LEGAL DESCRIPTION

THAT PORTION OF LOT A OF THE BANNING TRACT, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP OF SAID TRACT FILED IN THE CASE OF HANCOCK BANNING, ET AL, VS. MARY H. BANNING FOR PARTITION AND BEING CASE NO. 6385, UPON THE REGISTER OF ACTIONS OF THE SUPERIOR COURT OF THE SATE OF CALIFORNIA, IN AND FOR THE COUNTY OF LOS ANGELES, DESCRIBED AS FOLLOWS:

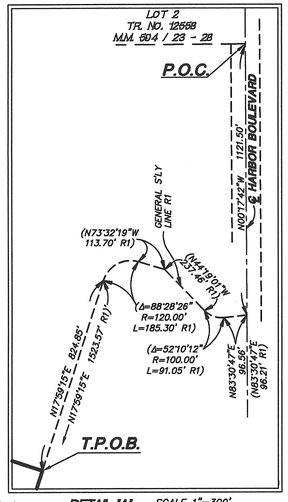
COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF HARBOR BOULEVARD, AS SAID CENTERLINE IS DESCRIBED IN THE DOCUMENT RECORDED AUGUST 29, 1941 IN BOOK 1105, PAGE 511 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY, AND THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 2 OF TRACT NO. 12558, AS SHOWN ON THE MAP FILED IN BOOK 594, PAGES 23 THROUGH 28, INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY; THENCE ALONG SAID CENTERLINE OF HARBOR BOULEVARD, SAID CENTERLINE BEING THE EASTERLY LINE OF SAID LOT A OF THE BANNING TRACT, SOUTH 00°17'42" EAST 1121.50 FEET TO THE GENERAL SOUTHERLY LINE OF THE LAND AS DESCRIBED IN THE DEED RECORDED_____ IN BOOK ____, PAGE ____ OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE LEAVING SAID CENTERLINE OF HARBOR BOULEVARD ALONG SAID GENERAL SOUTHERLY AND THE SOUTHEASTERLY LINE OF SAID LAND THE FOLLOWING COURSES: SOUTH 83°30'47" WEST 96.56 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 100.00 FEET, NORTHWESTERLY 91.05 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°10'12", NORTH 44°19'01" WEST 237.46 FEET, NORTH 73°32'19" WEST 113.70 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 120.00 FEET, WESTERLY AND SOUTHWESTERLY 185.30 FEET THROUGH A CENTRAL ANGLE OF 88°28'26", AND SOUTH 17°59'15" WEST 824.85 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE AND ALONG THE SOUTHWESTERLY LINE OF SAID LAND THE FOLLOWING COURSES: SOUTH 17°59'15" WEST 698.72 FEET, SOUTH 54°54'19" WEST 90.17 FEET, SOUTH 68°13'24" WEST 127.61 FEET, NORTH 86°23'19" WEST 171.77 FEET, NORTH 73°12'12" WEST 648.80 FEET, AND NORTH 72°09'16" WEST 41.64 FEET; THENCE LEAVING SAID SOUTHWESTERLY LINE NORTH 17°56'51" EAST 303.14 FEET; THENCE SOUTH 70°38'25" EAST 396.11 FEET; THENCE NORTH 18°03'00" EAST 359.42 FEET; THENCE SOUTH 70°38'25" EAST 205.56 FEET; THENCE NORTH 18°03'00" EAST 260.42 FEET TO A LINE BEARING NORTH 72°01'35" WEST AND PASSING THROUGH THE TRUE POINT OF BEGINNING; THENCE SOUTH 72°01'35" EAST 406.97 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING AN AREA OF 13.610 ACRES, MORE OR LESS.

