

## LEGAL DESCRIPTION

### MANCHESTER COMPLEX

Facility No.: GA 1118

Parcel No.: 152

Those portions of Lot 28 of the "Potts, Borden and Sidwell Tract", per map filed in Book 4, Page 624 of Miscellaneous Records in the office of the County Recorder of Los Angeles County; together with a portion of Lot 35 of the "Dawn Tract", per map filed in Book 8, Page 21 of Miscellaneous Maps, and all of Parcel 1 and Parcel 2, per map filed in Book 25, Page 32 of Parcel Maps, both in the office of the County Recorder of Orange County, all in the City of Orange, County of Orange, State of California, more particularly described in the following deeds to the County of Orange:

- 1) Recorded November 21, 1912 in Book 150, Page 177 of Deeds in the office of the County Recorder of said Orange County;
- 2) Recorded July 9, 1965 in Book 7587, Page 794 of Official Records in the office of the County Recorder of said Orange County;
- 3) Recorded October 28, 1965 in Book 7719, Page 964 of Official Records in the office of the County Recorder of said Orange County;
- 4) Recorded January 25, 1966 in Book 7820, Page 506 of Official Records in the office of the County Recorder of said Orange County;
- 5) Recorded December 8, 1998 as Document No. 19980842737 of Official Records in the office of the County Recorder of said Orange County;
- 6) Recorded September 23, 2005 as Document No. 2005000755202 of Official Records in the office of the County Recorder of said Orange County;

Lying southerly and southwesterly of the following described line:

**COMMENCING** at the northerly terminus of that certain course on the centerline of The City Drive shown as "N00°41'08"E 149.545m" on Record of Survey 2003-1006 per map filed in Book 199, Pages 1 through 16 of Records of Survey in the office of the County Recorder of said Orange County;

thence leaving said centerline, perpendicular thereto, North 89°18'52" East, 60.00 feet to the easterly boundary line of The City Drive;

thence along said easterly line North 00°41'08" West, 44.00 feet to the beginning of a non-tangent curve, concave southerly and having a radius of 47.70 feet, a radial line to said curve bears North 00°26'15" West, said point being the **TRUE POINT OF BEGINNING**;

thence leaving said easterly line, Easterly 9.26 feet along said curve through a central angle of 11°07'08";

thence North 07°13'08" East, 2.61 feet; thence North 89°13'43" East, 41.19 feet;

thence South 00°34'45" West, 22.61 feet; thence South 87°12'13" East, 11.79 feet;

thence South 00°38'02" West, 24.67 feet; thence North 89°12'13" West, 6.54 feet;

thence South 00°40'20" West, 138.94 feet; thence South 57°02'16" West, 1.02 feet to the beginning of a non-tangent curve, concave westerly and having a radius of 43.50 feet, a radial line to said curve bears North 67°29'15" East;

thence Southerly 38.84 feet along said curve through a central angle of 51°09'51";

thence South 89°16'27" East, 260.00 feet; thence South 00°44'55" West, 401.02 feet;

thence South 88°58'29" East, 116.28 feet; thence South 63°53'25" East, 2.79 feet to the northwesterly boundary line of Parcel 1, as described in the Grant Deed to the ORANGE COUNTY FLOOD CONTROL DISTRICT recorded December 16, 1960 in Book 5552, Page 302 of Official Records in the office of the County Recorder of said Orange County.

Containing 3.751 Acres, more or less.

See EXHIBIT B attached hereto and by reference made a part.

APPROVED

Kevin R. Hills, County Surveyor, L.S. 6617



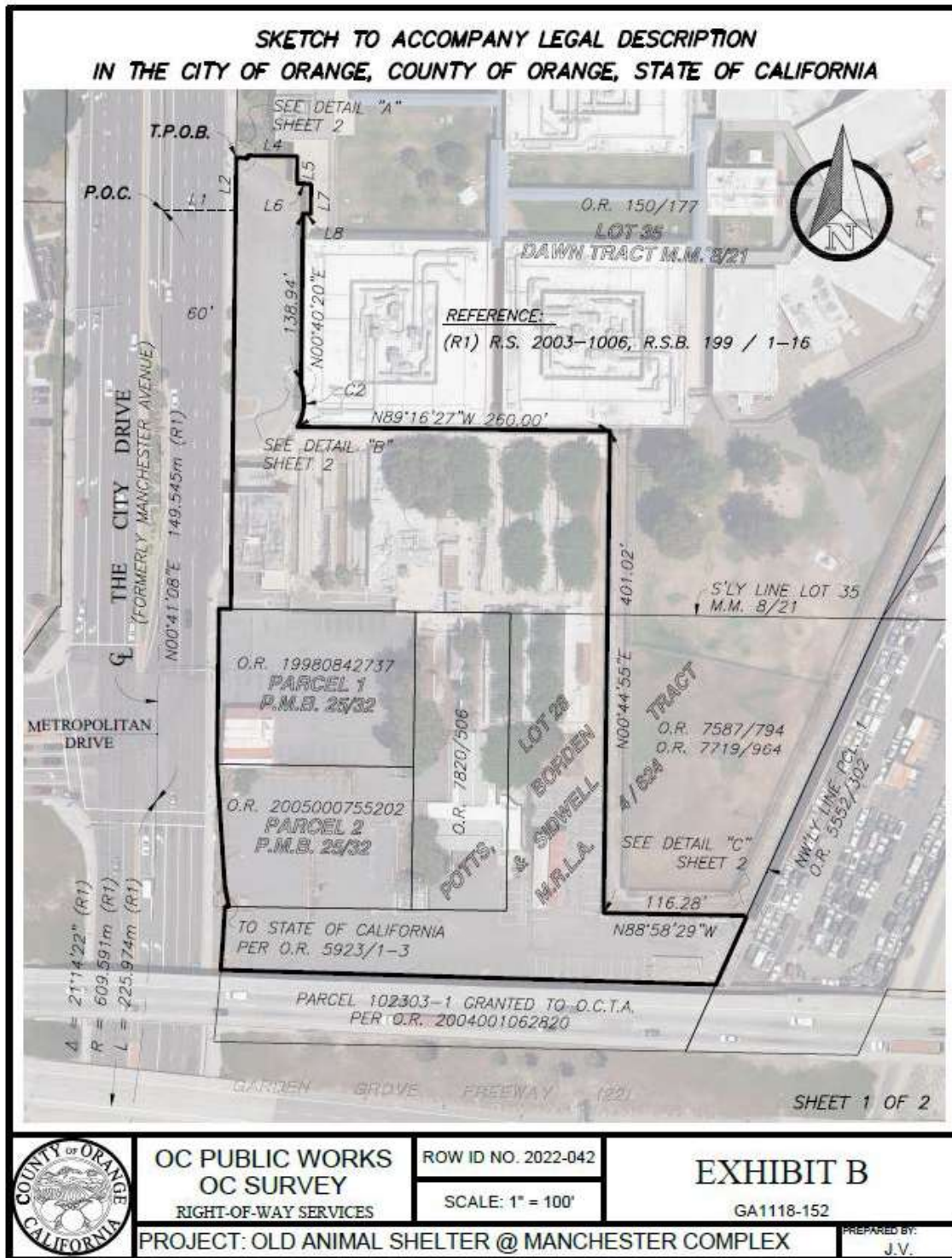
By: Lily M. Sandberg, L.S. 8402  
Deputy County Surveyor

