



When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

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FOR RECORDER'S OFFICE USE ONLY

Project: P03-1123
APN 142-180-007, -008, -009, &-018
3847 Pierce Street

D- 15313

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WILTON K. NEWBY, Successor Trustee of the Newby Family Trust dated March 10, 1982 as Grantor(s), grant(s) to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES, together with all necessary appurtenances, in, under, upon, over and along that certain real property described in EXHIBIT A attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing,



maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said
ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

Date: 3/22/04

WILTON K. NEWBY, Successor Trustee of
the Newby Family

Wilton K. Newby
WILTON K. NEWBY, Successor Trustee

GENERAL ACKNOWLEDGEMENT

OPTIONAL SECTION

State of California }
County of Riverside } ss

On 3-22-04, before me Carol Smith
(date) (name)

a Notary Public in and for said State, personally appeared
Wilton K. Newby
(Name(s) of Signer(s))

personally known to me - OR - proved to me on the basis of satisfactory evidence to be
the person(s) whose name(s) is subscribed to
the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted,
executed the instrument.



WITNESS my hand and official seal.

Carol Smith
Signature

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)
Title _____
Title _____
- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

- () Partner(s)
() General
() Limited

The party(ies) executing this
document is/are representing:

**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 20534 of said City Council adopted September 23, 2003 and the grantee consents to recordation thereof by its duly authorized officer.

DATED 4/6/04

CITY OF RIVERSIDE

By: *Mel Gutierrez*

Administrative Services Manager

APPROVED FOR THE CITY
CITY ATTORNEYS OFFICE

Krist Smith
Deputy City Attorney

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04/13/2004 08:09A
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EXHIBIT "A"
LLA ZONING CASE P03-1123
PARCEL 1

THAT PORTION OF LOT 4, BLOCK 7 OF LA SIERRA GARDENS, AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, PAGES 42 THROUGH 50 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 4, BLOCK 7 OF LA SIERRA GARDENS;

THENCE NORTH 56 DEG. 22'16" EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF PIERCE STREET (55 FOOT HALF-WIDTH), PER THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE, BY DEED RECORDED MAY 16, 2003, AS INSTRUMENT NO. 2003-354135 OF OFFICIAL RECORDS, OF RIVERSIDE COUNTY, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY OF PIERCE STREET, NORTH 33 DEG. 39'01" WEST, A DISTANCE OF 390.00 FEET TO A POINT THAT IS SOUTH 33 DEG. 39'01" EAST, A DISTANCE OF 48.84 FEET FROM THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 21, 1958 AS INSTRUMENT NO. 75558 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 56 DEG. 22'16" EAST, A DISTANCE OF 52.17 FEET;

THENCE NORTH 4 DEG. 04'09" WEST, A DISTANCE OF 6.74 FEET TO A LINE THAT IS PARALLEL WITH AND 10.00 FEET SOUTHERLY AS MEASURED AT RIGHT ANGLES FROM SAID SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 21, 1958 AS INSTRUMENT NO. 75558 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE ALONG SAID PARALLEL LINE, NORTH 85 DEG. 55'51" EAST, A DISTANCE OF 36.50 FEET;

THENCE SOUTH 4 DEG. 04'09" EAST, A DISTANCE OF 11.60 FEET;

THENCE NORTH 85 DEG. 55'51" EAST, A DISTANCE OF 9.00 FEET;

THENCE NORTH 4 DEG. 04'09" WEST, A DISTANCE OF 11.60 FEET TO SAID PARALLEL LINE;

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THENCE ALONG SAID PARALLEL LINE THE FOLLOWING TWO COURSES: NORTH 85 DEG. 55'51" EAST, A DISTANCE OF 100.15 FEET TO THE BEGINNING OF A 2490.00 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE SOUTH;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00 DEG 49'55" AN ARC DISTANCE OF 36.16 FEET;

THENCE SOUTH 16 DEG 01'17" EAST, A DISTANCE OF 87.51 FEET;

THENCE SOUTH 33 DEG. 39'01" WEST, A DISTANCE OF 222.52 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 4, BLOCK 7 OF LA SIERRA GARDENS;

THENCE SOUTH 56 DEG. 22'16" WEST ALONG SAID SOUTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 186.98 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE SOUTHEASTERLY 176.99 FEET THEREOF.

SUBJECT TO ALL RESERVATIONS, RESTRICTION, EASEMENTS, OFFERS OF DEDICATIONS, RIGHTS AND RIGHT OF WAYS OF RECORD.

