

## LEGAL DESCRIPTION

Lower Newport Bay Balboa Yacht Club Lease  
Facility No.: HA55D  
Parcel No.: 151

That portion of Tidelands and Submerged Lands of Newport Bay, in the City of Newport Beach, County of Orange, State of California, acquired under grant from the State of California by Chapter 526 of the Statutes of 1919 and amended by Chapter 575 of the Statutes of 1929, lying southwesterly of the U.S. Bulkhead Line between U.S. Bulkhead Stations 104 and 105 as shown on a map titled Harbor Lines Newport Bay Harbor, filed March 20, 1936 as File No. 958 in the U.S. Engineers Office, Los Angeles, California, described as follows:

Commencing at the northwesterly terminus of that certain course shown as having a bearing of S. 40°00'00" E., and a length of 570.66 feet on Tract Map No. 2094, filed in Book 57, Page 50 of Miscellaneous Maps in the Office of the County Recorder of said County, said terminus being said Bulkhead Station 104; thence South 40°00'00" East, 135.83 feet along said course and bulkhead line to the TRUE POINT OF BEGINNING; thence continuing South 40°00'00" East, 354.26 feet along said line; thence leaving said line South 43°09'00" West, 11.71 feet; thence North 46°51'00" West, 112.57 feet; thence South 72°30'00" West, 222.18 feet; thence North 17°30'00" West, 252.27 feet; thence North 79°00'50" East, 152.98 feet to the TRUE POINT OF BEGINNING.

Containing 1.156 Acres, more or less.

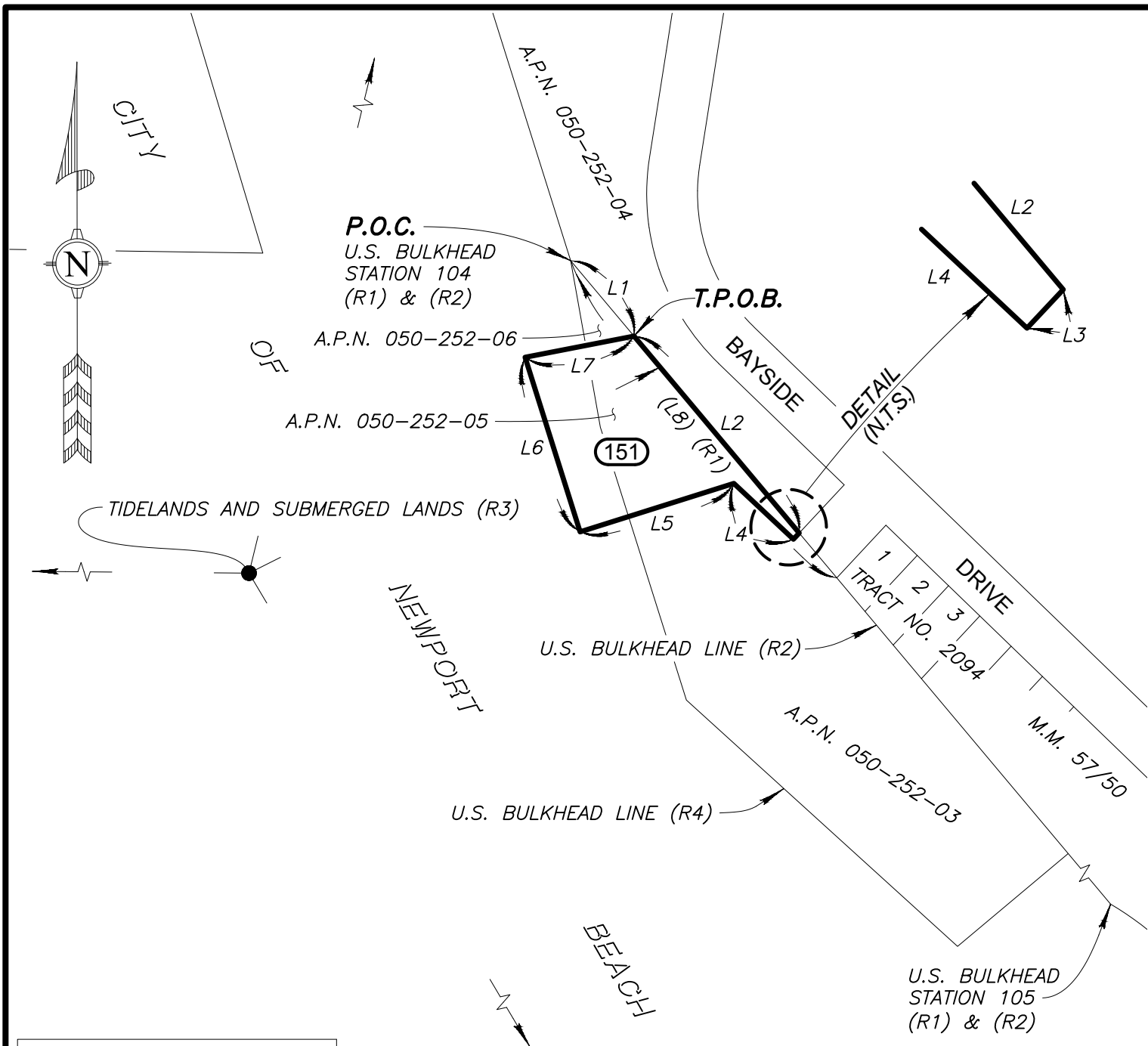
See EXHIBIT B attached and by reference made a part.

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

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

Date: *Aug 29, 2018*





| LINE TABLE |               |         |
|------------|---------------|---------|
| LINE       | BEARING       | DIST.   |
| L1         | S 40°00'00" E | 135.83' |
| L2         | S 40°00'00" E | 354.26' |
| L3         | S 43°09'00" W | 11.71'  |
| L4         | N 46°51'00" W | 112.57' |
| L5         | S 72°30'00" W | 222.18' |
| L6         | N 17°30'00" W | 252.27' |
| L7         | N 79°00'50" E | 152.98' |
| L8         | S 40°00'00" E | 570.66' |

**REFERENCES:**

(R1) = TRACT NO. 2094, M.M. 57/50

(R2) = MAP OF HARBOR LINES NEWPORT BAY HARBOR, DATED 3-20-1936  
FILE NO. 958, U.S. ENGINEERS OFFICE, LOS ANGELES, CA

(R3) = STATE OF CALIFORNIA STATUTES OF 1919 CHAPTER 526  
AND 1929 CHAPTER 575

(R4) = MAP OF HARBOR LINES NEWPORT BAY HARBOR, DATED 12-26-1950  
FILE NO. 972-2, U.S. ENGINEERS OFFICE, LOS ANGELES, CA



**OC PUBLIC WORKS  
OC SURVEY**

RIGHT-OF-WAY SERVICES

ROW ID NO. 2018-040

SCALE: 1" = 200'

**EXHIBIT B**

SHEET 1 OF 1

PROJECT: LOWER NEWPORT BAY (HA55D) BALBOA YACHT CLUB LEASE

PREPARED BY:  
SAR