

RESOLUTION NO. 2022-112

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA SUMMARILY VACATING (I) REAL PROPERTY THAT IS COMMONLY REFERRED TO AS A PORTION OF LYTLE CREEK ROAD, AND (II) ROADWAY AND UTILITY EASEMENTS ON PROPERTY SOUTH OF SOUTH HIGHLAND AVENUE AND WEST OF OLEANDER AVENUE, BOTH PURSUANT TO STREETS AND HIGHWAYS CODE SECTION 8330 ET SEQ.

WHEREAS, the City of Fontana (“City”) holds fee title to that certain real property commonly known as a portion of Lytle Creek Road in the City, County of San Bernardino, State of California, as described in **Exhibit “A”** attached hereto and incorporated herein by reference (the “Existing Lytle Creek Road”); and

WHEREAS, the City was reserved various easements in the Existing Lytle Creek Road for street, highway, and public utility purposes, under Instrument No. 2009-0257670 recorded on June 12, 2009; Instrument No. 2009-0148714 recorded on April 8, 2009, a portion of which was vacated under Instrument No. 2011-0148515 recorded on April 13, 2011; and Instrument No. 2011-0206331 recorded on May 20, 2011; in the Official Records of San Bernardino County, California, as described in **Exhibit “B”** attached hereto and incorporated herein by reference (together, the “Lytle Creek Easements”); and

WHEREAS, for the purposes of this Resolution, the Existing Lytle Creek Road and the Lytle Creek Easements adjoin to form a street, and are collectively referred to herein as the “Street.” The Street is further depicted in **Exhibit “C”** attached hereto and incorporated by reference herein; and

WHEREAS, the City entered into an “Agreement Regarding Lytle Creek Road Right of Way Exchange” on August 11, 2021 (the “Relocation Agreement”) to exchange fee title in the Existing Lytle Creek Road and vacate the Lytle Creek Easements in exchange for fee title to certain real property in the City, County of San Bernardino, State of California, as shown in **Exhibit C** and described in **Exhibit “D”** attached hereto and incorporated herein by reference (the “Proposed Lytle Creek Road”); and

WHEREAS, the City entered into the Relocation Agreement for the purpose of relocating the portion of the Existing Lytle Creek Road to a new location (i.e. the Proposed Lytle Creek Road) to accommodate a future flood channel to be built by the San Bernardino County Flood Control District on portions of the Existing Lytle Creek Road; and

WHEREAS, this vacation of the Street is being made pursuant to the requirements of California Streets and Highways Code, Division 9 - Change of Grade and Vacation, Part 3 - Public Streets, Highways, and Service Easements Vacation Law (Streets & Highways Code sections 8300 et seq.), Chapter 4 - Summary Vacation (Streets & Highways Code sections 8330 et seq.); and

WHEREAS, Section 8330 of the California Streets and Highways Code authorizes the City Council to summarily vacate a street or highway, such as the Street, that has been superseded by relocation; and

WHEREAS, the City Council intends to summarily vacate the Street as described in **Exhibit A** and **Exhibit B** and depicted in **Exhibit C** attached to this Resolution, pursuant to California Streets and Highways Code Sections 8330(a), 8333 and 8334.

WHEREAS, pursuant to Section 8333(c) of the California Streets and Highways Code, the Lytle Creek Easements may be summarily vacated in connection with summary vacation of the Street, because the Lytle Creek Easements have been superseded by relocation, and there are no other public facilities located within the Lytle Creek Easements because any existing public facilities will be removed from the Street and relocated to Proposed Lytle Creek Road pursuant to the Relocation Agreement; and

WHEREAS, pursuant to Section 8330(b) of the California Streets and Highways Code, the City Council finds that the vacation of the Street will not do either of the following:

- (1) Cut off all access to a person's property that, prior to relocation, adjoined the street or highway; or
- (2) Terminate a public service easement that does not satisfy Section 8333 of the California Streets and Highways Code; and

WHEREAS, the City has no use for the Street for street, utility or any other purposes and the Street is no longer need by the public; and

WHEREAS, pursuant to Section 8334.5 of the California Streets and Highways Code, there are no in-place public utility facilities that are in use that would be affected by the vacation of the Street because the only existing utility facilities (a fiber optic line and water line) will be removed per the Relocation Agreement and relocated under the Proposed Lytle Creek Road; and

WHEREAS, the City previously resolved to convey its entire fee interest in certain real property generally identified as APN 0240-011-30 and generally located south of South Highland Avenue and west of Oleander Avenue in the City, County of San Bernardino, State of California, as depicted and described in **Exhibit "E"** attached hereto and incorporated herein by reference (the "South Highland Property") to an adjacent land owner; and

WHEREAS, City holds a public service easement for public utility purposes over a portion of the South Highland Property as depicted and described in **Exhibit "F"** attached hereto and incorporated herein by reference (the "Utility Easement"), as well as an easement for street and highway purposes over a portion of the South Highland Property as depicted and described in **Exhibit F** (the "South Highland Street"); and

WHEREAS, it is the intention of the City Council of the City of Fontana, once the South Highland Easements are vacated, to transfer any and all of the City's right, title and interest in the South Highland Property to the adjacent owner; and

WHEREAS, Section 8333(a) of the California Streets and Highways Code authorizes the City Council to summarily vacate a public service easement that has not been used for the purpose for which it was dedicated or acquired for five consecutive years immediately preceding the proposed vacation; and

WHEREAS, the City established the Utility Easement through Resolution No. 2003-55, recorded as Instrument No. 2003-0542896 on July 24, 2003 in the Official Records of San Bernardino County, California; and

WHEREAS, pursuant to Section 8333(a) of the California Streets and Highways Code, for a period of five consecutive years, the South Highland Property has been vacant, undeveloped, and unused for any purpose, including street or utility purposes; and

WHEREAS, Section 8333(c) of the California Streets and Highways Code authorizes the City Council to summarily vacate a public service easement that has been determined to be excess by the easement holder if there are no other public facilities located within the easement; and

WHEREAS, pursuant to Section 8333(c) of the California Streets and Highways Code, the Utility Easement is an excess public service easement and no other public facilities are located within the easement area; and

WHEREAS, Section 8331 of the California Streets and Highways Code authorizes the City Council to summarily vacate a street, such as the South Highland Street, if the street has been impassable for vehicular travel for a period of five consecutive years, and no public money was expended for maintenance on the street during such period; and

WHEREAS, pursuant to Section 8331 of the California Streets and Highways Code, for a period of five consecutive years, the South Highland Street has been vacant and undeveloped, impassable for vehicle travel, and no public money has been expended for maintenance on the South Highland Street during such five year period; and

WHEREAS, Section 8334 of the California Streets and Highways Code authorizes the City Council to summarily vacate an excess right-of-way of a street, such as the South Highland Street, not required for street purposes; and

WHEREAS, pursuant to Section 8334 of the California Streets and Highways Code, the South Highland Street consists of excess right-of-way of a street, South Highland Avenue, that is not required for street purposes; and

WHEREAS, the City Council intends to summarily vacate the Utility Easement and South Highland Street as described and depicted on **Exhibit F** attached to this Resolution, pursuant to California Streets and Highways Code Sections 8331, 8333(a) & (c), 8334 and 8335.

WHEREAS, the City has no use for the Utility Easement or South Highland Street for street, utility or any other purposes and both the Utility Easement and South Highland Street are no longer needed by the public; and

WHEREAS, pursuant to Section 8334.5 of the California Streets and Highways Code, there are no in-place public utility facilities that are in use that would be affected by the vacation of the Utility Easement or South Highland Street; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED determined and ordered by the City Council of the City of Fontana:

SECTION 1. Incorporation of Recitals; Findings. The City Council hereby finds and determines that the Recitals of this Resolution are true and correct and are hereby incorporated into this Resolution as though fully set forth herein.

SECTION 2. Additional Finding; Relocation; Excess. The Street described in **Exhibit A** and depicted in **Exhibit B** and **Exhibit C** has been superseded by relocation, and the existing Utility Easement and South Highland Street described and depicted in **Exhibit F** has not been used for the purpose for which it was dedicated or acquired for five consecutive years immediately preceding this proposed vacation, and has been determined to be excess by the City, and there are no public facilities located in either the Street, the Utility Easement, or the South Highland Street.

SECTION 3. Order of Vacation. The City Council, under the authority vested in it by the California Streets and Highways Code, Division 9 - Change of Grade and Vacation, Part 3 - Public Streets, Highways, and Service Easements Vacation Law (Sections 8300 et seq.), Chapter 4 - Summary Vacation (Streets & Highways Code sections 8330 et seq.), hereby orders the vacation of the fee interests and street and highway easements in the Street and any and all interests that the City may have therein, as more particularly described and depicted in the attached **Exhibit A, Exhibit B, Exhibit C, and Exhibit D** in accordance with California Streets and Highways Code Sections 8330(a), 8333(c), and 8335; and hereby orders the vacation of the public service easement and street and highway easements described and depicted in the attached **Exhibit F** in accordance with California Streets and Highways Code Sections 8331, 8333(a) and (c), 8334 and 8335.

SECTION 4. Certification, Recordation and Retention. The City Clerk shall cause a certified copy of this Resolution of vacation, attested by the City Clerk under seal, to be recorded without acknowledgment, certificate of acknowledgment, or further proof in the Office of the San Bernardino County Recorder. From and after the date the Resolution is recorded, the Street, South Highland Street, and the Utility Easement vacated shall no longer constitute a street, highway, or public service easement. Pursuant to Streets and Highways Code Section 8336, no fee shall be charged for such recordation. The City Clerk shall permanently maintain a true and correct copy of this Resolution in the City Clerk's Office.

SECTION 5. Effective Date. This Resolution shall become effective upon its adoption. Upon the recordation required hereby, the vacation is complete, and from and after the date this Resolution is recorded, the street, highway, or public service easement vacated no longer constitutes a street, highway, or public service easement.

APPROVED and **ADOPTED**, this 13th day of September, 2022, by the following vote:

Ayes:

Nays:

Abstain:

Acquanetta Warren, Mayor
City of Fontana

ATTEST:

Germaine McClellan, City Clerk

APPROVED AS TO FORM:
BEST, BEST & KRIEGER LLP

City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION OF EXISTING LYTLE CREEK ROAD

That certain real property located in the City of Fontana, County of San Bernardino, State of California, more particularly described as follows:

EXHIBIT A
LEGAL DESCRIPTION
LYTLE CREEK ROAD VACATION -EXISTING ONSITE

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEING THOSE PORTIONS OF THE EASEMENTS DEDICATED TO THE CITY OF FONTANA FOR STREET HIGHWAY AND PUBLIC UTILITY PURPOSES DESCRIBED IN THE EASEMENT DEEDS RECORDED APRIL 08, 2009 AS INSTRUMENT NO. 2009-0148714, AND JUNE 12, 2009 AS INSTRUMENT NO. 2009-0257670, BOTH OF OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, AND LYING WITHIN SECTION 13, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL GOVERNMENT TOWNSHIP MAP THEREOF, APPROVED BY THE SURVEYOR GENERAL, DATED NOVEMBER 13, 1885, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID SECTION 13 AND THE WESTERLY LINE OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE, ALONG SAID WESTERLY LINE, NORTH 00°08'16" EAST, 119.85 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN THE GRANT DEED RECORDED JUNE 24, 2011 AS INSTRUMENT NO. 2011-0257722 OF OFFICIAL RECORDS, SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE, CONTINUING ALONG SAID WESTERLY LINE NORTH 00°08'16" EAST, 69.68 FEET TO THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN SAID EASEMENT DEED RECORDED AS INSTRUMENT NO. 2009-0148714, OFFICIAL RECORDS OF SAID COUNTY, SAID NORTHWESTERLY LINE BEING A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 280.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 55°51'44" WEST;

THENCE, LEAVING SAID WESTERLY LINE AND ALONG SAID NORTHWESTERLY LINE OF THE LAND DESCRIBED IN SAID EASEMENT DEEDS THE FOLLOWING COURSES:

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°04'06", A DISTANCE OF 98.07 FEET;

THENCE NORTH 54°12'22" EAST, 680.92 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 880.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°27'31", A DISTANCE OF 498.53 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 820.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°01'42", A DISTANCE OF 515.63 FEET;

THENCE NORTH 50°38'11" EAST, 633.43 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 820.00 FEET;

EXHIBIT A
LEGAL DESCRIPTION
LYTLE CREEK ROAD VACATION -EXISTING ONSITE

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°50'34", A DISTANCE OF 83.62 FEET TO THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN THE GRANT DEED RECORDED NOVEMBER 26, 1973 IN BOOK 8314, PAGE 57, OFFICIAL RECORDS OF SAID COUNTY;
THENCE, ALONG SAID NORTHWESTERLY LINE, SOUTH 44°47'47" WEST, 582.17 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,967.22 FEET;

THENCE, CONTINUING ALONG SAID NORTHWESTERLY LINE AND SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°40'43", A DISTANCE OF 57.63 FEET TO THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN SAID EASEMENT DEED RECORDED AS INSTRUMENT NO. 2009-0257670, OFFICIAL RECORDS OF SAID COUNTY;

THENCE, LEAVING SAID NORTHWESTERLY LINE AND ALONG SAID SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN SAID EASEMENT DEEDS THE FOLLOWING COURSES:

THENCE SOUTH 50°38'11" WEST, 80.34 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 880.00 FEET;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°01'42", A DISTANCE OF 553.36 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 820.00 FEET;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°27'31", A DISTANCE OF 464.54 FEET;

THENCE SOUTH 54°12'22" WEST, 680.92 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 220.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°17'14", A DISTANCE OF 108.62 FEET TO SAID NORTHWESTERLY LINE OF THE LAND DESCRIBED IN THE GRANT DEED RECORDED AS INSTRUMENT NO. 2011-0257722 OF OFFICIAL RECORDS;

THENCE, ALONG SAID LINE, SOUTH 75°39'08" WEST, 35.15 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 132,122 SQUARE FEET OR 3.033 ACRES

EXHIBIT A
LEGAL DESCRIPTION
LYTLE CREEK ROAD VACATION -EXISTING ONSITE

THIS DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.



