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SURVEYOR  
City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

**2018-0052790**

02/13/2018 11:03 AM Fee: \$ 107.00

Page 1 of 7

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



466

FOR RECORDER'S OFFICE USE ONLY

Project: P17-0611  
APN: 231-080-005 & 028  
Address: 3522 Adams Street

**LL-P17-0611  
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**

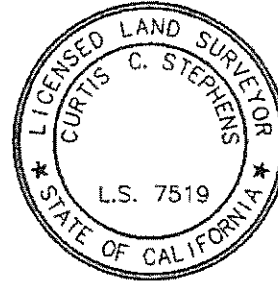
Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the **TWO (2)** parcel(s) of real property located in the City of Riverside, County of Riverside, 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 1/30/18  
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 }<sup>ss</sup>

On 1/30/18, before me, Lisa Andresen,

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/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.

Lisa Andresen  
Notary Signature



**EXHIBIT "A"**  
**LOT LINE ADJUSTMENT P17-0611**

**PARCEL "A"**

Parcel 2 as shown by Parcel Map on file in Book 4, Page 54, of Parcel Maps, Records of Riverside County, State of California.

**TOGETHER WITH** a portion of Parcel A of Certificate of Compliance for Lot Line Adjustment P17-0577, recorded on FEBRUARY 13, 2018 as Instrument No. 2018- 0052749, of Official Records of said County, said portion more particularly described as follows:

**BEGINNING** at the most Southerly corner of said Parcel A;

THENCE along the Southwesterly line of said Parcel A, North 34°01'15" West, a distance of 316.18 feet to the Southwesterly prolongation of the Southeasterly line of Parcel B of Certificate of Compliance for Lot Line Adjustment P17-0577, recorded FEBRUARY 13, 2018 as Instrument No. 2018- 0052749, of Official Records of said County;

THENCE along said Southwesterly prolongation, the Southerly line of said Parcel B and the Northeasterly prolongation thereof, North 55°58'45" East, a distance of 507.29 feet to the Northwesterly prolongation of the Southwesterly line of Parcel 4 as shown by Parcel Map on file in Book 37, Pages 46 through 47, of Parcel Maps, Records of said County;

THENCE Southeasterly along said Northwesterly prolongation and the Southwesterly line of said Parcel 4, South 34°00'30" East, a distance of 277.39 feet to the Southerly corner of said Parcel 4, said corner being on the Northwesterly right of way line of Diana Avenue (32.00 foot half width) as shown by Parcel Map on file in Book 37, Pages 46 through 47, of Parcel Maps, Records of said County;

THENCE along the Southeasterly line of said Parcel A and said Northwesterly right of way line, South 51°24'55" West, a distance of 330.68 feet to the most Easterly corner of Parcel 2 as shown by Parcel Map on file in Book 4, Page 54, of Parcel Maps, Records of said County;

THENCE along the Northeasterly line of said Parcel 2, North 33°52'17" West, a distance of 144.90 feet to the most Northerly corner of said Parcel 2;

THENCE along the Northwesterly line of said Parcel 2, South 56°02'22" West, a distance of 136.55 feet to the most Westerly corner of said Parcel 2;

THENCE along the Southwesterly line of said Parcel 2, South 34°10'59" East, a distance of 155.10 feet to the most Southerly corner of said Parcel 2, said corner being on the Northwesterly right of way line of said Diana Avenue and the beginning of a non-tangent 4968.00 foot radius curve concave Northwesterly, a radial line bears South 37°34'31" East;

THENCE Southwesterly along said Northwesterly right of way line and the arc of said curve through a central angle of 00°29'01", a distance of 41.93 feet to the **POINT OF BEGINNING**.

Containing 3.464 acres, more or less.

**PARCEL "B"**

Parcel A of Certificate of Compliance for Lot Line Adjustment P17-0577, recorded FEBRUARY 13, 2018 as Instrument No. 2018- 0052749, of Official Records of the County of Riverside, State of California;

**EXCEPTING THEREFROM** a portion of said Parcel A, more particularly described as follows:

**BEGINNING** at the most Southerly corner of said Parcel A;

THENCE along the Southwesterly line of said Parcel A, North 34°01'15" West, a distance of 316.18 feet to the Southwesterly prolongation of the Southeasterly line of Parcel B of Certificate of Compliance for Lot Line Adjustment P17-0577, recorded FEBRUARY 13, 2018 as Instrument No. 2018- 0052749, of Official Records of said County;

