

Recording requested by:

DOC # 2003-692886

09/08/2003 08:00A Fee:25.00

Page 1 of 7

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

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FOR RECORDER'S OFFICE USE ONLY

Project: **Raley / Ambs**
APN 141-260-006 thru 008
141-302-001 thru 005

P03-0355 (LLA)

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner: **LA SIERRA UNIVERSITY, a California Non-profit 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 **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 9/5/03
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

} ss

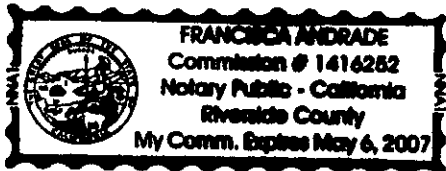
County of Riverside

On 9-5-03, 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
P03-0355



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

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

<http://riverside.asrclrec.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 COUNTY

Date Commission Expires: MAY 6, 2007

Date: 9/8/3

Signature: R.D. STEELE

Print Name: SEAN STEELE





September 3, 2003

W.O. 1071-007

EXHIBIT "A"
ADMINISTRATIVE
LOT LINE ADJUSTMENT No. P03-0355
Tract 29058 – La Sierra University

PARCEL "A"

That portion of Lots 12 and 25, and Lot "F" (Revena Avenue) of Tract 29058 as shown by map on file in Book 289 of Maps at Pages 27 through 36 thereof; also all of Lots 4 through 6, and 8 through 17, and a portion of Lots 1, 2, 3 and 7, and Lot "A" (Pierce Street), Lot "B" (Revena Avenue) and Lot "C" (Collett Avenue) of Wildomar Vista Tract as shown by map on file in Book 13 of Maps at Page 69 thereof; also a portion of Lot 1 in Block 8, and Lots "B" and "BB" (Collett Avenue) of La Sierra Gardens as shown by map on file in Book 11 of Maps at Pages 42 through 50 thereof; also a portion of the West one-half of Section 15, Township 3 South, Range 6 West, as shown by map of Rancho La Sierra on file in Book 6 of Maps at Page 70 thereof, all being Records of Riverside County, California, and by map of Rancho El Sobrante De San Jacinto on file in Book 1 of Maps at Page 8, Records of San Bernardino County, California, all being more particularly described as follows:

Commencing at the Northwest corner of Lot 26 of said Tract 29058;

Thence N.89°39'41"E. along the Northerly line of said Lot 26 and its Easterly prolongation thereof, and the Southerly line of Raley Drive as conveyed to the City of Riverside by Grant of Easement, recorded May 2, 2003 as inst. no. 313356, Official Records of Riverside County, California, a distance of 617.40 feet to the Point of Beginning of the parcel of land to be described;

Thence the following three (3) courses continuing along the Southerly line of said Raley Drive:

N.89°39'41"E., a distance of 478.35 feet;

Easterly on a curve concave Northerly having a radius of 1033.00 feet, through an angle of 06°05'40", an arc length of 109.88 feet;

N.83°34'01"E., a distance of 221.93 feet to the Southeast corner of said Raley Drive, said corner being an angle point in the Easterly line of said Lot 25;

Thence the following three (3) courses along the Northeasterly line of said Lot 25:

S.52°13'49"E., a distance of 18.02 feet;

Southeasterly on a non-tangent curve concave Northeasterly having a radius of 905.00 feet, through an angle of 19°16'13", an arc length of 304.38 feet (the initial radial line bears S.77°14'03"W.);

S.32°02'10"E., a distance of 466.63 feet;

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Thence S.10°21'41"W. along the Easterly line of said Lot 25 and its Southerly prolongation thereof, a distance of 31.14 feet to the Southeasterly line of that portion of Collett Avenue vacated by Resolution No. 20413, recorded August 27, 2003 as inst. no. 661509, Official Records of Riverside County, California;

Thence S.57°57'50"W. along said Southeasterly line, a distance of 109.02 feet;

Thence Southwesterly continuing along said Southeasterly line on a curve concave Southeasterly having a radius of 2294.00 feet, through an angle of 29°38'43", an arc length of 1186.93 feet to the Northwesterly line of Lot "C" (Collett Avenue) of said Wildomar Vista Tract;

Thence S.28°19'07"W. along said Northwesterly line, a distance of 114.91 feet to the most Easterly corner of that certain parcel of land conveyed to the City of Riverside by Grant of Easement, recorded July 25, 2003 as inst. no. 556782, Official Records of Riverside County, California;

