

Recording requested by:

DOC # 2012-0239151
05/24/2012 09:39A Fee:45.00
Page 1 of 11
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
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY

Project: P11-0530
APN: 231-030-012, 013, 017 & 018
Address: 8432 Magnolia Ave.

**P-11-0530
PARCELS A – D
LOT LINE ADJUSTMENT**

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: **California Baptist University, a non-profit religious benefit corporation**

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the **Four (4)** 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 parcels 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

Steve Hayes
Interim City Planner

By: 
Erin Gettis, Principal Planner

3/2/2012
Date

State of California

County of Riverside } ss

On March 2, 2012, before me, MERCEDES DAEMS,
notary public, personally appeared, Erin Gettis

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



EXHIBIT "A"
LOT LINE ADJUSTMENT P11-0530

PARCEL "A"

A portion of Parcels A and C of Certificate of Compliance for Lot Line Adjustment LL-029-023, recorded on January, 20, 2009 as Instrument No. 0023997, of Official Records, said portions of Parcels A and C being portions of Parcels 1 and 2, of Parcel Map 22970, on file in Book 153, Pages 34 through 35, inclusive of Parcels Maps, all in the Office of the Recorder of the County of Riverside, State of California, said portion more particularly described as follows:

BEGINNING at the most Westerly corner of said Parcel A, said corner being on the Southeasterly 66.00 foot half width sideline of Magnolia Avenue as shown on said Parcel Map 22970;

THENCE along the Northwesterly line of said Parcel A, North 56°23'19" East, a distance of 612.50 feet to the most Northerly corner of said Parcel A;

THENCE along the Northeasterly line of said Parcel A, South 33°35'48" East, a distance of 359.11 feet to a point on the Southeasterly line of said Parcel A, said point also being on the Northwesterly line of Parcel D per said Lot Line Adjustment LL-029-023;

THENCE along said Southeasterly line and said Northwesterly line, South 56°23'49" West, a distance of 107.15 feet to an angle point on the Easterly line of said Parcel A, said angle point being on the Westerly line of said Parcel D;

THENCE along said Easterly line and said Westerly line for the following three courses, South 11°46'45" West, a distance of 35.28 feet to the beginning of a tangent 125.00 foot radius curve concave Easterly;

THENCE Southerly along the arc of said curve through a central angle of 44°59'55", a distance of 98.17 feet;

THENCE South 33°13'15" East, a distance of 850.11 feet to a point on the Northwesterly line of Parcel 8 of Certificate of Compliance for Lot Line Adjustment LL-010-990, recorded on April 14, 2000 as Instrument No. 139568, of Official Records of said county;

THENCE along said Northwesterly line, South 56°23'21" West, a distance of 437.40 feet to the most Southerly corner of said Parcel C;

THENCE along the Southwesterly line of said Parcel C and said Parcel A, North 33°36'00" West, a distance of 1322.09 feet to the **POINT OF BEGINNING**.

Containing 14.840 acres, more or less.

PARCEL "B"

A portion of Parcel B of Certificate of Compliance for Lot Line Adjustment LL-029-023, recorded on January, 20, 2009 as Instrument No. 0023997, of Official Records, said portion of Parcel B being a portion of Parcel 2, of Parcel Map 22970, on file in Book 153, Pages 34 through 35, inclusive of Parcels Maps, all in the Office of the Recorder of the County of Riverside, State of California, said portion more particularly described as follows:

BEGINNING at the most Northerly corner of said Parcel B, said corner being on the Southeasterly 66.00 foot half width sideline of Magnolia Avenue as shown on said Parcel Map 22970;

THENCE along the Northeasterly line of said Parcel B, South 33°36'10" East, a distance of 359.21 feet to the Northeasterly prolongation of Northwesterly line of Parcel D per said Lot Line Adjustment LL-029-023;

THENCE along said prolongation and said Northwesterly line, South 56°23'49" West, a distance of 709.88 feet to the Southerly terminus of a course in the Southwesterly line of said Parcel B, which bears North 33°35'48" West, 359.11;

THENCE along said Southwesterly line of said Parcel B, North 33°35'48" West, a distance of 359.11 feet to the most Westerly corner of said Parcel B, said point being on said Southeasterly 66.00 foot half width sideline of said Magnolia Avenue;

THENCE along said sideline and the Northwesterly line of said Parcel B, North 56°23'19" East, a distance of 709.84 feet to the **POINT OF BEGINNING**.