7/15/2021

KURT R. TROXELL, L.S. 7854

DATE



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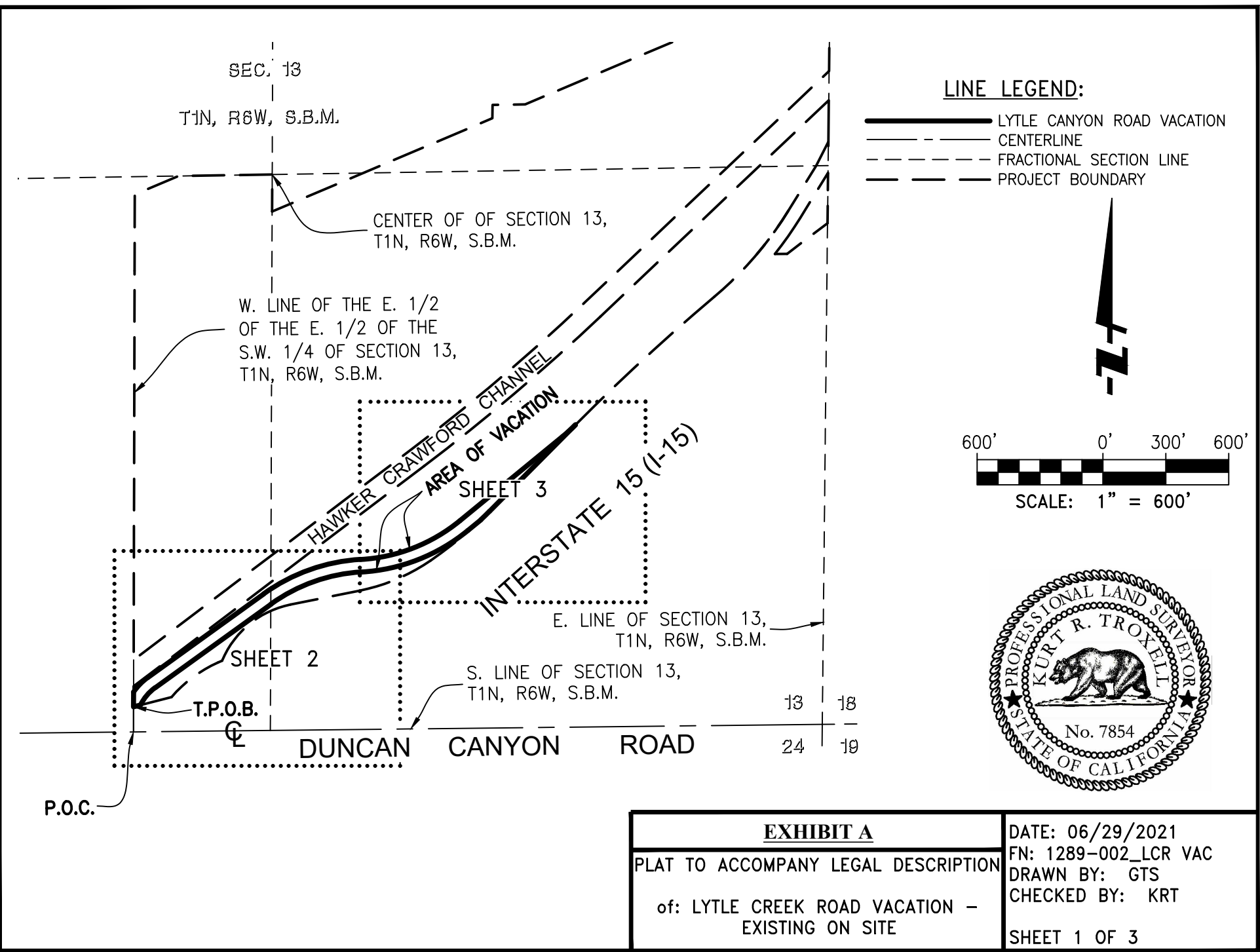
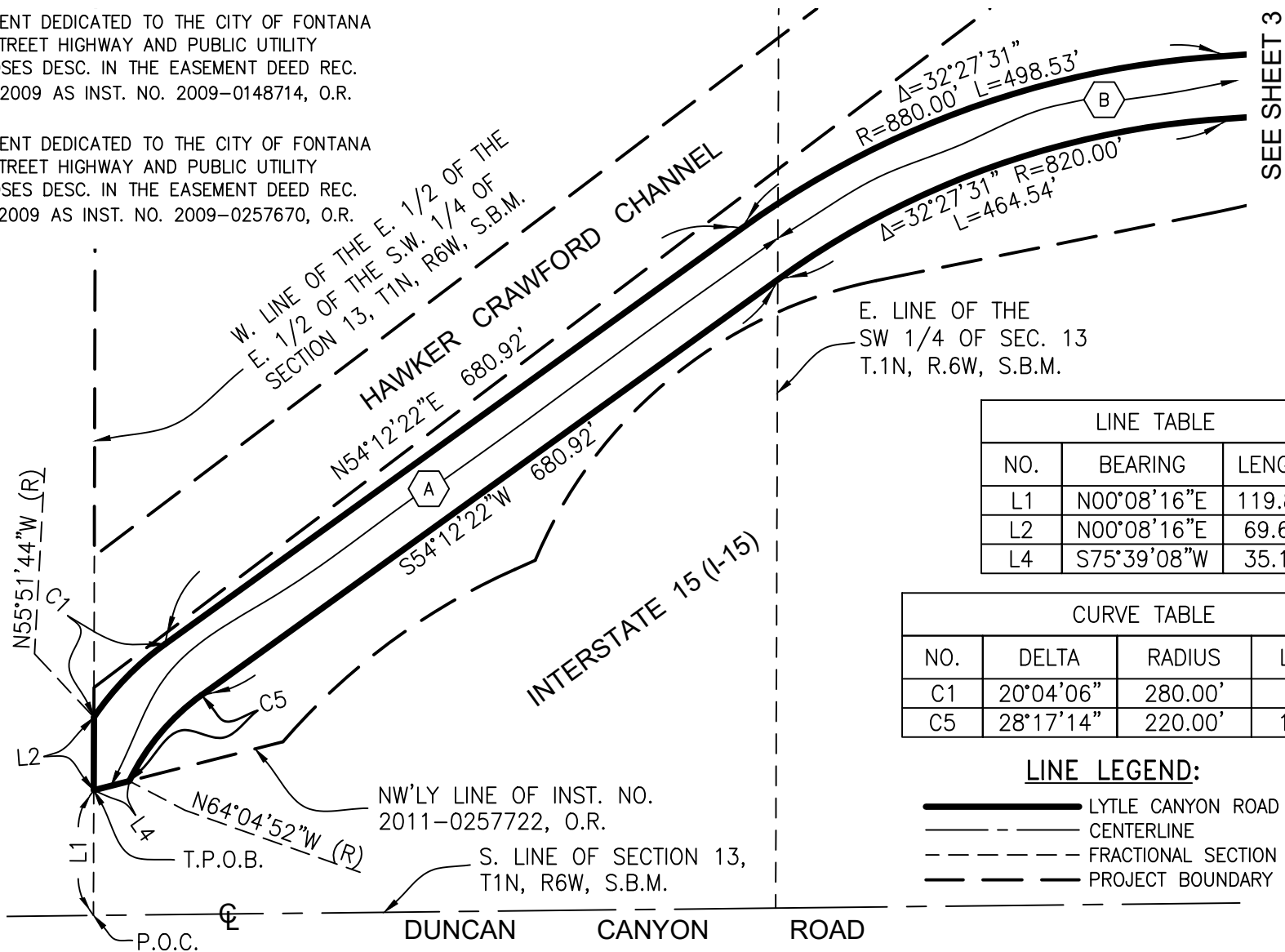


EXHIBIT A	DATE: 06/29/2021
PLAT TO ACCOMPANY LEGAL DESCRIPTION	FN: 1289-002_LCR VAC
of: LYTLE CREEK ROAD VACATION - EXISTING ON SITE	DRAWN BY: GTS
	CHECKED BY: KRT
	SHEET 1 OF 3

(A) EASEMENT DEDICATED TO THE CITY OF FONTANA
FOR STREET HIGHWAY AND PUBLIC UTILITY
PURPOSES DESC. IN THE EASEMENT DEED REC.
4/08/2009 AS INST. NO. 2009-0148714, O.R.

(B) EASEMENT DEDICATED TO THE CITY OF FONTANA
FOR STREET HIGHWAY AND PUBLIC UTILITY
PURPOSES DESC. IN THE EASEMENT DEED REC.
6/12/2009 AS INST. NO. 2009-0257670, O.R.



LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°08'16"E	119.85'
L2	N00°08'16"E	69.68'
L4	S75°39'08"W	35.15'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	20°04'06"	280.00'	98.07'
C5	28°17'14"	220.00'	108.62'

LINE LEGEND:

