

EXHIBIT "A"
LEGAL DESCRIPTION
STREET VACATION

BEING A PORTION OF CEDAR AVENUE (60 FEET WIDE) AND VALLEY BOULEVARD (COLTON AVENUE) PER MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF VALLEY BOULEVARD, FORMERLY COLTON AVENUE, AND THE CENTERLINE OF CEDAR AVENUE, SAID CENTERLINE OF VALLEY BOULEVARD BEING THE ORIGINAL CENTERLINE SHOWN ON SAID MAP AND SAID CENTERLINE OF CEDAR AVENUE SHOWN AS CENTERLINE IMPROVEMENT CEDAR AVENUE ON PARCEL MAP NO. 14988, AS PER MAP RECORDED IN BOOK 182 OF PARCEL MAPS, PAGES 94 AND 95, RECORDS OF SAID COUNTY;

THEN SOUTH 89°33'37" WEST, ALONG SAID CENTERLINE, 140.40 FEET;

THENCE NORTH 00°26'23" WEST 70.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 70.00 FEET NORTH OF SAID CENTERLINE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 89°33'37" EAST, ALONG SAID PARALLEL LINE, 5.17 FEET TO THE EAST LINE OF FARM LOT 339, AND THE WEST LINE OF SAID CEDAR AVENUE, AS SHOWN ON SAID MAP;

THENCE NORTH 00°30'37" WEST, ALONG SAID EAST LINE, 125.00 FEET, TO THE NORTH LINE OF THE SOUTH 165.00 FEET OF SAID FARM LOT 339;

THENCE NORTH 89°33'37" EAST, ALONG THE EASTERLY PROLONGATION OF THE SAID NORTH LINE, 27.81 FEET;

THENCE SOUTH 07°21'07" EAST 82.26 FEET TO THE BEGINNING OF A TANGENT CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 43.00 FEET;

THENCE SOUTHWEST ALONG SAID CURVE 62.11 FEET AND THROUGH A CENTRAL ANGLE OF 82°45'28" TO THE BEGINNING OF A NON-TANGENT LINE;

DESCRIPTION CONTINUES ON PAGE 2

THENCE NORTH 71°56'00" WEST 11.13 FEET TO THE **TRUE POINT OF BEGINNING.**

RESERVING ALL EXISTING UTILITY RIGHTS, EASEMENTS, AND INTERESTS OF RECORD, INCLUDING RIGHTS OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPAIR, NOW OR PREVIOUSLY EXISTING ON THE PROPERTY DESCRIBED HEREIN.

SAID DESCRIPTION CONTAINS 4,096 SQUARE FEET, MORE OR LESS.

SEE ATTACHED PLAT, "EXHIBIT B", AND BY THIS REFERENCE MADE A PART HEREOF.

ON POINT LAND SURVEYING, INC.

PREPARED BY:

ANTHONY D. SMITH, PLS 8133

DATE: 10/14/2025



EXHIBIT "B"

LEGEND



STREET VACATION
4,096 SQ FT

FARM LOT 339
SEMI TROPIC LAND AND WATER CO.
MB 11/12

E. PROLONGATION OF THE N. LINE
OF THE S. 165' OF FARM LOT 339

E. LINE FARM
LOT 339

CEDAR AVENUE
MB 11/12

EXISTING RIGHT OF
WAY SHOWN ON CALTRANS
PLANS PROJECT NO
08000005791

PROPOSED RIGHT OF
WAY SHOWN ON CALTRANS
PLANS PROJECT NO
08000005791

CENTERLINE IMPROVEMENT
CEDAR AVENUE PER
PMB 182/94-95

CEDAR AVENUE



N89°33'37"E
5.17'

T.P.O.B.

S LINE OF N 125'
OF THE S 165' OF
LOT 339

CL IMPROVEMENTS
VALLEY BLVD

N00°26'23"W
70.00'
N71°56'00"W
11.13'

N14°35'39"W(R)

$\Delta=82^{\circ}45'28''$ $R=43.00'$
 $L=62.11'$ $T=37.88'$

P.O.C. - INT. VALLEY
BLVD & CEDAR AVE

BASIS OF BEARINGS PER CALTRANS PLANS
PROJECT NO. 08000005791
S89°33'37"W 140.40'

ORIGINAL CL VALLEY BLVD
(COLTON AVENUE)

VALLEY BOULEVARD
(COLTON AVENUE)

PN: 138-005



STREET VACATION

PREPARED AT THE REQUEST OF FARMER BOYS

THIS PLAT IS AN AID IN LOCATING THE PARCEL(S)
DESCRIBED IN THE ATTACHED DOCUMENT. AND BY
THIS REFERENCE MADE A PART OF THE WRITTEN
DESCRIPTION THEREIN.

PREPARED BY:

DATE: 10/14/2025

PREPARED BY:
ON POINT LAND
SURVEYING, INC.

SCALE: 1"=30'

DATE: JUNE 2024

SHEET 1 OF 1