

**City of Costa Mesa**  
**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**LANDSCAPE AND SIDEWALK EASEMENT VACATION**

SHEET 1 OF 6

**ATTACHMENT 5**

That certain parcel of land situated in the City of Costa Mesa, County of Orange, State of California, being portions of Parcels 1 and 2 of Lot Line Adjustment No. LL-90-11, Recorded April 16, 1991, As Instrument No. 91-178038, Official Records of said County, lying within the 25 foot wide easement for sidewalk and landscaping purposes granted to the City of Costa Mesa by Easement Deed recorded January 4, 1984 as Instrument No. 84-003372, and within the 25 foot wide easement for sidewalk and landscape purposes reserved by the City of Costa Mesa in a Grant Deed recorded April 18, 1991 as Instrument No. 91-178039, described as follows:

STRIP 1A

A strip of land 5.00 feet in width being the Westerly, Northwesterly and Northerly 5.00 feet of Parcel "A" of said Instrument No. 84-003372, said Parcel "A" described as the Easterly, Southeasterly and Southerly 25.00 feet of Lot 1 of Tract No. 10950, as shown on a Map filed in Book 515, pages 1 through 8, inclusive, of Miscellaneous Maps, in the office of the County Recorder of said County, the Easterly, Southeasterly and Southerly lines of said 25.00 feet of land being the Westerly, Northwesterly and Northerly lines of Anton Boulevard as shown on said map.

The Westerly terminus of the sidelines of said strip of land to be prolonged or shortened to terminate at the easterly line of Lot "B" of said Tract No. 10950 and the Northerly terminus of the sidelines of said 5.00 feet of land to be prolonged to terminate at the Northeasterly line of said Lot 1.

STRIP 1B

That portion of Parcel "B" of said Instrument No. 84-003372, being a 5.00 foot wide strip of land, the Easterly and Southeasterly sideline of which is a line parallel and concentric with and 25.00 feet Easterly and Southeasterly of the Westerly line of said Lot 1.

The Northerly terminus of the sidelines of said 5.00 feet of land to be prolonged to terminate at the most Northwesterly line of said Lot 1, and the Southerly terminus of the sidelines of said 5.00 feet of land to be prolonged or shortened to terminate at the Northerly line of said Lot "B".

STRIP 1C

The Easterly, Northeasterly and Northerly 5.00 feet of that certain easement reserved in said Instrument No. 91-178039.

The Northerly terminus of the sidelines of said 5.00 feet of land to be prolonged or shortened to terminate at the Northerly line of said Lot "B", and the Easterly terminus of the sidelines of said 5.00 feet of land to be prolonged or shortened to terminate at the Easterly line of said Lot "B".

Contains 19,167 sq. ft., or 0.44 acres, more or less.

Subject to all covenants, conditions, restrictions, reservations, rights of way and easements of record if any.

As shown on Exhibit "B" attached hereto and by this reference made a part hereof.

