

EXHIBIT "A"
LANDSCAPE EASEMENT QUITCLAIM
LEGAL DESCRIPTION

THOSE PORTIONS OF THAT LANDSCAPE EASEMENT FOR LANDSCAPING, IRRIGATION, PLANTING, AND MAINTENANCE PURPOSES, AS DEDICATED TO SAN BERNARDINO COUNTY, BEING OVER PORTIONS OF PARCELS 13, 14, 17, 19, AND 20 ALL AS SHOWN BY PARCEL MAP 20478 RECORDED IN BOOK 263 OF PARCEL MAPS, PAGES 53 THROUGH 73, INCLUSIVE, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 1 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, PARCELS BEING DESCRIBED AS FOLLOWS:

PARCEL A:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 14, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF JIMMIE JOHNSON DRIVE (VARIABLE FULL-WIDTH) AS SHOWN BY SAID PARCEL MAP, SAID POINT ALSO BEING ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1072.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH 22°00'42" WEST;

THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 15°15'26", AN ARC DISTANCE OF 285.46 FEET TO A POINT HEREINAFTER REFERRED AS **POINT "A" AND THE **TRUE POINT OF BEGINNING**, THE RADIAL LINE TO SAID POINT BEARS SOUTH 06°45'16" WEST;**

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 0°53'40", AN ARC DISTANCE OF 16.74 FEET TO THE INTERSECTION OF SAID LANDSCAPE EASEMENT AND SAID NORTHERLY RIGHT-OF-WAY LINE, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET, THE RADIAL LINE TO SAID CURVE BEARS SOUTH 36°26'28" EAST;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE EASTERLY, NORTHWESTERLY AND NORTHERLY LINE OF SAID LANDSCAPE EASEMENT, THE FOLLOWING THREE (3) COURSES:

- 1) NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 54°11'10", AN ARC DISTANCE OF 28.37 FEET;
- 2) SOUTH 31°31'55" WEST, A DISTANCE OF 22.83 FEET;
- 3) NORTH 82°36'02" WEST, A DISTANCE OF 9.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A

RADIUS OF 50.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH 35°20'06" EAST;

THENCE LEAVING THE NORTHERLY LINE OF SAID LANDSCAPE EASEMENT, SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°57'45", AN ARC DISTANCE OF 8.69 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 155 SQUARE FEET, MORE OR LESS.

PARCEL B:

COMMENCING AT SAID POINT "A", BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF JIMMIE JOHNSON DRIVE (VARIABLE FULL-WIDTH) AS SHOWN ON SAID PARCEL MAP, SAID POINT ALSO BEING ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1072.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH 06°45'16" WEST;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04°10'08", AN ARC DISTANCE OF 78.00 FEET FOR THE **TRUE POINT OF BEGINNING**, BEING THE INTERSECTION OF THE NORTHERLY LINE OF SAID RIGHT-OF-WAY AND THE SOUTHWEST CORNER OF SAID LANDSCAPE EASEMENT;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°41'44", AN ARC DISTANCE OF 13.02 FEET TO A POINT OF CUSP WITH A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH 33°57'34" WEST;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°39'26", AN ARC DISTANCE OF 8.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1067.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH 02°14'48" WEST;

THENCE EASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°14'48", AN ARC DISTANCE OF 41.84 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 145.51 FEET;

THENCE NORTH 00°00'10" EAST, A DISTANCE OF 8.27 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LANDSCAPE EASEMENT;

THENCE ALONG SAID NORTHERLY AND WESTERLY LINE OF SAID LANDSCAPE EASEMENT, THE FOLLOWING SIX (6) COURSES:

- 1) SOUTH 89°43'43" WEST, A DISTANCE OF 60.07 FEET;
- 2) NORTH 00°34'46" WEST, A DISTANCE OF 0.33 FEET;
- 3) SOUTH 89°25'14" WEST, A DISTANCE OF 132.81 FEET;
- 4) NORTH 33°18'04" WEST, A DISTANCE OF 17.81 FEET;
- 5) SOUTH 00°34'46" EAST, A DISTANCE OF 4.85 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET;
- 6) SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 44°32'01", AN ARC DISTANCE OF 23.32 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1,649 SQUARE FEET, MORE OR LESS.

PARCEL C:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 13, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF CHERRY AVENUE (90.00 FEET IN WESTERLY HALF-WIDTH) AS SHOWN BY SAID PARCEL MAP;

THENCE NORTH 00°08'17" WEST ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 26.67 FEET TO THE POINT OF BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 55.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH 59°27'21" EAST;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE 59°12'12", AN ARC DISTANCE OF 56.83 FEET TO A POINT ON THE WESTERLY LINE OF SAID LANDSCAPE EASEMENT;

THENCE SOUTH $00^{\circ}34'43''$ EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 0.09 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 13;

THENCE NORTH $89^{\circ}25'18''$ EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 47.19 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 368 SQUARE FEET, MORE OR LESS.

PARCEL D:

COMMENCING AT THE INTERSECTION OF THE SOUTHWEST CORNER OF SAID PARCEL 19 AND THE NORTHERLY RIGHT-OF-WAY LINE OF JEFF GORDON DRIVE (32 FEET IN NORTHERLY HALF-WIDTH) AS SHOWN BY SAID PARCEL MAP;

THENCE SOUTH $89^{\circ}59'56''$ EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 34.61 FEET FOR THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH $89^{\circ}59'56''$ EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 13.47 FEET TO SOUTHEAST CORNER OF SAID LANDSCAPE EASEMENT, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH $42^{\circ}49'57''$ EAST, SAID POINT HEREINAFTER REFERRED TO AS **POINT "B"**;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LANDSCAPE EASEMENT AND SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $10^{\circ}17'48''$, AN ARC DISTANCE OF 5.39 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LANDSCAPE EASEMENT, BEING A LINE PARALLEL WITH AND DISTANT NORTHERLY 4.00 FEET, MEASURED AT A RIGHT ANGLE, TO SAID NORTHERLY RIGHT-OF-WAY LINE;

THENCE NORTH $89^{\circ}59'56''$ WEST ALONG SAID NORTHERLY LINE AND PARALLEL LINE, A DISTANCE OF 11.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH $40^{\circ}32'06''$ EAST;

THENCE LEAVING SAID NORTHERLY LINE, SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF $07^{\circ}40'33''$, AN ARC DISTANCE OF 6.70 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 50 SQUARE FEET, MORE OR LESS.

PARCEL E:

COMMENCING AT SAID POINT "B";

THENCE SOUTH $89^{\circ}59'56''$ EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF JEFF GORDON DRIVE, A DISTANCE OF 59.21 FEET FOR THE **TRUE POINT OF BEGINNING**, BEING THE SOUTHWEST CORNER OF SAID LANDSCAPE EASEMENT;

THENCE CONTINUING SOUTH $89^{\circ}59'56''$ EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 13.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH $32^{\circ}51'42''$ WEST;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF $07^{\circ}40'33''$, AN ARC DISTANCE OF 6.70 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LANDSCAPE EASEMENT, BEING A LINE PARALLEL WITH AND DISTANT NORTHERLY 4.00 FEET, MEASURED AT A RIGHT ANGLE, TO SAID NORTHERLY RIGHT-OF-WAY LINE;

THENCE NORTH $89^{\circ}59'56''$ WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 11.30 FEET TO THE NORTHWEST CORNER OF SAID LANDSCAPE EASEMENT, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH $53^{\circ}07'52''$ WEST;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LANDSCAPE EASEMENT AND CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $10^{\circ}17'48''$, AN ARC DISTANCE OF 5.39 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 49 SQUARE FEET, MORE OR LESS.

PARCEL F:

BEGINNING AT THE SOUTHEAST CORNER SAID PARCEL 20, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF JEFF GORDON DRIVE, PER SAID PARCEL MAP;

THENCE NORTH $89^{\circ}59'56''$ WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 9.58 FEET TO THE SOUTHWEST CORNER OF SAID LANDSCAPE EASEMENT, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH $42^{\circ}50'17''$ WEST;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LANDSCAPE EASEMENT, AND SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF $10^{\circ}17'46''$, AN ARC DISTANCE 5.39 FEET TO THE NORTHERLY LINE OF SAID LANDSCAPE EASEMENT;

THENCE SOUTH $89^{\circ}59'56''$ EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 7.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH $40^{\circ}33'28''$ WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $07^{\circ}40'19''$, AN ARC DISTANCE OF 6.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 35 SQUARE FEET, MORE OR LESS.