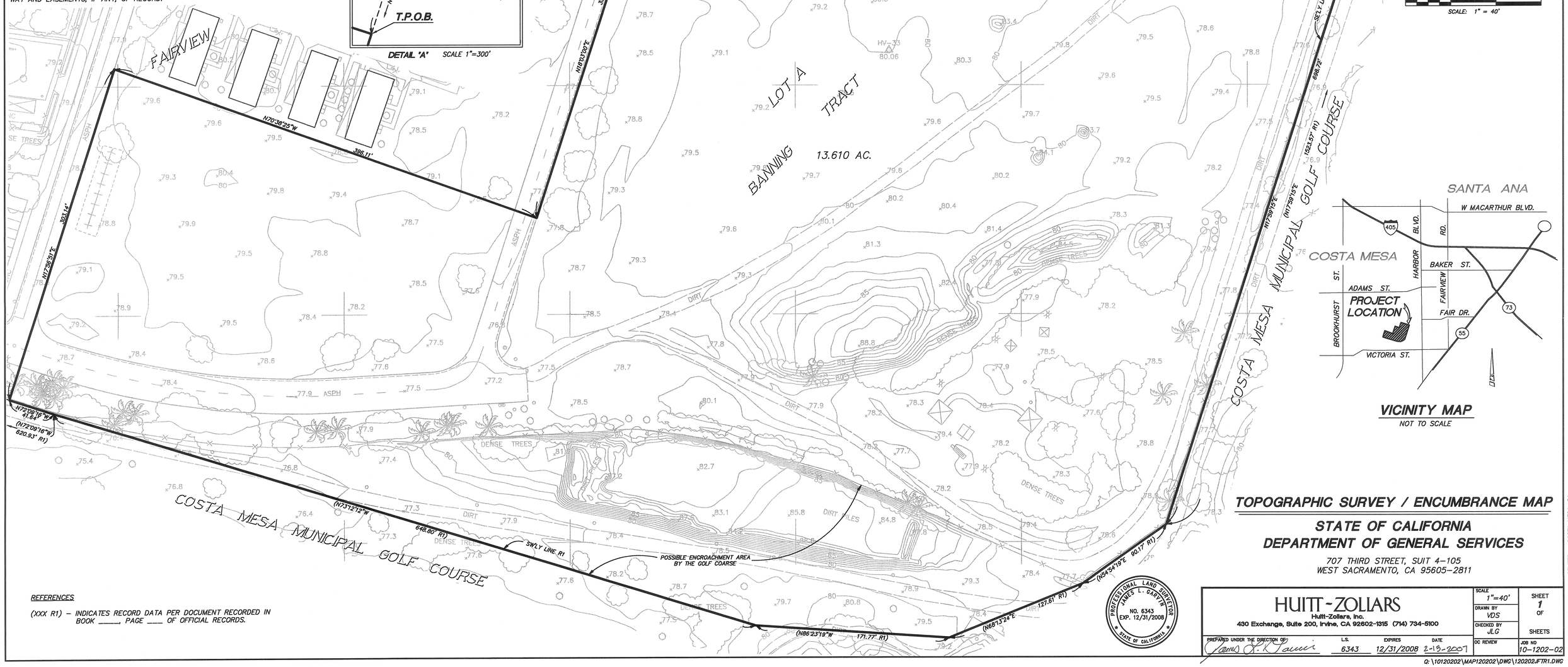
SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHT OF WAY AND EASEMENTS, IF ANY, OF RECORD.

NOTES :

1. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF HARBOR BOULEVARD BEING N00°17'42"W AS SHOWN ON TRACT NO. 12558, M.M. 594/23-28, RECORDS OF ORANGE COUNTY.
2. BENCH MARK DATUM: ORANGE COUNTY SURVEYOR BENCH MARK 1F-122-69 NAVD 88 (OCS 1995 ADJUSTMENT) = 72.799'
3. DATE OF AERIAL PHOTOGRAPHY: OCTOBER 08, 2006
4. BOUNDARY INFORMATION SHOWN HEREON WAS COMPILED FROM RECORD DATA, AND DOES NOT REPRESENT A FIELD BOUNDARY SURVEY.
5. BASED ON THE SCHEDULE "B" ITEMS AS LISTED IN THE COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. 2303384, DATED APRIL 28, 2003, THERE ARE NO PLOTTABLE ITEMS THAT AFFECT THE "SURPLUS PARCEL" SHOWN HEREON.



DETAIL 'A' SCALE 1"=300'



VICINITY MAP

NOT TO SCALE

REFERENCES

(XXX R1) – INDICATES RECORD DATA PER DOCUMENT RECORDED IN BOOK ____, PAGE ___ OF OFFICIAL RECORDS.

PROFESSIONAL LAND SURVEYOR JAMES L. GARVIN NO. 6343 EXP. 12/31/2008 STATE OF CALIFORNIA

TOPOGRAPHIC SURVEY / ENCUMBRANCE MAP

STATE OF CALIFORNIA DEPARTMENT OF GENERAL SERVICES

707 THIRD STREET, SUIT 4-105
WEST SACRAMENTO, CA 95605-2811

HUITT-ZOLLARS
Huitt-Zollars, Inc.
430 Exchange, Suite 200, Irvine, CA 92602-1315 (714) 734-5100

PREPARED UNDER THE DIRECTION OF:	L.S.	EXPIRES	DATE
James L. Garvin	6343	12/31/2008	2-13-2007

SCALE	1"=40'
DRAWN BY	VDS
CHECKED BY	JLG
QC REVIEW	
SHEET	1 OF SHEETS
JOB NO	10-1202-02

FAIRVIEW DEVELOPMENTAL CENTER – COSTA MESA, CA

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