AREA: 0.85 ACRES MORE OR LESS

PARCEL 2

THE SOUTHEASTERLY 176.99 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF LOT 4, BLOCK 7 OF LA SIERRA GARDENS, AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, PAGES 42 THROUGH 50 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 4, BLOCK 7 OF LA SIERRA GARDENS;

THENCE NORTH 56 DEG. 22'16" EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF PIERCE STREET (55 FOOT HALF-WIDTH), PER THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE, BY DEED RECORDED MAY 16, 2003, AS INSTRUMENT NO. 2003-354135 OF OFFICIAL RECORDS, OF RIVERSIDE COUNTY, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY OF PIERCE STREET, NORTH 33 DEG. 39'01" WEST, A DISTANCE OF 390.00 FEET TO A POINT THAT IS SOUTH 33 DEG. 39'01" EAST, A DISTANCE OF 48.84 FEET FROM THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED

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OCTOBER 21, 1958 AS INSTRUMENT NO. 75558 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 56 DEG. 22'16" EAST, A DISTANCE OF 52.17 FEET;

THENCE NORTH 4 DEG. 04'09" WEST, A DISTANCE OF 6.74 FEET TO A LINE THAT IS PARALLEL WITH AND 10.00 FEET SOUTHERLY AS MEASURED AT RIGHT ANGLES FROM SAID SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 21, 1958 AS INSTRUMENT NO. 75558 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE ALONG SAID PARALLEL LINE, NORTH 85 DEG. 55'51" EAST, A DISTANCE OF 36.50 FEET;

THENCE SOUTH 4 DEG. 04'09" EAST, A DISTANCE OF 11.60 FEET;

THENCE NORTH 85 DEG. 55'51" EAST, A DISTANCE OF 9.00 FEET;

THENCE NORTH 4 DEG. 04'09" WEST, A DISTANCE OF 11.60 FEET TO SAID PARALLEL LINE;

THENCE ALONG SAID PARALLEL LINE THE FOLLOWING TWO COURSES: NORTH 85 DEG. 55'51" EAST, A DISTANCE OF 100.15 FEET TO THE BEGINNING OF A 2490.00 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE SOUTH;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00 DEG 49'55" AN ARC DISTANCE OF 36.16 FEET;

THENCE SOUTH 16 DEG 01'17" EAST, A DISTANCE OF 87.51 FEET;

THENCE SOUTH 33 DEG. 39'01" WEST, A DISTANCE OF 222.52 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 4, BLOCK 7 OF LA SIERRA GARDENS;

THENCE SOUTH 56 DEG. 22'16" WEST ALONG SAID SOUTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 186.98 FEET TO THE TRUE POINT OF BEGINNING;

SUBJECT TO ALL RESERVATIONS, RESTRICTION, EASEMENTS, OFFERS OF DEDICATIONS, RIGHTS AND RIGHT OF WAYS OF RECORD.

AREA: 0.76 ACRES MORE OR LESS

PARCEL 3

THOSE PORTIONS OF LOTS 3, 4 AND 10 IN BLOCK 7 AND A PORTION OF LOT 4 IN BLOCK 9, AND THAT PORTION OF VACATED LOT EE (HALLADAY AVENUE), ALL OF LA SIERRA

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GARDENS, AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, PAGES 42 THROUGH 50 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 4, BLOCK 7 OF LA SIERRA GARDENS;

THENCE NORTH 56 DEG. 22'16" EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF PIERCE STREET (55 FOOT HALF-WIDTH), PER THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE, BY DEED RECORDED MAY 16, 2003, AS INSTRUMENT NO. 2003-354135 OF OFFICIAL RECORDS, OF RIVERSIDE COUNTY, THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 4, BLOCK 7 OF LA SIERRA GARDENS, NORTH 56 DEG. 22'16" EAST, A DISTANCE OF 186.98 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE SOUTHEASTERLY LINE OF SAID LOT 4, BLOCK 7 OF LA SIERRA GARDENS, NORTH 56 DEG. 22'16" EAST, A DISTANCE OF 322.07 FEET;

THENCE NORTH 33 DEG. 39'00" WEST, A DISTANCE OF 85.83 FEET;

THENCE NORTH 5 DEG. 16'08" EAST, A DISTANCE OF 23.04 FEET TO THE BEGINNING OF A 2500.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTH, A RADIAL BEARING NORTH 5 DEG. 16'08" EAST, SAID POINT IS ALSO ON THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 21, 1958 AS INSTRUMENT NO. 75558 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE ALONG SAID SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 21, 1958 AS INSTRUMENT NO. 75558 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09 DEG 20'17" AN ARC DISTANCE OF 407.45 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 85 DEG. 55'51" WEST, A DISTANCE OF 215.14 FEET TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY OF PIERCE STREET (55 FOOT HALF-WIDTH), PER THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE, BY DEED RECORDED MAY 16, 2003, AS INSTRUMENT NO. 2003-354135 OF OFFICIAL RECORDS, OF RIVERSIDE COUNTY;