	LYTLE CANYON ROAD VACATION
	CENTERLINE
	FRACTIONAL SECTION LINE
	PROJECT BOUNDARY

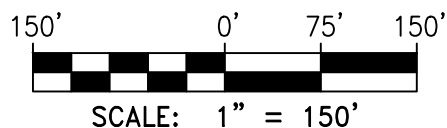


EXHIBIT A

PLAT TO ACCOMPANY LEGAL DESCRIPTION

of: LYTLE CREEK ROAD VACATION -
EXISTING ON SITE

DATE: 06/29/2021
FN: 1289-002_LCR VAC
DRAWN BY: GTS
CHECKED BY: KRT

SHEET 2 OF 3

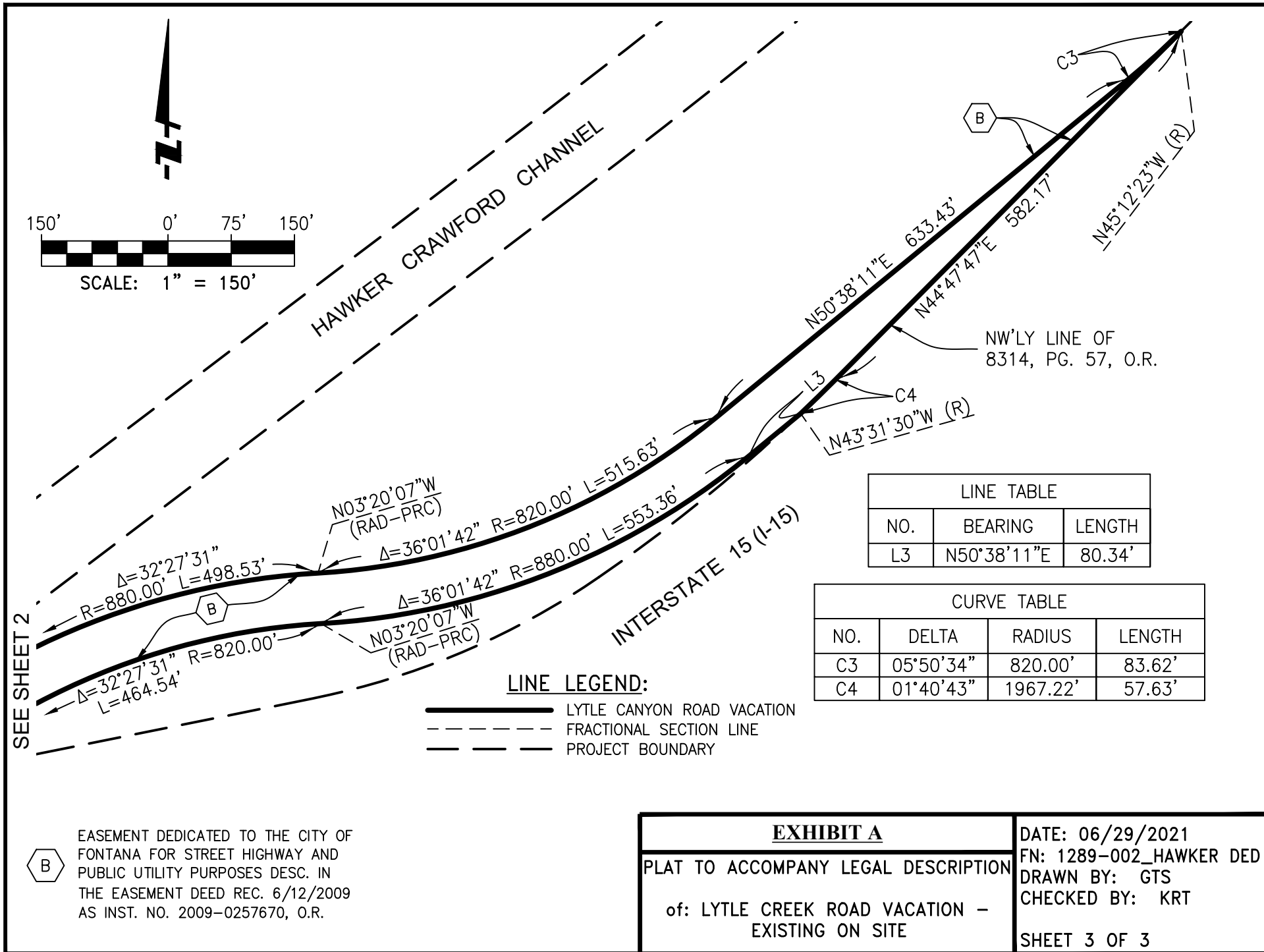


EXHIBIT “B”
LEGAL DESCRIPTION OF LYTLE CREEK EASEMENTS

That certain real property located in the City of Fontana, County of San Bernardino, State of California, more particularly described as follows:

EXHIBIT "B"
LEGAL DESCRIPTION
LYTLE CREEK ROAD VACATION – EXISTING OFFSITE

PARCEL A

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEING THAT PORTION OF THE EASEMENT DEDICATED TO THE CITY OF FONTANA FOR STREET HIGHWAY AND PUBLIC UTILITY PURPOSES DESCRIBED IN THE EASEMENT DEED RECORDED JUNE 12, 2009 AS INSTRUMENT NO. 2009-0257670, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, AND THAT PORTION OF LYTLE CREEK ROAD RELINQUISHED PER DOCUMENT ENTITLED "RELINQUISHMENT OF HIGHWAY RIGHT OF WAY IN THE COUNTY OF SAN BERNARDINO ROAD 08-SBD-15-9.6/11.9", RECORDED FEBRUARY 5, 1979 IN BOOK 9615, PAGE 1084, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, SAID RELINQUISHMENT IS DEPICTED ON CALTRANS RIGHT OF WAY MAP NO. 914586, ALL LYING WITHIN SECTION 13, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL GOVERNMENT TOWNSHIP MAP THEREOF, APPROVED BY THE SURVEYOR GENERAL, DATED NOVEMBER 13, 1885, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID SECTION 13 AND THE WESTERLY LINE OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE, ALONG SAID WESTERLY LINE, NORTH 00°08'16" EAST, 189.53 FEET TO THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN EASEMENT DEED RECORDED AS INSTRUMENT NO. 2009-0148714, OFFICIAL RECORDS OF SAID COUNTY, SAID NORTHWESTERLY LINE BEING A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 280.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 55°51'44" WEST;

THENCE, LEAVING SAID WESTERLY LINE AND ALONG SAID NORTHWESTERLY LINE OF THE LAND DESCRIBED IN SAID EASEMENT DEEDS THE FOLLOWING COURSES:

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°04'06", A DISTANCE OF 98.07 FEET;

THENCE NORTH 54°12'22" EAST, 680.92 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 880.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°27'31", A DISTANCE OF 498.53 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 820.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 03°20'07" EAST;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°01'42", A DISTANCE OF 515.63 FEET;

THENCE NORTH 50°38'11" EAST, 633.43 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 820.00 FEET,

EXHIBIT "B"
LEGAL DESCRIPTION
LYTLE CREEK ROAD VACATION – EXISTING OFFSITE

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°50'34", A DISTANCE OF 83.62 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN THE GRANT DEED RECORDED NOVEMBER 26, 1973 IN BOOK 8314, PAGE 57, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE, ALONG SAID NORTHWESTERLY LINE, SOUTH 44°47'47" WEST, 582.17 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,967.22 FEET;

THENCE, CONTINUING ALONG SAID NORTHWESTERLY LINE AND SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°40'43", A DISTANCE OF 57.63 FEET TO THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN SAID EASEMENT DEED RECORDED AS INSTRUMENT NO. 2009-0257670, OFFICIAL RECORDS OF SAID COUNTY;

THENCE, ALONG SAID SOUTHEASTERLY LINE OF SAID EASEMENT AND SAID RELINQUISHMENT THE FOLLOWING COURSES:

THENCE NORTH 50°38'11" EAST, 597.97 FEET;

THENCE NORTH 44°47'47" EAST, 46.59 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 10,154.14 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°52'16", A DISTANCE OF 1217.72 FEET;

THENCE NORTH 00°38'02" WEST, 44.80 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,783.19 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 51°35'38" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°32'01", A DISTANCE OF 141.10 FEET;

THENCE, LEAVING SAID SOUTHEASTERLY LINE, NORTH 59°06'46" WEST, 66.09 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID RELINQUISHMENT, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,717.19 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 56°00'45" EAST;

THENCE ALONG SAID NORTHWESTERLY LINE OF SAID RELINQUISHMENT AND SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°50'49", A DISTANCE OF 474.94 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 10214.14 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 40°09'56" EAST;

EXHIBIT "B"
LEGAL DESCRIPTION
LYTLE CREEK ROAD VACATION – EXISTING OFFSITE

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°02'17", A DISTANCE OF 898.14 FEET;

THENCE SOUTH 44°47'47" WEST, 1.66 FEET TO THE **TRUE POINT OF BEGINNING**;

THE ABOVE DESCRIBED PARCEL CONTAINS 108,449 SQUARE FEET OR 2.490 ACRES MORE OR LESS

PARCEL B

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEING THAT PROPERTY DESCRIBED IN THE GRANT DEED RECORDED JULY 30, 2015 AS INSTRUMENT NO. 2015-0326224, OFFICIAL RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID SECTION 13 AND THE WESTERLY LINE OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE, ALONG SAID WESTERLY LINE, NORTH 00°08'16" EAST, 58.20 FEET TO THE NORTHERLY LINE OF DUNCAN CANYON ROAD AND THE **TRUE POINT OF BEGINNING**, THENCE ALONG SAID NORTHERLY LINE, SOUTH 89°22'58" WEST, 213.52 FEET TO THE SOUTHEASTERLY LINE OF THE SAN BERNARDINO COUNTY FLOOD CONTROL RIGHT OF WAY AS DESCRIBED IN THE DEED RECORDED SEPTEMBER 17, 1973 IN BOOK 8268, PAGES 1304 AND 1306, OFFICIAL RECORDS OF SAID COUNTY; THENCE, ALONG SAID SOUTHEASTERLY LINE, NORTH 52°50'28" EAST, 268.38 FEET TO SAID WESTERLY LINE; THENCE, ALONG SAID LINE, SOUTH 00°08'16" WEST, 159.81 FEET TO THE **TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 17,060 SQUARE FEET OR 0.392 ACRES MORE OR LESS.

THIS DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

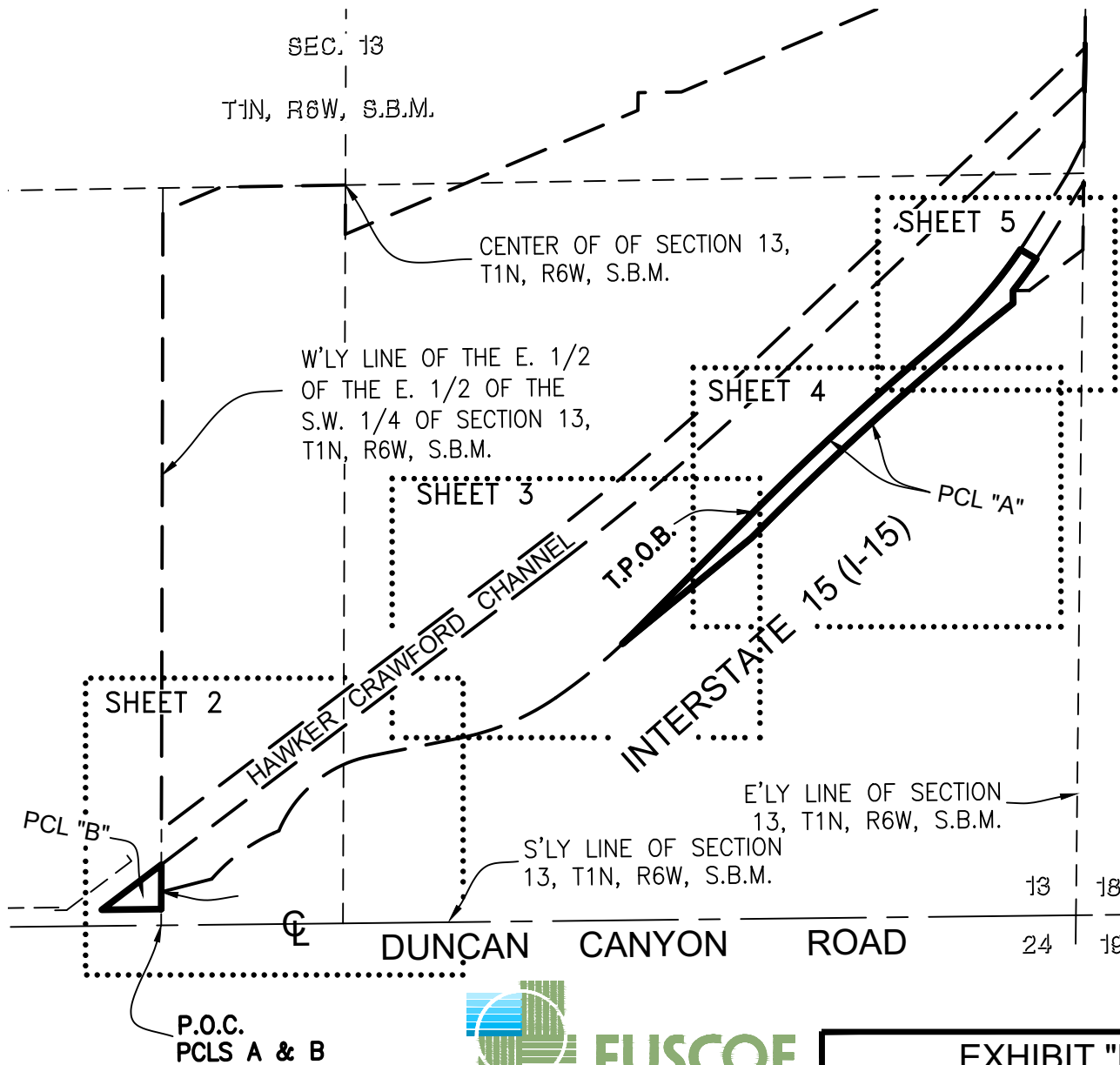


7/15/2021

KURT R. TROXELL, L.S. 7854

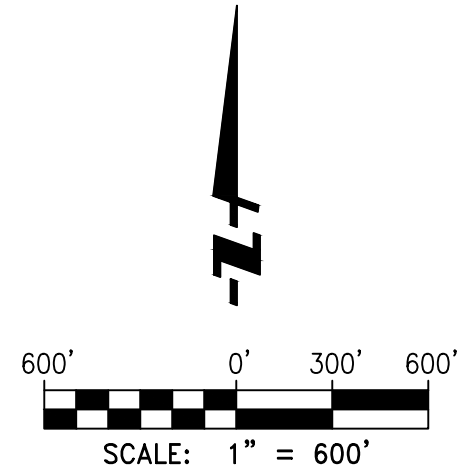
DATE





LINE LEGEND:

- LYTLE CREEK ROAD VACATION
- CENTERLINE
- FRACTIONAL SECTION LINE
- PROJECT BOUNDARY



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EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION

of: LYTLE CREEK ROAD VACATION –
EXISTING OFFSITE

DATE: 06/29/2021
FN: 1289-002_LCR VAC
DRAWN BY: GTS
CHECKED BY: KRT

SHEET 1 OF 5

LINE LEGEND:

- LYTLE CREEK ROAD VACATION
- - - CENTERLINE
- - - FRACTIONAL SECTION LINE
- - - PROJECT BOUNDARY
- - - EASEMENT

W'LY LINE OF THE E. 1/2 OF
THE E. 1/2 OF THE
S.W. 1/4 OF SECTION 13,
T1N, R6W, S.B.M.

