

EXHIBIT "A"
LEGAL DESCRIPTION

Project: P20-0310 Vacation
SW corner of Central Ave and Sycamore Canyon Blvd.

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion OF Central Avenue and Sycamore Canyon Boulevard as described in Parcel 19011-2 and shown on Caltrans Right-of-Way Map No. 982000-90 and 982000-91 and a portion of Parcel 12648-D of Caltrans Right-of-Way Map No. 987521 being in the northwest quarter of Section 33, Township 2 South, Range 4 West, San Bernardino Meridian lying between the west line of said Section 33 and a line described as follows:

BEGINNING at the intersection of the west line of said Section 33, having a bearing of South 01°07'13" West, with the northerly line of Central Avenue, as conveyed to the County of Riverside by Grant Deed recorded April 20, 1973 as Instrument No. 50871 of Official Records of Riverside County, California, 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°39'19" West;

Thence easterly along said non-tangent curve and said northerly line, an arc length of 120.51 feet through a central angle of 5°30'07";

Thence North 84°50'48" East, continuing along said northerly line, a distance of 18.60 feet to the most southerly corner of said Parcel 19011-2;

Thence North 05°09'11" West, along the westerly line of said Parcel 19011-2, a distance of 11.17 feet to a line parallel with and distant 65.00 feet northerly, measured at right angles from the Improvement centerline of Central Avenue as shown on said Caltrans Right-of-Way Map No. 982000-91;

Thence North 83°05'12" East, along said parallel line, a distance of 485.88 feet to the beginning of a tangent curve concave northwesterly and having a radius of 83.50 feet;

Thence northeasterly, northerly and northwesterly to the left along said curve an arc length of 157.50 feet through a central angle of 108°04'25", to a line parallel with and distant 65.00 feet southwesterly, measured at right angles from the Improvement centerline of Sycamore Canyon Boulevard as shown on said Caltrans Right-of-Way Map No. 982000-90 and 982000-91;

Thence North 24°59'13" West, along said parallel line, a distance of 429.03 feet to the beginning of a tangent curve concave southwesterly and having a radius of 435.00 feet;

Thence northwesterly to the left along said parallel line and said curve an arc length of


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385.85 feet through a central angle of $50^{\circ}49'19''$ to a point of compound curvature with a tangent curve concave southwesterly, having a radius of 1835.90 feet;

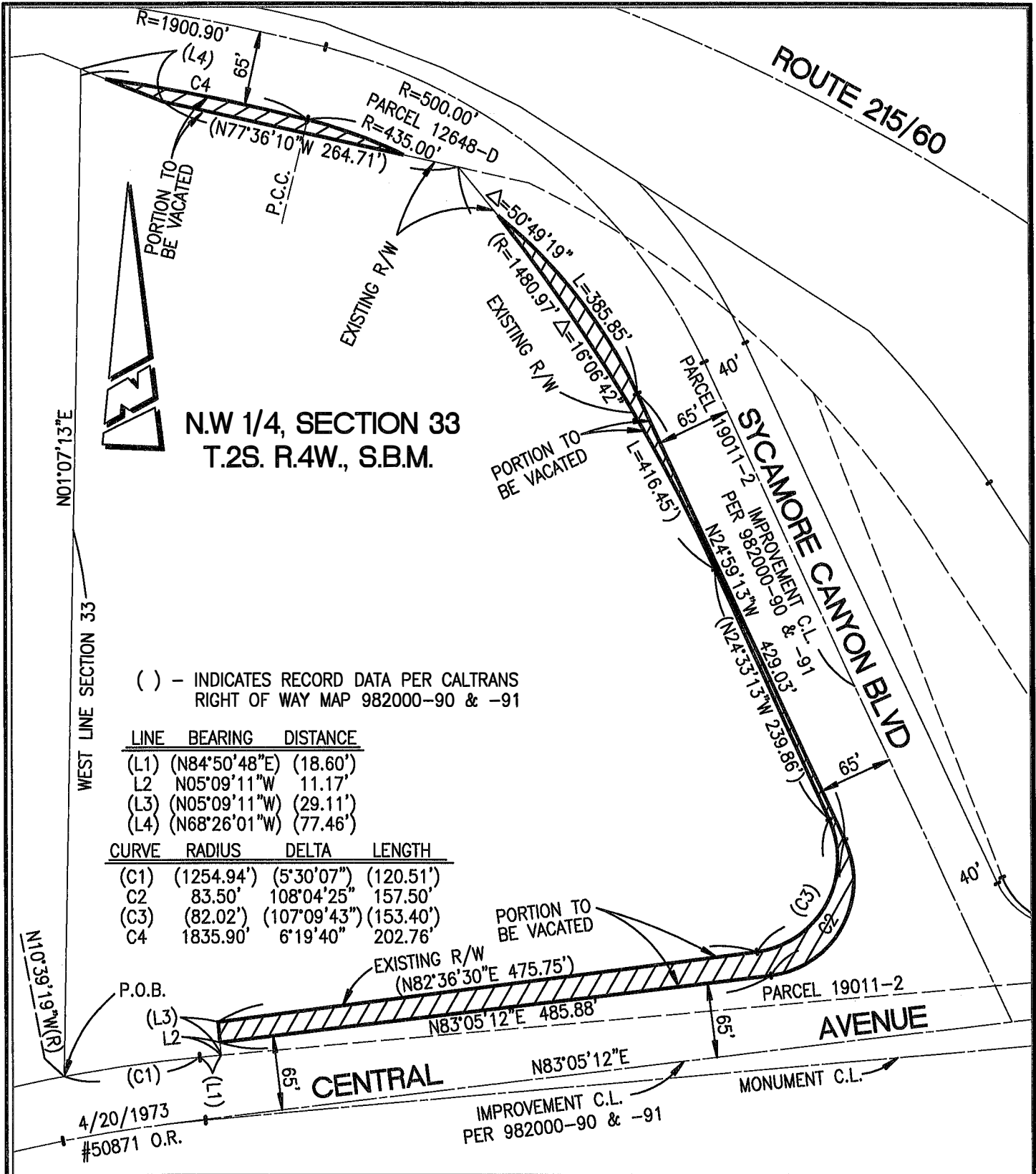
Thence northwesterly to the left along said parallel line and said curve an arc length of 202.76 feet through a central angle of $6^{\circ}19'40''$ to said westerly line of Section 33 and the **END** of this line description.

Area – 19,200 S.F. more or less (0.44 Ac.)

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

 6/19/20 Prep. 
Curtis C. Stephens, L.S. 7519 Date





N.W 1/4, SECTION 33
T.2S. R.4W., S.B.M.

() - INDICATES RECORD DATA PER CALTRANS
RIGHT OF WAY MAP 982000-90 & -91

LINE	BEARING	DISTANCE
(L1)	(N84°50'48"E)	(18.60')
L2	N05°09'11"W	11.17'
(L3)	(N05°09'11"W)	(29.11')
(L4)	(N68°26'01"W)	(77.46')

CURVE	RADIUS	DELTA	LENGTH
(C1)	(1254.94')	(5°30'07")	(120.51')
C2	83.50'	108°04'25"	157.50'
(C3)	(82.02')	(107°09'43")	(153.40')
C4	1835.90'	6°19'40"	202.76'

• 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: NTS

DRAWN BY: CURT

DATE: 6/18/20

SUBJECT: P20-0310 VACATION-CENTRAL AVE AND SYCAMORE CANYON BLVD