THENCE SOUTH ALONG SAID RIGHT-OF-WAY OF PIERCE STREET, SOUTH 33 DEG. 39'01" EAST A DISTANCE OF 48.84 FEET;

THENCE NORTH 56 DEG. 22'16" EAST, A DISTANCE OF 52.17 FEET;

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THENCE NORTH 4 DEG. 04'09" WEST, A DISTANCE OF 6.74 FEET TO A LINE THAT IS PARALLEL WITH AND 10.00 FEET SOUTHERLY AS MEASURED AT RIGHT ANGLES FROM SAID SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 21, 1958 AS INSTRUMENT NO. 75558 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE ALONG SAID PARALLEL LINE, NORTH 85 DEG. 55'51" EAST, A DISTANCE OF 36.50 FEET;

THENCE SOUTH 4 DEG. 04'09" EAST, A DISTANCE OF 11.60 FEET;

THENCE NORTH 85 DEG. 55'51" EAST, A DISTANCE OF 9.00 FEET;

THENCE NORTH 4 DEG. 04'09" WEST, A DISTANCE OF 11.60 FEET TO SAID PARALLEL LINE;

THENCE ALONG SAID PARALLEL LINE THE FOLLOWING TWO COURSES: NORTH 85 DEG. 55'51" EAST, A DISTANCE OF 100.15 FEET TO THE BEGINNING OF A 2490.00 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE SOUTH;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00 DEG 49'55" AN ARC DISTANCE OF 36.16 FEET;

THENCE SOUTH 16 DEG 01'17" EAST, A DISTANCE OF 87.51 FEET;

THENCE SOUTH 33 DEG. 39'01" WEST, A DISTANCE OF 222.52 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO ALL RESERVATIONS, RESTRICTION, EASEMENTS, OFFERS OF DEDICATIONS, RIGHTS AND RIGHT OF WAYS OF RECORD.

AREA: 1.76 ACRES MORE OR LESS

PARCEL 4

THAT PORTION OF LOT 4, BLOCK 9 OF LA SIERRA GARDENS, AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, PAGES 42 THROUGH 50 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 4, BLOCK 7 OF LA SIERRA GARDENS;

THENCE NORTH 56 DEG. 22'16" EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF PIERCE STREET (55 FOOT HALF-WIDTH), PER THAT CERTAIN PARCEL OF LAND

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CONVEYED TO THE CITY OF RIVERSIDE, BY DEED RECORDED MAY 16, 2003, AS INSTRUMENT NO. 2003-354135 OF OFFICIAL RECORDS, OF RIVERSIDE COUNTY, THENCE ALONG THE SOUTHEASTERLY LINES OF LOTS 4 AND 10 IN BLOCK 7 AND LOT 4 IN BLOCK 9, ALL OF SAID LA SIERRA GARDENS, NORTH 56 DEG. 22'16" EAST, A DISTANCE OF 509.05 FEET TO THE TRUE POINT OF BEGINNING;

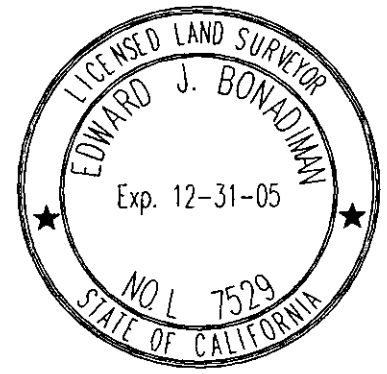
THENCE NORTH 33 DEG. 39'00" WEST, A DISTANCE OF 85.83 FEET;
THENCE NORTH 5 DEG. 16'08" EAST, A DISTANCE OF 23.04 FEET TO THE BEGINNING OF A 2500.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTH, A RADIAL BEARING NORTH 5 DEG. 16'08" EAST, SAID POINT IS ALSO ON THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 21, 1958 AS INSTRUMENT NO. 75558 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03 DEG 38'46" AN ARC DISTANCE OF 159.09 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 4, BLOCK 9;

THENCE SOUTH 56 DEG. 22'16" WEST, A DISTANCE OF 134.99 FEET TO THE TRUE POINT OF BEGINNING.


