

DOC # 2020-0390212

08/24/2020 02:07 PM Fees: \$0.00

Page 1 of 8

Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

RECORDING REQUESTED BY:

FNTG Builder Services

AND WHEN RECORDED MAIL TO:

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
3900 MAIN STREET
RIVERSIDE, CA 92522

**This document was electronically submitted
to the County of Riverside for recording**
Received by: JACQUELINE #2386

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Order: 30015859-AM

CERTIFICATE OF COMPLIANCE FOR PARCEL MERGER

Recording requested by:

To delete mentioned title

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

FOR RECORDER'S OFFICE USE ONLY

Project: P20-0444 Parcel Merger
APN: 146-141-029, -065, -066, -067, 071 & -072
Address: 11253 Pierce Street

**P20-0444
PARCELS A and B**

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

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR PARCEL MERGER

Property Owner(s): **PACIFIC UNION CONFERENCE OF SEVENTH-DAY ADVENTISTS, A CALIFORNIA NON PROFIT CORPORATION**

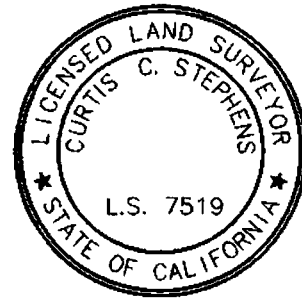
Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 of the Riverside Municipal Code, a Certificate of Compliance for Parcel Merger is hereby issued creating the **TWO (2)** parcels of real property located in the City of Riverside, County of Riverside, State 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.

CITY APPROVAL:

CITY OF RIVERSIDE
PUBLIC WORKS – SURVEY DIVISION

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



By: Curtis C. Stephens 8/16/20
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 August 6, 2020, before me, Teresa Sophia Maryanski,
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.

[Signature]
Notary Signature

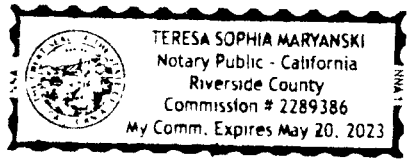


EXHIBIT "A"
LEGAL DESCRIPTION
PARCEL MERGER

PROJECT: P20-0444

APN: 146-141-072, 071, 065, 066, 067, 029

PARCEL "A"

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PORTIONS OF PARCEL 1 AND PARCEL 5 OF CERTIFICATE OF COMPLIANCE PW-040-823, RECORDED ON MAY 24, 1993 AS INSTRUMENT NO. 1993-0191920 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF LOT 2 AND LOT 4 IN BLOCK 60 AND A PORTION OF LOT PP OF TRACT NO. 2 OF LA SIERRA HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 7 OF MAPS, AT PAGE 66 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF SAID LOT 4 IN BLOCK 60;

THENCE S27°45'45"E ALONG THE SOUTHWESTERLY LINE OF SAID LOT A DISTANCE OF 437.81 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO J.C. HUGULEY, ET AL BY DEED RECORDED MARCH 09, 1925 IN BOOK 664, PAGE 593 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, POINT BEING THE **TRUE POINT OF BEGINNING**.

THENCE N61°48'31"E A DISTANCE OF 99.99 FEET ALONG SAID SOUTHEASTERLY LINE;

THENCE S28°03'05"E A DISTANCE OF 215.91 FEET;

THENCE N61°50'35"E A DISTANCE OF 115.69 FEET;

THENCE S28°12'00"E A DISTANCE OF 173.16 FEET, MORE OR LESS TO A POINT IN THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED MAY 27, 1977 AS INSTRUMENT NO. 97145 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE S60°36'41"W ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 188.34 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 23.50 FEET;

THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL AND SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 91°37'34", AN ARC DISTANCE OF 37.58 FEET TO THE END THEREOF;

