

Site 1

Project: Riverside Avenue Underpass Surplus
Por. APN: 225-091-067
Address: 6104 Riverside Avenue

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

Parcel 1 as shown on Record of Survey on file in Book 79, Page 57 of Records of Survey, Records of Riverside County, California;

EXCEPTING THEREFROM that portion lying Westerly of a line parallel and 45.00 feet Easterly as measured at right angles to the centerline of Riverside Avenue.

RESERVING THEREFROM an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of Electric Energy Distribution and Telecommunication Facilities, together with all necessary appurtenances, in, under, upon, over and along that portion of said Parcel 1, lying within a strip of land 10.00 feet in width, the centerline of which is described as follows:

BEGINNING at a point on the Northerly line of the said Parcel 1 being the intersection of a line parallel and 47.00 feet Easterly, as measured at right angles, from said centerline of Riverside Avenue;

Thence South 00°08'00" West, along said parallel line, a distance of 70.80 feet to the beginning of a tangent curve concave northeasterly, having a radius of 25.00 feet;

THENCE Southeasterly to the left along said curve an arc length of 20.06 feet through a central angle of 45°58'13";

THENCE South 45°50'13" East, a distance of 13.20 feet to the beginning of a tangent curve concave southwesterly, having a radius of 25.00 feet;

THENCE Southeasterly to the right along said curve an arc length of 20.06 feet through a central angle of 45°58'13";

THENCE South 00°08'00" West, along a line parallel to said centerline of Riverside Avenue, a distance of 0.35 feet more or less to the Southeasterly line of said Parcel 1 and the **END** of this centerline description;

The sidelines of said strip of land shall be lengthened or shortened to terminate in said Northerly line of Parcel 1 and the Southeasterly line of said Parcel 1;

ALSO RESERVING THEREFROM an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of Sanitary Sewer Facilities, together with all necessary appurtenances, in, under, upon, over and along that portion of said Parcel 1, lying within a strip of land 10.00 feet in width, the centerline of which is described as follows:

BEGINNING at a point on the Northerly line of said Parcel 1 being the intersection of a line parallel and 54.00 feet Easterly, as measured at right angles, from said centerline of Riverside Avenue;

Thence South 00°08'00" West, along said parallel line, a distance of 60.00 feet to the **END** of this centerline description.

The sidelines of said strip of land shall be lengthened or shortened to terminate in said Northerly line of Parcel 1 and shall terminate at right angle to the **END** of said centerline description.

ALSO RESERVING THEREFROM an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of Waterline Facilities, together with all necessary appurtenances, in, under, upon, over and along that portion of said Parcel 1, lying within a strip of land 10.00 feet in width, the centerline of which is described as follows:

BEGINNING at a point on the Northerly line of said Parcel 1 being the intersection of a line parallel and 65.00 feet Easterly, as measured at right angles, from said centerline of Riverside Avenue;

Thence South 00°08'00" West, along said parallel line, a distance of 12.00 feet to the **END** of this centerline description.

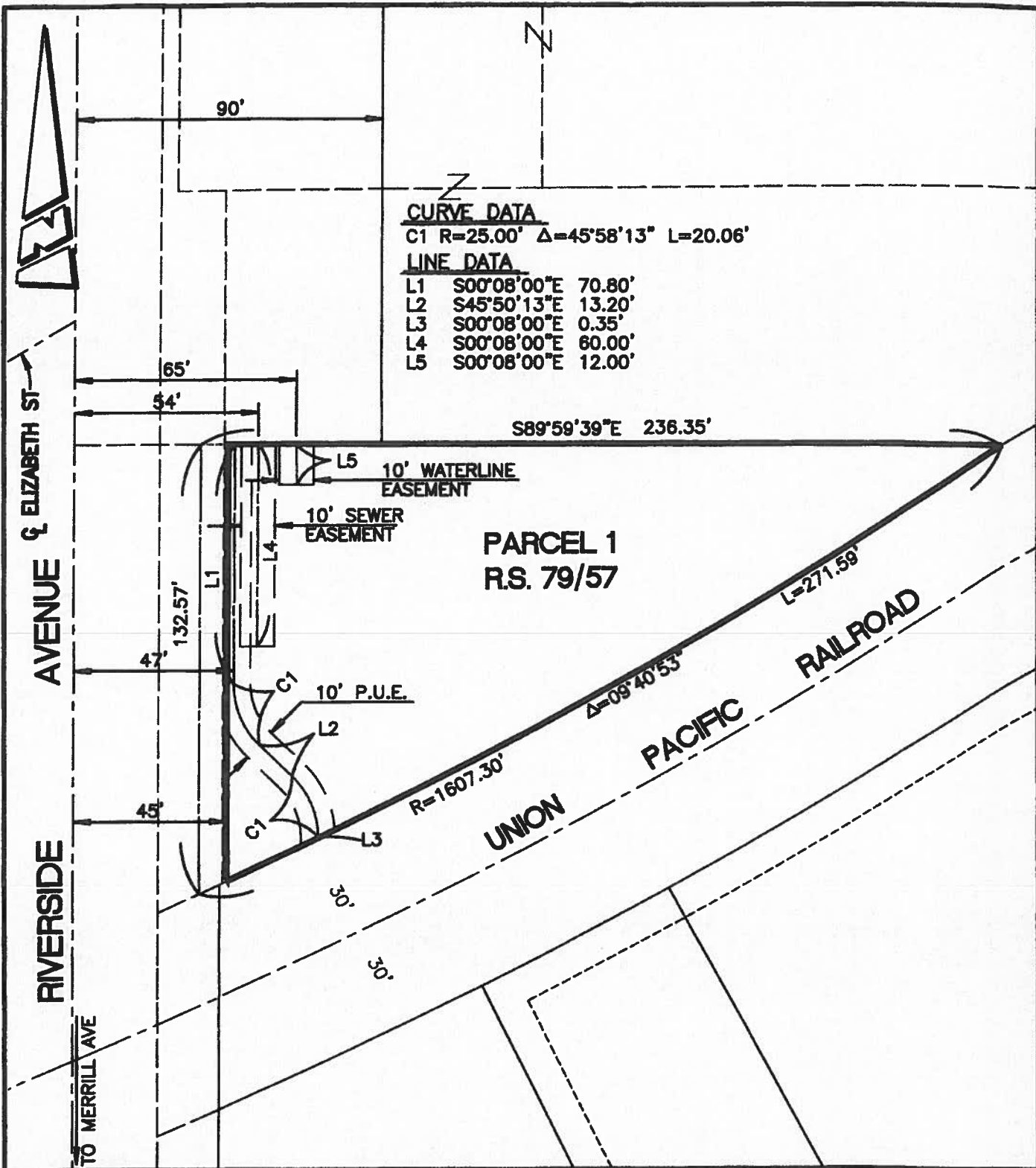
The sidelines of said strip of land shall be lengthened or shortened to terminate in said Northerly line of Parcel 1 and shall terminate at right angle to the **END** of said centerline description.

Area – 15,662 S.F. (0.36 Ac.) 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 3/1/17 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"=40'

DRAWN BY: CURT

DATE: 3/1/17

SUBJECT: RIVERSIDE AVE UNDERPASS SURPLUS - 225-091-067