

18801

Recording requested by:

Webb Assoc

And when recorded, mail to:

City of Riverside
Public Works Department
3900 Main Street
Riverside, CA 92522

RECEIVED FOR RECORDING
15 Min. Past 3 o'clock PM

JAN 29 1985

Recorded in Official Records
of Riverside County, California

William E. Stearns
RECORDER
Fees \$ 7

This space for Recorder's use

Project: Parcel Map Waiver
PMW-26-845

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE

Property Owner(s): NICHOLAS E. TAVAGLIONE and SALLIE B. TAVAGLIONE

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on October 19, 1984, a waiver of parcel map for a lot line adjustment was granted for the following described real property located in the City of Riverside, County of Riverside, State of California, which property thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

See attached description.

This action does not supersede, modify or affect any requirement of provisions of the Riverside Municipal Code pertaining to building or zoning regulations.

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

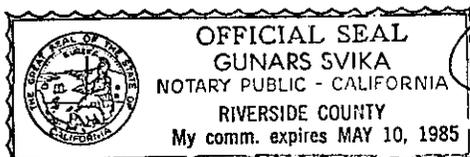
MERLE G. GARDNER
PLANNING DIRECTOR

Dated: JANUARY 7, 1985

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA) SS
COUNTY OF RIVERSIDE)

On this 7TH day of JANUARY, in the year 1985, before me, GUNARS SVIKA a Notary Public in and for said county and state, personally appeared ROBERT C. MEASE personally known to me to be the person who executed this instrument as PRINCIPAL PLANNER of the City of Riverside on behalf of the Planning Commission of the City of Riverside and acknowledged to me that said Planning Commission executed the same.



Gunars Svikas
Notary Public in and for said County and State

18801

Those portions of Lots 4 and 5 of Tract No. 7757-1, as shown by map on file in Book 118 of Maps, at Page 46 thereof, records of Riverside County, California, being more particularly described as follows:

BEGINNING at the most westerly corner of said Lot 4;

THENCE North $72^{\circ} 37' 03''$ East, a distance of 30.41 feet;

THENCE North $47^{\circ} 07' 29''$ East, a distance of 200.53 feet to the most easterly corner of Lot 3 of said Tract No. 7757-1;

THENCE North $44^{\circ} 54' 55''$ East, a distance of 59.34 feet to the most northwest corner of said Lot 4;

THENCE North $89^{\circ} 59' 00''$ East, a distance of 199.64 feet, to the northeast corner of said Lot 4;

THENCE South $00^{\circ} 03' 00''$ East, along the easterly line of said Lot 4, a distance of 303.20 feet;

THENCE North $73^{\circ} 24' 00''$ West, a distance of 105.00 feet;

THENCE North $83^{\circ} 09' 45''$ West, a distance of 274.87 feet;

THENCE South $79^{\circ} 43' 30''$ West, a distance of 31.62 feet to a point of cusp with a curve concave westerly and having a radius of 363.00 feet, said point being in the westerly line of said Lot 5;

THENCE Northerly along said curve, an arc length of 60.03 feet, through a central angle of $09^{\circ} 28' 32''$, to the point of beginning.

DESCRIPTION APPROVAL
by *George Hutchinson* 1/4/85 by *[Signature]*
Surveyor

PM 11 26-845

Recording requested by
Webb Assoc

4396

And when recorded, mail to:

City of Riverside
Public Works Department
3900 Main Street
Riverside, CA 92522

RECEIVED FOR RECORD
2:20 Min. Past 3:00 clock P.M.

JAN - 8 1985

Recorded in Official Records
of Riverside County, California

William E. Shroy
RECORDER
Fees \$

This space for Recorder's use

Project: Parcel Map Waiver
PMW-26-845

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE

Property Owner(s): NORMAN SNYDER and PATRICIA SNYDER

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on October 19, 1984, a waiver of parcel map for a lot line adjustment was granted for the following described real property located in the City of Riverside, County of Riverside, State of California, which property thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

See attached description.

This action does not supersede, modify or affect any requirement of provisions of the Riverside Municipal Code pertaining to building or zoning regulations.

