

EXHIBIT "A"

Legal Description

Those portions of an alleyway shown on Tract Map No. 2541, "Morongo Subdivision No. 1", recorded in Book 36 of Maps, Page 4, records of the County of San Bernardino, State of California, lying coincident with Lots 22 through 26, and Lot 36 of said Map, together with that portion lying within Lot 22 of said Map as described in Grant Deed recorded October 1, 1993 as Document Number 93-424391 of Official Records of said County, also together with that portion lying within Lot 36 of said Map as described in Final Order in Condemnation recorded December 11, 1995 as Document Number 1995-0423928 of Official Records of said County, said portions being bounded as follows:

On the south by a line that is parallel and concentric with and 33.00 feet distant northerly of, as measured at right angles to, the centerline of Senilis Avenue as said centerline is shown on those certain plans on file in the office of the Department of Public Works of said County, titled "Right of Way Map; Senilis Avenue & State Highway 62; Morongo Valley Area", dated December 15, 1999.

On the northeast by the northerly extension of the west right-of-way line of the relocated alleyway described in that certain Grant of Easement recorded April 17, 2018 as Document Number 2018-0138415 of Official Records of said County, said extension of the west right-of-way line terminating at its intersection with the southeasterly line of said Lot 26, also being the northwesterly right-of-way line of said alleyway shown on said Map.

Alleyway described in Document No. 93-424391 O.R. restated as recorded:

That portion of Lot 22, Tract 2541, Morongo Sub #1, as per plat recorded in Book 36 of Maps, Page 46, records of San Bernardino County, lying South of the following described line:

COMENCING at the most Southerly corner of said Lot 22; thence North 40°58'20" East along the Southeast line of said Lot 22, a distance of 20.63 feet to the TRUE POINT OF BEGINNING, said point being the beginning of a curve concave Northerly and having a radius of 20.00 feet; thence Westerly along said curve through a central angle of 52°47'37" an arc distance of 18.43 feet to a point of compound curvature, said point being the beginning of a curve concave Northerly and having a radius of 267.00 feet; thence Westerly along said curve through a central angle of 21°07'16" an arc distance of 98.42 feet to a point of compound curvature, said point being the beginning of a curve concave Easterly and having a radius of 35.00 feet; thence Northerly along said curve through a central angle of 106°05'07" an arc distance of 64.80 feet to a point of tangency with the Northwest line of Lot 21 of said Tact 2541.

(end Doc. No. 93-424391 O.R.)

Alleyway described in Document No. 19950423928 O.R. restated as recorded:

PARCEL 1

That portion of Lot 36 of Tract Number 2541, as per map recorded in Book 36, Page 46 of Maps, records of the County of San Bernardino, lying South of a line parallel with, and 33.00 feet North of the centerline of Senilis Avenue.

EXCEPTING THEREFROM any portion of land previously dedicated for road purposes.

PARCEL 2

A triangular shaped parcel bounded as follows:

On the South by the North line of PARCEL 1;

On the Northwest by the Northwest line of said Lot 36;

On the Northeast by the arc of a curve, concave Northeasterly, and having a radius of 20.00 feet, said curve being tangent with the said North line of Parcel 1, and tangent with said Northwest line of Lot 36.

(end Doc. No. 19950423928 O.R.)

Alleyway relocation described in Document No. 2018-0138415 O.R.

Being portion of Lot 36 of Tract 2541, Morongo Sub No. 1, as per plat recorded in Book 36 of Maps, Page 46, in the office of the County Recorder of San Bernardino County, located in the southwest one-quarter of the southwest one-quarter of Section 28, Township 1 South, Range 4 East, S.B.M., in the County of San Bernardino, State of California, being more particularly described as follows:


The east 20 feet of said Lot 36, as measured parallel to the east line of said Lot 36, lying northerly of the Parcel 1 as described in the Final Order of Condemnation to the County of San Bernardino, recorded December 11, 1995, as Instrument No. 95-423928, Official Records of San Bernardino County.

(end Doc. No. 2018-0138415 O.R.)

(end Exhibit "A")

