

T1N R7W SEC 24 & 25, T1N R6W SEC 29 & 30 SBM
JL 10364 "SOUTH"
ETIWANDA HEIGHTS
Exhibit "A"

EXHIBIT "A"

Legal Description - Etiwanda Heights South

THOSE PORTIONS OF SECTIONS 24 AND 25, TOWNSHIP 1 NORTH, RANGE 7 WEST SAN BERNARDINO MERIDIAN AND SECTIONS 19 AND 30, 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 NORTHEAST ONE QUARTER OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 30 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 00°06'00" EAST ALONG THE EAST LINE OF SAID SECTION 30 A DISTANCE OF 659.69 FEET; THENCE LEAVING SAID EAST LINE OF SAID SECTION 30 NORTH 89°35'56" WEST A DISTANCE OF 119.87 FEET TO A POINT IN THE EAST LINE OF THAT CERTAIN EASEMENT AS DESCRIBED IN GRANT DEED TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED OCTOBER 17, 1978 IN BOOK 9499, PAGE 503, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE LEAVING SAID EAST LINE OF THAT CERTAIN EASEMENT AND CONTINUING NORTH 89°35'56" WEST A DISTANCE OF 542.70 FEET; THENCE NORTH 00°03'52" EAST A DISTANCE OF 423.42 FEET; THENCE SOUTH 89°50'04" EAST A DISTANCE OF 542.94 FEET TO A POINT ON SAID EAST LINE OF THAT CERTAIN EASEMENT; THENCE SOUTH 00°05'57" WEST ALONG SAID EAST LINE OF THAT CERTAIN EASEMENT A DISTANCE OF 425.65 FEET TO THE **POINT OF BEGINNING**.

Containing 5.29 acres, more or less.

(End Parcel "A")

PARCEL "B"

THAT PORTION OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 25 DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER ONE QUARTER CORNER OF SAID SECTION 25; THENCE NORTH 89°18'16" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST ONE QUARTER A DISTANCE OF 659.83 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 00°17'09" EAST A DISTANCE OF 1731.21 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 633.00 FEET AND A RADIAL BEARING OF NORTH 71°07'55" EAST; THENCE

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SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 205.29 FEET THROUGH A CENTRAL ANGLE OF 18°34'56" TO A POINT OF TANGENCY; THENCE SOUTH 00°17'09" EAST A DISTANCE OF 266.49 FEET; THENCE NORTH 89°42'46" EAST A DISTANCE OF 390.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1985.37 FEET AND A RADIAL BEARING OF SOUTH 68°40'29" EAST; THENCE NORTHERLY ALONG SAID CURVE AND ARC LENGTH OF 772.52 FEET THROUGH A CENTRAL ANGLE OF 22°17'39" TO A POINT OF TANGENCY; THENCE NORTH 00°58'08" WEST A DISTANCE OF 755.01 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 2083.70 FEET; THENCE NORTHERLY ALONG SAID CURVE AND ARC LENGTH OF 706.40 FEET THROUGH A CENTRAL ANGLE OF 19°25'26" TO A POINT IN THE NORTH LINE OF SAID SOUTHEAST ONE QUARTER OF SECTION 25 HAVING A RADIAL BEARING OF NORTH 71°32'41" WEST; THENCE SOUTH 89°18'16" WEST ALONG SAID NORTH LINE A DISTANCE OF 664.67 FEET TO THE **POINT OF BEGINNING.**

Containing 27.73 acres, more or less.

(End Parcel "B")

PARCEL "C"

