

Recording requested by:

And when recorded, mail to:

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

152918

RECEIVED FOR RECORD

Min. Post 12 o'clock P.M.

At Request of

Whelan Esq.

Book 1980, Page 152918

AUG 22 1980

Recorded in Official Records
of Riverside County, California

Dennis D. Suggs Recorder

FEES \$

This space for Recorder's use

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map PMW-32-790)

Property Owner(s): TAVA LANES INC.

4/24

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on March 20, 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 EXHIBIT "A"

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

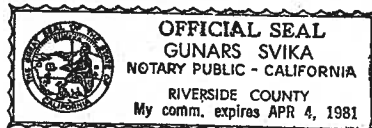
PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

Dated: AUG. 19, 1980

By [Signature]
Planning Director
City of Riverside

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On AUG. 19, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MICHAEL G. [Signature], 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

EXHIBIT "A" TAVA LANES INC.

152918

That portion of the Southeast quarter of the Southeast quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian described as follows:

COMMENCING at the most westerly corner of that certain parcel of land as conveyed to Joe Tavaglione, Sr. et. al., by deed recorded February 16, 1966, as Instrument No. 17739, records of Riverside County, California; said corner being on the easterly right-of-way line of State Highway 91;

THENCE North $30^{\circ} 45' 05''$ East, along said right-of-way line, a distance of 128.25 feet;

THENCE North $33^{\circ} 25' 27''$ East, continuing along said right-of-way line, a distance of 125.33 feet;

THENCE North $37^{\circ} 54' 25''$ East, continuing along said right-of-way line, a distance of 129.51 feet to the true point of beginning;

THENCE South $60^{\circ} 24' 00''$ East, a distance of 158.00 feet;

THENCE South $47^{\circ} 01' 38''$ East, a distance of 133.66 feet to the northwesterly line of the right-of-way of the Riverside Water Company Canal;

THENCE Northeasterly along said northwesterly line, on a non-tangent curve concave northwesterly having a radius of 583.50 feet, through an angle of $20^{\circ} 41' 23''$, an arc length of 210.70 feet;

THENCE North $41^{\circ} 49' 40''$ East, continuing along said northwesterly line, a distance of 136.07 feet;

THENCE North $32^{\circ} 41' 40''$ East, continuing along said northwesterly line, a distance of 141.96 feet;

THENCE Northeasterly continuing along said northwesterly line, on a curve concave northwesterly, having a radius of 367.00 feet, through an angle of $07^{\circ} 31' 10''$, an arc length of 48.16 feet to the westerly line of the right-of-way of the Santa Fe Railroad;

THENCE Northerly along said westerly line, on a non-tangent curve concave westerly, having a radius of 1382.69 feet, through an angle of $07^{\circ} 12' 30''$, an arc length of 173.96 feet to the southerly line of that certain parcel of land conveyed to Leonard Tavaglione, et. al., as Parcel 4 of deed recorded December 4, 1963 in Book 3548, Page 481 of Official Records of Riverside County, California (the initial radial line bears South $79^{\circ} 34' 00''$ East);

THENCE North $56^{\circ} 13' 53''$ West (formerly recorded North $56^{\circ} 50' 00''$ West), along said southerly line, a distance of 340.39 feet, (formerly recorded 343.00 feet), to said Easterly right-of-way line of State Highway 91;

THENCE Southwesterly along said easterly right-of-way line, on a non-tangent curve concave northwesterly, having a radius of 2000.00 feet, through an angle of $09^{\circ} 56' 27''$, an arc length of 347.00 feet; (the initial radial line bears South $68^{\circ} 15' 06''$ East);

THENCE South $31^{\circ} 41' 21''$ West, continuing along said easterly right-of-way line, a distance of 295.23 feet;

THENCE South $37^{\circ} 54' 25''$ West, continuing along said easterly right-of-way line a distance of 29.64 feet to the true point of beginning.

The above described parcel of land contains 5.56 acres, more or less.

