

Site 1 Legal Description and Plat Map - Tyler Street northwest of Bonita Avenue

EXHIBIT "A"
LEGAL DESCRIPTION

Address: Vacant Land - Tyler St., Northwest of Bonita Ave
Por. A.P.N. 143-140-008

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

Lot 1 of Castle Homes, as shown by map on file in Book 36, Pages 17 and 18 of Maps, records of Riverside County, California;

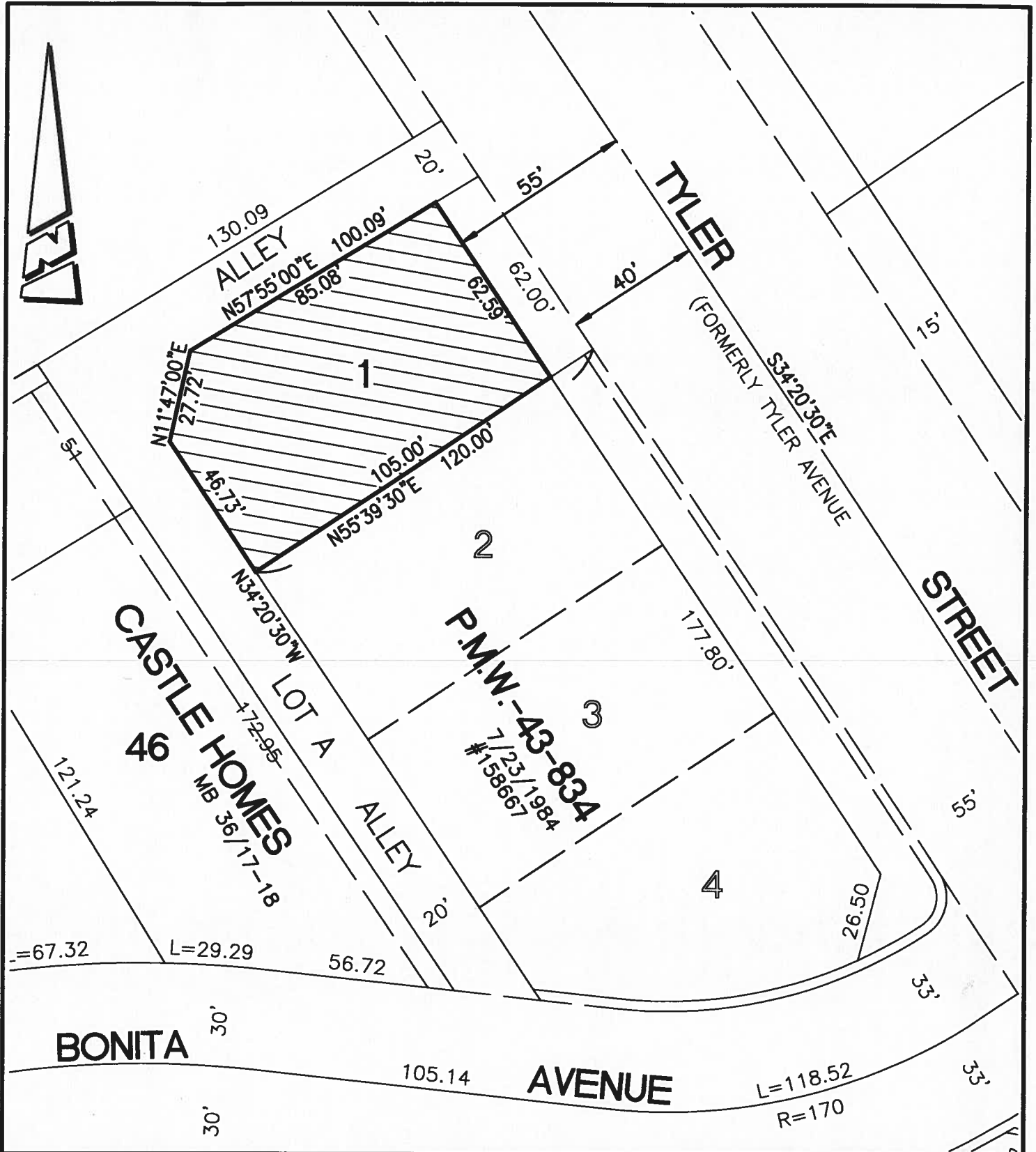
EXCEPTING THEREFROM the northeasterly 15.00 feet thereof.

