

RECORDING REQUESTED BY:
 PLANNING AND COMMUNITY
 DEVELOPMENT DEPARTMENT
 CITY OF REDLANDS



BOB DUTTON

ASSESSOR - RECORDER - CLERK

42F Orange Coast Title-Builder Svc

AND WHEN RECORDED RETURN TO:
 CITY CLERK'S OFFICE
 CITY OF REDLANDS
 P.O. BOX 3005
 REDLANDS, CA 92373

Doc #: 2015-0146894



Titles: 1 Pages: 7

Fees	33.00
Taxes	.00
Other	.00
PAID	33.00

(THIS SPACE FOR RECORDER'S USE ONLY)

041415 22-32

**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
 OF THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO
 STATE OF CALIFORNIA**

Project File No. LLA 588

Type of Application: Lot Line Adjustment

CERTIFICATE OF COMPLIANCE

APN: 0168-112-27

Property Owner(s): PATTERSON RANCH COMMUNITY ASSOCIATION; A CALIFORNIA
 NONPROFIT MUTUAL BENEFIT CORPORATION

Pursuant to Sections 66412(d), 66499.34 and 66499.35 of the Government Code of the State of California (Subdivision Map Act), the Department of Planning and Community Development of the City of Redlands declares that a finding has been made that the following described real property complies with said Subdivision Map Act, and with local ordinances adopted pursuant to that act. The following descriptions shall be used when the cited parcels are conveyed:

See attached Exhibits. "A" and "B".

Subject to Easements and Offers of Dedication of Record.

Accepted for Submittal: Michael Paul City Engineer

Dated 4/9/15

Accepted for Submittal: Pat D. Dey, Jr. Community Development Director

Dated 4-13-15

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DEVELOPMENT DEPARTMENT
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See attached Exhibits "A" and "B".

Subject to Easements and Offers of Dedication of Record.

Accepted for Submittal: Michael Bol, City Engineer

Dated 4/9/15

Accepted for Submittal: At D. Day, Jr, Community Development Director

Dated 4-13-15

EXHIBIT "A"
LEGAL DESCRIPTION
AFTER LOT LINE ADJUSTMENT

LOT A AND LOT B OF TRACT NO. 18882 IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 338, PAGES 70 THROUGH 74, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

EXCEPTING THEREFROM A PORTION OF SAID LOT A DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT BEING THE NORTHWEST CORNER OF LOT 1 OF SAID TRACT NO. 18882, SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1026.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 88°56'52" WEST;

THENCE NORTH ALONG SAID CURVE AND ALONG THE SIDELINE OF LOT A, A DISTANCE OF 8.22 FEET AND THROUGH A CENTRAL ANGLE OF 00°27'32" TO A POINT OF COMPOUND CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 17.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 89°24'24" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE 26.49 FEET AND THROUGH A CENTRAL ANGLE OF 89°17'07" TO A TANGENT LINE;

THENCE NORTH 89°52'43" EAST 2.07 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 89°52'43" EAST 87.72 FEET TO A POINT BEING THE BEGINNING OF A NON-TANGENT CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 17.61 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 17°18'53" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE AND LEAVING SAID SIDELINE OF LOT A, A DISTANCE OF 7.34 FEET AND THROUGH A CENTRAL ANGLE OF 23°53'50" TO A POINT OF COMPOUND CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 39.05 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH 41°12'43" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE 28.01 FEET AND THROUGH A CENTRAL ANGLE OF 41°05'26";

THENCE SOUTH 89°52'43" WEST 55.74 FEET;

THENCE NORTH 00°07'17" EAST 13.17 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID PORTION CONTAINS 0.02 ACRES, MORE OR LESS.

