

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Project: P20-0248 – Van Buren - Andrew St. Vacation  
Por. A.P.N.: 233-061-005  
Address: Formerly 3601 Van Buren Blvd.

That certain real property located in the City of Riverside, County of Riverside, State of California, being that portion of Lot 2 in Block 25 of the Village of Arlington, as shown by map on file in Book 1, Page 62 of Maps, Records of San Bernardino County, California, described as follows:

**COMMENCING** at the most Northerly corner of Parcel 2 as shown on Record of Survey on file in Book 54, Page 86 of Records of Surveys, Records of Riverside County, California, also being the most Easterly corner of that certain parcel of land described in Grant Deed to the City of Riverside recorded September 18, 2003 as Document No. 2003-727234 of Official Records of said Riverside County;

Thence North 33°38'38" West, along the Northeast line of said Grant Deed, a distance of 42.28 feet to the **POINT OF BEGINNING**;

Thence North 33°38'38" West, continuing along the Northeast line of said Grant Deed, a distance of 27.72 feet to the most Northerly corner thereof;

Thence South 56°21'22" West, along the Northwest line of said Grant Deed, a distance of 283.93 feet to the most Easterly corner of that certain parcel of land described in Grant Deed to the City of Riverside recorded April 28, 2006 as Document No. 2006-0312141 of Official Records of said Riverside County;

Thence South 79°54'17" East a distance of 20.66 feet to a line which is parallel with and distant 33.00 feet northwesterly, as measured at right angles, from the improvement centerline of Andrew Street and to a point hereinafter referenced as **Point "A"**;

Thence North 56°22'07" East, along said parallel line a distance of 162.59 feet to the beginning of a tangent curve, concave Southeasterly and having a radius of 433.00 feet;

Thence Northeasterly to the right along said curve and said parallel line, through a central angle of 14°12'20", an arc length of 107.36 feet to the **POINT OF BEGINNING**.

**RESERVING THEREFROM** an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of Electric Energy Distribution Facilities and Telecommunication Facilities, together with all necessary appurtenances, in, under, upon, over and along that certain real property described as follows:

**BEGINNING** at hereinabove referenced **Point "A"**;

Thence North 56°22'07" East, along said line parallel to the centerline of Andrew Street, a distance of 28.00 feet;

Thence North 33°37'53" West, perpendicular to said parallel line, a distance of 5.00 feet to a line which is parallel with and distant 38.00 feet northwesterly, as measured at right angles, from the improvement centerline of Andrew Street;

Thence South 56°22'07" West, along said parallel line, a distance of 17.00 feet;

Thence North 33°37'53" West, perpendicular to said parallel line, a distance of 4.00 feet to a line which is parallel with and distant 42.00 feet northwesterly, as measured at right angles, from the improvement centerline of Andrew Street;

Thence South 56°22'07" West, along said parallel line, a distance of 20.41 feet, to appoint on the southwest line of the above described parcel;

Thence South 79°54'17" East, along said southwest line, a distance of 13.02 feet to the **POINT OF BEGINNING**.

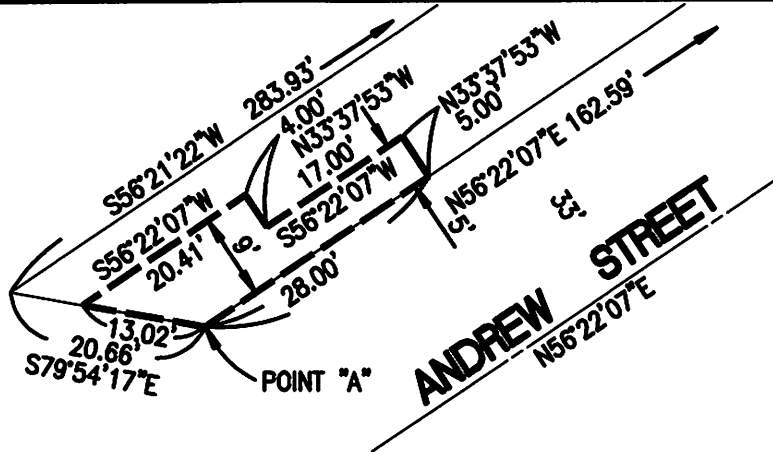
Parcel Area – 4460 S.F. more or less

Easement Area – 226.3 S.F. more or less

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Curtis C. Stephens 2/2/21 Prep. CS  
Curtis C. Stephens, L.S. 7519 Date