Area – 6,589 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.

 6/7/17 Prep. 
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: 6/07/17

SUBJECT: TYLER WIDENING SURPLUS - 143-140-008

Site 2 Legal Description and Plat Map - 10271 to 10281 Adobe Avenue

EXHIBIT "A"
LEGAL DESCRIPTION

Address: 10271 – 10281 Adobe Avenue
Por. A.P.N. 145-021-006

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

Lot 4 in Block 48 of La Granada, as shown by map on file in Book 12, Pages 42 to 51 inclusive of Maps, records of Riverside County, California;

EXCEPTING THEREFROM that portion described as follows:

BEGINNING at the most northerly corner of said Lot 4;

THENCE southeasterly, on the northeasterly line of said Lot 4, a distance of 60.00 feet;

THENCE southwesterly, parallel with the northwesterly line of said Lot 4, a distance of 46.00 feet;

THENCE northwesterly, parallel with the northeasterly line of said Lot 4, a distance of 60.00 feet to the northwesterly line thereof;

Thence northeasterly, on the northwesterly line of said Lot, a distance of 46.00 feet to the **POINT OF BEGINNING**.

ALSO EXCEPTING THEREFROM that portion described as follows:

BEGINNING at the most westerly corner of said Lot 4;

THENCE South 34°20' East, along the southwesterly line of said Lot 4, a distance of 151.00 feet to the most southerly corner thereof;

THENCE North 55°40' East, along the southeasterly line of said Lot, a distance of 130.00 feet to the most easterly corner thereof;

THENCE North 34°20' West, along the northeasterly line of said Lot 4, a distance of 8.00 feet to a line parallel with and distant 33.00 feet northwesterly, measured at right angles from the centerline of Adobe Avenue (formerly Corta Avenue) as shown on said La Granada;

Thence South 55°40' West, along said parallel line, a distance of 92.00 feet;

Thence North 83°19'27" West, a distance of 30.48 feet to a line parallel with and distant 55.00 feet northeasterly, measured at right angles from the centerline of Tyler Street (formerly Tyler Avenue) as shown on said La Granada;

Thence North 34°20' West, along said parallel line, a distance of 123.00 feet to the northwest line of said Lot 4;