PARCEL G:

COMMENCING AT THE SOUTHEAST CORNER SAID PARCEL 20;

THENCE NORTH $89^{\circ}59'56''$ WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF JEFF GORDON DRIVE, A DISTANCE OF 68.79 FEET TO THE SOUTHEAST CORNER OF SAID LANDSCAPE EASEMENT AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH $89^{\circ}59'56''$ WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3.48 FEET TO THE BEGINNING OF NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH $42^{\circ}51'58''$ EAST;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL $10^{\circ}17'30''$, AN ARC DISTANCE OF 5.39 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LANDSCAPE EASEMENT;

THENCE SOUTH $89^{\circ}59'56''$ EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 3.49 FEET TO THE NORTHEAST CORNER OF SAID LANDSCAPE EASEMENT, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH $53^{\circ}07'56''$ EAST;

THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID LANDSCAPE EASEMENT AND SAID CURVE TO THE RIGHT, THROUGH A CENTRAL

ANGLE OF $10^{\circ}17'46''$, AN ARC DISTANCE OF 5.39 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 14 SQUARE FEET, MORE OR LESS.

PARCEL H:

COMMENCING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF JEFF GORDON DRIVE PER SAID PARCEL MAP, ALSO BEING ON THE SOUTHERLY LINE OF SAID PARCEL 20, SAID POINT BEING THE EASTERLY TERMINUS OF THAT CERTAIN CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 62.00 FEET, A CENTRAL ANGLE OF $89^{\circ}59'56''$, AN ARC DISTANCE OF 97.39 FEET AS SHOWN ON SAID PARCEL MAP;

THENCE SOUTH $89^{\circ}59'56''$ EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 274.48 FEET FOR THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH $89^{\circ}59'56''$ EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 13.72 FEET TO THE SOUTHEAST CORNER OF SAID LANDSCAPE EASEMENT, SAID POINT HEREINAFTER REFERRED TO AS POINT "C", AND ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET, THE RADIAL LINE TO SAID CURVE BEARS SOUTH $42^{\circ}49'38''$ EAST;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $10^{\circ}17'51''$, AN ARC DISTANCE OF 5.39 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LANDSCAPE EASEMENT;

THENCE NORTH $89^{\circ}59'56''$ WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 11.93 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH $40^{\circ}25'40''$ EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF $07^{\circ}41'50''$, AN ARC DISTANCE OF 6.72 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 51 SQUARE FEET, MORE OR LESS.

PARCEL I:

COMMENCING AT SAID POINT "C";

THENCE SOUTH 89°59'56" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF JEFF GORDON DRIVE, A DISTANCE OF 59.09 FEET TO THE SOUTHWEST CORNER OF SAID LANDSCAPE EASEMENT, FOR THE TRUE POINT BEGINNING;

THENCE CONTINUING SOUTH 89°59'56" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 12.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET, THE RADIAL LINE TO SAID CURVE BEARS SOUTH 32°48'00" WEST;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 07°41'10", AN ARC DISTANCE OF 6.71 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LANDSCAPE EASEMENT;

THENCE NORTH 89°59'56" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 11.21 FEET TO THE NORTHWEST CORNER OF SAID LANDSCAPE EASEMENT, BEING THE BEGINNING OF NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH 53°08'04" WEST;

THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID LANDSCAPE EASEMENT AND SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°17'46", AN ARC DISTANCE OF 5.39 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 48 SQUARE FEET, MORE OR LESS.

PARCEL J:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 17, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF JIMMIE JOHNSON DRIVE (40.00 FEET IN NORTHERLY HALF-WIDTH), ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 790.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH 21°13'23" WEST;

THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE SOUTHERLY LINE OF SAID PARCEL 17:

- 1) EASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $07^{\circ}28'54''$, AN ARC DISTANCE OF 103.16 FEET FOR THE **TRUE POINT OF BEGINNING**;
- 2) CONTINUING EASTERLY ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF $00^{\circ}56'57''$, AN ARC DISTANCE OF 13.09 FEET TO THE SOUTHEAST CORNER OF SAID LANDSCAPE EASEMENT, SAID POINT HEREINAFTER REFERRED TO AS **POINT "D"**, SAID POINT ALSO BEING THE BEGINNING OF NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH $39^{\circ}45'20''$ EAST;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LANDSCAPE EASEMENT AND SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF $39^{\circ}41'36''$, AN ARC DISTANCE OF 20.78 FEET;

THENCE NORTH $10^{\circ}33'04''$ EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 20.56 FEET TO THE NORTHEAST CORNER OF SAID LANDSCAPE EASEMENT;

THENCE NORTH $78^{\circ}47'20''$ WEST ALONG THE NORTHWESTERLY LINE OF SAID LANDSCAPE EASEMENT, A DISTANCE OF 19.42 FEET;

THENCE LEAVING SAID NORTHERLY LINE, SOUTH $33^{\circ}47'22''$ EAST, A DISTANCE OF 9.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 20.00 FEET, THE RADIAL LINE TO SAID POINT BEARS NORTH $61^{\circ}13'43''$ EAST;

THENCE SOUTHEASTERLY, SOUTHERLY, AND SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF $81^{\circ}55'07''$, AN ARC DISTANCE OF 28.59 FEET TO THE BEGINNING A COMPOUND CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH $36^{\circ}51'11''$ EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF $10^{\circ}22'20''$, AN ARC DISTANCE OF 9.05 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 427 SQUARE FEET, MORE OR LESS.

PARCEL K:

COMMENCING AT SAID POINT "D";

THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SOUTHERLY LINE OF SAID PARCEL 17:

- 1) CONTINUING EASTERLY ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF $04^{\circ}33'31''$, AN ARC DISTANCE OF 62.85 FEET TO THE SOUTHWEST CORNER OF SAID LANDSCAPE EASEMENT AND THE **TRUE POINT OF BEGINNING**;
- 2) CONTINUING EASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $00^{\circ}25'00''$, AN ARC DISTANCE OF 5.74 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT "E"**, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH $45^{\circ}03'27''$ WEST;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF $08^{\circ}40'37''$, AN ARC DISTANCE OF 7.57 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LANDSCAPE EASEMENT, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 785.00 FEET AND DISTANT NORTHERLY 5.00 FEET, MEASURED RADIALLY, TO SAID NORTHERLY RIGHT-OF-WAY LINE, THE RADIAL LINE TO SAID POINT BEARS SOUTH $08^{\circ}13'49''$ WEST;

THENCE WESTERLY ALONG SAID NORTHERLY LINE AND SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF $00^{\circ}15'16''$, AN ARC DISTANCE OF 3.49 FEET TO THE NORTHWEST CORNER OF SAID LANDSCAPE EASEMENT, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 30.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH $69^{\circ}33'30''$ WEST;

THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID LANDSCAPE EASEMENT AND ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $11^{\circ}37'22''$, AN ARC DISTANCE OF 6.09 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 23 SQUARE FEET, MORE OR LESS.

PARCEL L:

COMMENCING AT SAID POINT "E";

**THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID NORTHERLY
RIGHT-OF-WAY LINE AND SOUTHERLY LINE OF SAID PARCEL 17:**

- 1) CONTINUING EASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $14^{\circ}19'27''$, AN ARC DISTANCE OF 197.50 FEET FOR THE TRUE POINT OF BEGINNING;
- 2) CONTINUING EASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $01^{\circ}02'39''$, AN ARC DISTANCE OF 14.40 FEET TO THE SOUTHEAST CORNER OF SAID LANDSCAPE EASEMENT, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH $53^{\circ}30'29''$ EAST, SAID POINT HEREINAFTER REFERRED TO AS **POINT "F"**.

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LANDSCAPE EASEMENT AND SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $12^{\circ}09'31''$, AN ARC DISTANCE OF 6.37 FEET TO THE NORTHEAST CORNER OF SAID LANDSCAPE EASEMENT, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 785.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH $07^{\circ}50'11''$ EAST;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LANDSCAPE EASEMENT AND SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF $00^{\circ}53'09''$, AN ARC DISTANCE OF 12.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH $50^{\circ}36'17''$ EAST;

THENCE LEAVING SAID NORTHERLY LINE, SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF $09^{\circ}02'42''$, AN ARC DISTANCE OF 7.89 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 66 SQUARE FEET, MORE OR LESS.

PARCEL M:

COMMENCING AT SAID POINT "F";

THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SOUTHERLY LINE OF SAID PARCEL 17:

- 1) CONTINUING EASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04°17'21", AN ARC DISTANCE OF 59.14 FEET TO THE SOUTHWEST CORNER OF SAID LANDSCAPE EASEMENT FOR THE TRUE POINT OF BEGINNING;**
- 2) CONTINUING EASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°05'53", AN ARC DISTANCE OF 15.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH 20°16'26" WEST;**

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°23'10", AN ARC DISTANCE OF 8.19 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LANDSCAPE EASEMENT, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 785.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH 12°28'01" EAST;

THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE AND SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°55'44", AN ARC DISTANCE OF 12.73 FEET TO THE NORTHWEST CORNER OF SAID LANDSCAPE EASEMENT, SAID POINT BEING THE BEGINNING A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH 44°49'35" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12°26'10", AN ARC DISTANCE OF 6.51 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 70 SQUARE FEET, MORE OR LESS.