Containing 5.853 acres, more or less.

PARCEL "C"

A portion of Parcels A, B, C, and D, of Certificate of Compliance for Lot Line Adjustment LL-029-023, recorded on January, 20, 2009 as Instrument No. 0023997, of Official Records, said portions of Parcels A, B, C, and D being portions of Parcels 1 and 2, of Parcel Map 22970, on file in Book 153, Pages 34 through 35, inclusive of Parcels Maps, all in the Office of the Recorder of the County of Riverside, State of California, said portion more particularly described as follows:

COMMENCING at the most Northerly corner of said Parcel B, said corner being on the Southeasterly 66.00 foot half width sideline of Magnolia Avenue as shown on said Parcel Map 22970;

THENCE along the Northeasterly line of said Parcel B, South 33°36'10" East, a distance of 729.31 feet to the **TRUE POINT OF BEGINNING**;

THENCE South 56°23'45" West, a distance of 340.95 feet;

THENCE South 71°58'30" West, a distance of 11.23 feet;

THENCE North 33°36'15" West, a distance of 6.95 feet;

THENCE South 60°19'08" West, a distance of 33.13 feet to a point on the Southeasterly line of Parcel D of Certificate of Compliance for Lot Line Adjustment LL-029-023, recorded on January, 20, 2009 as Instrument No. 0023997, of Official Records of said county;

THENCE continuing along said Southeasterly line, South 56°23'45" West, a distance of 243.75 feet to an angle point therein;

THENCE along said Southeasterly line, South 33°36'15" East, a distance of 201.15 feet;

THENCE North 56°23'45" East, a distance of 1.50 feet;

THENCE South 33°36'15" East, a distance of 403.95 feet to a point on the Southeasterly line of said Parcel C; said point also being on the Northwesterly line of Parcel 5 of Certificate of Compliance for Lot Line Adjustment LL-010-990, recorded on April 14, 2000 as Instrument No. 139568, of Official Records of said county;

THENCE along said Southeasterly line and said Northwesterly line, South 56°23'21" West, a distance of 257.95 feet to the Southeasterly prolongation of the Southwesterly line of Parcel D per said Lot Line Adjustment LL-029-023;

THENCE along said prolongation and said Southwesterly line of said Parcel D, North 33°13'15" West, a distance of 850.11 feet to the beginning of a tangent 125.00 foot radius curve concave Easterly;

THENCE Northerly along said Southwesterly line and the arc of said curve through a central angle of 44°59'55", a distance of 98.17 feet;

THENCE continuing along said Southwesterly line, North 11°46'45" East, a distance of 35.28 feet to the Northwesterly line of said Parcel D per said Lot Line Adjustment LL-029-023;

THENCE along said Northwesterly line and the Northeasterly prolongation thereof, North 56°23'49" East, a distance of 817.02 feet to a point on the Northeasterly line of said Parcel B;

THENCE along said Northeasterly line, South 33°36'10" East, a distance of 370.10 feet to the **TRUE POINT OF BEGINNING**.

Containing 10.825 acres, more or less.

