

LAFCO _____ - REORGANIZATION TO INCLUDE ANNEXATION TO THE CITY
OF SAN BERNARDINO AND DETACHMENT
FROM COUNTY SERVICE AREA 70 (26-Acre Island)

Prepared December 30, 2024

Those parcels of land located in Section 35, Township 2 North, Range 5 West, San Bernardino Meridian, in the County of San Bernardino, State of California, described as follows:

Commencing at the Northeast corner of said Section 35, T. 2 N., R. 5 W., SBM;

Course 1. Thence S88°21'49"W along the North line of said Section 35, T. 2 N., R. 5 W., SBM, a distance of 364.15 feet, to a point on the Muscupiabe Rancho Line, as per County Surveyors Plat 7093, Records of San Bernardino County, State of California;

Course 2. Thence S08°23'37"W along said Muscupiabe Rancho Line, a distance of 2529.03 feet, to a point on the San Bernardino City limits, said point also being the Northwest corner of Government Lot 3 of Section 35, T. 2 N., R. 5 W., SBM;

Course 3. Thence continuing S08°23'37"W along said Muscupiabe Rancho Line, a distance of 757.58 feet, to a point on the centerline of Pennsylvania Avenue as shown on the Plat of the Town of Irvington and the Land of Irvington Land and Water Co., recorded in Map Book 3, Page 9, Records of San Bernardino County, said point also being the Southwest corner of Government Lot 3 of Section 35, T. 2 N., R. 5 W., SBM, said point also being an angle point on City of San Bernardino Annexation #257, LAFCO No. 920, Ordinance No. 3131, effective date 02/18/1971;

Course 4. Thence N62°54'32"W along said centerline of Pennsylvania Avenue and the border of City of San Bernardino Annexation #258, LAFCO No. 931, Ordinance No. 3142, effective date 03/05/1971, a distance of 560.57 feet, to a point on the east line of Lot "A" per Map Showing a Portion of the Meyer and Barclay Subdivision, recorded in Map Book 12, Page 18, Records of San Bernardino County;

Course 5. Thence S05°57'38"E along said east line of Lot "A" and the border of said Annexation 258, a distance of 428.48 feet, to the Northeasterly corner of that certain 5 acres in the Southeast corner of said Lot "A", as conveyed to Robert B. Meyer by deed recorded in book 173, page 156, of deeds, records of said County;

Course 6. Thence N83°59'22"W along the Northerly line of said 5 acres and the border of said Annexation 258, a distance of 590.94 feet;

Course 7. Thence N86°44'09"W along the Northerly line of said 5 acres and the border of said Annexation 258, a distance of 52.61 feet, to a point on the centerline of Meyers Road as shown on Parcel Map No. 3540, recorded in Parcel Map Book 31, Page 84, Records of San Bernardino County;

Course 8. Thence N51°36'40"W along said centerline of Meyers Road and the border of said Annexation 258, a distance of 543.37 feet, to its intersection with the prolongation of the easterly line of Parcel 1, Parcel Map No. 4093, recorded in Parcel Map Book 38, Page 53, Records of San Bernardino County, said point also being the **Point of Beginning**;

Course 9. Thence continuing N51°36'40"W along said centerline of Meyers Road and the border of said Annexation 258, a distance of 916.19 feet, to its intersection with the prolongation of the westerly line of said Parcel 1;

Course 10. Thence N22°56'09"E along said prolongation of the westerly line of Parcel 1 and along the westerly line of said Parcel 1 and along the westerly line of Parcel 2 of said Parcel Map No. 4093, a distance of 721.41 feet to an angle point on the boundary of said Parcel 2;

Course 11. Thence N45°46'14"E along the westerly line of said Parcel 2 a distance of 469.27 feet;

Course 12. Thence N27°05'29"E continuing along the westerly line of said Parcel 2, a distance of 17.00 feet to the northwesterly corner of said Parcel 2, said corner also being the southwest corner of Lot "D", per Map Showing a Portion of the Meyer and Barclay Subdivision, recorded in Map Book 12, Page 18, Records of San Bernardino County;

Course 13. Thence continuing N27°05'29"E along the westerly line of said Lot "D" a distance of 448.05 feet to the northwesterly corner of said Lot "D", said point also being a point on the border of said Annexation 258;

Course 14. Thence S57°15'54"E along the northerly line of said Lot "D" and said border of Annexation 258, a distance of 448.80 feet to the northeast corner of said Lot "D";

Course 15. Thence S15°53'55"W along the easterly line of said Lot "D", a distance of 306.36 feet;

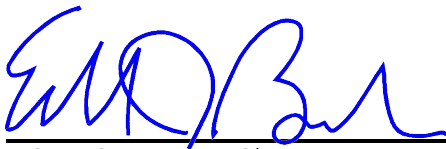
Course 16. Thence S15°53'54"W along the easterly line of said Lot "D", a distance of 30.01 feet to the southeast corner of said

Lot "D";

Course 17. Thence S15°44'02"W along the prolongation of the easterly line of said Parcel 2 of Parcel Map No. 4093, a distance of 30.01;

Course 18. Thence S15°43'10"W along the easterly line of Parcel 2 and along the easterly line of said Parcel 1 of Parcel Map No. 4093 and along the prolongation of the easterly line of said Parcel 1, a distance of 1433.20 feet;

Said parcel contains 26.84 acres more or less.



Edward J. Bonadiman, P.L.S.
Exp. 12-31-25

12-30-24

DATE



https://jebonadiman-my.sharepoint.com/personal/civildesign_bonadiman_com/Documents/JOBS-2011-2015/2013/133952 Montecito Equities LTD - Spring Trails/Legal Description/133952 LAFCO Area 2.docx