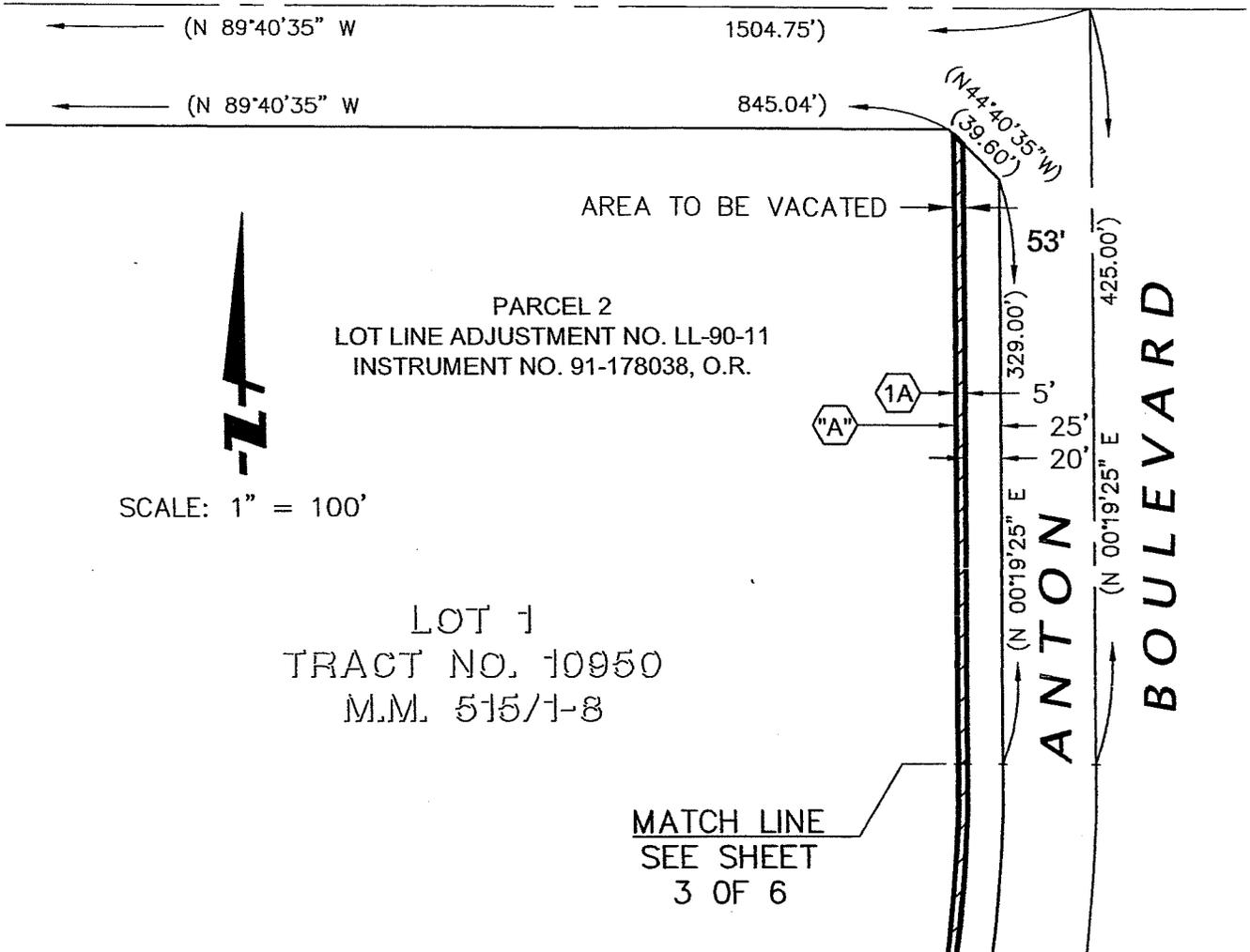
*Brian K. Mickelson* 8/07/08

Brian K. Mickelson, L.S. No. 7320  
 License Expires 06/30/09



City of Costa Mesa  
**EXHIBIT B**  
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**SUNFLOWER AVE.**



LEGEND

- ①A STRIP 1A
- ①B STRIP 1B
- ①C STRIP 1C
- Ⓐ PARCEL "A" OF INSTRUMENT NO. 84-003372
- Ⓑ PARCEL "B" OF INSTRUMENT NO. 84-003372
- Ⓒ EASEMENT RESERVED BY INSTRUMENT NO. 91-178039
- ▨ = AREA TO BE VACATED

NOTE: BEARINGS AND DISTANCES SHOWN IN PARANTHESES ( ) ARE RECORD PER THE MAP OF TRACT NO. 10950 M.M. 515 / 1-8. BEARINGS AND DISTANCES SHOWN IN BRACKETS [ ] ARE RECORD PER LOT LINE ADJUSTMENT NO. LL-90-11 RECORDED APRIL 16, 1991 AS INSTRUMENT NO. 91-178038, OFFICIAL RECORDS.

