

EXHIBIT "A"

Legal Description

PARCEL A

All of Sahara Road, 60.00 feet wide, as shown on Parcel Map 4063 recorded in Book 40 of Parcel Maps, Page 80 records of the County of San Bernardino, State of California, and as accepted per that certain Certificate of Acceptance of Offer of Dedication of Easement(s) for Public Roads recorded April 26, 1991 as Document Number 91-140677 of Official Records of said County, said Sahara Road lying coincident with and between Parcels 1 and 3 of said Parcel Map 4063 and lying northerly of a line that is parallel with and 30.00 feet northerly of, as measured at right angles to, the centerline of Warbler Road as shown on said Parcel Map 4063.

(affects APNs 3066-261-10 and 3066-251-18)

PARCEL B

All of Sahara Road, 30.00 feet wide, as shown on Tract Map 10838 recorded in Book 157 of Maps, Pages 73 and 74 records of the County of San Bernardino, State of California, said Sahara Road lying coincident with Lot 1 of said Tract Map 10838 and lying northerly of a line that is parallel with and 30.00 feet northerly of, as measured at right angles to, the centerline of Warbler Road as shown on said Tract Map 10838.

RESERVING AND EXCEPTING, pursuant to Sections 8340 and 8341, et seq, of the Streets and Highways Code of the State of California, relating to the reservation and exception of easements and rights-of-way in a preceding to vacate a street or highway, an easement and right at any time or from time to time, to maintain, operate, replace, renew, or remove the existing in-place public utility facility, said utility easement being bounded as follows:

On the north by the north boundary line of said Tract Map 10838; and
On the south by a line that is parallel with and 30.00 feet northerly of, as measured as right angles to, the centerline of Warbler Road as shown on said Tract Map 10838; and
On the west by a line that is parallel with and 30.00 feet westerly of, as measured at right angles to, the centerline of Sahara Road as shown on said Tract Map 10838; and
On the east by a line that is parallel with and 20.00 feet westerly of, as measured at right angles to, the centerline of Sahara Road as shown on said Tract Map 10838.

This utility easement is reserved for the use and benefit of the below listed existing in-place public utility facility(ies):

Existing in-place public utility facility(ies) and operator:

Power - Southern California Edison

(affects APN 3066-261-10)

PARCEL C

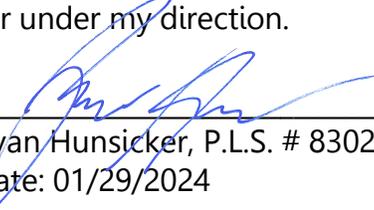
All of Sahara Road, 30.00 feet wide, as shown on Parcel Map 7679 recorded in Book 80 of Parcel Maps, Page 17 records of the County of San Bernardino, State of California, and as accepted per that certain Certificate of Acceptance of Offer of Dedication of Easement(s) for Public Roads recorded April 15, 1992 as Document Number 92-160745 of Official Records of said County, said Sahara Road lying coincident with Parcel 4 of said Parcel Map 7679.

(affects APN 3066-251-06)

(end Exhibit "A")

Job No.: AR0034 Sahara Road
Prepared by: D.W.

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

By: 
Ryan Hunsicker, P.L.S. # 8302
Date: 01/29/2024



**Section 24,
Township 4 North,
Range 7 West**

PHELAN
APN 3066-251-12

ELEMENTARY
SCHOOL
APN 3066-251-11

PARCEL
PMB

MAP 7679
80/17

GARY VAN DAM
APN 3066-251-06

PAR. 4

PARCEL
"C"

GARY VAN DAM
APN 3066-251-05

PAR. 3

PHELAN PINON HILLS
COMMUNITY SERVICES DISTRICT
APN 3066-251-18

PHELAN PINON HILLS COMMUNITY SERVICES DISTRICT
APN 3066-261-10

SAHARA ROAD

NASSIF FAMILY
TRUST
APN 3066-261-07

LOT 1
TRACT 10838
MB 157/73-74

PARCEL
"A"

PARCEL MAP 4063
PMB 40/80

LOT 7

60'

PARCEL
"B"

PAR. 3

LOT 6

WARBLER ROAD

PAR. 2

PAR. 4



NOTES:

THIS MAP HAS BEEN COMPILED FROM RECORD DATA AND
OTHER AVAILABLE MATERIALS AND DOES NOT REPRESENT
A FIELD SURVEY.



AREA OF SAHARA ROAD TO BE VACATED:

- PARCEL A { APN 3066-251-18 = 9,119 sq. ft.
- { APN 3066-261-10 = 9,121 sq. ft. - PARCEL B
- { APN 3066-251-06 = 9,938 sq. ft. - PARCEL C
- { TOTAL = 28,178 sq. ft. (0.65 ac.)

EXHIBIT "B"

Vacation / Abandonment Plat

SAHARA ROAD
Phelon Area

Latitude	34.4222°
Longitude	-117.5703°
W.O. No.	AR0034