

Recording requested by:

DOCUMENTARY
TRANSFER TAX = \$0.00
NO CONSIDERATION

2022-0258562

06/07/2022 12:08 PM Fee: \$ 0.00

Page 1 of 4

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



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: GP-2022-04476
APN: 225-243-005 & -006
Location: 3776 Tibbetts Street

**LL-GP-2021-04476
PARCEL A**

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

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT CONSOLIDATION

Property Owner(s): **Planned Parenthood of the Pacific Southwest**

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 Consolidation is hereby issued creating the **ONE (1)** parcel 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: CWS 5/24/22
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 MAY 24, 2022, 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/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.

Sheryn Smay
Notary Signature

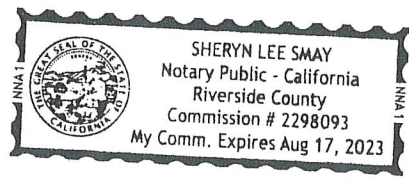


EXHIBIT "A"
LEGAL DESCRIPTION

PROJECT: GP-2022-04476
APN: 225-293-005 & -006
ADDRESS: 3776 TIBBETTS STREET

PARCEL A:

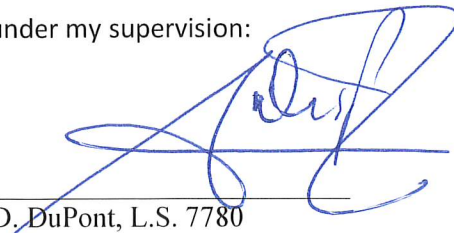
LOT 20, TOGETHER WITH LOTS 21 THROUGH 24, INCLUSIVE, IN BLOCK 1, TIBBETT'S TRACT, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 2, PAGE 35 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY ALSO. TOGETHER WITH THAT PORTION OF TIBBETT'S AVENUE VACATED ON APRIL 11, 1899, BY ORDINANCE NO. 262 OF THE CITY OF RIVERSIDE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 15.00 FEET OF SAID LOT 23, THENCE WEST, ALONG THE NORTHERLY LINE OF SAID SOUTH 15.00 FEET, 100.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 22; THENCE NORTH, ALONG SAID WEST LINE 135.00 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 20 OF SAID MAP; THENCE WEST 50.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF LOT 20, 162.00 FEET TO A POINT ON A LINE PARALLEL AND DISTANT 33.00 FEET SOUTHERLY AND MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF TIBBETTS STREET; THENCE EAST 150.00 FEET ALONG SAID PARALLEL LINE TO A POINT ON THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 24; THENCE SOUTH ALONG SAID PROLONGATION AND THE EAST LINE OF LOTS 24 AND 23, 297.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE GRANT OF EASEMENT, RECORDED MAY 17, 2022, AS INSTRUMENT NO. 2022-0228482 OF ALL RECORDS.

CONTAINING 37,800 SQUARE FEET, MORE OR LESS.

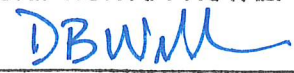
Prepared under my supervision:


Armando D. DuPont, L.S. 7780

05/18/22



DESCRIPTION APPROVAL:

BY:  5/31/2022
DATE

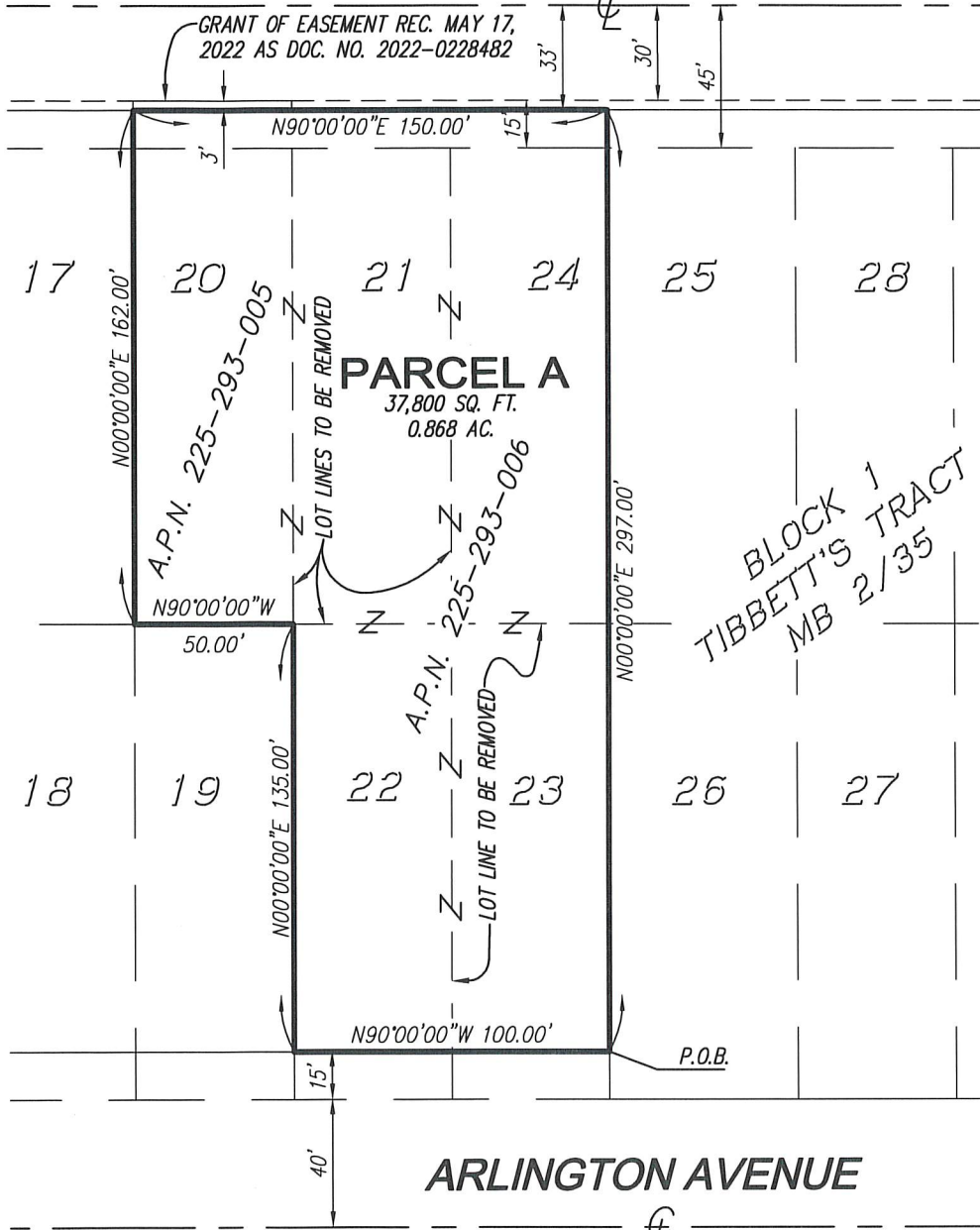
FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

EXHIBIT

LOT CONSOLIDATION NO. GP-2022-04476

EXHIBIT PLAT

TIBBETTS STREET



SITE ADDRESS:

3776 TIBBETTS ST, AND
3757 ARLINGTON AVE,
RIVERSIDE, CA 92506

OWNERS:

PLANNED PARENTHOOD OF THE PACIFIC
SOUTHWEST

Legend

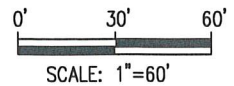
- CENTER LINE
- - - - - EASEMENT LINE
- LOT LINE
- - - - - LOT LINE TO BE REMOVED
- PROPERTY LINE
- RIGHT OF WAY LINE

ARMANDO D. DUPONT,
L.S. 7780

5/10/22



CAL VADA
SURVEYING, INC.



I, ARMANDO D. DUPONT, HEREBY STATE THAT THIS
PLAT WAS PREPARED UNDER MY DIRECTION AND THAT
THE MATHEMATICAL DATA SHOWN HEREIN IS CORRECT.