PARCEL "D"

A portion of Parcels B and C, of Certificate of Compliance for Lot Line Adjustment LL-029-023, recorded on January, 20, 2009 as Instrument No. 0023997, of Official Records, said portions of Parcels B and C being a portion of Parcel 2, of Parcel Map 22970, on file in Book 153, Pages 34 through 35, inclusive of Parcels Maps, all in the Office of the Recorder of the County of Riverside, State of California, said portion more particularly described as follows:

COMMENCING at the most Northerly corner of said Parcel B, said corner being on the Southeasterly 66.00 foot half width sideline of Magnolia Avenue as shown on said Parcel Map 22970;

THENCE along the Northeasterly line of said Parcel B, South 33°36'10" East, a distance of 729.31 feet to the **TRUE POINT OF BEGINNING**;

THENCE South 56°23'45" West, a distance of 340.95 feet;

THENCE South 71°58'30" West, a distance of 11.23 feet;

THENCE North 33°36'15" West, a distance of 6.95 feet;

THENCE South 60°19'08" West, a distance of 33.13 feet to a point on the Southeasterly line of Parcel D of Certificate of Compliance for Lot Line Adjustment LL-029-023, recorded on January, 20, 2009 as Instrument No. 0023997, of Official Records of said county;

THENCE along said Southeasterly line, South 56°23'45" West, a distance of 243.75 feet to an angle point therein;

THENCE continuing along said Southeasterly line, South 33°36'15" East, a distance of 201.15 feet;

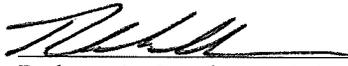
THENCE North 56°23'45" East, a distance of 1.50 feet;

THENCE South 33°36'15" East, a distance of 403.95 feet to a point on the Southeasterly line of said Parcel C, said point also being on the Northwesterly line of Parcel 5 of Certificate of Compliance for Lot Line Adjustment LL-010-990, recorded on April 14, 2000 as Instrument No. 139568, of Official Records of said county;

THENCE along said Southeasterly line and said Northwesterly line, North 56°23'21" East, a distance of 627.06 feet to the most Easterly corner of said Parcel C;

THENCE along the Northeasterly line of said Parcel C, North 33°36'10" West, a distance of 592.79 feet to the **TRUE POINT OF BEGINNING.**

Containing 8.618 acres, more or less.


