

PROPOSED BOUNDARIES OF ANNEXATION NO. 7  
COMMUNITY FACILITIES DISTRICT 2010-1 (EAST VALLEY)  
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

Exempt recording requested, per  
CA Government Code §6103.

Filed in the Office of the Clerk of  
the Board of Supervisors of the  
County of San Bernardino this 30th  
day of January, 2015.

*Laura H. Welch*  
Laura H. Welch, Clerk of the Board  
County of San Bernardino

Prepared by:

Huitt-Zollars, Inc.  
3990 Concourse, Suite 330  
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*Maurice H. Murad* 1/20/2015  
Maurice H. Murad, PE 33366 Date

I hereby certify that the within map showing the proposed  
boundaries of Annexation No. 7 of County of San Bernardino  
Community Facilities District No. 2010-1 (East Valley), San  
Bernardino County, State of California, was approved by the  
Board of Supervisors of the County of San Bernardino at a  
regular meeting thereof, held on the 3rd day of  
March, 2015, by its Resolution No.

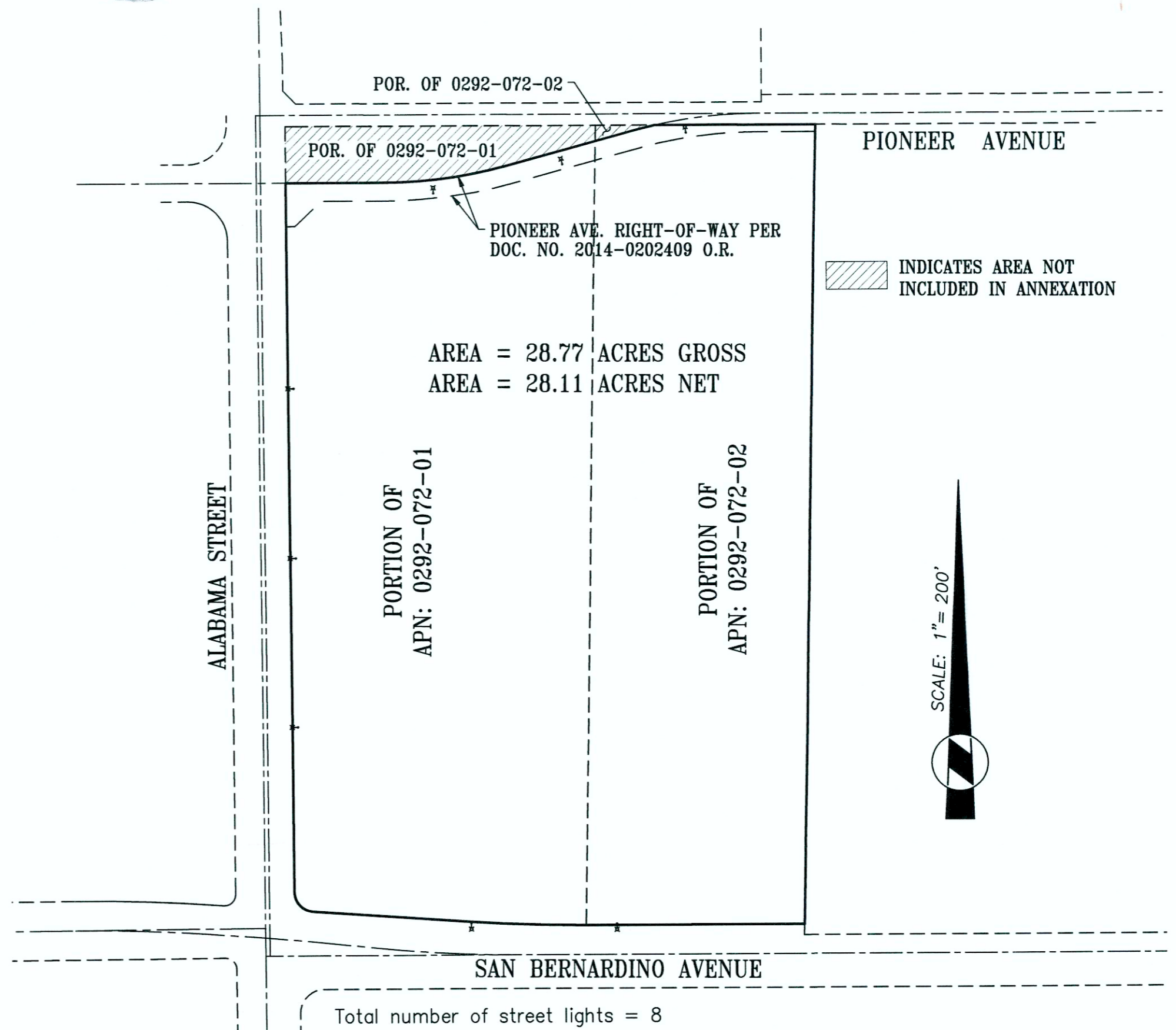
*Laura H. Welch*  
Laura H. Welch, Clerk of the Board  
County of San Bernardino



Assessors' Parcel Numbers within the Boundaries  
of Annexation No. 7 CFD 2010-1:

Portion of 0292-072-01 and a portion of  
0292-072-02

Reference is made to the Assessor Maps of the  
County of San Bernardino for a description of the  
lines and dimensions of the lot and parcel, and the  
map of the Boundaries of County of San Bernardino  
Community Facilities District No. 2010-1 (East  
Valley) recorded on June 14, 2010, in Book No. 84  
of Maps of Assessment and Community Facilities  
District at Pages 78-89, on March 29, 2012, in  
Book No. 85 of Maps of Assessment and Community  
Facilities District at Page 29 and on April 1, 2013,  
in Book No. 85 of Maps of Assessment and  
Community Facilities District at Page 64 and on  
April 5, 2013, in Book No. 85 of Maps of  
Assessment and Community Facilities District at  
Page 64 and on April 17, 2014 in Book 86 of Maps  
of Assessment and Community Facilities District at  
Page 15 and on June 6, 2014, in Book 86 of Maps  
of Assessment and Community Facilities Districts,  
at page 24 as Instrument No. 2014-0205185 and on  
September 16, 2014, in Book 86 of Maps of  
Assessment and Community Facilities Districts, at  
page 29 as Instrument No. 2014-0340531 in the  
official records of the San Bernardino County  
Recorder, State of California.



LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING WITHIN THE LAND DESCRIBED AS PARCEL 1 AND PARCEL 2 IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 26, 2013 AS DOCUMENT NO. 2013-0550157 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED IN PARCELS AS FOLLOWS:

PARCEL 1:

ALL THAT PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

BEGINNING 541 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 16, THENCE NORTH 1'0" EAST 1469.37 FEET; THENCE SOUTH 89°54' EAST 390 FEET; THENCE SOUTH 15' WEST 1468.71 FEET; THENCE WEST 388 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

ALL THAT PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 16, 1470.31 FEET, THENCE SOUTH 89°54' EAST 567 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LAND ACQUIRED BY M.M. PHINNEY BY DEED RECORDED APRIL 15, 1908 IN BOOK 408, PAGE 340, OF DEEDS; THENCE SOUTH 1'0" WEST 1469.37 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 541 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE WEST 15 FEET AS CONVEYED TO THE COUNTY OF SAN BERNARDINO BY DEED RECORDED DECEMBER 1, 1952, IN BOOK 3063, PAGE 285 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF SAN BERNARDINO, BY GRANT DEED RECORDED SEPTEMBER 2, 1988, RECORDING NUMBER 88-295427, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 16, AS SAID CORNER IS SHOWN ON RECORD OF SURVEY MAP RECORDED IN BOOK 65, PAGE 37, OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY; THENCE SOUTH 89°42'11" EAST, (RECORD NORTH 89°58'16" EAST PER SAID RECORD OF SURVEY), ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 929.00 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED AS PARCEL NO.1 OF DEED RECORDED OCTOBER 3, 1967, IN BOOK 6899, PAGE 836, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 00°44'31" EAST, (RECORD NORTH 01°03'16" EAST, PER SAID RECORD OF SURVEY), ALONG THE EAST LINE OF SAID PARCEL NO. 1 A DISTANCE OF 52.00 FEET; THENCE NORTH 89°42'11" WEST, ALONG A LINE PARALLEL WITH AND 52.00 FEET NORTH, MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 395.45 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 2948.00 FEET; THENCE WESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°1'12" AN ARC DISTANCE OF 206.84 FEET; THENCE TANGENT TO SAID CURVE NORTH 85°40'59" WEST, A DISTANCE OF 269.17 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 35.00 FEET; THENCE NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°45'31" AN ARC DISTANCE OF 52.39 FEET TO A POINT OF TANGENCY WITH A LINE THAT IS PARALLEL WITH AND DISTANT 26.50 FEET EAST MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF SAID SECTION 16; THENCE NORTH 00°34'32" WEST, ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 1356.76 FEET TO THE SOUTH LINE OF PIONEER AVENUE, AS SHOWN ON SAID RECORD OF SURVEY MAP; THENCE NORTH 89°37'12" WEST, ALONG SAID SOUTH LINE OF PIONEER AVENUE AND ITS WESTERLY PROLONGATION, A DISTANCE OF 26.50 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SECTION 16; THENCE SOUTH 00°04'32" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1489.68 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE PORTIONS OF PARCELS 1 AND 2 AS DESCRIBED HEREINABOVE LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF PIONEER AVENUE AND THE SURVEY CENTERLINE OF ALABAMA STREET AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 149, PAGES 81 THROUGH 84, INCLUSIVE, OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID CENTERLINE OF ALABAMA STREET SOUTH 00°23'17" EAST 120.31 FEET TO A LINE PARALLEL WITH AND 120.31 FEET SOUTHERLY OF SAID CENTERLINE OF PIONEER AVENUE, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID CENTERLINE SOUTH 89°56'02" EAST 225.61 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 820.00 FEET; THENCE EASTERLY AND NORTHEASTERLY 218.50 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°16'02"; THENCE NORTH 74°47'56" EAST 237.08 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 820.00 FEET, THE EASTERLY TERMINUS OF SAID CURVE BEING TANGENT TO SAID CENTERLINE OF PIONEER AVENUE; THENCE NORTHEASTERLY AND EASTERLY 218.50 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°16'02" TO SAID CENTERLINE OF PIONEER AVENUE; THENCE ALONG SAID CENTERLINE OF PIONEER AVENUE SOUTH 89°56'02" EAST 104.85 FEET TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF THE LAND DESCRIBED AS PARCEL 1 OF THAT CERTAIN GRANT DEED RECORDED JULY 11, 1985 AS DOCUMENT NO. 85-166379 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER.

Total number of street lights = 8

Recorded in Official Records,  
County of San Bernardino  
Doc#: 2015-0089790  
3/09/2015 10:19 AM

SAN BERNARDINO COUNTY RECORDERS CERTIFICATE

This map has been filed under the Document  
Number 2015-0089790, this  
9th day of MARCH, 2015,  
at 10:19 AM in Book 86 of Maps of  
Assessment and Community Facilities  
Districts at Page(s) 47, at the Request  
of the County of San Bernardino Community  
Facilities District 2010-1 in the amount of  
\$0.00.

Bob Dutton, Assessor-Recorder-County Clerk  
County of San Bernardino  
By: *Maurice H. Murad*  
Deputy Recorder