

T1N R6W SECTION 19 & T1N R7W SECTION 24, SBM  
JL 10364 "CENTRAL"  
ETIWANDA HEIGHTS  
Exhibit "A"

# EXHIBIT "A"

## Legal Description - Etiwanda Heights Central

THOSE PORTIONS OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 7 WEST AND SECTION 19, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, SAID PORTIONS ALSO BEING SHOWN ON COUNTY SURVEYOR PLAT NO. 10102 ON FILE IN THE COUNTY SURVEYOR'S OFFICE OF SAID COUNTY, SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### PARCEL "A"

THAT PORTION OF THE EAST ONE HALF OF SAID SECTION 24 DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE EAST ONE SIXTEENTH CORNER OF SAID SECTIONS 24 AND 13; THENCE NORTH 89°10'46" EAST ALONG THE SECTION LINE A DISTANCE OF 116.21 FEET; THENCE SOUTH 32°07'46" EAST A DISTANCE OF 269.45 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWEST AND WESTERLY AND HAVING A RADIUS OF 2958.73 FEET; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 1098.69 FEET THROUGH A CENTRAL ANGLE OF 21°16'34" TO A POINT OF NON-TANGENCY HAVING A RADIAL BEARING OF NORTH 79°08'48" EAST; THENCE SOUTH 01°21'48" EAST A DISTANCE OF 197.65; THENCE SOUTH 06°42'20" EAST A DISTANCE OF 293.19 FEET; THENCE SOUTH 01°01'51" EAST A DISTANCE OF 200.00 FEET; THENCE SOUTH 01°55'21" EAST A DISTANCE OF 300.04 FEET; THENCE SOUTH 01°33'08" EAST A DISTANCE OF 391.69 FEET; THENCE NORTH 89°17'00" EAST A DISTANCE OF 1.00 FEET; THENCE SOUTH 00°58'04" EAST A DISTANCE OF 526.69 FEET; THENCE SOUTH 89°12'12" WEST A DISTANCE OF 56.62 FEET TO A NON-TANGENT POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1052.39 FEET AND A RADIAL BEARING OF NORTH 64°27'29" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 843.48 FEET THROUGH A CENTRAL ANGLE OF 45°55'19" TO A POINT OF TANGENCY; THENCE NORTH 71°27'50" WEST A DISTANCE OF 63.62 FEET TO THE WEST LINE OF THE EAST ONE HALF OF THE NORTHEAST ONE QUARTER OF SAID SECTION 24; THENCE NORTH 00°01'12" WEST ALONG SAID WEST LINE A DISTANCE OF 2586.25 FEET TO THE **POINT OF BEGINNING**.

Containing 37 acres, more or less.

(End Parcel "A")

### PARCEL "B"

THAT PORTION OF SAID SECTION 19 DESCRIBED AS FOLLOWS:

T1N R6W SECTION 19 & T1N R7W SECTION 24, SBM  
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**BEGINNING** AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 00°20'38" EAST ALONG THE WEST SECTION LINE A DISTANCE OF 515.64 FEET; THENCE NORTH 69°50'16" EAST A DISTANCE OF 651.88 FEET; THENCE NORTH 79°30'00" EAST A DISTANCE OF 445.87 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 648.00 FEET; THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 402.34 FEET THROUGH A CENTRAL ANGLE OF 35°34'27" TO A POINT OF TANGENCY; THENCE SOUTH 64°55'33" EAST A DISTANCE OF 872.82 FEET; THENCE SOUTH 52°14'27" EAST A DISTANCE OF 1391.48 FEET; THENCE SOUTH 74°07'58" EAST A DISTANCE OF 947.57 FEET; THENCE NORTH 89°44'19" EAST A DISTANCE OF 772.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 522.19 FEET AND A RADIAL BEARING OF NORTH 01°09'09" WEST; THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 284.97 FEET THROUGH A CENTRAL ANGLE OF 31°16'04" AND A RADIAL BEARING OF NORTH 30°06'55" EAST TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING RADIUS OF 1950.00 AND A RADIAL BEARING OF NORTH 89°23'20" EAST; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 681.33 FEET THROUGH A CENTRAL ANGLE OF 20°01'08" TO A POINT OF TANGENCY; THENCE NORTH 20°37'48" WEST A DISTANCE OF 1155.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2050.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 37.90 FEET THROUGH A CENTRAL ANGLE OF 01°03'34" TO A POINT IN THE NORTH LINE OF SECTION 19 HAVING A RADIAL BEARING OF SOUTH 70°25'46" WEST; THENCE NORTH 89°31'35" WEST ALONG SAID SECTION LINE A DISTANCE OF 2050.82 TO THE NORTH ONE QUARTER CORNER OF SAID SECTION 19; THENCE NORTH 89°50'40" WEST ALONG SAID SECTION LINE A DISTANCE OF 2697.80 TO **THE POINT OF BEGINNING**.

