

143

**PLEASE RECORD AND
WHEN RECORDED MAIL TO:**

City of Irvine
One Civic Center Plaza
P.O. Box 19575
Irvine, CA 92623-9575
Attention: City Clerk

**Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder**



NO FEE

2017000230844 3:29 pm 06/06/17

143 SC5 G02 A04 16

0.00 0.00 0.00 0.00 45.00 0.00 0.00 0.00

WITH A CONFORMED COPY TO:

Heritage Fields El Toro, LLC
25 Enterprise, 3rd Floor
Aliso Viejo, CA 92625
Attn: General Counsel

Space above this line for Recorder's Use Only

FREE RECORDING REQUESTED

The undersigned declares that this document is recorded at the request of and for the benefit of the City of Irvine and is therefore exempt from the payment of the recording fee pursuant to Government Code ~~§6103~~ and §27383 and from the payment of the documentary transfer tax pursuant to Revenue and Taxation Code §11922.

21
16P
NF

GRANT DEED

(Marine Way Right-of-Way)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, HERITAGE FIELDS EL TORO, LLC, a Delaware limited liability company ("**Grantor**"), does hereby grant to the CITY OF IRVINE, a chartered city of the State of California ("**Grantee**"), in fee, that certain real property located in the City of Irvine, County of Orange, State of California, described on Exhibit A and depicted on Exhibit B attached hereto and made a part hereof by this reference (the "**Property**").

SUBJECT TO any and all covenants, conditions, restrictions, reservations, easements, rights, rights of way and encumbrances of record or apparent or of which Grantee has actual notice in, on, across or under the Property.

Upon completion and acceptance of related public street improvements, Grantee agrees to incorporate the public street into Grantee's select system of City streets pursuant to Section 1806 of the California Streets and Highways Code.

[signature appears on next page]

Date: June 2, 2017

HERITAGE FIELDS EL TORO, LLC,
a Delaware limited liability company

By: Heritage Fields El Toro Sole Member LLC,
a Delaware limited liability company
Its: Sole Member

By: Heritage Fields LLC,
a Delaware limited liability company
Its: Sole Member

By: Five Point Heritage Fields, LLC,
a Delaware limited liability company
Its: Administrative Member

By: Five Point Operating Company, LLC,
a Delaware limited liability company
Its: Sole Member

By: 

Print Name: _____

Print Title: Michael Alvarado
Vice President and Secretary

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On June 2, 2017 before me, Jerilyn Bagwell, Notary Public
(insert name and title of the officer)

personally appeared Michael Alvarado
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



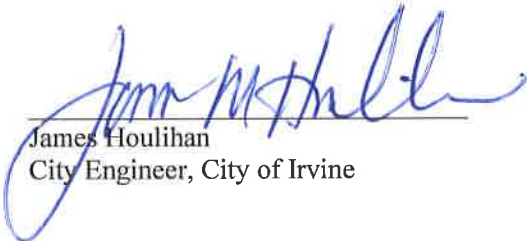
(Seal)



CERTIFICATE OF ACCEPTANCE

GRANT DEED

This is to certify that the interest in real property conveyed by this Grant Deed (Marine Way Right-of-Way) (the "Grant Deed"), dated June 6, 2017, from Heritage Fields El Toro, LLC, a Delaware limited liability company ("Heritage Fields"), to the City of Irvine, a chartered city of the State of California ("City"), is hereby accepted by the undersigned City Engineer on behalf of the City Council of the City of Irvine pursuant to authority conferred by Resolution No. 83-4 of such City Council adopted on the 12th day of April, 1983, and revised by Ordinance No. 92-19 adopted on the 27th day of October, 1992, and the Grantee consents to recordation thereof by its duly authorized officer. Pursuant to authority conferred by Ordinance No. 07-12 adopted on the 27th day of May, 2007, the City Engineer hereby accepts into the City street system on behalf of the City Council the street improvements constructed by Heritage Fields within the land described on Exhibit "A" and depicted on Exhibit "B" attached to the Grant Deed.


James Houlihan
City Engineer, City of Irvine

6/6/17
Date

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

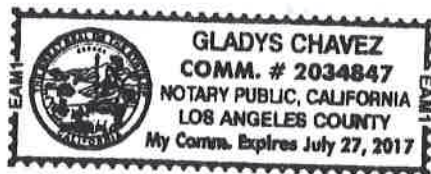
COUNTY OF ORANGE)

On June 6, 2017, before me, Gladys Chavez, a Notary Public, personally appeared **James Houlihan**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(SEAL)




Notary Public

Exhibit A to Marine Way Grant Deed

[see attached]

1 EXHIBIT "A"

2
3 LEGAL DESCRIPTION

4
5 RIGHT-OF-WAY DEDICATION
6 MARINE WAY
7 Heritage Fields El Toro, LLC
8
9

10 That certain parcel of land situated in the City of Irvine, County of Orange, State of California, being
11 that portion of Lot 286 of Block 140 of Irvine's Subdivision as shown on a map thereof filed in Book
12 1, Page 88 of Miscellaneous Record Maps in the Office of the County Recorder of said Orange County,
13 lying within that portion of Parcel CO III-B-1 of that certain Quitclaim Deed and Environmental
14 Restriction Pursuant to Civil Code Section 1471 recorded June 16, 2011 as Instrument No.
15 2011000293986 of Official Records, in the Office of the County Recorder of said Orange County,
16 described as follows:
17

