

EXHIBIT "A"
LEGAL DESCRIPTION

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

BEING A PORTION OF LOT A OF TRACT NO. 31502, PER MAP FILED IN BOOK 428, AT PAGES 93 THROUGH 98, INCLUSIVE OF MAPS, RECORDS OF SAID RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2 OF SAID TRACT NO. 31502;

THENCE NORTH 37°01'27" WEST TO THE CENTERLINE OF SPENCER COURT, A DISTANCE OF 30.00 FEET;

THENCE NORTH 52°58'33" EAST ALONG SAID CENTERLINE, A DISTANCE OF 1.67 FEET;

THENCE LEAVING SAID CENTERLINE NORTH 37°01'27" WEST, A DISTANCE OF 30.00 FEET TO THE MOST SOUTHERLY CORNER OF LOT 10 OF SAID TRACT NO. 31502;

THENCE THE FOLLOWING NINE (9) COURSES RUNNING ALONG THE NORTHWESTERLY, WESTERLY, NORTHERLY, EASTERLY, AND SOUTHEASTERLY LINES OF SAID LOT A, BEING THE RIGHT-OF-WAY OF SPENCER COURT OF SAID TRACT NO. 31502;

1. NORTH 52°58'33" EAST, A DISTANCE OF 64.01 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 270.00 FEET;

2. NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 64°46'01", AN ARC LENGTH OF 305.21 FEET;

3. TANGENT TO LAST SAID CURVE, NORTH 11°47'28" WEST, A DISTANCE OF 3.84 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 103.00 FEET;

4. NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°27'05", AN ARC LENGTH OF 45.75 FEET;

5. TANGENT TO LAST SAID CURVE, NORTH 37°14'33" WEST, A DISTANCE OF 49.67 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 48.00 FEET;

6. NORTHERLY, NORTHEASTERLY, EASTERLY, AND SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 205°27'05", AN ARC LENGTH OF 172.12 FEET;

7. TANGENT TO LAST SAID CURVE, SOUTH 11°47'28" EAST, A DISTANCE OF 113.58 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 330.00 FEET;

8. SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 64°46'01", AN ARC LENGTH OF 373.03 FEET;

9. TANGENT TO LAST SAID CURVE, SOUTH 52°58'33" WEST, A DISTANCE OF 65.68 FEET TO THE **POINT OF BEGINNING**.

EXHIBIT "B"

SHEET 1 OF 2

SEE SHEET 2



SCALE: 1"=40'

10

TRACT NO. 31502
M.B. 428/93-98

SPENCER COURT
LOT "A"

0.84 ACRES

2

3

4

MOST S'LY
COR. LOT 10

(64.01')
(N52°58'33"E)

(N52°58'33"E)
(1.67')

(N52°58'33"E)
(50.21')

(N37°01'27"W)
(30.00')

(N37°01'27"W)
(30.00')

P.O.B.
NW COR.
LOT 2

(S52°58'33"W)
(65.68')

GREEN ORCHARD PLACE

LEGEND:

() - INDICATES RECORD DATA PER
TRACT NO. 31502, MB 428/93-98



PLAT PREPARED BY:

adkan
ENGINEERS

Civil Engineering • Surveying • Planning
6879 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 • Fax: (951) 688-0599

JOB NO. 10091

DATE: 03-29-2022

CLIENT: SPENCER CTW2, LLC

APPROVED BY:

[Signature] 3-29-22

MITCHELL J. ADKISON, PLS 8936

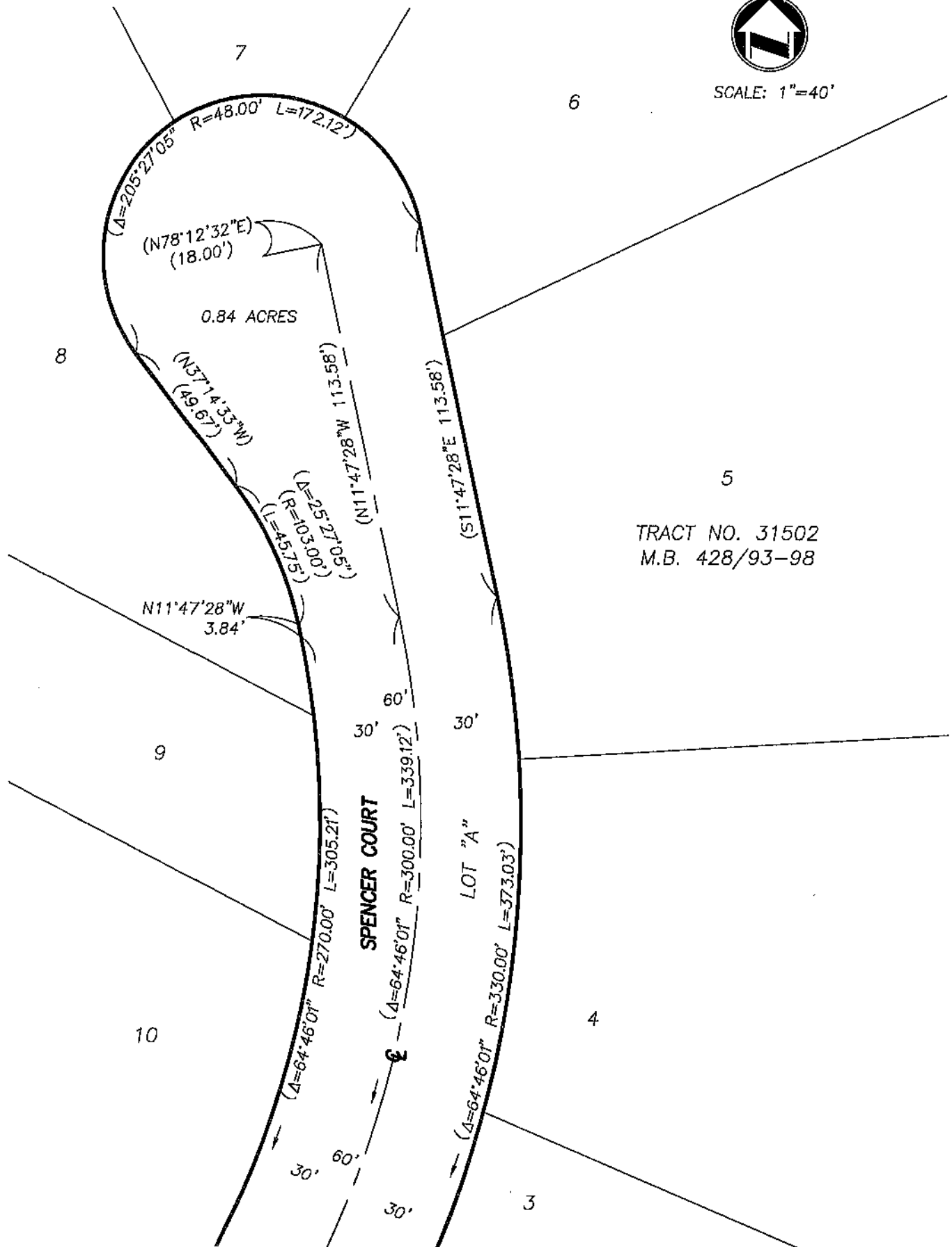
PLAT TO ACCOMPANY
LEGAL DESCRIPTION

EXHIBIT "B"

SHEET 2 OF 2



SCALE: 1"=40'



CONTAINING 0.84 ACRES, MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED BY ME OR UNDER MY DIRECTION


MITCHELL J. ADKISON, PLS 8936

7.29.2022



DESCRIPTION APPROVAL:

 5/17/22
CURTIS C. STEPHENS, L.S. 7519 DATE
CITY SURVEYOR