

EXHIBIT "A"
LEGAL DESCRIPTION – CHANGE OF ZONE
FROM: R-1-1/2 – SINGLE FAMILY RESIDENTIAL ZONE
TO: R-1-10500 – SINGLE FAMILY RESIDENTIAL ZONE

Project: P18-0908
APN's: 168-340-005, 168-380-001, -002, -003
-004 & -005

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

PARCEL A - APN 168-340-005 – 12200 Knoefler Drive

That portion of Fractional Section 16, Township 3 South, Range 6 West, San Bernardino Meridian, as shown by Map of a Subdivision of a portion of Rancho La Sierra, as shown by map on file in Book 6, Page 70 of Maps, Records of Riverside County, California, described as follows:

COMMENCING at the Northeasterly corner of that 120 acre Tract in the Southwest portion of Fractional Section 15, Township 3 South, Range 6 West, San Bernardino Meridian, as shown by said Map of a Subdivision of a portion of Rancho La Sierra;

Thence South 0°20' East, on the Easterly line of said 120 acre Tract, 1602.3 feet;

Thence South 89°40' West, 971 feet;

Thence North 80°10' West, 200 feet;

Thence North 50°52' West, 145.36 feet to the Northeasterly Corner of the 3.21 acre parcel of land conveyed to Barbara M. Hare, et al., by deed recorded June 15, 1943 in Book 584, Page 487 of Official Records of Riverside County, California;

Thence South 21°35' West, on the Easterly line of said 3.21 acre parcel, 321.6 feet;

Thence North 76°32' West, on the Southerly line of said 3.21 acre parcel, 409 feet to the Westerly line of said 120 acre Tract;

Thence North 0°58' West on said Westerly line, 297.11 feet to the Northeasterly corner of that 6.98 acre Tract as conveyed to Kenneth Knoefler and Wanda L. Knoefler, his wife, by deed recorded May 2, 1945 in Book 669, Page 394 of Official Records of Riverside County, California;

Thence South 88°44' west on the Northerly line of said 6.98 acre Tract, 285.27 feet to the **TRUE POINT OF BEGINNING**;

Thence South 85°17'30" West, 200 feet to the Southwest corner of that certain parcel conveyed to Roger A. Evans and Eloise W. Evans, husband and wife, by deed recorded March 28, 1947 in Book 826, Page 274 of Official Records of Riverside County, California;

Thence South 4°42'30" East and parallel with the Westerly line of the 6.98 acre Tract conveyed to Kenneth Knoefler, et ux., 372.51 feet to the intersection of Land Conveyed to Virgil W. Morton and Laureen Morton, husband and wife, by deed recorded April 4, 1950 in Book 1161, Page 445 of Official Records of Riverside County, California, as said parcel is described by metes and bounds, prior to the reservation of the Westerly 25 feet for Road Purposes;

Thence Northeasterly, 200 feet more or less to a point which bears South 4°42'30" West, 109.39 feet from the Southeasterly corner of said parcel of land as conveyed to Virgil W. Morton, et ux.;

Thence North 4°42'30" East, 334.39 feet more or less to the **TRUE POINT OF BEGINNING**.

PARCEL B - APN 168-380-001 – 4449 Gilchrist Drive

Lot 1 of Tract No. 32741, as shown by map on file in Book 443, Pages 28 through 31 of Maps, Records of Riverside County California.

PARCEL C - APN 168-380-002 – 4437 Gilchrist Drive

Lot 2 of Tract No. 32741, as shown by map on file in Book 443, Pages 28 through 31 of Maps, Records of Riverside County California.

PARCEL D - APN 168-380-003 – 4425 Gilchrist Drive

Lot 3 of Tract No. 32741, as shown by map on file in Book 443, Pages 28 through 31 of Maps, Records of Riverside County California.

PARCEL E - APN 168-380-004 – 4415 Gilchrist Drive

Lot 4 of Tract No. 32741, as shown by map on file in Book 443, Pages 28 through 31 of Maps, Records of Riverside County California.

PARCEL F - APN 168-380-005 – 4405 Gilchrist Drive

Lot 5 of Tract No. 32741, as shown by map on file in Book 443, Pages 28 through 31 of Maps, Records of Riverside County California.