Containing 109.93 acres, more or less.

(End Parcel "B")

**PARCEL "C"**

THOSE PORTIONS OF SAID SECTION 19 TOWNSHIP 1 NORTH RANGE 6 WEST AND SECTION 24 TOWNSHIP 1 NORTH RANGE 7 WEST DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SECTION 19; THENCE SOUTH 00°20'38" EAST ALONG THE SECTION LINE A DISTANCE OF 620.75 FEET; THENCE SOUTH 89°46'55" EAST A DISTANCE OF 1060.96 FEET; THENCE SOUTH 69°33'33" EAST A DISTANCE OF 1102.22 FEET; THENCE SOUTH 52°02'52" EAST A DISTANCE OF 1230.31 FEET; THENCE SOUTH 74°24'37" EAST A DISTANCE OF 1018.99 FEET; THENCE NORTH 88°50'51" EAST A DISTANCE OF 977.99 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 239.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND ARC DISTANCE OF 349.30 FEET THROUGH A CENTRAL ANGLE OF 83°44'17" TO THE SOUTH LINE OF THAT CERTAIN LAND AS DESCRIBED AS AN OPEN SPACE EASEMENT IN DOC NO. 1987-194788 OFFICIAL RECORDS OF SAID COUNTY, SAID POINT HAVING A RADIAL BEARING OF NORTH 82°35'08" EAST; THENCE NORTH 89°31'35" WEST ALONG SAID SOUTH LINE A DISTANCE OF 2548.47 FEET TO THE EAST LINE OF THE NORTHWEST ONE QUARTER OF SAID SECTION 19; THENCE NORTH 00°35'14"

T1N R6W SECTION 19 & T1N R7W SECTION 24, SBM  
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WEST ALONG SAID EAST LINE A DISTANCE OF 0.19 FEET; THENCE NORTH 89°50'40" WEST A DISTANCE OF 967.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 345.00 FEET AND A RADIAL BEARING OF SOUTH 82°25'36" EAST; THENCE LEAVING SAID SOUTH LINE OF THAT CERTAIN LAND AS DESCRIBED AS AN OPEN SPACE EASEMENT, SOUTHWESTERLY ALONG SAID CURVE AND ARC DISTANCE OF 351.23 FEET THROUGH A CENTRAL ANGLE OF 58°19'49" TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 870.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 767.09 FEET THROUGH A CENTRAL ANGLE OF 50°31'06" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 180.00 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 366.50 FEET THROUGH A CENTRAL ANGLE OF 116°39'41" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 665.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 367.80 FEET THROUGH A CENTRAL ANGLE OF 31°41'22" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1050.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 421.07 FEET THROUGH A CENTRAL ANGLE OF 22°58'36" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 460.00 FEET; THENCE WESTERLY ALONG SAID CURVE AND ARC DISTANCE OF 423.82 FEET THROUGH A CENTRAL ANGLE OF 52°47'20" TO A POINT OF TANGENCY; THENCE SOUTH 70°32'42" WEST A DISTANCE OF 124.45 FEET; THENCE NORTH 00°10'40" EAST A DISTANCE OF 159.29 FEET TO THE SOUTH LINE OF THE NORTHEAST ONE QUARTER OF SAID SECTION 24; THENCE CONTINUING NORTH 00°10'40" EAST A DISTANCE OF 392.19 FEET; THENCE NORTH 01°43'54" WEST A DISTANCE OF 300.03 FEET; THENCE NORTH 01°34'08" WEST A DISTANCE OF 506.52 FEET; THENCE NORTH 14°31'20" WEST A DISTANCE OF 204.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 3052.73 FEET AND A RADIAL BEARING OF NORTH 79°08'48" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE AND ARC DISTANCE OF 1133.60 FEET THROUGH A CENTRAL ANGLE OF 21°16'34" TO A POINT OF TANGENCY; THENCE NORTH 32°07'46" WEST A DISTANCE OF 212.27 FEET TO THE NORTH LINE OF SAID SECTION 24; THENCE NORTH 89°10'46" EAST ALONG THE SECTION LINE A DISTANCE OF 1061.83 FEET TO THE **POINT OF BEGINNING**.

Containing 165.27 acres, more or less.

(End Parcel "C")

**PARCEL "D"**

THAT PORTION OF THE NORTHEAST ONE QUARTER OF SECTION 19 DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 89°31'35" WEST ALONG THE SECTION LINE A DISTANCE OF 510.91 FEET; THENCE SOUTH 20°37'48" EAST A DISTANCE OF 1155.23 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 2050.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 446.52 FEET THROUGH A CENTRAL ANGLE OF 12°28'48" TO A POINT OF NON-

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TANGENCY ON THE EAST LINE OF SECTION 19, HAVING A RADIAL BEARING OF NORTH  
81°51'00" EAST; THENCE NORTH 00°15'41" WEST ALONG THE SECTION LINE A DISTANCE OF  
1508.60 FEET TO THE **POINT OF BEGINNING**.