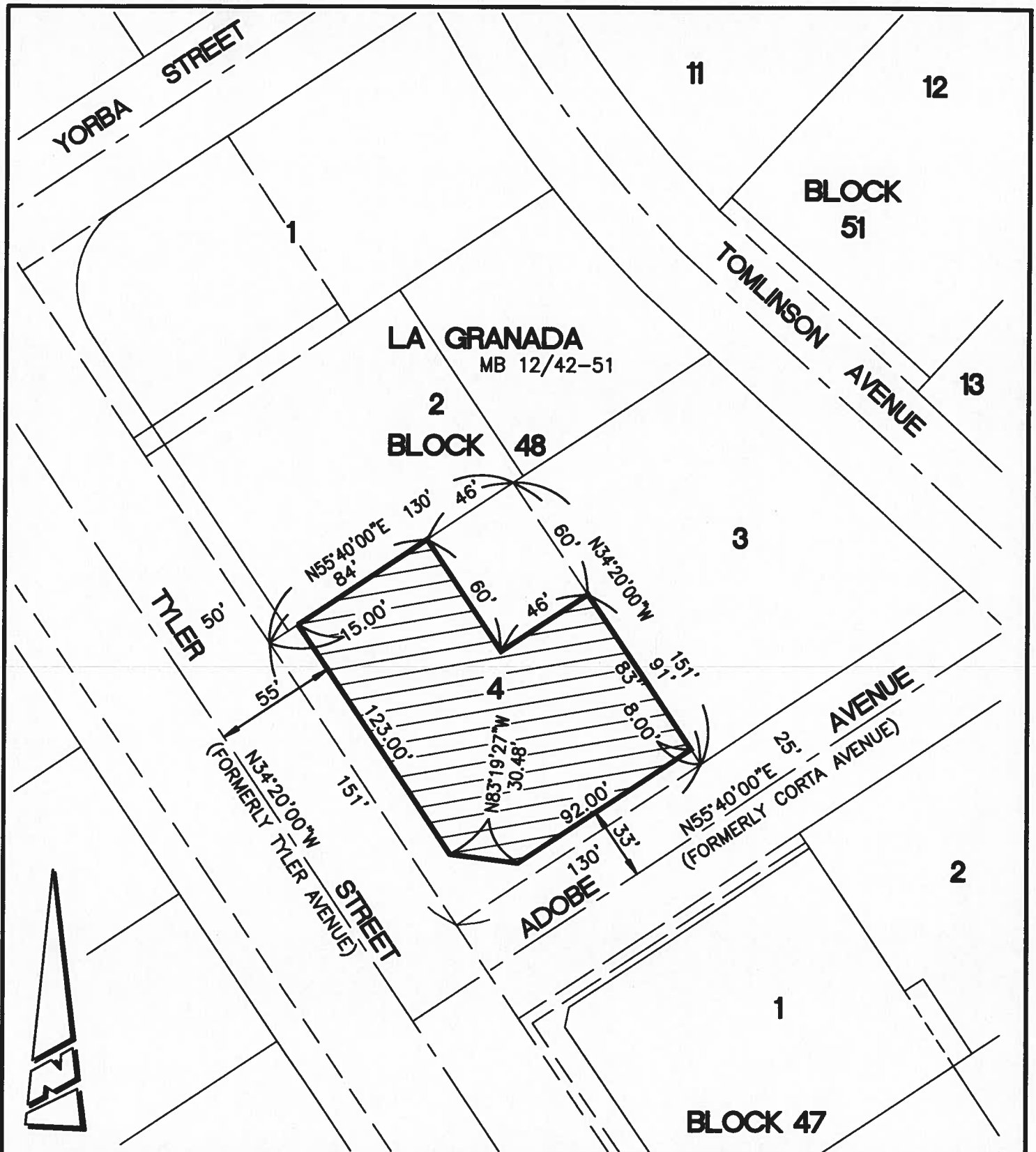
Thence South 55°40' West, along said northwest line, a distance of 15.00 feet to the **POINT OF BEGINNING.**

Area – 13,455.0 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.

Curtis C. Stephens 6/7/07 Prep. (Signature)
Curtis C. Stephens, L.S. 7519 Date





• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 1 OF 1

SCALE: 1"=60'

DRAWN BY: CURT

DATE: 6/05/17

SUBJECT: TYLER WIDENING SURPLUS - APN 145-021-006

Site 3 Legal Description and Plat Map - 10307 Cook Street

EXHIBIT "A"
LEGAL DESCRIPTION

Address: 10307 Cook Street
A.P.N. 147-281-022

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

Lot 11 in Block 11 of La Granada, as shown by map on file in Book 12, Pages 42 to 51 of Maps, Records of Riverside County California;

EXCEPTING THEREFROM the northwesterly 68.77 feet measured along the southwesterly line of Tyler Street (formerly Tyler Avenue);

ALSO EXCEPTING THERFROM that portion lying southwesterly of the northeasterly 79.50 feet as measured along the north line of Cook Avenue;

TOGETHER with the northwesterly 10.00 feet of Cook Avenue as shown on said La Granada adjacent to the above described parcel, as vacated by the Riverside County Board of Supervisors, a Certified Copy of which was recorded October 15, 1948 as Instrument No. 360 of Official Records of said Riverside County;

EXCEPTING THERFROM that portion of the above described parcel lying northeasterly, easterly and southeasterly of the following described Line:

BEGINNING at the intersection of the northwest line of the above described parcel and a line parallel with and distant 55.00 feet southwesterly, as measured at right angles to the centerline of Tyler Street as shown on said La Granada;

Thence South $30^{\circ}19'00''$ East, along said parallel line, a distance of 85.08 feet;

Thence South $08^{\circ}03'05''$ West, a distance of 30.11 feet to a point on a line parallel with and distant 33.00 feet northwesterly, as measured at right angles to the centerline of Cook Avenue as shown on said La Granada and the beginning of a non-tangent curve concave southeast, having a radius of 2897.63 feet, a radial line to said point bears North $40^{\circ}39'28''$ West;

THENCE Southwesterly to the left along said curve and said parallel line, an arc length of 30.08 feet through a central angle of $00^{\circ}35'41''$ to the southwest line of the above described parcel and to the END of this Line description.