THAT PORTION OF SAID SECTION 30 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30; THENCE SOUTH 00°20'14" EAST ALONG THE SECTION LINE A DISTANCE OF 1212.83 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN DOC NO. 2000-0333231 OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 89°34'45" EAST A DISTANCE OF 1662.86 FEET; THENCE SOUTH 34°10'54" EAST A DISTANCE OF 420.69 FEET; THENCE SOUTH 00°20'14" EAST A DISTANCE OF 1064.99 FEET TO A POINT THAT IS 20.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST ONE QUARTER OF SAID SECTION 30; THENCE SOUTH 89°34'45" EAST PARALLEL WITH SAID SOUTH LINE OF THE NORTHWEST ONE QUARTER A DISTANCE OF 810.20 FEET TO THE EAST LINE OF THE NORTHWEST ONE QUARTER OF SAID SECTION 30; THENCE SOUTH 89°34'54" EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST ONE QUARTER OF SAID SECTION 30 A DISTANCE OF 1357.69 FEET; THENCE SOUTH 00°13'33" EAST A DISTANCE OF 20.00 FEET TO THE SOUTH LINE OF SAID NORTHEAST ONE QUARTER, SAID POINT BEING A DISTANCE OF 30.00 FEET FROM THE CENTER EAST ONE SIXTEENTH CORNER OF SAID SECTION 30; THENCE NORTH 89°34'54" WEST A DISTANCE OF 30.00 FEET TO SAID CENTER EAST ONE SIXTEENTH CORNER; THENCE SOUTH 00°01'44" WEST ALONG THE ONE SIXTEENTH SECTION LINE A DISTANCE OF 329.90 FEET TO SOUTH LINE OF THE NORTH ONE HALF OF THE NORTH ONE HALF OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 30; THENCE SOUTH 89°35'05" EAST ALONG SAID SOUTH LINE A DISTANCE OF 165.03 FEET; THENCE SOUTH 00°01'36" WEST A DISTANCE OF 329.88 FEET TO THE NORTH LINE OF THE SOUTH ONE HALF OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 30; THENCE SOUTH 89°35'12" EAST ALONG SAID NORTH LINE A DISTANCE OF 164.97 FEET; THENCE SOUTH 00°01'44" WEST A DISTANCE OF 329.89 FEET TO THE NORTH LINE OF THE SOUTH ONE HALF OF THE SOUTH

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ONE HALF OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 30; THENCE SOUTH 89°35'24" EAST ALONG SAID NORTH LINE A DISTANCE OF 330.01 FEET; THENCE SOUTH 00°01'51" WEST A DISTANCE OF 329.88; THENCE SOUTH 89°35'37" EAST A DISTANCE OF 2.97 FEET TO THE CENTER-EAST-SOUTHEAST ONE/SIXTY-FOURTH CORNER OF SAID SECTION 30; THENCE SOUTH 00°03'52" WEST A DISTANCE OF 170.34 FEET; THENCE SOUTH 89°50'04" EAST A DISTANCE OF 542.98 FEET; THENCE NORTH 00°05'57" EAST A DISTANCE OF 1487.42 FEET TO A POINT IN THE SOUTH LINE OF THE NORTHEAST ONE QUARTER OF SAID SECTION 30; THENCE NORTH 00°21'05" WEST A DISTANCE OF 2656.82 FEET TO A POINT IN THE NORTH LINE OF SAID SECTION 30; THENCE NORTH 89°44'17" WEST ALONG THE SECTION LINE A DISTANCE OF 1201.85 FEET TO THE EAST ONE SIXTEENTH CORNER OF SAID SECTION 30; THENCE NORTH 89°43'14" WEST ALONG THE SECTION LINE A DISTANCE OF 1318.99 FEET TO NORTH ONE QUARTER CORNER OF SECTION 30; THENCE NORTH 89°42'36" WEST ALONG THE SECTION LINE A DISTANCE OF 2721.08 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH THAT PORTION OF THE NORTHEAST ONE QUARTER OF SAID SECTION 25 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH 00°20'14" EAST ALONG THE EAST LINE OF SECTION 25 A DISTANCE OF 2604.12 FEET TO THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL "A" PER DOC NO. 1991-159961 OFFICIAL RECORDS OF SAID COUNTY, SAID NORTH LINE BEING 40.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST ONE QUARTER OF SECTION 25; THENCE SOUTH 89°18'16" WEST ALONG SAID NORTH LINE A DISTANCE OF 849.00 FEET TO THE EAST BOUNDARY OF PARCEL MAP NO. 12770 AS RECORDED IN PAGE 161 OF PARCEL MAPS, PAGES 34 THROUGH 35, RECORDS OF SAID COUNTY; THENCE NORTH 00°41'42" WEST A DISTANCE OF 580.00 FEET TO THE NORTHEAST CORNER OF SAID PM 12770; THENCE SOUTH 89°18'18" WEST A DISTANCE OF 100.11 FEET TO THE EASTERLY RIGHT OF WAY OF DEER CREEK CHANNEL AS SHOWN ON SAID COUNTY SURVEYOR PLAT NO. 10102; THENCE NORTH 22°17'46" EAST A DISTANCE OF 975.94 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 1675.26 FEET; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 680.21 FEET THROUGH A CENTRAL ANGLE OF 23°15'50" TO A POINT OF NON-TANGENCY; THENCE NORTH 00°58'04" WEST A DISTANCE OF 220.02 FEET; THENCE NORTH 09°11'51" EAST A DISTANCE OF 246.59 FEET TO A POINT IN THE NORTH LINE OF SAID SECTION 25; THENCE NORTH 89°14'56" EAST ALONG THE NORTH LINE OF SECTION 25 A DISTANCE OF 409.80 FEET TO THE **POINT OF BEGINNING**.

