



**EXHIBIT A
LEGAL DESCRIPTION
TRAFFIC SIGNAL EASEMENT**

All that certain real property located in the City of West Covina, County of Los Angeles, State of California, being a portion of Lots 31 and 32 of the 576.50 Acre Tract known as W.R. Rowland Tract in the Rancho La Puente, as per map recorded in Book 42 Page 45 of Miscellaneous Records, Official Records of said County and being more particularly described as follows:

BEGINNING at a point in the Centerline of San Bernadino Road, distant South 79°30'30" East 625.33 feet coincident with said Centerline from the Intersection of the northerly prolongation of the west line of said Lot 32;

Thence leaving said Centerline South 45°17'00" West, a distance of 40.18 feet to a point being the most northwesterly corner of the parcel as described in that certain Corporation Grant Deed recorded on May 6, 2011, as Instrument Number 20110649480, Official Records of said County,

Thence South 45°17'00" West, a distance of 8.52 feet to a point on the south line of said San Bernadino Road,

Thence continuing coincident with said south line of San Bernadino, South 79°30'30" East, 57.66 feet to the **TRUE POINT OF BEGINNING** of this description;

Thence leaving said south line, South 10°29'30" West, a distance of 9.71 feet;

Thence South 57°02'27" East, a distance of 15.34 feet;

Thence South 79°30'30" East, a distance of 38.75 feet;

Thence North 10°29'30" East, a distance of 5.14 feet;

Thence South 79°27'03" East, a distance of 65.16 feet;

Thence North 10°29'30" East, a distance of 10.50 feet to the south line of said San Bernadino;

Thence coincident with said south line of San Bernadino, North 79°30'30" West, a distance of 118.08 feet to the **TRUE POINT OF BEGINNING**.

Containing an area of 1,464 square feet +/-.

[see next page]

Being a portion of APN 8434-015-018.

A plat showing the above-described parcel is attached hereto and made a part hereof as "Exhibit B".

This legal description and associated plat was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyor's Act.

**PRELIMINARY – SUBMITTED
FOR REVIEW PURPOSES**

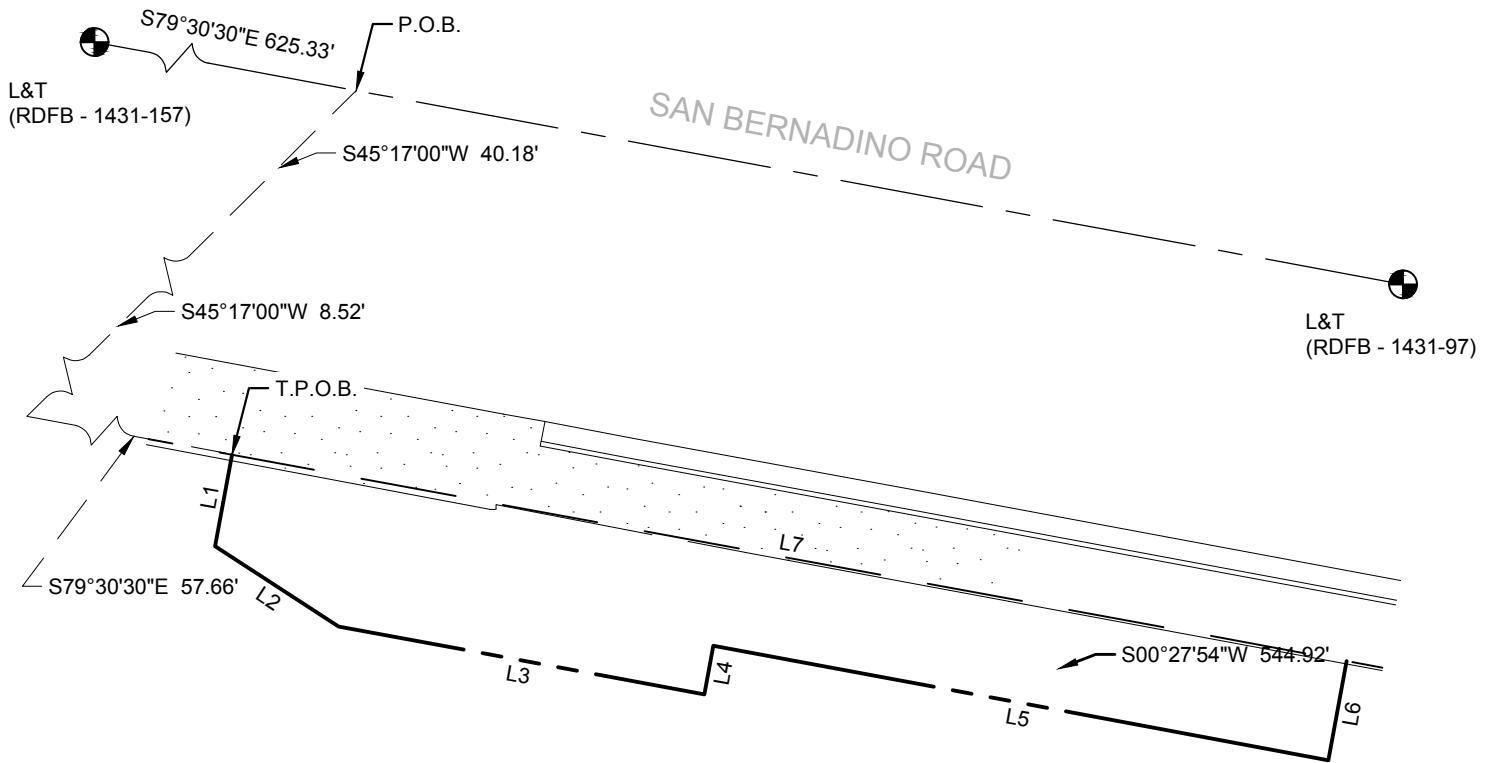
Alex Calder, PLS 8863
Alex.Calder@Kimley-Horn.com



xx/xx/2024
Dated

END OF DESCRIPTION

C:\Users\brad.daley\Desktop\California ACAD Traffic Signal\Traffic Signal Easement.dwg Legal Oct 09, 2024 2:04pm by: Brad.Daley

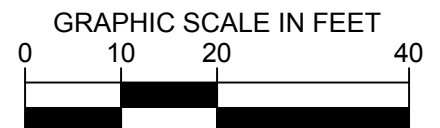
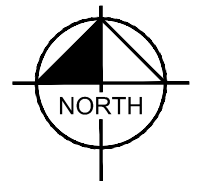


LINE TABLE

NO.	BEARING	LENGTH
L1	$S10^{\circ}29'30''W$	9.71'
L2	$S57^{\circ}02'27''E$	15.34'
L3	$S79^{\circ}30'30''E$	38.75'
L4	$N10^{\circ}29'30''E$	5.14'
L5	$S79^{\circ}27'03''E$	65.16'
L6	$N10^{\circ}29'30''E$	10.50'
L7	$N79^{\circ}30'30''W$	118.08'

LOTS 31 & 32, W.R. ROWLAND TRACT,
INSTR. NO. 20110649480
APN 8434-015-018

 CENTERLINE MONUMENT
--- CENTERLINE
--- TIE LINE
--- EASEMENT LINE
--- RIGHT-OF-WAY LINE



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PROJECT:

TRAFFIC SIGNAL EASEMENT

TITLE:

EXHIBIT "B"

JOB NO.: 090143002

SCALE: 1" = 20'

DATE: 10/09/2024

SHEET:

SHEET 2 OF 2