SUBJECT TO ALL RESERVATIONS, RESTRICTION, EASEMENTS, OFFERS OF DEDICATIONS, RIGHTS AND RIGHT OF WAYS OF RECORD.

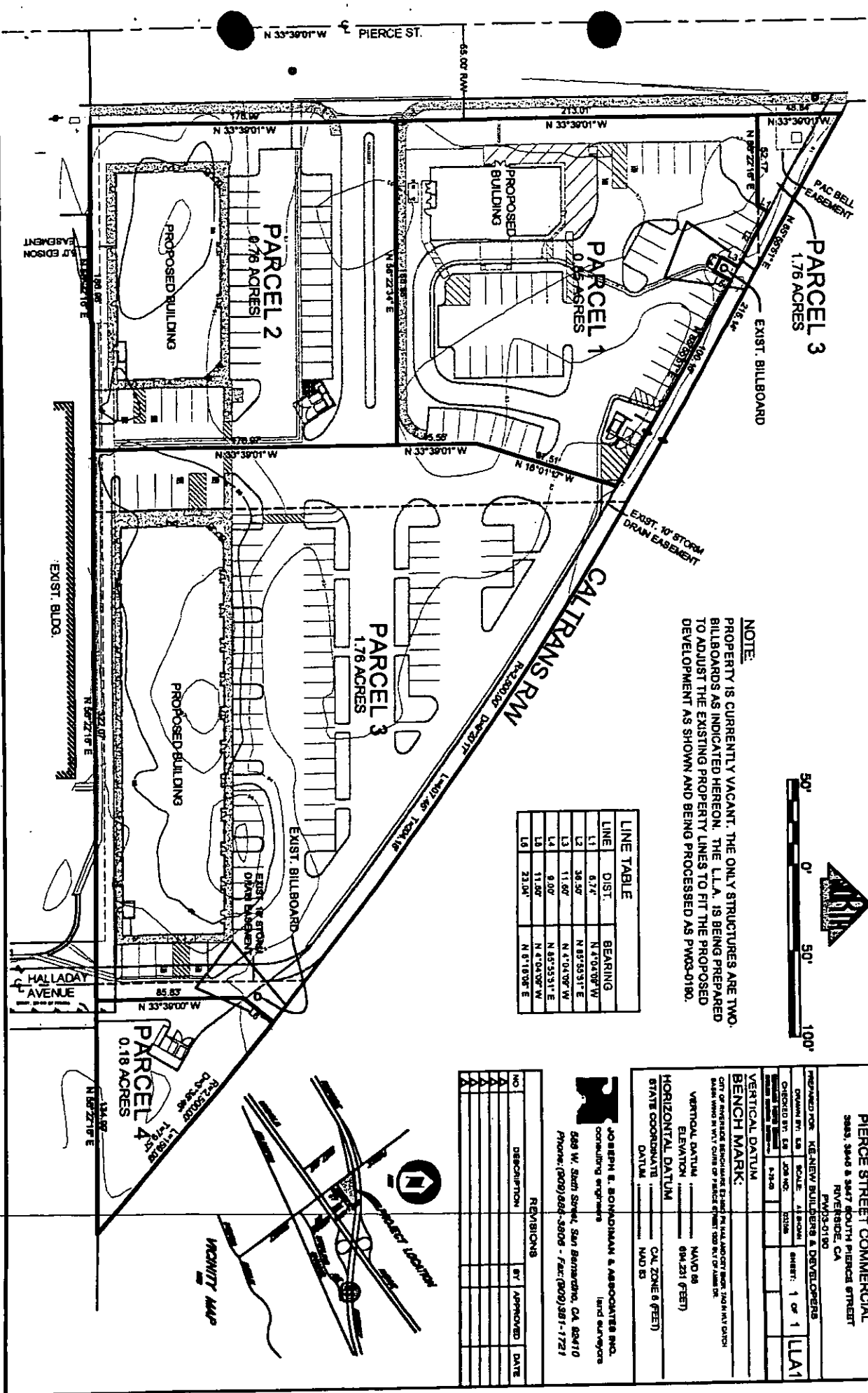
AREA: 0.18 ACRES MORE OR LESS


Edward J. Bonadiman, P.L.S. 11/3/04 Date
License expires 12-31-03



I:\2003 Jobs\032588 KENEW PIERCELLA LEGAL DESCRIPTIONS FINAL.wpd

DESIGNATED APPROVER

SURVEYOR, CITY OF RIVERSIDE



NOTE:
 PROPERTY IS CURRENTLY VACANT. THE ONLY STRUCTURES ARE TWO BILLBOARDS AS INDICATED HEREON. THE L.L.A. IS BEING PREPARED TO ADJUST THE EXISTING PROPERTY LINES TO FIT THE PROPOSED DEVELOPMENT AS SHOWN AND BEING PROCESSED AS PW03-0190.



