

**EXHIBIT "A1"**  
**LEGAL DESCRIPTION**

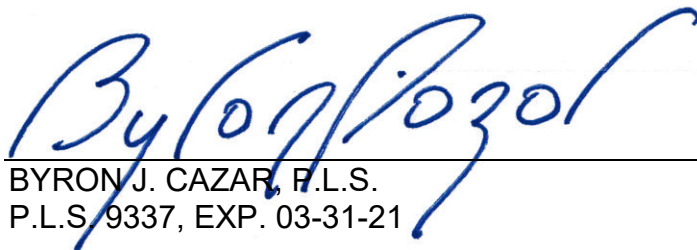
THAT PORTION OF THE "6' PUBLIC UTILITY EASEMENT" AS SHOWN ON TRACT MAP NUMBER 2012, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED FOR RECORD IN BOOK 55 OF MISCELLANEOUS MAPS, PAGES 47 THROUGH 49, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LYING ENTIRELY WITHIN LOTS 213 THROUGH 217, INCLUSIVE, OF SAID TRACT MAP.

**CONTAINING** 2,072 SQUARE FEET OR 0.048 ACRES MORE OR LESS.

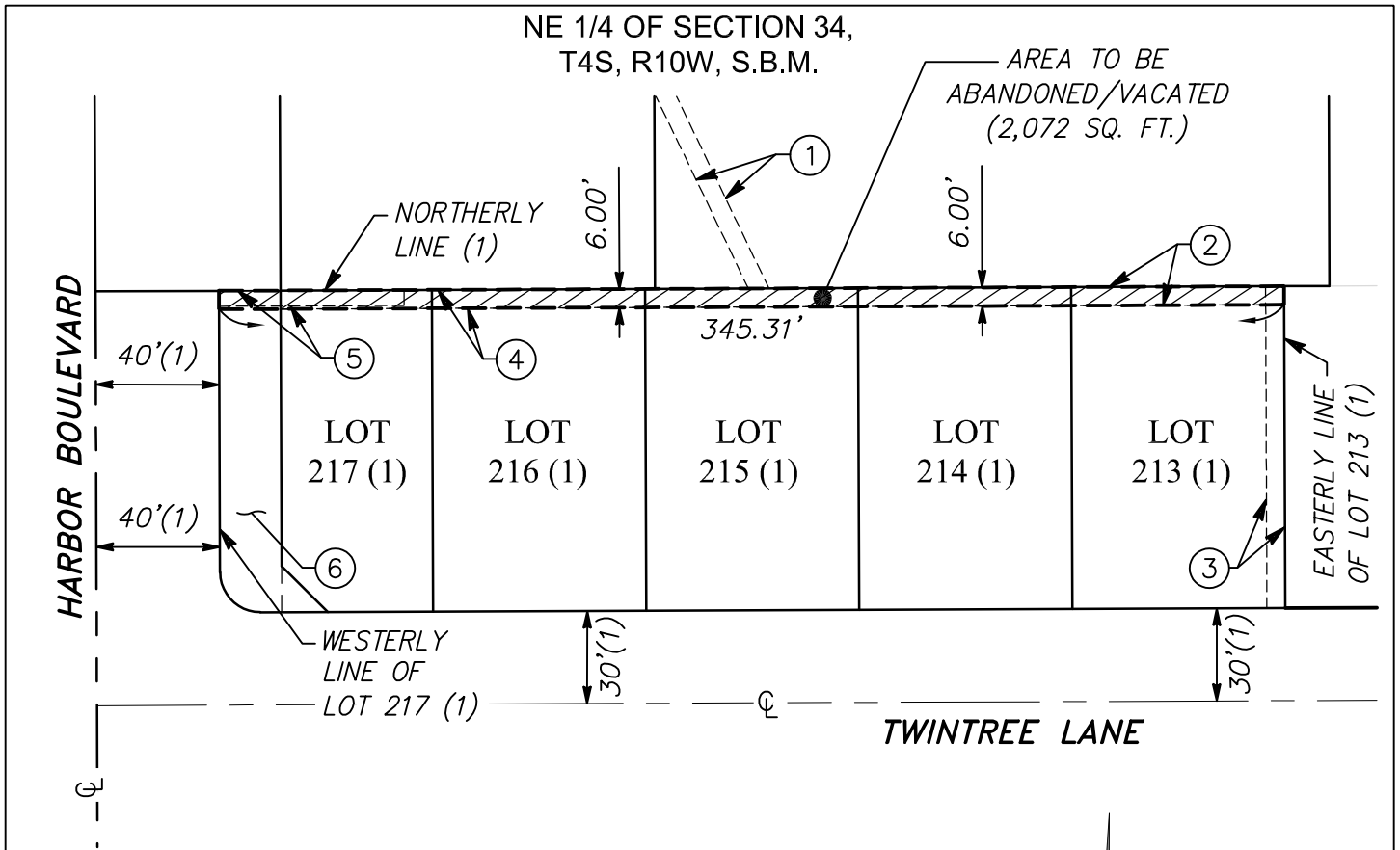
AS DEPICTED ON **EXHIBIT "B1"** ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED BY OR UNDER THE DIRECTION OF:

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

11/12/2020  
DATE



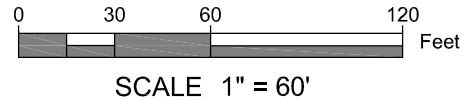
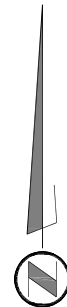


**LEGEND**

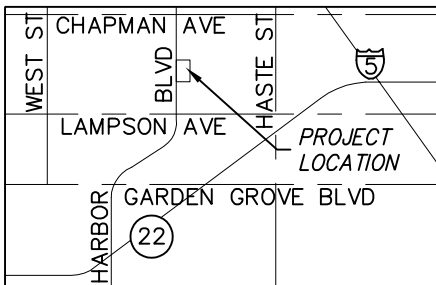
- INST. INSTRUMENT
- DOC. DOCUMENT
- O.R. OFFICIAL RECORD
- ☉ CENTERLINE
- (1) INDICATES RECORD DATA PER TRACT NO. 2012, 55/47-49
- AREA TO BE ABANDONED/VACATED

**SHEET REFERENCE NOTE**

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



**VICINITY MAP**



**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE BEARING OF N00°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.

**SHEET 1 OF 2**

SCALE: 1" = 60'
DATE: 11/12/2020
DRAWN BY: SYS
CHECKED BY: BJC

**EXHIBIT "B1"**  
Map to accompany Legal Description



**EXISTING EASEMENTS/  
DEDICATIONS**

- ① 6' SOUTHERN CALIFORNIA EDISON  
EASEMENT PER INST. NO. 2686, FILED  
IN BOOK 13170, PAGE 730, O.R.,  
RECORDED 06/01/1979.
- ② 6' PUBLIC UTILITY EASEMENT  
RECORDED IN BOOK 55 OF  
MISCELLANEOUS MAPS, AT PAGES 47  
THROUGH 49, INCLUSIVE
- ③ 6' PACIFIC BELL TELEPHONE COMPANY  
PER DOC. 2017000364545, O.R.,  
RECORDED 08/29/2017
- ④ 6' SOUTHERN CALIFORNIA EDISON  
EASEMENT PER INST. NO. 10341, FILED  
IN BOOK 2667, PAGE 2, O.R.  
RECORDED 02/10/1954
- ⑤ 5' PUBLIC UTILITY EASEMENT PER  
INST. NO. 656163, O.R.,  
RECORDED 11/23/1987
- ⑥ PERPETUAL EASEMENT AND  
RIGHT-OF-WAY FOR STREET AND  
HIGHWAY PURPOSES PER INST.  
NO. 9848 FILED IN BOOK 5924,  
PAGE 952, O.R. RECORDED 12/14/1961

SHEET 2 OF 2

SCALE: N.T.S.  
DATE: 11/12/2020  
DRAWN BY: SYS  
CHECKED BY: BJC

EXHIBIT "B1"  
Map to accompany Legal Description



# Parcel Map Check Report

Parcel Name: AREA TO BE ABANDONED - EXC 10 - Standard : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:10,976.2514'

East:10,381.7463'

Segment# 1: Line

Course: S89°44'50"W

Length: 345.31'

North: 10,974.7280'

East: 10,036.4397'

Segment# 2: Line

Course: N0°12'40"W

Length: 6.00'

North: 10,980.7279'

East: 10,036.4176'

Segment# 3: Line

Course: N89°44'50"E

Length: 345.31'

North: 10,982.2514'

East: 10,381.7242'

Segment# 4: Line

Course: S0°14'01"E

Length: 6.00'

North: 10,976.2514'

East: 10,381.7487'

Perimeter: 702.62'

Area: 2,071.86Sq.Ft.

Error Closure: 0.0024

Course: N89°46'40"E

Error North : 0.00001

East: 0.00236

Precision 1: 292,758.33