

**“EXHIBIT A”  
LEGAL DESCRIPTION – CHANGE OF ZONE  
FROM: R-1-7000 – SINGLE FAMILY RESIDENTIAL  
TO: R-1-7000 – SINGLE FAMILY RESIDENTIAL WITH MOBILE HOME OVERLAY**

**APN 142-170-001  
ADDRESS: 4000 PIERCE STREET**

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ALL THAT PORTION OF LOT 10 OF BLOCK 4, LOT “A”, AND PIERCE STREET OF LA SIERRA GARDENS AS SHOWN BY MAP ON FILE IN BOOK 11, OF MAPS AT PAGES 42 THROUGH 50, INCLUSIVE, TOGETHER WITH PARCEL 1 OF PARCEL MAP RECORDED IN BOOK 3 OF PARCEL MAPS, AT PAGE 84, BOTH MAPS BEING RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

**BEGINNING AT THE MOST SOUTHERLY CORNER OF PARCEL 1 AS SHOWN ON SAID PARCEL MAP;**

**THENCE ALONG THE EXTERIOR BOUNDARY LINES OF SAID PARCEL 1, THE FOLLOWING FOUR COURSES:**

- 1) NORTH 34° 22' 45" WEST, A DISTANCE OF 1,638.59 FEET;
- 2) NORTH 55° 40' 30" EAST, A DISTANCE OF 1,051.04 FEET;
- 3) SOUTH 34° 19' 30" EAST, A DISTANCE OF 630.17 FEET;
- 4) NORTH 55° 40' 30" EAST, A DISTANCE OF 286.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF PIERCE STREET AS SHOWN ON SAID PARCEL MAP;

THENCE SOUTH 34° 19' 30" EAST, ALONG PIERCE STREET, A DISTANCE OF 509.64 FEET TO THE NORTHWESTERLY CORNER OF AREA 5-B AS DESCRIBED IN QUITCLAIM DEED RECORDED ON MAY 29, 2003 AS DOCUMENT NO. 2003-384139, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 68° 48' 19" EAST, ALONG THE NORTHERLY LINE OF SAID AREA 5-B, A DISTANCE OF 33.69 FEET TO THE NORTHEASTERLY CORNER THEREOF, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1255.00 FEET AND TO WHICH A RADIAL LINE BEARS SOUTH 68° 48' 19" WEST;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05° 44' 20", A DISTANCE OF 125.70 FEET TO THE SOUTHEASTERLY CORNER OF SAID AREA 5-B, BEING ON THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF PARCEL 2 OF SAID PARCEL MAP;

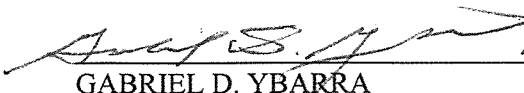
THENCE SOUTH 55° 40' 45" WEST, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 210.43 FEET TO THE MOST WESTERLY CORNER THEREOF;

THENCE SOUTH 34° 19' 15" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 474.49 FEET TO THE MOST SOUTHERLY CORNER THEREOF. SAID CORNER ALSO BEING THE MOST EASTERLY CORNER OF PARCEL 1 OF SAID PARCEL MAP;

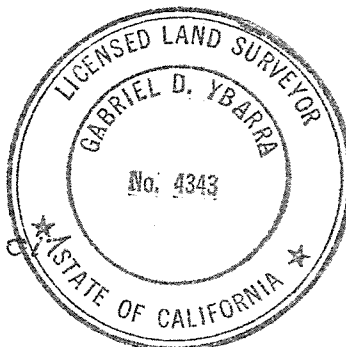
THENCE ALONG THE EXTERIOR BOUNDARY LINES OF SAID PARCEL 1, THE FOLLOWING SIX COURSES:

- 1) SOUTH 30° 40' 10" WEST, A DISTANCE OF 18.53 FEET;
- 2) NORTH 89° 35' 13" WEST, A DISTANCE OF 31.25 FEET;
- 3) SOUTH 30° 40' 10" WEST, A DISTANCE OF 120.40 FEET;
- 4) SOUTH 73° 23' 10" WEST, A DISTANCE OF 59.63 FEET TO THE BEGINNING OF TANGENT CURVE, CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 2057.00;
- 5) SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12° 56' 34", A DISTANCE OF 464.66 FEET;
- 6) SOUTH 60° 26' 36" WEST, A DISTANCE OF 473.92 FEET TO THE **POINT OF BEGINNING.**

PREPARED UNDER THE SUPERVISION OF:


  
GABRIEL D. YBARRA  
L.S. 4343  
REG. EXP. 06-30-18

11-28-2017  
DATE



DESCRIPTION APPROVAL:

PAGE 2 OF 2

  
CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

11/21/17  
DATE

# LEGAL PLAT

FROM: R-1-7000, SINGLE FAMILY RESIDENTIAL

TO: R-1-7000 SINGLE FAMILY RESIDENTIAL WITH MOBILEHOME OVERLAY  
P.M. 150/42

M.B. 148/4-6

P.O.B.

**PARCEL 1**  
46.10 ACRES NET

THE RIVERSIDE MEADOWS  
MOBILE HOME PARK

P.M. 3/84

LA SIERRA GARDENS  
M.B. 11/42-50

R.S. 31/89-91

AREA 5-B  
PER INST. No.  
2003-384139

PIERCE STREET

RIVERWALK

PARKWAY

P.M. 212/69-70

M.B. 289/27-36

P.M. 222/16

## LINE DATA

(N)	BEARING	DISTANCE
①	N 34°22'45" W	1638.59'
②	N 55°40'30" E	1051.04'
③	S 34°19'30" E	630.17'
④	N 55°40'30" E	286.00'
⑤	S 34°19'30" E	509.64'
⑥	N 68°48'19" E	33.69'
⑦	S 55°40'45" W	210.43'
⑧	S 34°19'15" E	474.49'
⑨	S 30°40'10" W	18.53'
⑩	N 89°35'13" W	31.25'
⑪	S 30°40'10" W	120.40'
⑫	S 73°23'10" W	59.63'
⑬	S 60°26'36" W	473.92'

## CURVE DATA

(N)	DELTA	RADIUS	LENGTH	TANGENT
①	5°44'20"	1255.00'	125.70'	62.91'
②	12°56'34"	2057.00'	464.66'	233.33'



PREPARED UNDER THE SUPERVISION OF:

*Gabriel D. Ybarra* 11/20/17  
GABRIEL D. YBARRA L.S. 4343 DATE

W.O. 16-55

**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

CASE No. P17-0513

SCALE: 1" = 300'

DRAWN BY: M.B.

DATE: 11/8/17

SUBJECT: A.P.N. 142-170-001 4000 PIERCE STREET