

EXHIBIT "A"
LEGAL DESCRIPTION - CHANGE OF ZONE
FROM: CR-NC-SP COMMERCIAL RETAIL, NEIGHBORHOOD COMMERCIAL AND SPECIFIC PLAN
(MAGNOLIA AVENUE) OVERLAY ZONE
TO: CR-SP COMMERCIAL RETAIL AND SPECIFIC PLAN (MAGNOLIA AVENUE) OVERLAY ZONE

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

BEING A PORTION OF PARCEL 1 OF CERTIFICATE OF COMPLIANCE CO-P07-1117 RECORDED JUNE 16, 2008 AS INSTRUMENT NO. 2008-327241 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID PARCEL 1;

THENCE SOUTH 61°35'53" WEST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 131.55 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 33°38'18" WEST, A DISTANCE OF 555.37 FEET;

THENCE NORTH 55°17'24" WEST, A DISTANCE OF 48.96 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL 1;

THENCE SOUTH 34°42'36" WEST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 152.17 FEET TO THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN FINAL ORDER OF CONDEMNATION RECORDED JUNE 16, 2008 AS DOC. NO. 2008-032745 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE SOUTH 33°38'18" EAST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 82.30 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 173.94 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID NORTHEASTERLY LINE, THROUGH A CENTRAL ANGLE OF 10°36'08", AN ARC LENGTH OF 32.19 FEET TO A POINT IN THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN FINAL ORDER OF CONDEMNATION RECORDED AUGUST 29, 2013 AS DOC. NO. 2013-0425957 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, SAID POINT BEING IN A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 4,846.44 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 54°11'49" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID NORTHEASTERLY LINE, THROUGH A CENTRAL ANGLE OF 1°30'24", AN ARC LENGTH OF 127.45 FEET TO A POINT THEREOF;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 37°18'35" EAST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 104.50 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL 1;

THENCE NORTH 56°21'42" EAST ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 100.29 FEET TO AN ANGLE POINT THEREIN;

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THENCE SOUTH 33°38'18" EAST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 194.37 FEET TO THE MOST SOUTHERLY CORNER THEREOF;

THENCE NORTH 61°35'53" EAST ALONG AFORESAID SOUTHEASTERLY LINE OF PARCEL 1, A DISTANCE OF 49.21 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 1.58 ACRES MORE OR LESS.

SEE PLAT ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

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.

PREPARED BY ME OR UNDER MY SUPERVISION:

 10/16/19

MITCHELL J. ADKISON, PLS 8936



DESCRIPTION APPROVAL:

 10/21/19
CURTIS C. STEPHENS, L.S. 7519 DATE
CITY SURVEYOR

FROM: CR-NC-SP COMMERCIAL RETAIL, NEIGHBORHOOD COMMERCIAL
AND SPECIFIC PLAN (MAGNOLIA AVENUE) OVERLAY ZONE

SHEET 1 OF 1

TO: CR-SP COMMERCIAL RETAIL AND SPECIFIC PLAN (MAGNOLIA
AVENUE) OVERLAY ZONE

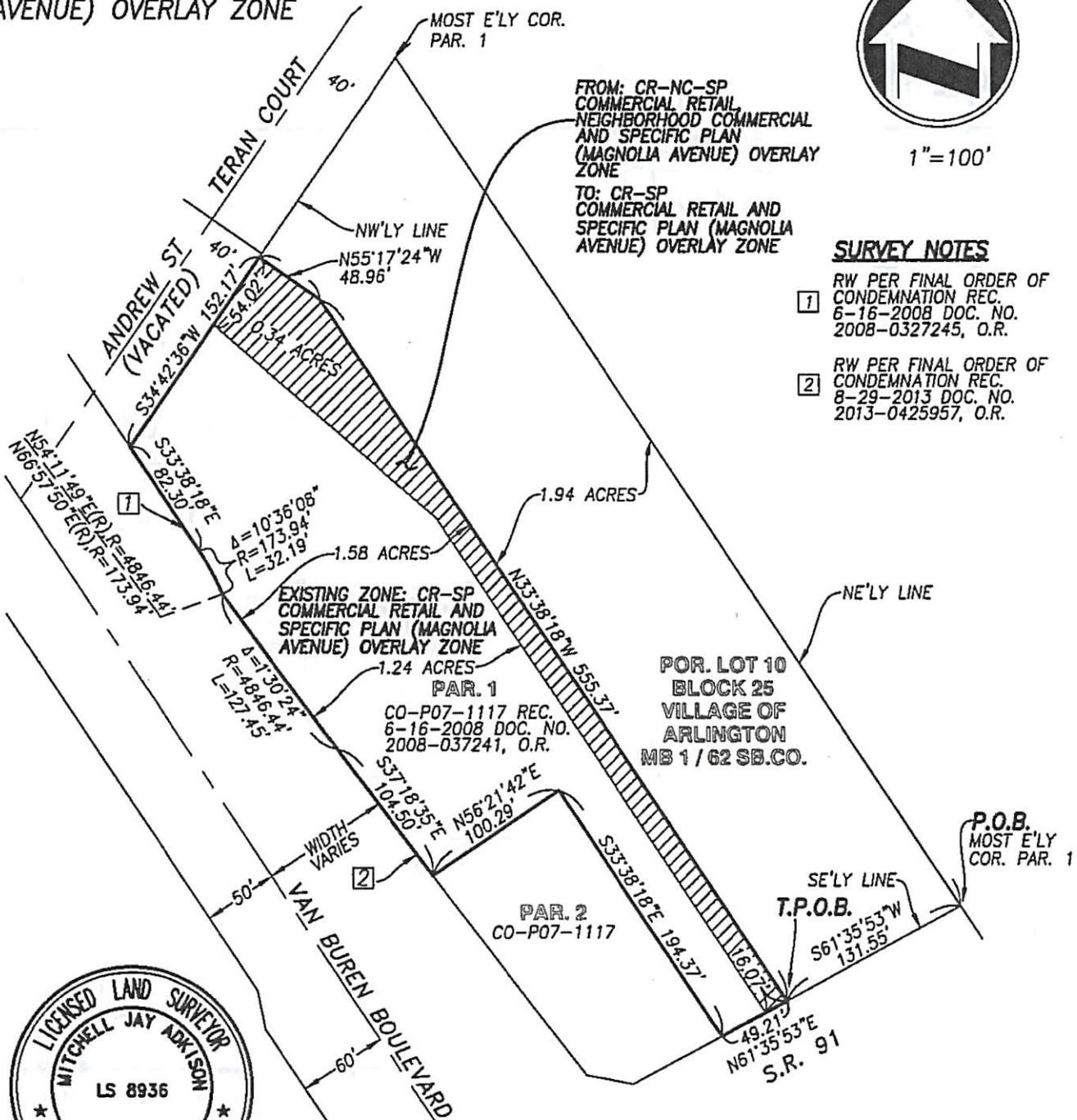


1"=100'

SURVEY NOTES

[1] RW PER FINAL ORDER OF
CONDEMNATION REC.
6-16-2008 DOC. NO.
2008-0327245, O.R.

[2] RW PER FINAL ORDER OF
CONDEMNATION REC.
8-29-2013 DOC. NO.
2013-0425957, O.R.



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ACT AND LOCAL ORDINANCE REGULATING THE DIVISION OF REAL PROPERTY.

PLAT PREPARED BY:

adkan
ENGINEERS

Civil Engineering • Surveying • Planning
6879 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 • Fax: (951) 688-0599

JOB NO. 9400

DATE: 10-16-2019

CLIENT: ADMG

APPROVED BY:

MITCHELL J. ADKISON, PLS 8936

CHANGE OF ZONE