

Site 2

Project: Riverside Avenue Underpass Surplus
Por. A.P.N.: 225-074-012

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

Lot 40 of Del-Ray Tract, Unit No. 3, as shown by map on file in Book 7, Page 11 of Maps, Records of Riverside County California.

EXCEPTING therefrom the Northwest 3.00 feet of said Lot 40.

ALSO EXCEPTING therefrom that portion of said Lot 40 conveyed to the City of Riverside by a grant deed recorded October 13, 1971 as Instrument No. 116053, of Official Records of Riverside County, California.

ALSO EXCEPTING therefrom that portion of said Lot 40 lying Easterly of the following described line:

COMMENCING at the southeast corner of said Lot 40, said corner also being the beginning of a non-tangent curve, concave to the northwest and having a radius of 1587.30 feet, the initial radial line bears South 22°23'23" East;

Thence Southwest long said curve to the right, an arc length of 14.05 feet thru a central angle of 0°30'25" to a line that is parallel and 43.00 feet west, as measured at right angles to the centerline of Riverside Avenue and to the **BEGINNING** of this line description;

Thence North 00°08'00" East, Along said parallel line a distance of 2.44 feet;

Thence North 01°48'32" East, a distance of 65.15 feet;

Thence South 88°11'28" East, a distance of 3.00 feet;

Thence North 01°48'32" East, a distance of 33.69 feet, more or less, to a point on the West line of said parcel conveyed to the City of Riverside and the **END** of this line description.

RESERVING THEREFROM an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of Retaining Wall and Footing Facilities, together with all necessary appurtenances, in, under, upon, over and along that portion of the above described parcel lying Northerly and Northeasterly of the following described line:

COMMENCING at the southeast corner of said Lot 40, said corner also being the beginning of a non-tangent curve, concave to the northwest and having a radius of 1587.30 feet, the initial radial line bears South 22°23'23" East;

Thence Southwest long said curve, an arc length of 14.05 feet thru a central angle of $0^{\circ}30'25''$ to a line that parallel and 43.00 feet west, as measured at right angles to the centerline of Riverside Avenue;

Thence North $00^{\circ}08'00''$ East, Along said parallel line a distance of 2.44 feet;

Thence North $01^{\circ}48'32''$ East, a distance of 64.15 feet to the **BEGINNING** of this line description;

Thence North $88^{\circ}11'52''$ West, a distance of 4.50 feet;

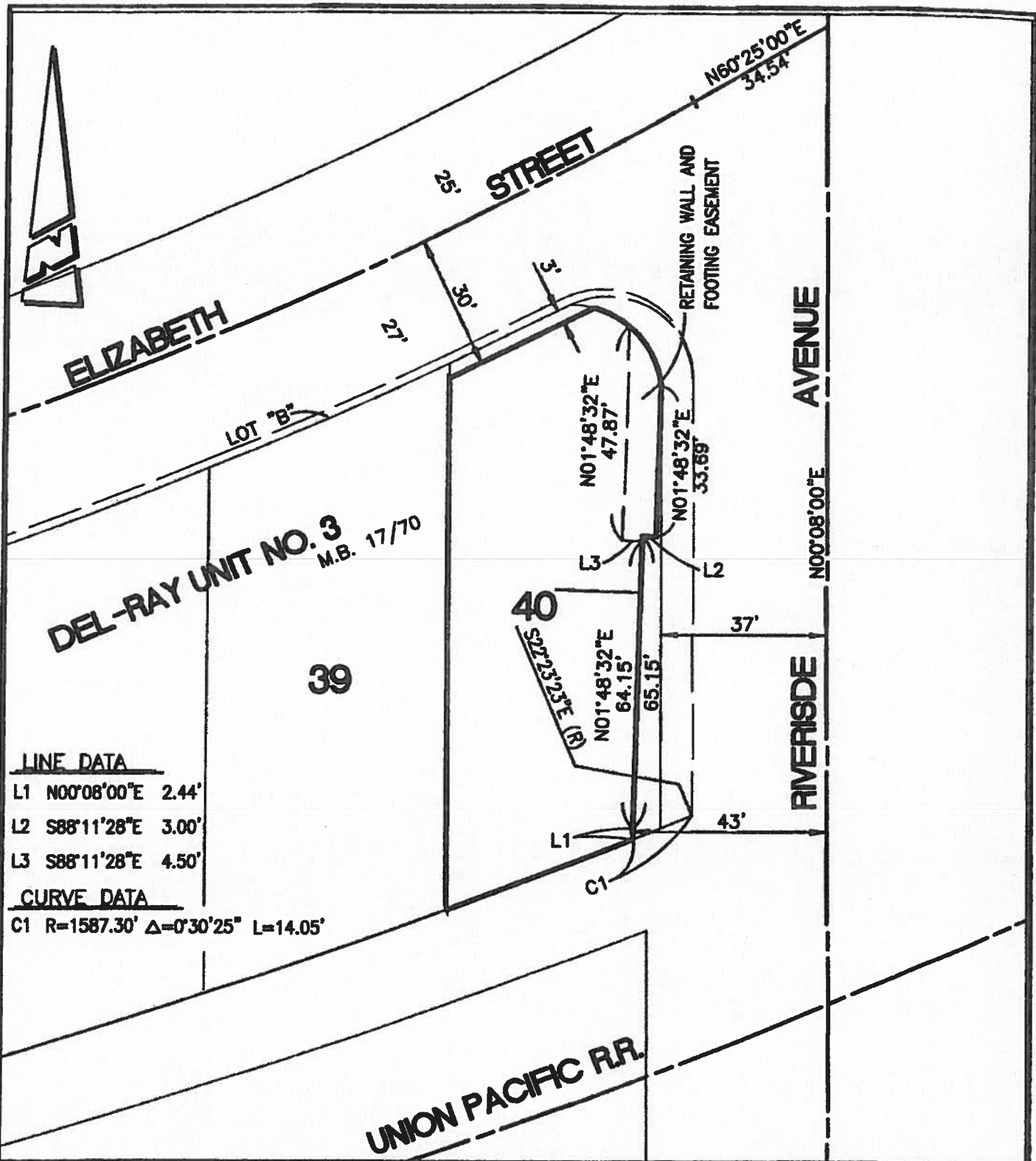
Thence North $01^{\circ}48'32''$ East, a distance of 47.87 feet, more or less, to a point on the West line of said parcel conveyed to the City of Riverside and the **END** of this line description.

Area – 5,199 S.F. (0.12 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. CS
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"=30'

DRAWN BY: CURT

DATE: 3/1/17

SUBJECT: RIVERSIDE AVENUE UNDERPASS SURPLUS - 225-074-012