

Recording requested by:

97757

And when recorded, mail to:

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

RECEIVED FOR RECORD
AT 9:00 O'CLOCK A.M.
AT Request of
FIRST AMERICAN TITLE COMPANY
OF RIVERSIDE
Book 1980, Page 97757

MAY 27 1980

Recorded in Official Records
of Riverside County, California

Recorded
FEE \$

This space for Recorder's use

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map PMW-10-790)

Property Owner(s): Donald Luginbill and Nicholas L. Tavaglione

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on February 7, 1980, 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.

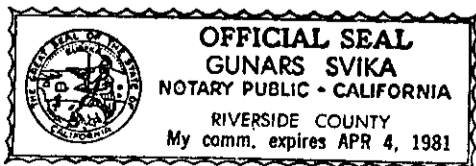
PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

Dated: MAY 19, 1980

By [Signature]
Planning Director
City of Riverside

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On MAY 19, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MERLE G. GARDNER, known to me to be the Planning Director of the City of Riverside and known to me to be the person who executed the within instrument on behalf of the Planning Commission of the City of Riverside, and acknowledged to me that said Planning Commission executed the same.



[Signature]
Notary Public in and for said County and State

MAY 20 1980

25226
97757

That portion of Lot 6 of Tract 7857 as shown by map on file in Book 100 of Maps, at Page 22 thereof, records of Riverside County, California, described as follows:

BEGINNING at the most westerly corner of said Lot 6;

THENCE South $78^{\circ} 01' 30''$ East, along the southwesterly line of said Lot 6, a distance of 63.00 feet to the most southerly corner of said Lot 6;

THENCE North $75^{\circ} 43' 30''$ East, along the southerly line of said Lot 6, a distance of 143.55 feet to an angle point in said southerly line, also being the northwest corner of Parcel 1 of Parcel Map 10744 as shown by map on file in Book 52 of Parcel Maps, at Pages 69 and 70 thereof, records of Riverside County, California;

THENCE North $55^{\circ} 17' 03''$ East, a distance of 160.00 feet;

THENCE South $38^{\circ} 39' 55''$ East, a distance of 30.00 feet to an angle point in the southeasterly line of said Lot 6, also being the most northerly corner of said Parcel 1;

THENCE North $18^{\circ} 50' 30''$ East, along the southeasterly line of said Lot 6, a distance of 104.53 feet to an angle point in said southeasterly line;

THENCE North $42^{\circ} 05' 00''$ East, continuing along said southeasterly line a distance of 120.70 feet to an angle point in the easterly line of said Lot 6; said point also being the most easterly corner of said Lot 6;

THENCE South $46^{\circ} 11' 30''$ West, a distance of 31.12 feet; to a point in the southerly line of Sunrise Place as shown by said Tract 7857;

THENCE Southwesterly, Westerly, and Northwesterly along a curve concave northerly, having a radius of 25.00 feet, through a central angle of $106^{\circ} 42' 30''$, an arc length of 46.56 feet;

THENCE North $27^{\circ} 06' 00''$ West, a distance of 5.00 feet;

THENCE Northwesterly, Northerly, and Northeasterly along a curve concave easterly, having a radius of 20.00 feet, through a central angle of $90^{\circ} 00' 00''$, an arc length of 31.42 feet;

THENCE North $62^{\circ} 54' 00''$ East, a distance of 42.00 feet, to a point in the northerly line of Sunrise Place as shown by said Tract 7857;

THENCE Southwesterly along a non-tangent curve concave Northwesterly, having a radius of 216.60 feet, through a central angle of $16^{\circ} 44' 00''$, an arc length of 63.26 feet to a point of reverse curvature (the initial radial line bears South $27^{\circ} 06' 00''$ East);

THENCE Southwesterly along said reverse curve concave southeasterly, having a radius of 38.00 feet, through a central angle of $35^{\circ} 33' 00''$, an arc length of 23.58 feet (the initial radial line bears North $10^{\circ} 22' 00''$ West);

THENCE North $45^{\circ} 55' 00''$ West, a distance of 125.00 feet to the most northerly corner of said Lot 6, also being the most easterly corner of said Lot 1;

The preceding eight (8) courses are along the Northeasterly line of said Lot 6;

THENCE South $47^{\circ} 09' 09''$ West, a distance of 215.74 feet;

THENCE South $38^{\circ} 57' 06''$ West, a distance of 77.59 feet;

THENCE South $32^{\circ} 31' 44''$ West, a distance of 100.34 feet;

THENCE South $11^{\circ} 58' 30''$ West, a distance of 80.00 feet to the point of beginning.

The preceding four (4) courses are along the Northwesterly line of said Lot 6.

