

EXHIBIT "A"
LEGAL DESCRIPTION

ALL OF THAT VEHICULAR INGRESS AND EGRESS RELINQUISHMENT ALONG HARBOR BOULEVARD IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS DESCRIBED IN THE EASEMENT DEED TO THE CITY OF GARDEN GROVE RECORDED JUNE 24, 1965 AS INSTRUMENT NUMBER 21229 IN BOOK 7569, PAGE 11, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LINE 1

BEGINNING (POB) AT THE INTERSECTION OF THE EASTERLY LINE OF THE WESTERLY 60 FEET OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, AS SHOWN ON MAP RECORDED IN BOOK 51, PAGE 10 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF ORANGE, WITH THE SOUTHERLY LINE OF THE NORTHERLY 12 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE, 2.00 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT "A"**, SAID **POINT "A"** IS THE **POINT OF TERMINATION (POT)** OF LINE 1.

LINE 2

BEGINNING (POB) AT A POINT ALONG SAID EASTERLY LINE FROM WHENCE SAID POINT LIES SOUTHERLY ALONG SAID EASTERLY LINE, 30.00 FEET FROM SAID **POINT "A"**;

THENCE CONTINUING SOUTHERLY ALONG SAID EASTERLY LINE, 43.00 FEET, TO A POINT HEREINAFTER REFERRED TO AS **POINT "B"**, SAID **POINT "B"** IS THE **POINT OF TERMINATION (POT)** OF LINE 2.

LINE 3

BEGINNING (POB) AT A POINT ALONG SAID EASTERLY LINE FROM WHENCE SAID POINT LIES SOUTHERLY ALONG SAID EASTERLY LINE, 30 FEET FROM SAID **POINT "B"**

THENCE CONTINUING SOUTHERLY ALONG SAID EASTERLY LINE, 9.86 FEET TO THE INTERSECTION WITH SAID EASTERLY LINE, AND THE NORTHERLY LINE OF THE SOUTHERLY 200 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTH EAST QUARTER OF SAID SECTION, SAID POINT ALSO BEING THE **POINT OF TERMINATION (POT)** OF LINE 3.

EXHIBIT "A"
LEGAL DESCRIPTION

AS DEPICTED ON **EXHIBIT "B"** ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED BY OR UNDER THE DIRECTION OF:

Byron J. Cazar

BYRON J. CAZAR, F.L.S.
P.L.S. 9337, EXP. 03-31-21

10/02/2020
DATE

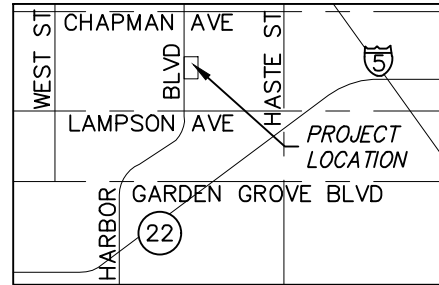


NE 1/4 OF SECTION 34,
T4S, R10W, S.B.M.

SHEET REFERENCE NOTE

SEE SHEET 2 OF 2 FOR EXISTING
EASEMENTS/DEDICATIONS NOTES.

VICINITY MAP

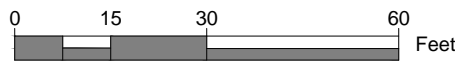
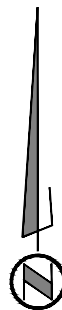
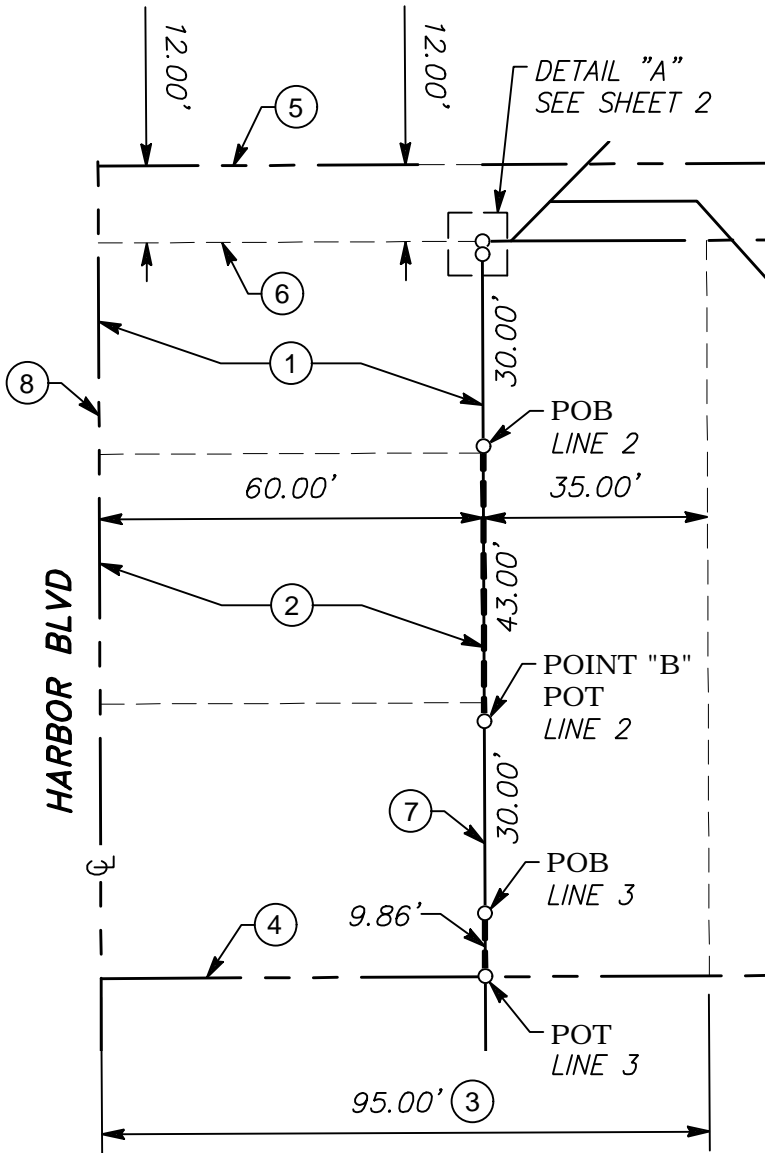