*Brian K. Mickelson* 8/07/08

BRIAN K. MICKELSON, L.S. 7320  
LICENSE EXPIRES 06/30/09



City of Costa Mesa  
**EXHIBIT B**  
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LOT 1  
TRACT NO. 10950  
M.M. 515/1-8

MATCH LINE  
SEE SHEET  
2 OF 6

PARCEL 2  
LOT LINE ADJUSTMENT NO. LL-90-11  
INSTRUMENT NO. 91-178038, O.R.



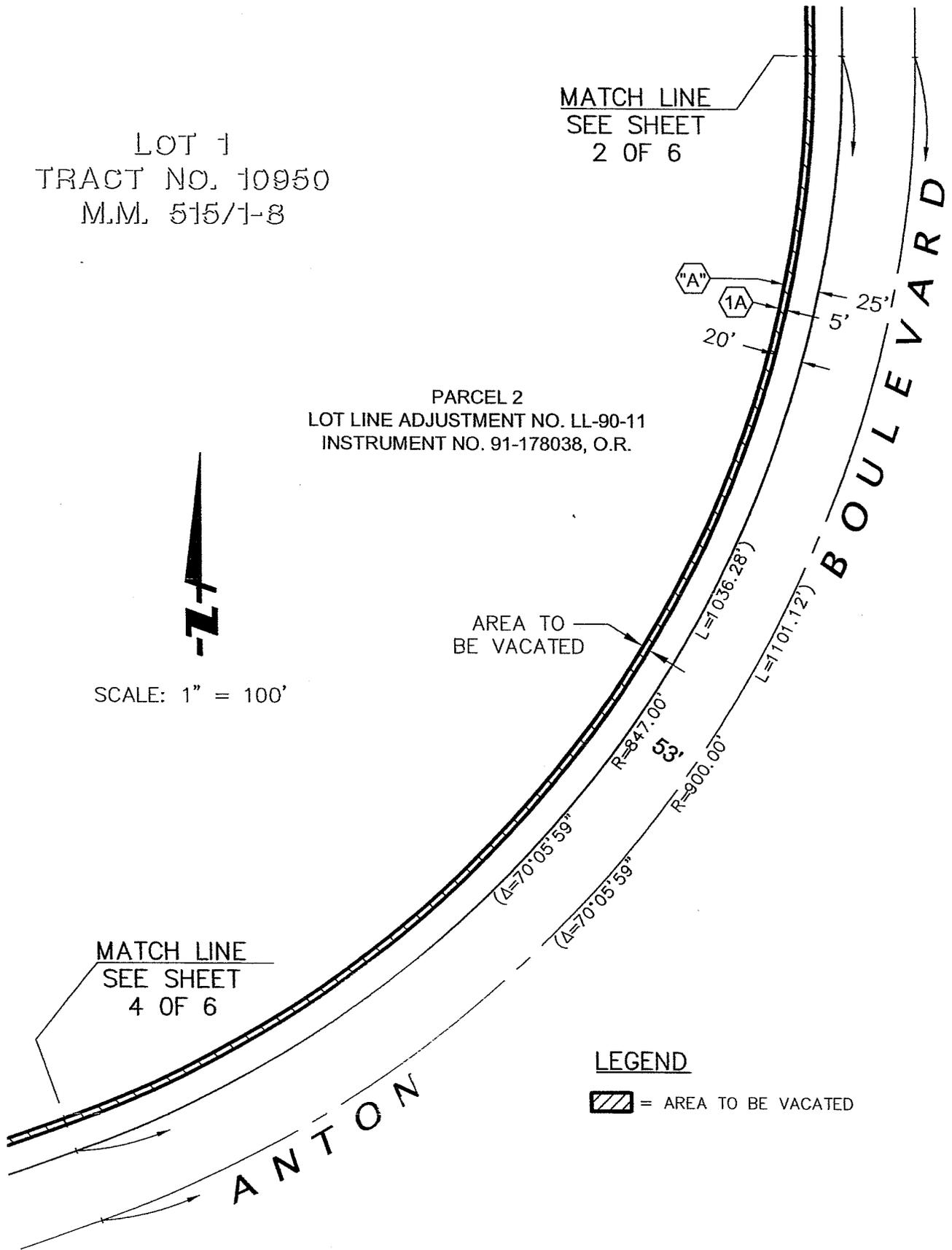
SCALE: 1" = 100'

