

Recording requested by:

DOC # 2003-211698

03/26/2003 08:00A Fee:NC

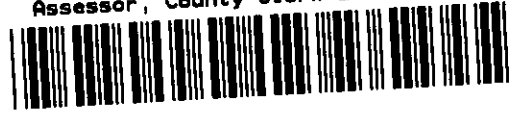
Page 1 of 4

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



DOCUMENTARY TRANSFER TAX = \$0.00
 NO CONSIDERATION

And when recorded, mail to:

Surveyor's Office
 City of Riverside
 Public Works Department
 3900 Main Street
 Riverside, California 92522

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A	R	L				COPY	LONG	REFUND	NCHG	EXAM

Project: LL-048-023

A.P.N. 235-170-026

LL-048-023



**CITY OF RIVERSIDE
 CERTIFICATE OF COMPLIANCE
 FOR LOT LINE ADJUSTMENT**

Property Owner(s): NICHOLAS E. TAVAGLIONE and SALLIE B. TAVAGLIONE, Trustees of The FAMILY TRUST OF NICHOLAS E. TAVAGLIONE and SALLIE B. TAVAGLIONE, dated March 15, 1999.

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.37 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the 2 parcel(s) 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.

First American Title Company has recorded this instrument by request as an accommodation only and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described herein.

7-1479

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

KEN GUTIERREZ
PLANNING DIRECTOR

By: Craig Aaron 3-20-03
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

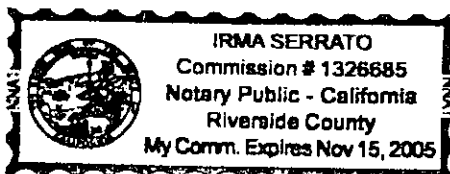
State of California
County of Riverside } ss

On March 20, 2003, before me Irma Serrato, Notary Public
(date) (name)

a Notary Public in and for said State, personally appeared
Craig Aaron

Name(s) of Signer(s)

personally known to me - OR - 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.



WITNESS my hand and official seal
Irma Serrato
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
() Corporate Officer(s)
Title _____

Title _____

() Guardian/Conservator
() Individual(s)
() Trustee(s)
() Other

() Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:



PARCEL "A"

Parcel 1 of Parcel Map 29358, as recorded in Book 201 of Parcel Maps, pages 24 through 25, records of the County of Riverside, excepting therefrom that portion of said Parcel 1 described as follows:

Commencing at the most Northerly corner of Parcel 2 of said Parcel Map 29358, said point also being the true Point of Beginning;

Thence, S 34°59'55" E along the Northeast line of said Parcel 2, a distance of 70.26 feet;

Thence, N 56°02'32" E parallel to the Northwest line of said Parcel 2, a distance of 78.58 feet;

Thence, N 34°59'55" W parallel to the Northeast line of said Parcel 2, a distance of 70.27 feet to a point on the Northwest line of said Parcel 1;

Thence, S 56°01'10" W along the Northwest line of said Parcel 1, a distance of 28.23 feet to an angle point thereon;

Thence S 56°02'32" W, 50.35 feet to the true Point of beginning.



PARCEL "B"

Parcel 2 of Parcel Map 29358, as recorded in Book 201 of Parcel Maps, pages 24 through 25, records of the County of Riverside, including that portion of Parcel 1 of said Parcel Map 29358 described as follows:

Commencing at the most Northerly corner of said Parcel 2, said point also being the true Point of Beginning;

Thence, S 34°59'55" E along the Northeast line of said Parcel 2, a distance of 70.26 feet;

Thence, N 56°02'32" E parallel to the Northwest line of said Parcel 2, a distance of 78.58 feet;

Thence, N 34°59'55" W parallel to the Northeast line of said Parcel 2, a distance of 70.27 feet to a point on the Northwest line of said Parcel 1;

Thence, S 56°01'10" W along the Northwest line of said Parcel 1, a distance of 28.23 feet to an angle point thereon;

Thence S 56°02'32" W, 50.35 feet to the true Point of beginning.

