

EXHIBIT "A"
LEGAL DESCRIPTION
PARK AVENUE AND ALLEY VACATION

PROJECT: RIVERSIDE UNIFIED SCHOOL DISTRICT
EASTSIDE ELEMENTARY SCHOOL
LOCATION: PARK AVENUE, ALLEYS, FOURTEENTH STREET, AND THIRTEENTH STREET

A PORTION OF PARK AVENUE, BETWEEN THIRTEENTH STREET AND FOURTEENTH STREET, AND PORTIONS OF LOTS 9,10,11,12,13 AND THE ALLEY OF BLOCK 13 AND A PORTION OF THE ALLEY OF BLOCK 12 IN THE MAP OF SANTA FE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS, AT PAGE 14 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

THE ALLEY SHOWN IN BLOCK 13, AS SHOWN IN SAID MAP

TOGETHER WITH THE NORTHEASTERLY 3.85 FEET OF SAID LOTS 9 AND 10, THOSE PORTIONS AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED DECEMBER 15, 1978 AS INSTRUMENT NO. 264966 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THE NORTHEASTERLY 3.85 FEET OF SAID LOT 11, THAT PORTION AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 7, 1984 AS INSTRUMENT NO. 196303 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THE NORTHEASTERLY 3.85 FEET OF SAID LOTS 12 AND 13; THAT PORTION CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JANUARY 25, 1974 AS INSTRUMENT NO. 10187, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE NORTHWESTERLY 8.00 FEET;

CONTAINING 0.18 ACRES (7,678 SQUARE FEET) MORE OR LESS

PARCEL 2:

A PORTION OF THE ALLEY SHOWN IN BLOCK 12, AS SHOWN IN SAID MAP, DESCRIBED AS FOLLOWS:

THE ALLEY SOUTHEASTERLY OF PARK AVENUE, BETWEEN LOTS 5 THROUGH 10 SHOWN IN BLOCK 12 BOUNDED BY THE EASTERLY LINE OF PARK AVENUE AND THE SOUTHWESTERLY PROLONGATION OF THE EASTERLY LINE OF LOT 5.

CONTAINING 0.06 ACRE (2,545 SQUARE FEET) MORE OR LESS

PARCEL 3:

A PORTION OF PARK AVENUE AND A PORTON OF LOT 1 IN BLOCK 13 AS SHOWN IN SAID MAP, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARK AVENUE BOUNDED BY THE SOUTHWESTERLY LINE OF THIRTEENTH STREET AND A LINE 55 FEET NORTHEASTERLY AND PARALLEL WITH THE CENTERLINE OF FOURTEENTH STREET;

TOGETHER WITH THAT PORTION OF LOT 1, IN BLOCK 13 OF SAID MAP, CONVEYED TO THE CITY OF RIVERSIDE BY GRANT OF EASEMENT RECORDED JULY 3, 2018, AS INSTRUMENT NO. 2018-0268204 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

THE SOUTHEASTERLY 3.00 FEET, OF SAID LOT 1;

EXCEPTING THEREFROM THE SOUTHWESTERLY 75.00 FEET OF SAID LOT 1.

CONTAINING 0.43 ACRES (18,796 SQUARE FEET) MORE OR LESS

PARCEL 4:

A PORTION OF LOTS 9, 10, AND 11 OF BLOCK 13 AS SHOWN ON SAID MAP, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF HOWARD AVENUE AND FOURTEENTH STREET AS SHOWN ON SAID MAP;

THENCE S 60°56'20" E, A DISTANCE OF 45.27 FEET, ALONG CENTERLINE OF FOURTEENTH STREET AS SHOWN ON INST. NO. 264966 O.R. OF THE COUNTY OF RIVERSIDE, CALIFORNIA;

THENCE N 29°03'40" E, A DISTANCE OF 57.00 FEET, TO THE NORTHERLY LINE OF FOURTEENTH STREET;

THENCE S 60°56'20" E, A DISTANCE OF 9.65 FEET, ALONG SAID NORTHERLY LINE OF FOURTEENTH STREET, TO THE **TRUE POINT OF BEGINNING**;

THENCE S 17°09'28" E, A DISTANCE OF 2.89 FEET, TO A POINT 55.00 FEET NORTHERLY OF THE CENTERLINE OF FOURTEENTH STREET;

THENCE S 60°56'20" E, DISTANCE OF 127.04 FEET, PARALLEL TO AND 55.00 FEET NORTHERLY OF THE CENTERLINE OF FOURTEENTH STREET, TO THE EASTERLY LINE OF SAID LOT 11;

THENCE N 29°03'40" E, DISTANCE OF 2.00 FEET, ALONG THE EASTERLY LINE OF SAID LOT 11;

THENCE N 60°56'20" W, DISTANCE OF 129.13 FEET, ALONG THE NORTHERLY LINE OF FOURTEENTH STREET AND RETURNING TO THE **TRUE POINT OF BEGINNING**

CONTAINING 0.006 ACRES (256 SQUARE FEET) MORE OR LESS

TOTAL AREA OF PARCELS 1, 2, 3 AND 4: 0.67 ACRES (29,275 SQUARE FEET) MORE OR LESS

SEE EXHIBIT ATTACHED HERETO AND MADE A PART THEREOF.