Containing 325.66 acres, more or less.

(End Parcel "C")

PARCEL "D"

THAT PORTION OF SAID SECTION 19 AND SAID SECTION 24 DESCRIBED AS FOLLOWS:

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COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 19; THENCE NORTH 00°15'41" WEST ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 436.33 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN LAND AS DESCRIBED AS AN OPEN SPACE EASEMENT IN DOC NO. 1987-194788 OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 89°31'35" WEST ALONG SAID SOUTH LINE A DISTANCE OF 107.58 FEET; THENCE CONTINUING 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" 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 SOUTH 00°10'40" WEST A DISTANCE OF 48.56 FEET; THENCE SOUTH 00°58'04" EAST A DISTANCE OF 2346.33 FEET; THENCE SOUTH 30°43'07" EAST A DISTANCE OF 63.12 FEET; THENCE SOUTH 89°14'56" WEST A DISTANCE OF 422.37 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 24; THENCE SOUTH 00°19'38" EAST ALONG SAID EAST LINE A DISTANCE 33.00 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE LEAVING SAID EAST LINE SOUTH 89°42'36" EAST ALONG THE SOUTH LINE OF SAID SECTION 19 A DISTANCE OF 2721.08 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 19; THENCE SOUTH 89°43'14" EAST A DISTANCE OF 1318.99 FEET TO THE EAST ONE SIXTEENTH CORNER OF SECTION 19 AND SECTION 30; THENCE SOUTH 89°44'17" EAST A DISTANCE OF 1201.85 FEET TO A POINT IN THE EAST LINE OF THAT CERTAIN EASEMENT AS DESCRIBED IN GRANT DEED TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED OCTOBER 17, 1978 IN BOOK 9499, PAGE 503, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 00°21'05" WEST ALONG SAID EAST LINE A DISTANCE OF 1525.32 FEET; THENCE LEAVING SAID EAST LINE AND CONTINUING NORTH 00°21'05" WEST A DISTANCE OF 410.14 FEET TO THE NORTHERLY LINE OF THAT CERTAIN EASEMENT AS DESCRIBED IN GRANT DEED TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED OCTOBER 17, 1978 IN BOOK 9499, PAGE 503, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 44°38'45" EAST ALONG SAID

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NORTHERLY LINE A DISTANCE OF 29.08 FEET; THENCE LEAVING SAID NORTHERLY LINE NORTH 00°11'58" WEST A DISTANCE OF 896.96 FEET; THENCE SOUTH 89°48'02" WEST A DISTANCE OF 6.82 FEET; THENCE NORTH 00°11'58" WEST A DISTANCE OF 189.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 239.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 30.10 FEET THROUGH A CENTRAL ANGLE OF 07°12'54" TO THE **POINT OF BEGINNING**;

Containing 372.26 acres, more or less.

