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1 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the
2 foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the
3 ____ day of _____, 2022, and that thereafter the said ordinance was duly and regularly
4 adopted at a meeting of the City Council on the ____ day of _____, 2022, by the
5 following vote, to wit:

6 Ayes:

7 Noes:

8 Absent:

9 Abstain:

10 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
11 City of Riverside, California, this ____ day of _____, 2022.

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13 _____
14 DONESIA GAUSE
15 City Clerk of the City of Riverside
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22-0799 05/20/22

EXHIBIT "A"

LEGAL DESCRIPTION – CHANGE OF ZONE

FROM: CR-SP - COMMERCIAL RETAIL AND SPECIFIC PLAN (MAGNOLIA AVENUE) OVERLAY ZONE
TO: MU-V - MIXED USE VILLAGE AND SPECIFIC PLAN (MAGNOLIA AVENUE) OVERLAY ZONE

Project: PR-2021-001151
Address: 3845 La Sierra Avenue
APN: 142-262-009

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

That portion of Lots 5 and 6 in Block 42 of LA SIERRA GARDENS, as shown by map on file in Book 11 of Maps at Page 46 thereof, Records of Riverside County, California, being also portions of those lands described by deed recorded June 10, 1977, as Instrument #166464 and deed recorded August 4, 1978, as Instrument #164268, both of Official Records of said County, more particularly described as follows:

Beginning at the most Westerly corner of Parcel No. 1, as shown by Record of Survey on file in Book 45, Page 79 of Records of Survey, Records of said Riverside County;

Thence North 55° 41' 45" East along the Northwesterly line of last said parcel 171.50 feet;

Thence leaving said Northwesterly line North 34° 17' 30" West 102.00 feet to a point in the Southeasterly line of Parcel No. 2 as shown by parcel map on file in Book 11, Page 34 of Parcel Maps, Records of said Riverside County.

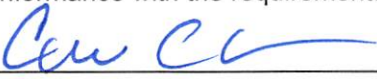
Thence South 55° 41' 45" West along said southeasterly line 171.50 feet to a point in a line which is parallel with and distant 55.00 feet northeasterly as measured at right angle from the centerline of La Sierra Avenue:

Thence South 34° 17' 30" East along said parallel line 102.00 feet to the **Point of Beginning**.

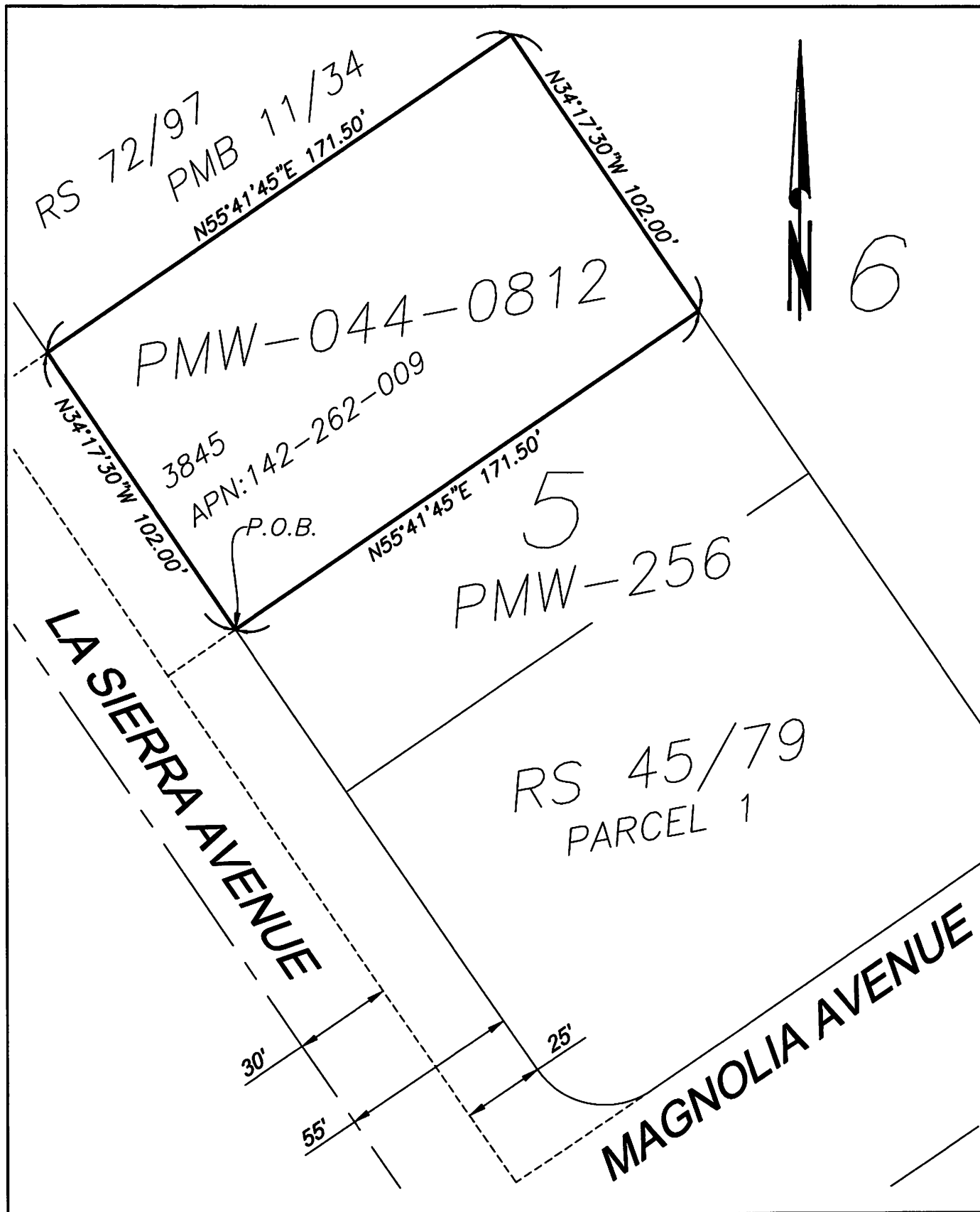
Said legal description is pursuant to Certificate of Compliance for Waiver of Parcel Map, PMW-44-812, Recorded August 5, 1982, as Instrument No. 134507, of Official Records of Riverside County.

This description and plat were created for the purposes of a Rezoning only. This description and plat is not intended to create a separate parcel of real property and for the purpose of sale, lease or financing would be in violation of the California Subdivision Map Act and Local Ordinance regulating the division of real property.

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

 4/4/22 Prep. dbw
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' = 40'

DRAWN BY: dbw

DATE: 4/01/22

SUBJECT: 3845 La Sierra Avenue - Rezone