PARCEL N:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL 17, SAID POINT BEING THE BEGINNING OF CURVE, HAVING A RADIUS OF 790.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH 25°03'10" EAST;

THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SOUTHERLY LINE OF SAID PARCEL 17:

- 1) WESTERLY ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°11'46", AN ARC DISTANCE OF 2.71 FEET TO THE SOUTHEAST CORNER OF SAID LANDSCAPE EASEMENT AND THE **TRUE POINT OF BEGINNING**;
- 2) CONTINUING WESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°28'37", AN ARC DISTANCE OF 6.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH 56°44'24" EAST;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°33'17", AN ARC DISTANCE OF 8.34 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LANDSCAPE EASEMENT, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 785.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH 24°51'51" EAST;

THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE AND SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°18'37", AN ARC DISTANCE OF 4.25 FEET TO THE NORTHEAST CORNER OF SAID LANDSCAPE EASEMENT, SAID POINT BEING THE BEGINNING A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH 80°12'49" EAST;

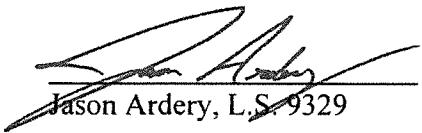
THENCE SOUTHWESTERLY ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 12°42'33", AN ARC DISTANCE 6.65 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 27 SQUARE FEET, MORE OR LESS.

EXCEPTING THEREFORE ANY EXISTING EASEMENTS AND/OR
UNDERLYING INTERESTS OF RECORD.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION



Jason Ardery, L.S. 9329

11/25/2025
Date

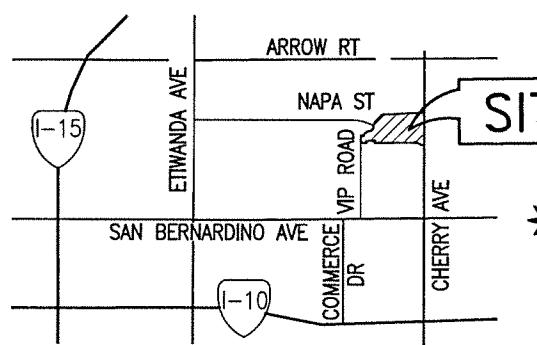
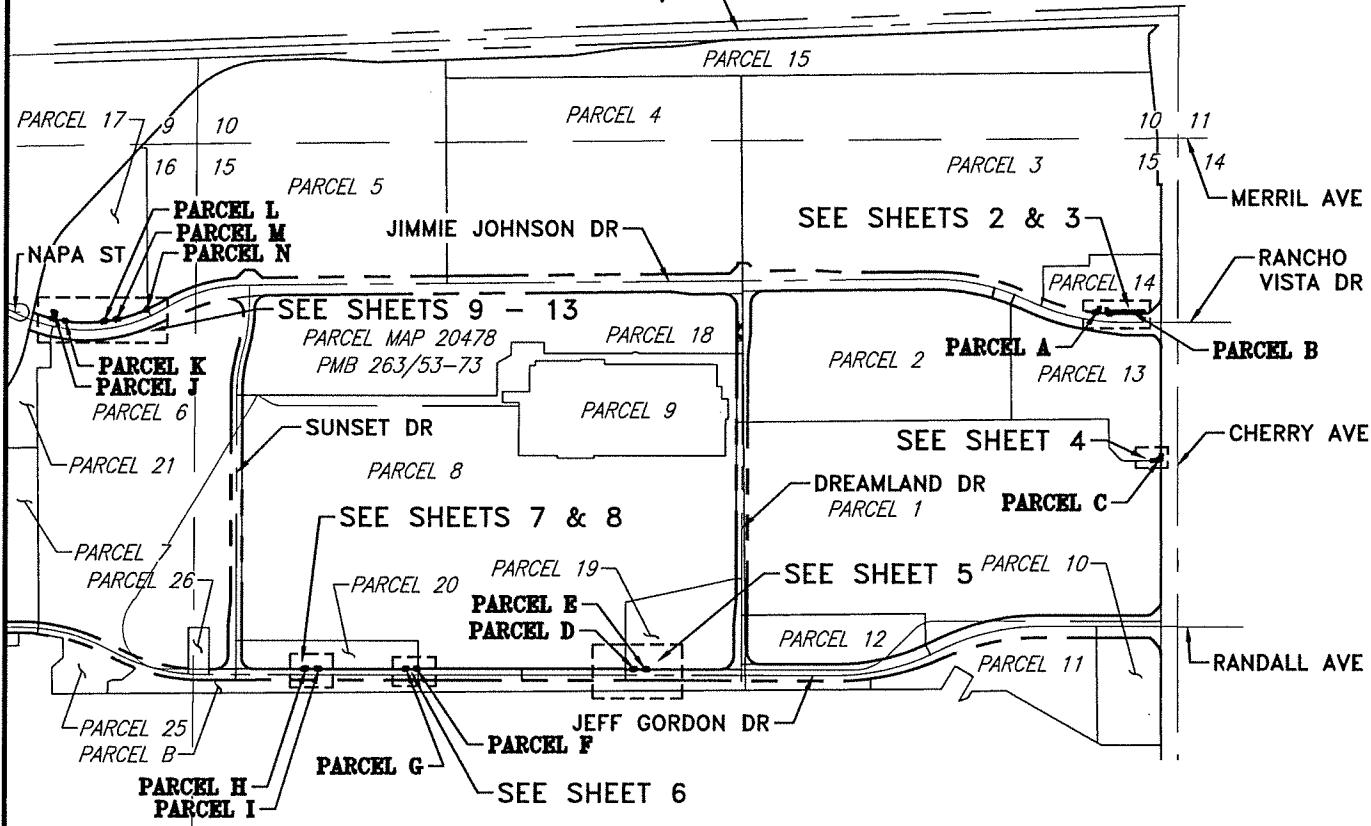


Prepared By: JCR
Checked By: JKA

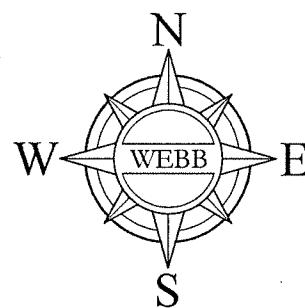
EXHIBIT "B"
LANDSCAPE EASEMENT QUITCLAIM

INDEX SHEET

A.T.S.F. RR R/W -



SEC 15 & 16, T1S, R6W SBM



1" = 1000'

ALBERT A.
WEBB
ASSOCIATES

SAN BERNARDINO COUNTY

H:\2022\22-0074\Drawings\Mapping\Legals & Plats\LS Easement Quitclaim Parcels 1-13-14-17-19-20\LS Easement Quitclaim Parcels 1-13-14-17-19-20.dwg 11/1

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT.
ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 1 OF 13 W.O. 22-0074

SCALE: 1"=1000'