LEGEND

- POB POINT OF BEGINNING
- POT POINT OF TERMINATION
- DOC DOCUMENT NUMBER
- O.R. OFFICIAL RECORD
- ⊕ CENTERLINE
- LINES TO BE ABANDONED/VACATED
- DIMENSION POINT

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE BEARING OF $N00^{\circ}12'40''W$ ALONG THE CENTERLINE OF HARBOR BLVD AS SHOWN ON THE TRACT MAP NO. 2012 AS RECORDED IN BOOK 55 OF MISCELLANEOUS MAPS, AT PAGES 47 THROUGH 49, INCLUSIVE, ORANGE COUNTY RECORDS.



SCALE 1" = 30'

SHEET 1 OF 2

SCALE: 1" = 30'
DATE: 10/02/2020
DRAWN BY: BPK
CHECKED BY: BJC

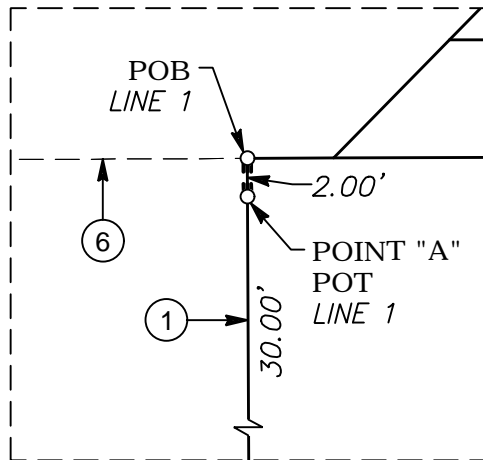
EXHIBIT "B"
Map to accompany Legal Description



**EXISTING EASEMENTS/
DEDICATIONS**

- ① 60' EASEMENT FOR ROAD PURPOSES, RECORDED IN BOOK 5206 OF DEEDS, AT PAGE 460, O.R., RECORDED 04/21/1960
- ② 60' EASEMENT FOR ROAD PURPOSES, RECORDED IN BOOK 5206 OF DEEDS, AT PAGE 459, O.R., RECORDED 04/21/1960
- ③ 95' EASEMENT FOR ROAD PURPOSES, RECORDED IN BOOK 3174, PAGE 569 OF DEEDS, O.R., EASTERLY 35' OF SAID DEED ABANDONED PER RESOLUTION NO. 2961-65, IN BOOK 8193, PAGE 441, O.R.
- ④ NORTHERLY LINE OF THE SOUTHERLY 200' OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 34, T4S, R10W, S.B.M.
- ⑤ NORTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 34, T4S, R10W, S.B.M.
- ⑥ SOUTHERLY LINE OF THE NORTHERLY 12' OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 34, T4S, R10W, S.B.M.
- ⑦ EASTERLY LINE OF THE WESTERLY 60' OF THE NE 1/4 OF SECTION 34, T4S, R10W, S.B.M.
- ⑧ WESTERLY LINE OF THE NE 1/4 OF SECTION 34, T4S, R10W, S.B.M.

DETAIL "A"
NOT TO SCALE



SHEET 2 OF 2

SCALE: N.T.S.
DATE: 10/02/2020
DRAWN BY: BPK
CHECKED BY: BJC

EXHIBIT "B"
Map to accompany Legal Description



Parcel Map Check Report

Parcel Name: LINE TO BE ABANDONED - EXC 28 - Standard : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:11,295.6475'

East:10,055.2568'

Segment# 1: Line

Course: S0°12'40"E

Length: 2.00'

North: 11,293.6476'

East: 10,055.2642'

Segment# 2: Line

Course: S0°12'40"E

Length: 30.00'

North: 11,263.6478'

East: 10,055.3747'

Segment# 3: Line

Course: S0°12'40"E

Length: 43.00'

North: 11,220.6480'

East: 10,055.5331'

Segment# 4: Line

Course: S0°12'40"E

Length: 30.00'

North: 11,190.6483'

East: 10,055.6437'

Segment# 5: Line

Course: S0°12'40"E

Length: 9.86'

North: 11,180.7883'

East: 10,055.6800'

~~Segment# 6: Line~~

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~~Course: N54°15'33"W~~

~~Length: 86.30'~~

~~North: 11,231.1979'~~

~~East: 9,985.6331'~~

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Segment# 7: Line

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Course: N47°12'26"E

Length: 94.87'

North: 11,295.6477'

East: 10,055.2502'

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Perimeter: 296.03'

Area: 4,011.88Sq.Ft.

Error Closure: 0.0066

Course: N88°46'28"W

Error North : 0.00014

East: -0.00661

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Precision 1: 44,853.03

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