ALSO EXCEPTING THEREFROM A PORTION OF SAID LOT A DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT BEING THE SOUTHWEST CORNER OF LOT 26 OF SAID TRACT NO. 18882;

THENCE SOUTH 00°07'17" EAST, ALONG THE SIDELINE OF SAID LOT A, A DISTANCE OF 8.00 FEET TO THE BEGINNING OF A TANGENT CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 17.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 26.70 FEET AND THROUGH A CENTRAL ANGLE OF 90°00'00";

THENCE NORTH 89°52'43" EAST 1.95 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 00°07'17" WEST, LEAVING SAID SIDELINE OF LOT A, 13.17 FEET;

THENCE NORTH 89°52'43" EAST 55.74 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 39.17 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 33.10 FEET AND THROUGH A CENTRAL ANGLE OF 48°24'42" TO A POINT ON THE SIDELINE OF SAID LOT A, SAID POINT BEING THE BEGINNING OF A NON-TANGENT LINE;

THENCE SOUTH 89°52'43" WEST, ALONG SAID SIDELINE OF LOT A, A DISTANCE OF 85.04 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID PORTION CONTAINS 0.02 ACRES, MORE OR LESS.

ALSO EXCEPTING THEREFROM A PORTION OF SAID LOT B DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT BEING THE NORTHEAST CORNER OF LOT 19 OF SAID TRACT NO. 18882, SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 48.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 67°13'41" EAST, SAID POINT ALSO BEING ON THE SIDELINE OF LOT C OF SAID TRACT NO. 18882;

THENCE NORTH ALONG SAID SIDELINE OF LOT C AND SAID CURVE A
DISTANCE OF 30.39 FEET AND THROUGH A CENTRAL ANGLE OF 36°16'25"
TO THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 76°29'43" WEST, LEAVING SAID SIDELINE OF LOT C, 1.39
FEET;

THENCE SOUTH 35°04'35" WEST 18.50 FEET;

THENCE SOUTH 89°52'43" WEST 47.02 FEET;

THENCE NORTH 00°14'24" EAST 107.42 FEET;

THENCE NORTH 81°53'57" EAST 53.97 FEET;

THENCE SOUTH 25°49'39" EAST 57.48 FEET;

THENCE SOUTH 32°49'32" WEST 36.75 FEET;

THENCE SOUTH 58°24'52" EAST 6.79 FEET TO A POINT ON SAID SIDELINE OF
LOT C, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE
BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 48.00 FEET, A
RADIAL LINE TO SAID POINT BEARS NORTH 58°24'56" WEST;

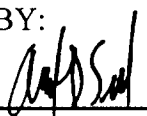
THENCE SOUTHERLY ALONG SAID SIDELINE OF LOT C AND SAID CURVE A
DISTANCE OF 15.15 FEET AND THROUGH A CENTRAL ANGLE OF 18°04'58"
TO THE **TRUE POINT OF BEGINNING**.

SAID PORTION CONTAINS 0.17 ACRES, MORE OR LESS.

SAID DESCRIPTION CONTAINS 2.50 ACRES, MORE OR LESS.

ON POINT LAND SURVEYING, INC.

PREPARED BY:



ANTHONY D. SMITH, PLS 8133

DATE: 2/23/15



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

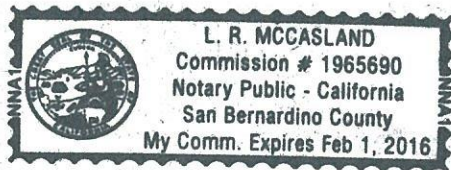
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of San Bernardino
 On 4.13.15 before me, L.R. McCasland, Notary Public
 Date Here Insert Name and Title of the Officer
 personally appeared Robert D. Delquist
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature L.R. McCasland
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
 Number of Pages: _____ Signer(s) Other Than Named Above: _____