LINE	DIST.	BEARING
L1	6.74'	N 40.00° W
L2	38.50'	N 87.53° E
L3	11.60'	N 7.04° W
L4	9.00'	N 85.53° E
L5	11.80'	N 4.04° W
L6	23.00'	N 81.80° E

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LOT LINE ADJUSTMENT PLAN

FOR
PIERCE STREET COMMERCIAL
 3845, 3846 & 3847 SOUTH PIERCE STREET
 RIVERSIDE, CA
 PW03-0190

PREPARED FOR:	KE-NEW BUILDERS & DEVELOPERS
DRAWN BY:	LS
CHECKED BY:	JOS MC
DATE:	12-20-03
SCALE:	1"=50'
SHEET:	1 OF 1
PROJECT:	LU1

BENCHMARK:

OUT OF ANGLE BENCHMARK IS 2.00' IN HORIZONTAL DISTANCE FROM THE DATUM
 BARS WHEN IN VTY CORNER OF PIERCE STREET 100 FT. BY 100 FT.

HORIZONTAL DATUM:

VERTICAL DATUM: NAD 83
 ELEVATION: 994.231 (FEET)
 STATE COORDINATE: CAL ZONE 8 (FEET)
 DATUM: NAD 83

JOSEPH E. BONDANIAN & ASSOCIATES INC.
 CONSULTING ENGINEERS
 (LAND SURVEYORS)
 689 W. Sixth Street, San Bernardino, CA 92410
 Phone: (909) 666-5006 - Fax: (909) 981-1721

NO.	DESCRIPTION	BY	APPROVED	DATE

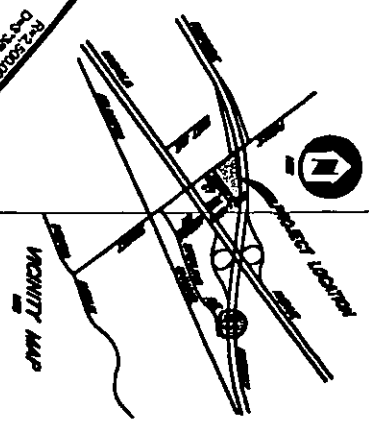


EXHIBIT "B"

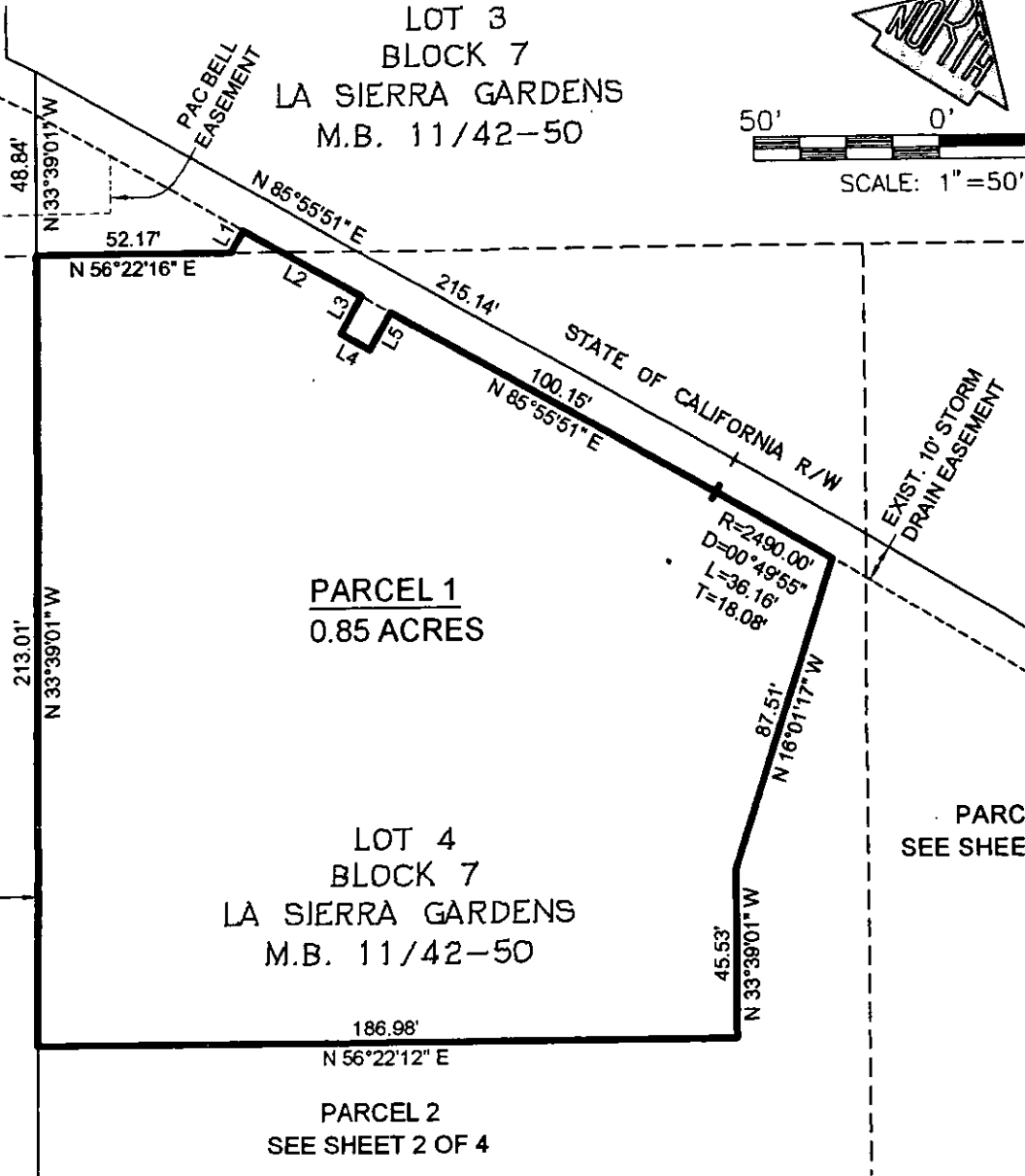
THIS EXHIBIT IS TO BE ATTACHED TO THE LEGAL DESCRIPTION

