

EXHIBIT "A"
EC1-2019

EASEMENT FOR INGRESS EGRESS AND RELATED PURPOSES

LEGAL DESCRIPTION OF EASEMENT AREA:

ALL THAT CERTAIN LAND SITUATED IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE RANCHO SAN JOSE, AS FINALLY CONFIRMED TO DALTON, PALOMARES AND VEJAR BY U.S. LETTERS PATENT, DATED JANUARY 20, 1875, RECORDED IN BOOK 2, PAGE 286, ET SEQ. OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF VACATED BREA CANYON ROAD (100 FEET WIDE), AS DESCRIBED IN DEED RECORDED IN BOOK 11626, PAGE 133 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY, SAID NORTHERLY LINE BEING ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3,050 FEET, A RADIAL LINE TO SAID CURVE AT SAID POINT BEARS SOUTH 26° 37' 54" EAST, WITH THE WESTERLY LINE OF THE DEED TO THE HUMANE SOCIETY OF POMONA VALLEY, INC., RECORDED MARCH 9, 1951 IN BOOK 35761, PAGE 174, OF OFFICIAL RECORDS; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE NORTH 10° 45' 40" EAST A DISTANCE OF 141.78 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE ALONG SAID LINE SOUTH 10° 45' 40" WEST A DISTANCE OF 72.77 FEET, TO THE BEGINNING OF A 299.50 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, A RADIAL TO SAID BEGINNING BEARS SOUTH 50° 49' 41" EAST; THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05° 21' 00" AN ARC DISTANCE OF 27.97 FEET; THENCE TANGENT TO SAID CURVE SOUTH 44° 31' 19" WEST A DISTANCE OF 61.39 FEET TO THE BEGINNING OF A 31.55 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41° 07' 17" AN ARC DISTANCE OF 22.64 FEET, TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF MISSION BOULEVARD AS NOW EXISTS; THENCE NON-TANGENT TO SAID CURVE SOUTH 57° 14' 00" WEST A DISTANCE OF 31.94 FEET TO THE BEGINNING OF A 57.95 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE EAST, A RADIAL TO SAID BEGINNING BEARS SOUTH 75° 55' 35" WEST, THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 58° 35' 44" EAST AN ARC DISTANCE OF 59.26 FEET; THENCE TANGENT TO SAID CURVE, NORTH 44° 31' 19" EAST A DISTANCE OF 63.84 FEET, TO THE BEGINNING OF A 272.50 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18° 56' 05" AN ARC DISTANCE OF 90.05 FEET, TO THE INTERSECTION WITH SAID WESTERLY LINE OF THE HUMANE SOCIETY OF POMONA VALLEY, INC. AND THE **TRUE POINT OF BEGINNING**.


AREA OF EASEMENT: 4,344 Square Feet

SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, RIGHT-OF-WAY AND
EASEMENTS OF RECORD, IF ANY.

SEE EXHIBIT "B", FOR A PLAT DEPICTING THE ABOVE DESCRIBED EASEMENT.

This easement has been described by me, under my direction, in conformance with the Professional Land
Surveyor's Act.

Signature


Stephen Ventura, RCE 32437
License expires 12/31/2020

Date

03/27/19

