

EXHIBIT "A"
LEGAL DESCRIPTION

Project: Stalder Building – Summary Alley Vacation

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

That portion of Block 6, Range 7 of the Town of Riverside, as shown by map on file in Book 7, Page 17 of Maps, records of San Bernardino County, California described as follows:

COMMENCING at the most southerly corner of said Block 6, Range 7;

Thence northwesterly along the northeast line of Mission Inn Avenue (formerly 7th Street), a distance of 157.50 feet to the southeast corner of that certain Alley, 15.00 feet in width, as described in documents recorded October 17, 1891, in Volume 138, Page 306 of Deeds, and in Volume 139, Page 208 of Deeds, both records of San Bernardino County, California, and to the **POINT OF BEGINNING**;

Thence continuing along said northeast line, a distance of 15.00 feet to the southwest corner of said Alley;

Thence northeasterly along the northwest line of said Alley, a distance of 131.00 feet;

Thence Southeasterly, at right angles to said northwest line, a distance of 4.50 feet to the beginning of a tangent curve, concave westerly, having a radius of 15.00 feet,

THENCE Southeasterly to the right along said curve an arc length of 23.56 feet through a central angle of 90°00'00" to a line parallel with and distant 4.25 feet southeasterly, measured at right angles from the southeasterly line of said Alley;

Thence southwesterly along said parallel line a distance of 15.00 feet more or less to the northeast line of Parcel 2 of City of Riverside Certificate of Compliance CO-P13-0395 recorded October 29, 2013 as Document No. 2013-0513865 of Official Records of Riverside County, California;

Thence northwest along said northeast line, a distance of 4.25 feet to the northwest corner thereof and the southeast line of said Alley;

Thence southwesterly along said southeast line of the Alley, a distance of 101.00 feet to the **POINT OF BEGINNING**.

Area – 2,044.2 S.F. more or less

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

 6/19/17 Prep. 
Curtis C. Stephens, L.S. 7519 Date



6TH

STREET

MAIN STREET
(PEDESTRIAN MALL)

BLOCK 6, RANGE 7
TOWN OF RIVERSIDE
M.B. 7/17 S.B. CO.

PARCEL 1

157.5'

PARCEL 2

PARCEL 3

10/27/1891 138/306 & 139/208 DEEDS S.B. CO.

A

-15.00'

4.25'

EXISTING 24' ALLEY EASEMENT
REC. 6/23/93, INST #244167

PAR 2
CO-P13-0395
#2013-0513865

157.5'

P.O.B.

P.O.C.

MISSION INN AVENUE

CURVE DATA

(A) $R=15.00'$ $\Delta=90^{\circ}00'00''$ $L=23.56'$

• 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"=60'

DRAWN BY: CURT

DATE: 6/19/17

SUBJECT: STALDER BUILDING – SUMMARY ALLEY VACATION