

LEGAL DESCRIPTION

MANCHESTER COMPLEX

Facility No.: GA 1118

Parcel No.: 152

That certain portion of land in the City of Orange, County of Orange, State of California, over land described in Deed recorded November 21, 1912, in Book 150, Page 177 of Deeds, described in Grant Deed recorded July 9, 1965, in Book 7587, Page 794, described in Grant Deed recorded October 28, 1965, in Book 7719, Page 964, and described in Grant Deed recorded April 3, 2003 as Instrument No. 2003000369248, all to the County of Orange, all of Official Records in the Office of the County Recorder of said County, lying southerly and westerly 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, South 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" East, 45.00 feet to the beginning of a non-tangent curve, concave southerly and having a radius of 48.70 feet, a radial line to said beginning bears North 00°12'42" West, said beginning also being the **TRUE POINT OF BEGINNING**;

thence leaving said easterly line, Easterly 8.99 feet along said curve through a central angle of 10°34'48";

thence non-tangent to said curve North 06°51'07" East, 2.54 feet;

thence South 89°14'05" East, 41.26 feet;

thence South 00°50'13" West, 23.03 feet; thence South 88°04'51" East, 11.82 feet;

thence South 00°41'08" West, 24.62 feet; thence North 89°12'35" West, 6.32 feet;
thence South 00°40'46" West, 138.89 feet; thence South 67°30'54" West, 1.16 feet to the beginning of a non-tangent curve, concave westerly and having a radius of 46.00 feet, a radial line to said beginning bears North 69°09'24" East;

thence Southerly 38.88 feet along said curve through a central angle of 48°25'44";

thence non-tangent to said curve South 89°16'48" East, 260.26 feet;

thence South 00°44'28" West, 170.65 feet;

thence South 78°06'57" East, 214.62 feet; thence South 24°25'19" West, 269.28 feet to its intersection with the northerly boundary line of Parcel 102321-1, as described in the Grant Deed to the ORANGE COUNTY TRANSPORTATION AUTHORITY recorded November 30, 2004 as

Document No. 2004001062820 of Official Records in the office of the County Recorder of said Orange County.

TOGETHER WITH land described as Parcel G.A. 1118-10.01 in Final Order of Condemnation, recorded January 25, 1966, in Book 7820, Page 506, described in Grant Deed to the County of Orange, recorded December 8, 1998, as Instrument No. 19980842737, and described in Grant Deed to the County of Orange recorded September 23, 2005, as Instrument No. 2005000755202, all of Official Records in said County Recorder's Office.

EXCEPT that portion of land described in the Easement Deed to the City of Orange, recorded May 21, 1998 as Instrument No. 19980314756 of Official Records in said County Recorder's Office.

ALSO EXCEPT that portion of land described in the Easement Deed to the City of Orange, recorded May 21, 1998 as Instrument No. 19980314757 of Official Records in said County Recorder's Office.

Containing 4.604 Acres, more or less.

See EXHIBIT B attached and by reference made a part.