Date: 12-19-2022



## EXHIBIT B

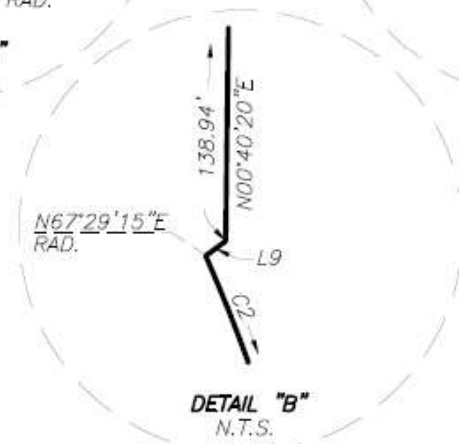
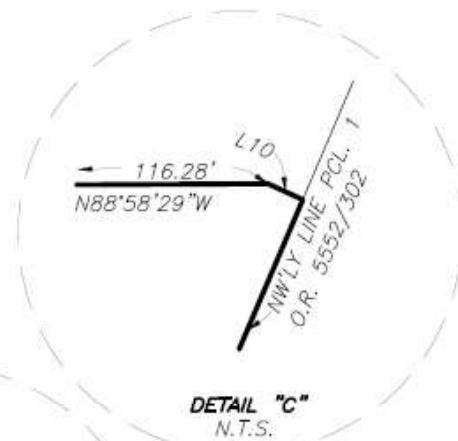
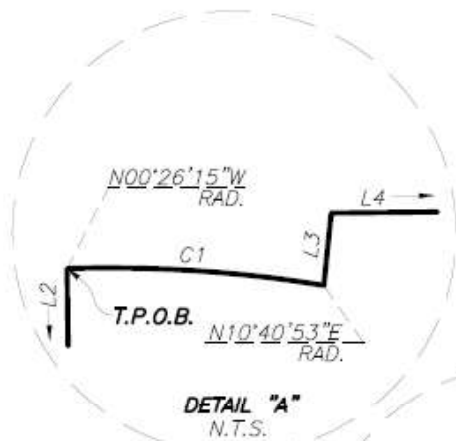
### MAP OF THE SITE





**SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA**

| LINE / CURVE TABLE |                 |        |      |        |
|--------------------|-----------------|--------|------|--------|
| NO.                | BEARING / DELTA | RADIUS | DIST | LENGTH |
| L1                 | N89°18'52"E     |        |      | 60.00' |
| L2                 | N00°41'08"W     |        |      | 44.00' |
| L3                 | N07°13'08"E     |        |      | 2.61'  |
| L4                 | N89°13'43"E     |        |      | 41.19' |
| L5                 | N00°34'45"E     |        |      | 22.61' |
| L6                 | N87°12'13"W     |        |      | 11.79' |
| L7                 | N00°38'02"W     |        |      | 24.67' |
| L8                 | N89°12'13"E     |        |      | 6.54'  |
| L9                 | N57°02'16"E     |        |      | 1.02'  |
| L10                | N63°53'25"W     |        |      | 2.79'  |
| C1                 | 11°07'08"       | 47.70' |      | 9.26'  |
| C2                 | 51°09'51"       | 43.50' |      | 38.84' |



SHEET 2 OF 2



**OC PUBLIC WORKS  
OC SURVEY  
RIGHT-OF-WAY SERVICES**

ROW ID NO. 2022-042  
SCALE: 1" = 100'

**EXHIBIT B**  
GA1118-152

**PROJECT: OLD ANIMAL SHELTER @ MANCHESTER COMPLEX**

PREPARED BY:  
J.V.