

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Project: Plant No. 616 B(1) – Mitchell – Right of Way  
APN: 154-391-011

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

That Portion of Section 34, Township 2 South, Range 4 West, as shown by Sectionalized Survey 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:

**BEGINNING** at the Northeast corner of Alhambra Addition, as shown by map on file in Book 11, Page 78 and 79 of Maps, Records of Riverside County California;

Thence North 01°52' East, a distance of 20.00 feet;

Thence North 89°56'50" West, parallel with the Northerly line of said Alhambra Addition, a distance of 80.00 feet;

Thence South 01°52' West, a distance of 20.00 feet, to a point on the Northerly line of said Alhambra Addition;

Thence South 89°56'50" East, on said Northerly line, a distance of 80.00 feet to the **POINT OF BEGINNING**.

**EXCEPTING THEREFROM** the Easterly 20.00 feet for Highway and Public Utility Purposes.

**ALSO EXCEPTING THEREFROM** that portion lying Westerly of the following described line.

**COMMENCING** at the said Northeast corner of Alhambra Addition,

Thence North 89°56'50" West, on said Northerly line of Alhambra Addition, a distance of 36.06 feet to the beginning of a non-tangent curve, concave Westerly and having a radius of 467.00 feet, a radial line to said point bears North 85°19'21" East, also being the **BEGINNING** of this line description;

Thence Northerly to the left along said curve an arc length of 12.76 feet through a central angle of 01°33'35" to a point of reverse curvature and a curve concave Easterly, having a radius of 533.00 feet;

Thence Northerly to the right along said curve an arc length of 7.33 feet through a central angle of 00°47'16" to a point on the Northerly line of the above desci[ri]ed parcel and the **END** of this line description.

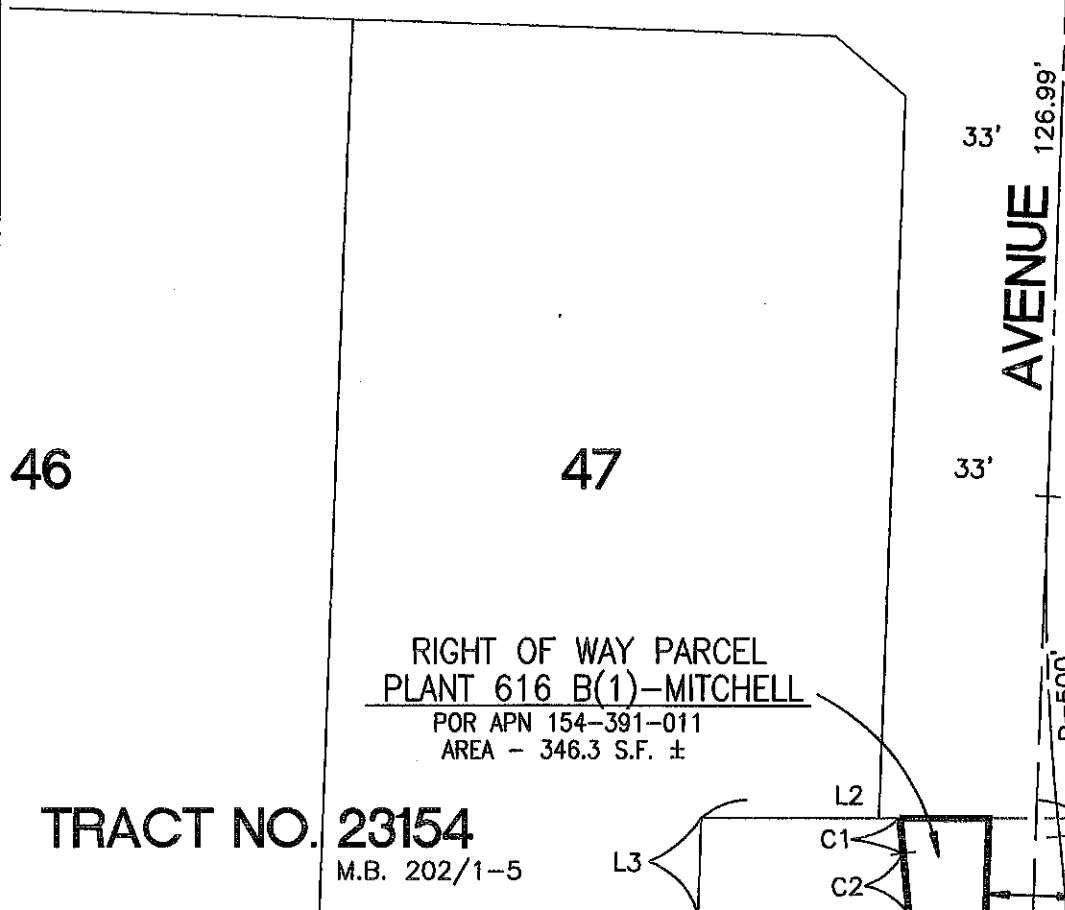
Area – 346.3 S.F. more or less

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

*Curtis C. Stephens*      1/21/22 Prep. CS  
Curtis C. Stephens, L.S. 7519      Date



# MISTY RIDGE DRIVE



RIGHT OF WAY PARCEL  
 PLANT 616 B(1)-MITCHELL  
 POR APN 154-391-011  
 AREA - 346.3 S.F. ±

TRACT NO. 23154  
 M.B. 202/1-5

SEC. 34  
 T.2S., R.4W., S.B.M.  
 20' FOR HIGHWAY  
 & PUBLIC UTILITY  
 PURPOSES  
 P.O.B.

