

EXHIBIT "A"

**SEWER PIPELINE EASEMENT TO
IRVINE RANCH WATER DISTRICT**

LEGAL DESCRIPTION

A strip of land 20.00 feet wide, situated in the unincorporated territory of the County of Orange, State of California, being that portion of Block 174 of Irvine's Subdivision as shown on a map thereof filed in Book 1, Page 88 of Miscellaneous Record Maps and included within Parcel 1 as described in a Deed and License to the County of Orange recorded January 20, 1961 in Book 5598, Page 163 of Official Records, both in the Office of the County Recorder of said County, the centerline of which is described as follows:

GA1134-150:

COMMENCING at the most westerly corner of said Parcel 1 shown as the James A. Musick Facility on Record of Survey 94-1032 recorded in Book 151, Pages 42 through 45 of Records of Survey in said Office of the County Recorder; thence along the northwesterly line of said Parcel 1 North 56°45'10" East 10.40 feet to a point on a line parallel with and 10.00 feet northeasterly of the southwesterly line of said Parcel 1, said point being the **TRUE POINT OF BEGINNING**; thence along said parallel line South 49°16'31" East 691.32 feet to a point on a non-tangent curve concave southeasterly and having a radius of 294.00 feet, a radial line of said curve to said point bears North 47°19'23" West; thence leaving said parallel line northeasterly along said curve through a central angle of 04°43'36" an arc distance of 24.25 feet.

The sidelines of said strip shall be lengthened or shorted so as to terminate northwesterly on the said northwesterly line of Parcel 1 and bounded northeasterly by the southeasterly prolongation of the northeasterly sideline of that certain easement as described in the Easement Deed and Agreement recorded February 13, 1991 as Instrument No. 91-065177 of Official Records in said Office of the County Recorder.

CONTAINING: 0.329 acres, more or less.

SUBJECT TO: Covenants, conditions, reservations, restrictions, rights-of-way, and easements of record, if any.

EXHIBIT "B" attached hereto and by this reference made a part hereof.

Prepared by me or under my direction:

Dated: March 16, 2022



Gregory S. Borchard, P.L.S. 7705
License expires December 31, 2022



 EASEMENT AREA = 0.329 AC.±

BLOCK 174
IRVINE'S SUB.
M.R.M. 1/88

JAMES A. MUSICK FACILITY
O.R. 5598/163

R.S. 94-1032
R.S.B. 151/42-45

SCALE: 1" = 100'

EASEMENT NOTE:

(A) SEWER PIPELINE EASEMENT PER
INST. NO. 91-065177, O.R.

CURVE DATA:

(1) $\Delta=04^{\circ}43'36''$ $R=294.00'$ $L=24.25'$

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IRVINE BOULEVARD

P.M. 87-243

P.M.B. 230/5-8

EXHIBIT "B"

SKETCH TO ACCOMPANY A
LEGAL DESCRIPTION FOR

SEWER PIPELINE EASEMENT
TO IRVINE RANCH WATER DISTRICT

GA1134-150



**Irvine Ranch
WATER DISTRICT**

15600 SAND CANYON AVENUE, IRVINE, CA 92619

MARCH 16, 2022

SHEET 1 OF 1 SHEET