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RECORDING REQUESTED BY
FIRST AMERICAN TITLE INSURANCE CO.
NATIONAL COMMERCIAL SERVICES

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

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

Electronically Recorded in Official Records, County of San Bernardino

6/20/2014
04:18 PM
FV



DENNIS DRAEGER
ASSESSOR - RECORDER - CLERK
691 First American

Doc #: 2014-0223169



Titles: 1 Pages: 7

Fees	33.00
Taxes	.00
Other	.00
PAID	33.00

(THIS SPACE FOR RECORDER'S USE ONLY)

562437

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

Project File No. LLA 578

Type of Application: Lot Line Adjustment

CERTIFICATE OF COMPLIANCE

APN: 0171-431-02

Property Owner(s): Arrowhead Christian Academy, a California non-profit 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 Development Services, Municipal Utilities, and Engineering Department 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" attached here to and made a part of this document.

Subject to Easements and Offers of Dedication of Record.

Accepted for Submittal: [Signature], City Engineer

Dated 6/14/14

Accepted for Submittal: [Signature], Community Development Director

Dated 6-18-14 Robert Duane Dalquest

(Revised 3/2/2010)

THIS INSTRUMENT FILED FOR RECORD BY
FIRST AMERICAN TITLE COMPANY AS AN
ACCOMMODATION ONLY. IT HAS NOT
BEEN EXAMINED AS TO ITS EXECUTION
OR AS TO ITS EFFECT UPON THE TITLE

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CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached documents:

(Print or type the page number(s) and wording below):

Recording Requested By
First American Title Insurance Co.
National Commercial Services

DATE: 6 / 20 / 2014

SIGNATURE: Ron Kerry



EXHIBIT "A"
LEGAL DESCRIPTION
LOT LINE ADJUSTMENT

BEING A PORTION OF LOT OR BLOCK 22 OF BARTON RANCH, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 6 OF MAPS, PAGE 19, RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTERLINE OF TENNESSEE STREET, AS SAME IS SHOWN ON SAID MAP OF BARTON RANCH, SAID POINT BEING SOUTH 01°01'34" EAST 335.28 FEET, MEASURED ALONG SAID CENTERLINE FROM THE INTERSECTION THEREOF WITH THE CENTERLINE OF CITRUS AVENUE, AS SAME IS SHOWN ON SAID MAP OF BARTON RANCH;

THENCE SOUTH 89°33'55" WEST, PARALLEL WITH SAID CENTERLINE CITRUS AVENUE, A DISTANCE OF 44.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 44.00' WESTERLY OF SAID CENTERLINE OF TENNESSEE STREET;

THENCE SOUTH 01°01'34" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 320.43 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 01°01'34" EAST, CONTINUING ALONG SAID PARALLEL LINE, A DISTANCE OF 620.26 FEET TO THE BEGINNING OF TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 13.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 20.54 FEET AND THROUGH A CENTRAL ANGLE OF 90°32'30" TO A TANGENT LINE, SAID TANGENT LINE BEING PARALLEL WITH AND DISTANT 32.00 FEET NORTH OF THE CENTERLINE OF ORANGE AVENUE, AS SAME IS SHOWN ON SAID MAP OF BARTON RANCH;

THENCE SOUTH 89°30'56" WEST, ALONG SAID TANGENT AND PARALLEL LINE, A DISTANCE OF 603.14 FEET TO THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID LOT OR BLOCK 22;

THENCE NORTH 01°01'28" WEST, ALONG SAID WEST LINE, A DISTANCE OF 628.81 FEET TO THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID LOT OR BLOCK 22;

THENCE NORTH 89°32'37" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 316.38 FEET;

THENCE SOUTH 00°27'15" EAST 15.12 FEET;

THENCE NORTH 89°32'45" EAST 124.77 FEET;

THENCE NORTH 00°27'15" WEST 20.00 FEET;

THENCE NORTH 89°32'45" EAST A DISTANCE OF 175.05 FEET TO THE **TRUE POINT OF BEGINNING.**

SAID LEGAL DESCRIPTION CONTAINS 8.87 ACRES, MORE OR LESS.

ON POINT LAND SURVEYING, INC.