DRWN BY JCR
CHKD BY JKA

DATE 11/25/25
DATE 11/25/25

SUBJECT: LANDSCAPE EASEMENT QUITCLAIM

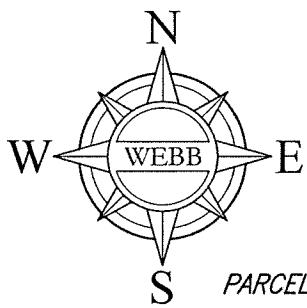
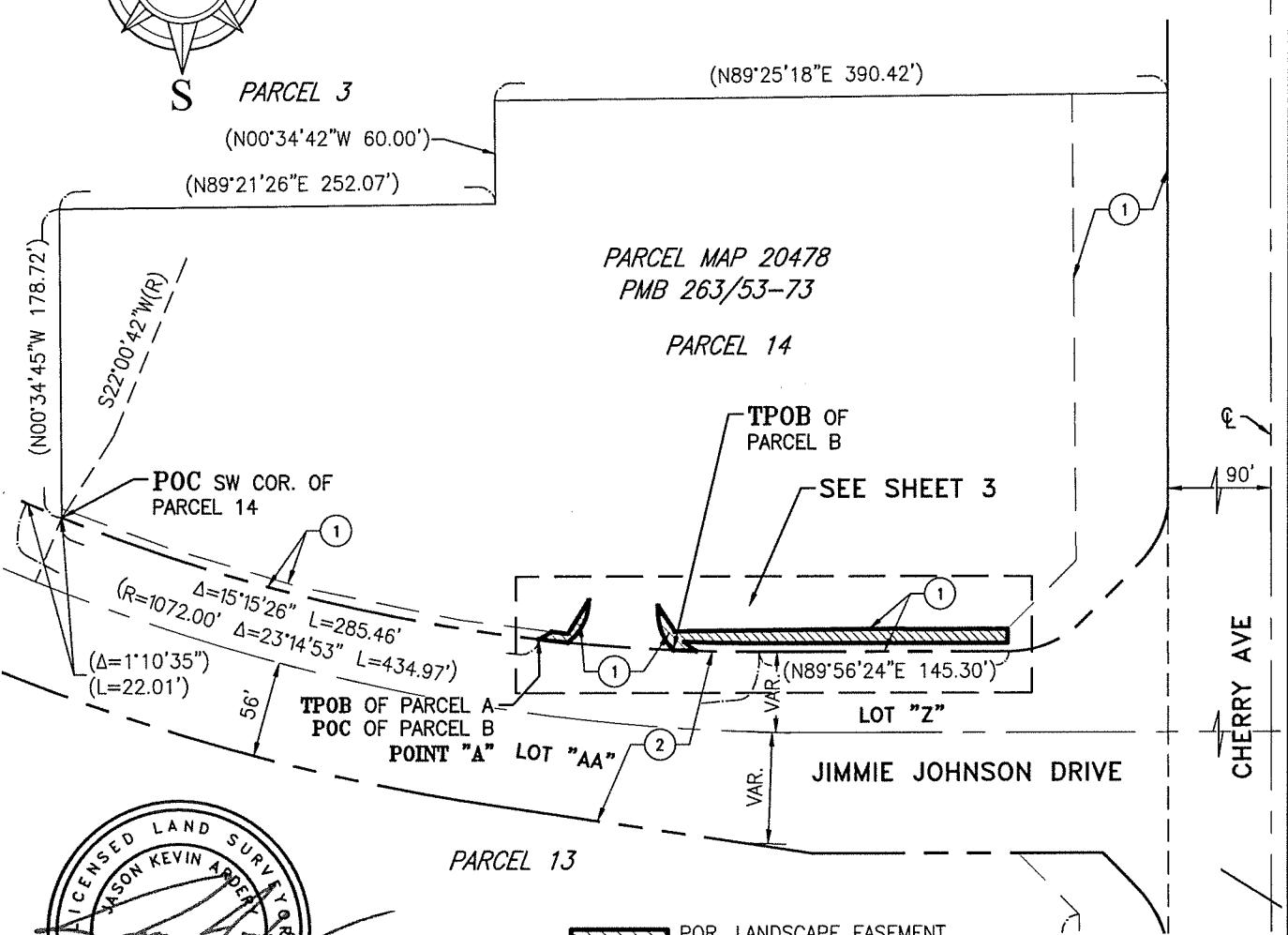


EXHIBIT "B"
LANDSCAPE EASEMENT QUITCLAIM



1" = 100'

100 0 100
SEC 15, T1S, R6W SBM

ALBERT A.
WEBB
ASSOCIATES

SAN BERNARDINO COUNTY

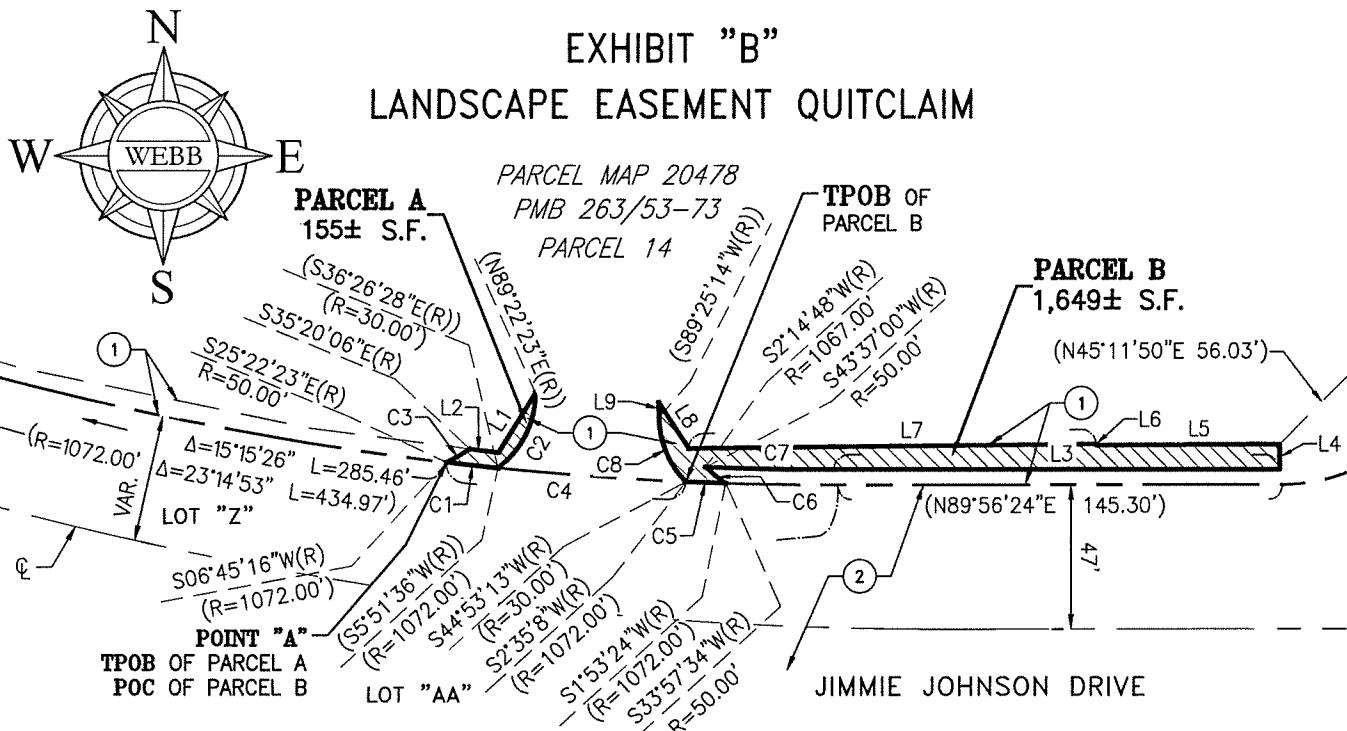
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1-13-14-17-19-20\LS Easement Quitclaim Parcels 1-13-14-17-19-20.dwg 11/25/2025 10:24 AM

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT.
ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 2 OF 13
W.O.
22-0074

SCALE: 1" = 100' DRWN BY JCR DATE 11/25/25
CHKD BY JKA DATE 11/25/25 SUBJECT: LANDSCAPE EASEMENT QUITCLAIM

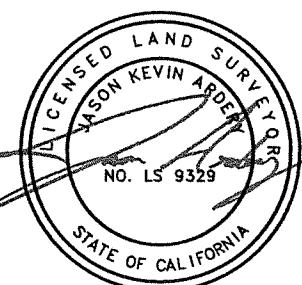
EXHIBIT "B"
LANDSCAPE EASEMENT QUITCLAIM



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	(S31°31'55"W)	(22.83')
L2	(N82°36'02"W)	9.46'
L3	N90°00'00"E	145.51'
L4	N00°00'10"E	8.27'
L5	(S89°43'43"W)	(60.07')
L6	(N00°34'46"W)	(0.33')
L7	(S89°25'14"W)	(132.81')
L8	(N33°18'04"W)	(17.81')
L9	(S00°34'46"E)	(4.85')

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	1072.00'	0°53'40"	16.74'
C2	(30.00')	(54°11'10")	(28.37')
C3	50.00'	9°57'45"	8.69'
C4	1072.00'	4°10'08"	78.00'
C5	1072.00'	0°41'44"	13.02'
C6	50.00'	9°39'26"	8.43'
C7	1067.00'	2°14'48"	41.84'
C8	(30.00')	(44°32'01")	(23.32')

POR. LANDSCAPE EASEMENT
BEING QUITCLAIMED.



1" = 60'

60 0 60

SEC 15, T1S, R6W SBM

NOTES:

① EXISTING LANDSCAPE EASEMENT PER PMB 263/53-73.

② RIGHT OF WAY PER PMB 263/53-73.

() INDICATES RECORD & MEASURED PER PMB 263/53-73.