Thence N.85°26'23"W. along the Northerly line of said Grant of Easement, a distance of 35.31 feet to the most Westerly corner thereof, said corner being on a line concentric with and 48.00 feet Northeasterly, measured radially from the centerline of Pierce Street as shown on said Tract 29058;

Thence the following two (2) courses along said concentric line and a line parallel with and 48.00 feet Northeasterly, measured at right angles from the centerline of Pierce Street as shown on said Tract 29058, said concentric and parallel lines being the Northeasterly line of Pierce Street as conveyed to the County of Riverside by Deeds recorded January 4, 1957 as inst. no. 816, January 24, 1957 as inst. no. 5956, February 14, 1957 as inst. no. 11285, and June 11, 1957 as inst. no. 42515, and also being the Southwesterly line of that portion of Pierce Street vacated by Resolution recorded January 7, 1959 as inst. no. 1249, all being Official Records of Riverside County, California:

Northwesterly on a non-tangent curve concave Northeasterly having a radius of 2952.00 feet, through an angle of 04°00'23", an arc length of 206.42 feet (the initial radial line bears S.61°31'52"W.);

N.24°27'45"W., a distance of 202.81 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.61°28'28"W., a distance of 11.95 feet to a line that bears S.00°23'17"E. from the point of beginning;

Thence N.00°23'17"W. along said line, a distance of 1320.75 feet to the point of beginning.

The above described parcel of land contains 28.973 acres, more or less.



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PARCEL "B"

That portion of Lots 12, 25 and 26, and Lot "F" (Revena Avenue) of Tract 29058 as shown by map on file in Book 289 of Maps at Pages 27 through 36 thereof; also a portion of the West one-half of Section 15, Township 3 South, Range 6 West, 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, all being more particularly described as follows:

Commencing at the Northwest corner of said Lot 26;

Thence N.89°39'41"E. along the Northerly line of said Lot 26, a distance of 17.01 feet to the Point of Beginning of the parcel of land to be described;

Thence continuing N.89°39'41"E. along the Northerly line of said Lot 26 and its Easterly prolongation thereof, and the Southerly line of Raley Drive as conveyed to the City of Riverside by Grant of Easement, recorded May 2, 2003 as inst. no. 313356, Official Records of Riverside County, California, a distance of 600.39 feet;

Thence S.00°23'17"E., a distance of 1320.75 feet;

Thence N.61°28'28"W., a distance of 67.79 feet;

Thence N.60°37'44"W., a distance of 364.28 feet;

Thence Northwesterly on a curve concave Northeasterly having a radius of 474.18 feet, through an angle of 60°14'27", an arc length of 498.55 feet;


Thence N.00°23'17"W., a distance of 682.04 feet;

Thence N.44°38'12"E., a distance of 19.81 feet to the point of beginning.

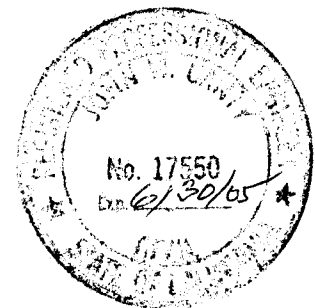
The above described parcel of land contains 15.887 acres, more or less.

CANTY ENGINEERING GROUP, INC.

Prepared under the Supervision of:


John W. Canty R.C.E. 17550

Sept 3, 2003
Date



DESCRIPTION APPROVAL 9/4/03

Walter R. Gryn
650 SURVEYOR, CITY OF RIVERSIDE by ---



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IN THE CITY OF RIVERSIDE COUNTY OF RIVERSIDE, CA.

ADMINISTRATIVE LOT LINE ADJUSTMENT No. P03-0355

OWNER:

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

Assessor's Parcel No.
141-260-006, 007 & 008
141-302-001 thru 005

PORTION OF LOTS 12, 25 AND 26 OF TRACT 29058 PER M.B. 289 / 27-36;
PORTION OF WILDOMAR VISTA TRACT PER M.B. 13 / 69, BOTH BEING
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; PORTION OF REVENA
AVENUE, COLLETT AVENUE AND PIERCE STREET (VACATED).

