

EXHIBIT "A"
LEGAL DESCRIPTION
SERIAL NO. 73458A
APN 0229-291-23

TRAFFIC SIGNAL MAINTENANCE EASEMENT

THAT PORTION OF PARCEL NO. 2, AS SHOWN ON STATE BOARD OF EQUALIZATION, LAND IDENTIFICATION MAP, S.B.E. MAP NO. 148-36-38A, BEING LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF 6TH STREET (7TH STREET) (40.00 FEET IN SOUTHERLY HALFWIDTH), WITH THE CENTERLINE OF ETIWANDA AVENUE (30.00 FEET IN EASTERLY HALFWIDTH), AS SHOWN ON PARCEL MAP 7951, RECORDED AS BOOK 87, PAGES 11 THROUGH 13 OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER;

THENCE NORTH 0°17'58" EAST ALONG SAID CENTERLINE OF SAID ETIWANDA AVENUE, A DISTANCE OF 54.20 FEET TO A POINT THEREON;

THENCE LEAVING SAID CENTERLINE, SOUTH 89°42'02" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID ETIWANDA AVENUE, DECLARED A PUBLIC HIGHWAY PER RESOLUTION BY THE BOARD OF SUPERVISORS OF SAN BERNARDINO COUNTY, CALIFORNIA, DATED OCTOBER 8, 1912 FOR THE **TRUE POINT OF BEGINNING**;

THENCE PARALLEL TO SAID CENTERLINE, SOUTH 0°17'58" WEST ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 124.25 FEET;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 89°42'02" EAST, A DISTANCE OF 22.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT EASTERLY 52.00 FEET, MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF ETIWANDA AVENUE;

THENCE NORTH 00°17'58" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 124.25 FEET;

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THENCE NORTH 89°42'02" WEST, A DISTANCE OF 22.00 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE TO THE TRUE POINT OF BEGINNING;

CONTAINING 2734 SQUARE FEET OR 0.063 ACRES, MORE OR LESS

SUBJECT TO ANY AN ALL EXISTING MATTERS OF RECORD.

THIS DESCRIPTION IS NOT INTENDED FOR USE IN THE CONVEYANCE OF LAND IN VIOLATION OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.
PREPARED UNDER MY SUPERVISION.

Carlos G. Silva

CARLOS G. SILVA, L.S. 9552

10/22/2024

DATE

PREPARED BY: CGS
CHECKED BY: JCR