Robert A. Stockton, RCE 33591
Expiration June 30, 2012

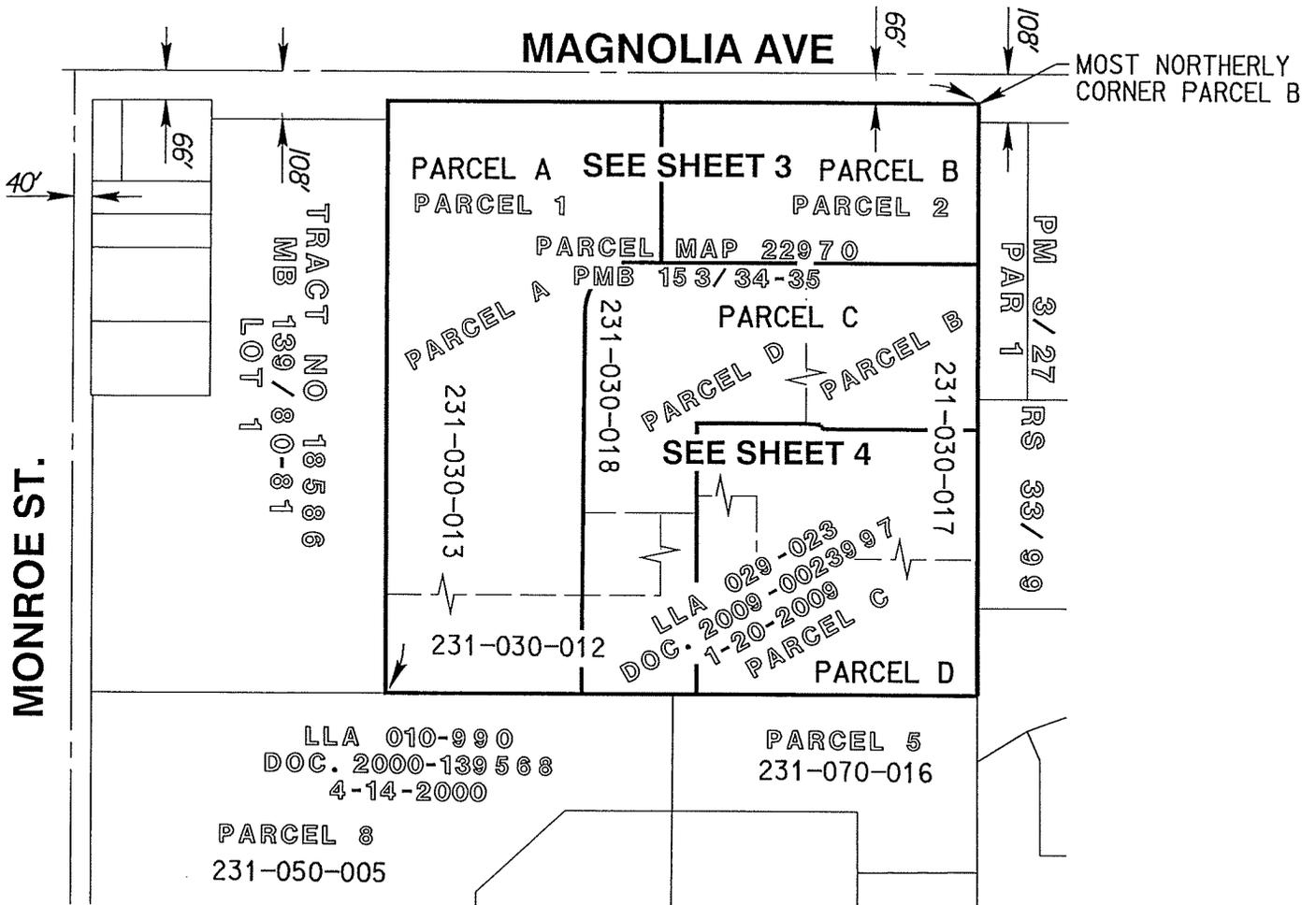


4/13/12
Date

DESCRIPTION APPROVAL:

BY:  4/24/12
DATE

FOR: MARK S. BROWN
CITY SURVEYOR

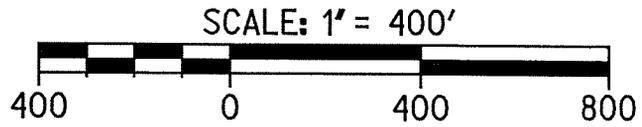
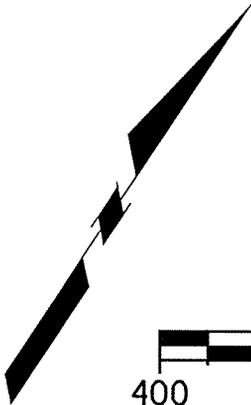


INDEX SHEET



NOTES

SEE SHEET NO. 2 FOR GENERAL NOTES, LEGEND AND VICINITY MAP.



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.



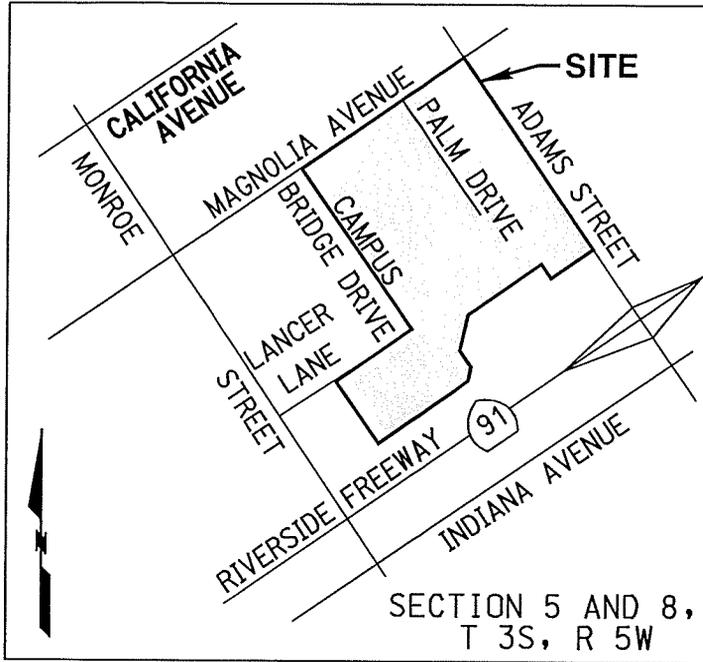
1770 IOWA AVENUE - SUITE 100
RIVERSIDE, CA 92507
951.782.0707
(FAX)951.782.0723

rickengineering.com

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

LOT LINE ADJUSTMENT
P11-0530
LL-P11-0530

SCALE: 1"=400' DATE: FEB. 7, 2012



VICINITY MAP
N.T.S.