45  
 ALHAMBRA ADDITION  
 M.B. 11/78

LINE DATA			CURVE DATA			RADIAL DATA	
SYM	BEARING	LENGTH	SYM	RADIUS	DELTA	LENGTH	SYM BEARING
L1	N01°52'E	20.00'	C1	533.00'	00°47'16"	7.33'	R1 N85°19'21"E
L2	N89°56'50"W	80.00'	C2	467.00'	01°33'55"	12.76'	
L3	S01°52'W	20.00'					
L4	S89°56'50"E	80.00'					
L2	N89°56'50"W	36.06'					

## • 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: 1"=40'

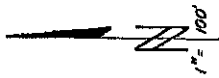
DRAWN BY: CURT

DATE: 1/12/22

SUBJECT: RIGHT OF WAY - PLANT NO. 616 B(1) - MITCHELL

154-39

T.R.A. 009-025

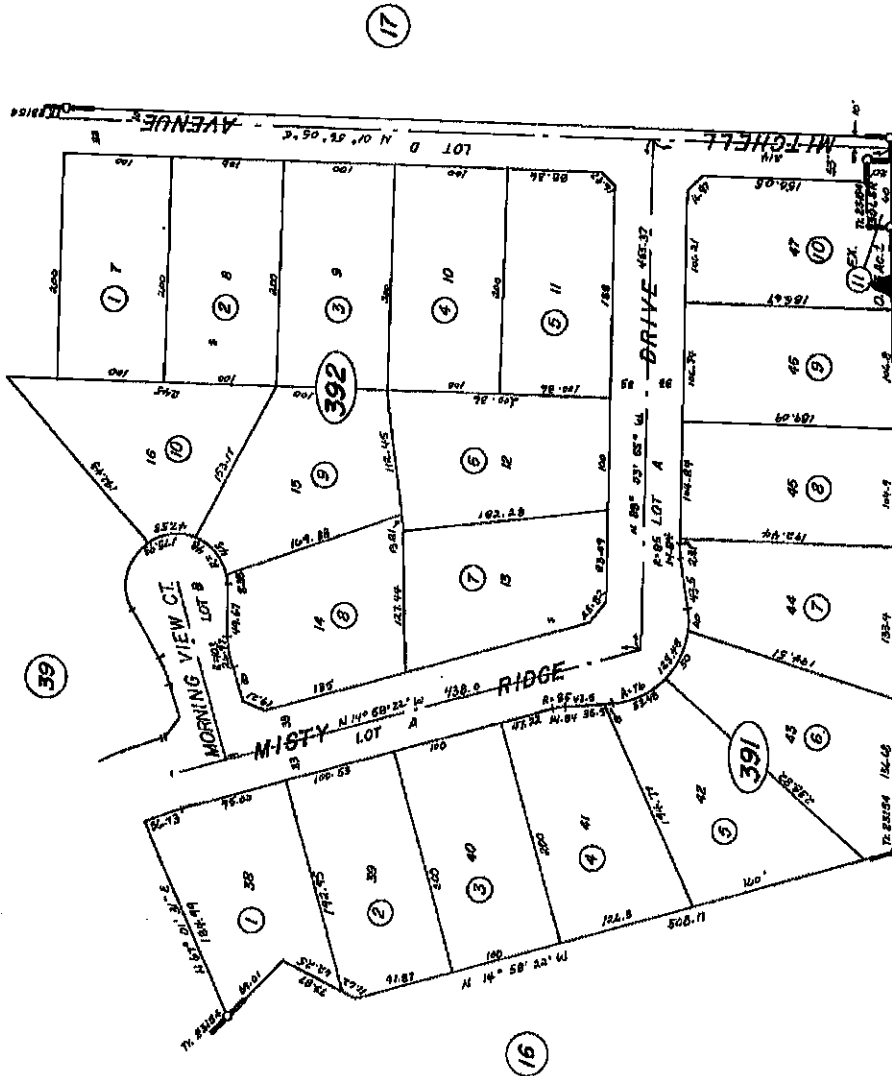


THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

DATE	OLD MAP NO.	NEW MAP NO.

JULY 1989

FOR SEC. 34 T.2S. R.6W.  
FOR CITY OF RIVERSIDE



M.B. 470 Sub. of La Sierra Rd.  
M.B. 232/1-5 Tract No. 23154

THIS MAP IS FOR  
ASSESSMENT PURPOSES ONLY

ASSESSOR'S MAP BK. 154 PG. 39  
RIVERSIDE COUNTY, CALIF.