HAWKER CRAWFORD CHANNEL
N54°12'22"E 680.92'

E'LY LINE OF THE
SW 1/4 OF SEC. 13
T.1N, R.6W, S.B.M.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°08'16"E	189.53'
L2	N00°08'16"E	58.20'
L8	S89°22'58"W	213.52'
L9	N52°50'28"E	268.38'
L10	S00°08'16"W	159.81'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	20°04'06"	280.00'	98.07'

(A) EASEMENT DEDICATED TO THE CITY OF FONTANA
FOR STREET HIGHWAY AND PUBLIC UTILITY
PURPOSES DESC. IN THE EASEMENT DEED REC.
4/08/2009 AS INST. NO. 2009-0148714, O.R.

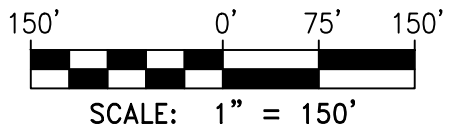
(B) EASEMENT DEDICATED TO THE CITY OF FONTANA
FOR STREET HIGHWAY AND PUBLIC UTILITY
PURPOSES DESC. IN THE EASEMENT DEED REC.
6/12/2009 AS INST. NO. 2009-0257670, O.R.

INST. NO.
2015326224, O.R.
L9
N55°51'44"W (R)
L10
L8
L2
T.P.O.B. PCL B
P.O.C. - PCLS A & B

NW'LY LINE OF INST. NO.
2011-0257722, O.R.

INTERSTATE 15 (I-15)

DUNCAN CANYON ROAD



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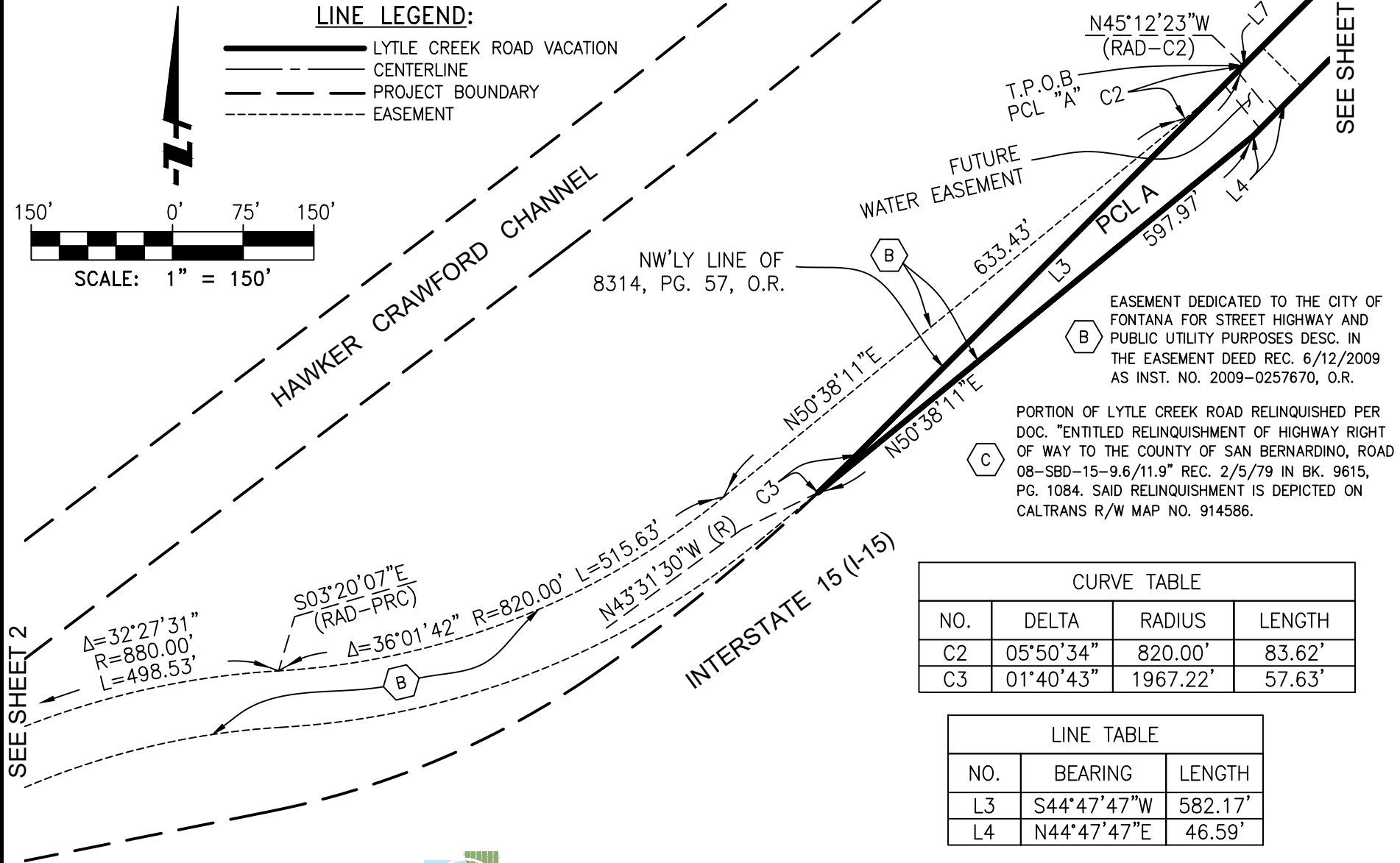
EXHIBIT "B"

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of: LYTLE CREEK ROAD VACATION -
EXISTING OFFSITE

DATE: 06/29/2021
FN: 1289-002_LCR VAC
DRAWN BY: GTS
CHECKED BY: KRT
SHEET 2 OF 5

SEE SHEET 3



CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C2	05°50'34"	820.00'	83.62'
C3	01°40'43"	1967.22'	57.63'

LINE TABLE		
NO.	BEARING	LENGTH
L3	S44°47'47"W	582.17'
L4	N44°47'47"E	46.59'

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EXHIBIT "B" PLAT TO ACCOMPANY LEGAL DESCRIPTION of: LYTLE CREEK ROAD VACATION – EXISTING OFFSITE	DATE: 06/29/2021 FN: 1289-002_LCR VAC DRAWN BY: GTS CHECKED BY: KRT
	SHEET 3 OF 5

DETAIL
NO SCALE

SEE SHEET 5

LINE TABLE		
NO.	BEARING	LENGTH
L3	S44°47'47"W	582.17'
L4	N44°47'47"E	46.59'
L7	S44°47'47"W	1.66'

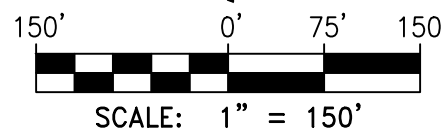
CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C2	05°50'34"	820.00'	83.62'

(B) EASEMENT DEDICATED TO THE CITY OF FONTANA FOR STREET HIGHWAY AND PUBLIC UTILITY PURPOSES DESC. IN THE EASEMENT DEED REC. 6/12/2009 AS INST. NO. 2009-0257670, O.R.

(C) PORTION OF LYTLE CREEK ROAD RELINQUISHED PER DOC. "ENTITLED RELINQUISHMENT OF HIGHWAY RIGHT OF WAY IN THE COUNTY OF SAN BERNARDINO, ROAD 08-SBD-15-9.6/11.9" REC. 2/5/79 IN BK. 9615, PG. 1084. SAID RELINQUISHMENT IS DEPICTED ON CALTRANS R/W MAP NO. 914586.

LINE LEGEND:

	LYTLE CREEK ROAD VACATION
	CENTERLINE
	PROJECT BOUNDARY
	EASEMENT



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EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION

of: LYTLE CREEK ROAD VACATION -
EXISTING OFFSITE

DATE: 06/29/2021
FN: 1289-002_LCR VAC
DRAWN BY: GTS
CHECKED BY: KRT

SHEET 4 OF 5

SEE SHEET 3

NW'LY LINE OF
8314, PG. 57, O.R.

SEE DETAIL HEREON

INTERSTATE 15 (I-15)

PARCEL A

FUTURE
WATER EASEMENT

$\Delta=05^{\circ}02'17''$
 $R=10214.14'$
 $L=898.14'$

$N45^{\circ}12'23''W$
(RAD-C2)

C2

L3

L7

$N45^{\circ}12'23''W$
(RAD-C2)

T.P.O.B.
PCL "A"

C2

L3

L4

633.43'

597.97'

$N50^{\circ}38'11''E$

$N50^{\circ}38'11''E$

PORTION OF LYTLE CREEK ROAD RELINQUISHED
PER DOC. "ENTITLED RELINQUISHMENT OF
HIGHWAY RIGHT OF WAY IN THE COUNTY OF SAN
BERNARDINO, ROAD 08-SBD-15-9.6/11.9" REC.
2/5/79 IN BK. 9615, PG. 1084. SAID
RELINQUISHMENT IS DEPICTED ON CALTRANS R/W
MAP NO. 914586.



HAWKER CRAWFORD CHANNEL

NW'LY LINE OF
8314, PG. 57, O.R.

N40°09'56"W (R)

PARCEL A

INTERSTATE 15 (I-15)

LINE LEGEND:

- LYTLE CREEK ROAD VACATION
- CENTERLINE
- FRACTIONAL SECTION LINE
- PROJECT BOUNDARY
- EASEMENT

S56°00'45"E (R)

L=474.94'

C4

L5

N51°35'38"W (R)

N38°19'57"W (R)

L=1217.72'

Δ=15°50'49"

R=1717.19'

L=898.14'

Δ=06°52'16"

R=10154.14'

Δ=05°02'17"

R=10214.14'

Δ=05°02'17"

R=10214.14'

Δ=05°02'17"

R=10214.14'

Δ=05°02'17"

R=10214.14'

Δ=05°02'17"

R=10214.14'

Δ=05°02'17"

R=10214.14'

Δ=05°02'17"

R=10214.14'

LYTLE CREEK ROAD

E'LY LINE OF SECTION
13, T1N, R6W, S.B.M.

