

EXHIBIT "A"
LEGAL DESCRIPTION
STREET VACATION

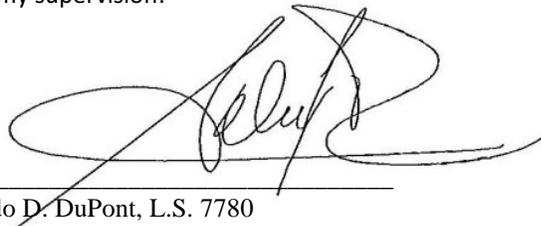
THOSE PORTIONS OF LIVE OAK AVENUE AND OLD LIVE OAK AVENUE, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SAID STREETS ARE SHOWN ON TRACT NO. 12064-2 AS PER MAP FILED IN BOOK 176, PAGES 78 THROUGH 97, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 28 OF SAID TRACT NO. 12064-2, SAID POINT BEING ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 135.51 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 70°42'52" EAST; THENCE NORTHERLY ALONG SAID CURVE, BEING ALSO THE EASTERLY LINE OF SAID LOT 28, THROUGH A CENTRAL ANGLE OF 34°05'37", AN ARC DISTANCE OF 80.63 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°04'14", AN ARC DISTANCE OF 54.56 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 20.00 FEET; THENCE WESTERLY ALONG SAID CURVE, BEING ALSO THE NORTHERLY LINE OF SAID LOT 28, THROUGH A CENTRAL ANGLE OF 70°14'14", AN ARC DISTANCE OF 24.52 FEET; THENCE LEAVING SAID NORTHERLY LINE OF LOT 28, NORTH 03°19'14" EAST, 1.06 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 836.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 34°57'58" EAST, SAID CURVE BEING 36.00 FEET SOUTHEASTERLY, MEASURED CONCENTRICALLY FROM THE CENTERLINE OF LIVE OAK AVENUE AS SHOWN ON SAID TRACT NO. 12064-2; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°02'22", AN ARC DISTANCE OF 365.35 FEET; THENCE SOUTH 60°00'20" EAST, RADIAL TO PREVIOUSLY DESCRIBED CURVE, 2.52 FEET TO AN ANGLE POINT IN THE EASTERLY LINE OF SAID TRACT NO. 12064-2, BEING ALSO THE WESTERLY LINE PARCEL 1 OF PARCEL MAP NO. 20565, AS PER MAP RECORDED IN BOOK 262, PAGES 100 THROUGH 103, INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE SOUTH 19°17'30" WEST, ALONG SAID WESTERLY LINE, 344.95 FEET; THENCE SOUTH 77°41'11" WEST, 16.71 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 116.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°43'41", AN ARC DISTANCE OF 72.33 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINS 22,954 SQUARE FEET OR 0.527 ACRES, MORE OR LESS

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

Prepared under my supervision:



Armando D. DuPont, L.S. 7780



10-3-24

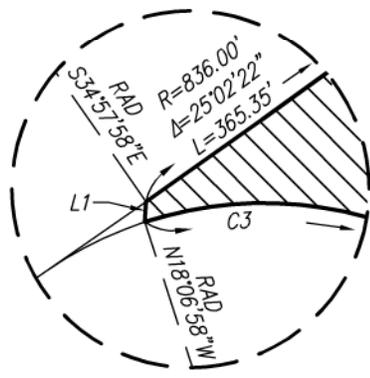
EXHIBIT "B"