PREPARED UNDER THE SUPERVISION OF:



STEVE A LEJA
PROFESSIONAL LAND SURVEYOR NO 5933



DESCRIPTION APPROVAL:

BY:  12/9/24
DATE

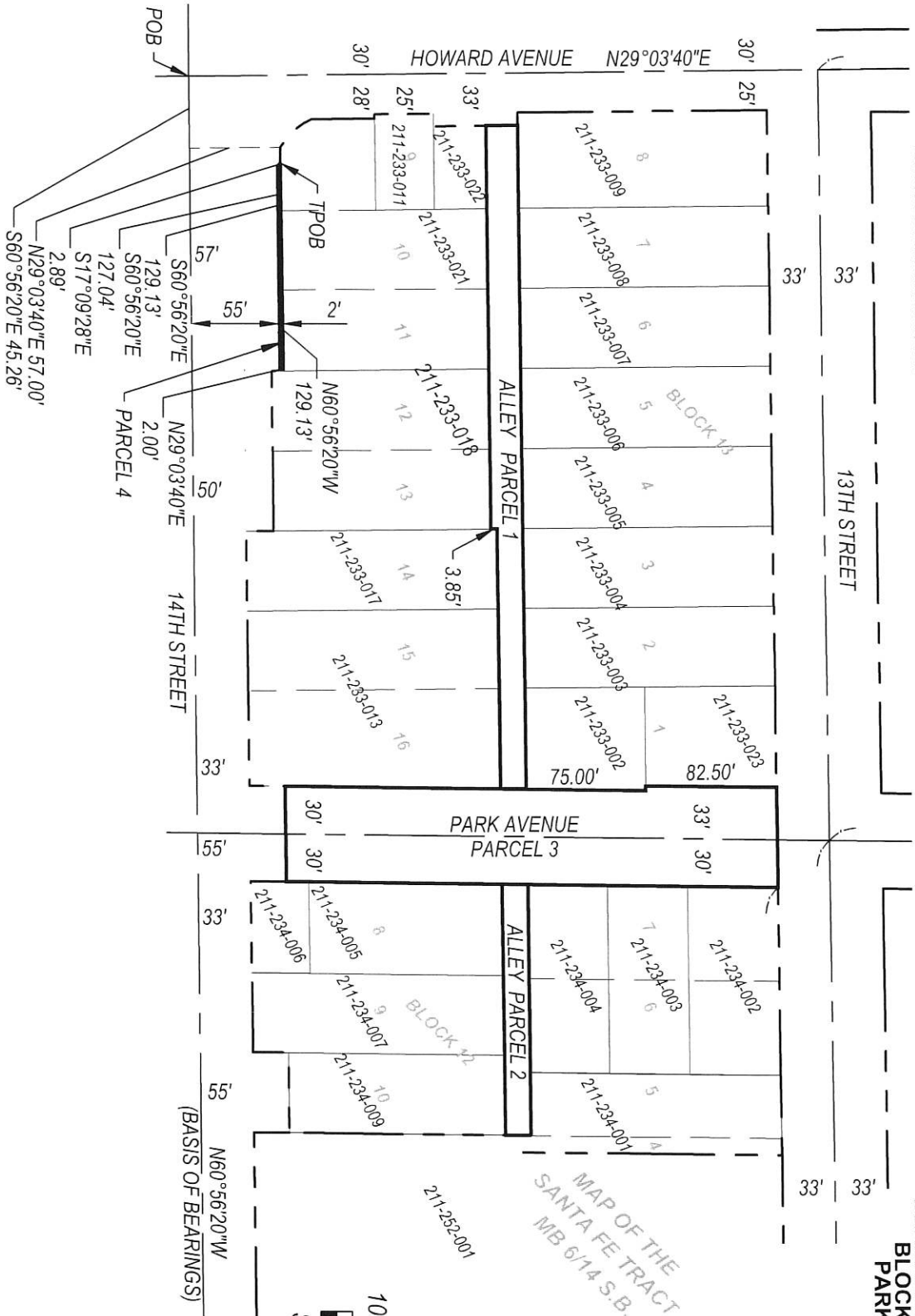
DOUGLAS B. WEBBER, L.S. 9477
CITY SURVEYOR

EXHIBIT

A PORTION OF THE MAP OF SANTA FE TRACT, MB 6/14, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA; BLOCK 12 AND 13 ALLEY AND PARK AVENUE VACATION

LEGEND:
 POB: POINT OF BEGINNING
 TPOB: TRUE POINT OF BEGINNING

BASIS OF BEARINGS:
 FOURTEENTH STREET C/L
 N60°56'20"W PER INST. NO. 264966 O.R.
 RECORDED DECEMBER 15, 1978



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EXHIBIT

**CITY OF RIVERSIDE / RIVERSIDE USD
 VACATION OF PARK AVENUE AND ALLEYS
 BETWEEN HOWARD AVE, LINCOLN HS,
 13TH STREET AND 14TH STREET**

W.O.	95.31
BY:	TDM
CHECKED BY:	SAL
DATE:	09/18/2024
SCALE:	PER PLAN