

EXHIBIT "A"

E24-2023
LEGAL DESCRIPTION

IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING STRIPS OF LAND LYING WITHIN PARCEL 1 OF PARCEL MAP NO. 25805, AS PER MAP FILED IN BOOK 296, PAGES 45 THROUGH 46, OF PARCEL MAPS, RECORDS OF SAID COUNTY, SAID STRIPS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STRIP 1

A STRIP OF LAND 15.00 FEET WIDE, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 1;

THENCE, ALONG THE SOUTH LINE OF SAID PARCEL 1, NORTH 81°29'31" EAST, 854.89 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE, LEAVING SAID SOUTH LINE, THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 08°29'36" WEST, 10.15 FEET;
- 2) NORTH 81°30'24" EAST, 52.22 FEET;
- 3) NORTH 08°30'32" WEST, 123.42 FEET;
- 4) NORTH 57°33'54" WEST, 53.55 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT "A"**.

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO ORIGINATE IN THE SOUTH LINE OF SAID PARCEL 1, AND TO TERMINATE IN THE EAST LINE OF **STRIP 2**, DESCRIBED HEREON.

STRIP 2

A STRIP OF LAND 22.00 FEET WIDE, LYING 11.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT SAID **POINT "A"**;

THENCE, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 81°29'05" WEST, 17.11 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT "B"**;
- 2) CONTINUING ALONG SAID LINE, SOUTH 81°29'05" WEST, 11.25 FEET.

STRIP 3

A STRIP OF LAND 22.50 FEET WIDE, LYING 11.25 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT SAID **POINT "B"**;

THENCE, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 08°24'54" EAST, 34.54 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT "C"**;
- 2) CONTINUING ALONG SAID LINE, SOUTH 08°24'54" EAST, 14.98 FEET.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN **STRIP 2**, DESCRIBED HEREIN.

SHEET 1 OF 2

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CITY OF POMONA, CALIFORNIA



Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning

160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
(714) 685-6860

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STRIP 4

A STRIP OF LAND 15.00 FEET WIDE, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT SAID **POINT "C"**;

THENCE, THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 81°28'27" WEST, 290.57 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT "D"**;
- 2) CONTINUING ALONG SAID LINE, SOUTH 81°28'27" WEST, 305.87 FEET;
- 3) NORTH 08°31'29" WEST, 61.25 FEET.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN **STRIP 3**, DESCRIBED HEREIN.

STRIP 5

A STRIP OF LAND 15.00 FEET WIDE, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT SAID **POINT "D"**;

THENCE, NORTH 08°30'55" WEST, 35.11 FEET.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN **STRIP 4**, DESCRIBED HEREIN.

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

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


JAKE W. LAPPERT

PLS 9303

6-19-2024

DATE



SHEET 2 OF 2

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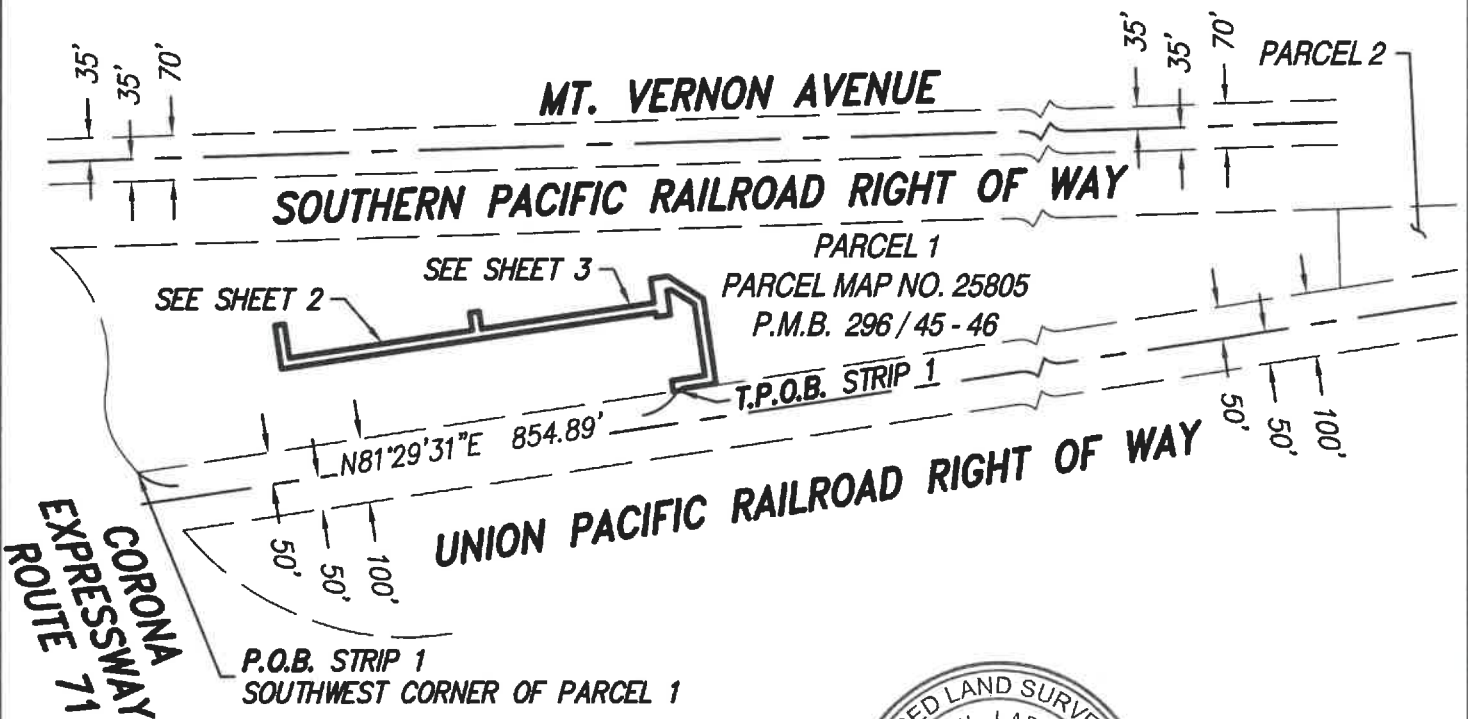