PREPARED BY:

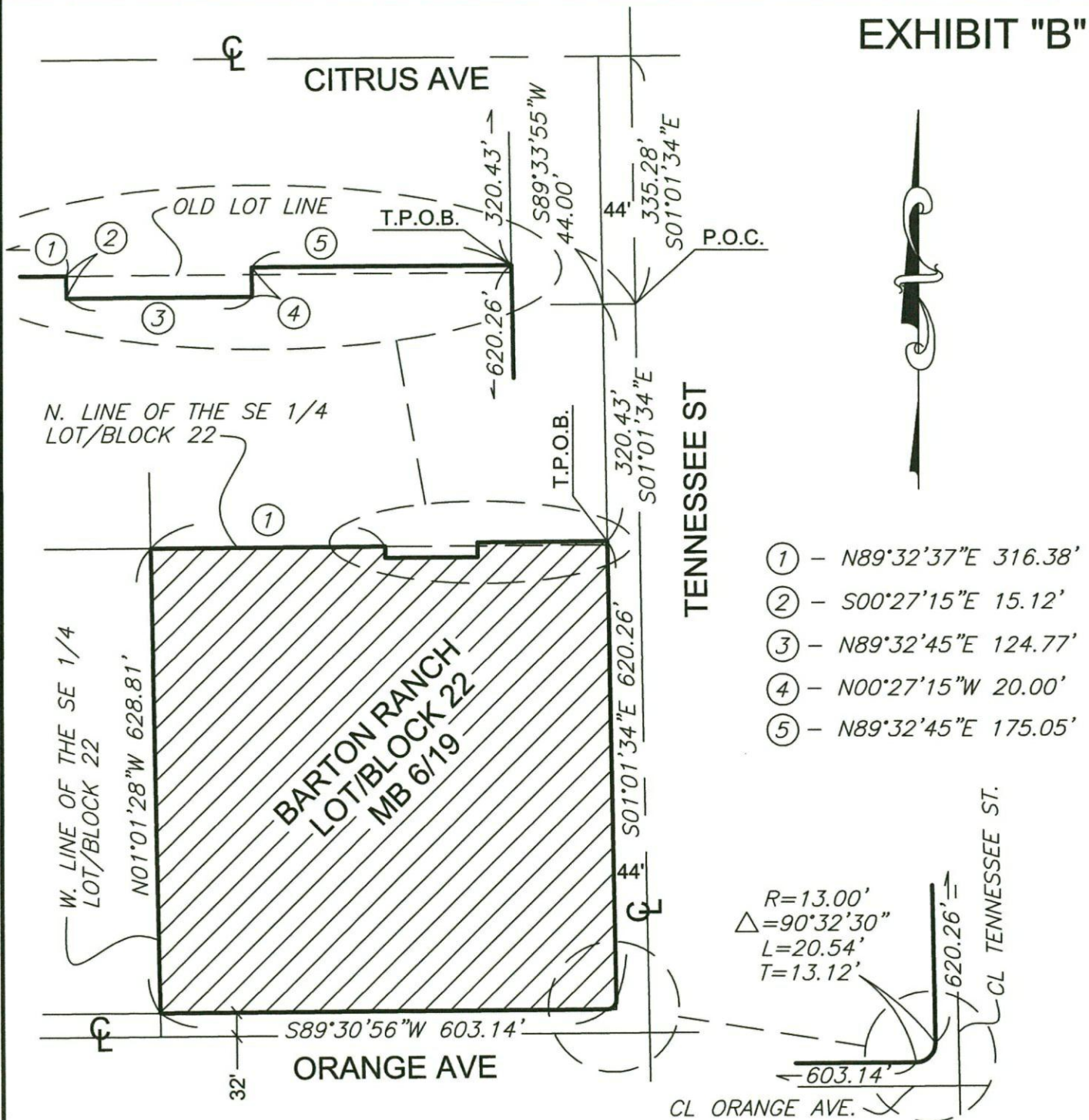


ANTHONY D. SMITH, PLS 8133

DATE: 3/17/14



EXHIBIT "B"



LOT LINE ADJUSTMENT

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: *[Signature]*

DATE: *3/17/14*

PREPARED BY:
ON POINT LAND
SURVEYING, INC.

SCALE: 1"=200'

DATE: DECEMBER 2013

SHEET 1 OF 1

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Bernardino

On 6.18.14

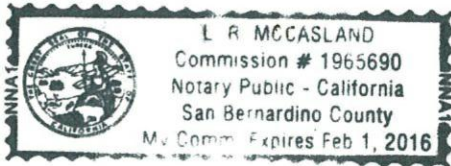
Date

before me,

Here Insert Name and Title of the Officer

personally appeared

Name(s) of Signer(s)



Place Notary Seal Above

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

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another 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: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Notary Seal

Under the provisions of Government code 27361.7, I certify under penalty of perjury that the Notary Seal on the document to which this statement is attached reads as follows:

Name of Notary: L.R. McCasland

Commission Number: 1965690

County where Bond is filed: San Bernardino

Date Commission Expires: Feb 1, 2016

PLACE OF EXECUTION: SAN BERNARDINO

DATE: 6/20/14

SIGNATURE: Robin Kellogg

PRINTED NAME: Robin Kellogg