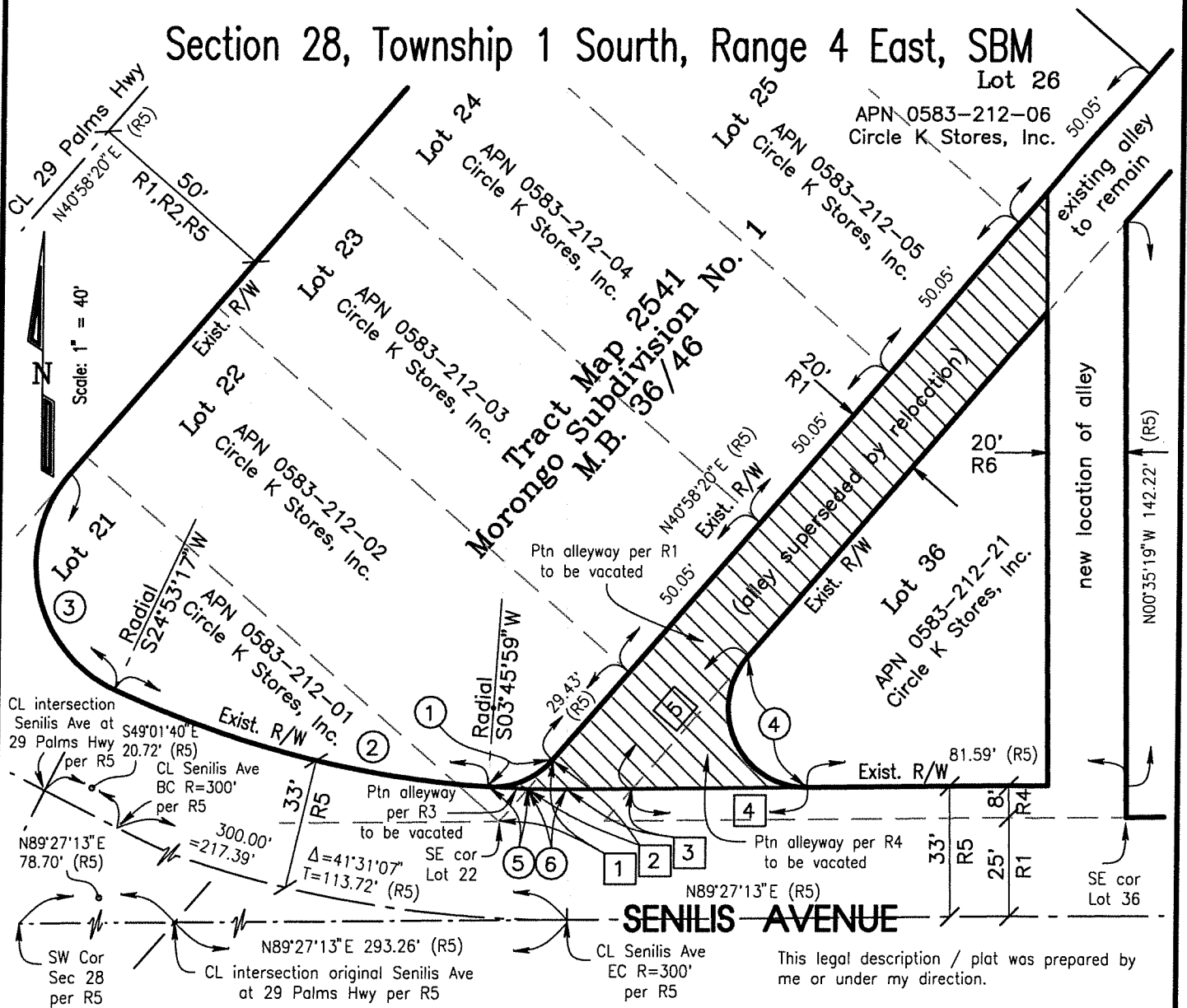
Job No.: AB0012 Alleyway
Prepared by: D.W.

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

By: 
Ryan Hunsicker, P.L.S. # 8302, Exp. 12/31/2023
Date: 5/17/22



Section 28, Township 1 South, Range 4 East, SBM



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	REC
1	20.00'	52°47'39"	18.43'	R3,R2
2	267.00'	21°07'16"	98.42'	R3,R2
3	35.00'	106°05'07"	64.80'	R3,R2
4	20.00'	131°31'07"	45.91'	R4
5	267.00'	2°09'42"	10.07'	calc
6	267.00'	4°18'46"	20.10'	calc

LINE TABLE

LINE	BEARING	DISTANCE	REC
1	N40°58'20"E	20.63'	R3,R2
2	N40°58'20"E	9.69'	calc
3	N89°27'13"E	16.52'	calc
4	N89°27'13"E	44.42'	calc
5	N40°58'20"E	44.42'	calc

NOTES

- Property and Right-of-Way lines are approximate and do not represent a field survey.
 Basis of Bearing being "N89°27'13"E" along the centerline of Senilis Avenue per "Right of Way Map; Senilis Avenue & State Highway 62; Morongo Valley Area" signed 12-15-1999, on file at the Department of Public Works, County of San Bernardino
- R1 - record per Tract 2541, MB 36/46
 - R2 - record per Doc. No. 93-424390. O.R.
 - R3 - record per Doc. No. 93-424391 O.R.
 - R4 - record per Doc. No. 19950423928 O.R.
 - R5 - record per "Right of Way Map; Senilis Avenue & State Highway 62; Morongo Valley Area"
 - R6 - record per Doc. No. 2018-0138415 O.R.

- Area of alleyway to be vacated

By: Ryan Hunsicker, P.L.S., Exp. 12/31/2023
 Date: / /



EXHIBIT "B"

Vacation / Abandonment Plat
ALLEYWAY
superseded by relocation
 Monrongo Valley Area

Latitude
34.0475°

Longitude
-116.5797°

Affects APN (s)
0583-212-01,2,3,4,5,6,21