THENCE along said Southwesterly prolongation, the Southerly line of said Parcel B and the Northeasterly prolongation thereof, North 55°58'45" East, a distance of 507.29 feet to the Northwesterly prolongation of the Southwesterly line of Parcel 4 as shown by Parcel Map on file in Book 37, Pages 46 through 47, of Parcel Maps, Records of said County;

THENCE Southeasterly along said Northwesterly prolongation and the Southwesterly line of said Parcel 4, South 34°00'30" East, a distance of 277.39 feet to the Southerly corner of said Parcel 4, said corner being on the Northwesterly right of way line of Diana Avenue (32.00 foot half width) as shown by Parcel Map on file in Book 37, Pages 46 through 47, of Parcel Maps, Records of said County;

THENCE along the Southeasterly line of said Parcel A and said Northwesterly right of way line, South 51°24'55" West, a distance of 330.68 feet to the most Easterly corner of Parcel 2 as shown by Parcel Map on file in Book 4, Page 54, of Parcel Maps, Records of said County;

THENCE along the Northeasterly line of said Parcel 2, North 33°52'17" West, a distance of 144.90 feet to the most Northerly corner of said Parcel 2;

THENCE along the Northwesterly line of said Parcel 2, South 56°02'22" West, a distance of 136.55 feet to the most Westerly corner of said Parcel 2;

THENCE along the Southwesterly line of said Parcel 2, South 34°10'59" East, a distance of 155.10 feet to the most Southerly corner of said Parcel 2, said corner being on the Northwesterly right of way line of said Diana Avenue and the beginning of a non-tangent 4968.00 foot radius curve concave Northwesterly, a radial line bears South 37°34'31" East;

THENCE Southwesterly along said Northwesterly right of way line and the arc of said curve through a central angle of 00°29'01", a distance of 41.93 feet to the **POINT OF BEGINNING.**

Containing 5.371 acres, more or less.

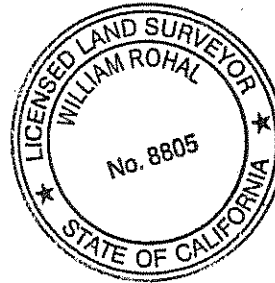
This description was prepared by me or under by direction.



William Rohal L.S. 8805

1-26-2018

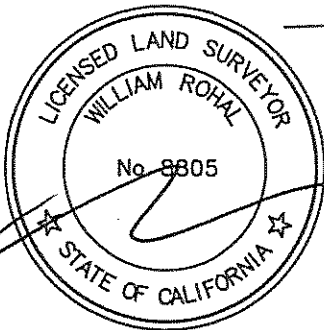
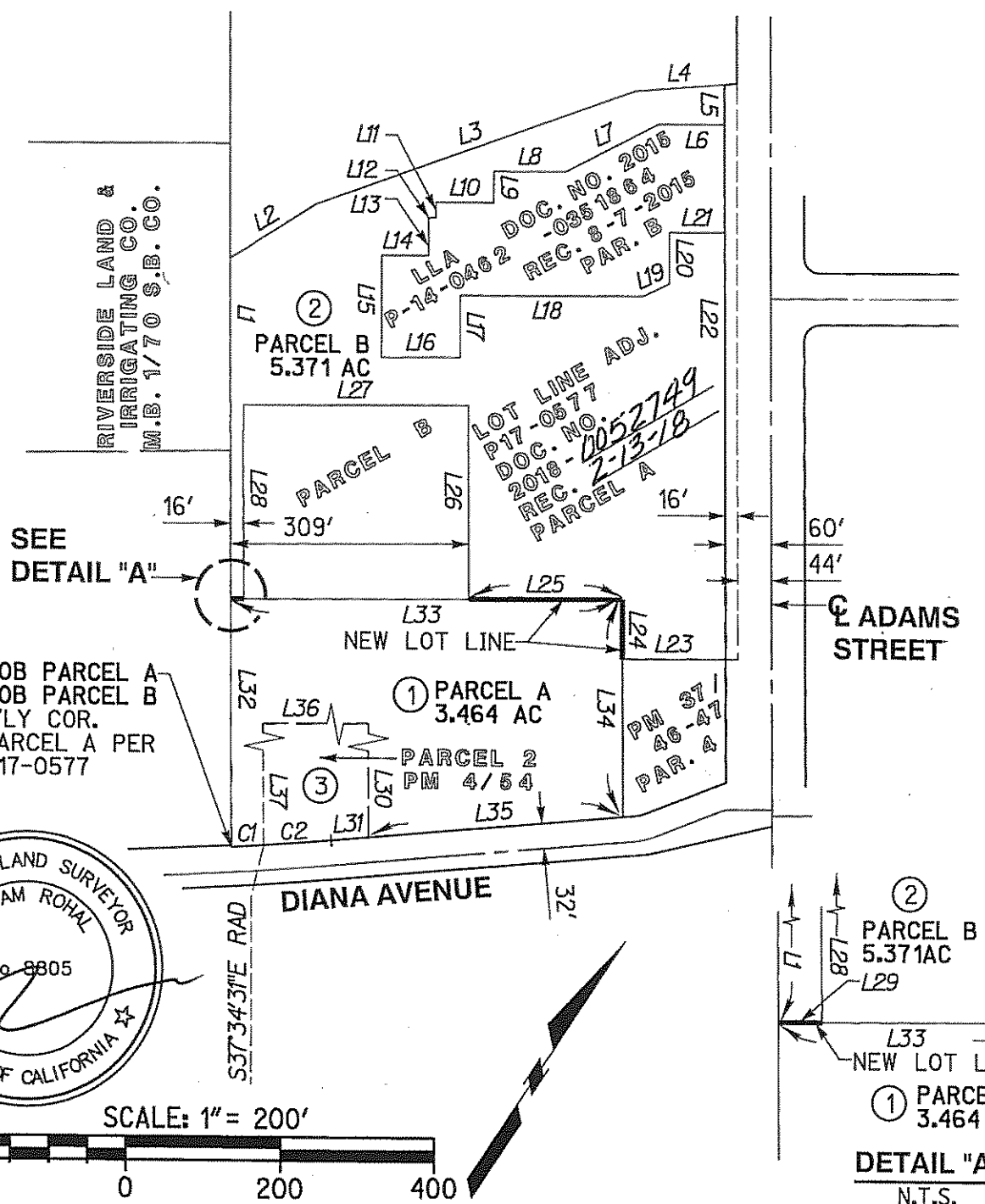
Date