LINE TABLE

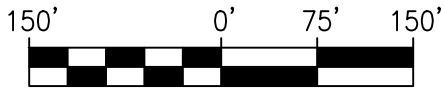
NO.	BEARING	LENGTH
L5	N00°38'02"W	44.80'
L6	N59°06'46"W	66.09'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C4	04°32'01"	1783.19'	141.10'



SEE SHEET 4



SCALE: 1" = 150'



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EXHIBIT "B"

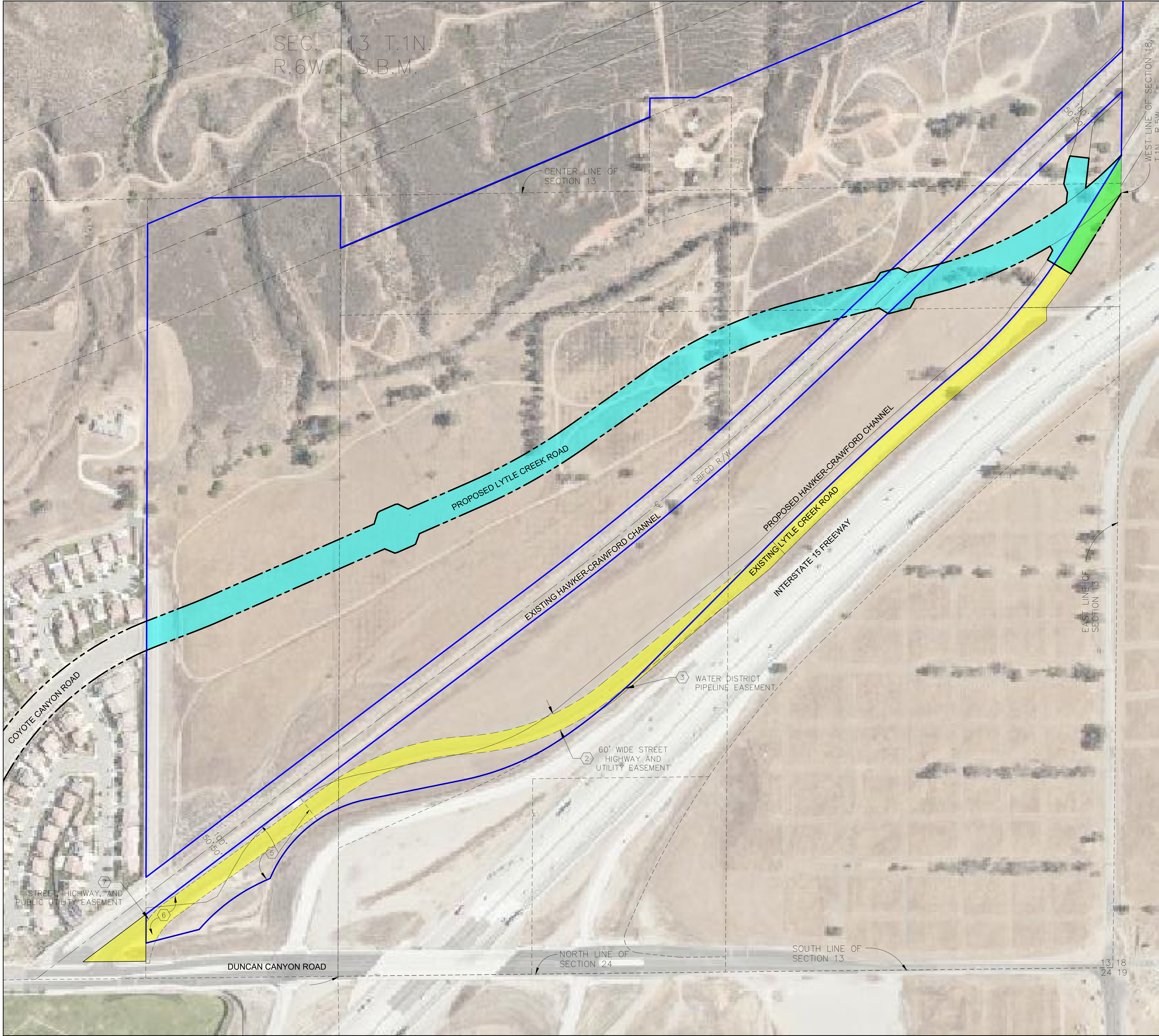
PLAT TO ACCOMPANY LEGAL DESCRIPTION

of: LYTLE CREEK ROAD VACATION -
EXISTING OFFSITE

DATE: 06/29/2021
FN: 1289-002_LCR VAC
DRAWN BY: GTS
CHECKED BY: KRT

SHEET 5 OF 5

**EXHIBIT “C”
DEPICTION OF STREET**



LEGEND

PROJECT BOUNDARY —————

EXISTING LYTLE CREEK ROAD

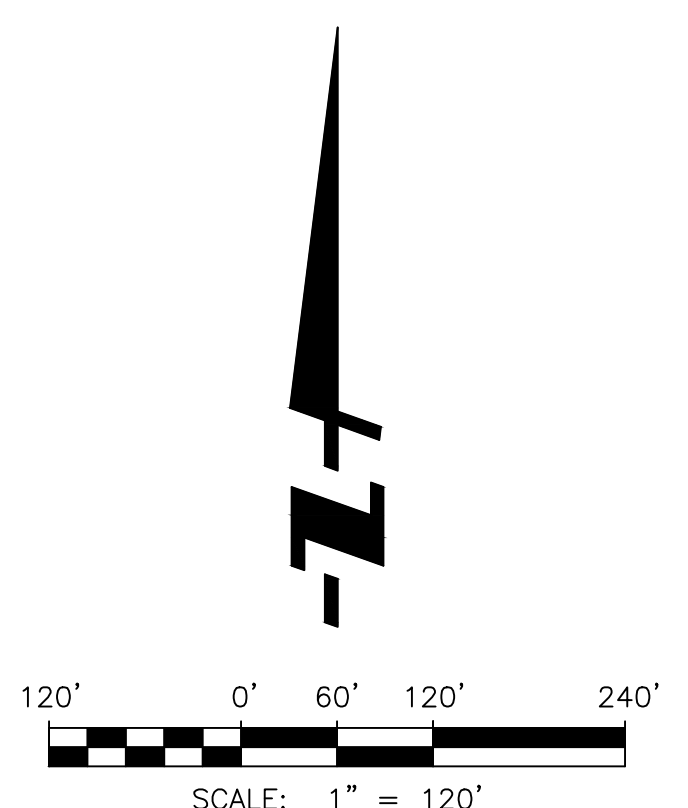
EXISTING CITY R/W TO REMAIN 24,880 SF (0.57 AC)

EXISTING CITY EASEMENT/ RIGHT-OF-WAY TO BE VACATED 260,330 SF (5.98 AC)

PROPOSED LYTLE CREEK ROAD

R/W TO BE GRANTED TO CITY 352,980 SF (8.10 AC)

- EASEMENT NOTES**
- ② AN EASEMENT FOR THE PURPOSE OF STREET, HIGHWAYS, AND PUBLIC UTILITY GRANTED TO THE CITY OF FONTANA, RECORDED JUNE 12, 2009, INSTRUMENT NO. 2009-0257670, O.R.
 - ③ AN EASEMENT FOR PURPOSES OF PIPELINES GRANTED TO THE WEST VALLEY WATER DISTRICT, RECORDED FEBRUARY 24, 2012, INSTRUMENT NO. 2012-0072267, O.R.
 - ⑤ AN EASEMENT FOR THE PURPOSE OF DRAINAGE AND GRADING GRANTED TO THE SAN BERNARDINO FLOOD CONTROL DISTRICT RECORDED AUGUST 30, 2007, INSTRUMENT NO. 2007-0503773, O.R. (NON-PERMANENT TO TERMINATE UPON IMPROVEMENTS TO DIRECT DRAINAGE ON PROPERTY TO HAWKER CRAWFORD CHANNEL)
 - ⑥ AN EASEMENT FOR PURPOSE OF STREET, HIGHWAY AND PUBLIC UTILITY GRANTED TO THE CITY OF FONTANA, RECORDED APRIL 8, 2009, INSTRUMENT NO. 2009-0148714, O.R., A PORTION OF SAID EASEMENT WAS VACATED BY RESOLUTION NO. 2011-02 AND RECORDED APRIL 13, 2011, INSTRUMENT NO. 2011-0148515, O.R.
 - ⑦ AN EASEMENT FOR THE PURPOSES OF STREET, HIGHWAY AND PUBLIC UTILITY GRANTED TO THE CITY OF FONTANA, RECORDED MAY 20, 2011, INSTRUMENT NO. 2011-0206331, O.R.



MONARCH HILLS	
CITY OF FONTANA LYTLE CREEK ROAD RIGHT-OF-WAY EXCHANGE EXHIBIT	
 FUSCOE ENGINEERING 6390 Greenwich Dr., Suite 170 San Diego, California 92122 tel 858.554.1500 • fax 858.597.0335 www.fuscoeng.com	JOB NO. 1289-002
	DRAWN BY: KK
	SHEET 1 of 1

EXHIBIT “D”
LEGAL DESCRIPTION OF PROPOSED LYTLE CREEK ROAD

That certain real property located in the City of Fontana, County of San Bernardino, State of California, more particularly described as follows:

EXHIBIT "D"
LEGAL DESCRIPTION
LYTLE CREEK ROAD DEDICATION

THOSE PARCELS OF LAND LYING WITHIN SECTION 13, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL GOVERNMENT TOWNSHIP MAP THEREOF, APPROVED BY THE SURVEYOR GENERAL, DATED NOVEMBER 13, 1885, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A"

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE, ALONG THE EAST LINE OF SAID SECTION 13, NORTH 00°35'58" EAST, 2,778.31 FEET TO THE NORTHWESTERLY LINE OF PARCEL 2 OF THE GRANT DEED RECORDED JANUARY 20, 1975 IN BOOK 8598, PAGE 20 OF OFFICIAL RECORDS; THENCE, ALONG SAID NORTHWESTERLY LINE, SOUTH 27°03'52" WEST, 40.27 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE, CONTINUING ALONG SAID LINE THE FOLLOWING COURSES:

THENCE SOUTH 27°03'52" WEST, 88.28 FEET;

THENCE SOUTH 31°40'39" WEST, 251.84 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1717.19 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, 69.23 FEET, THROUGH A CENTRAL ANGLE OF 02°18'36";

THENCE, LEAVING SAID NORTHWESTERLY LINE, NORTH 59°06'46" WEST, 26.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 465.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 59°06'46" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE, 36.87 FEET, THROUGH A CENTRAL ANGLE OF 04°32'36";

THENCE NORTH 32°15'03" WEST, 16.95 FEET;

THENCE NORTH 30°39'56" WEST, 46.00 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT "A"**;

THENCE NORTH 30°39'56" WEST, 46.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,354.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 30°39'56" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE, 122.01 FEET, THROUGH A CENTRAL ANGLE OF 05°09'47";

THENCE NORTH 06°19'00" EAST, 37.04 FEET;

THENCE NORTH 23°17'49" WEST, 30.77 FEET;

THENCE NORTH 10°02'56" EAST, 72.77 FEET;

EXHIBIT "D"
LEGAL DESCRIPTION
LYTLE CREEK ROAD DEDICATION

THENCE NORTH 19°20'13" EAST, 24.98 FEET;

THENCE SOUTH 83°41'00" EAST, 64.84 FEET;

THENCE SOUTH 06°19'00" WEST, 102.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,354.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 39°21'12" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE, 139.56 FEET, THROUGH A CENTRAL ANGLE OF 05°54'20" TO THE **TRUE POINT OF BEGINNING**;

THE ABOVE DESCRIBED PARCEL CONTAINS 32,999 SQUARE FEET OR 0.758 ACRES MORE OR LESS.

PARCEL "B"

BEING A STRIP OF LAND, 92.00 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT HEREINBEFORE REFERENCED **POINT "A"**; SAID POINT BEING AT THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,400.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 30°39'56" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°58'30", A DISTANCE OF 390.34 FEET;

THENCE SOUTH 75°18'34" WEST, 88.81 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT "B"**;

THENCE SOUTH 75°18'34" WEST, 4.23 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT "C"**;

THENCE SOUTH 75°18'34" WEST, 397.13 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,500.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°31'20", A DISTANCE OF 537.27 FEET;

THENCE SOUTH 54°47'14" WEST, 325.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2,000.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°31'10", A DISTANCE OF 402.10 FEET;

THENCE SOUTH 66°18'24" WEST, 222.62 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT "D"**;

EXHIBIT "D"
LEGAL DESCRIPTION
LYTLE CREEK ROAD DEDICATION

THENCE SOUTH 66°18'24" WEST, 1.36 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT "E"**;

THENCE SOUTH 66°18'24" WEST, 731.55 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,000.00 FEET;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°29'05", A DISTANCE OF 86.73 FEET;

THENCE SOUTH 68°47'29" WEST, 151.64 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,050.00 FEET;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°53'46", A DISTANCE OF 16.42 FEET TO THE WESTERLY LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 13.

THE SIDELINES OF SAID STRIP SHALL BE PRONGED OR SHORTENED AS TO TERMINATE IN SAID WESTERLY LINE.

THE ABOVE DESCRIBED STRIP OF LAND CONTAINS 308,734 SQUARE FEET OR 7.088 ACRES, MORE OR LESS.

PARCEL "C"

BEGINNING AT HEREINBEFORE REFERENCED **POINT "B"**;

THENCE SOUTH 14°41'26" EAST, 46.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL "B" AND THE **TRUE POINT OF BEGINNING**;

THENCE, LEAVING SAID SOUTHERLY LINE, SOUTH 28°53'08" WEST, 37.27 FEET;

THENCE SOUTH 75°18'34" WEST, 77.07 FEET;

THENCE NORTH 58°16'01" WEST, 37.27 FEET TO SAID SOUTHERLY LINE;

THENCE, ALONG SAID SOUTHERLY LINE, NORTH 75°18'34" EAST, 128.45 FEET TO THE **TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 2,775 SQUARE FEET, MORE OR LESS.