ALBERT A.
WEBB
ASSOCIATES

SAN BERNARDINO COUNTY

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1-13-14-17-19-20\LS Easement Quitclaim Parcels 1-13-14-17-19-20.dwg 11/25/2025 10:24 AM

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT.
ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 3 OF 13 W.O.
22-0074

SCALE: 1" = 60' DRWN BY JCR DATE 11/25/25
CHKD BY JKA DATE 11/25/25 SUBJECT: LANDSCAPE EASEMENT QUITCLAIM

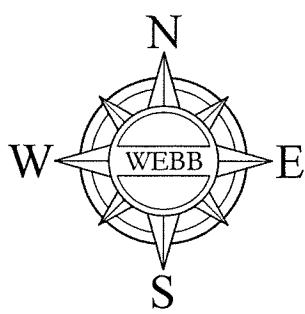
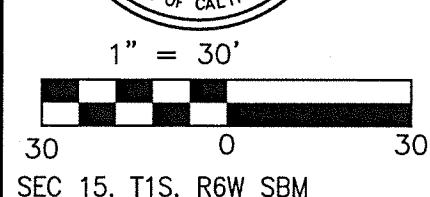
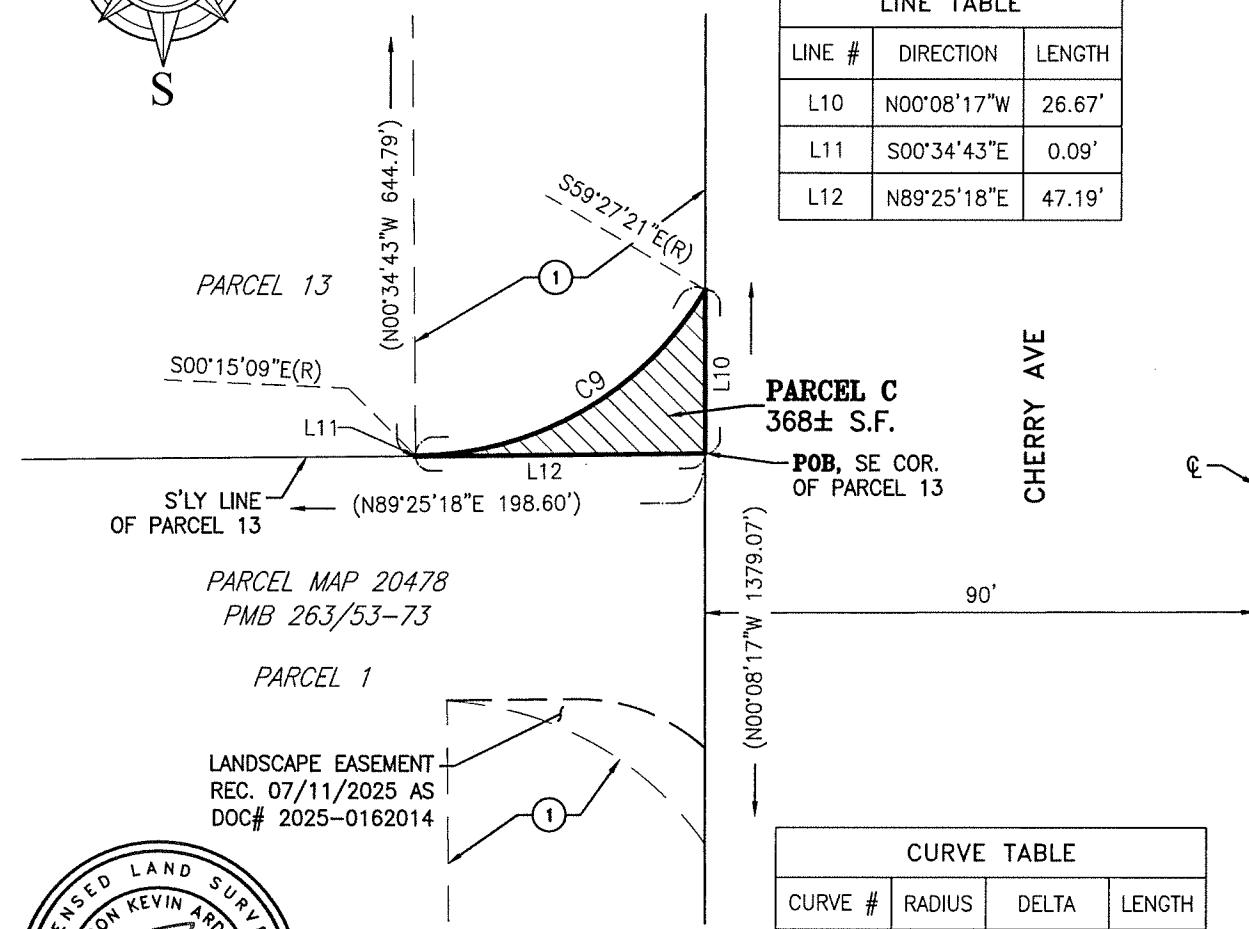


EXHIBIT "B"
LANDSCAPE EASEMENT QUITCLAIM

LINE TABLE		
LINE #	DIRECTION	LENGTH
L10	N00°08'17"W	26.67'
L11	S00°34'43"E	0.09'
L12	N89°25'18"E	47.19'



ALBERT A.
WEBB
ASSOCIATES

SAN BERNARDINO COUNTY

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1-13-14-17-19-20\LS Easement Quitclaim Parcels 1-13-14-17-19-20.dwg 11/25/2025 10:24 AM

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT.
ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 4 OF 13 22-0074

SCALE: 1" = 30'

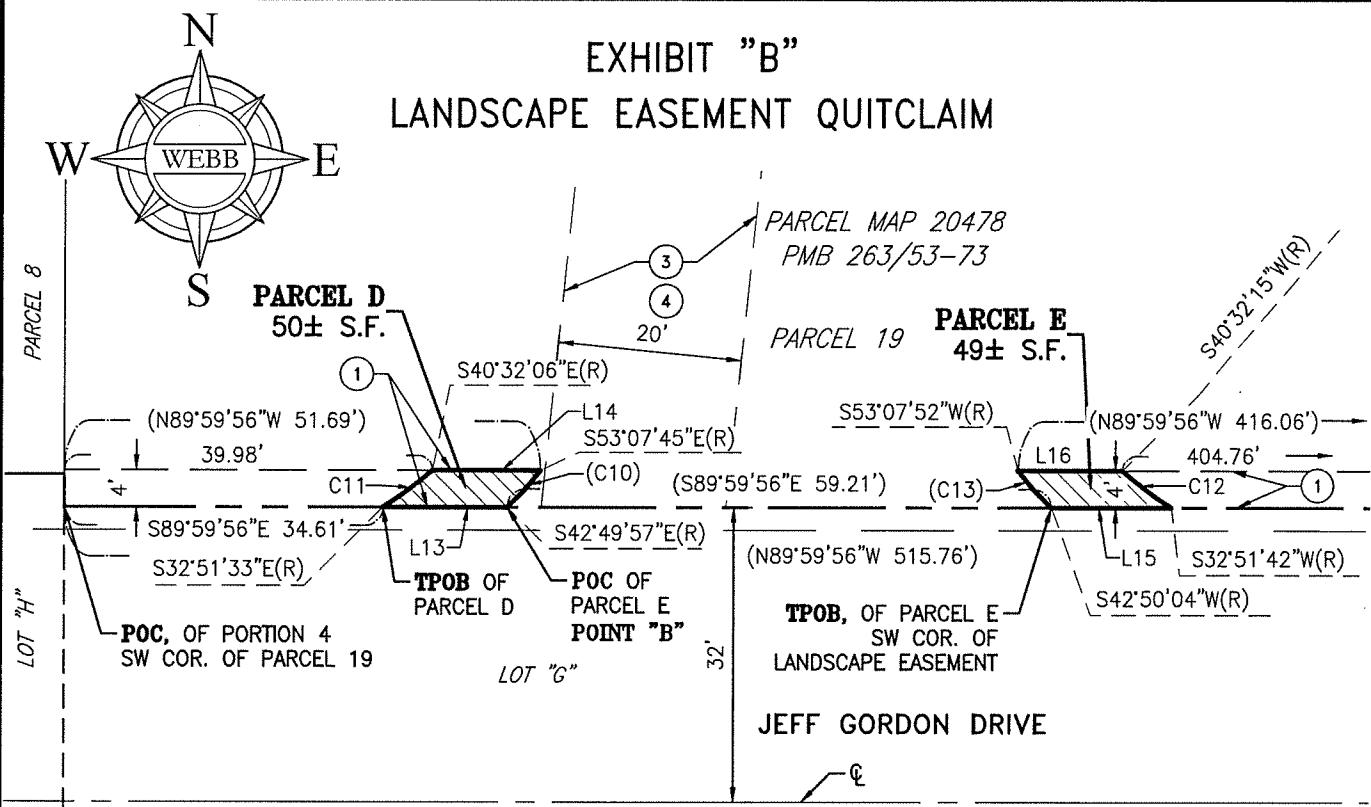
DRWN BY JCR
CHKD BY JKA

DATE 11/25/25
DATE 11/25/25

SUBJECT: LANDSCAPE EASEMENT QUITCLAIM

W.O.