18 **For the purposes of this description the Centerline of "MARINE WAY" is described as follows:**
19

20 **COMMENCING** at the 2 ½" brass cap stamped "USN, 122, R.E. 1018, S785, 1946, 250, 286, 140"
21 monumenting the intersection of the northeasterly line of Parcel 25 of that certain 100.00 feet wide
22 right-of-way of the Orange County Transportation Authority (OCTA), as described in Correction
23 Grant Deed recorded September 16, 1993 as Instrument No. 93-0624721 of Official Records in said
24 Office of the County Recorder of Orange County, with the northwesterly line of said Lot 286 as shown
25 on Record of Survey No. 2011-1042 filed in Book 254, Pages 21 through 36 inclusive, of Records of
26 Surveys in said Office of the County Recorder of Orange County; thence along said northwesterly line
27 of Lot 286 North 40°39'31" East 885.83 feet to a point hereinafter referred to as Point A, said point
28 being the **TRUE POINT OF BEGINNING**;
29

30 thence leaving said northwesterly line South 49°20'10" East 149.86 feet, hereinafter referred to as
31 Course 1, to a point hereinafter referred to as Point B, said point being the beginning of a tangent curve
32 concave northeasterly and having a radius of 1880.00 feet, hereinafter referred to as Course 2, the
33 southeasterly terminus of said curve shall be tangent to a line that bears South 57°53'56" East,
34 hereinafter referred to as Course 3;
35

36 thence along said Course 2 southeasterly 221.55 feet through a central angle of 06°45'07" to a point
37 hereinafter referred to as Point C;
38

39 thence continuing along said Course 2 southeasterly 59.42 feet through a central angle of 01°48'39";
40

41 thence along said Course 3, tangent from said curve South 57°53'56" East 198.83 feet to a point
42 hereinafter referred to as Point D;
43

44 thence continuing along said Course 3 South 57°53'56" East 111.78 feet to a point hereinafter referred
45 to as Point E;
46

47 thence continuing along said Course 3 South 57°53'56" East 712.17 feet to a point hereinafter referred
48 to as Point F, said point being the beginning of a tangent curve concave southwesterly and having a
49 radius of 1880.00 feet, hereinafter referred to as Course 4;

**Right-of-Way Dedication Marine Way
Heritage Fields El Toro, LLC**

Exhibit "A"

thence along said Course 4 southeasterly 252.80 feet through a central angle of 07°42'16" to a point hereinafter referred to as Point G;

thence tangent from said curve South 50°11'40" East 150.00 feet, hereinafter referred to as Course 5, to a point hereinafter referred to as Point H, said point being the beginning of a tangent curve concave southwesterly and having a radius of 1880.00 feet, hereinafter referred to as Course 6, the southeasterly terminus of said curve shall be tangent to a line that bears South 38°25'25" East, hereinafter referred to as Course 7;

thence along said Course 6 southeasterly 190.50 feet through a central angle of 05°48'21" to a point hereinafter referred to as Point I;

thence continuing along said Course 6 southeasterly 195.72 feet through a central angle of 05°57'54" to a point hereinafter referred to as Point J;

thence along said Course 7, tangent from said curve South 38°25'25" East 191.39 feet to a point hereinafter referred to as Point K;

thence continuing along said Course 7 South 38°25'25" East 113.04 feet to a point hereinafter referred to as Point L;

thence continuing along said Course 7 South 38°25'25" East 126.06 feet to a point hereinafter referred to as Point M;

thence continuing along said Course 7 South 38°25'25" East 90.01 feet to a point hereinafter referred to as Point N;

thence continuing along said Course 7 South 38°25'25" East 183.79 feet to the beginning of a tangent curve concave northeasterly and having a radius of 1880.00 feet, hereinafter referred to as Course 8;

thence along said Course 8 southeasterly 375.11 feet through a central angle of 11°25'55";

thence tangent from said curve South 49°51'20" East 241.03 feet, hereinafter referred to as Course 9, to a point hereinafter referred to as Point O.

RIGHT OF WAY

BEGINNING at Point A described hereinbefore in the future centerline of Marine Way; thence along said northwesterly line of Lot 286 South 40°39'31" West 58.00 feet to a line parallel with and 58.00 feet southwesterly of said hereinabove described Course 1;

thence along said parallel line South 49°20'10" East 149.85 feet to the beginning of a tangent curve concave northeasterly and having a radius of 1938.00 feet, said curve being concentric with and 58.00 feet southwesterly of said hereinabove described Course 2, said curve also being the northeasterly line of Parcel 1 CP49A-110 of that certain Quitclaim Deed to the County of Orange recorded May 18,

**Right-of-Way Dedication Marine Way
Heritage Fields El Toro, LLC**

Exhibit "A"