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

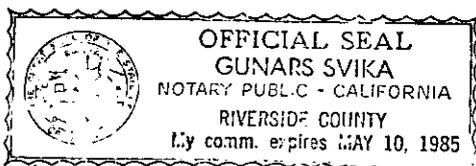
MERLE G. GARDNER
PLANNING DIRECTOR

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

Dated: JANUARY 7, 1985

STATE OF CALIFORNIA)
SS
COUNTY OF RIVERSIDE)

On this 7TH day of JANUARY, in the year 1985, before me, GUNARS SVIKA a Notary Public in and for said county and state, personally appeared ROBERT C. MEASE personally known to me to be the person who executed this instrument as PRINCIPAL PLANNER of the City of Riverside on behalf of the Planning Commission of the City of Riverside and acknowledged to me that said Planning Commission executed the same.



Gunars Svika
Notary Public in and for said County and State

Those portions of Lots 4 and 5 of Tract No. 7757-1, as shown by map on file in Book 118 of Maps, at Page 46 thereof, records of Riverside County, California, being more particularly described as follows:

4396

BEGINNING at the southeast corner of said Lot 5;

THENCE North $67^{\circ} 37' 25''$ West, a distance of 250.53 feet;

THENCE North $78^{\circ} 29' 52''$ West, a distance of 103.70 feet;

THENCE South $74^{\circ} 53' 45''$ West, a distance of 57.07 feet to a point in the westerly line of said Lot 5;

THENCE North $15^{\circ} 06' 15''$ West, along said westerly line, a distance of 36.49 feet to the beginning of a tangent curve concave easterly and having a radius of 100.00 feet;

THENCE northerly along said curve having a radius of 100.00 feet, an arc length of 26.18 feet through a central angle of $15^{\circ} 00' 00''$ to a point of reverse curve with a curve concave westerly having a radius of 363.00 feet;

THENCE northerly along said curve, having a radius of 363.00 feet, an arc length of 49.43 feet, through a central angle of $07^{\circ} 48' 09''$;

THENCE North $79^{\circ} 43' 30''$ East, a distance of 31.62 feet;

THENCE South $83^{\circ} 09' 45''$ East, a distance of 274.87 feet;

THENCE South $73^{\circ} 24' 00''$ East, a distance of 105.00 feet to a point in the easterly line of said Lot 4;

THENCE South $00^{\circ} 03' 00''$ East, a distance of 154.48 feet to the point of beginning.

DESCRIPTION APPROVAL
George P. Hutchinson, 1985
SURVEYOR

PMW 26-845

18802

Lot 6 of Tract No. 7757-1, as shown by map on file in Book 118 of Maps, at Page 46 thereof, records of Riverside County, California, together with that portion of Lot 5 of said Tract No. 7757-1 lying southerly of the following described line:

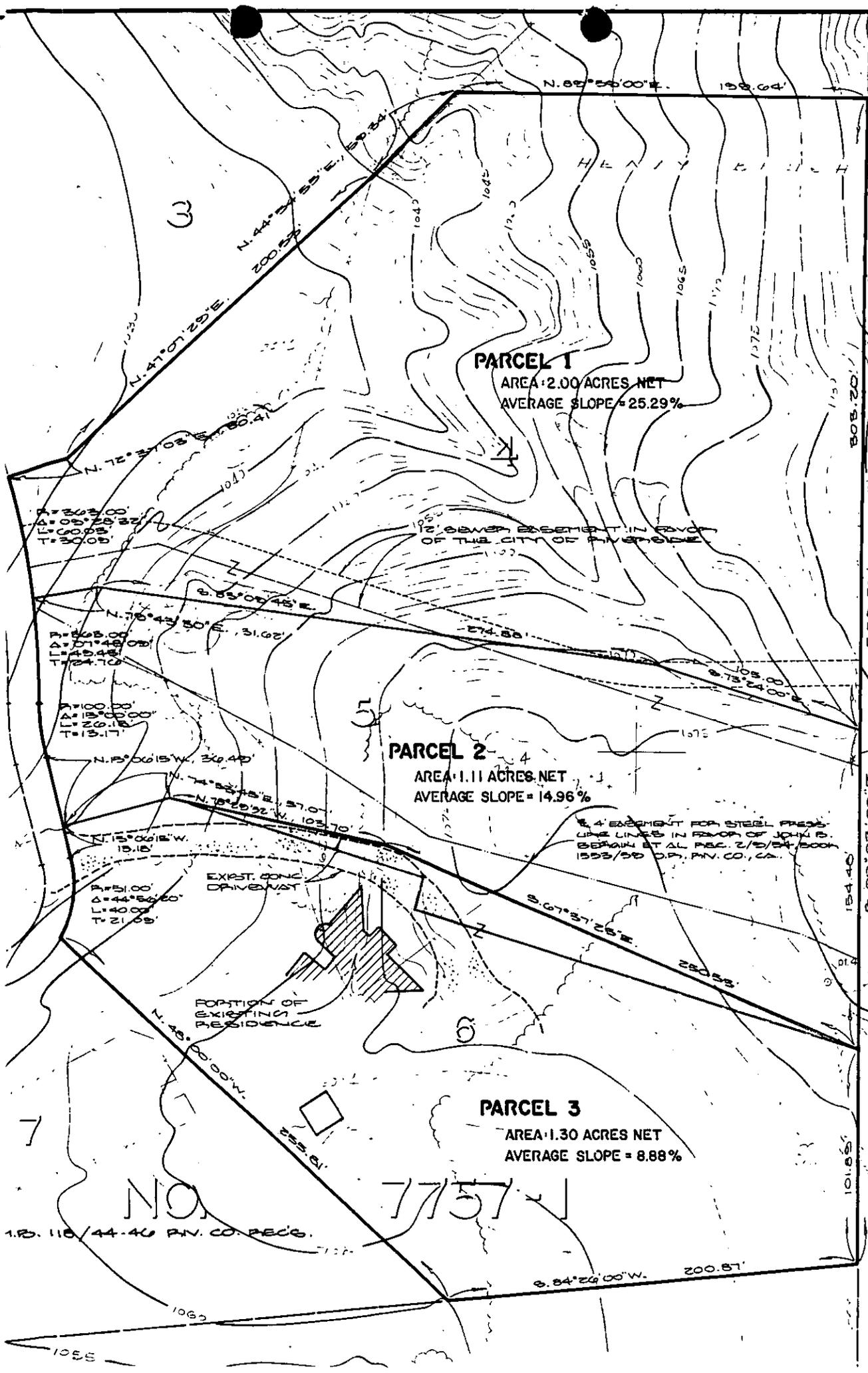
BEGINNING at the northeast corner of said Lot 6;

THENCE North $67^{\circ} 37' 25''$ West, a distance of 250.53 feet;

THENCE North $78^{\circ} 29' 52''$ West, a distance of 103.70 feet;

THENCE South $74^{\circ} 53' 45''$ West, a distance of 57.07 feet to a point in the westerly line of said Lot 5, said point being the end of this line description.

DESCRIPTION APPROVAL
Henry P. Hutchinson
Surveyor



PARCEL 1
 AREA = 2.00 ACRES NET
 AVERAGE SLOPE = 25.29%

PARCEL 2
 AREA = 1.11 ACRES NET
 AVERAGE SLOPE = 14.96%

PARCEL 3
 AREA = 1.30 ACRES NET
 AVERAGE SLOPE = 8.88%

R = 202.00'
 Δ = 05°28'22"
 L = 60.05'
 T = 30.03'

R = 225.00'
 Δ = 01°48'00"
 L = 45.48'
 T = 24.70'

R = 100.00'
 Δ = 15°00'00"
 L = 20.18'
 T = 13.17'

R = 51.00'
 Δ = 44°54'20"
 L = 40.00'
 T = 21.05'

NO. 7757-1
 1.B. 118/44-46 P.M. CO. REC'D.

H E N R Y L I L L E H

EXIST. CONC. DRIVEWAY

PORTION OF EXISTING RESIDENCE

12' SEWER EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE

4' EASEMENT FOR STEEL PRESS LINE LINES IN FAVOR OF JOHN B. BERMAN ET AL REC. 2/5/84 BOOK 1553/58 D.P. P.M. CO., CA.