

THOMAS GUIDE PG. 716, PORT. GRID D1, E1  
VICINITY MAP  
NOT TO SCALE

#### OWNER/APPLICANT

ALFA LIMITED  
169-F EAST 21ST STREET  
COSTA MESA, CA 92627  
PHONE (949) 456-0685

#### ENGINEER

SDH & ASSOCIATES INC.  
5225 CANYON CREST DRIVE 71439  
RIVERSIDE, CA 92507  
PHONE (951) 683-3691  
FAX (951) 788-2314

#### ASSESSORS PARCEL NUMBERS

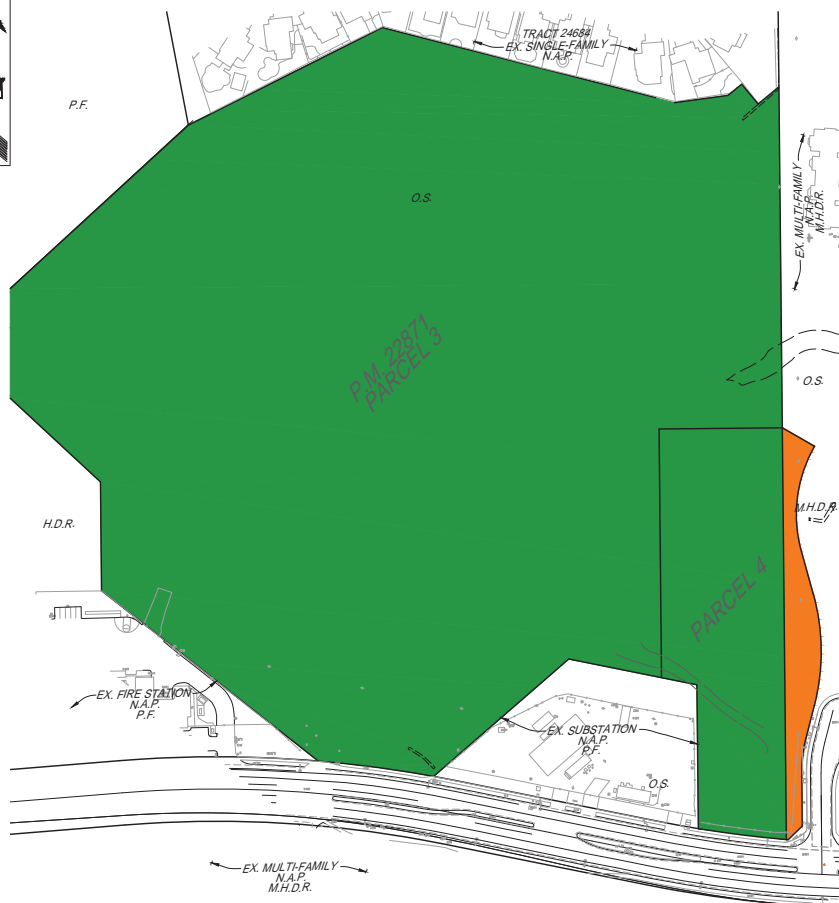
253-240-028-6  
253-240-028-8

#### SURROUNDING GENERAL PLAN DES

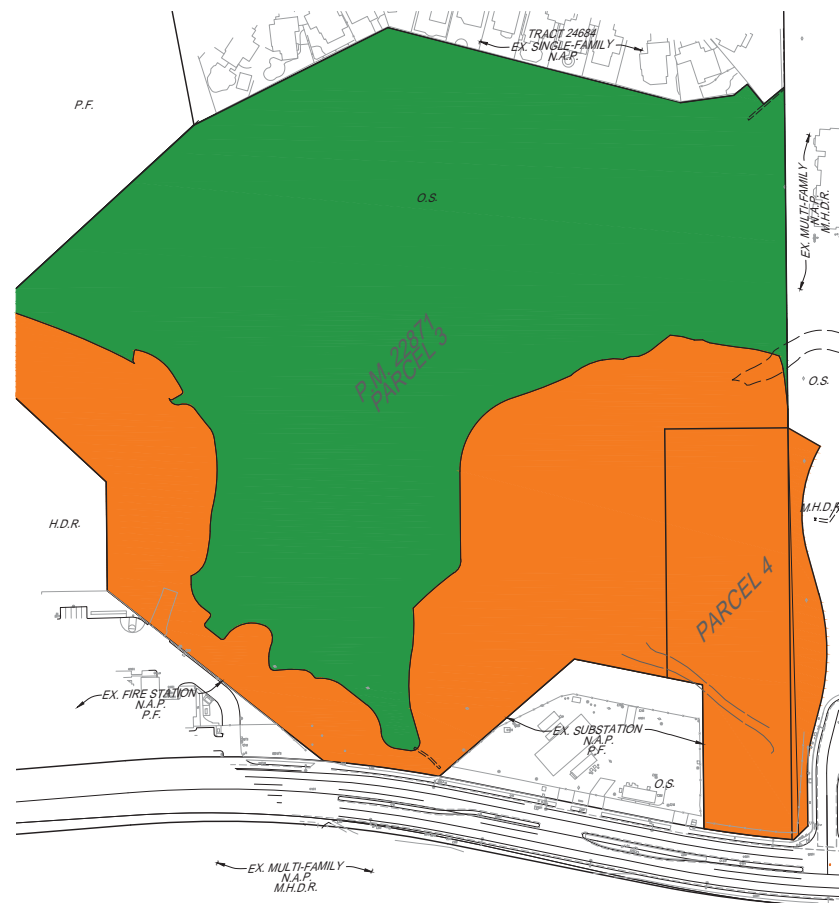
NORTH: R-1-8500 SINGLE FAMILY RESIDENTIAL  
EAST: R-3-3000 MULTI FAMILY RESIDENTIAL  
WEST: R-3-1500 MULTI FAMILY RESIDENTIAL  
SOUTH: R-1-7000 SINGLE FAMILY RESIDENTIAL &  
R-3-1500 MULTI FAMILY RESIDENTIAL