EXHIBIT "B"
LANDSCAPE EASEMENT QUITCLAIM



ALBERT A.
WEBB
ASSOCIATES

SAN BERNARDINO COUNTY

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1-13-14-17-19-20\LS Easement Quitclaim Parcels 1-13-14-17-19-20.dwg 11/25/2025 10:24 AM

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SHEET 5 OF 13 22-0074

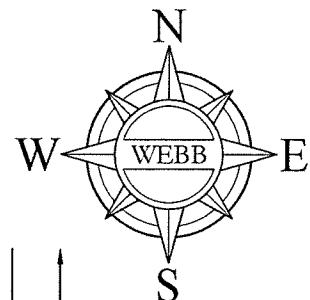
W.O.

SCALE: 1" = 20' DRWN BY JCR DATE 11/25/25 SUBJECT: LANDSCAPE EASEMENT QUITCLAIM
CHKD BY JKA DATE 11/25/25

EXHIBIT "B"
LANDSCAPE EASEMENT QUITCLAIM

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
(C14)	30.00'	10°17'46"	5.39'
C15	50.00'	7°40'19"	6.69'
C16	30.00'	10°17'30"	5.39'
(C17)	30.00'	10°17'46"	5.39'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L17	N89°59'56"W	9.58'
L18	S89°59'56"E	7.82'
L19	N89°59'56"W	3.48'
L20	S89°59'56"E	3.49'



PARCEL MAP 20478
PMB 263/53-73
PARCEL 20

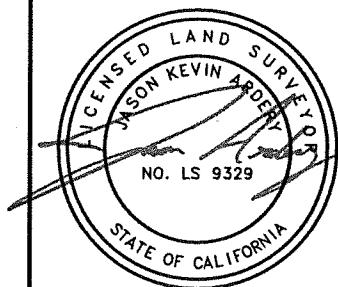
PARCEL G

S53°08'03"W(R) L18 S40°33'28"W(R)
PARCEL F C15 S32°53'09"W(R)
 35± S.F. (C14) (3.52')

 POR. LANDSCAPE EASEMENT
BEING QUITCLAIMED.

NOTES:

- ① EXISTING LANDSCAPE EASEMENT PER PMB 263/53-73.
- ③ PRIVATE UTILITY EASEMENT PER PMB 263/53-73.
- ④ EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS AGREEMENT PER INST. #2023-0030599, REC. 02/09/2023 & RE-RECORDED AS INST. #2023-0179110, REC. 07/21/2023, O.R.
- ⑤ STREET & RAIL EASEMENT PER PMB 179/9-13.
- ⑥ ACCESS EASEMENT PER INST. #2000-0294488 O.R., REC. 08/16/2000.
- () INDICATES RECORD & MEASURED PER PMB 263/53-73.



$$1'' = 20'$$



20 0 20
SEC 15 T1S R6W SBM

ALBERTA

WEBB ASSOCIATES

SAN BERNARDINO COUNTY

19-20.dwg 11/25/2025 10:24 AM

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT.
ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

QUESTION 2 OF 15

SCALE: 1" = 20' DRWN BY JCR DATE 11/25/25 SUBJECT: LANDSCAPE EASEMENT QUITCLAIM
CHKD BY JKA DATE 11/25/25

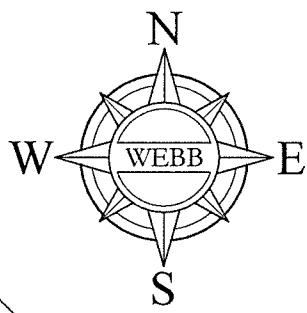
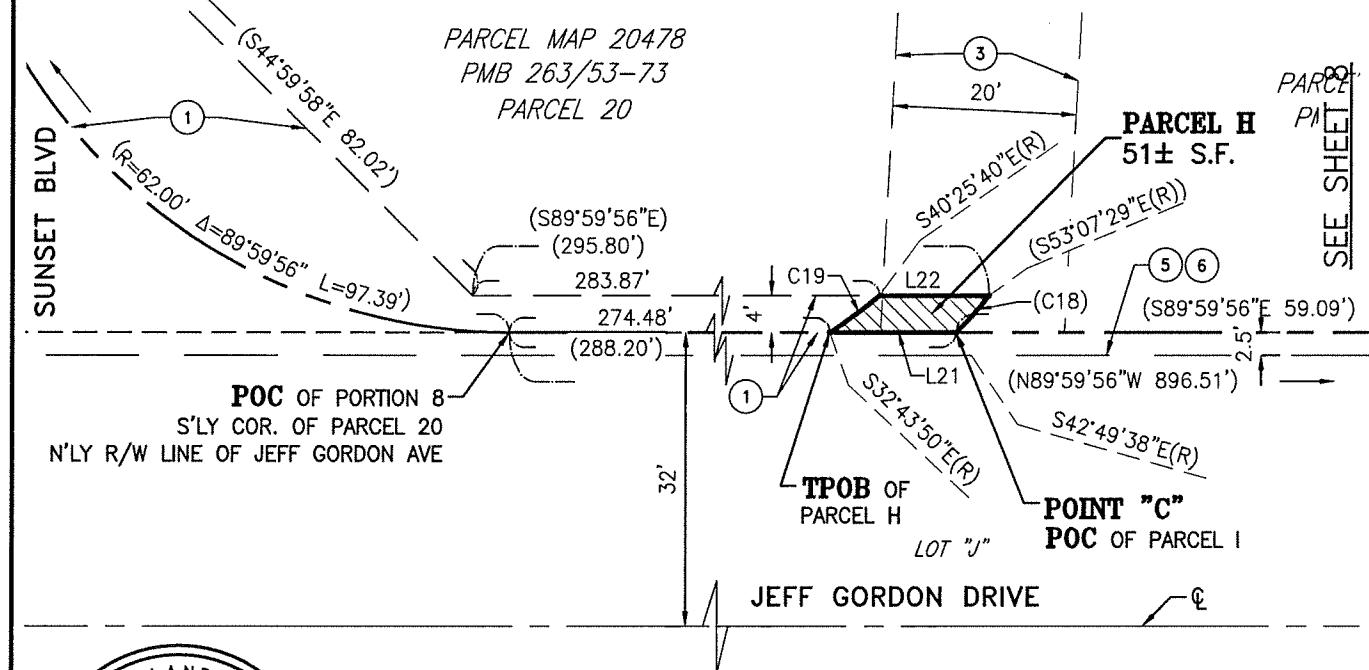


EXHIBIT "B"
LANDSCAPE EASEMENT QUITCLAIM

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
(C18)	30.00'	10°17'51"	5.39'
C19	50.00'	7°41'50"	6.72'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	S89°59'56"E	13.72'
L22	N89°59'56"W	11.93'



POR. LANDSCAPE EASEMENT
BEING QUITCLAIMED.

NOTES:

- ① EXISTING LANDSCAPE EASEMENT PER PMB 263/53-73.
- ③ PRIVATE UTILITY EASEMENT PER PMB 263/53-73.
- ⑤ STREET & RAIL EASEMENT PER PMB 179/9-13.
- ⑥ ACCESS EASEMENT PER INST. #2000-0294488 O.R., REC. 08/16/2000.
- () INDICATES RECORD & MEASURED PER PMB 263/53-73.

ALBERT A.
WEBB
ASSOCIATES

SAN BERNARDINO COUNTY

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1-13-14-17-19-20\LS Easement Quitclaim Parcels 1-13-14-17-19-20.dwg 11/25/2025 10:24 AM

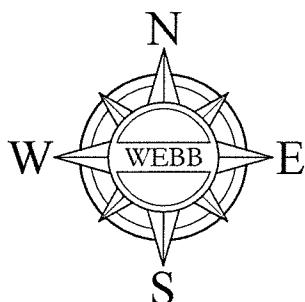
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ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

W.O.
SHEET 7 OF 13 22-0074

SCALE: 1" = 20' DRWN BY JCR DATE 11/25/25
CHKD BY JKA DATE 11/25/25 SUBJECT: LANDSCAPE EASEMENT QUITCLAIM

EXHIBIT "B"