2017 as Instrument No. 2017000204212 of Official Records in said Office of the County Recorder of Orange County;

thence along said northeasterly line of Parcel 1 CP49A-110 of Instrument No. 2017000204212, O.R., the southwesterly line of Parcel 1 CP49A-102.1 of said Instrument No. 2017000204213, O.R., and the northeasterly line of Parcel 2 CP49A-111 of said Instrument No. 2017000204212, O.R., through the following courses:

along said concentric curve southeasterly 289.63 feet through a central angle of 08°33'46" to a line parallel with and 58.00 feet southwesterly of said hereinabove described Course 3;

thence along said parallel line, tangent from said curve South 57°53'56" East 1022.78 feet to the beginning of a tangent curve concave southwesterly and having a radius of 1822.00 feet, said curve being concentric with and 58.00 feet southwesterly of said hereinabove described Course 4;

thence along said concentric curve southeasterly 245.00 feet through a central angle of 07°42'16" to a line parallel with and 58.00 feet southwesterly of said hereinabove described Course 5;

thence along said parallel line, tangent from said curve South 50°11'40" East 150.00 feet to the beginning of a tangent curve concave southwesterly and having a radius of 1822.00 feet, said curve being concentric with and 58.00 feet southwesterly of said hereinabove described Course 6;

thence along said concentric curve southeasterly 184.62 feet through a central angle of 05°48'21" to a point that bears South 45°36'41" West 58.00 feet from the hereinabove described Point I, also being a point of intersection with a non-tangent curve concave southwesterly and having a radius of 1819.00 feet, a radial line of said curve from said intersection bears South 46°47'27" West;

thence along said curve southeasterly 188.50 feet through a central angle of 05°56'15" to a point that bears South 52°31'23" West 61.90 feet from the hereinabove described Point J;

thence non-tangent from said curve South 37°16'41" East 305.52 feet to a line parallel with and 68.00 feet southwesterly of said hereinabove described Course 7, said point bears South 51°34'35" West 68.00 feet from the hereinabove described Point L;

thence along said parallel line South 38°25'25" East 183.91 feet to the most westerly corner of Parcel 1 of that certain Grant of Easement to the City of Irvine for "Marine Way Road Right-of-Way" recorded March 31, 2017 as Instrument No. 2017000131051 of Official Records in said Office of the County Recorder of Orange County;

thence along the northwesterly line thereof North 40°33'32" East 137.53 feet, more or less, to the most northerly corner of said Parcel 1 "Marine Way Road Right-of-Way", said point being on a non-tangent curve concave southwesterly and having a radius of 189.64 feet, the northwesterly terminus of said curve bears North 51°34'35" East 70.00 feet from the hereinabove described Point M, and a radial line of said curve to said northwesterly terminus bears North 52°12'56" East;

**Right-of-Way Dedication Marine Way
Heritage Fields El Toro, LLC**

Exhibit "A"

141 thence along said curve northwesterly 31.74 feet through a central angle of 09°35'27" to the above
142 described northwesterly terminus, and to a line parallel with and 70.00 feet northeasterly of said
143 hereinabove described Course 7;

144
145 thence along said parallel line, non-tangent from said curve North 38°25'25" West 200.10 feet;

146
147 thence North 16°02'37" West 18.38 feet to a line parallel with and 77.00 feet northeasterly of said
148 hereinabove described Course 7;

149
150 thence along said parallel line North 38°25'25" West 22.00 feet to a point which bears
151 North 51°34'35" East 77.00 feet from the hereinabove described Point K;

152
153 thence South 51°34'35" West 12.00 feet to a line parallel with and 65.00 feet northeasterly of said
154 hereinabove described Course 7;

155
156 thence along said parallel line North 38°25'25" West 22.00 feet;

157
158 thence North 60°48'14" West 18.38 feet to a line parallel with and 58.00 feet northeasterly of said
159 hereinabove described Course 7;

160
161 thence along said parallel line North 38°25'25" West 152.39 feet to a point that bears
162 North 51°34'35" East 58.00 feet from the hereinabove described Point J, said point being the
163 beginning of a tangent curve concave southwesterly and having a radius of 1938.00 feet, said curve
164 being concentric with and 58.00 feet northeasterly of said hereinabove described Course 6;

165
166 thence along said concentric curve northwesterly 69.18 feet through a central angle of 02°02'43" to an
167 intersection with a non-tangent curve concave southeasterly and having a radius of 24.50 feet, a radial
168 line of said curve from said intersection bears South 56°43'25" East;

169
170 thence along said curve northeasterly 6.76 feet through a central angle of 15°47'55";

171
172 thence non-tangent from said curve North 40°51'10" West 27.00 feet to a point on a non-tangent curve
173 concave northwesterly and having a radius of 24.50 feet, a radial line of said curve from said point
174 bears North 40°54'47" West;

175
176 thence along said curve southwesterly 6.78 feet through a central angle of 15°50'45" to an intersection
177 with a non-tangent curve concave southwesterly and having a radius of 1938.00 feet, said curve being
178 concentric with and 58.00 feet northeasterly of said hereinabove described Course 6, a radial line of
179 said curve from said intersection bears South 48°40'41" West;

180
181 thence along said concentric curve northwesterly 300.11 feet through a central angle of 08°52'21" to
182 a point that bears North 39°48'20" East 58.00 feet from the hereinabove described Point H, and to a
183 line parallel with and 58.00 feet northeasterly of said hereinabove described Course 5;

184
185 thence along said parallel line, tangent from said curve North 50°11'40" West 12.61 feet to a point on
186 a non-tangent curve concave southeasterly and having a radius of 24.50 feet, a radial line of said curve
187 from said point bears South 66°43'18" East;

