

EXHIBIT "A"
LEGAL DESCRIPTION – CHANGE OF ZONE
FROM: I-WC – GENERAL INDUSTRIAL AND
WATER COURSE OVERLAY ZONES
TO: I – GENERAL INDUSTRIAL ZONE

Project: P19-0948
Address: 2625 Durahart Street
APN: 210-150-016

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

That portion of the South Half of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 24, Township 2 South, Range 5 West, San Bernardino Base and Meridian, described as follows:

BEGINNING at the Northeast corner of the South half of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter of said Section;

Thence Westerly on the Northerly line of the South Half of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter, 250 feet, to the **TRUE POINT OF BEGINNING**;

Thence at right angles Southerly, 75.17 feet;

Thence Southwesterly on a curve concave to the West with a radius of 252.04 feet to the intersection with the Northwesterly line of that certain 50 foot strip of land conveyed to the Southern Pacific Railroad Company by deed recorded May 20, 1897 in Book 58, page 268 of Deeds, Records of Riverside County, California;

Thence Southwesterly, on the Northwesterly line of said 50 foot strip, to the West line of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter of said Section;




Thence Northerly on said West line to the Northwest corner of the South Half of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter of said Section;

Thence Easterly, on the North line of the South Half of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter of said Section, 412.94 feet to the **TRUE POINT OF BEGINNING**;

EXCEPTING THEREFROM that portion conveyed to the City of Riverside by deed recorded April 3, 1959 in Book 2444, Page 258 of Official 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.

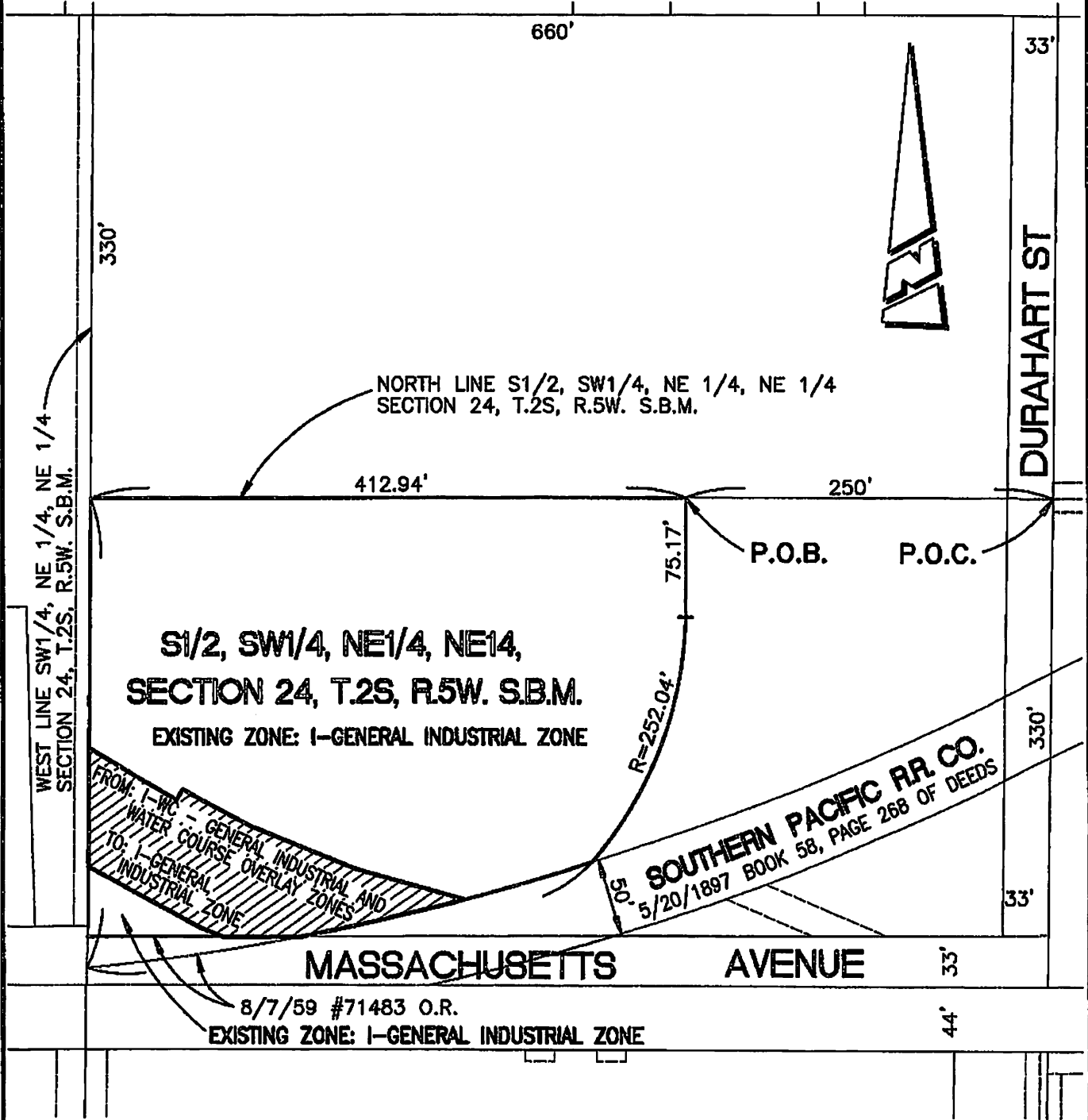
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 5/18/20 Date  Prep. 