LOT 3
BLOCK 7
LA SIERRA GARDENS
M.B. 11/42-50



SCALE: 1"=50'

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04/13/2004 09:09A
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PARCEL 1
0.85 ACRES

LOT 4
BLOCK 7
LA SIERRA GARDENS
M.B. 11/42-50

PARCEL 3
SEE SHEET 3 OF 4

PARCEL 2
SEE SHEET 2 OF 4

NOTE:

THERE MAY BE EASEMENTS OF RECORD DELINEATED AND REFERENCED ON THE UNDERLYING MAP OR THERE MAY BE EASEMENTS WITHIN THE AREA BEING ADJUSTED THAT ARE NOT SHOWN ON THIS DOCUMENT.

THIS DOCUMENT WAS PERPARED BY ME OR UNDER MY DIRECTION, BASED ON A FIELD SURVEY.

LINE TABLE		
LINE	DIST.	BEARING
L1	6.74'	N 4°04'09" W
L2	36.50'	N 85°55'51" E
L3	11.60'	N 4°04'09" W
L4	9.00'	N 85°55'51" E
L5	11.60'	N 4°04'09" W



Edward J. Bonadiman 1-13-04

EDWARD J. BONADIMAN, P.L.S. 7529
EXP. 12-31-05

PREPARED BY: NOV. 2003

JOSEPH E. BONADIMAN & ASSOCIATES INC.
consulting engineers land surveyors
588 W. Sixth Street, San Bernardino, CA 92410
Phone: (909)885-3806 - Fax: (909)381-1721

**CITY OF RIVERSIDE
CALIFORNIA**
LOT LINE ADJUSTMENT
ZONING CASE: P03-1123

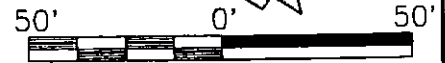
EXHIBIT "B"
SHEET 1 OF 4

EXHIBIT "B"

THIS EXHIBIT IS TO BE ATTACHED TO THE LEGAL DESCRIPTION

PARCEL 1
SEE SHEET 1 OF 4

LOT 4
BLOCK 7
LA SIERRA GARDENS
M.B. 11/42-50



SCALE: 1" = 50'

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55.00' R/W
40.00'
ORIG.
R/W

PIERCE ST.

