

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING THE ZONING MAP OF THE CITY OF RIVERSIDE PURSUANT TO CHAPTER 19.090 OF THE RIVERSIDE MUNICIPAL CODE BY REZONING THE VACANT LAND KNOWN AS THE EXCHANGE PROJECT, FROM R-1-7000 – SINGLE FAMILY RESIDENTIAL ZONE, R-3-1500 – MULTI-FAMILY RESIDENTIAL ZONE, AND R-1-7000-WC – SINGLE FAMILY RESIDENTIAL – WATERCOURSE OVERLAY ZONES TO MU-U – MIXED USE URBAN ZONE AND CR – COMMERCIAL RETAIL ZONE.

The City Council of the City of Riverside, California, does ordain as follows:

Section 1: Pursuant to Chapter 19.090 of the Riverside Municipal Code, the Zoning Map of the City of Riverside is hereby amended by rezoning the vacant land known as the Exchange Project, from the R-1-7000 – Single Family Residential Zone, R-3-1500 – Multi-Family Residential Zone, and R-1-7000-WC – Single Family Residential – Watercourse Overlay Zones to the MU-U – Mixed Use Urban Zone and to the CR – Commercial Retail Zone, all the properties described and depicted in Exhibit “A” attached hereto and incorporated herein by reference, subject to all of the conditions, restrictions and covenants imposed under Planning Case No. P18-0092, which conditions, restrictions and covenants are incorporated herein by reference.

Section 2: The City Clerk shall certify to the adoption of this ordinance and cause publication once in a newspaper of general circulation in accordance with Section 414 of the Charter of the City of Riverside. This ordinance shall become effective on the 30th day after the date of its adoption.

Section 3: An Environmental Impact Report was prepared in connection with this action and has been certified concurrently with this action.

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1 ADOPTED by the City Council this _____ day of _____, 2019.

2
3 _____
4 WILLIAM R. BAILEY, III
5 Mayor of the City of Riverside

6 Attest:

7 _____
8 COLLEEN J. NICOL
9 City Clerk of the City of Riverside

10 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the
11 foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the
12 _____ day of _____, 2017, and that thereafter the said ordinance was duly and regularly
13 adopted at a meeting of the City Council on the _____ day of _____, 2019, by the
14 following vote, to wit:

15
16 Ayes:

17
18 Noes:

19 Absent:

20 Abstain:

21 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
22 City of Riverside, California, this _____ day of _____, 2019.

23
24 _____
25 COLLEEN J. NICOL
26 City Clerk of the City of Riverside

27 CA 19-0372 KJS 04/26/19
28

EXHIBIT "A"
LEGAL DESCRIPTION - CHANGE OF ZONE

APN

206-151-029, 206-151-036

209-020-022, 209-020-047, 209-020-048

209-060-023, 209-060-027, 209-060-028, 209-060-029, 209-060-030

209-070-015, 209-070-016

PARCEL "A"

FROM: R-1-7000

TO: MU-U

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

THOSE PORTIONS OF LOTS 51 AND 52 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS SHOWN BY MAP FILED IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF ORANGE STREET, SAID LINE BEING PARALLEL WITH AND 35.00 FEET SOUTHEASTERLY OF THE CENTERLINE OF SAID STREET PER MAP FILED IN BOOK 83, PAGES 94 THROUGH 97, INCLUSIVE OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, AND THE NORTHEASTERLY LINE OF STATE ROUTE 60 AS SHOWN ON SAID RECORD OF SURVEY, THE INTERSECTION POINT BEING DESCRIBED AS THE MOST WESTERLY CORNER OF VISTA STREET PER CITY OF RIVERSIDE RESOLUTION NO. 17672, RECORDED FEBRUARY 23, 1995 AS INSTRUMENT NO. 056345 OF OFFICIAL RECORDS;

THENCE SOUTH 74°16'27" EAST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 79.14 FEET TO AN ANGLE POINT THEREIN;

THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE, SOUTH 55°38'39" EAST, A DISTANCE OF 512.58 FEET TO AN ANGLE POINT THEREIN;

THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE, SOUTH 64°03'48" EAST, A DISTANCE OF 132.08 FEET TO A "1 INCH IRON PIPE WITH TAG, RCE 21740" PER SAID RECORD OF SURVEY AND THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 77°07'08" EAST, ON A DIRECT LINE BETWEEN SAID 1 INCH IRON PIPE AND THE MOST WESTERLY CORNER OF PARCEL 17754-01-01 PER RIGHT OF WAY MAP NO. 67308-02 ON FILE AT THE CALIFORNIA DEPARTMENT OF TRANSPORTATION, DISTRICT 8 OFFICE, A DISTANCE OF 722.82 FEET;

THENCE SOUTH 32°33'52" EAST, 79.48 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 221.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°38'48" AN ARC DISTANCE OF 106.88 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 60°12'40" EAST, 96.85 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAS A RADIUS OF 375.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°52'41" AN ARC DISTANCE OF 189.01 FEET ;

THENCE NON-TANGENT TO LAST SAID CURVE, SOUTH 3°56'26" WEST, 4.95 FEET TO THE MOST WESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND SHOWN AS SEGMENT "D" PER MAP OF RELINQUISHMENT FILED IN BOOK 3, PAGE 5 OF STATE HIGHWAY MAPS, RECORDS OF RIVERSIDE COUNTY;

THENCE ALONG THE NORTHERLY LINES OF STATE ROUTE 215 AND STATE ROUTE 60 AS SHOWN ON RIGHT OF WAY MAP NOS. 204-128 AND 204-127 ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, THE FOLLOWING NINE (9) COURSES:

1. SOUTH 76°25'21" WEST, A DISTANCE OF 200.68 FEET;
2. SOUTH 29°47'54" WEST, A DISTANCE OF 0.71 FEET;
3. NORTH 60°17'56" WEST, A DISTANCE OF 0.75 FEET;
4. SOUTH 76°24'29" WEST, A DISTANCE OF 142.60 FEET;
5. SOUTH 74°36'34" WEST, A DISTANCE OF 80.41 FEET;
6. NORTH 60°21'11" WEST, A DISTANCE OF 108.92 FEET;
7. SOUTH 29°47'38" WEST, A DISTANCE OF 118.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 345.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 6°49'49" WEST;
8. WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°15'22", AN ARC LENGTH OF 115.95 FEET;
9. NON-TANGENT TO LAST SAID CURVE, NORTH 64°03'48" WEST, A DISTANCE OF 457.61 FEET TO THE **TRUE POINT OF BEGINNING.**

EXCEPTING THEREFROM, THAT PORTION LYING WITHIN THE UNIVERSITY WASH-THORNTON CHANNEL, DESCRIBED AS PARCELS 1120-14A AND 1120-14B IN DEED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PER DOCUMENT RECORDED MARCH 30, 1988 AS INSTRUMENT NO. 83442, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

CONTAINING 4.10 ACRES, MORE OR LESS.

PARCEL "B"

**FROM: R-1-7000 & R-3-1500
TO: MU-U**

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

THOSE PORTIONS OF LOTS 51, 52, 53, 61, 62, AND 63 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS SHOWN BY MAP FILED IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF ORANGE STREET, SAID LINE BEING PARALLEL WITH AND 35.00 FEET SOUTHEASTERLY OF THE CENTERLINE OF SAID STREET PER MAP FILED IN BOOK 83, PAGES 94 THROUGH 97, INCLUSIVE OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, AND THE NORTHEASTERLY LINE OF STATE ROUTE 60 AS SHOWN ON SAID RECORD OF SURVEY, THE INTERSECTION POINT BEING DESCRIBED AS THE MOST WESTERLY CORNER OF VISTA STREET PER CITY OF RIVERSIDE RESOLUTION NO. 17672, RECORDED FEBRUARY 23, 1995 AS INSTRUMENT NO. 056345 OF OFFICIAL RECORDS;

THENCE SOUTH 74°16'27" EAST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 79.14 FEET TO AN ANGLE POINT THEREIN;

THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE, SOUTH 55°38'39" EAST, A DISTANCE OF 512.58 FEET TO AN ANGLE POINT THEREIN;

THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE, SOUTH 64°03'48" EAST, A DISTANCE OF 132.08 FEET TO A "1 INCH IRON PIPE WITH TAG, RCE 21740" PER SAID RECORD OF SURVEY;