The above described parcel of land contains 1.95 acres, more or less.

DESCRIPTION APPROVAL

by George P. Hutchinson, 5/15/89, by D.R.J.

Recording requested by:

97758

And when recorded, mail to:

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3900 Main Street
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PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map PMW-10-790)

Property Owner(s): Gayland E. Hood

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on February 7, 1980, 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.

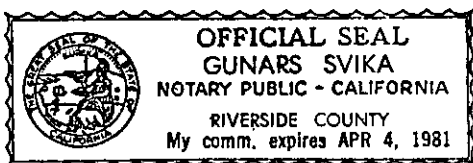
PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

Dated: MAY 19, 1980

By [Signature]
Planning Director
City of Riverside

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On MAY 19, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MERLE G. GARDNER, known to me to be the Planning Director of the City of Riverside and known to me to be the person who executed the within instrument on behalf of the Planning Commission of the City of Riverside, and acknowledged to me that said Planning Commission executed the same.



[Signature]
Notary Public in and for said County and State

Parcel 1 of Parcel Map 10744 as shown by map on file in Book 52 of Parcel Maps, at Page 70, thereof, and a portion of Lot 6 of Tract 7857 as shown by map on file in Book 100 of maps, at Page 22, thereof, both records of Riverside County, California, described as follows:

BEGINNING at the most southerly corner of said Parcel 1;

THENCE North $00^{\circ} 01' 56''$ West, along the westerly line of said Parcel 1, a distance of 320.48 feet to the northwest corner thereof, also being an angle point in the southeasterly line of said Lot 6;

THENCE North $55^{\circ} 17' 03''$ East, a distance of 160.00 feet;

THENCE South $38^{\circ} 39' 55''$ East, a distance of 30.00 feet to the most northerly corner of said Parcel 1, also being an angle point in the southeasterly line of said Lot 6;

THENCE South $87^{\circ} 29' 28''$ East, along the northeasterly line of said Parcel 1 a distance of 170.13 feet to the northeast corner thereof;

THENCE Southerly along a non-tangent curve concave easterly, having a radius of 200.00 feet, through a central angle of $19^{\circ} 20' 33''$, an arc length of 67.52 feet, (the initial radial line bears North $83^{\circ} 36' 50''$ West);

THENCE South $12^{\circ} 57' 23''$ East, a distance of 71.41 feet;

THENCE Southeasterly along a curve concave northeasterly, having a radius of 155.00 feet, through a central angle of $13^{\circ} 33' 45''$, an arc length of 36.69 feet to a point of reverse curvature;