THENCE N27°45'45"W ALONG SAID BOUNDARY LINE A DISTANCE OF 150.29 FEET TO AN ANGLE POINT THEREIN, SAID POINT BEING IN THE NORTHWESTERLY LINE OF PARCEL 1 AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 34 OF RECORDS OF SURVEY AT PAGE 80 THEREOF, RECORDS OF SAID COUNTY;

THENCE S61°48'31"W ALONG SAID BOUNDARY LINE AND ALONG SAID NORTHWESTERLY LINE OF PARCEL 1 A DISTANCE OF 11.00 FEET TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE AS PARCEL 2 BY DEED RECORDED NOVEMBER 16, 1990 AS INSTRUMENT NO. 420793 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE N27°45'45"W ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 2 AND ALONG THE NORTHEASTERLY LINE OF PARCEL 1 AS CONVEYED TO THE CITY OF RIVERSIDE BY SAID DEED RECORDED AS INSTRUMENT NO. 420793, A DISTANCE OF 219.16 FEET TO THE MOST NORTHERLY CORNER THEREOF;

THENCE N61°48'31"E, A DISTANCE OF 7.00 FEET TO THE **TRUE POINT OF BEGINNING**

CONTAINING 1.38 ACRES, MORE OR LESS.

PARCEL "B"

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 2, PARCEL 3, PARCEL 4 AND PORTIONS OF PARCEL 1 AND PARCEL 5 OF CERTIFICATE OF COMPLIANCE PW-040-823, RECORDED ON MAY 24, 1993 AS INSTRUMENT NO. 1993-0191920 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND A PORTION OF LOT 2 IN BLOCK 60 OF TRACT NO. 2 OF LA SIERRA HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 7 OF MAPS, AT PAGE 66 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 2 IN BLOCK 60 OF TRACT NO. 2 OF LA SIERRA HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 7 OF MAPS, AT PAGE 66 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF SAID LOT 4 IN BLOCK 60;

THENCE S27°45'45"E ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4 A DISTANCE OF 437.81 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO J.C. HUGULEY, ET AL BY DEED RECORDED MARCH 09, 1925 IN BOOK 664, PAGE 593 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE N61°48'31"E A DISTANCE OF 99.99 FEET ALONG SAID SOUTHEASTERLY LINE TO A POINT ON SAID LINE BEING THE **TRUE POINT OF BEGINNING**;

THENCE N61°48'31"E CONTINUING ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 120.22 FEET TO A POINT ON SAID SOUTHEASTERLY LINE ALSO BEING A POINT IN THE SOUTHWESTERLY LINE OF THAT

CERTAIN PARCEL OF LAND CONVEYED TO MRS. MYRTA B. GIDDINGS AND LOIS M. GIDDINGS S BY DEED RECORDED APRIL 18, 1923 IN BOOK 576 PAGE 508 OF DEEDS, RECORDS OF SAID COUNTY;

THENCE N27°36'24"W ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 1.81 TO THE NORTHWESTERLY LINE OF SAID LOT 2;

THENCE N61°19'40"E ALONG SAID NORTHWESTERLY LINE OF SAID LOT 2 A DISTANCE OF 200.58 FEET TO THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE GENERAL CONFERENCE CORPORATION OF SEVENTH-DAY ADVENTISTS BY DEED RECORDED AUGUST 08, 1974 AS INSTRUMENT NO. 101360, RECORDS OF SAID COUNTY;

THENCE S27°36'01"E ALONG THE NORTHEASTERLY LINE OF SAID PARCEL CONVEYED TO THE GENERAL CONFERENCE CORPORATION OF SEVENTH-DAY ADVENTISTS AS AFORESAID, A DISTANCE OF 17.38 FEET TO THE WESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE GENERAL CONFERENCE CORPORATION OF SEVENTH-DAY ADVENTISTS BY DEED RECORDED AUGUST 8, 1975 AS INSTRUMENT NO. 95844, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE N62°02'27"E ALONG THE NORTHWESTERLY LINE OF SAID PARCEL A DISTANCE OF 212.86 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF PARCEL 2 THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFER OF DEDICATION TO THE CITY OF RIVERSIDE BY DEED RECORDED FEBRUARY 15, 1985 AS INSTRUMENT NO. 32478 OFFICIAL RECORDS OF SAID COUNTY;