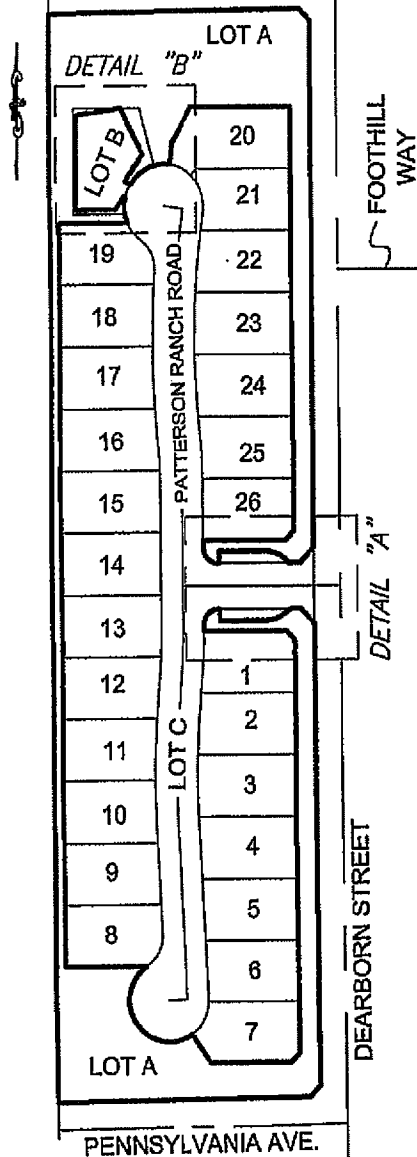
Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

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 Signer Is Representing: _____

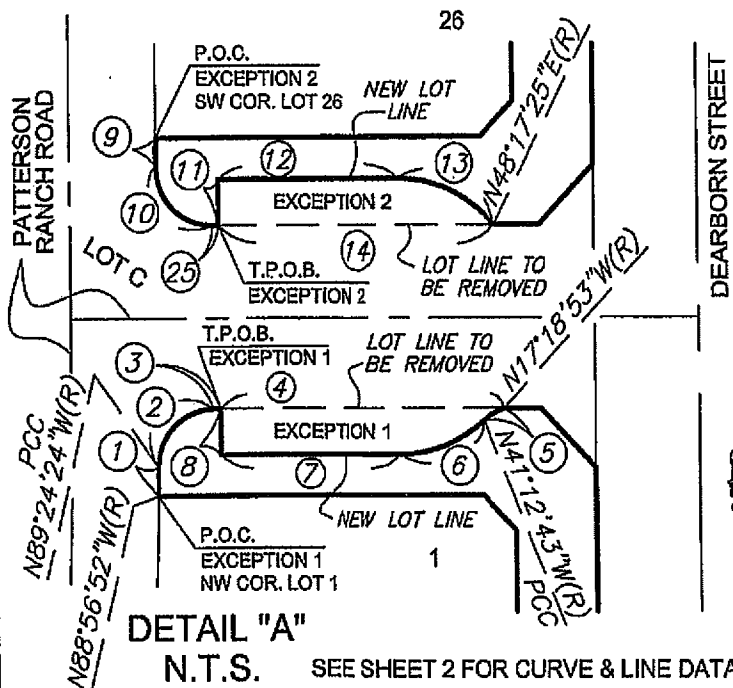
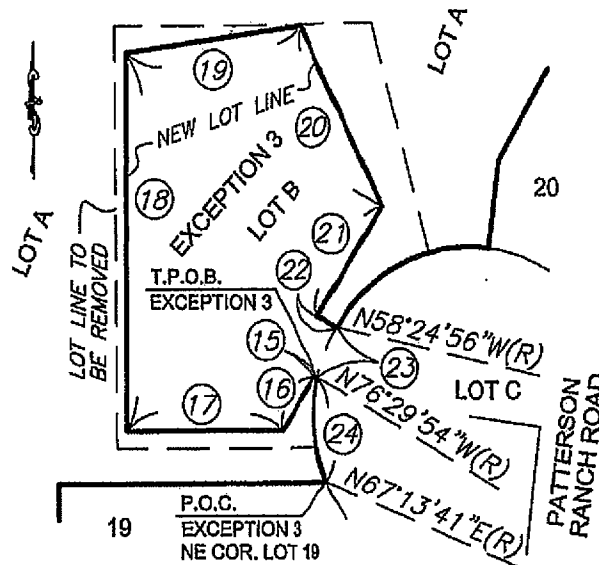
TRACT NO. 18882
MB 338/70-74

SAN BERNARDINO AVENUE



DETAIL "B"
N.T.S.