Area – 4,839.3 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.



Curtis C. Stephens, L.S. 7519

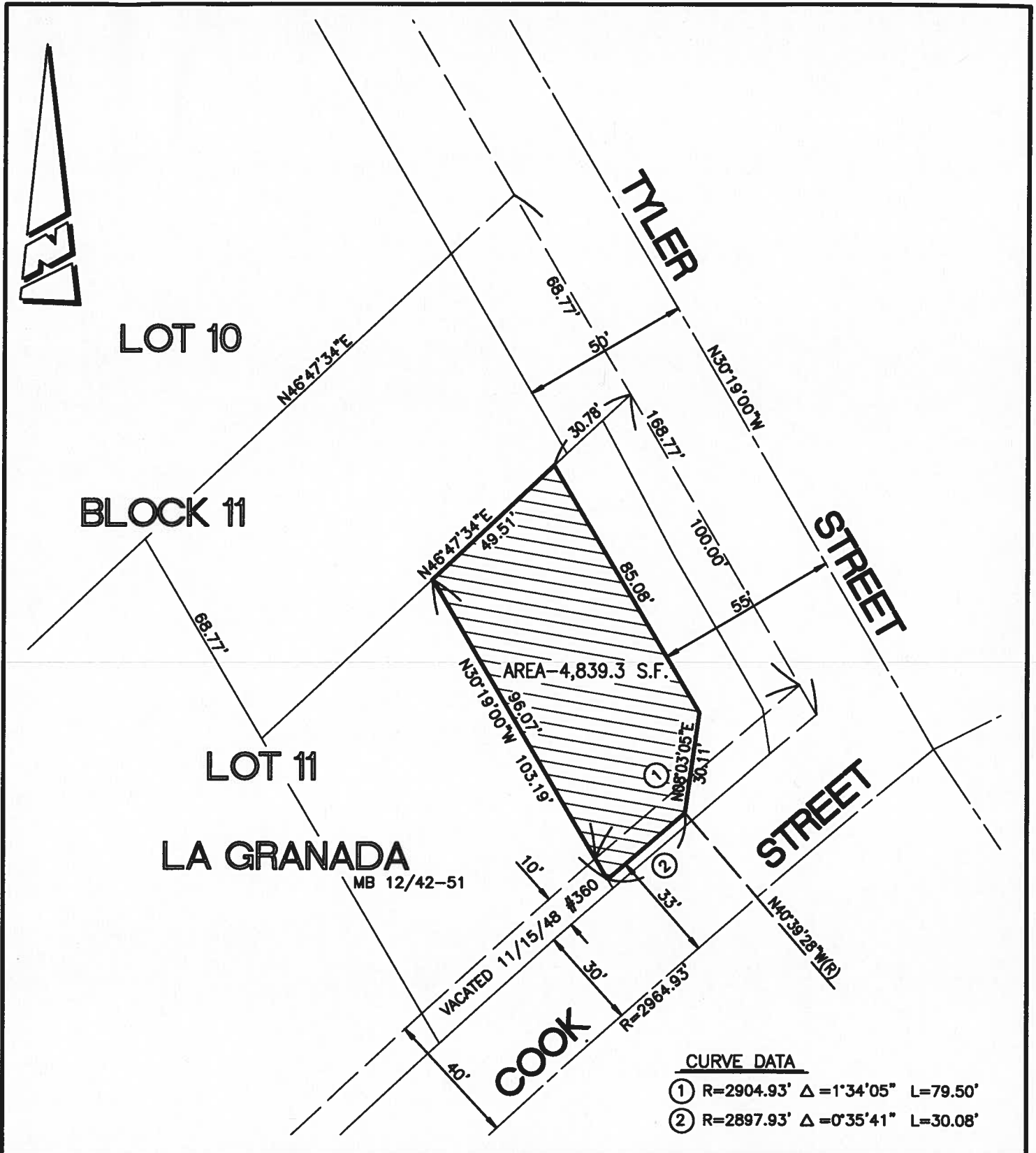
4/25/17

Date

Prep.







• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 1 OF 1

SCALE: 1"=40'

DRAWN BY: CURT

DATE: 4/24/17

SUBJECT: TYLER WIDENING SURPLUS - APN 147-281-022