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EXHIBIT "B"

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PLAT



LEGEND

- EASEMENT AREA
- RIGHT-OF-WAY LINE/
- UNDERLYING LOT LINE
- CENTER LINE

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Plan view of the proposed road layout showing Strip 4 and Strip 5. Strip 4 is a 15-foot wide strip, and Strip 5 is a 15-foot wide strip. The layout includes dimensions for the strips and the road width, as well as a bearing and distance for the road centerline. The diagram is labeled "SEE SHEET 3".

**CORONA
EXPRESSWAY
ROUTE 71**

N81°29'31"E 854.89'

LINE TABLE		
LINE	BEARING	DISTANCE
L10	N08°30'55"W	35.11'
L11	N08°31'29"W	61.25'

 EASEMENT AREA
 RIGHT-OF-WAY LINE/
 UNDERLYING LOT LINE
 CENTER LINE

UNION PACIFIC RAILROAD RIGHT OF WAY



SCALE: 1"=40'
SHEET 2 OF 3

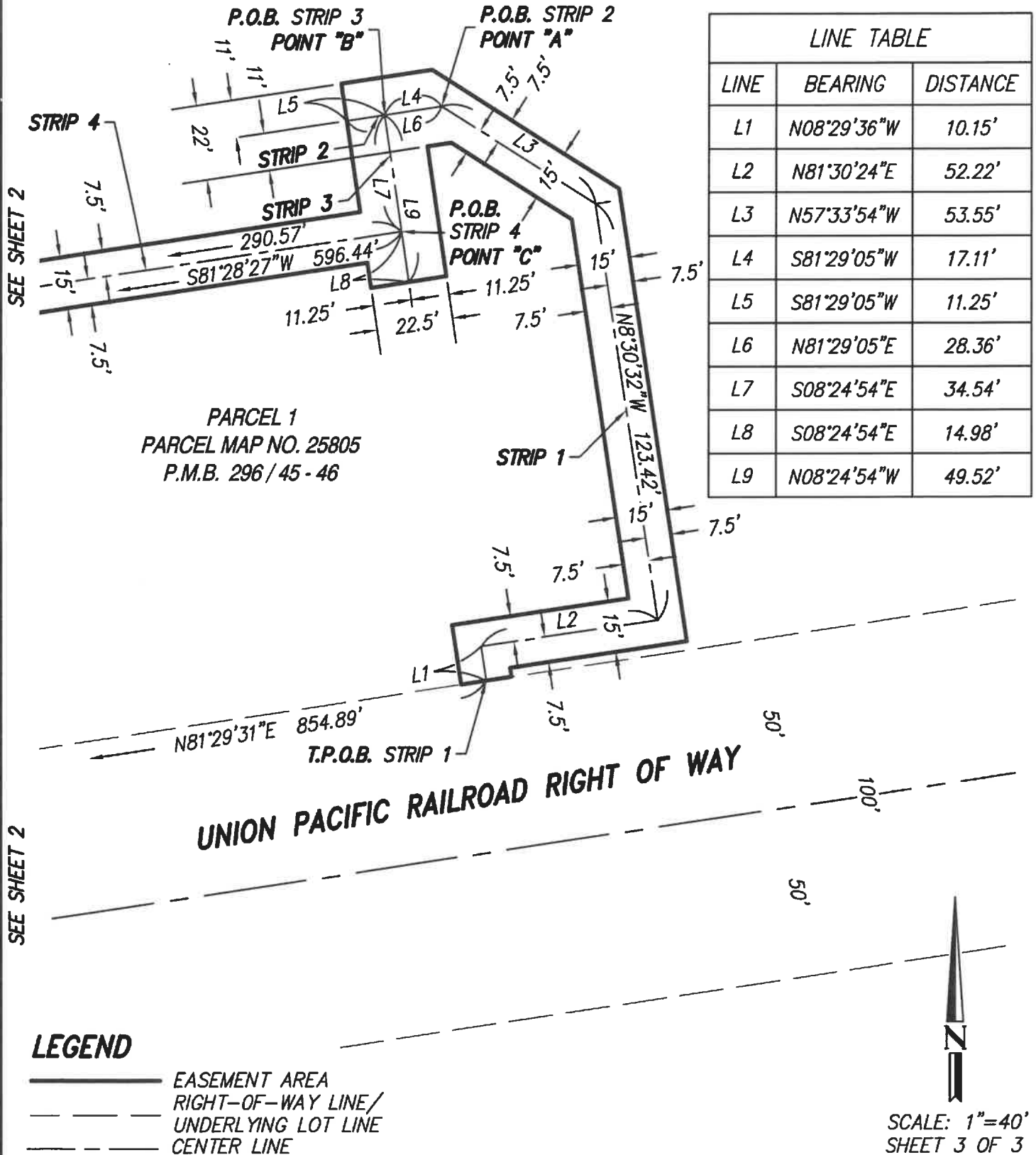
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SCALE: 1"=40'
SHEET 3 OF 3

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