PARCEL "D"

BEGINNING AT HEREINBEFORE REFERENCED **POINT "C"**;

EXHIBIT "D"
LEGAL DESCRIPTION
LYTLE CREEK ROAD DEDICATION

THENCE NORTH 14°41'26" WEST, 46.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL "B"
AND THE **TRUE POINT OF BEGINNING**;

THENCE, LEAVING SAID NORTHERLY LINE, NORTH 63°11'39" WEST, 34.71 FEET;

THENCE SOUTH 75°18'34" WEST, 63.00 FEET;

THENCE SOUTH 33°48'46" WEST, 34.71 FEET TO SAID NORTHERLY LINE;

THENCE, ALONG SAID NORTHERLY LINE, NORTH 75°18'34" EAST, 115.00 FEET TO THE **TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED STRIP OF LAND CONTAINS 2,047 SQUARE FEET, MORE OR LESS.

PARCEL "E"

BEGINNING AT HEREINBEFORE REFERENCED **POINT "D"**;

THENCE SOUTH 23°41'36" EAST, 46.00 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL
"B" AND THE **TRUE POINT OF BEGINNING**;

THENCE, LEAVING SAID SOUTHEASTERLY LINE, SOUTH 19°52'58" WEST, 37.27 FEET;

THENCE SOUTH 57°27'24" WEST, 9.00 FEET;

THENCE SOUTH 66°18'24" WEST, 59.29 FEET;

THENCE SOUTH 75°09'23" WEST, 9.00 FEET;

THENCE NORTH 67°16'11" WEST, 37.27 FEET TO SAID SOUTHEASTERLY LINE;

THENCE, ALONG SAID SOUTHEASTERLY LINE, NORTH 66°18'24" EAST, 128.45 FEET TO THE **TRUE POINT OF BEGINNING**;

THE ABOVE DESCRIBED STRIP OF LAND CONTAINS 2,869 SQUARE FEET, MORE OR LESS.

PARCEL "F"

BEGINNING AT HEREINBEFORE REFERENCED **POINT "E"**;

THENCE NORTH 23°41'36" WEST, 46.00 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID PARCEL
"B" AND THE **TRUE POINT OF BEGINNING**;

EXHIBIT "D"
LEGAL DESCRIPTION
LYTLE CREEK ROAD DEDICATION

THENCE NORTH 64°02'42" WEST, 38.84 FEET;

THENCE SOUTH 81°00'42" WEST, 9.00 FEET;

THENCE SOUTH 66°18'24" WEST, 58.03 FEET;

THENCE SOUTH 51°36'05" WEST, 9.00 FEET;

THENCE SOUTH 16°39'29" WEST, 38.84 FEET TO SAID NORTHWESTERLY LINE;

THENCE, ALONG SAID NORTHWESTERLY LINE, NORTH 66°18'24" EAST, 125.74 FEET TO THE **TRUE POINT OF BEGINNING**;

THE ABOVE DESCRIBED STRIP OF LAND CONTAINS 3,130 SQUARE FEET, MORE OR LESS.

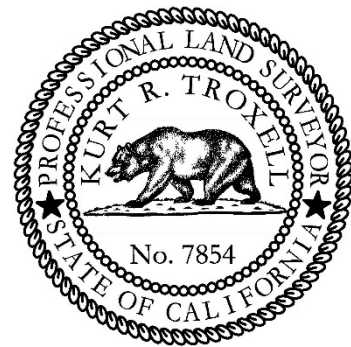
THIS DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

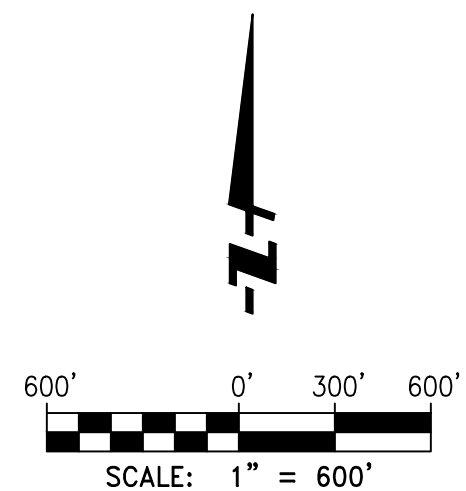
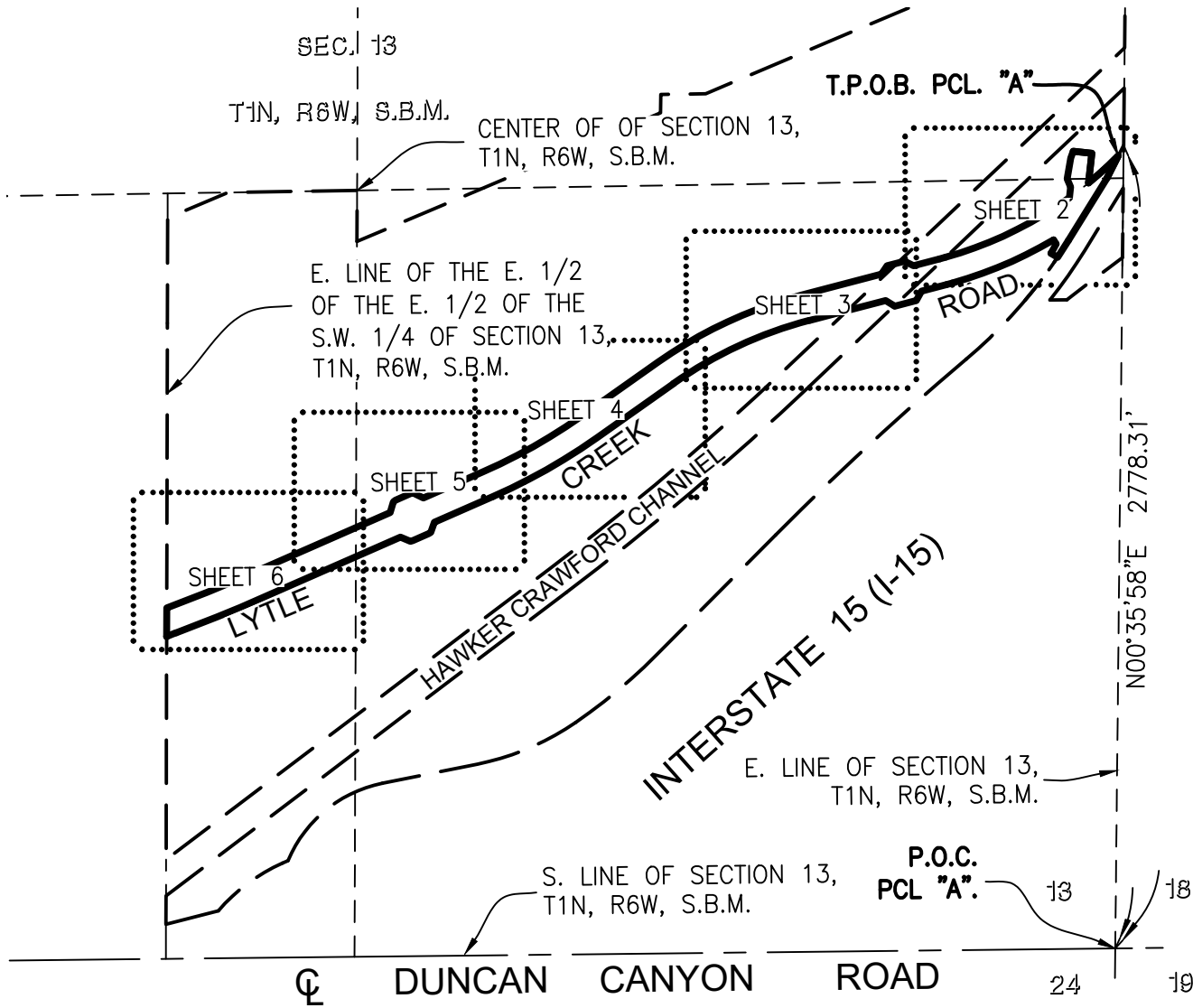


7/15/2021

KURT R. TROXELL, L.S. 7854

DATE





LINE LEGEND:

- LYTLE CANYON ROAD DEDICATION
- CENTERLINE
- FRACTIONAL SECTION LINE
- PROJECT BOUNDARY



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Irvine, California 92606
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EXHIBIT "D"

PLAT TO ACCOMPANY LEGAL DESCRIPTION

of: LYTLE CREEK ROAD DEDICATION




DATE: 06/29/2021
FN: 1289-002_HAWKER DED
DRAWN BY: GTS
CHECKED BY: KRT

SHEET 1 OF 6

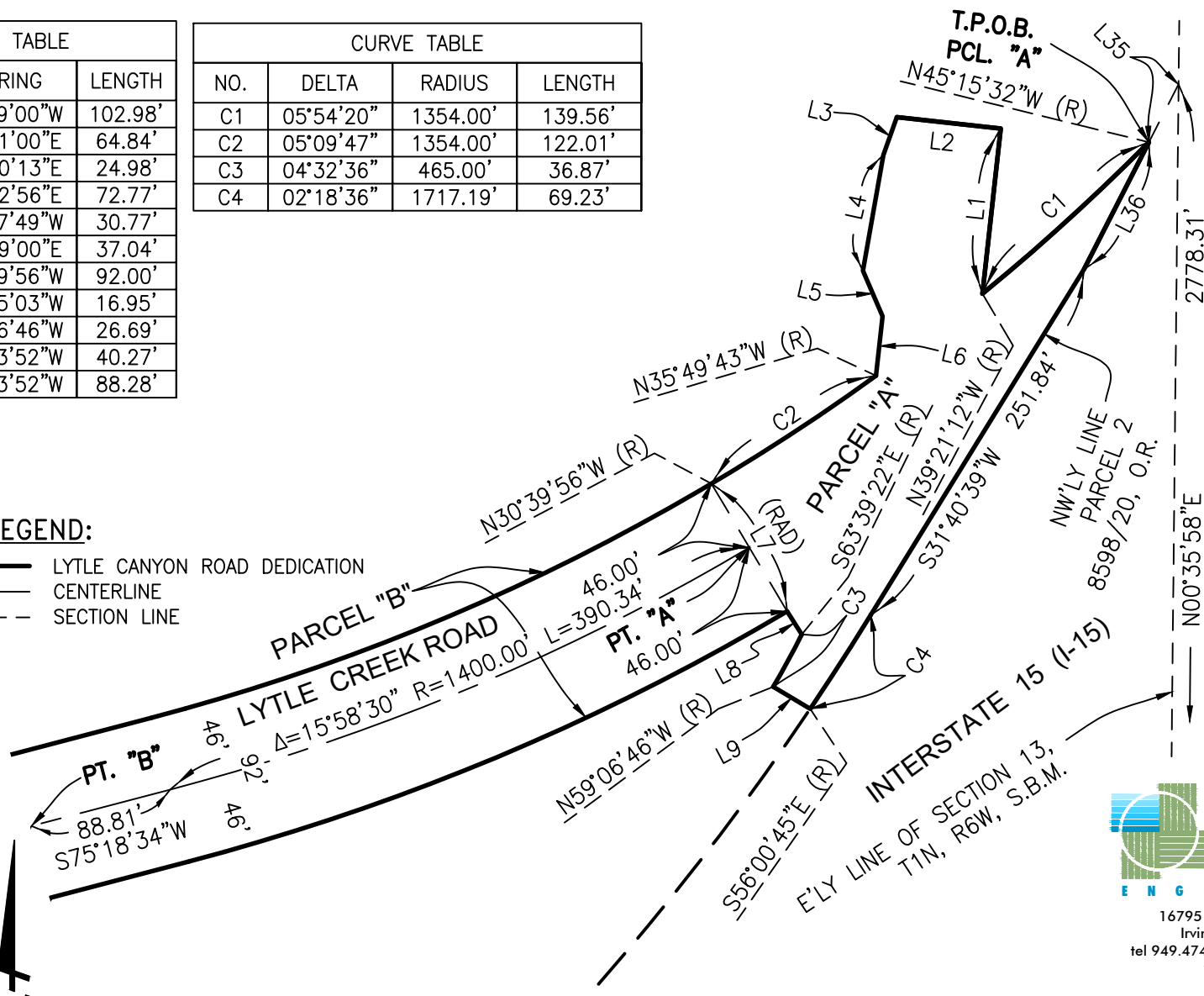
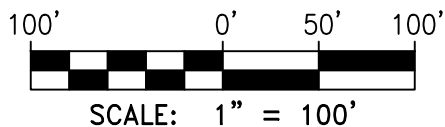
LINE TABLE		
NO.	BEARING	LENGTH
L1	S06°19'00"W	102.98'
L2	S83°41'00"E	64.84'
L3	N19°20'13"E	24.98'
L4	N10°02'56"E	72.77'
L5	N23°17'49"W	30.77'
L6	N06°19'00"E	37.04'
L7	N30°39'56"W	92.00'
L8	N32°15'03"W	16.95'
L9	N59°06'46"W	26.69'
L35	S27°03'52"W	40.27'
L36	S27°03'52"W	88.28'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	05°54'20"	1354.00'	139.56'
C2	05°09'47"	1354.00'	122.01'
C3	04°32'36"	465.00'	36.87'
C4	02°18'36"	1717.19'	69.23'