THENCE S27°21'49"E ALONG SAID SOUTHWESTERLY LINE AND ITS SOUTHEASTERLY PROLONGATION A DISTANCE OF 110.00 FEET TO THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 65.00 FEET OF THAT CERTAIN PARCEL OF LAND GRANTED TO R.S. HODGE AND HENRIETTA J. HODGE, HIS WIFE, BY DEED RECORDED SEPTEMBER 12, 1924 IN BOOK 613 PAGE 575 OF DEEDS, RECORDS OF SAID COUNTY;

THENCE S62°02'27"W ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 61.22 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE GENERAL CONFERENCE CORPORATION OF SEVENTH-DAY ADVENTISTS BY DEED RECORDED AUGUST 08, 1975 AS INSTRUMENT NO. 95844, RECORDS OF SAID COUNTY;

THENCE S27°36'01"E ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 65.00 FEET TO AN ANGLE POINT THEREIN;

THENCE N62°02'27"E A DISTANCE OF 60.95 FEET TO THE NORTHWEST CORNER OF PARCEL 1 OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY OFFER OF DEDICATION RECORDED FEBRUARY 15, 1985 AS INSTRUMENT NO. 32478 OFFICIAL RECORDS OF SAID COUNTY;

THENCE S27°21'49"E ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 1 A DISTANCE OF 190.79 FEET TO A POINT IN THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE AS PARCEL 4 BY DEED RECORDED OCTOBER 04, 1985 AS INSTRUMENT NO. 224758 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE S60°36'41"W ALONG SAID NORTHWESTERLY LINE OF PARCEL 4 AND THE NORTHWESTERLY LINE OF PARCELS 1, 2 AND 3 AS CONVEYED TO THE CITY OF RIVERSIDE BY SAID DEED AND ALONG THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY

DEED RECORDED NOVEMBER 25, 1974 AS INSTRUMENT NO. 151223 AND ALONG THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED MAY 27, 1977 AS INSTRUMENT NO. 97145, ALL RECORDS OF SAID COUNTY, A DISTANCE OF 414.77;

THENCE N28°12'00"W LEAVING SAID NORTHWESTERLY LINE A DISTANCE OF 173.16 FEET;

THENCE S61°50'35"W A DISTANCE OF 115.69 FEET;

THENCE N28°03'05"W A DISTANCE OF 215.91 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 4.13 ACRES, MORE OR LESS.

PREPARED UNDER MY SUPERVISION

Richard D. Reaves
08/19/2020

RICHARD D. REAVES
LS 9386



DESCRIPTION APPROVAL:

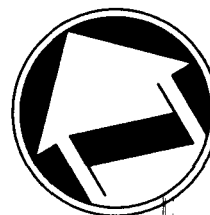
Curtis C. Stephens 8/19/20
CURTIS C. STEPHENS, L.S. 7519 DATE
CITY SURVEYOR