N 33°39'01" W

176.99'
N 33°39'01" W

186.98'
N 56°22'12" E

PARCEL 2
0.76 ACRES

176.99'
N 33°39'01" W

186.98'
N 56°22'16" E

5.0' EDISON
EASEMENT

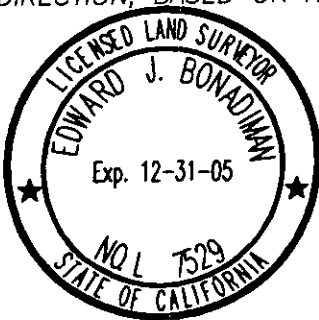
PARCEL 3
SEE SHEET 3 OF 4

NOTE:

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Edward J. Bonadiman 1-13-04



EDWARD J. BONADIMAN, P.L.S. 7529
EXP. 12-31-05

PREPARED BY: NOV. 2003

JOSEPH E. BONADIMAN & ASSOCIATES INC.
consulting engineers land surveyors
588 W. Sixth Street, San Bernardino, CA. 92410
Phone: (909)885-3806 - Fax: (909)381-1721

**CITY OF RIVERSIDE
CALIFORNIA**
**LOT LINE ADJUSTMENT
ZONING CASE: P03-1123**
**EXHIBIT 'B'
SHEET 2 OF 4**

EXHIBIT "B"
THIS EXHIBIT IS TO BE
ATTACHED TO THE LEGAL
DESCRIPTION

BLOCK 7
LA SIERRA GARDENS
M.B. 11/42-50

LINE	DIST.	BEARING
L1	6.74'	N 4°04'09" W
L2	36.50'	N 85°55'51" E
L3	11.60'	N 4°04'09" W
L4	9.00'	N 85°55'51" E
L5	11.60'	N 4°04'09" W
L6	23.04'	N 5°16'08" E



EXIST. 10' STORM
DRAIN EASEMENT

STATE OF CALIFORNIA R/W
100.15'
N 85°55'51" E

PARCEL 1
SEE SHEET 1 OF 4

LOT 4
BLOCK 7
LA SIERRA GARDENS
M.B. 11/42-50

PARCEL 3
1.76 ACRES

LOT 10
BLOCK 7
LA SIERRA GARDENS
M.B. 11/42-50

STATE OF CALIFORNIA R/W
L=407.25' T=204.78'

NOTE:

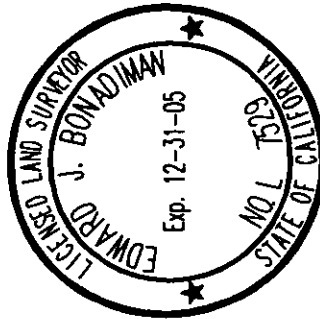
THERE MAY BE EASEMENTS OF RECORD
DELINEATED AND REFERENCED ON THE
UNDERLYING MAP OR THERE MAY BE
EASEMENTS WITHIN THE AREA BEING
ADJUSTED THAT ARE NOT SHOWN ON
THIS DOCUMENT.

THIS DOCUMENT WAS PERPARED BY ME
OR UNDER MY DIRECTION, BASED ON
A FIELD SURVEY.

CITY OF RIVERSIDE
CALIFORNIA

LOT LINE ADJUSTMENT
ZONING CASE: P03-1123

EXHIBIT 'B'
SHEET 3 OF 4



Edward J. Bonadiman
113-074

EDWARD J. BONADIMAN, P.L.S. 7529
EXP. 12-31-05

PREPARED BY:

NOV. 2005

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2884-0254
54/13/2004 09:14
13 14

SEE SHEET 4 OF 4
PARCEL 4
N 33°39'01" W
85.83'

322.07'

N 56°22'16" E

55.00' ROW
40.00' ORIG. ROW
PIERCE ST

N 33°39'01" W
213.01'

N 33°39'01" W

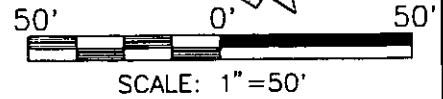
N 33°39'01" W 222.52'

N 16°01'17" W
87.51'

