

ZONE MODIFICATION

EXHIBIT "B"

OWNER:

AMERICAN BAPTIST HOMES OF THE WEST,
A CALIFORNIA NON-PROFIT PUBLIC
BENEFIT CORPORATION.

PROJECT INFORMATION:

SITE ADDRESS: 1301 NEW STINE ROAD
BAKERSFIELD, CA 93309

APN: 194-011-10; 194-011-11

SITE SIZE: 4.51 ACRES (NET) & 6.85 ACRES (NET),
MORE OR LESS

GENERAL PLAN DESIGNATION:
HR - HIGH DENSITY RESIDENTIAL

EXISTING ZONING: PARCEL A: R-3; PARCEL B: R-3

PROPOSED ZONING: PARCEL A: R-3; PARCEL B: C-1

EXISTING USE: NURSING HOME

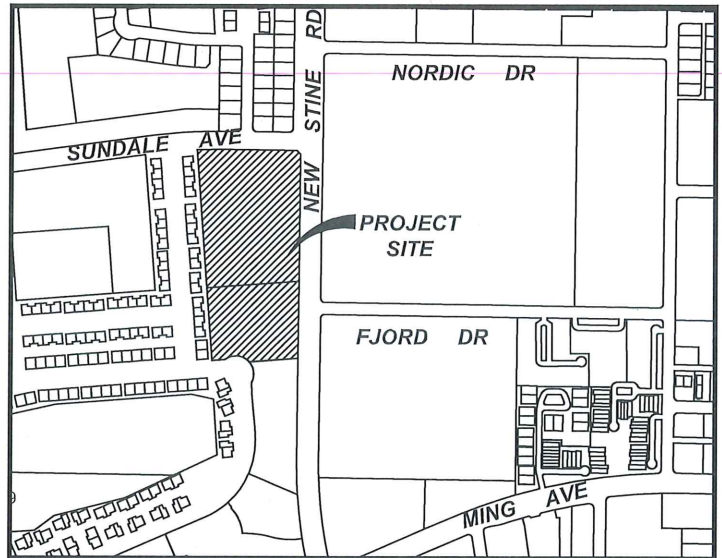
PROPOSED USE: NURSING HOME

WATER: CALWATER

SEWER: CITY OF BAKERSFIELD

BASIS OF BEARING:

THE BEARING OF SOUTH 00°31'36" WEST SHOWN FOR THE
CENTERLINE OF NEW STINE ROAD




VICINITY MAP

NO SCALE

LAND SURVEYOR:

LANDMARK SURVEYING AND ENGINEERING, INC.
3101 N. SILLECT AVENUE SUITE 103
BAKERSFIELD, CA 93308
(661) 859-1923
CONTACT: MICHAEL DAUSTER
mdauster@landmarkse.com