DESCRIPTION APPROVAL
BY *George R. Hutchinson* 2/18/88 BY *JED*
Scriber

Dim. 22-790

152919

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
Min. Past 12 o'clock P.M.
At Request of
Wilson Carson
Book 1980, Page **152919**
AUG 22 1980
Recorded in Official Records
of Riverside County, California
Donald S. Johnson Recorder
FEES \$ 4

This space for Recorder's use

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map PMW-32-790)

Property Owner(s): LEONARD TAVAGLIONE, JOSEPH TAVAGLIONE, DOMINIC TAVAGLIONE,
JAMES TAVAGLIONE,

4124

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on March 20, 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 EXHIBIT "A"

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

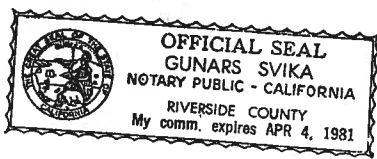
PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

Dated: Aug. 19, 1980

By Paul Sordani
Planning Director
City of Riverside

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On Aug. 19, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MARLE G. GARONKE, 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.



Gunars Svika
Notary Public in and for said County and State

EXHIBIT "A" - TAVAGLIONE ET. AL.

152919

That portion of the Southeast quarter of the Southeast quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian described as follows:

BEGINNING at the most westerly corner of that certain parcel of land as conveyed to Joe Tavaglione, Sr. et. al., by deed recorded February 16, 1966, as Instrument No. 17739, records of Riverside County, California; said corner being an angle point in the easterly right-of-way line of State Highway 91;

THENCE North $30^{\circ} 45' 05''$ East, along said right-of-way line, a distance of 128.25 feet;

THENCE North $33^{\circ} 25' 27''$ East, continuing along said right-of-way line, a distance of 125.33 feet;

THENCE North $37^{\circ} 54' 25''$ East, continuing along said right-of-way line, a distance of 129.51 feet;

THENCE South $60^{\circ} 24' 00''$ East, a distance of 158.00 feet;

THENCE South $47^{\circ} 01' 38''$ East, a distance of 133.66 feet to the Northwesterly line of the right-of-way of the Riverside Water Company Canal;

THENCE Southwesterly along said Northwesterly line, on a non-tangent curve concave northwesterly, having a radius of 583.50 feet, through an angle of $0^{\circ} 29' 27''$, an arc length of 5.00 feet (the initial radial line bears South $27^{\circ} 28' 57''$ East);

THENCE South $63^{\circ} 00' 30''$ West, continuing along said northwesterly line, a distance of 393.25 feet to the north line of Arlington Avenue as conveyed to the City of Riverside by deed recorded December 9, 1958 in Book 2377, Page 525 of Official Records of Riverside County, California;

THENCE North $89^{\circ} 49' 32''$ West, along said North line, a distance of 65.04 feet to said Easterly right-of-way of State Highway 91;

