

EXHIBIT "A"
LEGAL DESCRIPTION
GENERAL PLAN AMENDMENT
FROM C-COMMERCIAL
TO MDR-MEDIUM DENSITY RESIDENTIAL

APN 155-441-023

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIVERSIDE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL THOSE PORTIONS OF LOTS 1 AND 6, LOT "A" (OHIO AVENUE), AND LOT "C" (JURUPA AVENUE), OF THE BIXMILL TRACT, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGES 28 THROUGH 30, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 8 OF TRACT NO. 6537, AS PER MAP RECORDED IN BOOK 92, PAGES 26 AND 27 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 64°28'32" EAST, A DISTANCE OF 298.38 FEET;

THENCE NORTH 30°02'16" EAST, A DISTANCE OF 297.94 FEET TO THE MOST NORTHERLY CORNER OF LOT 17 OF SAID TRACT NO. 6537;

THE LAST TWO COURSES AND DISTANCES FOLLOW THE NORTHWESTERLY LINE OF SAID TRACT NO. 6537;

THENCE NORTH 59°57'44" WEST, A DISTANCE OF 250.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 945.00 FEET;

THENCE WESTERLY ON SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°50'37", AN ARC DISTANCE OF 376.77 FEET TO A POINT THEREIN, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 07°11'39" EAST;

THENCE SOUTH 49°46'03" WEST, A DISTANCE OF 33.88 FEET;

THENCE SOUTH 02°20'28" WEST, A DISTANCE OF 56.85 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 645.00 FEET;

THENCE SOUTHERLY ON SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE 27°51'56", AN ARC DISTANCE OF 313.69 FEET TO THE END THEREOF;

THENCE SOUTH 25°31'28" EAST, A DISTANCE OF 275.00 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CONDITIONAL CERTIFICATE OF COMPLIANCE NO. COC-8-789, RECORDED NOVEMBER 13, 1979 AS INSTRUMENT NO. 241824 OF OFFICIAL RECORDS.

APN(S): 155-441-023

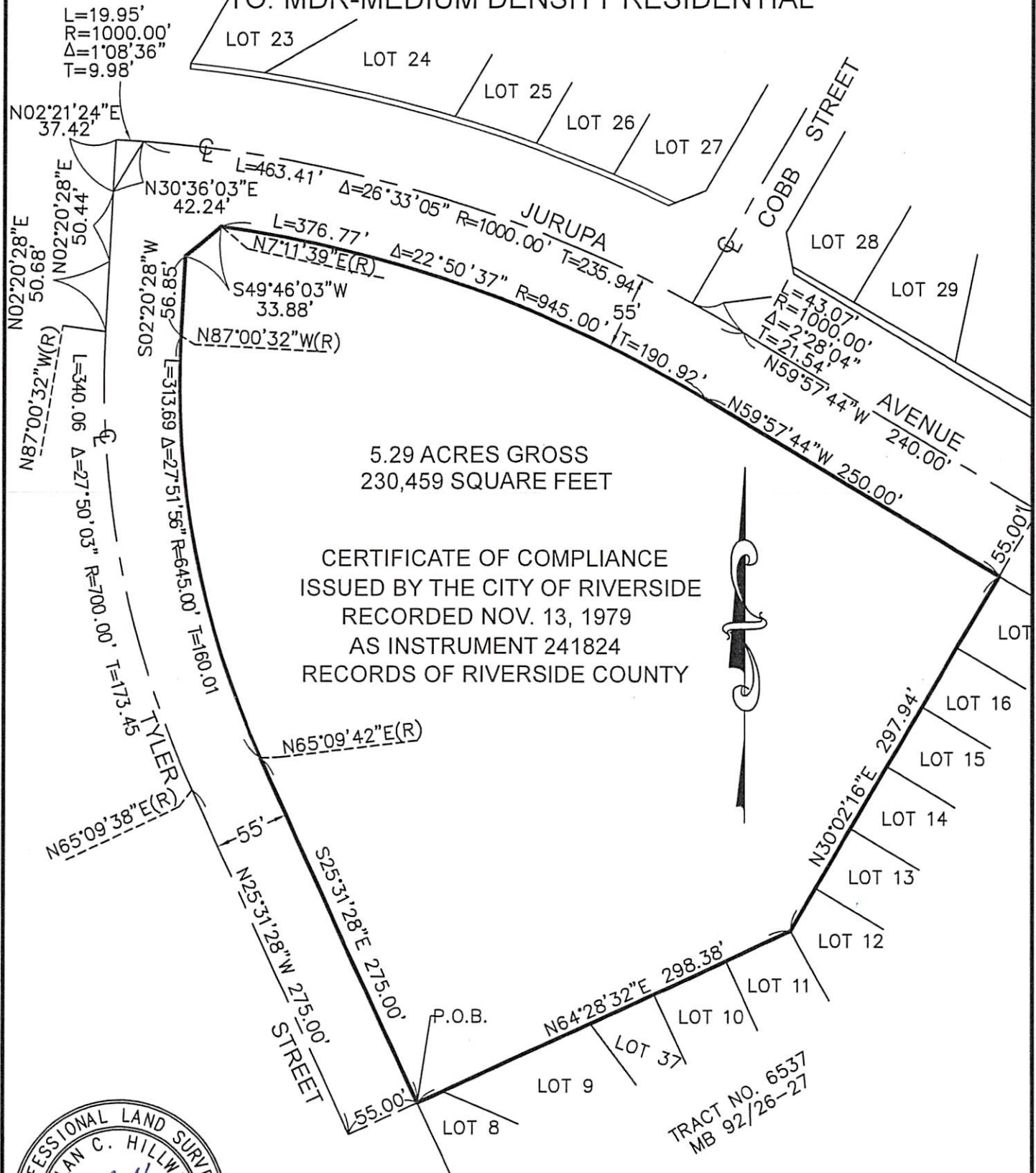

ALAN C. HILLWIG
LS 5137



DESCRIPTION APPROVAL:


CURTIS C. STEPHENS, L.S. 7519 7/16/19
CITY SURVEYOR DATE

FROM: C-COMMERCIAL
TO: MDR-MEDIUM DENSITY RESIDENTIAL



Prepared by HILLWIG-GOODROW, INC.:
31407 Outer Hwy. 10, Redlands, CA 92373 (888) 626-5137

Alan C. Hillwig 7/16/19
ALAN C. HILLWIG, PLS 5137 DATE
LICENSE EXPIRES: 6-30-21

SCALE: 1"=100'
FILE NO.: 795-01
DATE: MAY 6, 2019
SHEET 1 OF 1