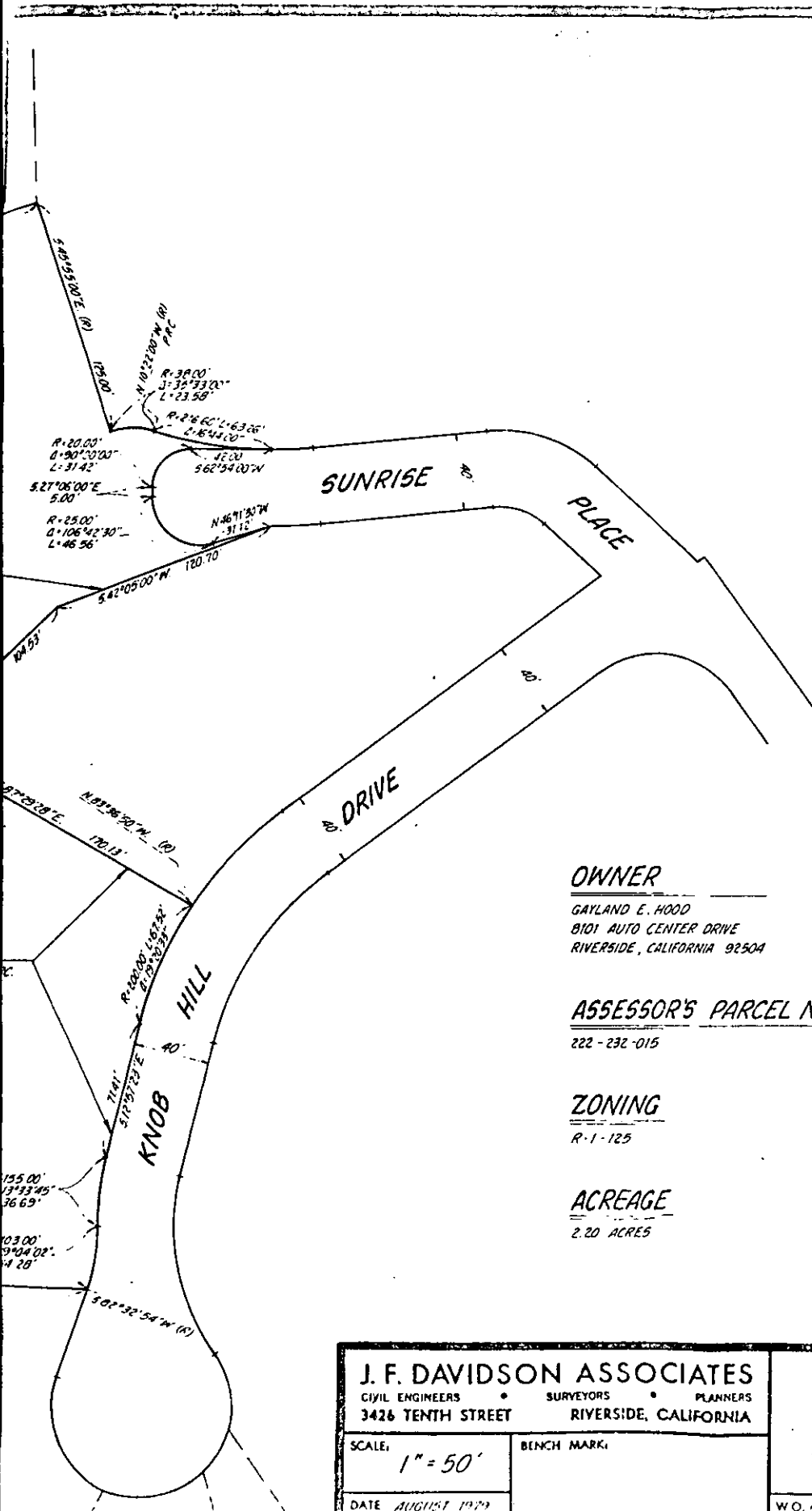
THENCE Southeasterly along said reverse curve, concave southwesterly, having a radius of 103.00 feet, through a central angle of $19^{\circ} 04' 02''$, an arc length of 34.28 feet to the most easterly corner of said Parcel 1, (the initial radial line bears North $63^{\circ} 28' 52''$ East);

The preceding 4 courses are along the northeasterly line of said Parcel 1;

THENCE South $63^{\circ} 57' 55''$ West, along the southeasterly line of said Parcel 1, a distance of 403.15 feet to the point of beginning.

The above described parcel of land contains 2.28 acres, more or less.

DESCRIPTION APPROVAL
 by *George Hutchinson* 5/15/80 by *DRJ*
 Surveyor



OWNER

GAYLAND E. HOOD
8101 AUTO CENTER DRIVE
RIVERSIDE, CALIFORNIA 92504

ASSESSOR'S PARCEL NO.

222-232-015

ZONING

R-1-125

ACREAGE

2.20 ACRES

OWNER

DONALD LUGNIBILL & NICHOLAS L. TAVAGLIONE
6869 INDIANA AVENUE
RIVERSIDE, CALIFORNIA 92506

ASSESSOR'S PARCEL NO.