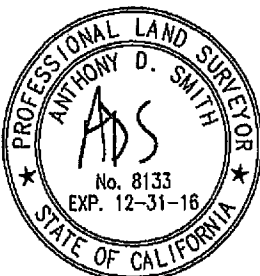
EXHIBIT "B"



DETAIL "A"
N.T.S.

SEE SHEET 2 FOR CURVE & LINE DATA

LOT LINE ADJUSTMENT - LOT A



PREPARED AT THE REQUEST OF THATCHER ENGINEERING & ASSOCIATES, INC.

THIS PLAT IS SOLELY AN AID IN LOCATING
THE PARCEL(S) DESCRIBED IN THE
ATTACHED DOCUMENT. IT IS NOT A PART
OF THE WRITTEN DESCRIPTION THEREIN.

PREPARED BY:
ON POINT LAND
SURVEYING, INC.

SCALE: 1"=200'

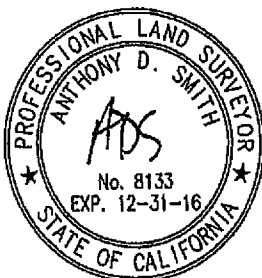
DATE: FEBRUARY 2015

SHEET 1 OF 2

PREPARED BY: ADS
DATE: 2/23/15

EXHIBIT "B"

- | | |
|--|--|
| ① $R=1026.00'$
$\Delta=00^{\circ}27'32''$
$L=8.22'$
$T=4.11'$ | ⑫ $N89^{\circ}52'43''E$ 55.74' |
| ② $R=17.00'$
$\Delta=89^{\circ}17'07''$
$L=26.49'$
$T=16.79'$ | ⑬ $R=39.17'$
$\Delta=48^{\circ}24'42''$
$L=33.10'$
$T=17.61'$ |
| ③ $N89^{\circ}52'43''E$ 2.07' | ⑭ $S89^{\circ}52'43''W$ 85.04' |
| ④ $N89^{\circ}52'43''E$ 87.72' | ⑮ $N76^{\circ}29'43''W$ 1.39' |
| ⑤ $R=17.61'$
$\Delta=23^{\circ}53'50''$
$L=7.34'$
$T=3.73'$ | ⑯ $S35^{\circ}04'35''W$ 18.50' |
| ⑥ $R=39.05'$
$\Delta=41^{\circ}05'26''$
$L=28.01'$
$T=14.64'$ | ⑰ $S89^{\circ}52'43''W$ 47.02' |
| ⑦ $S89^{\circ}52'43''W$ 55.74' | ⑱ $N00^{\circ}14'24''E$ 107.42' |
| ⑧ $N00^{\circ}07'17''E$ 13.17' | ⑲ $N81^{\circ}53'57''E$ 53.97' |
| ⑨ $S00^{\circ}07'17''E$ 8.00' | ⑳ $S25^{\circ}49'39''E$ 57.48' |
| ⑩ $R=17.00'$
$\Delta=90^{\circ}00'00''$
$L=26.70'$
$T=17.00'$ | ㉑ $S32^{\circ}49'32''W$ 36.75' |
| ⑪ $N00^{\circ}07'17''W$ 13.17' | ㉒ $S58^{\circ}24'52''E$ 6.79' |
| | ㉓ $R=48.00'$
$\Delta=18^{\circ}04'58''$
$L=15.15'$
$T=7.64'$ |
| | ㉔ $R=48.00'$
$\Delta=36^{\circ}16'25''$
$L=30.39'$
$T=15.72'$ |
| | ㉕ $N89^{\circ}52'43''E$ 1.95' |



LOT LINE ADJUSTMENT - LOT A

PREPARED AT THE REQUEST OF THATCHER ENGINEERING & ASSOCIATES, INC.

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

PREPARED BY:
ON POINT LAND
SURVEYING, INC.

SCALE: N/A

DATE: FEBRUARY 2015

SHEET 2 OF 2

PREPARED BY: ADS

DATE: 2/23/15