LANDSCAPE EASEMENT QUITCLAIM

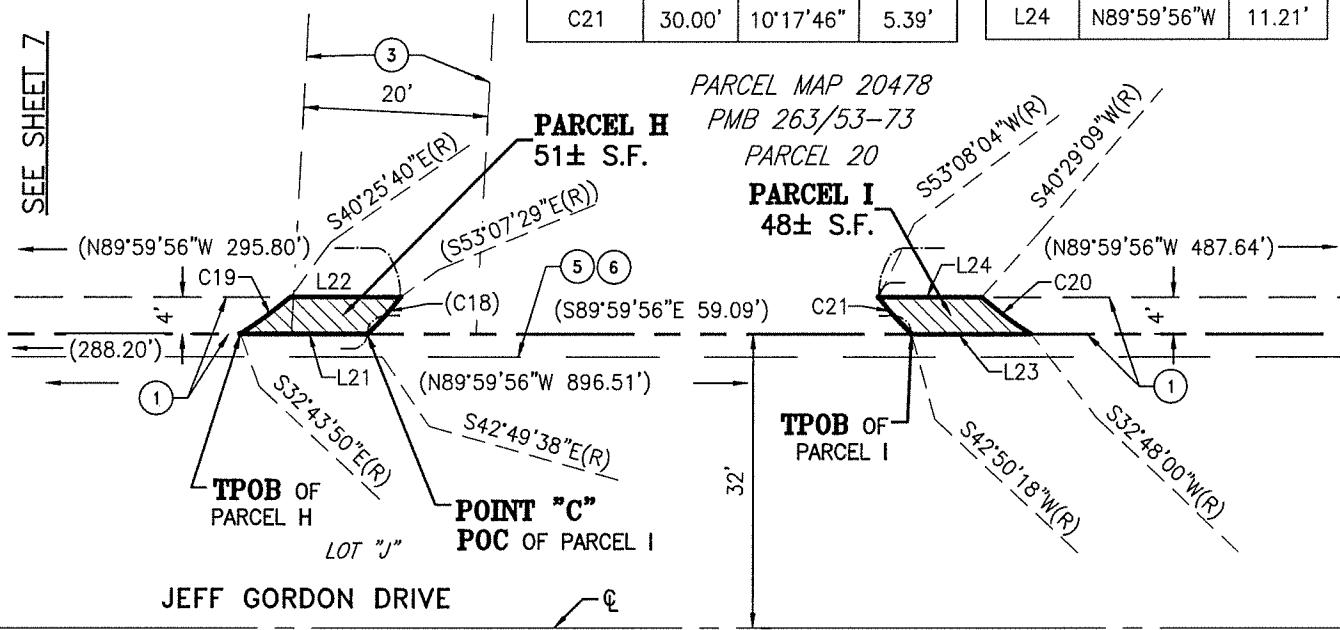


SEE SHEET 7

FOR L21-L22 & C18-C19, SEE SHEET 7.

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C20	50.00'	7°41'10"	6.71'
C21	30.00'	10°17'46"	5.39'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L23	S89°59'56"E	12.98'
L24	N89°59'56"W	11.21'



 POR. LANDSCAPE EASEMENT
BEING QUITCLAIMED.

NOTES:

- ① EXISTING LANDSCAPE EASEMENT PER PMB 263/53-73.
- ③ PRIVATE UTILITY EASEMENT PER PMB 263/53-73.
- ⑤ STREET & RAIL EASEMENT PER PMB 179/9-13.
- ⑥ ACCESS EASEMENT PER INST. #2000-0294488 O.R., REC. 08/16/2000.
- () INDICATES RECORD & MEASURED PER PMB 263/53-73.



1" = 20'



20 0 20
SEC 15, T1S, R6W SBM

ALBERT A.
WEBB
ASSOCIATES

SAN BERNARDINO COUNTY

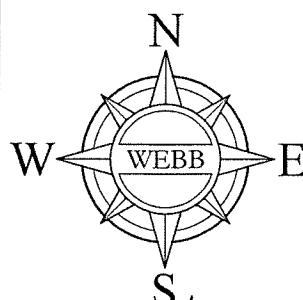
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1-13-14-17-19-20\LS Easement Quitclaim Parcels 1-13-14-17-19-20.dwg 11/25/2025 10:24 AM

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ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

W.O.
SHEET 8 OF 13
22-0074

SCALE: 1" = 20' DRWN BY JCR DATE 11/25/25
CHKD BY JKA DATE 11/25/25 SUBJECT: LANDSCAPE EASEMENT QUITCLAIM

EXHIBIT "B"
LANDSCAPE EASEMENT QUITCLAIM



ACCESS EASEMENT PER
INST. # 1995-404550
& 1995-348167
(423-48)

LINE TABLE		
LINE #	DIRECTION	LENGTH
(L25)	N10°33'04"E	20.56'
L26	S33°47'22"E	9.84'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C22	790.00'	0°56'57"	13.09'
(C23)	30.00'	39°41'36"	20.78'
C24	20.00'	81°55'07"	28.59'
C25	50.00'	10°22'20"	9.05'
C26	790.00'	4°33'31"	62.85'

PARCEL MAP 20478
PMB 263/53-73
PARCEL 17

(N78°47'20"W 121.05')
101.63'

N'L LINE OF LANDSCAPE
EASEMENT

POC OF PARCEL J
SW COR. OF PARCEL 17

PARCEL J
427± S.F.

SEE SHEET 10

JIMMIE JOHNSON DRIVE

LOT "S"

POINT "D"
POC OF PARCEL K
SE COR. OF
LANDSCAPE
EASEMENT

POR. LANDSCAPE EASEMENT
BEING QUITCLAIMED.

NOTES:

① EXISTING LANDSCAPE EASEMENT PER PMB 263/53-73.

() INDICATES RECORD & MEASURED PER PMB 263/53-73.

1" = 20'

20 0 20

SEC 16, T1S, R6W SBM

ALBERT A.
WEBB
ASSOCIATES

SAN BERNARDINO COUNTY

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1-13-14-17-19-20\LS Easement Quitclaim Parcels 1-13-14-17-19-20.dwg 11/25/2025 10:24 AM

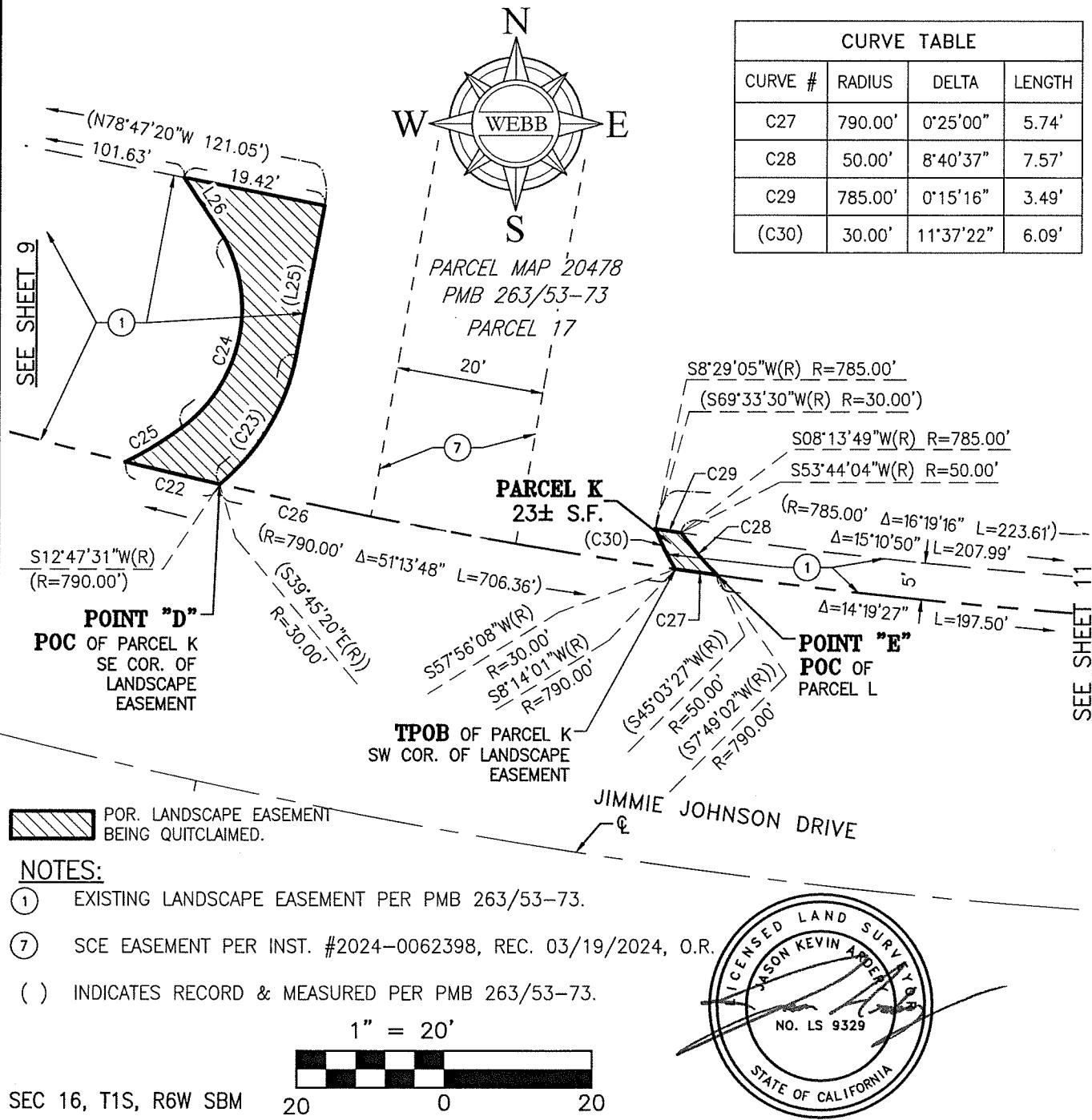
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT.
ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 9 OF 13 22-0074
W.O.