PLAT TO ACCOMPANY DESCRIPTION

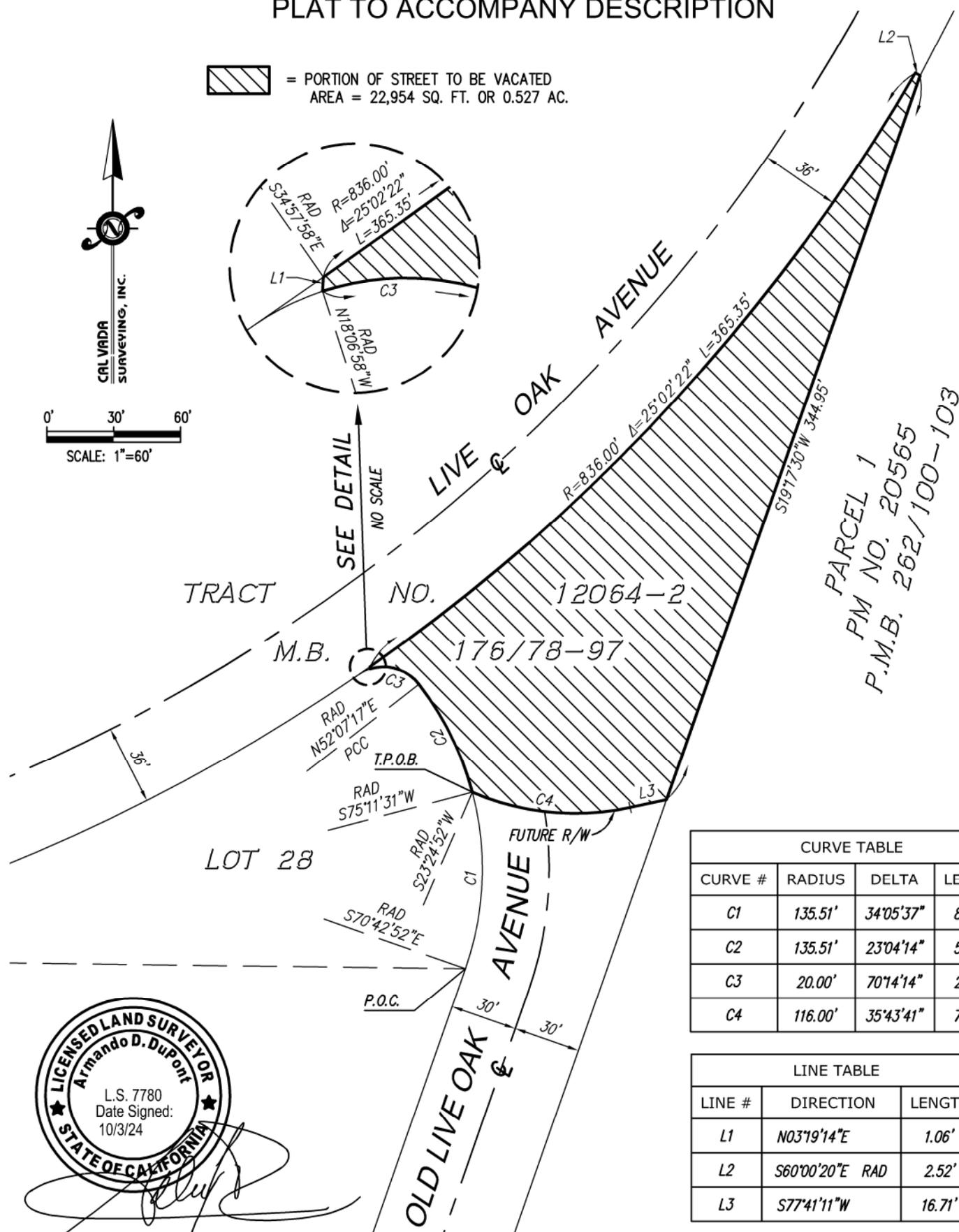
 = PORTION OF STREET TO BE VACATED
AREA = 22,954 SQ. FT. OR 0.527 AC.



0' 30' 60'
SCALE: 1"=60'



SEE DETAIL
NO SCALE



PARCEL 1
P.M. NO. 20565
P.M.B. 262/100-103

TRACT NO. 12064-2
M.B. 176/78-97

LOT 28

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	135.51'	34°05'37"	80.63'
C2	135.51'	23°04'14"	54.56'
C3	20.00'	70°14'14"	24.52'
C4	116.00'	35°43'41"	72.33'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N03°19'14"E	1.06'
L2	S60°00'20"E RAD	2.52'
L3	S77°41'11"W	16.71'



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