Curtis C. Stephens, L.S. 7519



**FROM: I-WC - GENERAL INDUSTRIAL AND
WATER COURSE OVERLAY ZONES
TO: I - GENERAL INDUSTRIAL ZONE**



**S1/2, SW1/4, NE1/4, NE1/4,
SECTION 24, T.2S, R.5W. S.B.M.
EXISTING ZONE: I-GENERAL INDUSTRIAL ZONE**

**FROM: I-WC - GENERAL INDUSTRIAL AND
WATER COURSE OVERLAY ZONES
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**S.P. SOUTHERN PACIFIC RR CO.
5/20/1897 BOOK 58, PAGE 268 OF DEEDS**

MASSACHUSETTS AVENUE

**8/7/59 #71483 O.R.
EXISTING ZONE: I-GENERAL INDUSTRIAL ZONE**

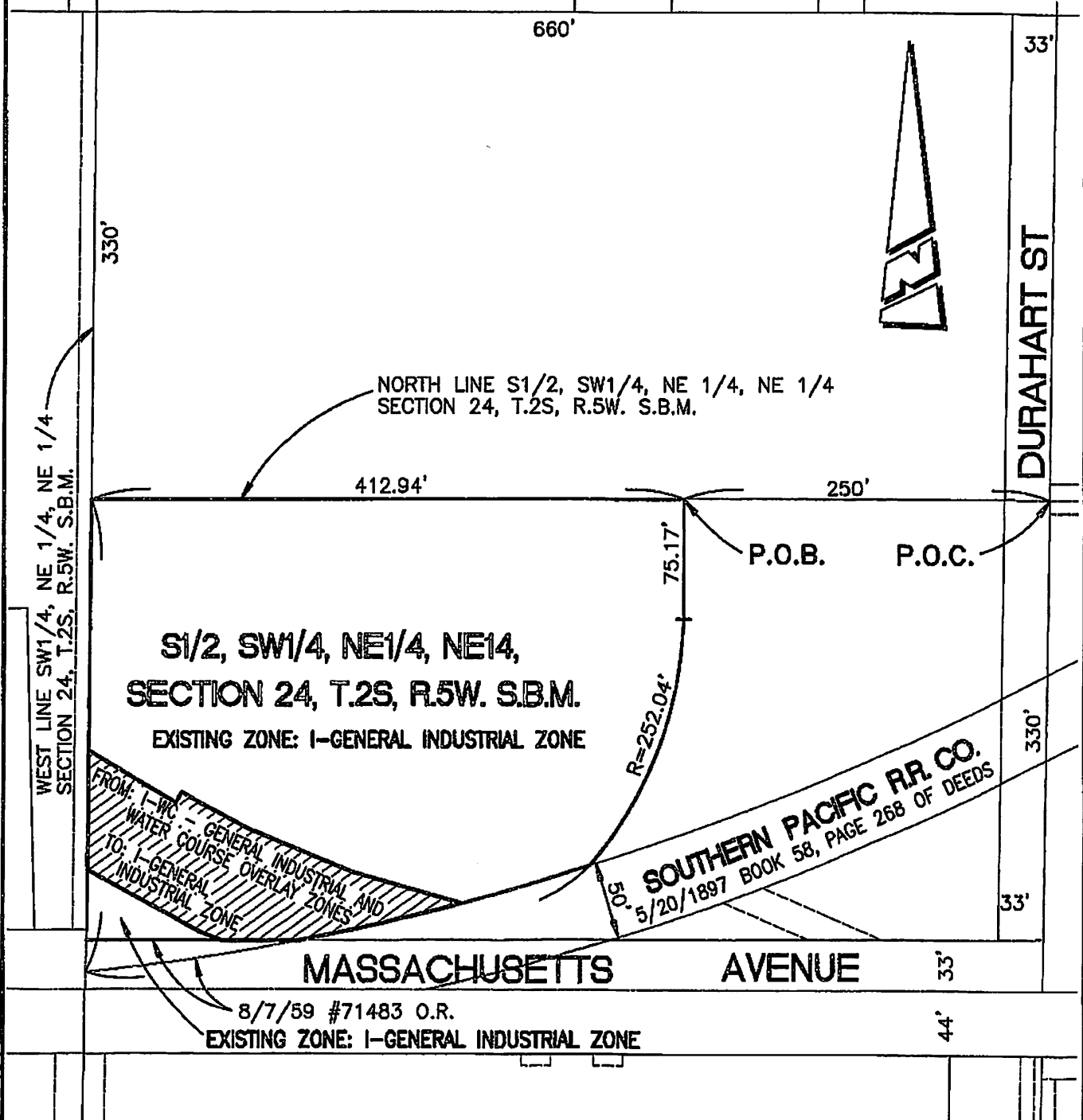
• CITY OF RIVERSIDE, CALIFORNIA •

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.

SCALE: 1"=100' DRAWN BY: CURT DATE: 12/4/19 SUBJECT: REZONE - 2625 DURAHART STREET - APN 210-150-016

SHEET 1 OF 1

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