

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

2022-0207946

05/03/2022 04:06 PM Fee: \$ 0.00

Page 1 of 4

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



3036

FOR RECORDER'S OFFICE USE ONLY

Project: GP-2021-18256
APN: 234-112-029, & -030
Location: 3636 Van Buren

**LL-GP-2021-18256
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): **Parker & Nixon, LLC, A California Limited Liability Company**

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.**

LL-GP-2021-18256 P1

CITY APPROVAL:

CITY OF RIVERSIDE
PUBLIC WORKS – SURVEY DIVISION

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



By: *Curtis C. Stephens* *5/3/22*
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 3, 2022*, before me, *Patricia V Villa*,
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.

[Handwritten Signature]

Notary Signature

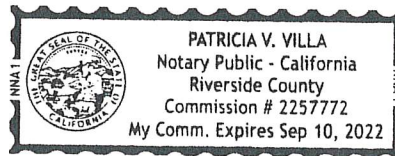


EXHIBIT "A"

PROJECT: GP-2021-18256
ADDRESS: 3636 VAN BUREN BLVD.
PORTION APN: 234-112-029 & 234-112-030
LOT CONSOLIDATION

PARCEL "A"

PORTIONS OF LOT 16, BLOCK 26, VILLAGE OF ARLINGTON, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 62 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY LINE OF SAID LOT AT A POINT 164 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTHERLY ALONG SAID EASTERLY LINE, 50 FEET; THENCE AT A RIGHT ANGLE WESTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, 180 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 50 FEET; THENCE AT A RIGHT ANGLE EASTERLY 180 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY IS ALSO SHOWN AS LOT 32 ON ASSESSOR'S MAP NO. 53, AS SHOWN IN BOOK 2, PAGE 12 OF ASSESSOR'S MAPS, RIVERSIDE COUNTY RECORDS.

EXCEPTING THEREFROM THE NORTHEASTERLY 4 FEET CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED APRIL 26, 2022 AS INSTRUMENT NO. 2022-0195644, OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THE SOUTHWESTERLY ONE FOOT CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED APRIL 26, 2022 AS INSTRUMENT NO. 2022-0195644, OFFICIAL RECORDS OF SAID COUNTY.

TOGETHER WITH THE FOLLOWING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE EASTERLY LINE OF SAID LOT 16, AT A POINT 214 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT; THENCE CONTINUING NORTHERLY ALONG SAID EASTERLY LINE OF LOT 16, 50 FEET; THENCE AT A RIGHT ANGLE WESTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, 180 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 50 FEET; THENCE AT A RIGHT ANGLE EASTERLY 180 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE NORTHEASTERLY 4 FEET CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED APRIL 21, 1967 AS INSTRUMENT NO. 34404, OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THE SOUTHWESTERLY ONE FOOT CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED APRIL 26, 2022 AS INSTRUMENT NO. 2022-0195644, OFFICIAL RECORDS OF SAID COUNTY.

CONTAINING 0.40 ACRES (17,488 SQ. FT.) GROSS AND NET, MORE OR LESS.

PREPARED UNDER THE SUPERVISION OF:

Michael A. Medofer 4/28/2022
MICHAEL A. MEDOFER
L.S. 7385 EXP. 12/31/23

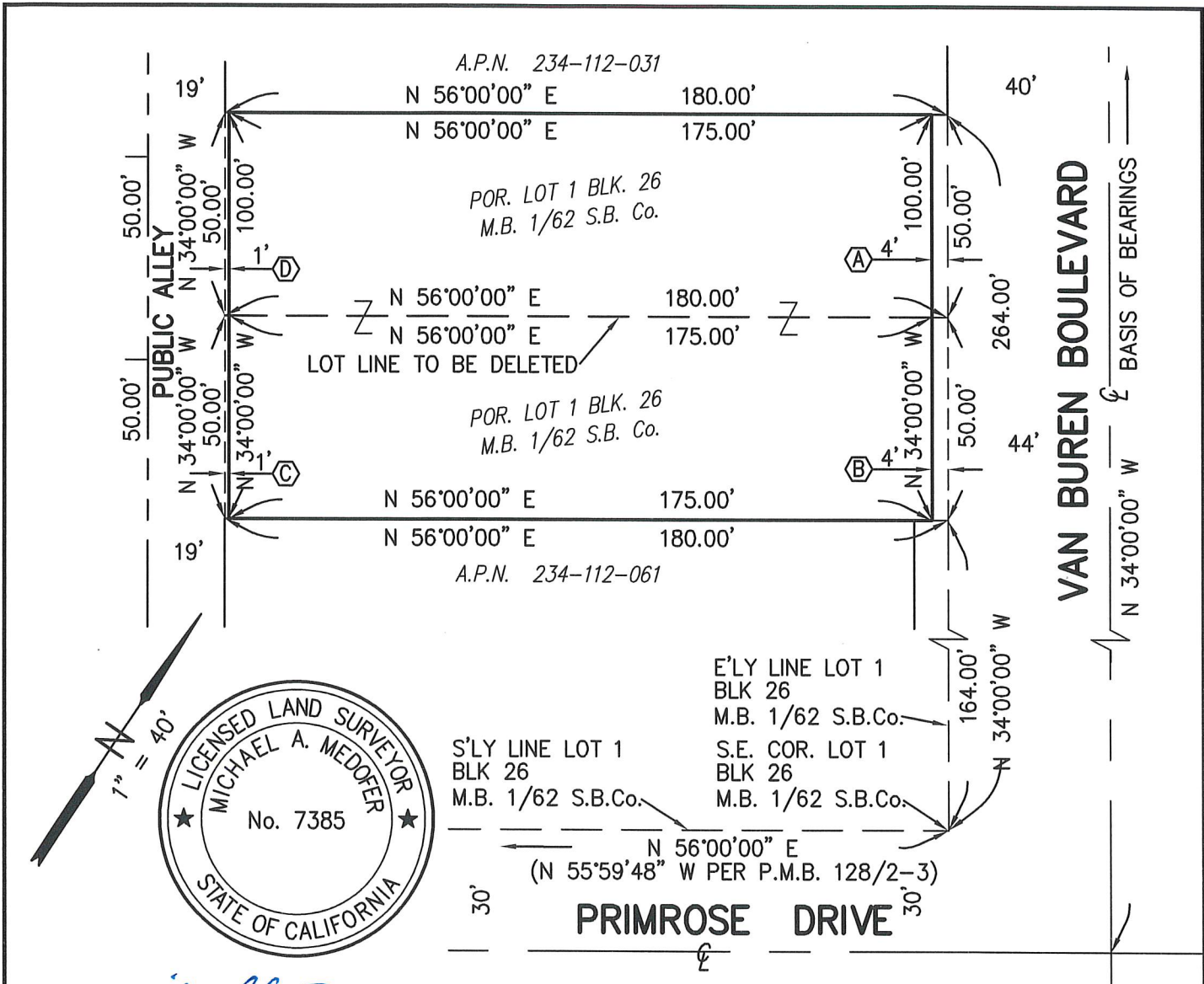


DESCRIPTION APPROVAL:

BY: *DB Will* 5/3/2022
DATE

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

LL-GP-2021-18256 P3



Michael A. Medofer 4/28/2022
 MICHAEL A. MEDOFER
 L.S. 7385 EXP. 12/31/23

BASIS OF BEARINGS FOR THIS MAP IS THE C.L. OF VAN BUREN BLVD. SHOWN AS N 34°00'00" W ON P.M. 17715 (P.M.B. 128/2-3)

NOTES:

- (A) INDICATES PROPERTY CONVEYED TO CITY OF RIVERSIDE BY DOC. REC. 4/21/67 AS INST. NO. 34404 O.R.
- (B) INDICATES PROPERTY CONVEYED TO THE CITY OF RIVERSIDE BY DOC. REC. 4/26/22 AS INST. NO. 2022-0195644 O.R.
- (C) INDICATES PROPERTY CONVEYED TO THE CITY OF RIVERSIDE BY DOC. REC. 4/26/22 AS INST. NO. 2022-0195644 O.R.
- (D) INDICATES PROPERTY CONVEYED TO THE CITY OF RIVERSIDE BY DOC. REC. 4/26/22 AS INST. NO. 2022-0195644 O.R. SECTION 7, T. 3S., R. 5W., S.B.M.

CITY OF RIVERSIDE, CALIFORNIA

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.		SHEET 1 OF 1	W.O.
SCALE: 1"=40'	DRWN BY: MAM CHKD BY:	DATE 4/28/2022 DATE	SUBJECT: LOT CONSOLIDATION