

EXHIBIT "A"
LEGAL DESCRIPTION

Project: Sunrise Place Vacation

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion of Parcel 2 as shown on Record of Survey of a portion of the South Half of Section 36, Township 2 South, Range 5 West, S.B. & M, as shown by map on file in Book 8, Page 32 of Record of Survey, Records of Riverside County, California, described as follows:

All that portion of Sunrise Place as described in a Grant Deed to the City of Riverside recorded July 17, 1958, in Book 2303, Pages 92 and 93 of Official Records of Riverside, California.

EXCEPTING THEREFROM that portion of the cul-de-sac in the Southwesterly end of Sunrise Place Vacated by Riverside City Council Resolution No. 9503 recorded August 23, 1962 as Instrument No. 79817 of Official Records of Riverside County, California.

TOGETHER WITH that portion of said Parcel 2 as described in Grant Deed to the City of Riverside recorded July 19, 1963, as Instrument No. 76249 of Official Records of Riverside, California;

The portion of Sunrise Place to be Vacated is described as follows:

BEGINNING at the most Easterly corner of said Grant Deed recorded July 17, 1958;

The following 4 courses are along the Northerly line of said Sunset Place per Grant Deed recorded July 17, 1958;

Thence North 75°11' West, a distance of 58.58 feet to the beginning of a tangent curve concave Southerly having a radius of 75.00 feet;

Thence Westerly, along said curve to the left an arc length of 62.18 feet through a central angle of 47°30'00";

Thence South 57°19'00" West, a distance of 93.78 feet to the beginning of a tangent curve concave Northwesterly having a radius of 216.60 feet;

Thence Westerly, along said curve to the right an arc length of 21.11 feet through a central angle of 5°35'00" to the most Northerly corner of said Portion Vacated by said Riverside City Council Resolution No. 9503;

The following 2 courses are along the Southerly line of said Riverside City Council Resolution No. 9503;

Thence South 62°54'00" West, a distance of 42.00 feet to the beginning of a tangent curve concave Northeasterly having a radius of 20.00 feet;

Thence Southerly along said curve to the left an arc length of 31.42 feet through a central angle of 90°00'00" and to the most Northerly corner of said Grant Deed recorded July 19, 1963;

The following 3 courses are along the Southerly line of said Grant Deed recorded July 19, 1963;

Thence South 27°06'00" East, a distance of 5.00 feet to the beginning of a tangent curve concave Northerly having a radius of 25.00 feet;

Thence Easterly along said curve to the left an arc length of 46.56 feet through a central angle of 106°42'30";

Thence North 46°11'30" East, a distance of 31.12 feet to an angle point in the Southeasterly line of said Sunrise Place per Grant Deed recorded July 17, 1958, being the beginning of a non-tangent curve concave to the Northwest having a radius of 256.60 feet, a radial line to said point bears South 27°06'06" East;

The following 5 courses are along the Southerly and Easterly line of said Sunset Place per Grant Deed recorded July 17, 1958;

Thence Northeasterly to the left along said curve an arc length of 25.00 feet through a central angle of 05°35'00";

Thence North 57°19'00" East, a distance of 93.78 feet to the beginning of a tangent curve concave Southerly having a radius of 35.00 feet;



Thence Easterly along said curve to the right an arc length of 29.02 feet through a central angle of 47°30'00";

Thence South 75°11'00" East a distance of 50.44 feet;

Thence North 26°19'00" East, a distance of 40.82 feet to the **POINT OF BEGINNING**.


Area – 11,390.5 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.

 2/29/24 Prep. 
Curtis C. Stephens, L.S. 7519 Date



DESCRIPTION APPROVAL:


DOUGLAS B. WEBBER, L.S. 9477 DATE
Interim City Surveyor



CURVE DATA			
SYM	RADIUS	DELTA	LENGTH
C1	75.00'	47°30'00"	62.18'
C2	216.60'	5°35'00"	21.11'
C3	20.00'	90°00'00"	31.42'
C4	25.00'	106°42'30"	46.56'
C5	256.60'	5°35'00"	25.00'
C6	35.00'	47°30'00"	29.02'

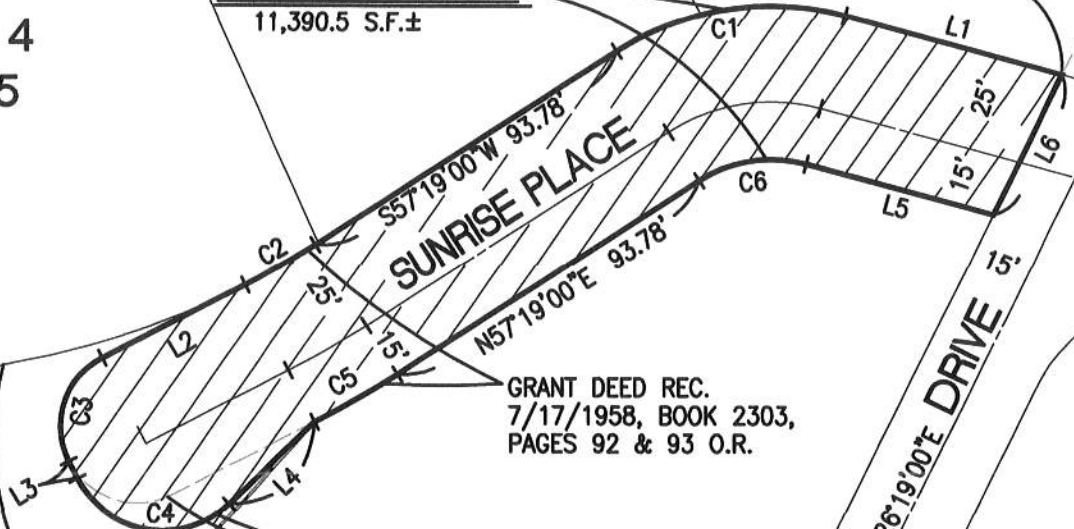
LINE DATA		
SYM	BEARING	DISTANCE
L1	N75°11'00"W	58.58'
L2	S62°54'00"W	42.00'
L3	S27°00'00"E	5.00'
L4	N46°11'30"E	31.12'
L5	S75°11'00"E	50.44'
L6	N26°19'00"E	40.82'

PARCEL 5
R/S 28/55

PARCEL 4
R/S 28/55

VACATION AREA
11,390.5 S.F.±

P.O.B.



GRANT DEED REC.
7/17/1958, BOOK 2303,
PAGES 92 & 93 O.R.

GRANT DEED REC.
7/19/1963 #76249 O.R.

PMW-10-790
5/27/1980 #97757

VACATION RES. 9503
REC. 8/23/1962
#79817 O.R.

KNOB HILL N26°19'00"E DRIVE 15'

• 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"=50'

DRAWN BY: CURT

DATE: 2/29/24

SUBJECT: SUNRISE PLACE - STREET VACATION