#### GENERAL PLAN DES. LEGEND

- OS OPEN SPACE
- PF PARK FACILITIES
- MDR MEDIUM DENSITY RESIDENTIAL
- MHDR MEDIUM HIGH DENSITY RESIDENTIAL
- HDR HIGH DENSITY RESIDENTIAL



EXISTING GENERAL PLAN DESIGNATION  
SCALE: 1"=100'

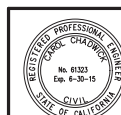
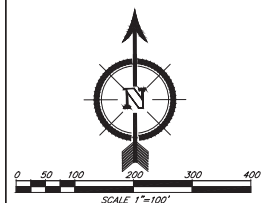


PROPOSED GENERAL PLAN DESIGNATION  
SCALE: 1"=100'

#### PROPERTY LEGAL DESCRIPTION

PARCEL A: (APN: 253-240-028)  
PARCEL 1 OF PARCEL MAP 22871, AS SHOWN BY MAP ON FILE IN PARCEL MAP BOOK 156, PAGES 50 THROUGH 54 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
TOGETHER WITH THAT PORTION OF PARCEL 2 OF SAID PARCEL MAP DESCRIPTION AS FOLLOWS:  
BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF SAID PARCEL 2;  
THENCE NORTH 00°04'10" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 580.83 FEET;  
THENCE SOUTH 51°09'34" WEST, A DISTANCE OF 45.20 FEET;  
THENCE 38°50'26" WEST, A DISTANCE OF 44.00 FEET;  
THENCE 51°09'34" WEST, A DISTANCE OF 30.00 FEET;  
THENCE SOUTH 82°46'08" WEST, A DISTANCE OF 91.83 FEET;

THENCE NORTH 75°00'00" WEST, A DISTANCE OF 33.80 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL 1 OF SAID PARCEL MAP 22871;  
THENCE SOUTH 00°04'10" WEST, ALONG THE EASTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 564.86 FEET TO THE NORTHWESTERLY CORNER OF PARCEL 4 OF SAID PARCEL MAP 22871;  
THENCE SOUTH 89°25'50" EAST, ALONG THE NORTHERLY LINE OF SAID PARCEL 4, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING.  
THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THE AT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED JUNE 22, 1990 AS INSTRUMENT NO. 90-232042 OF OFFICIAL RECORDS.  
PARCEL B: (APN: 253-260-020)  
PARCEL 4 OF PARCEL MAP 22871 AS SHOWN BY MAP ON FILE IN BOOK 156 OF PARCEL MAP PAGES 50 THROUGH 54 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



PREPARED BY:



SDH & ASSOCIATES INC.  
5225 CANYON CREST DRIVE 71439  
RIVERSIDE, CALIFORNIA 92507  
TEL: (951) 683-3691 FAX: (951) 788-2314

DATE: AUGUST 2014

SCALE: 1"=100'

DESIGNED BY:

P.L. NAIL AND CITY ENGINEER TAG IN THE SOUTHWEST CORNER OF A BRUSH ALONG THE WESTERLY CURB OF CANYON CREST DRIVE 17.5 FEET SOUTHWEST OF THE CORNER OF THE SOUTHWEST CORNER RETURN AT CENTRAL AVENUE AND CANYON CREST DRIVE.

CITY OF RIVERSIDE

GENERAL PLAN AMENDMENT

1  
OF  
1  
SHEETS