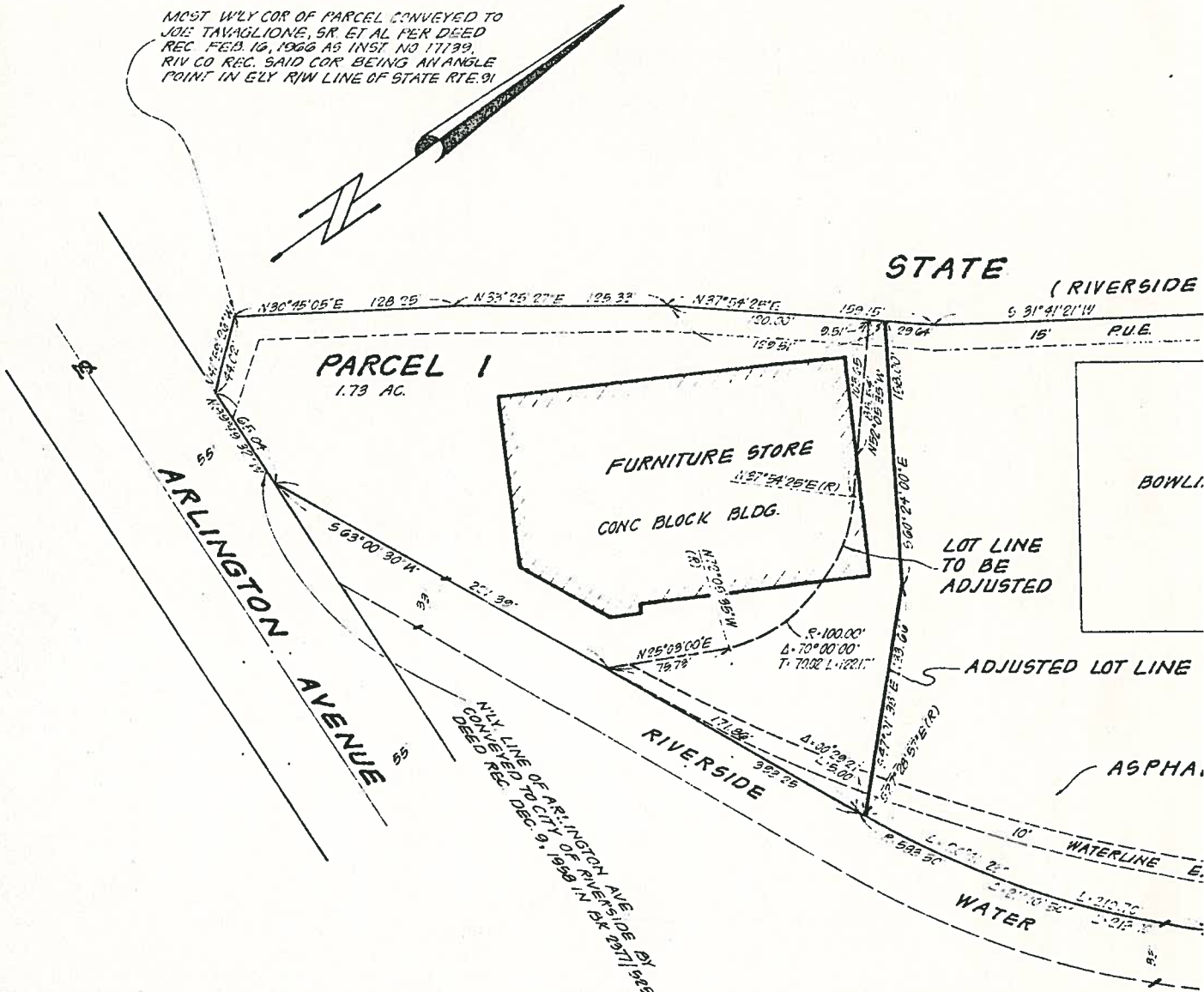
THENCE North $41^{\circ} 59' 26''$ West, along said easterly right-of-way line, a distance of 44.02 feet to the point of beginning.

The above described parcel of land contains 1.73 acres, more or less.

DESCRIPTION APPROVAL

George P. Hutchinson 8, 19, 1966 by J.F.D.
Surveyor

MOST WLY COR OF PARCEL CONVEYED TO JOE TAVAGLIONE, SR ET AL PER DEED REC FEB 16, 1966 AS INST NO 17139, RIV CO REC. SAID COR BEING AN ANGLE POINT IN ELY RJW LINE OF STATE RTE 91



OWNER 'A'

LEONARD TAVAGLIONE ET AL
17230 RANCHERO RD.
RIVERSIDE, CALIF

OWNER 'B'