SCALE: 1" = 20' DRWN BY JCR DATE 11/25/25 SUBJECT: LANDSCAPE EASEMENT QUITCLAIM
CHKD BY JKA DATE 11/25/25

EXHIBIT "B"
LANDSCAPE EASEMENT QUITCLAIM

SEE SHEET 9 FOR C22
TO C26 AND L25 & 26



SEC 16, T1S, R6W SBM

20 0 20

ALBERT A.

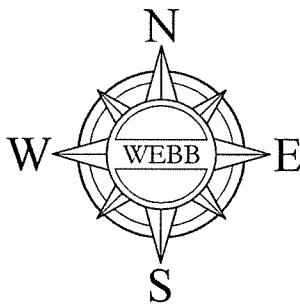
SAN BERNARDINO COUNTY

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT.
ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 10 OF 13 W.O. 22-0074

SCALE: 1" = 20' DRWN BY JCR DATE 11/25/25 SUBJECT: LANDSCAPE EASEMENT QUITCLAIM
CHKD BY JKA DATE 11/25/25

EXHIBIT "B"
LANDSCAPE EASEMENT QUITCLAIM



SEE SHEET 10

SEE SHEET 12

PARCEL MAP 20478
PMB 263/53-73

PARCEL 17

S07°50'11"E(R) R=785.00'
(S65°40'00"E(R) R=30.00')

S06°57'02"E(R) R=785.00'
(S50°36'17"E(R) R=50.00')

PARCEL L
66± S.F.

PARCEL K
23± S.F.

POINT "E"
POC OF
PARCEL L

(R=785.00' Δ=16°19'16" L=223.61')
Δ=15°10'50" L=207.99'

Δ=14°19'27" L=197.50'

(R=790.00' Δ=51°13'48" L=706.36')

TPOB OF
PARCEL L

S06°30'25"E(R) R=790.00'
(S4°13'35"E(R) R=50.00'
(S07°33'04"E(R) R=790.00'
(S55°30'29"E(R) R=30.00')

POINT "F"
POC OF PARCEL M
SE COR. OF
LANDSCAPE
EASEMENT

LOT "S"

JIMMIE JOHNSON DRIVE

Q

£

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C31	790.00'	1°02'39"	14.40'
(C32)	30.00'	12°09'31"	6.37'
C33	785.00'	0°53'09"	12.14'
C34	50.00'	9°02'42"	7.89'
C35	790.00'	4°17'21"	59.14'

SEE SHEET 10 FOR C27.



POR. LANDSCAPE EASEMENT
BEING QUITCLAIMED.

1" = 20'



20 0 20
SEC 16, T1S, R6W SBM

NOTES:

① EXISTING LANDSCAPE EASEMENT PER PMB 263/53-73.

() INDICATES RECORD & MEASURED PER PMB 263/53-73.

ALBERT A.
WEBB
ASSOCIATES

SAN BERNARDINO COUNTY

H:\2022\22-0074\Drawings\Mapping\Legals & Plots\LS Easement Quitclaim Parcels
1-13-14-17-19-20\LS Easement Quitclaim Parcels 1-13-14-17-19-20.dwg 11/25/2025 10:24 AM

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ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 11 OF 13 W.O.
22-0074

SCALE: 1" = 20' DRWN BY JCR DATE 11/25/25
CHKD BY JKA DATE 11/25/25 SUBJECT: LANDSCAPE EASEMENT QUITCLAIM

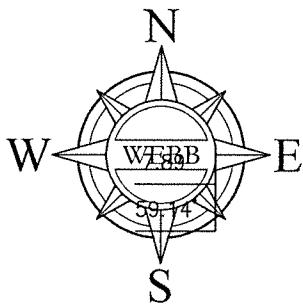


EXHIBIT "B"
LANDSCAPE EASEMENT QUITCLAIM

PARCEL MAP 20478

PMB 263/53-73

PARCEL 17

(S11°32'17"E(R) R=785.00')
(S44°49'35"W(R) R=30.00')

PARCEL M

70± S.F.

PARCEL L
66± S.F.

TPOB OF PARCEL M
SW COR. OF LANDSCAPE
EASEMENT

POINT "F"
POC OF PARCEL M
SE COR. OF
LANDSCAPE
EASEMENT

LOT "S"

JIMMIE JOHNSON DRIVE

SEE SHEET 13

SEE SHEET 11

S01°33'04"E(R) R=790.00'
S55°30'29"E(R) R=30.00'

(S11°50'24"E(R) R=790.00')
(S32°23'24"W(R) R=30.00')

(S12°56'17"E(R) R=790.00')
(S20°16'26"W(R) R=50.00')

①

C38

C36

(C39)

C35

C31

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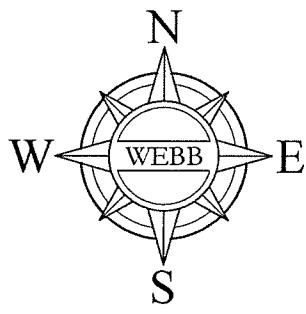
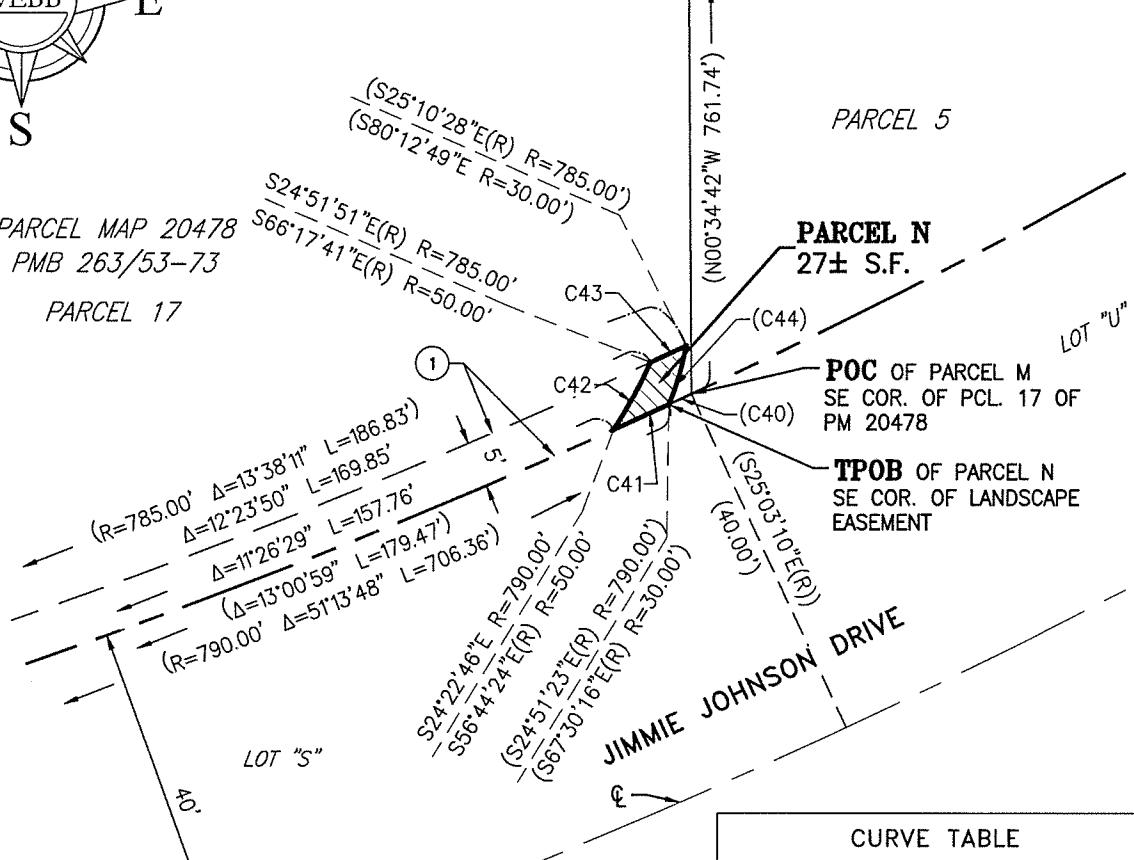


EXHIBIT "B"
LANDSCAPE EASEMENT QUITCLAIM

PARCEL MAP 20478
PMB 263/53-73

PARCEL 17

SEE SHEET 12



ALBERT A.
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SHEET 13 OF 13
W.O.
22-0074

SCALE: 1" = 20'

DRWN BY JCR
CHKD BY JKA

DATE 11/25/25
DATE 11/25/25

SUBJECT: LANDSCAPE EASEMENT QUITCLAIM