222-211-017 , 223-270-063

ZONING

R-C

ACREAGE

2.02 ACRES

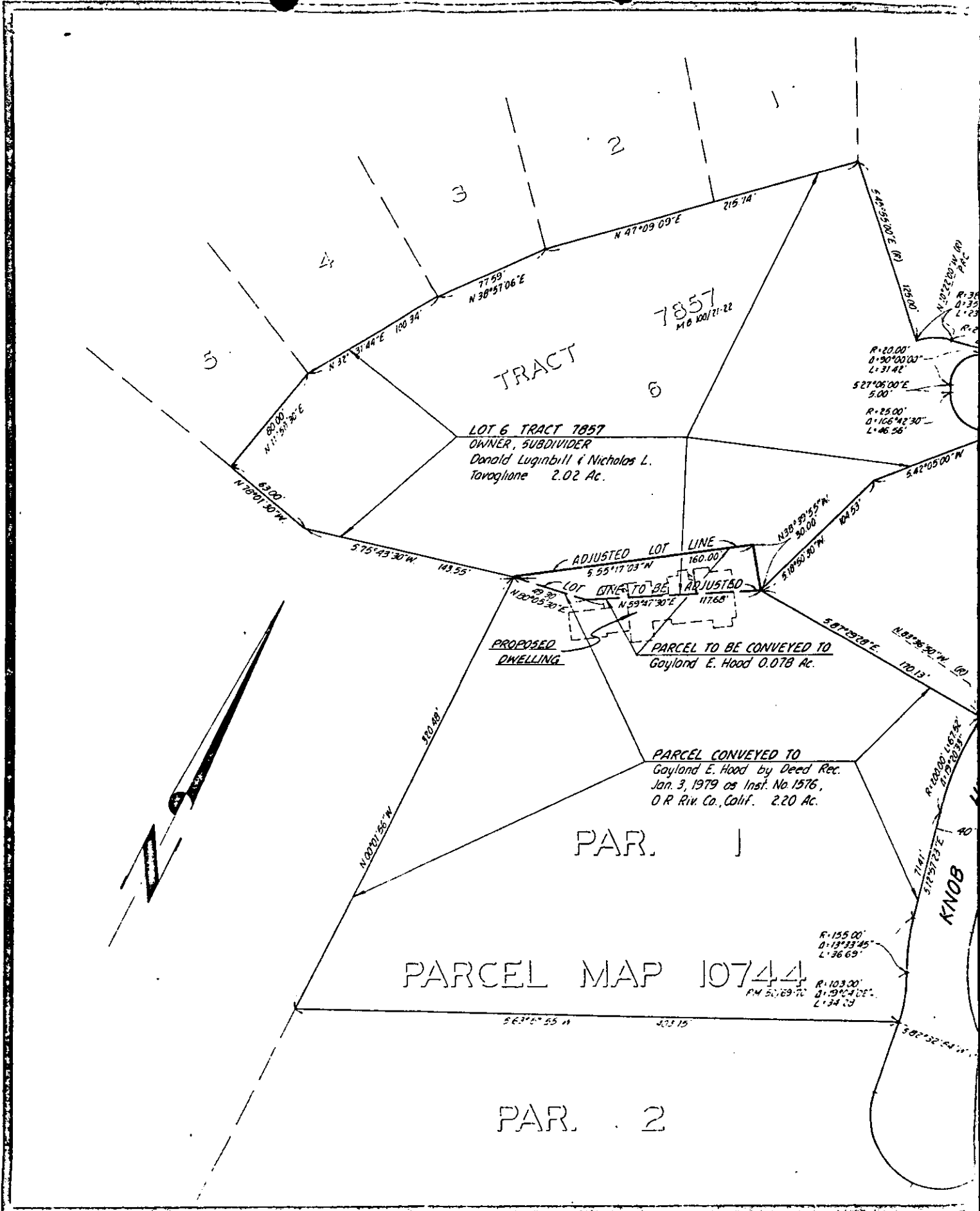
RECEIVED
MAY 7 1979

DEPT. OF PUBLIC WORKS

PARCEL MAP WAIVER

J. F. DAVIDSON ASSOCIATES CIVIL ENGINEERS • SURVEYORS • PLANNERS 3426 TENTH STREET RIVERSIDE, CALIFORNIA		IN THE CITY OF RIVERSIDE LOT LINE ADJUSTMENT OF A PORTION OF LOT 6 OF TRACT 1857 AS SHOWN BY MAP ON FILE IN BOOK 100 OF MAPS, AT PAGES 21 AND 22, THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.	
SCALE: 1" = 50'	BENCH MARK:	W.O. 0245	FOR TAVAGLIONE, NICK
DATE: AUGUST 1979			FB

5798-A



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3

5

7857
M.B. 100/71-72

TRACT

6

LOT 6 TRACT 7857
OWNER, SUBDIVIDER
Donald Luginbill & Nicholas L.
Tavaglione 2.02 Ac.

ADJUSTED LOT LINE

LOT LINE TO BE ADJUSTED

PROPOSED DWELLING

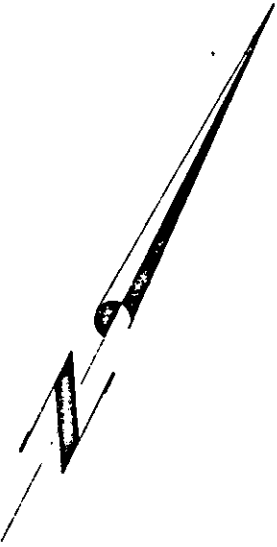
PARCEL TO BE CONVEYED TO
Gayland E. Hood 0.078 Ac.

PARCEL CONVEYED TO
Gayland E. Hood by Deed Rec.
Jan. 3, 1979 as Inst. No. 1576,
O R Riv. Co., Calif. 2.20 Ac.

PAR. 1

PARCEL MAP 10744

PAR. 2



R=20.00'
0°30'00" (A)
L=31.42'
527°05'00"E
5.00'

R=25.00'
0°16'42" (A)
L=46.56'

R=155.00'
0°13'33" (A)
L=36.69'

R=103.00'
0°19'42" (A)
L=34.29'

KNOB