DESCRIPTION APPROVAL 3/18/03
K. Tuttle
for SURVEYOR, CITY OF RIVERSIDE by _____

LL-048-023

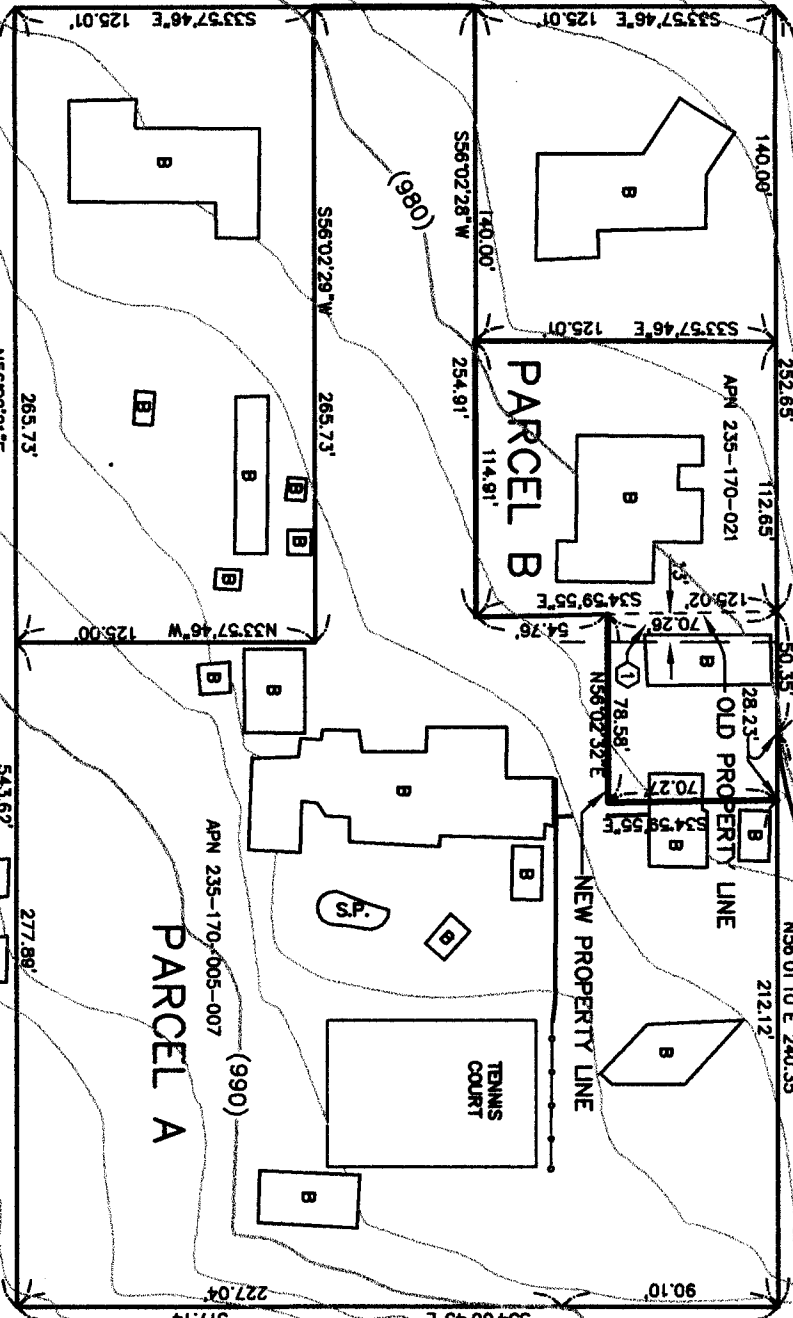
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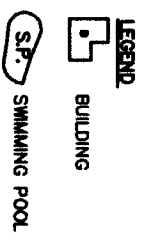
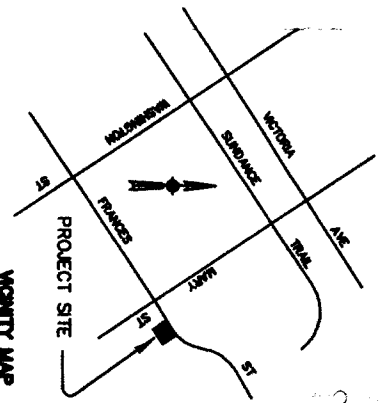
LOT LINE ADJUSTMENT

FRANCES STREET

(970)



NOTES:
 ① PRIVATE EASEMENT FOR INGRESS & EGRESS TO BE ABANDONED.



OWNER/APPLICANT:

NICK TAVAGLIONE
 2465 MARY ST.
 RIVERSIDE, CA 92506
 (909) 788-2904

TUTTLE ENGINEERING

Civil Engineering Surveying
 Land Planning Improvement Design

800 E. LUGONIA AVE., SUITE K
 REDLANDS, CA 92374
 (909) 798-6785
 FAX (909) 798-1343

DATE: Jan 14, 2003 SCALE: 1"= 80' PROJ. NO.: 02-27