(End Parcel "D")

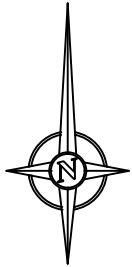
(End Exhibit "A")

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

By: _____

Ryan Hunsicker, PLS 8302

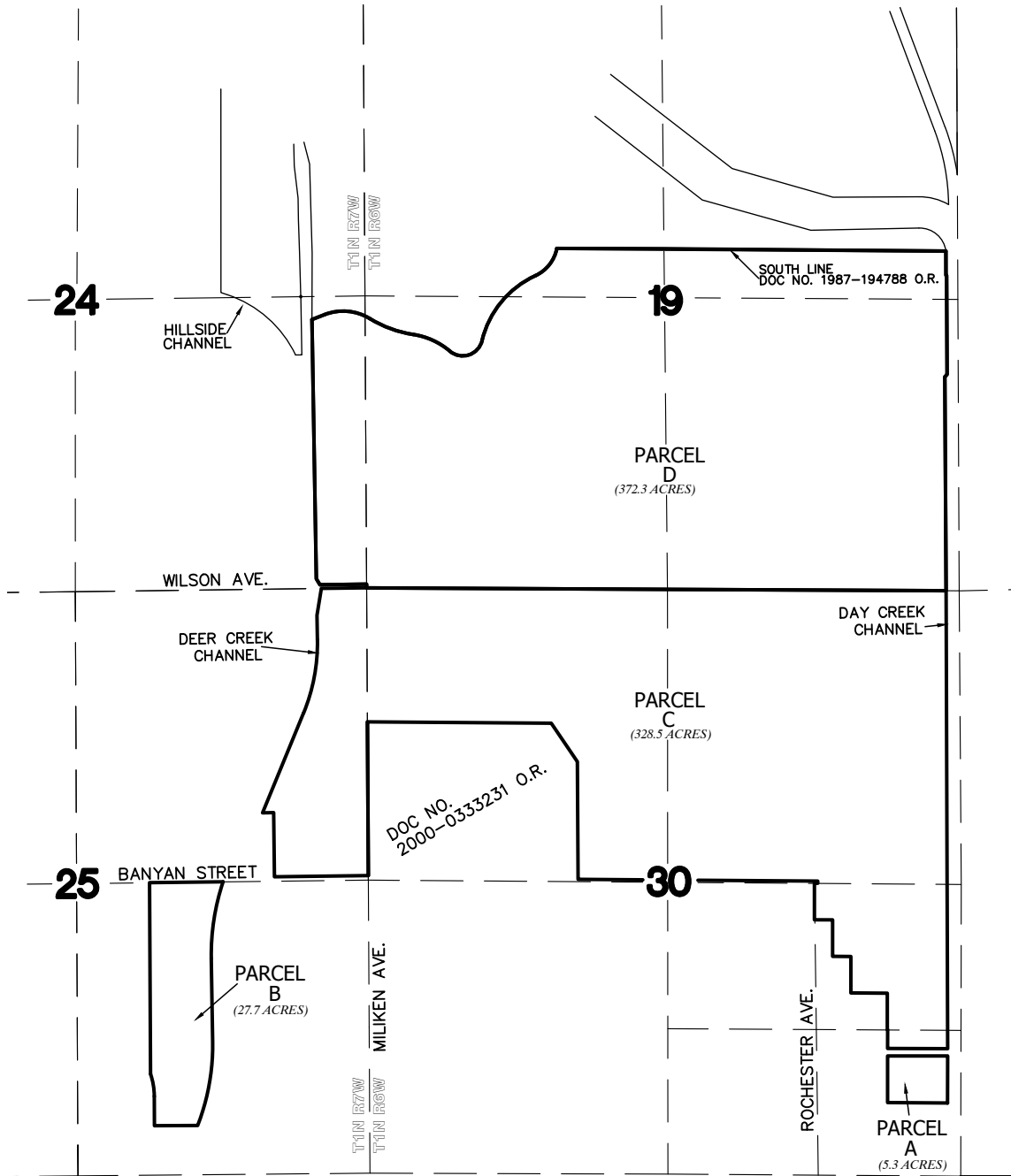
Date:



NO SCALE

EXHIBIT "B"

PORTION SECTIONS 19 & 30 T1N R6W SBM
 PORTION SECTIONS 24 & 25 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.

County of San Bernardino
 Department of Public Works - County Surveyor

"SOUTH"
ETIWANDA HEIGHTS

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