**Right-of-Way Dedication Marine Way
Heritage Fields El Toro, LLC**

Exhibit "A"

188
189 thence along said curve northeasterly 3.80 feet through a central angle of 08°53'40";
190
191 thence non-tangent from said curve North 46°29'41" West 26.40 feet to a point on a non-tangent curve
192 concave northwesterly and having a radius of 24.50 feet, a radial line of said curve from said point
193 bears North 46°29'41" West;
194
195 thence along said curve southwesterly 5.52 feet through a central angle of 12°54'07" to a line parallel
196 with and 58.00 feet northeasterly of said hereinabove described Course 5;
197
198 thence along said parallel line, non-tangent from said curve North 50°11'40" West 109.28 feet to a
199 point that bears North 39°48'20" East 58.00 feet from the hereinabove described Point G, said point
200 being the beginning of a tangent curve concave southwesterly and having a radius of 1938.00 feet,
201 said curve being concentric with and 58.00 feet northeasterly of said hereinabove described Course 4;
202
203 thence along said concentric curve northwesterly 260.60 feet through a central angle of 07°42'16" to
204 a point that bears North 32°06'04" East 58.00 feet from the hereinabove described Point F, and to a
205 line parallel with and 58.00 feet northeasterly of said hereinabove described Course 3;
206
207 thence along said parallel line, tangent from said curve North 57°53'56" West 712.17 feet to a point
208 that bears North 32°06'04" East 58.00 feet from the hereinabove described Point E, said point being
209 the beginning of a tangent curve concave northeasterly and having a radius of 232.00 feet;
210
211 thence along said curve northwesterly 56.43 feet through a central angle of 13°56'12" to a point of
212 reverse curvature with a curve concave southwesterly and having a radius of 268.00 feet, a radial line
213 of said curve from said point bears South 46°02'16" West, the northwesterly terminus of said curve
214 bears North 32°06'04" East 72.58 feet from the hereinabove described Point D;
215
216 thence along said curve northwesterly 56.54 feet through central angle of 12°05'19" to the above
217 described northwesterly terminus;
218
219 thence tangent from said curve North 56°03'03" West 255.85 feet to a point which bears
220 North 33°54'43" East 79.93 feet from the hereinabove described Point C, said point being the
221 beginning of a tangent curve concave northeasterly and having a radius of 1810.00 feet, the
222 northeasterly terminus of said curve bears North 40°39'50" East 80.00 feet from the hereinabove
223 described Point B;
224
225 thence along said curve northwesterly 212.12 feet through a central angle of 06°42'53" to the above
226 described northeasterly terminus, and to a line parallel with and 80.00 feet northeasterly of said
227 hereinabove described Course 1;
228
229 thence along said parallel line, tangent from said curve North 49°20'10" West 18.81 feet to the
230 southerly prolongation of the easterly line of that certain parcel described as Exhibit "C" and depicted
231 as Exhibit "D" of City Council Resolution No. 16-77 recorded January 12, 2017 as Instrument No.
232 2017000016470 of Official Records in said Office of the County Recorder of Orange County;
233

**Right-of-Way Dedication Marine Way
Heritage Fields El Toro, LLC**

Exhibit "A"

thence along said easterly line and its southerly prolongation North 10°20'54" West 27.09 feet to a line parallel with and distant southeasterly 110.00 feet from said northwesterly line of Lot 286, said point also being a point of intersection with a line having a bearing of North 49°20'29" West and passing through said northwesterly line of Lot 286, distant thereon North 40°39'31" East 982.86 feet from the Point of Commencement of the centerline of this description;

thence along said course North 49°20'29" West 53.00 feet to line parallel with and distant southeasterly 53.00 feet from said northwesterly line of Lot 286;

thence along said parallel line South 40°39'31" West 11.99 feet;

thence, perpendicular to last said course, North 49°20'29" West 57.00 feet to said northwesterly line of Lot 286;

thence along said northwesterly line South 40°39'31" West 85.04 feet to the **POINT OF BEGINNING**.

CONTAINING: 4.821 Acres, more or less.

SUBJECT TO all Covenants, Conditions, Reservations, Restrictions, Rights-of-Way and Easements of Record, if any.

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

William G. Cox 5-24-17

William G. Cox, L.S. 6673 Date

Michael Baker International
5 Hutton Centre Drive, Suite 500
Santa Ana, CA 92707
JN 145433

H:\pdata\10108417\Admin\Legals\Marine Way ROW GP\145433-LGL-GP_ROW_HFET.docm



P.O.C. C/L MARINE WAY

N40°39'31"E 982.86'
885.83'

NW'LY LINE
LOT 286,
BLOCK 140

O.C.T.A. RW

NE'LY LINE, LOT 286
PARCEL 25
INST. NO. BLOCK 140
93-0624721, O.R.

NE'LY LINE,
PARCEL 1 CP49A-110,
INST. NO. 2017000204212, O.R.

RECORD OF SURVEY
NO. 2011-1042

COUNTY OF ORANGE
35.023 ACRE PARCEL
INSTRUMENT NO.
2013000367242, O.R.



PREPARED BY ME OR UNDER MY
DIRECTION.