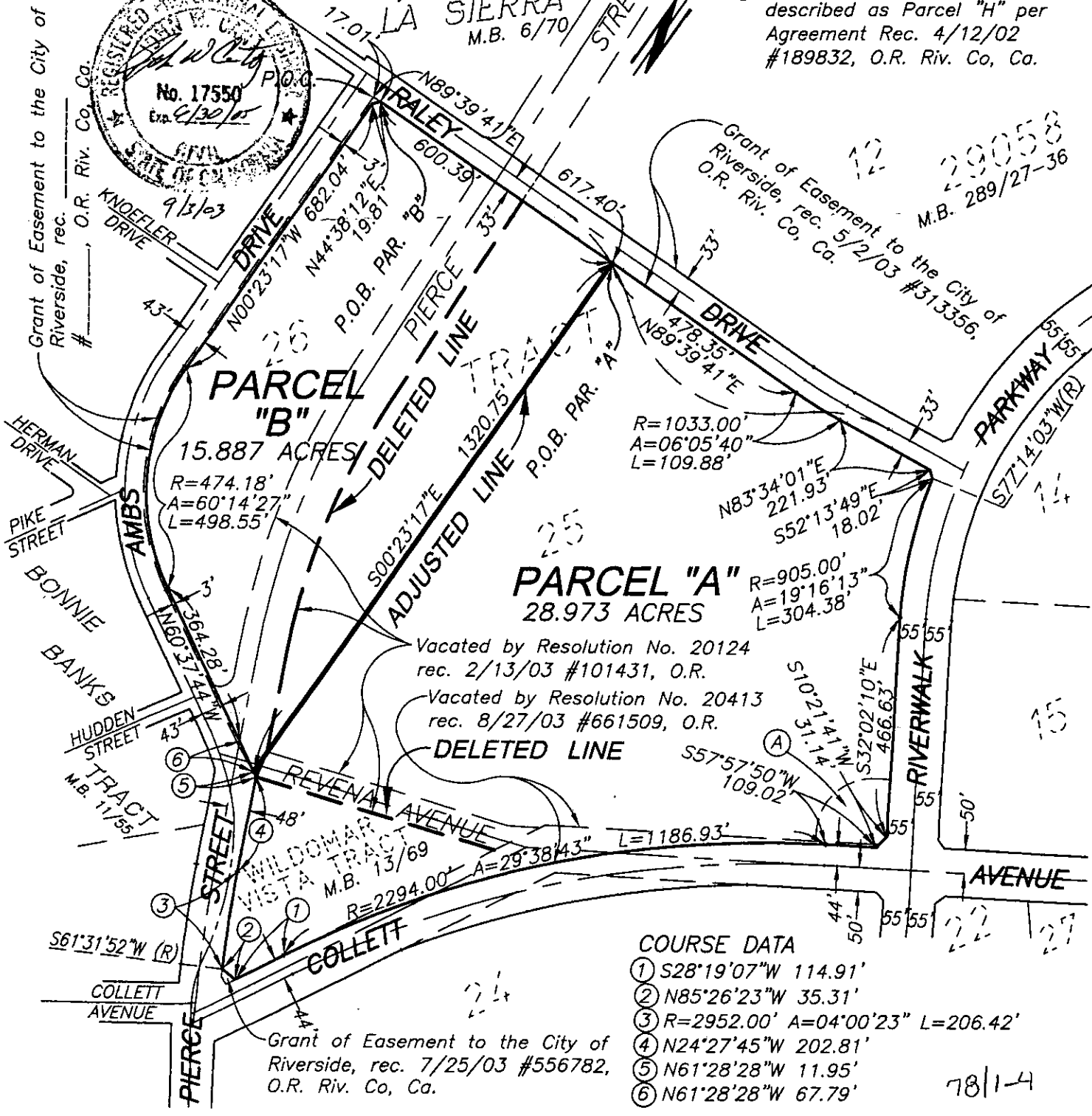
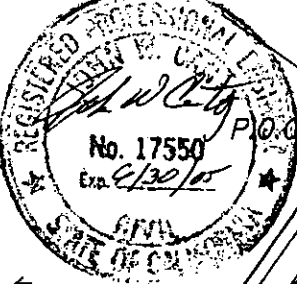
APRIL 2003

SCALE: 1" = 300'

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

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

(A) Proposed Public Use Easement
described as Parcel "H" per
Agreement Rec. 4/12/02
#189832, O.R. Riv. Co, Ca.



Vacated by Resolution No. 20124
rec. 2/13/03 #101431, O.R.

Vacated by Resolution No. 20413
rec. 8/27/03 #661509, O.R.

Grant of Easement to the City of
Riverside, rec. 7/25/03 #556782,
O.R. Riv. Co, Ca.

COURSE DATA

- ① S28°19'07"W 114.91'
- ② N85°26'23"W 35.31'
- ③ R=2952.00' A=04°00'23" L=206.42'
- ④ N24°27'45"W 202.81'
- ⑤ N61°28'28"W 11.95'
- ⑥ N61°28'28"W 67.79'

78114

W.O. 1071-007



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