

Recording Requested by CITY OF COSTA MESA  
When Recorded Mail to:  
**CITY OF COSTA MESA**  
Attention - City Clerk  
P.O. BOX 1200  
COSTA MESA, CALIFORNIA 92628-1200

Mail Tax Statements to:  
Owner (s) of Record

APN: 426-223-04

Deed No. : 3528

TCA: 15007

R/W No. 05-03

Location: 279 East 17<sup>th</sup> Street

Government Code 6103

Exempt Recording Requested per

Declaration of Documentary Transfer Tax:  
The undersigned Grantor declares that no  
documentary transfer tax is due – no consideration.

**QUITCLAIM DEED**  
(AS TO ANY AND ALL EASEMENT RIGHTS)

GOVERNMENTAL AGENCY EXEMPT CITY OF COSTA MESA

**FOR A VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged,

**City of Costa Mesa, a Municipal Corporation**

Do/does hereby remise, release and forever quitclaim to **DAN M. PERLMUTTER AND SANDRA G. PERLMUTTER, TRUSTEES OF THE PERLMUTTER FAMILY TRUST ESTABLISHED JUNE 1 2003**, the following described real property along with any and all reversion rights as recognized by State and local law, in the City of Costa Mesa, County of Orange, State of California:

SEE RESOLUTION NO. \_\_\_\_\_, RECORDED \_\_\_\_\_ AS INSTRUMENT NO. \_\_\_\_\_ OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER, ORANGE COUNTY, CALIFORNIA, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS DEED IS BEING RECORDED TO PERFECT THE TITLE OF THE SUBJECT PROPERTY.

\_\_\_\_\_  
Deputy City Clerk of the  
City of Costa Mesa

\_\_\_\_\_  
Mayor of the City of Costa Mesa

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

EXHIBIT "A"

CITY OF COSTA MESA  
PUBLIC SERVICES DEPARTMENT

LEGAL DESCRIPTION FOR  
RIGHT-OF-WAY ABANDONMENT ON 17<sup>TH</sup> STREET

APN: 425-223-04  
ADDRESS: 279 EAST 17<sup>TH</sup> STREET  
DEED NO.: 3528

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA,  
BEING A PORTION OF PARCEL B, AS SHOWN ON A PARCEL MAP FILED IN BOOK 28,  
PAGE 17 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY, AND BEING  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

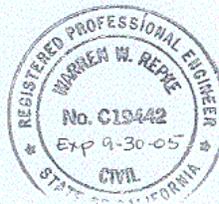
COMMENCING AT THE CENTERLINE INTERSECTION OF EAST 17<sup>TH</sup> STREET AND  
SANTA ANA AVENUE;  
THENCE N49°59'17"W, A DISTANCE OF 150.79 FEET ALONG THE CENTERLINE OF  
SAID EAST 17<sup>TH</sup> STREET;  
THENCE S40°00'43"W, A DISTANCE OF 50.00 FEET PERPENDICULAR TO SAID  
CENTERLINE TO THE SOUTHWESTERLY RIGHT-OF-WAY OF EAST 17<sup>TH</sup> STREET AND  
BEING THE **TRUE POINT OF BEGINNING (TPOB)**;  
THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY OF EAST 17<sup>TH</sup> STREET,  
S40°00'00"W, A DISTANCE OF 10.00 FEET;  
THENCE N49°59'17"W, A DISTANCE OF 112.00 FEET TO THE BEGINNING OF A  
TANGENT CURVE;  
THENCE 26.16 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY  
HAVING A RADIAL BEARING OF N40°00'43"E, A RADIUS OF 58.00 FEET AND A  
CENTRAL ANGLE OF 25°50'35" TO A POINT OF REVERSE CURVATURE (PRC);  
THENCE 18.94 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY  
HAVING A RADIUS OF 42.00 FEET AND A CENTRAL ANGLE OF 25°50'35" TO SAID  
SOUTHWESTERLY RIGHT-OF-WAY OF EAST 17<sup>TH</sup> STREET (THE END OF THIS CURVE  
(EC) IS TANGENT TO THIS RIGHT-OF-WAY LINE);  
THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY, S49°59'17"E, A DISTANCE  
OF 155.59 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 1,358.34 SQUARE FEET, MORE OR LESS.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART  
HEREOF.

This document consisting of two sheets, Exhibits "A" and "B" was prepared by me or under my  
supervision.

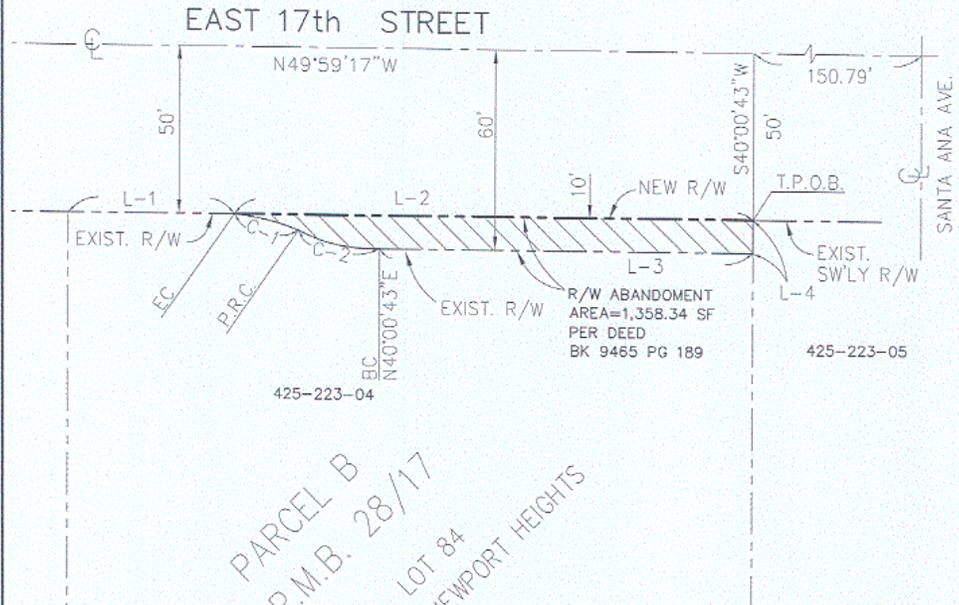
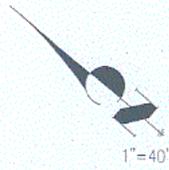
  
Warren W. Repke, RCE 19442



DEED NO. 3528

# EXHIBIT "B"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION OF VACATED STREET EASEMENT



PARCEL B  
P.M.B. 28/17  
LOT 84  
NEWPORT HEIGHTS

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C-1	25°50'35"	18.94'	42.00'
C-2	25°50'35"	26.16'	58.00'

LINE TABLE		
LINE	LENGTH	BEARING
L-1	49.62'	N49°59'17"W
L-2	155.59'	S49°59'17"E
L-3	112.00'	N49°59'17"W
L-4	10.00'	S40°00'00"W

CITY OF COSTA MESA

PLAT

APN: 425-223-04

ADDRESS: 279 EAST 17th STREET

DATE: 07-08-04

DRAWN BY: VMC

SCALE: 1"=40'

COMPILED FROM EXISTING RECORDS

X:\proj\70610018.00\Drawings\ExhibitB.dwg, STA ANA Exhibit B, 08/24/2005 09:20:08 AM, KowC