William G. Cox 5-24-17
WILLIAM G. COX DATE
L.S. 6673

EXHIBIT "B"

SKETCH TO ACCOMPANY A
LEGAL DESCRIPTION FOR

RIGHT-OF-WAY DEDICATION
MARINE WAY

HERITAGE FIELDS EL TORO, LLC
CONTAINING: 4.821 ACRES +/-

(FUTURE)
MARINE WAY
RIGHT-OF-WAY

POINT A
T.P.O.B. C/L MARINE WAY
P.O.B. PARCEL 1

LOT 250
BLOCK 122

IRVINE'S SUBDIVISION

M.R.M. 1/88

CITY OF IRVINE
PARCEL III-B-1-A
INSTRUMENT NO.
2011000600091, O.R.

LEGEND

- () RECORD DATA AS NOTED
R1 PARCEL CO III-B-1,
INST. NO. 2011000293986, O.R.;
06/16/2011
R2 RECORD OF SURVEY NO. 2011-1042,
R.S.B. 254/21-36
● DENOTES 2-1/2" BRASS CAP
STAMPED "USN, 122, R.E. 1018,
S785, 1946, 250, 286, 140"
PER R2
A PARCEL 2, INST. NO.
2011000277219, O.R.; 06/06/2011
B PARCEL 3, INST. NO.
2011000277219, O.R.; 06/06/2011
C PARCEL 1, INST. NO.
2016000492623, O.R.; 10/07/2016
D EXHIBIT "C" & "D" OF INST. NO.
2017000016470, O.R.
E PARCEL CO III-B-1, INST. NO.
2011000293986, O.R.; 06/16/2011

CITY OF IRVINE
PARCEL III-B-1-A
INSTRUMENT NO.
2011000600091, O.R.

R.S.B. 254/21-36

NOTE

SEE SHEETS 2 & 3
FOR DATA TABLES.

SHEET 1 OF 5 SHEETS

Michael Baker

INTERNATIONAL

5 Hutton Centre Drive, Suite 500
Santa Ana, CA 92707
(949) 472-3505 · MBAKERINTL.COM
MAY 23, 2017 JN 145433

- SEE SHEET 2 -

IRVINE'S SUBDIVISION

M.R.M. 1/88

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S49°20'10"E	149.86'
L2	N49°20'10"W	18.81'
L3	N10°20'54"W	27.09'
L4	N49°20'29"W	53.00'
L5	S40°39'31"W	11.99'
L6	N49°20'29"W	57.00'
L7	N40°39'50"E	80.00'
L8	N33°54'43"E	79.93'
L9	N32°06'04"E	72.58'
L10	N32°06'04"E	58.00'
L11	N32°06'04"E	58.00'
L12	N39°48'20"E	58.00'
L13	N39°48'20"E	58.00'
L14	N50°11'40"W	12.61'
L15	N46°29'41"W	26.40'
L16	S45°36'41"W	58.00'
L17	N40°51'10"W	27.00'
L18	N51°34'35"E	58.00'
L19	S52°31'23"W	61.90'
L20	N60°48'14"W	18.38'
L21	N38°25'25"W	22.00'
L22	N51°34'35"E	77.00'
L23	N38°25'25"W	22.00'
L24	N16°02'37"W	18.38'
L25	S51°34'35"W	68.00'
L26	N51°34'35"E	70.00'
L27	N40°33'32"E	137.53'
L28	S27°06'49"E	30.59'
L29	N51°34'35"E	58.00'
L30	N81°34'05"E	22.67'
L31	S49°51'20"E	53.00'
L32	N40°08'40"E	12.00'
L33	S49°51'20"E	51.00'
L34	S04°51'20"E	24.04'
L35	S40°08'40"W	138.00'
L36	N40°39'31"E	58.00'

R.S.B.

254/21-36

SHEET 2 OF 5 SHEETS

Michael Baker

INTERNATIONAL

5 Hutton Centre Drive, Suite 500
Santa Ana, CA 92707

(949) 472-3505 · MBAKERINTL.COM

MAY 23, 2017

JN 145433

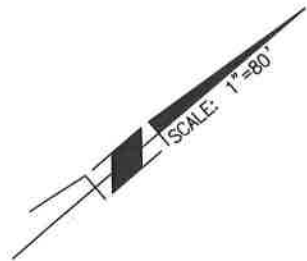
- SEE SHEET 1 -

LOT 286
BLOCK 140

NE'LY LINE,
PARCEL 1 CP49A-110,
INST. NO.
2017000204212, O.R.

COUNTY OF ORANGE
35.023 ACRE PARCEL
INSTRUMENT NO.
2013000367242, O.R.

SW'LY LINE,
PARCEL 1 CP49A-102.1,
INST. NO.
2017000204213, O.R.



RECORD OF SURVEY
NO. 2011-1042

LEGEND

- () RECORD DATA AS NOTED
- R1 PARCEL CO III-B-1,
INST. NO. 2011000293986,
O.R.; 06/16/2011
- R2 RECORD OF SURVEY
NO. 2011-1042,
R.S.B. 254/21-36
- DENOTES 2-1/2" BRASS CAP
STAMPED "USN, 122, R.E.
1018, S785, 1946, 250,
286, 140" PER R2
- (E) PARCEL CO III-B-1, INST.
NO. 2011293986, O.R.

