

“EXHIBIT A”
LEGAL DESCRIPTION – CHANGE OF ZONE
FROM: R-1-7000 – SINGLE FAMILY RESIDENTIAL
TO: 0 – OFFICE
TO: O-S-1 – OFFICE & BUILDING STORIES OVERLAY ZONES

APN 227-263-010

ADDRESS: 4838 ARLINGTON AVENUE

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ALL THAT PORTION OF LOT 11 OF BLOCK 17 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1, OF MAPS AT PAGE 72, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT 11, DISTANT NORTH 89°21' 30" EAST, A DISTANCE OF 528.21 FEET FROM THE MOST WESTERLY CORNER OF LOT 6 IN SAID BLOCK 17;

THENCE SOUTH 0°38' 30" EAST, A DISTANCE OF 160.00 FEET;

THENCE NORTH 89°21' 30" EAST, A DISTANCE OF 90.00 FEET;


THENCE NORTH 0°38' 30" WEST, A DISTANCE OF 160.00 FEET;

THENCE SOUTH 89°21' 30" WEST, A DISTANCE OF 90.00 FEET TO **THE POINT OF BEGINNING.**

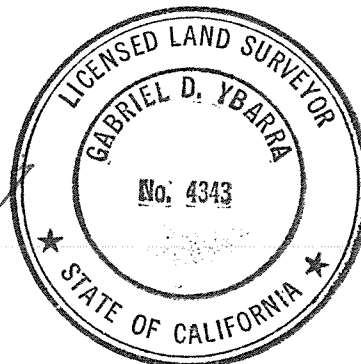
EXCEPTING THEREFROM THE NORTHERLY 27.00 FEET THEREOF INCLUDED IN ARLINGTON AVENUE.

SAID PROPERTY IS ALSO SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 15 OF RECORDS OF SURVEY, AT PAGE 25, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.


PREPARED UNDER THE SUPERVISION OF:


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

11-8-2017
DATE



DESCRIPTION APPROVAL:


CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR
11/16/17
DATE

LEGAL PLAT

FROM: R-1-7000, SINGLE FAMILY RESIDENTIAL

TO: O, OFFICE

TO: O-S-1 - OFFICE & BUILDING STORIES OVERLAY ZONES

LINE DATA

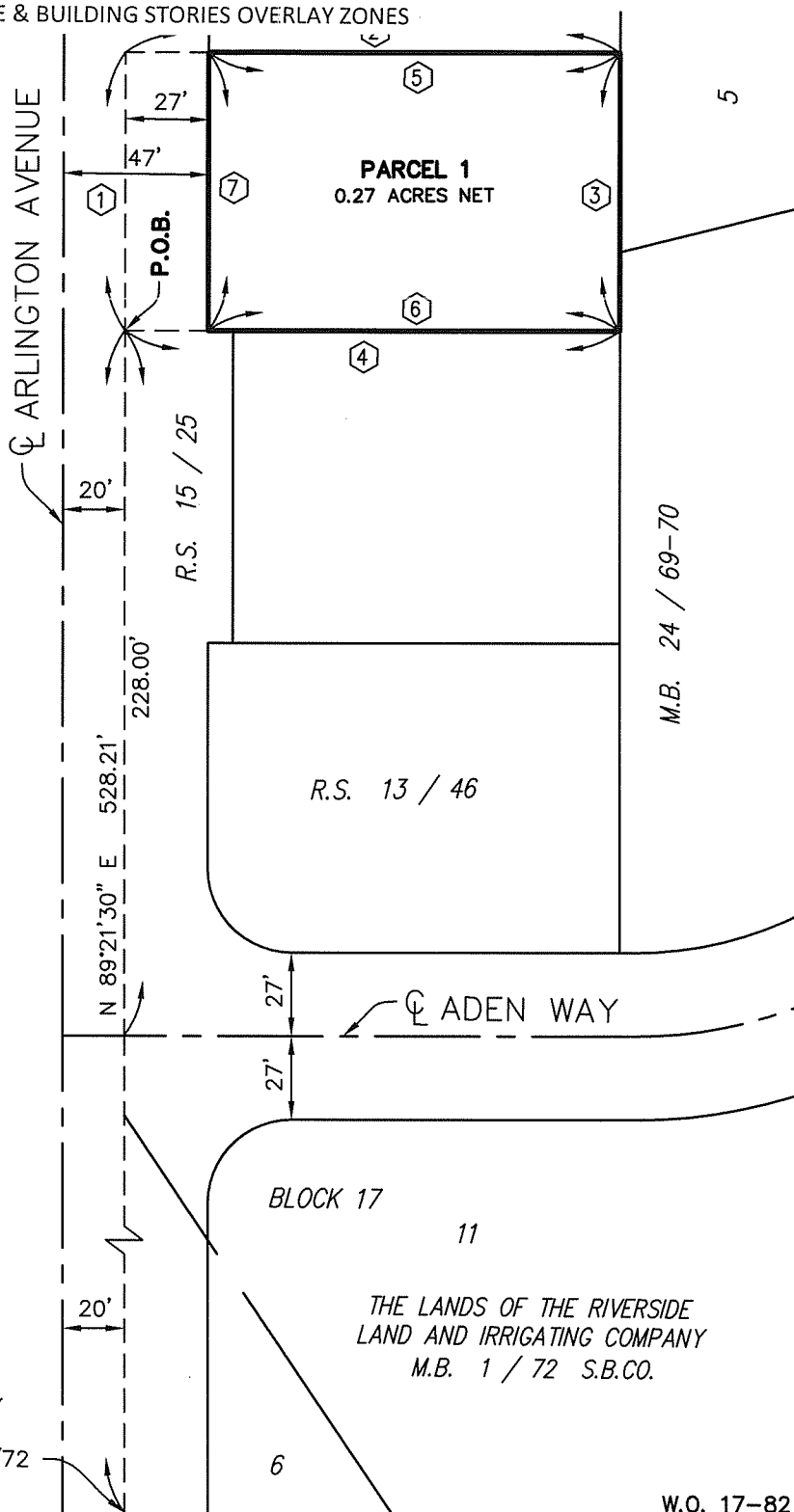
N	BEARING	DISTANCE
①	S 89°21'30" W	90.00'
②	N 00°38'30" W	160.00'
③	N 89°21'30" E	90.00'
④	S 00°38'30" E	160.00'
⑤	N 00°38'30" W	133.00'
⑥	N 00°38'30" W	133.00'
⑦	N 89°21'30" E	90.00'



PREPARED UNDER THE SUPERVISION OF:

Gabriel D. Ybarra 11/8/17
GABRIEL D. YBARRA L.S. 4343 DATE

MOST WESTERLY
CORNER LOT 6
BLOCK 17 M.B. 1/72
S.B.CO.



W.O. 17-82

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. P17-0478

SCALE: 1" = 60'

DRAWN BY: M.B.

DATE: 11/8/17

SUBJECT: A.P.N. 227-263-010 4838 ARLINGTON AVE