

Attachment “2”
10302 Wells Avenue
Legal Description and Plat Map

EXHIBIT "A"
LEGAL DESCRIPTION

Project: Tyler Street Widening Surplus
Address: 10302 Wells Avenue
Por. APN: 147-251-005

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

All that portion of Lot 7 in Block 10 of La Granada, as shown by map on file in Book 12, Pages 42 to 51 of Maps, Records of Riverside County, California, described as follows:

BEGINNING at the most northerly corner of said Lot 7;

Thence South 30°19' East, along the northeasterly line of said Lot 7, a distance of 173.00 feet to the most easterly corner thereof;

Thence South 45°54'34" West, along the southeasterly line of said Lot 7, a distance of 75.00 feet;

Thence North 30°05'52" West, a distance of 170.53 feet to a point on the northwesterly line of said Lot 7, distant thereon 75.00 feet southwesterly of the most northerly corner thereof;

Thence North 43°57'13" East, along said northwesterly line, a distance of 75.00 feet to the **POINT OF BEGINNING**;

EXCEPTING THEREFROM that portion lying northeasterly, northerly and northwesterly of the following described line:

COMMENCING at the most northerly corner of said Lot 7;

Thence South 30°19' East, along the northeasterly line of said Lot 7, a distance of 173.00 feet to the most easterly corner thereof;

Thence South 45°54'34" West, along the southeasterly line of said Lot 7, a distance of 30.89 Feet to a line parallel with and distant 55.00 feet southwesterly, measured at right angles from the centerline of Tyler Street (formerly Tyler Avenue) as shown on said La Granada and to the **POINT OF BEGINNING**;

Thence North 30°19'00" West, along said parallel line, a distance of 132.18 feet;

Thence North 82°15'30" West, a distance of 37.47 feet to a line parallel with and distant 33.00 feet southeasterly, measured at right angles from the centerline of Wells Avenue as shown on said La Granada;

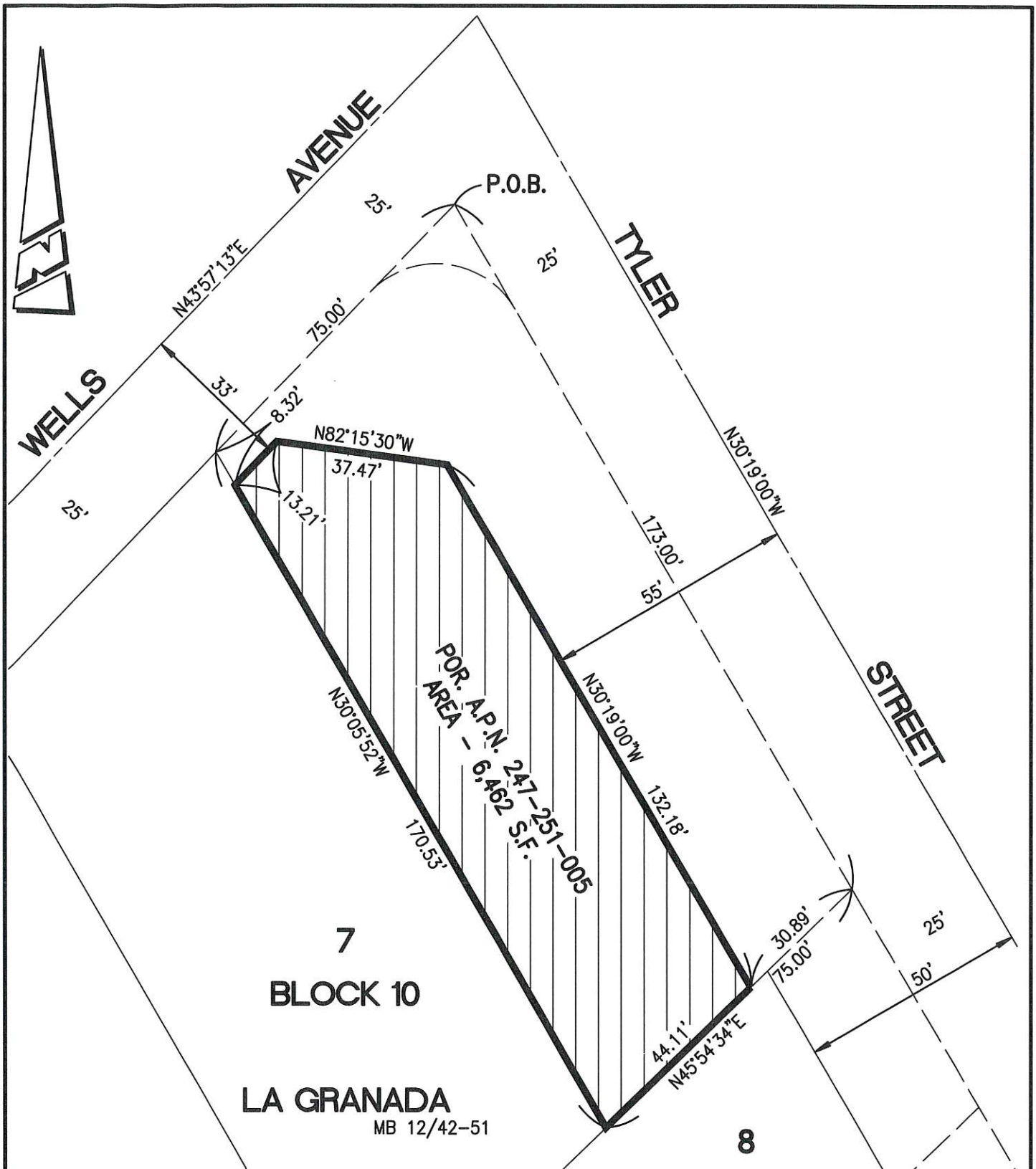
Thence South 43°57'13" West, along said parallel line, a distance of 13.21 feet to a point in the southwest line of the above described parcel and the **END** of this Line Description.

Area – 6,462 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 6/26/19 Prep. (Signature)
Curtis C. Stephens, L.S. 7519 Date





• 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"=30'

DRAWN BY: CURT

DATE: 6/25/19

SUBJECT: TYLER STREET WIDENING SURPLUS - APN 147-251-005