DESCRIPTION APPROVAL:

BY:  1/29/18  
DATE

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



# 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  
P17-0611

SCALE: 1"=200'

DATE: JULY 19, 2017

LINE TABLE			
NAME	DIRECTION		LENGTH
L1	N 34°01'15" W		436.45'
L2	N 24°12'00" E		131.14'
L3	N 36°35'10" E		438.68'
L4	N 51°46'00" E		116.48'
L5	S 34°00'30" E		51.21'
L6	S 55°59'30" W		86.40'
L7	S 28°58'40" W		134.00'
L8	S 55°59'30" W		93.24'
L9	S 34°00'30" E		40.00'
L10	S 55°59'30" W		75.00'
L11	S 34°00'30" E		19.48'
L12	S 55°59'30" W		9.47'
L13	S 34°00'30" E		48.60'
L14	S 55°59'30" W		61.20'
L15	S 34°00'30" E		130.20'
L16	N 55°59'30" E		102.00'
L17	N 34°00'30" W		79.10'
L18	N 55°59'30" E		236.80'
L19	N 30°39'14" E		37.50'
L20	N 34°00'30" W		65.30'
L21	N 55°59'30" E		72.00'
L22	S 34°00'30" E		545.91'
L23	S 55°59'30" W		134.00'
L24	N 34°00'30" W		76.06'
L25	S 55°58'45" W		198.29'
L26	N 34°01'15" W		248.11'
L27	S 55°58'45" W		293.00'
L28	S 34°01'15" E		248.11'
L29	S 55°58'45" W		16.00'
L30	S 33°52'17" E		144.90'
L31	S 51°24'55" W		48.58'
L32	N 34°01'15" W		316.18'
L33	N 55°58'45" E		507.29'
L34	S 34°00'30" E		277.39'
L35	S 51°24'55" W		330.68'
L36	S 56°02'22" W		136.55'
L37	S 34°10'59" E		155.10'

**LEGEND**

- ① - PORTION APN 231-080-027
- ② - PORTION APN 231-080-028
- ③ - APN 231-080-005
- INDICATES NEW PARCEL LINE.
- INDICATES PARCEL LINE TO BE REMOVED.

CURVE TABLE			
NAME	DELTA	RADIUS	ARC
C1	0°29'01"	4968.00'	41.93'
C2	1°00'34"	4968.00'	87.53'

**CITY OF RIVERSIDE**

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SHEET 2 OF 2



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**LOT LINE ADJUSTMENT  
P17-0611**

SCALE: N/A

DATE: JULY 19, 2017