official Records, said Parcel 1, also shown as a portion of Parcel 1, of Parcel Map 22970, on file in Book 153, Pages 34 and 35, inclusive, of Parcel Maps, both in the Office of the Recorder of the County of Riverside, State of California, described as follows:

BEGINNING at the most Westerly corner of said Parcel 1, of said Lot Line Adjustment and said Parcel Map;

THENCE, along the Southwesterly line of said Parcel 1, South 33°59'31" East, a distance of 1101.98 feet to the Southeasterly line of said Parcel 1;

THENCE, along said Southeasterly line, North 56°00'03" East (North 55°59'59" East, as shown on said Parcel Map), a distance of 612.46 feet to the most Easterly corner of said Parcel 1;

THENCE, along the Northeasterly line of said Parcel 1, North 33°59'31" West, a distance of 183.85 feet;

THENCE, leaving said Northeasterly line, South 56°00'29" West, a distance of 172.44 feet;

THENCE, North 33°36'35" West, a distance of 446.13 feet to the beginning of a tangent 125.00 foot radius curve, concave Easterly;

THENCE, Northerly, along the arc of said curve, through a central angle of 45°00'00", a distance of 98.17 feet;

THENCE, North 11°23'25" East, a distance of 35.28 feet;

THENCE, North 56°00'29" East, a distance of 107.15 feet to said Northeasterly line of said Parcel 1, said course hereinafter referred to as "**COURSE "A"**";

THENCE, along said Northeasterly line, North 33°59'31" West, a distance of 359.11 feet to the Northwesterly line of said Parcel 1;

THENCE, along said Northwesterly line, South 55°59'59" West, a distance of 612.46 feet to the **POINT OF BEGINNING**.

The above-described parcel contains 13.356 acres, more or less.

**PARCEL "B"**

That portion of Parcel 2, of Lot Line Adjustment LL-010-990, in the City of Riverside, as recorded on April 14, 2000 as Document No. 2000-139568 of Official Records, said Parcel 2 also shown as a portion of Parcel 2, of Parcel Map 22970, on file in Book 153, Pages 34 and 35, inclusive, of Parcel Maps, both in the Office of the Recorder of the County of Riverside, State of California, described as follows:

**BEGINNING** at the most Westerly corner of said Parcel 2, of said Lot Line Adjustment and said Parcel Map;

THENCE, along the Northwesterly line of said Parcel 2, North 55°59'59" East, a distance of 709.94 feet to the Northeasterly line of said Parcel 2;

THENCE, along said Northeasterly line, South 34°00'18" East, a distance of 1019.10 feet to the most Easterly corner of said Parcel 2 of said Lot Line Adjustment;

THENCE, along the Southeasterly boundary of said Parcel 2, South 56°00'29" West, a distance of 495.17 feet to the most Southerly corner of said Parcel 2 of said Lot Line Adjustment;

THENCE, continuing along said Southeasterly boundary, North 33°59'31" West, a distance of 140.00 feet;

THENCE, continuing along said Southeasterly boundary, South 56°00'29" West, a distance of 133.75 feet;

THENCE, parallel with said Westerly line of Parcel 1 of said Parcel Map 22970, North 33°59'31" West, a distance of 162.00 feet to the Southeasterly boundary of Parcel 3 of said Lot Line Adjustment;

THENCE, along said Southeasterly boundary of Parcel 3, North 56°00'29" East, a distance of 243.75 feet to the most Easterly corner of said Parcel 3;

THENCE, along the Northeasterly boundary of said Parcel 3 and the Northwesterly extension thereof, North 33°59'31" West, a distance of 357.89 feet an intersection with the Northeasterly extension of said **"COURSE "A"**, as described herein as Parcel "A";

THENCE, along said Northeasterly extension, South 56°00'29" West, a distance of 325.00 feet to the Southwesterly boundary of said Parcel 2 of said Lot Line Adjustment said boundary also being the Northeasterly boundary of said Parcel 1 of said Parcel Map;

THENCE, along said Southwesterly boundary, North 33°59'31" West, a distance of 359.11 feet to the **POINT OF BEGINNING**.

The above-described parcel contains 12.948 acres, more or less.