LEGEND

- ② - INDICATES SYMBOL PER GENERAL NOTES AS SHOWN ON SEE SHEET NO. 3 & 4.
- ⚡ - INDICATES PARCEL LINE TO BE ADJUSTED.
- () - INDICATES RECORD DATA PER PM 22970, PMB 153/34-35
- < > - INDICATES RECORD DATA PER LLA 029-023, DOC. 2009-0023997 RECORDED 1-20-2009.

NAME	LINE TABLE DIRECTION	LENGTH
L1	N 56° 23' 49" E	107.15'
L2	N 11° 46' 45" E	35.28'
L3	N 60° 19' 08" E	33.13'
L4	N 33° 36' 15" W	6.95'
L5	N 71° 58' 30" E	11.23'
L6	N 56° 23' 45" E	1.50'

NAME	CURVE TABLE DELTA	RADIUS	ARC
C1	44° 59' 55"	125.00'	98.17'

GENERAL NOTES

- ① MOST SOUTHERLY CORNER OF PARCEL C PER LL 029-023, DOC. NO. 2009-0023997 AND MOST EASTERLY OF CORNER LOT 1 PER MB 139/80-81.
- ② MOST EASTERLY CORNER OF PARCEL C PER LL 029-023, DOC. NO. 2009-0023997.



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SCALE: N/A DATE: FEB. 7, 2012

POB PARCEL A
MOST WESTERLY
CORNER PARCEL A
PER LLA 029-023

MAGNOLIA AVE

POB PARCEL B
MOST NORTHERLY
CORNER PARCEL B
PER LLA 029-023

N56°23'19"E 612.50'
(N56°00'04"E 612.46')

N56°23'19"E 709.84'

PARCEL A
14.840 AC.

PARCEL B
5.853 AC.

PARCEL 1

PARCEL 2

PARCEL MAP 22970
PMB 153/34-35

N56°23'49"E
709.88'

PMB 153/34-35
66' PER

N33°35'48"W
359.11'

N33°36'10"W
359.21'

TRACT NO 18586
MB 139/80-81
LOT 1

LLA 029-023
DOC. 2009-0023997
1-20-2009
PARCEL A

PARCEL D

ADJUSTED
LOT LINE

PARCEL B

SEE SHEET NO. 4

231-030-013

231-030-018

231-030-017

PM 3/27
PAR 1

DELETED
LOT LINE

231-030-012

ADJUSTED
LOT LINE

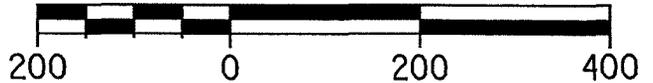
N56°23'21"E
437.40'

PARCEL 8

LLA 010-990 DOC. 2000-139568
4-14-2000



SCALE: 1" = 200'



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LOT LINE ADJUSTMENT
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SCALE: 1"=200' DATE: FEB. 7, 2012