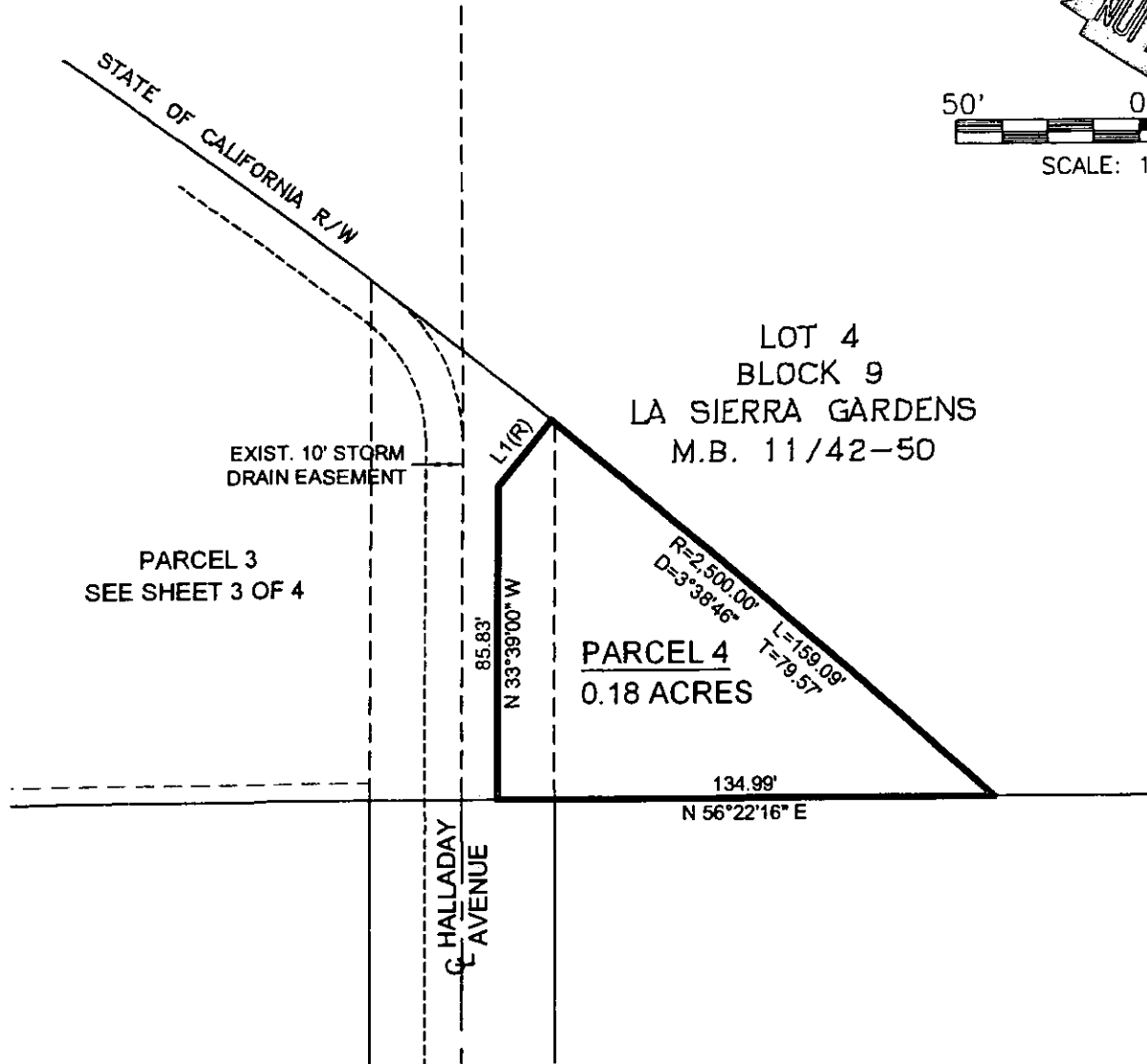
R=2490.00'
D=30°49'35"
L=36.16'
T=18.08'

EXHIBIT "B"

THIS EXHIBIT IS TO BE ATTACHED TO THE LEGAL DESCRIPTION



2004-02264883
04/13/2004 08:09A
14 of 14

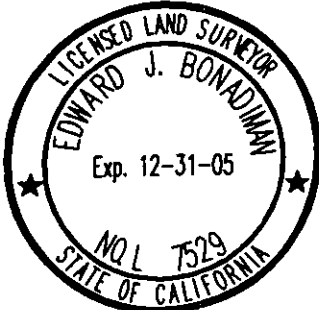


NOTE:

THERE MAY BE EASEMENTS OF RECORD DELINEATED AND REFERENCED ON THE UNDERLYING MAP OR THERE MAY BE EASEMENTS WITHIN THE AREA BEING ADJUSTED THAT ARE NOT SHOWN ON THIS DOCUMENT.

THIS DOCUMENT WAS PERPARED BY ME OR UNDER MY DIRECTION, BASED ON A FIELD SURVEY.

LINE TABLE		
LINE	DIST.	BEARING
L1	23.04'	N 5°16'08" E



Edward J. Bonadiman

1-13-04

EDWARD J. BONADIMAN, P.L.S. 7529
EXP. 12-31-05

PREPARED BY:

NOV. 2003



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**CITY OF RIVERSIDE
CALIFORNIA**
**LOT LINE ADJUSTMENT
ZONING CASE: P03-1123**
**EXHIBIT 'B'
SHEET 4 OF 4**

78-6
78-8
15313