

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL "A"

That portion of the northwest quarter of Section 33, Township 2 South, Range 4 West, San Bernardino Meridian, according to the Official Plat thereof, in the City of Riverside, County of Riverside, State of California, described as follows:

COMMENCING at the intersection of the west line of said Section 33, having a bearing of South $1^{\circ}07'13''$ West, with the northerly line of Central Avenue, as conveyed to the County of Riverside by a Grant Deed recorded April 20, 1973 as Instrument No. 50871 of Official Records of said County, having a northerly half width of 55.00 feet, said intersection being a point on a non-tangent curve, concave southerly, having a radius of 1254.94 feet, a radial line to said point bears North $10^{\circ}39'19''$ West;

Thence easterly along said non-tangent curve and said northerly line, 120.51 feet through a central angle of $5^{\circ}30'07''$;

Thence continuing along said northerly line, North $84^{\circ}50'48''$ East, 795.92 to a curve in said northerly line, concave northerly, having a radius of 365.14 feet;

Thence easterly along said curve and said northerly line, 85.56 feet through a central angle of $13^{\circ}25'34''$ to the southwesterly line of Sycamore Canyon Boulevard;

Thence along said southwesterly line, North $33^{\circ}00'26''$ West, 50.51 feet to the most easterly corner of Parcel 19011-01-01 as described in Directors Deed (DD019011-01-01) recorded July 31, 2017 as DOC # 2017-0312684;

Thence around the limits of said Parcel 19011-01-01 the following 5 courses: South $78^{\circ}51'50''$ West, 71.44 feet to the **TRUE POINT OF BEGINNING** and the beginning of a curve, concave northeasterly, having a radius of 65.62 feet;

Thence westerly along said curve 91.54 feet through a central angle of $79^{\circ}55'41''$;

Thence North $21^{\circ}12'29''$ West, 452.45 feet to a point on a non-tangent curve, concave southwesterly, having a radius of 847.00 feet, said curve being on the southwesterly line of Sycamore Canyon Boulevard, a radial line to said point bears North $46^{\circ}43'29''$ East, said point herein referred to as **POINT "A"**;

Thence southeasterly along said non-tangent curve and said southwesterly line, 151.79 feet through a central angle of $10^{\circ}16'05''$;

Thence continuing along said southwesterly line, South $33^{\circ}00'26''$ East, 392.84 feet to said most easterly corner of Parcel 19011-01-01, said easterly corner being also a point on a non-tangent curve, concave westerly, having a radius of 319.21 feet, said curve being parallel with and 81.05 feet northwesterly, measured at right angles, from the centerline of Improved Central Avenue as shown on Caltrans Right-of-Way Map, Map No. 982000-93, a radial line to said point bears South $11^{\circ}28'15''$ East;

Thence northerly along said parallel curve 77.06 feet through a central angle of $13^{\circ}49'55''$ to an intersection with a non-tangent curve, concave northerly, having a radius of 478.91 feet, said curve being on the southwesterly Right-of-Way of State Route 215 as shown on Caltrans Right of Way Appraisal Map, Map No. RW000231-02, a radial line to said point bears South $54^{\circ}30'33''$ West;

Thence along said southwesterly Right-of-Way the following 4 courses: westerly along said curve 19.62 feet through a central angle of $2^{\circ}20'49''$;

Thence North 33°08'38" West 394.79 feet to the beginning of a tangent curve, concave southwesterly having a radius of 919.97 feet;

Thence northerly along said curve 167.69 feet through a central angle of 10°26'37" to a point on said curve that bears North 42°49'24" East 73.15 feet from said POINT "A";

Thence non-tangent North 57°30'19" West 241.56 feet to a point on a non-tangent curve, concave southwesterly, having a radius of 540.00 feet, said curve being parallel with and 40.00 feet northeasterly, measured at right angles, from the centerline of Improved Sycamore Canyon Blvd as shown on Caltrans Monumentation Map, Map No. RW000104-05 through RW000104-07, a radial line to said point bears North 47°02'09" East;

Thence parallel with said centerline the following three courses: southerly along said curve 142.17 feet through a central angle of 15°05'07" to an intersection with said southwesterly line of Sycamore Canyon Blvd, said southwesterly line being the northwesterly extension of the above referenced 847.00-foot radius curve, extended westerly from said POINT "A";

Thence continuing southerly along said 540.00-foot curve 27.26 feet through a central angle of 2°53'32";

Thence South 24°59'13" East, 519.01 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 65.62 feet, said curve is to be held tangent with the westerly extension of that portion of the southerly line of said Parcel 19011-3 with a bearing of South 78°51'50" West;

Thence southerly and easterly along said curve, 87.21 feet through a central angle of 76°08'57" to said westerly extension of the southerly line of said Parcel 19011-01-01;

Thence along said westerly extension North 78° 51' 50" East, 5.97 feet to a point of cusp with the beginning of that previously said curve having a radius of 65.62 feet on the southerly line of Parcel 19011-3 and the **TRUE POINT OF BEGINNING**.

The bearings and distances used in the above description are based on the California Coordinate System of 1983, Zone 6. Multiply distances shown by 1.00005245 to obtain ground level-distances.


Containing 61,556 square feet (1.413 acres), more or less.


Ryan J. Wakefield, PLS 9117

6-25-2019
DATE



DESCRIPTION APPROVAL:


CURTIS C. STEPHENS, L.S. 7519 6/25/19 DATE
CITY SURVEYOR

LEGEND:


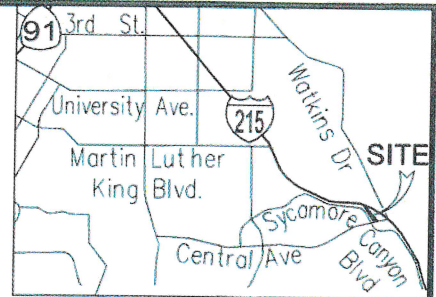
- PROPERTY LINE
- RIGHT OF WAY LINE
- ℄— STREET CENTERLINE
- COUNTY/CITY LIMITS
- TPOB TRUE POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
-  STREET VACATION AREA

EXHIBIT 'B'

VACATED AREAS:
 PARCEL 'A' TO BE VACATED
 AREA=61,556 SF

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 33°00'26" W	50.51'
L2	N 78°51'50" E	71.44'
L3	N 42°49'24" E	73.15'
L4	N 78°51'50" E	5.97'



VICINITY MAP
NO SCALE



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CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	05°30'07"	1,254.94'	120.51'
C2	13°25'34"	365.14'	85.56'
C3	13°49'55"	319.21'	77.06'
C4	02°20'49"	478.91'	19.62'
C5	02°53'32"	540.00'	27.26'