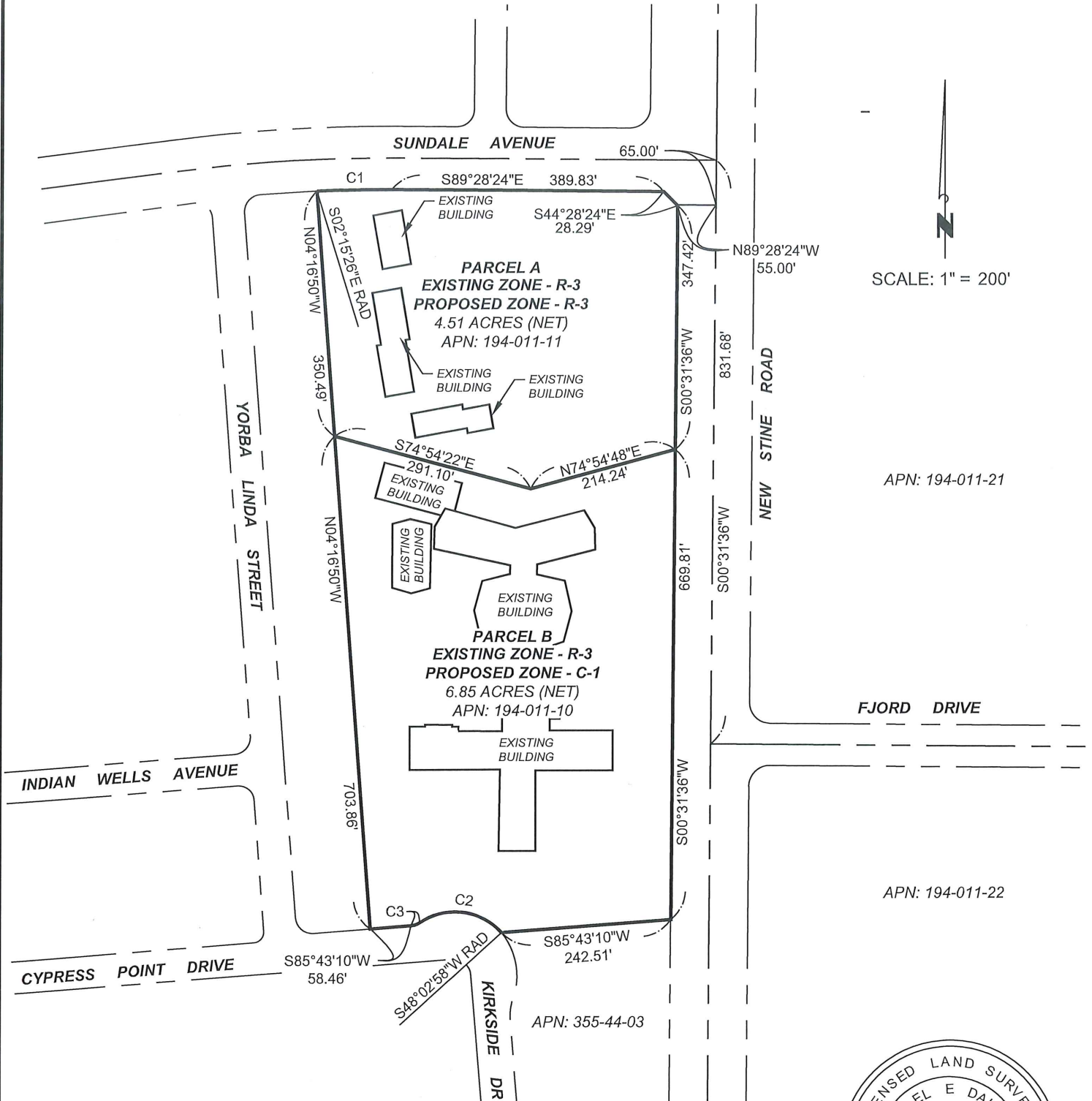

MICHAEL E. DAUSTER, P.L.S. 9047

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CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	107.73	2217.26	2°47'02"	53.88
C2	128.68	90.00	81°55'13"	78.13
C3	12.91	25.00	29°35'15"	6.60



EXHIBIT "A"
LEGAL DESCRIPTION FOR ZONE MODIFICATION
AT THE INTERSECTION OF SUNDALE AVENUE AND NEW STINE ROAD
IN THE CITY OF BAKERSFIELD, COUNTY OF KERN,
STATE OF CALIFORNIA

BEING AN ADJUSTMENT OF PARCEL A AND PARCEL B OF PARCEL MAP NO. 4503 FILED IN BOOK 20 OF PARCEL MAPS AT PAGE 61 IN THE OFFICE OF THE KERN COUNTY RECORDER. ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 30 SOUTH, RANGE 27 EAST, MOUNT DIABLO BASE & MERIDIAN, IN THE CITY OF BAKERSFIELD, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A"

COMMENCING AT THE INTERSECTION OF SUNDALE AVENUE AND NEW STINE ROAD IDENTIFIED BY A CONCRETE MONUMENT IN LAMPHOLE AS DESCRIBED ON SAID PARCEL MAP NO. 4503, THENCE ALONG THE CENTERLINE OF NEW STINE ROAD, SOUTH 00°31'36" WEST, A DISTANCE OF 65.00 FEET; THENCE LEAVING THE CENTERLINE OF NEW STINE ROAD, NORTH 89°28'24" WEST, A DISTANCE OF 55.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF NEW STINE ROAD AND ALSO **THE POINT OF BEGINNING**;