SEE SHEET NO. 3

POC PARCEL C & PARCEL D
MOST NORTHERLY
CORNER PARCEL B
PER LLA 029-023



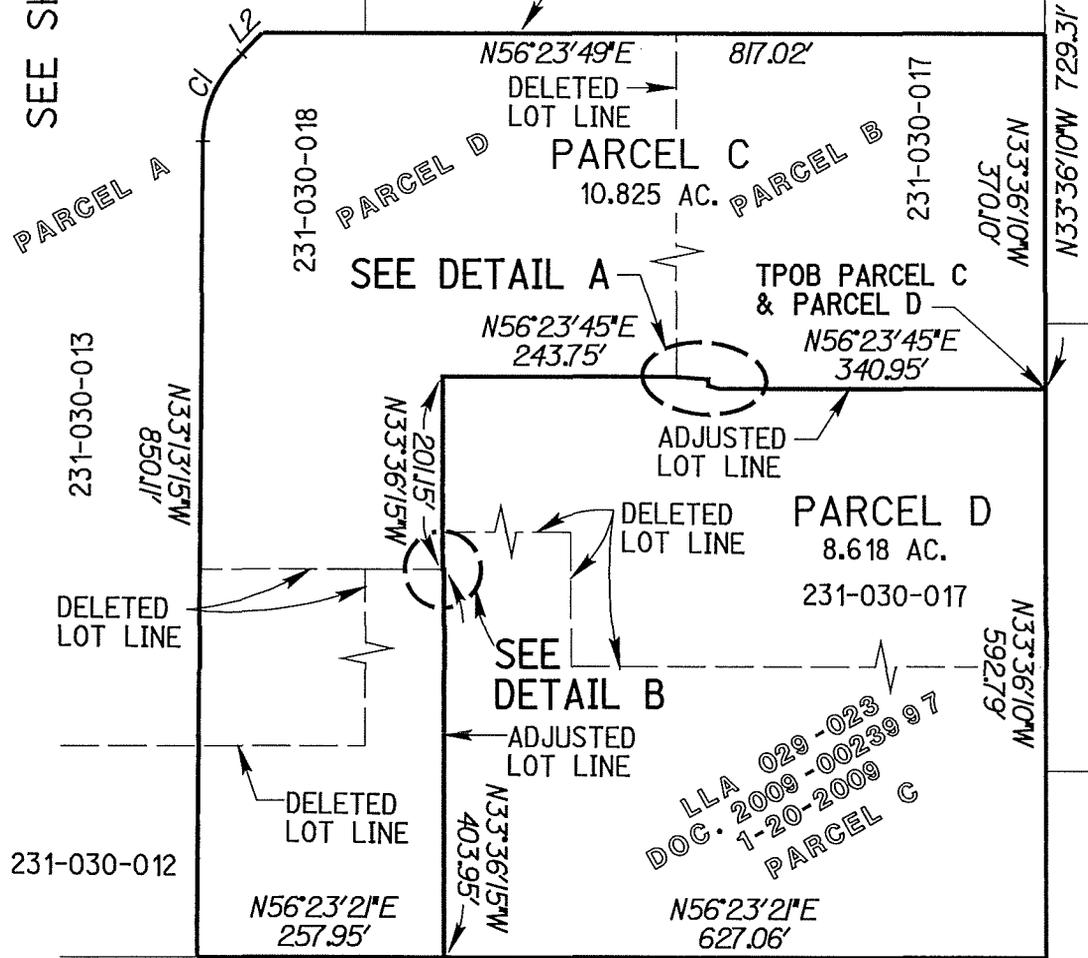
PARCEL 1

PARCEL 2

PARCEL MAP 22970
PMB 153/34-35

ADJUSTED
LOT LINE

66' PER
PMB 153/34-35



SEE DETAIL A

TPOB PARCEL C & PARCEL D

ADJUSTED
LOT LINE

DELETED
LOT LINE

SEE
DETAIL B

ADJUSTED
LOT LINE

DELETED
LOT LINE

DELETED
LOT LINE

DETAIL B
N.T.S.

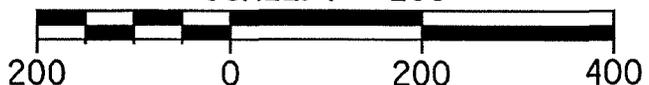
DETAIL A
N.T.S.

LLA 029-023
DOC. 2009-0023997
1-20-2009
PARCEL C

PARCEL 5
LLA 010-990
DOC. 2000-139568
4-14-2000

231-070-016

SCALE: 1" = 200'



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SCALE: 1"=200' DATE: FEB. 7, 2012