

# Exhibit A

LAFCO 3188A - REORGANIZATION TO INCLUDE ANNEXATION TO THE CITY OF SAN BERNARDINO AND TO SBCFPD ZONE FP-5 SAN BERNARDINO, AND DETACHMENT FROM COUNTY SERVICE AREA 70 (Spring Trails Specific Plan)

Prepared June 26, 2019

Those parcels of land located in Sections 26 and 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 Southeast corner of Section 26, T. 2 N., R. 5 W., SBM;

**Course 1.** Thence S88°21'49"W along the South line of said Section 26, 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, said point also being the **Point of Beginning**;

**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;

**Course 9.** Thence N15°43'10"E along said easterly prolongation and line of Parcel 1 and the easterly line of Parcel 2 of said Parcel Map No. 4093, a distance of 1433.20 feet;

**Course 10.** Thence N15°44'02"E along the prolongation of the easterly line of said Parcel 2 a distance of 30.01 feet to the southeast 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 11.** Thence N15°53'54"E along the easterly line of said Lot "D" a distance of 30.01 feet;

**Course 12.** Thence N15°53'55"E continuing along the easterly line of said Lot "D", a distance of 306.36 feet to the northeast corner of said Lot "D";

**Course 13.** Thence N57°15'54"W along the northerly line of said Lot "D" a distance of 448.80 feet to the northwesterly corner of said Lot "D", said point also being the Northeasterly corner of Parcel 3 per said Parcel Map No. 3540, said point also being a point on the border of said Annexation 258;

**Course 14.** Thence N57°17'03"W along the Northeasterly line of said Parcel 3 and the border of said Annexation 258, a distance of 124.74 feet;

**Course 15.** Thence N62°44'40"W continuing along the Northeasterly line of said Parcel 3 and the border of said Annexation 258, a distance of 513.33 feet, to the Southeasterly corner of parcel Map No. 3810, recorded in Parcel Map Book 34, Page 92, Records of San Bernardino County;

**Course 16.** Thence leaving said Annexation 258 boundary and City of San Bernardino boundary N39°38'54"E along the Southeasterly line of said Parcel Map No. 3810, a distance of

1759.07 feet, to the Northeasterly corner of Parcel 3 of said Parcel Map No. 3810;

**Course 17.** Thence along the N50°12'07"W line of said Parcel 3, a distance of 708.05 feet, to the Northwesterly corner of said Parcel 3;

**Course 18.** Thence S39°34'04"W along the Northwesterly line of said Parcel 3, a distance of 244.19 feet, to the Southeasterly corner of Parcel 4 of Parcel Map No. 3809, recorded in Parcel Map Book 44, Page 20, Records of San Bernardino County;

**Course 19.** Thence N50°06'43"W along the Southwesterly line of said Parcel 4, a distance of 812.32 feet, to the Southwesterly corner of said Parcel 4;

**Course 20.** Thence N00°26'59"E along the Westerly line of said Parcel 4, a distance of 282.88 feet, to the Westerly corner of said Parcel 4, said point also being on the Muscupiabe Rancho Line;

**Course 21.** Thence N54°45'38"E along the Northwesterly line of said Parcel 4 and the Muscupiabe Rancho Line, a distance of 478.62 feet, to its intersection with the Westerly line of Government Lot 2, Section 26, Township 2 North, Range 5 West, San Bernardino Meridian, according to the official plat of the survey of said land approved June 24, 1898, in the office of the County Recorder of said County;

**Course 22.** Thence leaving the Muscupiabe Rancho Line N00°53'02"W along said Westerly line of Government Lot 2, a distance of 738.53 feet, to the center quarter corner of said Section 26;

**Course 23.** Thence N88°19'04"E along the South line of the Northeast Quarter of said Section 26, a distance of 664.29 feet, to the Southeast corner of the Southwest quarter, of the Southwest quarter, of the Northeast quarter of said Section 26;

**Course 24.** Thence N00°33'58"W a distance of 657.91 to the Northeast corner of the Southwest quarter, of the Southwest quarter, of the Northeast quarter of said Section 26;

**Course 25.** Thence S88°26'50"W a distance of 332.12 feet to the Southwest corner of the East half of the Northwest quarter, of the Southwest Quarter, of the Northeast quarter of said Section 26;

**Course 26.** Thence N00°57'21"W a distance of 659.47 feet to the Northwest corner of the East half of the Northwest quarter, of the Southwest Quarter, of the Northeast quarter of said Section 26;

**Course 27.** Thence N88°28'05"E a distance of 336.62 feet to the Northeast corner of the Northwest quarter, of the Southwest Quarter, of the Northeast quarter of said Section 26;

**Course 28.** Thence N01°07'38"W a distance of 330.44 feet to the Northwest corner of the South half of the Southeast quarter, of the Northwest Quarter, of the Northeast quarter of said Section 26;

**Course 29.** Thence N88°19'45"E a distance of 668.78 feet to the Northeast corner of the South half of the Southeast quarter, of the Northwest Quarter, of the Northeast quarter of said Section 26;


**Course 30.** Thence S00°20'43"E a distance of 331.76 feet to the Northwest corner of the Southeast quarter, of the Northeast quarter of said Section 26;

**Course 31.** Thence N88°23'28"E a distance of 1333.28 feet to the Northeast corner of the Southeast quarter, of the Northeast quarter of said Section 26;

**Course 32.** Thence S00°39'48"E along the Easterly line of said Section 26 a distance of 1317.40 feet;

**Course 33.** Thence S00°36'49"W along the Easterly line of said Section 26 a distance of 2759.84 feet to the point of **Commencement.**

Said parcel contains 349.36 acres more or less.

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

2-12-24

DATE