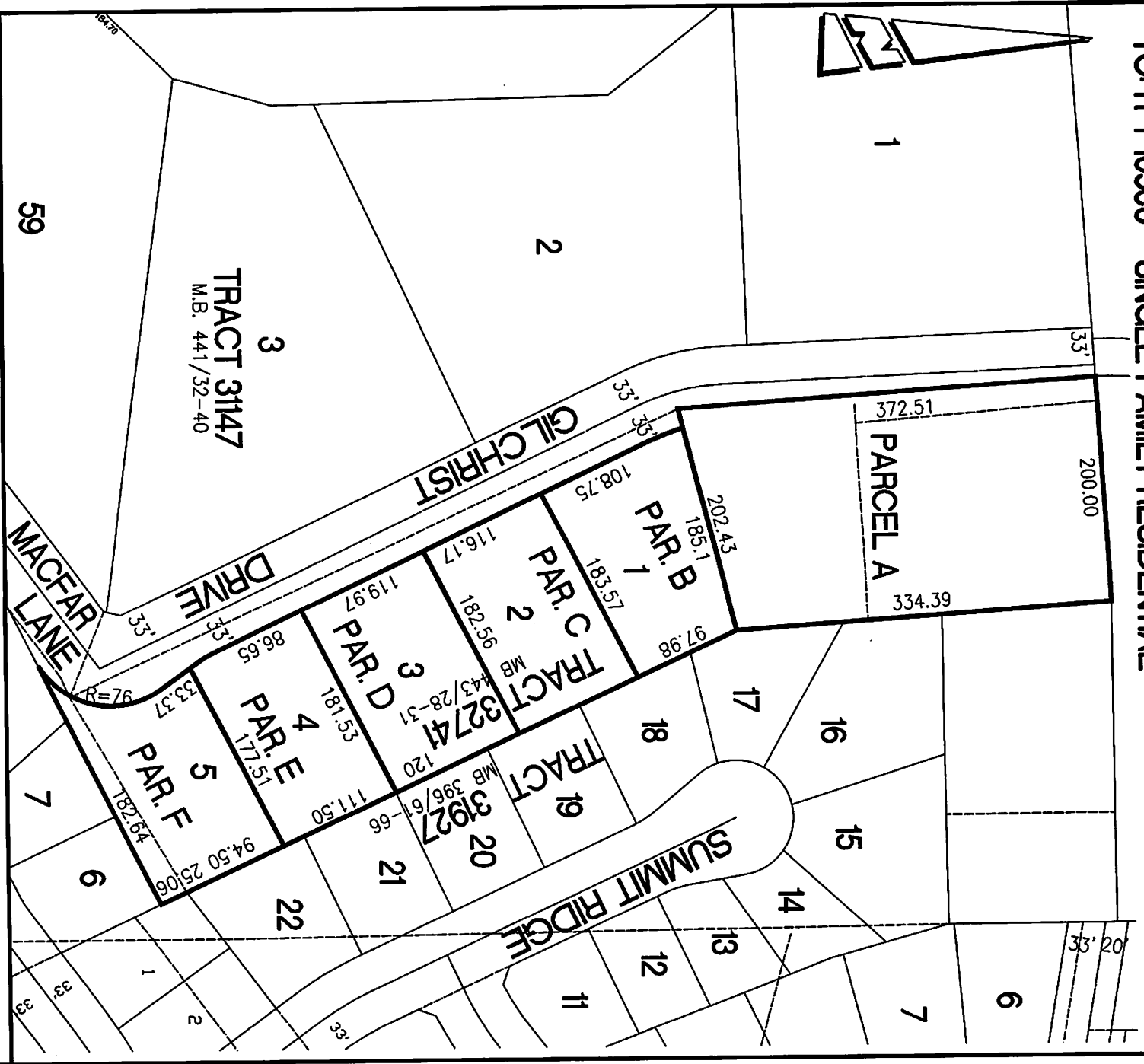
This description and plat were created for the purposes of a Rezoning only. This description and plat is not intended to create a separate parcel of real property and for the purpose of sale, lease or financing would be in violation of the California Subdivision Map Act and Local Ordinance regulating the division of real property.

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

Curtis C. Stephens 1/29/19 Prep. (2)
Curtis C. Stephens, L.S. 7519 Date



FROM: R-1-1/2 ACRE - SINGLE FAMILY RESIDENTIAL
TO: R-1-10500 - SINGLE FAMILY RESIDENTIAL



● 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: N.T.S. DRAWN BY: CURT DATE: 12/31/18 SUBJECT: P18-0908 (RZ) - REZONE

Exhibit 2 - Plat Map