

Recording requested by:

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

**2018-0052749**

02/13/2018 10:45 AM Fee: \$ 104.00

Page 1 of 6

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



466

FOR RECORDER'S OFFICE USE ONLY

Project: P17-0577  
APN: 231-080-027 & 028  
Address: 3522 Adams Street

**LL- P17-0577**  
**PARCELS A & B**

**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 **TWO (2)** 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.**

**CITY APPROVAL:**

CITY OF RIVERSIDE  
PUBLIC WORKS – SURVEY DIVISION

Curtis C. Stephens, L.S. 7519  
City Surveyor



By: Curtis C. Stephens 9/27/17  
Curtis C. Stephens, L.S. 7519 Date

**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

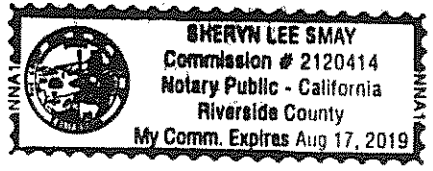
On SEPTEMBER 27, 2017, before me, SHERYN LEE SMAY,  
notary public, personally appeared, CURTIS C. STEPHENS

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/hers/their authorized capacity(ies), and that by his/hers/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.

Sheryn Lee Smay  
Notary Signature



**EXHIBIT "A"**  
**LOT LINE ADJUSTMENT P17-0577**

**PARCEL "A"**

Parcel C of Certificate of Compliance for Lot Line Adjustment P14-0462, recorded August 7, 2015 as Instrument No. 2015-0351864, of Official Records of the County of Riverside, State of California.

**TOGETHER WITH** a portion of Parcel B of Certificate of Compliance for Lot Line Adjustment P14-0462, recorded August 7, 2015 as Instrument No. 2015-0351864, of Official Records of said County, said portion more particularly described as follows:

**BEGINNING** at the most Southerly corner of said Parcel B, said point also being the Westerly corner of Parcel 2 as shown on Parcel Map on file in Book 4, Page 54 of Parcels Maps, Records of said County;

THENCE North 56°02'22" East, a distance of 267.58 feet to a point on the Northeasterly line of said Parcel B;

THENCE along said Northeasterly line, North 34°01'15" West, a distance of 158.94 feet to a line parallel with and 248.11 feet Southeasterly, measured at right angles from the Northwesterly line of said Parcel B;

THENCE along said parallel line, South 55°58'45" West, a distance of 293.00 feet to a point on the Southwesterly line of said Parcel B;

THENCE along said Southwesterly line the following 3 courses:

South 34°01'15" East, a distance of 4.69 feet;

North 55°58'45" East, a distance of 25.42 feet;

South 34°01'15" East, a distance of 153.97 feet to the **TRUE POINT OF BEGINNING**.

Containing 8.366 acres, more or less.

**PARCEL "B"**

Parcel B of Certificate of Compliance for Lot Line Adjustment P14-0462, recorded August 7, 2015 as Instrument No. 2015-0351864, of Official Records of the County of Riverside, State of California.

**EXCEPTING THEREFROM** a portion of Parcel B of Certificate of Compliance for Lot Line Adjustment P14-0462, recorded August 7, 2015 as Instrument No. 2015-0351864, of Official Records of said County, said portion more particularly described as follows:

**BEGINNING** at the most Southerly corner of said Parcel B, said point also being the Westerly corner of Parcel 2 as shown on Parcel Map on file in Book 4, Page 54 of Parcels Maps, Records of said County;

THENCE North 56°02'22" East, a distance of 267.58 feet to a point on the Northeasterly line of said Parcel B;

THENCE along said Northeasterly line, North 34°01'15" West, a distance of 158.94 feet to a line parallel with and 248.11 feet Southeasterly, measured at right angles from the Northwesterly line of said Parcel B;

THENCE along said parallel line, South 55°58'45" West, a distance of 293.00 feet to a point on the Southwesterly line of said Parcel B;

THENCE along said Southwesterly line the following 3 courses:

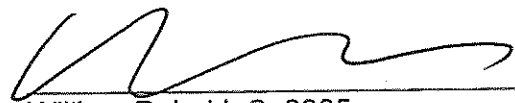
South 34°01'15" East, a distance of 4.69 feet;

North 55°58'45" East, a distance of 25.42 feet;

South 34°01'15" East, a distance of 153.97 feet to the **TRUE POINT OF BEGINNING.**

Containing 1.669 acres, more or less.


This description was prepared by me or under by direction.

