

EXHIBIT 'A'
LEGAL DESCRIPTION

PROJECT: P19-0585 STREET VACATION
APN: PORTION OF 266-020-055
ADDRESS: 18451 VAN BUREN BLVD.

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

BEING A PORTION OF LOT "A" AS SHOWN ON PARCEL MAP NO. 8799, RECORDED IN BOOK 39, PAGE 88 OF PARCEL MAPS, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF PARCEL 1 AS SHOWN IN SAID PARCEL MAP 8799;

THENCE N 89°30'34" E, A DISTANCE OF 169.91 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 1 TO AN ANGLE POINT;

THENCE S 47°15'52" E, A DISTANCE OF 34.04 FEET TO A POINT ALONG THE WESTERLY LINE OF DAUCHY AVENUE, 30 FEET IN WIDTH;

THENCE S 00°16'00" E, A DISTANCE OF 223.09 FEET ALONG THE WESTERLY LINE OF DAUCHY AVENUE TO THE BEGINNING OF CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 100.00 FEET;

THENCE SOUTHWESTERLY ALONG ABOVE MENTIONED CURVE, THROUGH A CENTRAL ANGLE OF 13°36'08" AND AN ARC DISTANCE OF 23.74 FEET TO A POINT OF SAID CURVE HAVING A RADIAL BEARING OF S 76°39'52" E, SAID POINT ALSO BEING TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°24'31" AND AN ARC DISTANCE OF 2.46 FEET TO THE END OF CURVE;

THENCE TANGENT TO LAST MENTIONED CURVE, S 14°44'39" W, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 48.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°53'56" AND ARC DISTANCE OF 51.86 FEET TO A POINT ON SAID CURVE HAVING A RADIAL BEARING OF N 42°50'43" E, SAID POINT ALSO BEING 33' WESTERLY AND PARALLEL TO THE CENTERLINE OF DAUCHY AVENUE;

THENCE NORTHERLY AND PARALLEL TO THE CENTERLINE OF DAUCHY AVENUE, N 00°16'00" W, A DISTANCE OF 98.15 FEET TO THE TRUE POINT OF BEGINNING;

AREA = 893 SF, 0.020 ACRES

PREPARED BY:

SPB ENGINEERING, INC.
1391 WINDEMERE LANE
TUSTIN, CA. 92780

PREPARED UNDER THE SUPERVISION OF:



DESCRIPTION APPROVAL:

BY: DBW

9/3/2019
DATE

J. E. GUZMAN

8/28/2019
DATE

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