TAVA LANES INC.
3439 ARLINGTON AVE
RIVERSIDE, CALIF

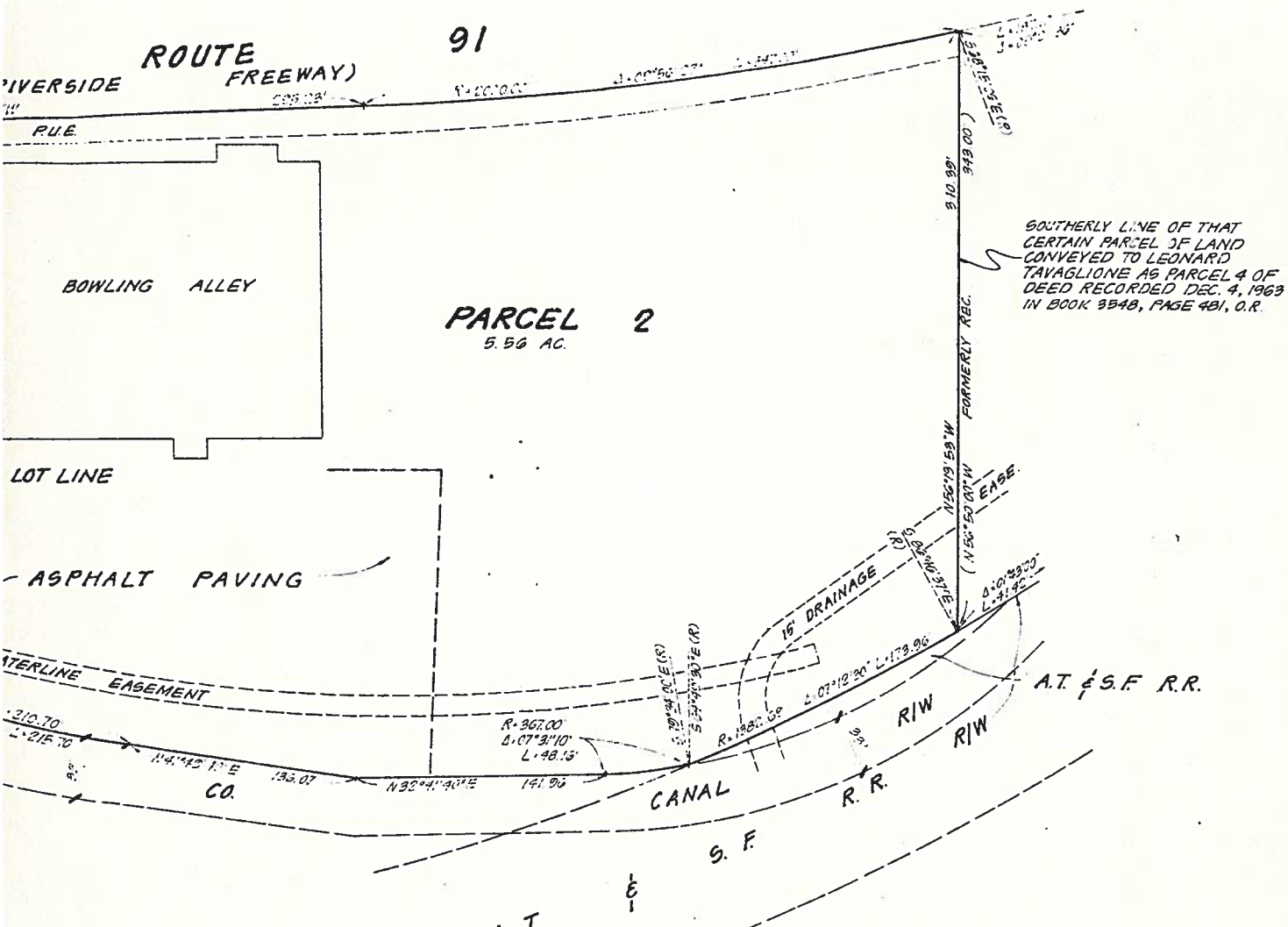
ASSESSOR'S PARCEL NO.

025-350-035
025-350-034

ZONING

CSD

PMW 32-790



IN THE CITY OF RIVERSIDE
PARCEL MAP WAIVER
 OF A PORTION OF THE SOUTHEAST QUARTER OF THE
 SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH,
 RANGE 5 WEST, S.B.B. & M
 FEBRUARY 1980 SCALE 1"=60'

J. F. DAVIDSON ASSOCIATES
 3426 TENTH ST., RIVERSIDE CALIF. 92501- PH. (714) 986-0844

MAP NUMBER **PMW32-790**
 REVIEWED _____
 DRAWN _____
 CHECKED _____
 DATE OF ISSUE **3-20-80**
 ROUTED TO **PWD**
 BY **1/3 10/1/80**

5752-B