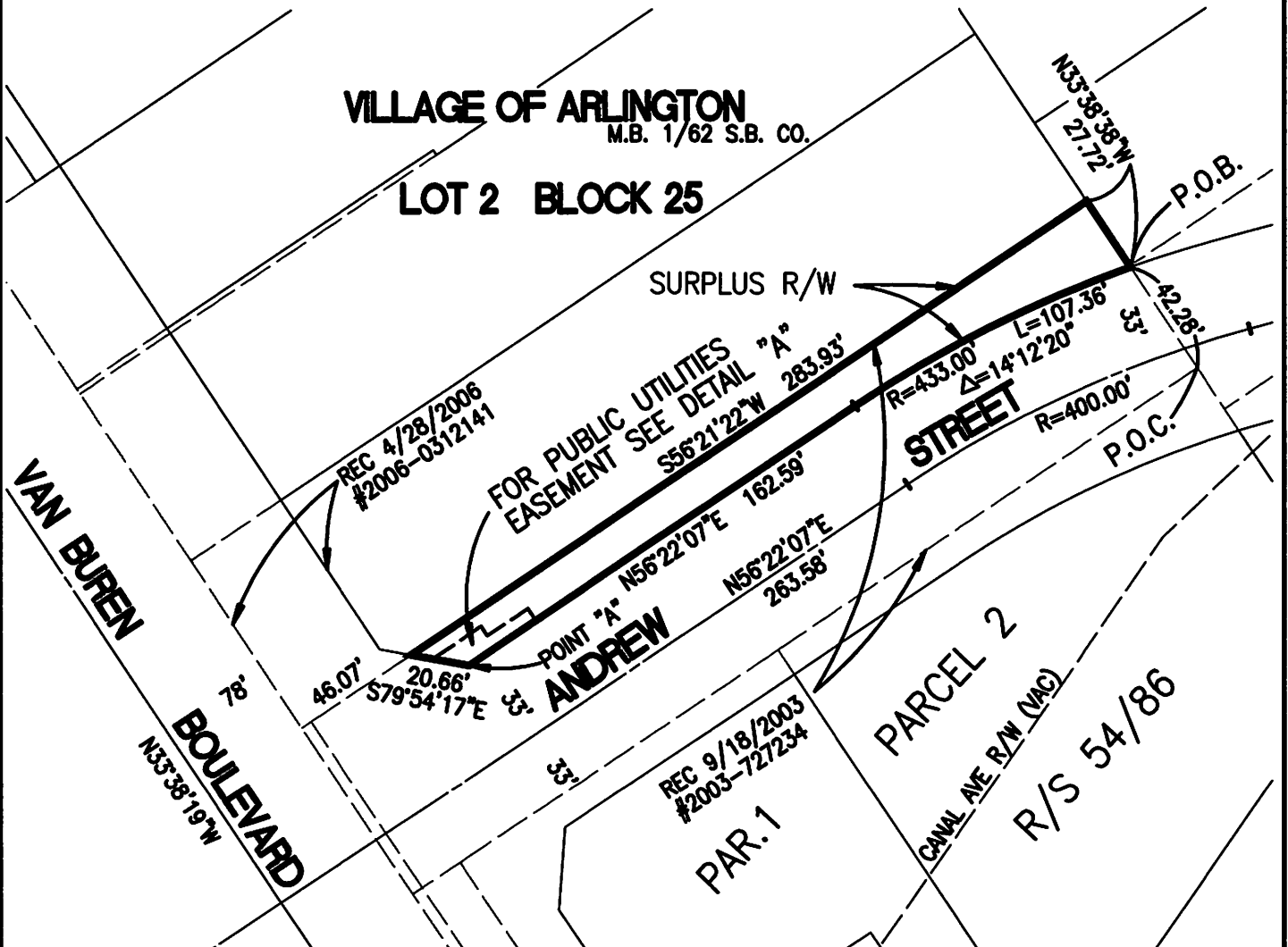
**DETAIL 'A' - PUBLIC UTILITIES EASEMENT**

SCALE: N.T.S.

**VILLAGE OF ARLINGTON**

M.B. 1/62 S.B. CO.

**LOT 2 BLOCK 25**



• **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

SCALE: 1"=60'

DRAWN BY: CURT

DATE: 5/6/20

PROJECT: ANDREW STREET VACATION - SURPLUS RIGHT OF WAY