THENCE NORTH 77°07'08" EAST, ON A DIRECT LINE BETWEEN SAID 1 INCH IRON PIPE AND THE MOST WESTERLY CORNER OF PARCEL 17754-01-01 PER RIGHT OF WAY MAP NO. 67308-02 ON FILE AT THE CALIFORNIA DEPARTMENT OF TRANSPORTATION, DISTRICT 8 OFFICE, A DISTANCE OF 722.82 FEET;

THENCE SOUTH 32°33'52" EAST, 79.48 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 221.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°38'48" AN ARC DISTANCE OF 106.88 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 60°12'40" EAST, 96.85 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAS A RADIUS OF 375.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°52'41" AN ARC DISTANCE OF 189.01 FEET ;

THENCE NON-TANGENT TO LAST SAID CURVE, SOUTH 3°56'26" WEST, 4.95 FEET TO THE MOST WESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND SHOWN AS SEGMENT "D" PER MAP OF RELINQUISHMENT FILED IN BOOK 3, PAGE 5 OF STATE HIGHWAY MAPS, RECORDS OF RIVERSIDE COUNTY;

THENCE SOUTH 60°15'55" EAST, ALONG THE SOUTHWESTERLY LINE THEREOF, A DISTANCE OF 36.15 FEET TO THE MOST SOUTHERLY CORNER OF SAID SEGMENT "D";

THENCE NORTH 74°33'04" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID SEGMENT "D" AND THE NORTHEASTERLY PROLONGATION THEREOF, A DISTANCE OF 63.44 FEET TO THE NORTHEASTERLY LINE OF CHARLES STREET, VACATED PER CITY OF RIVERSIDE RESOLUTION NO. 17318, RECORDED MAY 5, 1993 AS INSTRUMENT NO. 167305 OF OFFICIAL RECORDS;

THENCE NORTH 60°15'55" WEST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 64.82 FEET TO THE NORTHWESTERLY LINE OF SEGMENT "E" OF SAID STATE HIGHWAY MAP;

THENCE NORTH 74°33'04" EAST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 136.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, AND HAVING A RADIUS OF 327.00 FEET;

THENCE EASTERLY ALONG SAID CURVE AND SAID NORTHWESTERLY LINE, THROUGH A CENTRAL ANGLE OF 9°55'11" AN ARC DISTANCE OF 56.61 FEET TO THE SOUTHWESTERLY LINE OF PARCEL 1 AS DESCRIBED IN DOCUMENT RECORDED APRIL 19, 1991 AS INSTRUMENT NO. 128830 OF OFFICIAL RECORDS;

THENCE NON-TANGENT TO LAST SAID CURVE, NORTH 60°14'28" WEST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 6.12 FEET TO THE NORTHWESTERLY LINE OF LA CADENA DRIVE, PER DOCUMENT RECORDED OCTOBER 17, 1986 AS INSTRUMENT NO. 260016 OF OFFICIAL RECORDS, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 322.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 24°44'46" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID NORTHWESTERLY LINE, THROUGH A CENTRAL ANGLE OF 24°01'08" AN ARC DISTANCE OF 134.99 FEET TO THE NORTHWESTERLY LINE OF STATE ROUTE 215, PER THE AFORESAID CALIFORNIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP NO. 67308-02;

THENCE NORTH 20°36'57" EAST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 154.09 FEET TO A LINE PARALLEL WITH AND 290.00 FEET SOUTHWESTERLY OF THE CENTERLINE OF STRONG STREET, PER SAID RECORD OF SURVEY BOOK 83, PAGES 94 THROUGH 97, INCLUSIVE;

THENCE NORTH 60°12'59" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 146.49 FEET TO THE AFORESAID WESTERLY CORNER OF PARCEL 17754-01-01 PER RIGHT OF WAY MAP NO. 67308-02;

THENCE NORTH 60°12'59" WEST, CONTINUING ALONG SAID PARALLEL LINE, A DISTANCE OF 1265.84 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL 2, DESCRIBED IN DOCUMENT RECORDED JULY 31, 1991 AS INSTRUMENT NO. 262038 OF OFFICIAL RECORDS;