EXHIBIT "B"

SKETCH TO ACCOMPANY A
LEGAL DESCRIPTION FOR

RIGHT-OF-WAY DEDICATION
MARINE WAY
HERITAGE FIELDS EL TORO, LLC
CONTAINING: 4.821 ACRES +/-

NOTE

SEE SHEETS 2 & 3 FOR DATA TABLES.

- SEE SHEET 3 -

LEGEND

- () RECORD DATA AS NOTED
 R1 PARCEL CO III-B-1,
 INST. NO. 2011000293986,
 O.R.; 06/16/2011
 R2 RECORD OF SURVEY
 NO. 2011-1042,
 R.S.B. 254/21-36
 ● DENOTES 2-1/2" BRASS CAP
 STAMPED "USN, 122, R.E.
 1018, S785, 1946, 250,
 286, 140" PER R2
 (E) PARCEL CO III-B-1, INST.
 NO. 2011000293986, O.R.

LOT 286, BLOCK 140
 RECORD OF SURVEY
 NO. 2011-1042

CURVE DATA TABLE

NO.	DELTA	RADIUS	LENGTH
C1	01°48'39"	1880.00'	59.42'
C2	12°05'19"	268.00'	56.54'
C3	13°56'12"	232.00'	56.43'
C4	12°54'07"	24.50'	5.52'
C5	08°53'40"	24.50'	3.80'
C6	05°48'21"	1880.00'	190.50'
C7	05°57'54"	1880.00'	195.72'
C8	11°46'15"	1880.00'	386.23'
C9	15°50'45"	24.50'	6.78'
C10	15°47'55"	24.50'	6.76'
C11	02°02'43"	1938.00'	69.18'
C12	09°35'27"	189.64'	31.74'
C13	00°32'47"	189.64'	1.81'
C14	10°08'14"	189.64'	33.55'
C15	09°59'53"	153.79'	26.84'
C16	08°52'21"	1938.00'	300.11'

SW'LY LINE, PARCEL 1 CP49A-102.1,
 INST. NO. 2017000204213, O.R.

N45°36'41"E (RAD) R=1822'
 N46°47'27"E (RAD) R=1819'

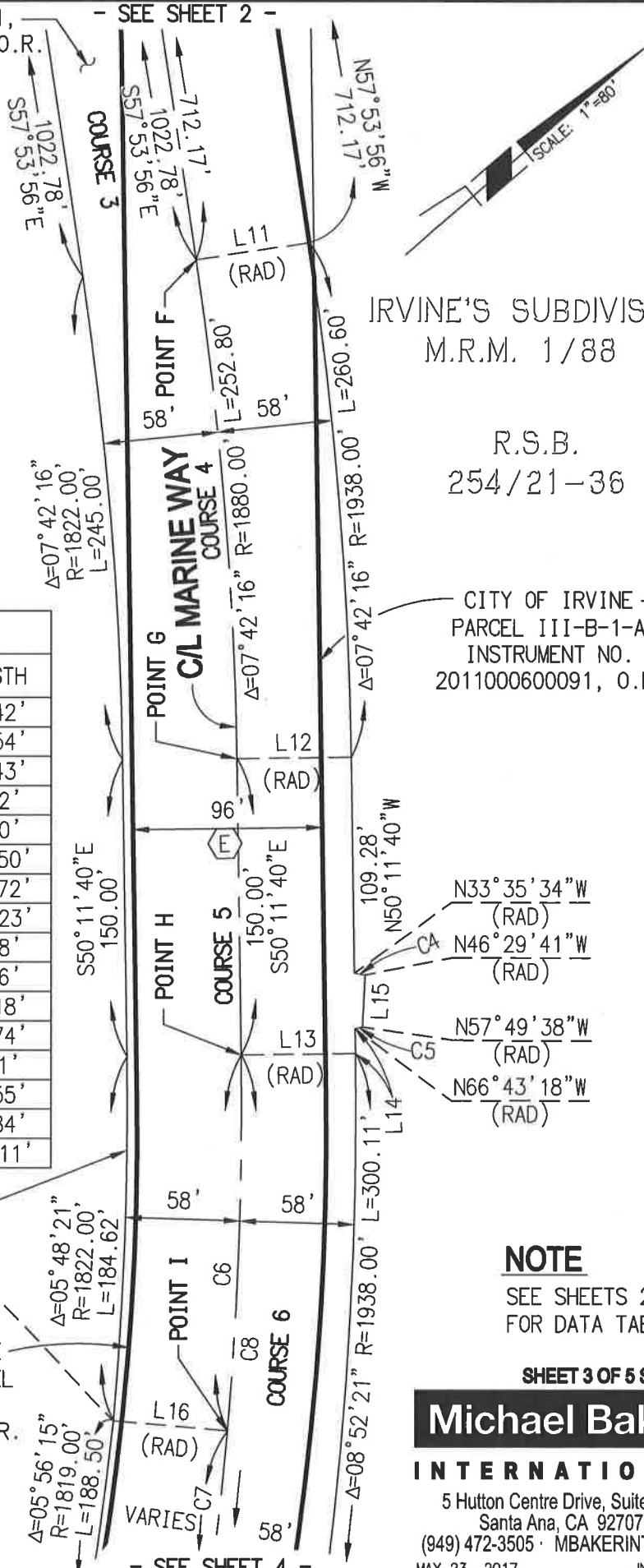
EXHIBIT "B"

SKETCH TO ACCOMPANY A
 LEGAL DESCRIPTION FOR

COUNTY OF ORANGE
 35.023 ACRE PARCEL
 INSTRUMENT NO.
 2013000367242, O.R.