PLAT - PARCEL MERGER
P20-0444

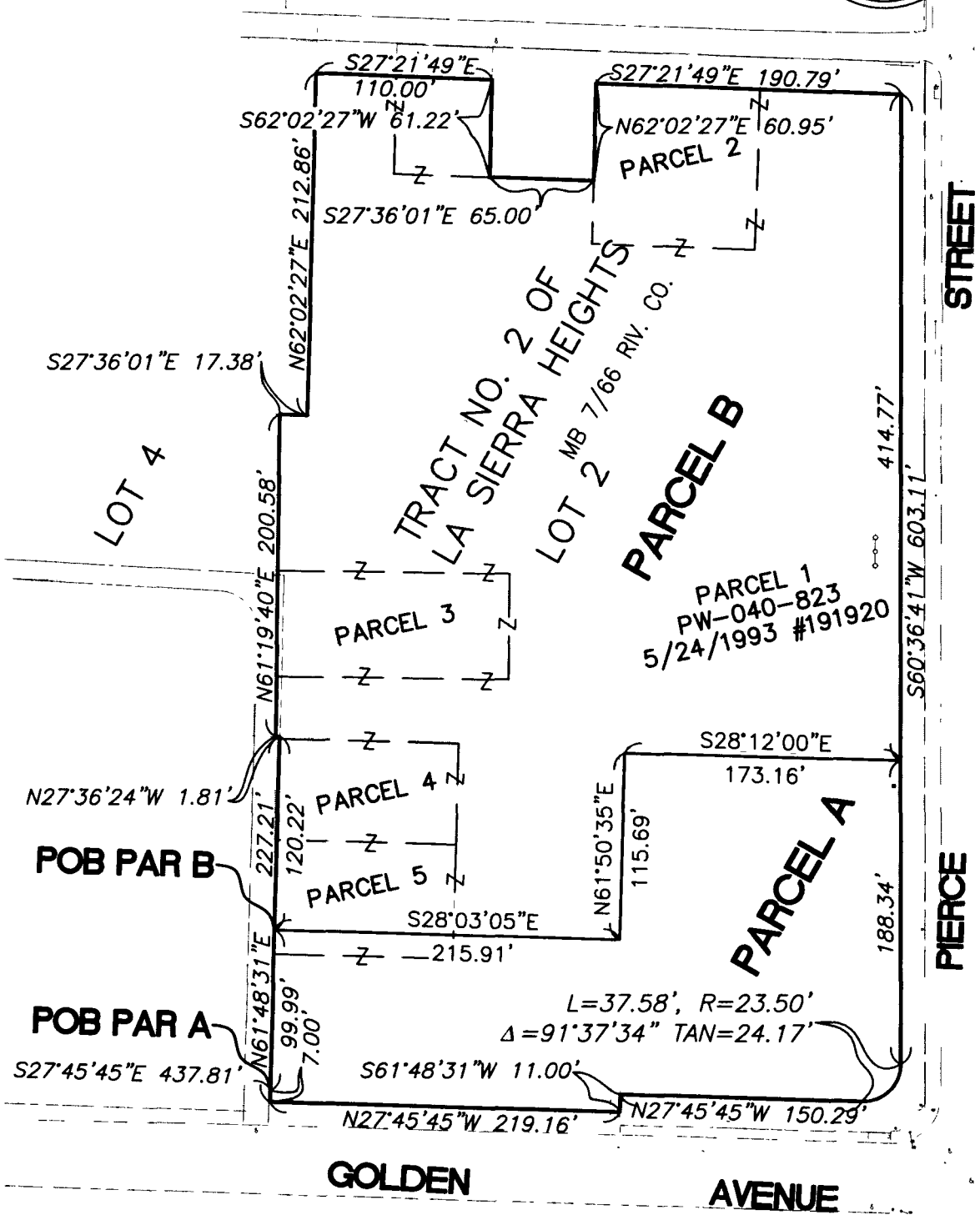
SHEET 1 OF 1 SHEETS

LEGEND:

- NEW ADJUSTED LOT LINE
- EXISTING LOT LINES TO REMAIN
- Z- LOT LINE ELIMINATED



1" = 40'



PLAT PREPARED BY:

adkan
ENGINEERS

Civil Engineering • Surveying • Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 • Fax:(951) 688-0599

JOB NO. 9484.C DATE: 08-18-2020 CLIENT: NATIONAL CORE

APPROVED BY:

[Signature]
RICHARD D. REAVES, PLS 9386

PLAT TO ACCOMPANY
LEGAL DESCRIPTION FOR
PARCEL MERGER