THENCE NORTH 29°46'27" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 257.00 FEET TO A LINE PARALLEL WITH AND 33.00 FEET SOUTHWESTERLY OF THE CENTERLINE OF SAID STRONG STREET;

THENCE NORTH 60°12'59" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 118.00 FEET;

THENCE SOUTH 29°46'27" WEST, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 257.00 FEET TO A POINT IN THE NORTHEASTERLY LINE OF PARCEL DESCRIBED IN CERTIFICATE OF COMPLIANCE RECORDED JUNE 15, 1993 AS INSTRUMENT NO. 226850 OF OFFICIAL RECORDS;

THENCE NORTH 60°38'37" WEST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 159.27 FEET;

THENCE NORTH 69°19'10" WEST, CONTINUING ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 188.13 FEET TO THE AFORESAID SOUTHEASTERLY LINE OF ORANGE STREET;

THENCE SOUTH 29°45'50" WEST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 885.43 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, THAT PORTION LYING WITHIN THE UNIVERSITY WASH-THORNTON CHANNEL DESCRIBED AS PARCEL 1120-14A IN DEED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PER DOCUMENT RECORDED MARCH 30, 1988 AS INSTRUMENT NO. 83442; THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT RECORDED NOVEMBER 17, 1980 AS INSTRUMENT NO. 214763, AND SHOWN AS PARCEL 1120-13C ON MAP NO. DWG 1-397 ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT; AND PARCELS 1120-13A AND 1120-13B DESCRIBED IN DOCUMENT RECORDED SEPTEMBER 20, 1976 AS INSTRUMENT NO. 139472, ALL OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION OF LOT 53 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS SHOWN BY MAP FILED IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF ORANGE STREET, SAID LINE BEING PARALLEL WITH AND 35.00 FEET SOUTHEASTERLY OF THE CENTERLINE OF SAID STREET PER MAP FILED IN BOOK 83, PAGES 94 THROUGH 97, INCLUSIVE OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, AND THE NORTHEASTERLY LINE OF STATE ROUTE 60 AS SHOWN ON SAID RECORD OF SURVEY, THE INTERSECTION POINT BEING DESCRIBED AS THE MOST WESTERLY CORNER OF VISTA STREET PER CITY OF RIVERSIDE RESOLUTION NO. 17672, RECORDED FEBRUARY 23, 1995 AS INSTRUMENT NO. 056345 OF OFFICIAL RECORDS;

THENCE SOUTH 74°16'27" EAST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 79.14 FEET TO AN ANGLE POINT THEREIN;

THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE, SOUTH 55°38'39" EAST, A DISTANCE OF 205.84 FEET;

THENCE NORTH 29°45'41" EAST, A DISTANCE OF 206.40 FEET TO A POINT IN A NON-TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 55.00 FEET, A RADIAL LINE TO WHICH BEARS SOUTH 4°09'47" EAST;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°14'18", AN ARC LENGTH OF 15.59 FEET;

THENCE TANGENT TO LAST SAID CURVE, NORTH 77°55'29" WEST, A DISTANCE OF 53.04 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 230.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°41'10", AN ARC LENGTH OF 71.00 FEET;

THENCE TANGENT TO LAST SAID CURVE, NORTH 60°14'19" WEST, A DISTANCE OF 147.56 FEET TO SAID SOUTHEASTERLY LINE OF ORANGE STREET;

THENCE SOUTH 29°45'50" WEST ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 175.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.09 ACRES, MORE OR LESS.

PARCEL "C"

**FROM: R-1-7000-WC
TO: MU-U**

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

THOSE PORTIONS OF LOTS 51, 52, AND 53 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS SHOWN BY MAP FILED IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

PARCEL 1120-13C TOGETHER WITH PARCEL 1120-14A PER UNIVERSITY WASH RIGHT OF WAY MAP DWG 1-397 ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT OFFICE.

TOGETHER WITH PARCEL 1120-13A AND 1120-13B PER DEED RECORDED SEPTEMBER 20, 1976 AS INSTRUMENT NUMBER 139472, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

CONTAINING 2.09 ACRES, MORE OR LESS.