RIGHT-OF-WAY DEDICATION
 MARINE WAY
 HERITAGE FIELDS EL TORO, LLC
 CONTAINING: 4.821 ACRES +/-

- SEE SHEET 2 -



IRVINE'S SUBDIVISION
 M.R.M. 1/88

R.S.B.
 254/21-36

CITY OF IRVINE
 PARCEL III-B-1-A
 INSTRUMENT NO.
 2011000600091, O.R.

NOTE

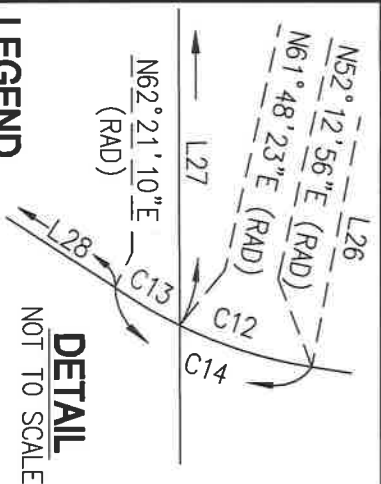
SEE SHEETS 2 & 3
 FOR DATA TABLES.

SHEET 3 OF 5 SHEETS

Michael Baker

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 MAY 23, 2017 JN 145433



LEGEND

() RECORD DATA AS NOTED
 R1 PARCEL CO III-B-1,
 INST. NO. 2011000293986,
 O.R.; 06/16/2011
 R2 RECORD OF SURVEY
 NO. 2011-1042,
 R.S.B. 254/21-36

NOTE

SEE SHEETS 2 & 3
 FOR DATA TABLES.

● DENOTES 2-1/2" BRASS CAP
 STAMPED "USN, 122, R.E.
 1018, S785, 1946, 250,
 286, 140" PER R2
 PARCEL CO III-B-1-A, INST.
 NO. 2011000293986, O.R.

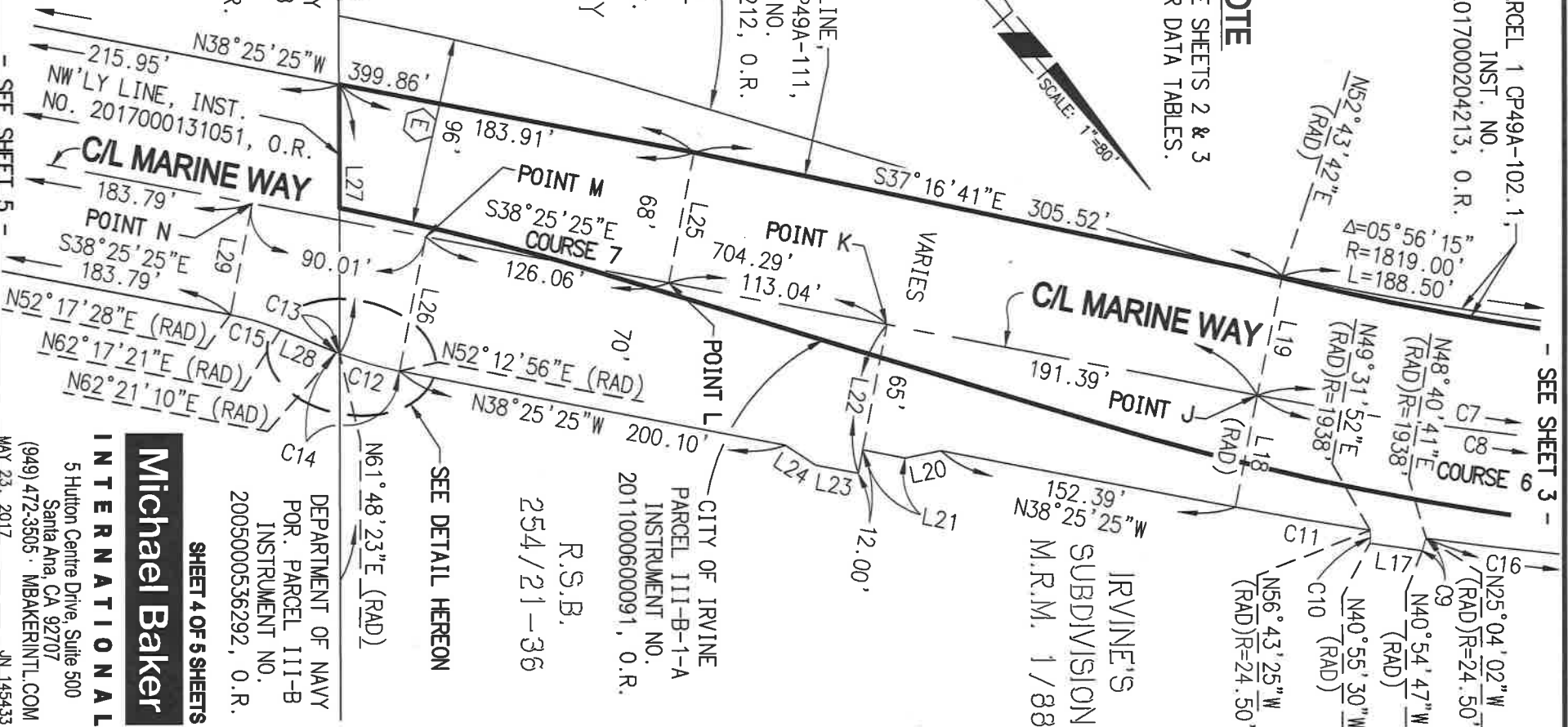
LOT 286
 BLOCK 140

O.C.T.A. RW
 NE'LY LINE, PARCEL 25
 INST. NO. 93-0624721, O.R.