- 1) THENCE ALONG THE WESTERLY RIGHT OF WAY OF NEW STINE ROAD, SOUTH 00°31'36" WEST, A DISTANCE OF 347.42 FEET;
- 2) THENCE LEAVING THE WESTERLY RIGHT OF WAY OF NEW STINE ROAD, SOUTH 74°54'48" WEST, A DISTANCE OF 214.24 FEET;
- 3) THENCE NORTH 74°54'22" WEST, A DISTANCE OF 291.10 FEET;
- 4) THENCE NORTH 04°16'50" WEST, A DISTANCE OF 350.49 FEET TO THE SOUTHERLY RIGHT OF WAY OF SUNDALE AVENUE AND ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2217.26 FEET, TO WHICH BEGINNING OF CURVE BEARS A RADIAL OF SOUTH 02°15'26" EAST;
- 5) THENCE ALONG SAID SOUTHERLY RIGHT OF WAY OF SUNDALE AVENUE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°47'02", AN ARC DISTANCE OF 107.73 FEET;
- 6) THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY OF SUNDALE AVENUE, SOUTH 89°28'24" EAST, A DISTANCE OF 389.83 FEET;
- 7) THENCE SOUTH 44°28'24" EAST, A DISTANCE OF 28.29 FEET TO **THE POINT OF BEGINNING**.

SAID PARCEL CONTAINS 4.51 GROSS ACRES

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE SUBDIVISION MAP ACT.


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PARCEL "B"

COMMENCING AT THE INTERSECTION OF SUNDALE AVENUE AND NEW STINE ROAD, IDENTIFIED BY A CONCRETE MONUMENT IN LAMPHOLE AS DESCRIBED ON SAID PARCEL MAP NO. 4503, THENCE ALONG THE CENTERLINE OF NEW STINE ROAD, SOUTH 00°31'36" WEST, A DISTANCE OF 65.00 FEET; THENCE LEAVING THE CENTERLINE OF NEW STINE ROAD, NORTH 89°28'24" WEST, A DISTANCE OF 55.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF NEW STINE ROAD; THENCE ALONG THE WESTERLY RIGHT OF WAY OF NEW STINE ROAD, SOUTH 00°31'36" WEST, A DISTANCE OF 347.42 FEET TO **THE POINT OF BEGINNING**;

- 1) THENCE ALONG THE WESTERLY RIGHT OF WAY OF NEW STINE ROAD, SOUTH 00°31'36" WEST, A DISTANCE OF 669.81 FEET;
- 2) THENCE LEAVING THE WESTERLY RIGHT OF WAY OF NEW STINE ROAD, SOUTH 85°43'10" EAST, A DISTANCE OF 242.51 FEET TO THE NORTHERLY RIGHT OF WAY OF CYPRESS POINT DRIVE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 90.00 FEET, TO WHICH BEGINNING OF CURVE BEARS A RADIAL OF SOUTH 48°02'58" WEST;
- 3) THENCE ALONG SAID NORTHERLY RIGHT OF WAY OF CYPRESS POINT DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°55'13", AN ARC DISTANCE OF 128.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET, TO THE WHICH THE BEGINNING OF CURVE BEARS A RADIAL OF SOUTH 33°52'21" EAST;
- 4) THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY OF CYPRESS POINT DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°35'31", AN ARC DISTANCE OF 12.91 FEET;
- 5) THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY OF CYPRESS POINT DRIVE, SOUTH 85°43'10" WEST, A DISTANCE OF 58.46 FEET;
- 6) THENCE LEAVING THE NORTHERLY RIGHT OF WAY OF CYPRESS POINT DRIVE, NORTH 04°16'50" WEST, A DISTANCE OF 703.86 FEET;
- 7) THENCE SOUTH 74°54'22" EAST, A DISTANCE OF 291.10 FEET;
- 8) THENCE NORTH 74°54'48" EAST, A DISTANCE OF 214.24 FEET TO THE BEING **THE POINT OF BEGINNING**.

SAID PARCEL CONTAINS 6.84 GROSS ACRES

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE SUBDIVISION MAP ACT.


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