Containing 8.12 acres, more or less.

(End Parcel "D")

(End Exhibit "A")

This legal description was prepared by me or under my direction.

By: \_\_\_\_\_

Ryan Hunsicker, PLS 8302

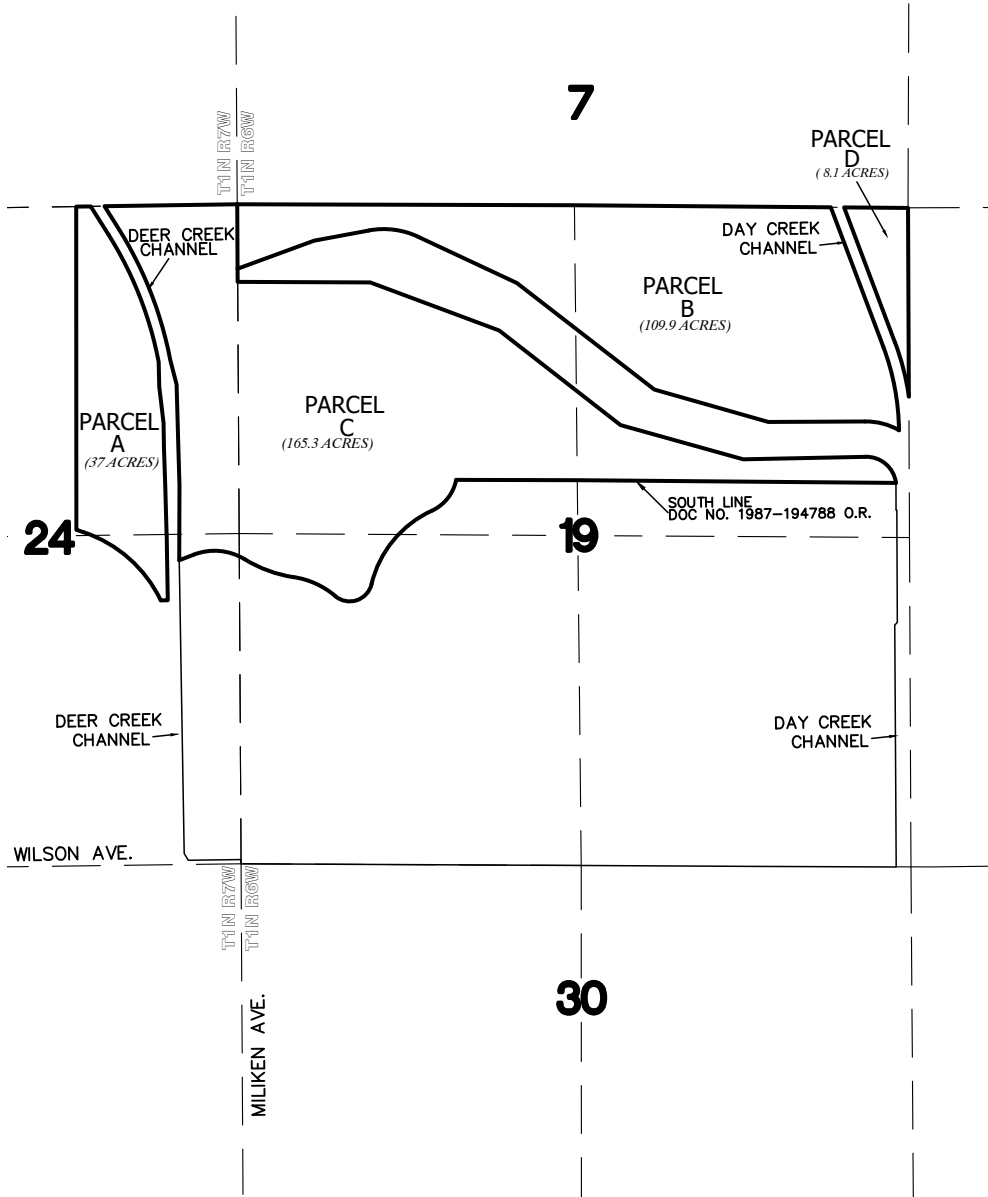
Date:



NO SCALE

# EXHIBIT "B"

PORTION SECTION 19 T1N R6W SBM  
 PORTION SECTION 24 T1N R7W SBM



**NOTE:**

THIS MAP HAS BEEN COMPILED FROM RECORD DATA PER COUNTY SURVEYORS PLAT NO. 10102 AND DOES NOT REPRESENT A FIELD SURVEY.

W.O. No.	Owner
JL10364	COUNTY OF SAN BERNARDINO

County of San Bernardino  
 Department of Public Works - County Surveyor

"CENTRAL"  
**ETIWANDA HEIGHTS**