APPROVED

Lily M. N. Sandberg, Chief Deputy County Surveyor, L.S. 8402

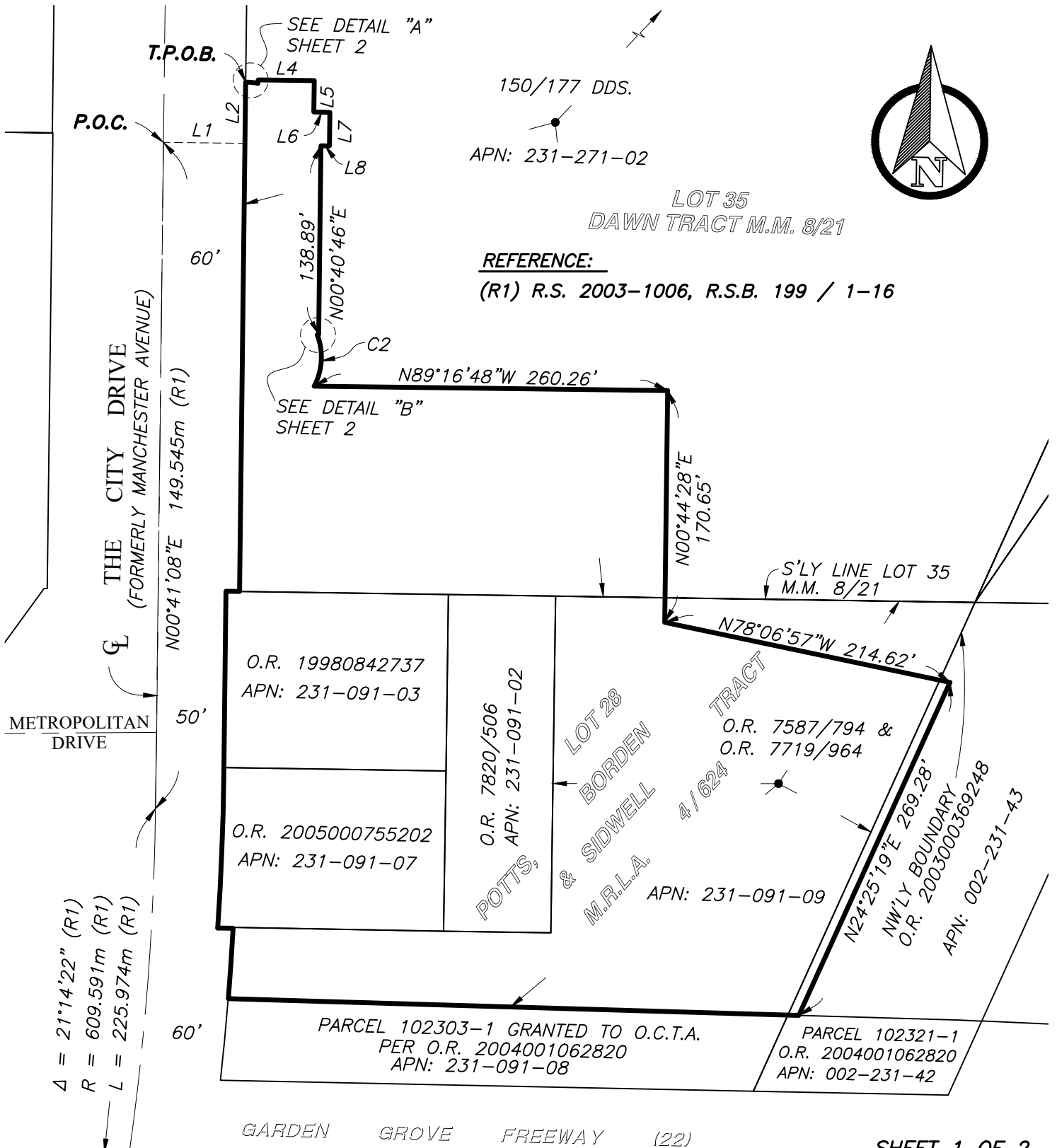


By: Raymond J. Rivera, L.S. 8324

Date: 5/29/2024



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



SHEET 1 OF 2



**OC PUBLIC WORKS
OC SURVEY**

RIGHT-OF-WAY SERVICES

ROW ID NO. 2022-042

SCALE: 1" = 100'

EXHIBIT B

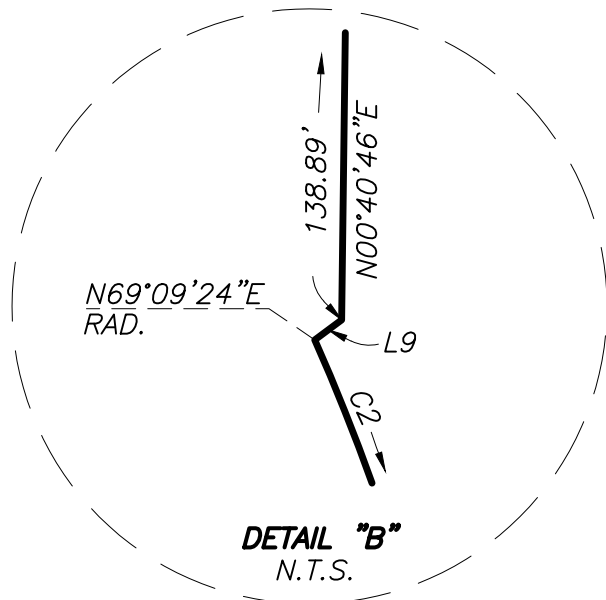
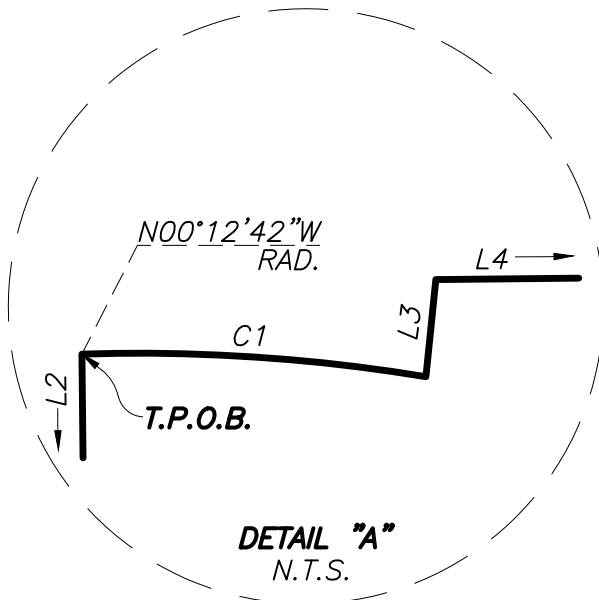
GA1118-152

PROJECT: OLD ANIMAL SHELTER @ MANCHESTER COMPLEX

PREPARED BY:
J.V.

**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"W		60.00'
L2	N00°41'08"E		45.00'
L3	N06°51'07"E		2.54'
L4	N89°14'05"W		41.26'
L5	N00°50'13"E		23.03'
L6	N88°04'51"W		11.82'
L7	N00°41'08"E		24.62'
L8	N89°12'35"W		6.32'
L9	N67°30'54"E		1.16'
C1	10°34'48"	48.70'	8.99'
C2	48°25'44"	46.00'	38.88'



SHEET 2 OF 2



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