AREA TO  
BE VACATED

MATCH LINE  
SEE SHEET  
4 OF 6

LEGEND

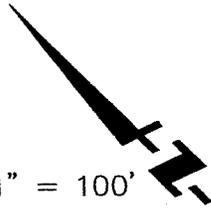
 = AREA TO BE VACATED



City of Costa Mesa  
**EXHIBIT B**  
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

MATCH LINE  
SEE SHEET  
3 OF 6

SCALE: 1" = 100'



PARCEL 2  
LOT LINE ADJUSTMENT NO. LL-90-11  
INSTRUMENT NO. 91-178038, O.R.

LOT 1  
TRACT NO. 10950  
M.M. 515/1-8

AREA TO  
BE VACATED

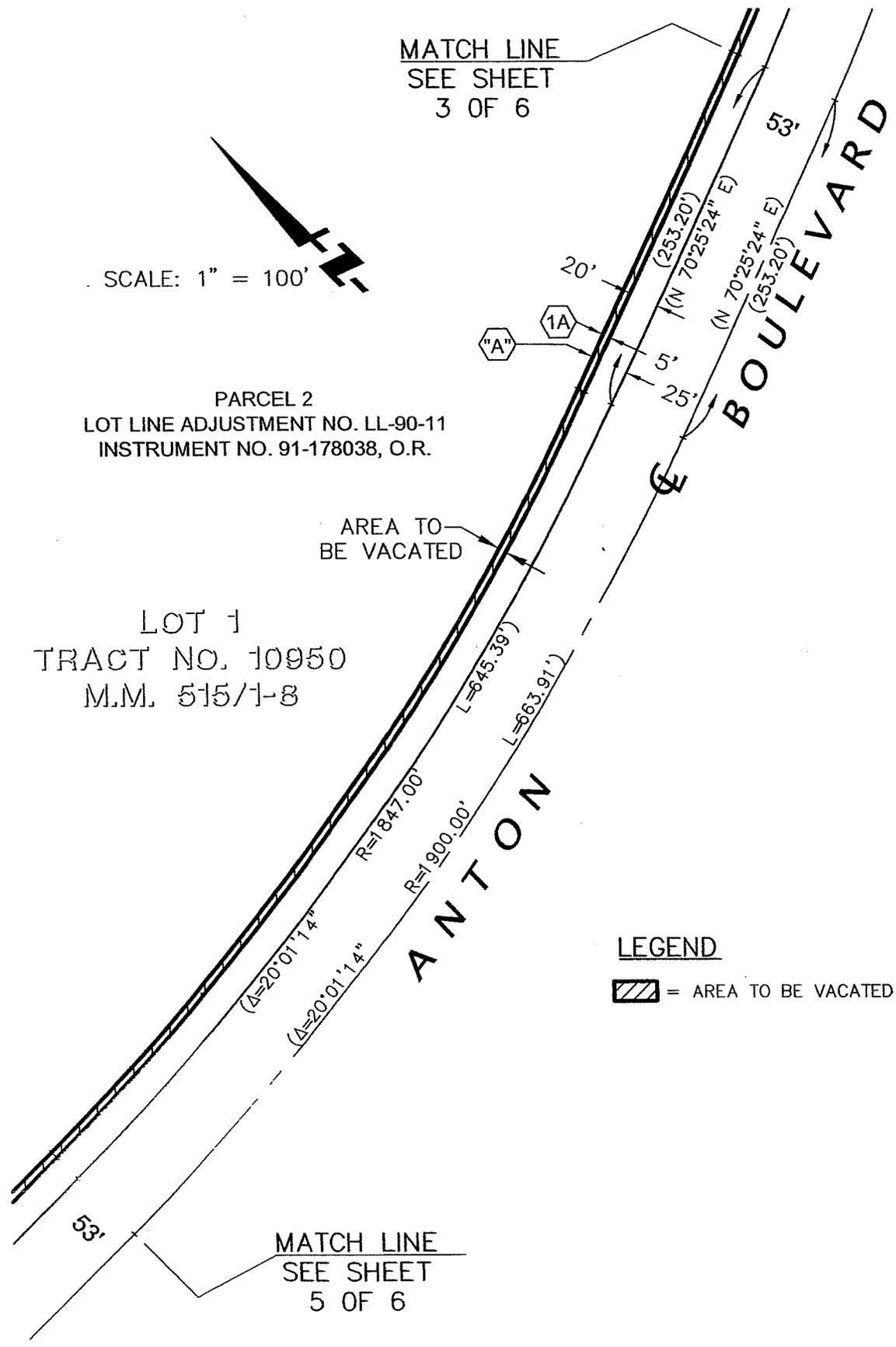
ANTON

BOULEVARD

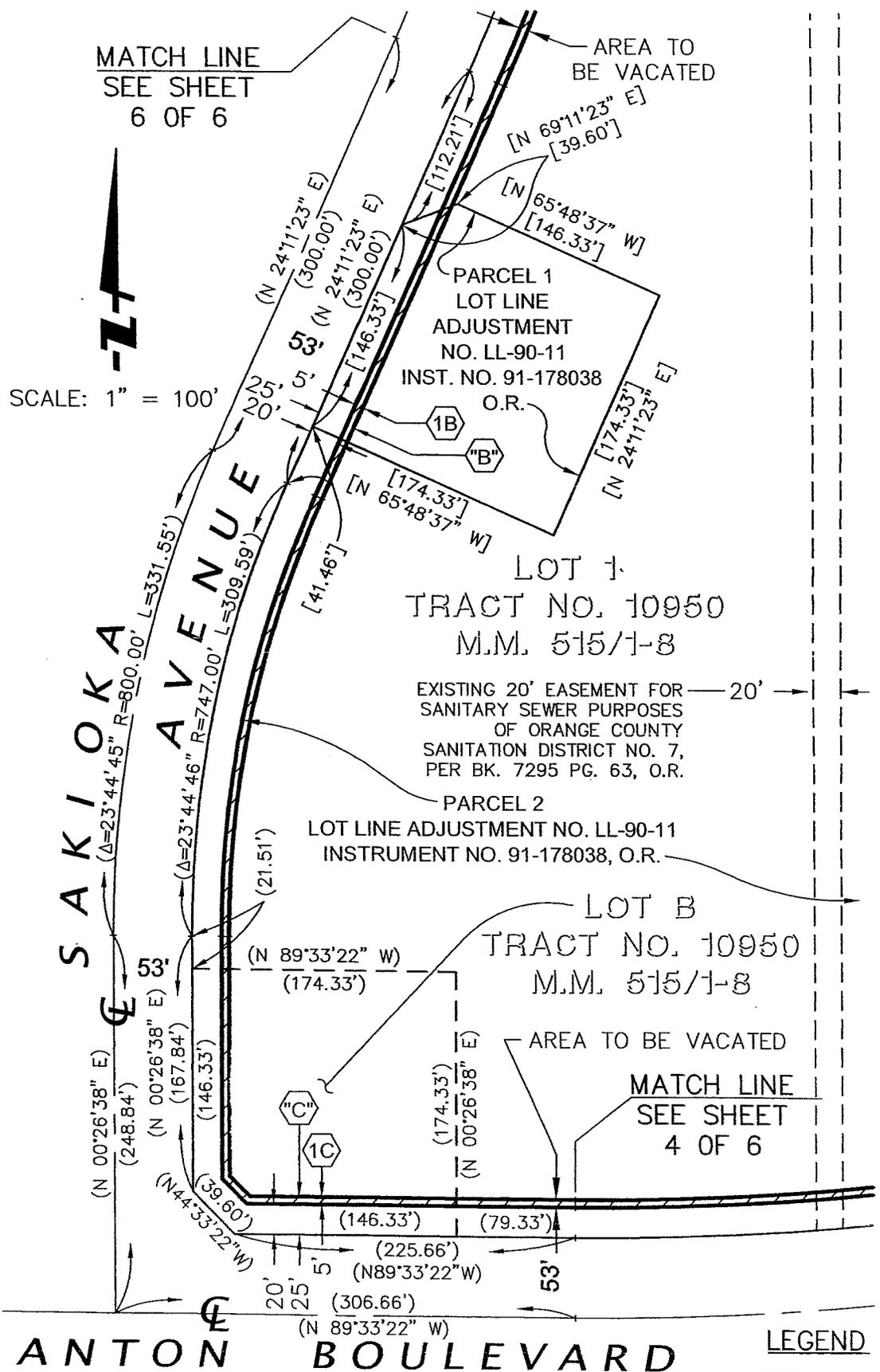
LEGEND

 = AREA TO BE VACATED

MATCH LINE  
SEE SHEET  
5 OF 6



City of Costa Mesa  
**EXHIBIT B**  
SKETCH TO ACCOMPANY LEGAL DESCRIPTION



MATCH LINE  
SEE SHEET  
6 OF 6

AREA TO  
BE VACATED

SCALE: 1" = 100'



PARCEL 1  
LOT LINE  
ADJUSTMENT  
NO. LL-90-11  
INST. NO. 91-178038  
O.R.

LOT 1  
TRACT NO. 10950  
M.M. 515/1-8

EXISTING 20' EASEMENT FOR  
SANITARY SEWER PURPOSES  
OF ORANGE COUNTY  
SANITATION DISTRICT NO. 7,  
PER BK. 7295 PG. 63, O.R.

PARCEL 2  
LOT LINE ADJUSTMENT NO. LL-90-11  
INSTRUMENT NO. 91-178038, O.R.