  
William Rohal L.S. 8805

9-25-2017  
Date



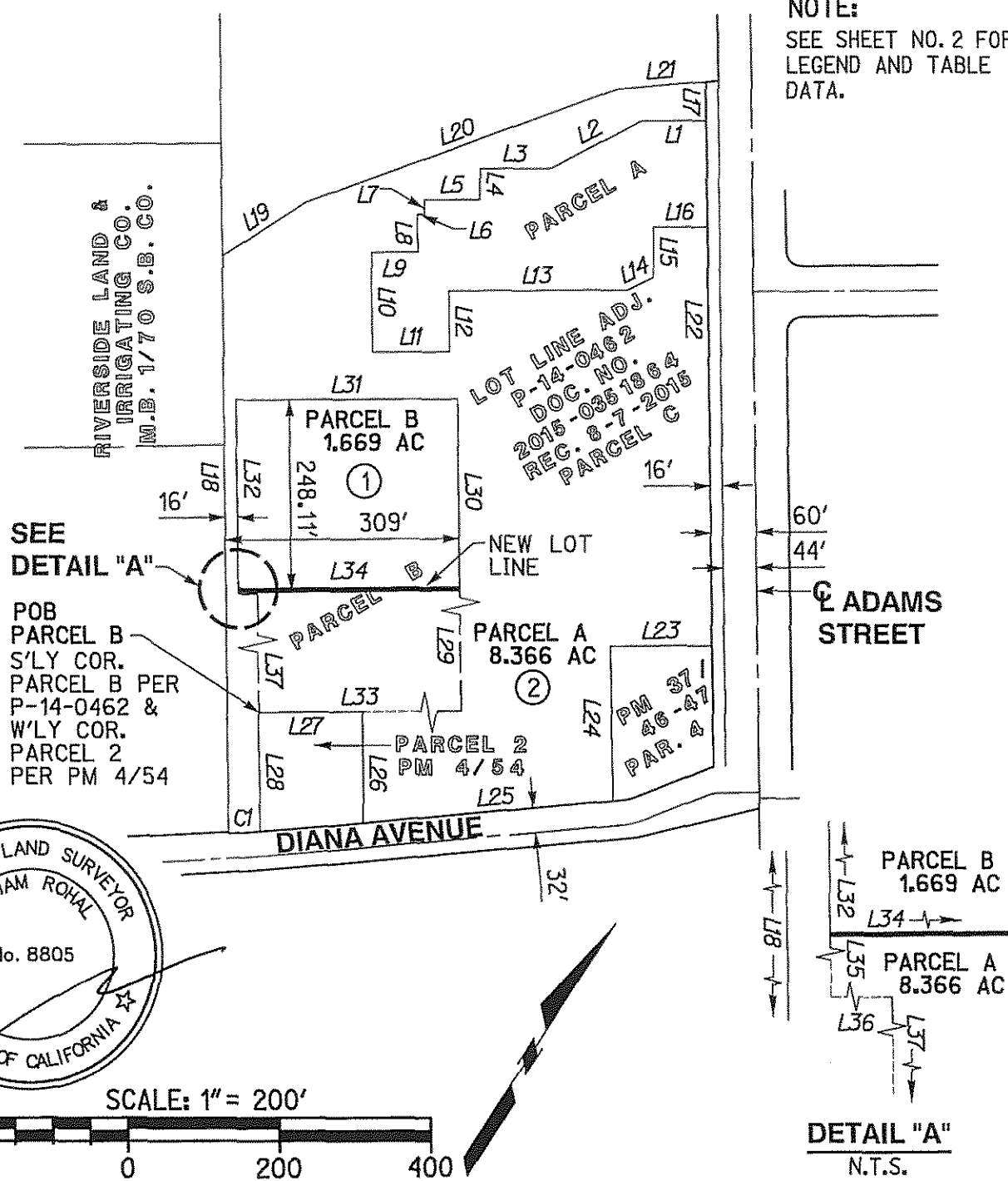
DESCRIPTION APPROVAL:

BY:  9/26/17  
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519 2  
CITY SURVEYOR

LL-P17-0577

NOTE:  
SEE SHEET NO. 2 FOR  
LEGEND AND TABLE  
DATA.



**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  
P17-0577**

SCALE: 1"=200' DATE: JULY 19, 2017

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	51.21'
L18	N 34°01'15" W	752.63'
L19	N 24°12'00" E	131.14'
L20	N 36°35'10" E	438.68'
L21	N 51°46'00" E	116.48'
L22	S 34°00'30" E	545.91'
L23	S 55°59'30" W	134.00'
L24	S 34°00'30" E	201.33'
L25	S 51°24'55" W	330.68'
L26	N 33°52'17" W	144.90'
L27	S 56°02'22" W	136.55'
L28	S 34°10'59" E	155.10'
L29	N 34°01'15" W	158.94'
L30	N 34°01'15" W	248.11'
L31	S 55°58'45" W	293.00'
L32	S 34°01'15" E	248.11'
L33	N 56°02'22" E	267.58'
L34	S 55°58'45" W	293.00'
L35	S 34°01'15" E	4.69'
L36	N 55°58'45" E	25.42'
L37	S 34°01'15" E	153.97'

**LEGEND**

- ① - APN 231-080-027
- ② - APN 231-080-028
- INDICATES NEW PARCEL LINE.
- INDICATES PARCEL LINE TO BE REMOVED.

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

**CITY OF RIVERSIDE**

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SHEET 2 OF 2



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Riverside

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**LOT LINE ADJUSTMENT  
 P17-0577**

SCALE: N/A

DATE: JULY 19, 2017