PARCEL "D"

FROM: R-3-1500

TO: MU-U

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

THOSE PORTIONS OF LOT 63 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS SHOWN BY MAP FILED IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

PARCEL 17754-01-01 TOGETHER WITH PARCEL 17753-01-01 PER RIGHT OF WAY MAP 67308-02 ON FILE AT THE CALTRANS DISTRICT 8 OFFICE.

CONTAINING 0.30 ACRES, MORE OR LESS.

PARCEL "E"

FROM: R-1-7000

TO: CR

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

THAT PORTION OF LOT 53 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS SHOWN BY MAP FILED IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF ORANGE STREET, SAID LINE BEING PARALLEL WITH AND 35.00 FEET SOUTHEASTERLY OF THE CENTERLINE OF SAID STREET PER MAP FILED IN BOOK 83, PAGES 94 THROUGH 97, INCLUSIVE OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, AND THE NORTHEASTERLY LINE OF STATE ROUTE 60 AS SHOWN ON SAID RECORD OF SURVEY, THE INTERSECTION POINT BEING DESCRIBED AS THE MOST WESTERLY CORNER OF VISTA STREET PER CITY OF RIVERSIDE RESOLUTION NO. 17672, RECORDED FEBRUARY 23, 1995 AS INSTRUMENT NO. 056345 OF OFFICIAL RECORDS;

THENCE SOUTH 74°16'27" EAST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 79.14 FEET TO AN ANGLE POINT THEREIN;

THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE, SOUTH 55°38'39" EAST, A DISTANCE OF 205.84 FEET;

THENCE NORTH 29°45'41" EAST, A DISTANCE OF 206.40 FEET TO A POINT IN A NON-TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 55.00 FEET, A RADIAL LINE TO WHICH BEARS SOUTH 4°09'47" EAST;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°14'18", AN ARC LENGTH OF 15.59 FEET;

THENCE TANGENT TO LAST SAID CURVE, NORTH 77°55'29" WEST, A DISTANCE OF 53.04 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 230.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°41'10", AN ARC LENGTH OF 71.00 FEET;

THENCE TANGENT TO LAST SAID CURVE, NORTH 60°14'19" WEST, A DISTANCE OF 147.56 FEET TO SAID SOUTHEASTERLY LINE OF ORANGE STREET;

THENCE SOUTH 29°45'50" WEST ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 175.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.10 ACRES, MORE OR LESS.

THIS DESCRIPTION AND PLAT WERE CREATED FOR THE PURPOSES OF A CHANGE OF ZONING AND AN AMENDMENT TO THE GENERAL PLAN 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.



DESCRIPTION APPROVAL:

 4/18/19
CURTIS C. STEPHENS, L.S. 7519 DATE
CITY SURVEYOR

PLAT TO ACCOMPANY LEGAL DESCRIPTION

SHEET 1 OF 3 SHEETS

ZONING SUMMARY TABLE

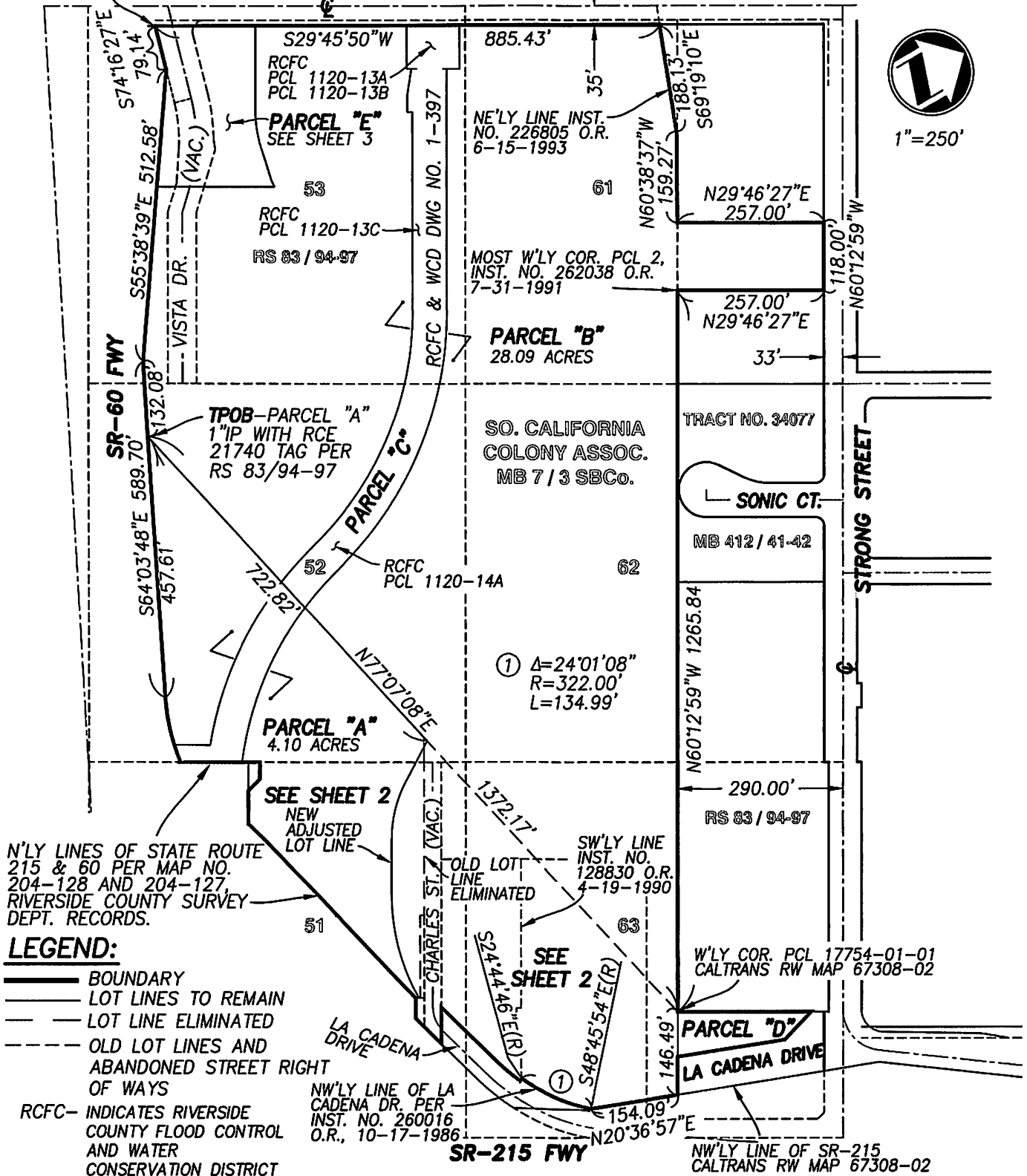
PARCEL "A"	FROM: R-1-7000	TO: MU-U
PARCEL "B"	FROM: R-1-7000 & R-3-1500	TO: MU-U
PARCEL "C"	FROM: R-1-7000-WC	TO: MU-U
PARCEL "D"	FROM: R-3-1500	TO: MU-U
PARCEL "E"	FROM: R-1-7000	TO: CR