LOT B  
TRACT NO. 10950  
M.M. 515/1-8

AREA TO BE VACATED

MATCH LINE  
SEE SHEET  
4 OF 6

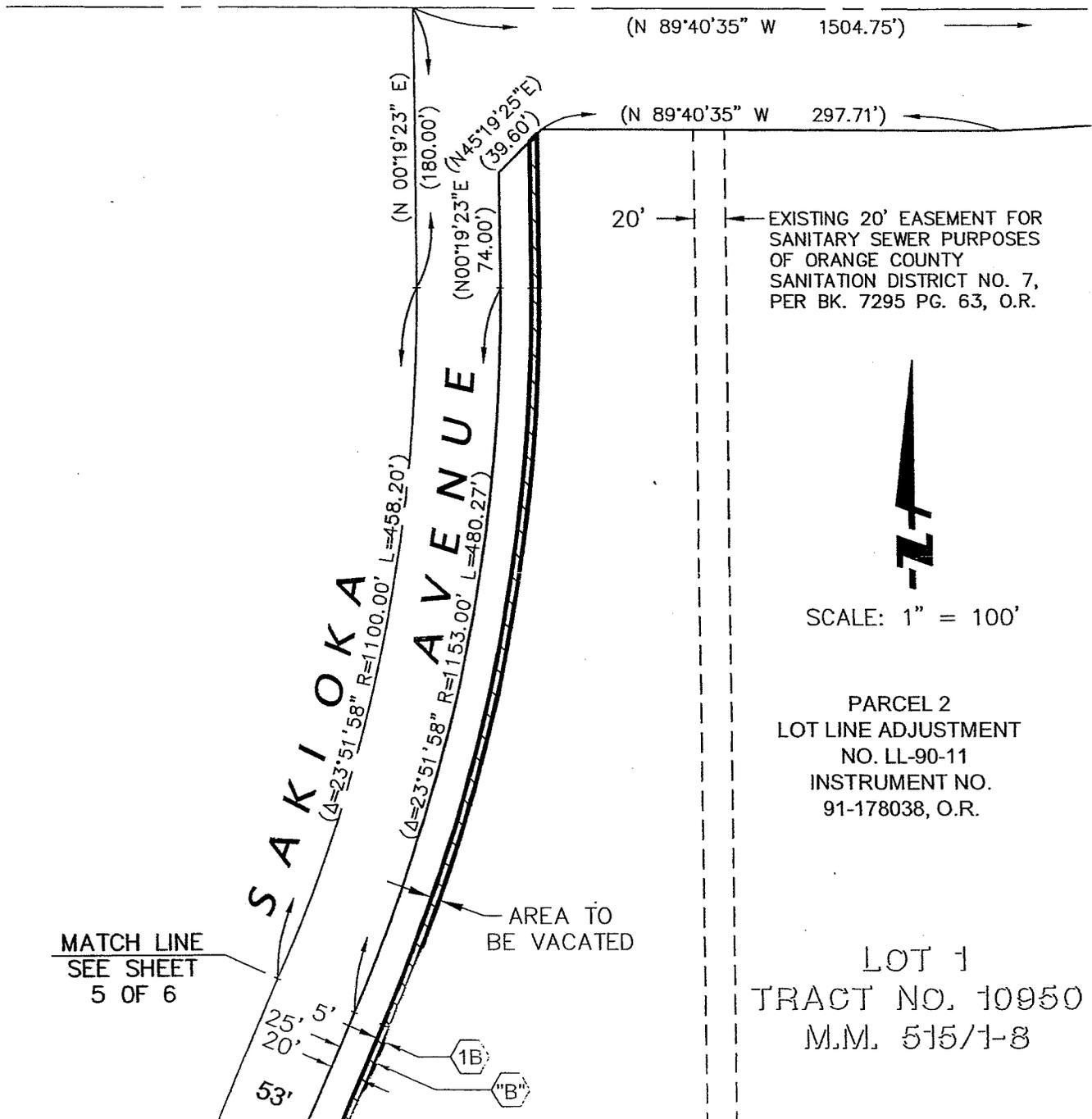
**ANTON BOULEVARD**

LEGEND

= AREA TO BE VACATED

City of Costa Mesa  
**EXHIBIT B**  
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**SUNFLOWER AVENUE**



(N 89°40'35" W 1504.75')  
 (N 89°40'35" W 297.71')

(N 00°19'23" E 180.00')  
 (N 00°19'23" E 74.00')  
 (N 45°19'25" E 39.60')

**S A K I O K A**  
 (A=23°51'58" R=1100.00' L=458.20')

**A V E N U E**  
 (A=23°51'58" R=1153.00' L=480.27')

EXISTING 20' EASEMENT FOR  
 SANITARY SEWER PURPOSES  
 OF ORANGE COUNTY  
 SANITATION DISTRICT NO. 7,  
 PER BK. 7295 PG. 63, O.R.



SCALE: 1" = 100'

PARCEL 2  
 LOT LINE ADJUSTMENT  
 NO. LL-90-11  
 INSTRUMENT NO.  
 91-178038, O.R.

LOT 1  
 TRACT NO. 10950  
 M.M. 515/1-8

MATCH LINE  
 SEE SHEET  
 5 OF 6

AREA TO  
 BE VACATED

**LEGEND**

- (1A) STRIP 1A
- (1B) STRIP 1B
- (1C) STRIP 1C
- (A) PARCEL "A" OF INSTRUMENT NO. 84-003372
- (B) PARCEL "B" OF INSTRUMENT NO. 84-003372
- (C) EASEMENT RESERVED BY INSTRUMENT NO. 91-178039
- = AREA TO BE VACATED