RECORD OF SURVEY
 NO. 2011-1042
 SE'LY LINE OF
 PARCEL CO III-B-1
 INST. NO.
 2011000293986, O.R.

EXHIBIT "B"
 SKETCH TO ACCOMPANY A
 LEGAL DESCRIPTION FOR

RIGHT-OF-WAY DEDICATION
MARINE WAY
HERITAGE FIELDS EL TORO, LLC
CONTAINING: 4.821 ACRES +/-



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 MAY 23, 2017

SHEET 4 OF 5 SHEETS

- SEE SHEET 5 -

- SEE SHEET 3 -

O.C.T.A. RW

SE'LY LINE OF PARCEL CO III-B-1
INST. NO. 2011000293986, O.R.

(S40°33'32"W 1141.85')R1

- SEE SHEET 4 -

SEE DETAIL ON
SHEET 4

N61°48'23"E (RAD)

NW'LY LINE,
INST. NO. 2017000131051, O.R.

LEGEND

- () RECORD DATA AS NOTED
- R1 PARCEL CO III-B-1,
INST. NO. 2011000293986,
O.R.; 06/16/2011
- R2 RECORD OF SURVEY
NO. 2011-1042,
R.S.B. 254/21-36
- DENOTES 2-1/2" BRASS CAP
STAMPED "USN, 122, R.E.
1018, S785, 1946, 250,
286, 140" PER R2

DEPARTMENT OF NAVY
POR. PARCEL III-B
INSTRUMENT NO.
2005000536292, O.R.

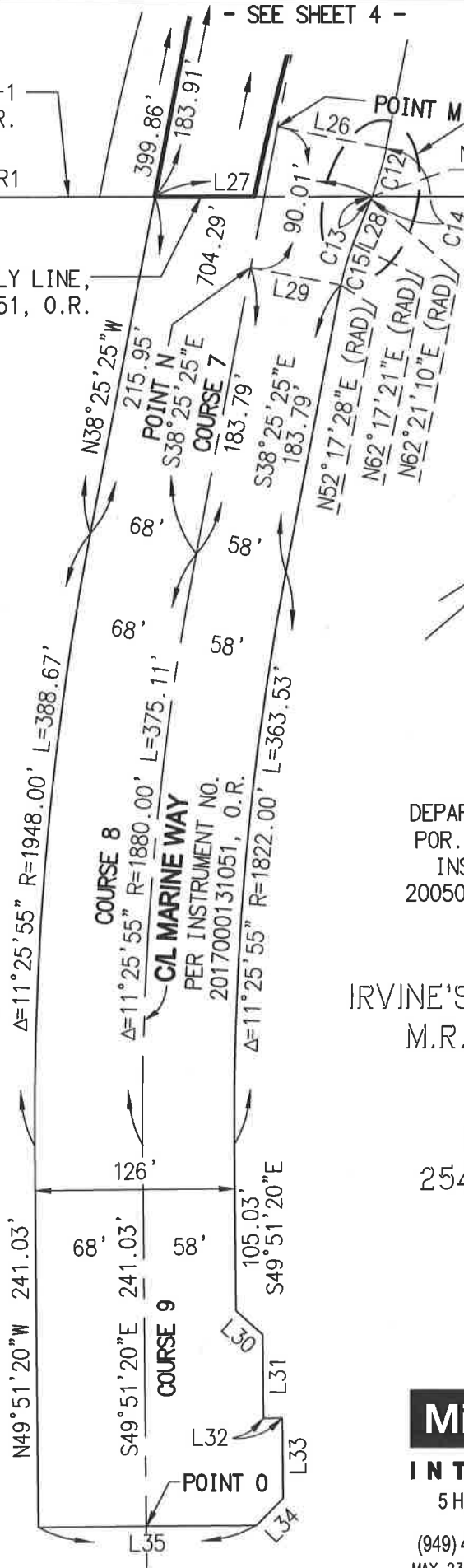
LOT 285
BLOCK 140

RECORD OF SURVEY
NO. 2011-1042

EXHIBIT "B"

SKETCH TO ACCOMPANY A
LEGAL DESCRIPTION FOR

RIGHT-OF-WAY DEDICATION
MARINE WAY
HERITAGE FIELDS EL TORO, LLC
CONTAINING: 4.821 ACRES +/-



DEPARTMENT OF NAVY
POR. PARCEL III-B
INSTRUMENT NO.
2005000536292, O.R.

IRVINE'S SUBDIVISION
M.R.M. 1/88

R.S.B.
254/21-36

NOTE

SEE SHEETS 2 & 3
FOR DATA TABLES.

SHEET 5 OF 5 SHEETS

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MAY 23, 2017 JN 145433