POB-INT. OF SE'LY LINE
ORANGE ST. & NE'LY RW
LINE OF SR-60 FWY

ORANGE STREET

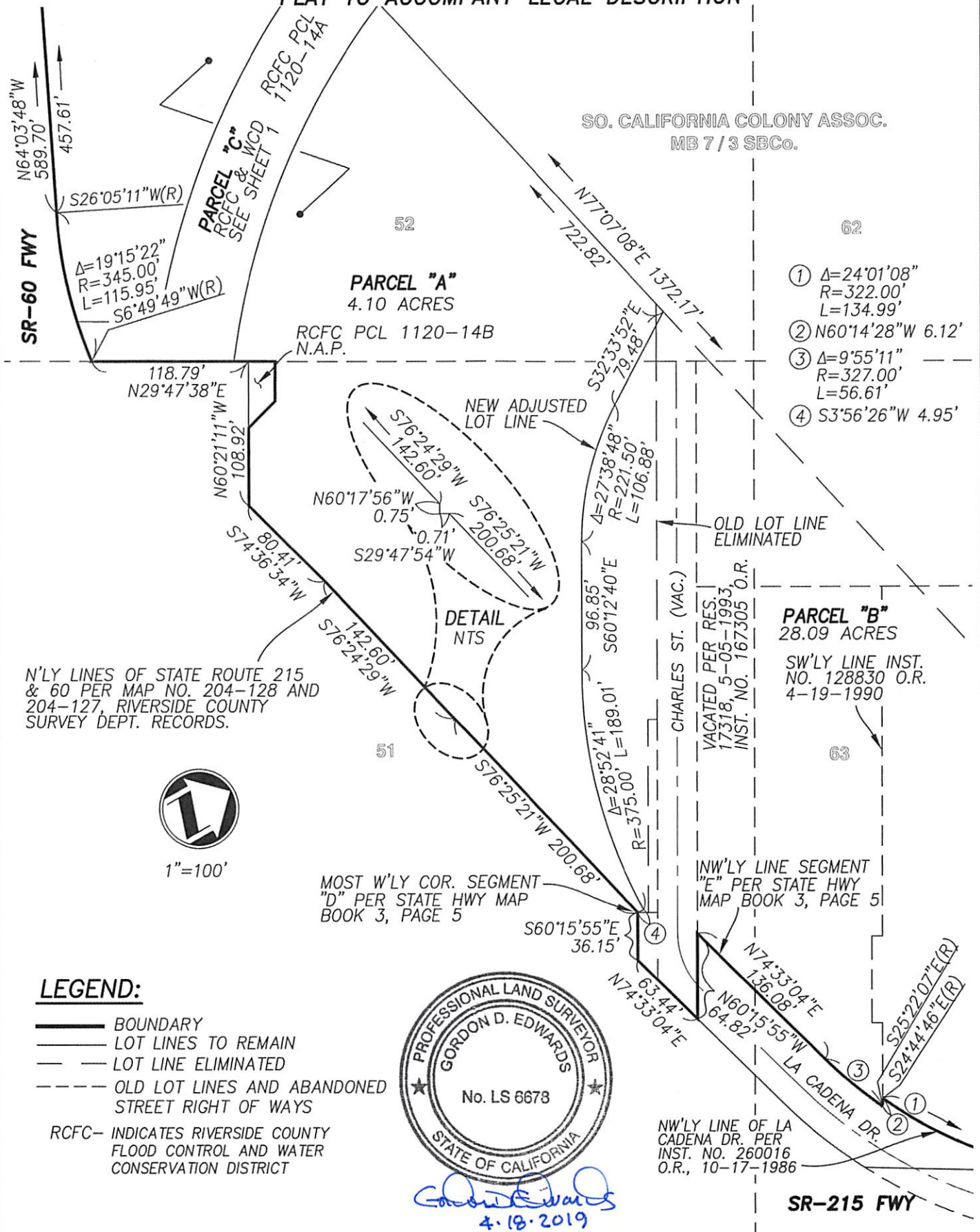


1"=250'



PLAT TO ACCOMPANY LEGAL DESCRIPTION

SHEET 2 OF 3 SHEETS



POB-INT. OF SE'LY LINE
ORANGE ST. & NE'LY RW
LINE OF SR-60 FWY

ORANGE STREET

S29°45'50"W 885.43'

175.36'

S74°16'27"E

79.14'

205.84'

S55°38'39"E 512.58'

VISTA DR. (NAC.)

PARCEL "E"
1.10 ACRES

N29°45'41"E 206.40'

N77°55'29"W

53.04'

Δ=17°41'10"

R=230.00'

L=71.00'

Δ=16°14'18"

R=55.00'

L=15.59'

S4°09'47"E(R)

53

RS 83 / 94-97

PARCEL "B"

SO. CALIFORNIA COLONY ASSOC.
MB 7 / 3 SBCo.



1"=100'

RCFC
PCL 1120-13A
PCL 1120-13B

PARCEL "C"

RCFC
PCL 1120-13C

RCFC & WCD DWG NO. 1-397

LEGEND:

- BOUNDARY
- LOT LINES TO REMAIN
- LOT LINE ELIMINATED
- OLD LOT LINES AND ABANDONED
STREET RIGHT OF WAYS
- RCFC- INDICATES RIVERSIDE COUNTY
FLOOD CONTROL AND WATER
CONSERVATION DISTRICT