**PARCEL "C"**

That portion of Parcel 4, of Lot Line Adjustment LL-010-990, in the City of Riverside, as recorded on April 14, 2000 as Document No. 2000-139568 of Official Records, said Parcel also shown as a portion of Parcel 2, of Parcel Map 22970, on file in Book 153, Pages 34 and 35, inclusive, of Parcel Maps, both in the Office of the Recorder of the County of Riverside, State of California, described as follows:

**BEGINNING** at the most Easterly corner of said Parcel 4, of said Lot Line Adjustment;

THENCE, along the Southeasterly boundary of said Parcel 4, South 56°00'05" West, a distance of 1322.70 feet to the Southwesterly line of said Parcel 4 and said Parcel 2;

THENCE, along said Southwesterly boundary, North 33°59'31" West, a distance of 220.00 feet to the Northwesterly boundary of said Parcel 4, said Northwesterly boundary also being the Southeasterly boundary of said Parcel 1 of said Parcel Map;

THENCE, along said Northwesterly boundary, North 56°00'03" East, a distance of 612.46 feet to the Northeasterly line of said Parcel 1;

THENCE, along said Northeasterly boundary, North 33°59'31" West, a distance of 183.85 feet;

THENCE, leaving said Northeasterly line, North 56°00'29" East, a distance of 81.25 feet;

THENCE, North 33°59'31" West, a distance of 39.15 feet to said Northwesterly boundary of Parcel 4;

THENCE, continuing along said Northwesterly boundary, North 56°00'29" East, a distance of 133.75 feet to an angle point in said boundary;

THENCE, continuing along said Northwesterly boundary, South 33°59'31" East, a distance of 140.00 feet to an angle point in said boundary;

THENCE, continuing along said Northwesterly boundary, North 56°00'29" East, a distance of 495.17 feet to the Northeasterly boundary of said Parcels 2 and 4;

THENCE, along said Northeasterly boundary, South 34°00'18" East, a distance of 302.92 feet to the **POINT OF BEGINNING**.

The above-described parcel contains 8.651 acres, more or less.

**PARCEL "D"**

Those portions of Parcels 1, 2, 3 and 4 of Lot Line Adjustment LL-010-990, in the City of Riverside, as recorded on April 14, 2000 as Document No. 2000-139568 of Official Records, and being portions of Parcels 1 and 2 of Parcel Map 22970, on file in Book 153, Pages 34 and 35, inclusive, of Parcel Maps, both in the Office of the Recorder of the County of Riverside, State of California, more particularly described as follows:

**COMMENCING** at the most Northerly corner of Parcel 1, of said Parcel Map 22970;

THENCE, along the Northeasterly line of said Parcel 1, South 33°59'31" East, a distance of 359.11 feet to the Northeasterly terminus of "**COURSE "A"**", as described herein as Parcel "A", said Northeasterly terminus also being the **TRUE POINT OF BEGINNING**;

THENCE, North 56°00'29" East, a distance of 325.00 feet to an intersection with said Northwesterly extension of said Northeasterly line of said Parcel 3;

THENCE, along said extension and said Northeasterly line of said Parcel 3, South 33°59'31" East, a distance of 357.89 feet to the most Easterly corner of said Parcel 3;

THENCE, along the Southeasterly line of said Parcel 3, South 56°00'29" West, a distance of 243.75 feet;

THENCE, leaving said Southeasterly line, South 33°59'31" East, a distance of 201.15 feet;

THENCE, South 56°00'29" West, a distance of 253.69 feet;

THENCE, North 33°36'35" West, a distance of 446.13 feet to the beginning of a tangent 125.00 foot radius curve, concave Easterly;

THENCE, Northerly, along the arc of said curve, through a central angle of 45°00'00", a distance of 98.17 feet;

THENCE, North 11°23'25" East, a distance of 35.28 feet to the Southwesterly terminus of said "**COURSE "A"**";

THENCE, along said **COURSE "A"**, North 56°00'29" East, a distance of 107.15 feet to the **TRUE POINT OF BEGINNING**

The above-described parcel contains 5.184 acres, more or less.

  
Robert A. Stockton, RCE 33591

4/12/06  
Date



DESCRIPTION APPROVAL:

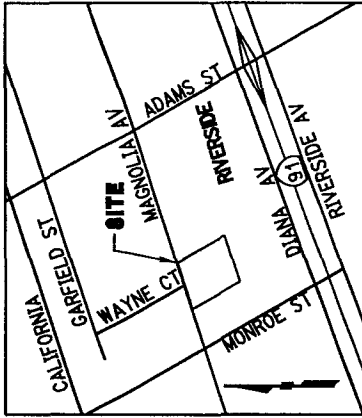
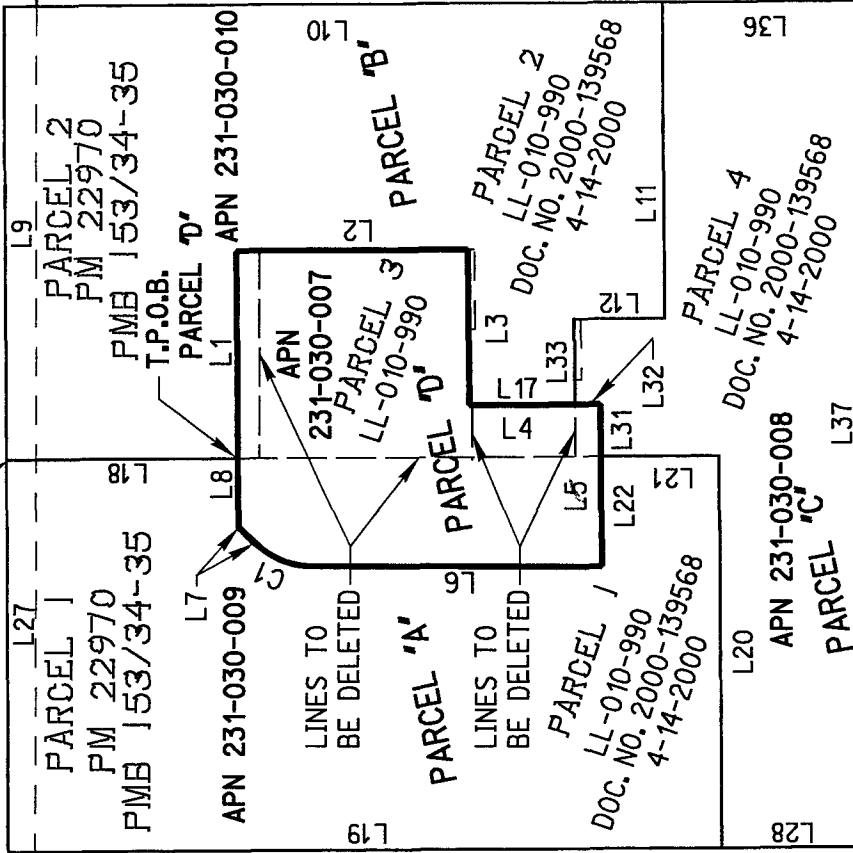
BY: K. Straut 07/10/2006  
DATE

FOR: **MARK S. BROWN**  
**CITY SURVEYOR**

**C MAGNOLIA AVENUE**

**P.O.B. PARCEL 'B'**  
**P.O.C. PARCEL 'D'**

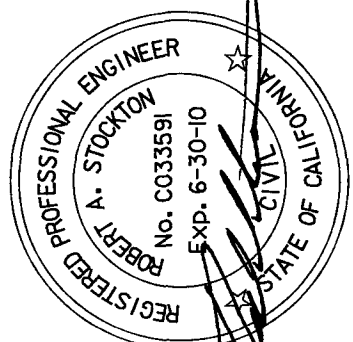
**WAYNE COURT**



VICINITY MAP N.T.S.

No.	DIRECTION	DISTANCE
L1	56°00'29" E	325.00'
L2	33°59'31" W	357.89'
L3	56°00'29" E	243.75'
L4	33°59'31" W	201.15'
L5	56°00'29" E	253.69'
L6	33°36'35" W	446.13'
L7	11°23'25" E	35.28'
L8	56°00'29" E	107.15'
L9	55°59'59" E	709.94'
L10	34°00'18" W	1019.10'
L11	56°00'29" E	495.17'
L12	33°59'31" W	140.00'
L17	33°59'31" W	162.00'
L18	33°59'31" W	359.11'
L19	33°59'31" W	1101.98'
L20	56°00'03" E	612.46'
L21	33°59'31" W	183.85'
L22	56°00'29" E	172.44'
L27	55°59'59" E	612.46'
L28	33°59'31" W	220.00'
L31	56°00'29" E	81.25'
L32	33°59'31" W	39.15'
L33	56°00'29" E	133.75'
L36	34°00'18" W	302.92'
L37	56°00'05" E	1322.70'

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



**RICK ENGINEERING COMPANY**  
 San Diego Riverside Orange Phoenix Tucson  
 1223 University Ave., Ste 240 • Riverside, CA 92507-3418 • (951)782-0707 • FAX (951)782-0723 • www.rickeng.com

**CITY OF RIVERSIDE LL-029-023**

SCALE: 1"=300' DATE: JUL 1, 2008

LL-029-023