LINE LEGEND:

 LYTLE CANYON ROAD DEDICATION
 CENTERLINE
 SECTION LINE

SEE SHEET 3



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EXHIBIT "D"

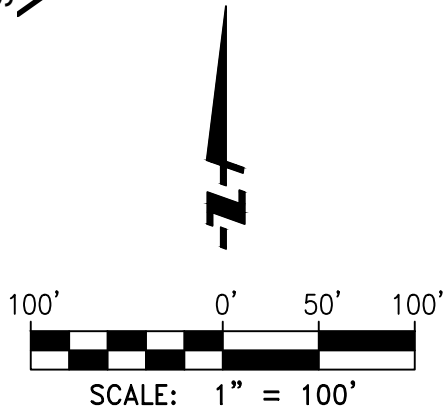
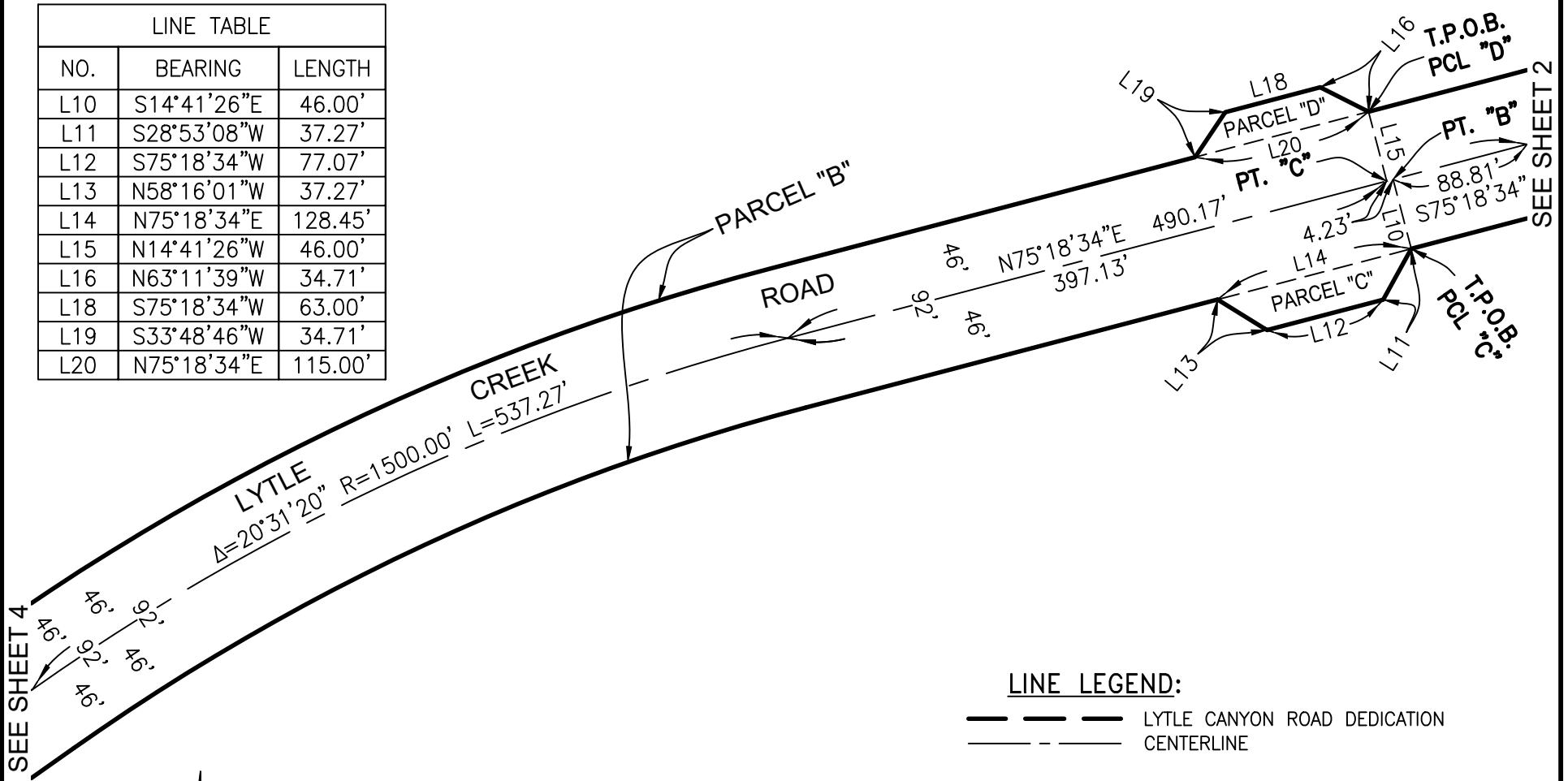
PLAT TO ACCOMPANY LEGAL DESCRIPTION

of: LYTLE CREEK ROAD DEDICATION

DATE: 06/29/2021
 FN: 1289-002_HAWKER DED
 DRAWN BY: GTS
 CHECKED BY: KRT

SHEET 2 OF 6

LINE TABLE		
NO.	BEARING	LENGTH
L10	S14°41'26"E	46.00'
L11	S28°53'08"W	37.27'
L12	S75°18'34"W	77.07'
L13	N58°16'01"W	37.27'
L14	N75°18'34"E	128.45'
L15	N14°41'26"W	46.00'
L16	N63°11'39"W	34.71'
L18	S75°18'34"W	63.00'
L19	S33°48'46"W	34.71'
L20	N75°18'34"E	115.00'



LINE LEGEND:

LYTLE CANYON ROAD DEDICATION
 CENTERLINE

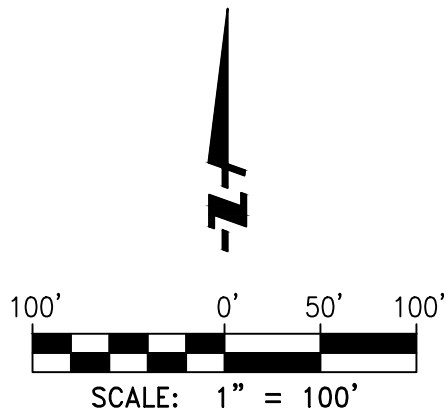
EXHIBIT "D"

PLAT TO ACCOMPANY LEGAL DESCRIPTION

of: LYTLE CREEK ROAD DEDICATION

DATE: 06/29/2021
 FN: 1289-002_HAWKER DED
 DRAWN BY: GTS
 CHECKED BY: KRT

SHEET 3 OF 6



SEE SHEET 5

PARCEL "B"

LINE LEGEND:

—— LYTLE CANYON ROAD DEDICATION
 --- CENTERLINE



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 Irvine, California 92606
 tel 949.474.1960 • fax 949.474.5315
 www.fuscoe.com

CREEK
 N54°47'14"E

ROAD

325.65'

Δ=20°31'20" L=537.27'
 R=1500.00'

SEE SHEET 3

EXHIBIT "D"

PLAT TO ACCOMPANY LEGAL DESCRIPTION

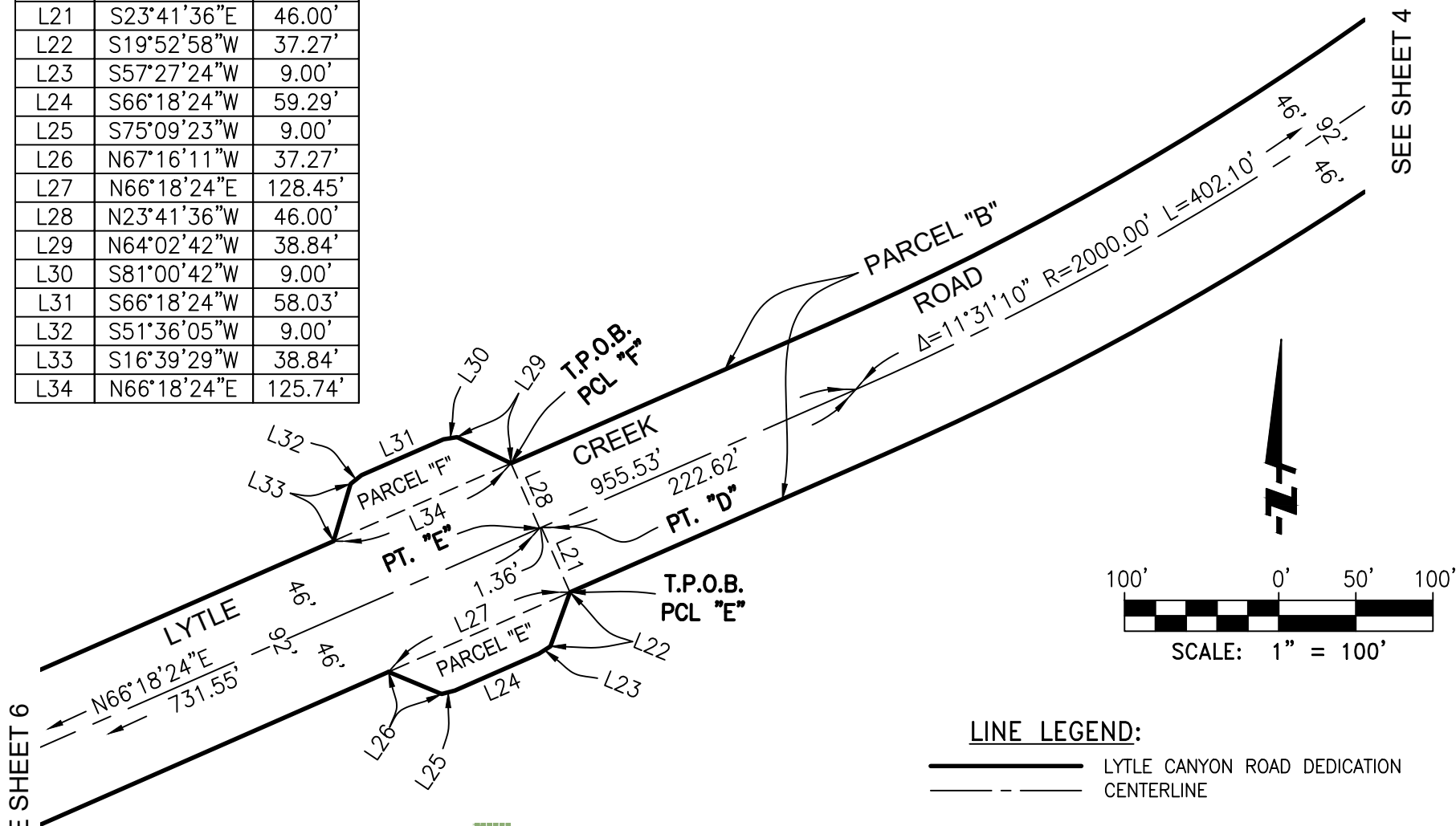
of: LYTLE CREEK ROAD DEDICATION

DATE: 06/29/2021
 FN: 1289-002_HAWKER DED
 DRAWN BY: GTS
 CHECKED BY: KRT

SHEET 4 OF 6

LINE TABLE

NO.	BEARING	LENGTH
L21	S23°41'36"E	46.00'
L22	S19°52'58"W	37.27'
L23	S57°27'24"W	9.00'
L24	S66°18'24"W	59.29'
L25	S75°09'23"W	9.00'
L26	N67°16'11"W	37.27'
L27	N66°18'24"E	128.45'
L28	N23°41'36"W	46.00'
L29	N64°02'42"W	38.84'
L30	S81°00'42"W	9.00'
L31	S66°18'24"W	58.03'
L32	S51°36'05"W	9.00'
L33	S16°39'29"W	38.84'
L34	N66°18'24"E	125.74'



LINE LEGEND:

——— LYTLE CANYON ROAD DEDICATION
 - - - - - CENTERLINE



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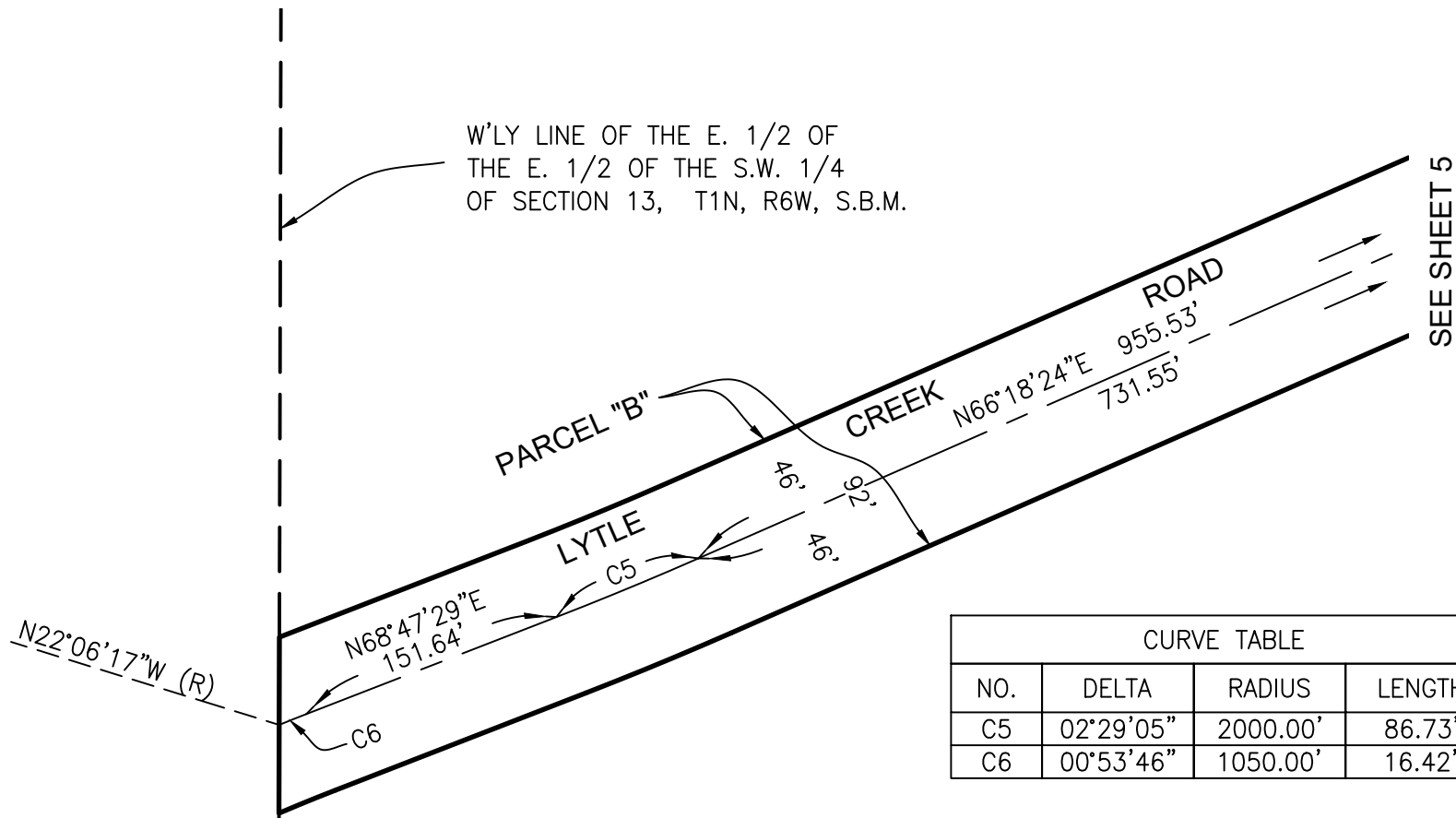
EXHIBIT "D"

PLAT TO ACCOMPANY LEGAL DESCRIPTION

of: LYTLE CREEK ROAD DEDICATION

DATE: 06/29/2021
 FN: 1289-002_HAWKER DED
 DRAWN BY: GTS
 CHECKED BY: KRT

SHEET 5 OF 6



CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C5	02°29'05"	2000.00'	86.73'
C6	00°53'46"	1050.00'	16.42'

LINE LEGEND:

	LYTLE CANYON ROAD DEDICATION
	CENTERLINE
	FRACTIONAL SECTION LINE
	PROJECT BOUNDARY

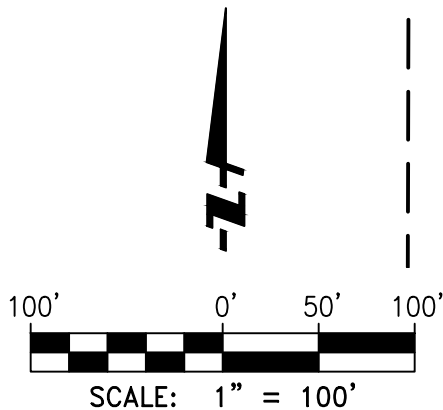


EXHIBIT "D"

PLAT TO ACCOMPANY LEGAL DESCRIPTION

of: LYTLE CREEK ROAD DEDICATION

DATE: 06/29/2021
FN: 1289-002_HAWKER DED
DRAWN BY: GTS
CHECKED BY: KRT
SHEET 6 OF 6

EXHIBIT “E”
LEGAL DESCRIPTION AND DEPICTION OF SOUTH HIGHLAND PROPERTY

EXHIBIT "E"
LEGAL DESCRIPTION

THAT PORTION OF LOT 10 OF TRACT NO. 1909, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27 OF MAPS, PAGE 70, RECORDS OF SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 10;

THENCE NORTH 00°00'06" WEST, ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 13.01 FEET TO A POINT ON A LINE 52 FEET SOUTH AND PARALLEL WITH THE CENTERLINE OF SOUTH HIGHLAND AVENUE;

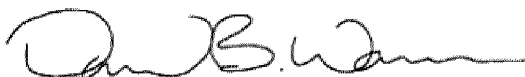
THENCE SOUTH 89°51'40" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 116.14 FEET;

THENCE SOUTH 47°19'32" EAST, A DISTANCE OF 18.88 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 10;

THENCE NORTH 89°58'20" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 130.02 FEET TO THE **POINT OF BEGINNING**.

CONTAINING APPROXIMATELY 1,587 SQ. FT.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME

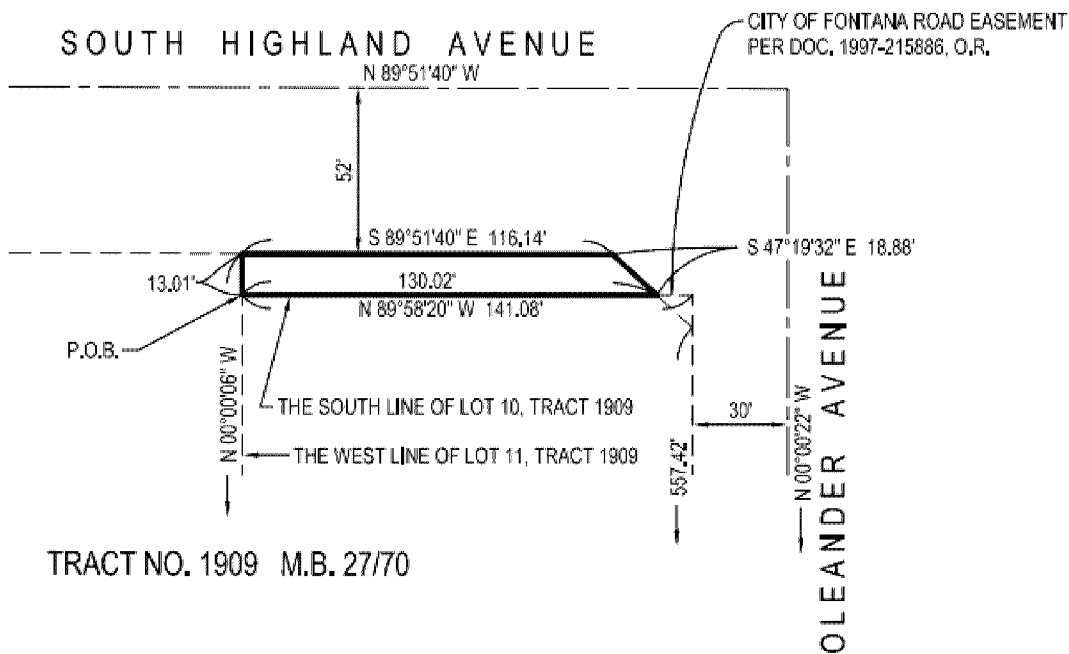


DAVID B. WARREN, LS 8244



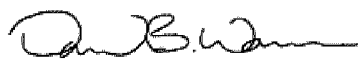


SCALE: 1" = 50'



 INDICATES PROPERTY BOUNDARY
1,587 SQ. FT.

THIS PLAT WAS PREPARED BY ME.



DAVID B. WARREN, LS 8244

3/21/2022

DATE



EXHIBIT “F”
LEGAL DESCRIPTION AND DEPICTION OF UTILITY EASEMENT

EXHIBIT "F"
LEGAL DESCRIPTION

THAT PORTION OF LOT 10 OF TRACT NO. 1909, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27 OF MAPS, PAGE 70, RECORDS OF SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 10;

THENCE NORTH 00°00'06" WEST, ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 13.01 FEET TO A POINT ON A LINE 52 FEET SOUTH AND PARALLEL WITH THE CENTERLINE OF SOUTH HIGHLAND AVENUE;

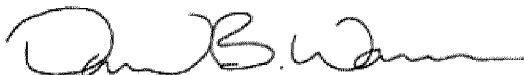
THENCE SOUTH 89°51'40" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 116.14 FEET;

THENCE SOUTH 47°19'32" EAST, A DISTANCE OF 18.88 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 10;

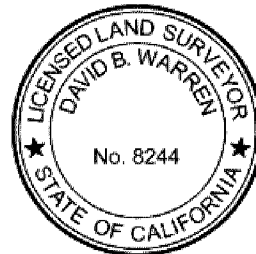
THENCE NORTH 89°58'20" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 130.02 FEET TO THE **POINT OF BEGINNING**.

CONTAINING APPROXIMATELY 1,587 SQ. FT.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME

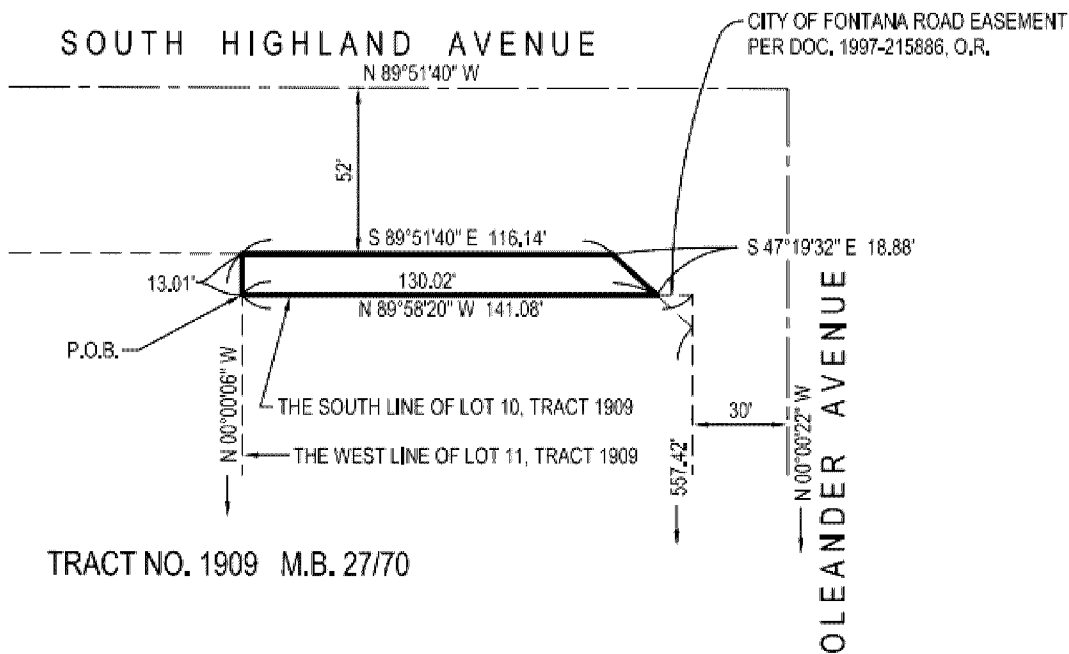


DAVID B. WARREN, LS 8244





SCALE: 1" = 50'



 INDICATES PROPERTY BOUNDARY
1,587 SQ. FT.

THIS PLAT WAS PREPARED BY ME.



DAVID B. WARREN, LS 8244

3/21/2022

DATE

