

**EXHIBIT "A"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA 2012 - \_\_\_\_\_**  
**(LEGAL DESCRIPTION)**

| OWNERS                      | EXISTING PARCELS<br>AP NUMBER | PROPOSED PARCELS<br>REFERENCE NUMBER |
|-----------------------------|-------------------------------|--------------------------------------|
| Bayside Village Marina, LLC | 440-132-61                    | PARCEL 1                             |
| Bayside Village Marina, LLC | 440-132-60                    | PARCEL 2                             |

**EXISTING LEGAL DESCRIPTION:**

PARCELS 2 AND 3 OF PARCEL MAP NO. 93-111, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 278, PAGES 40 TO 45 INCLUSIVE OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, AS CORRECTED BY THAT CERTAIN CERTIFICATE OF CORRECTION RECORDED JUNE 6, 1994 AS INSTRUMENT NO. 94-380365 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

**PROPOSED LEGAL DESCRIPTION:**

PARCEL 1 AND PARCEL 2

THIS EXHIBIT HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION,

DATED THIS 4<sup>th</sup> DAY OF February, 2016.

  
 \_\_\_\_\_  
 JERRY L. USELTON, L.S. 5347



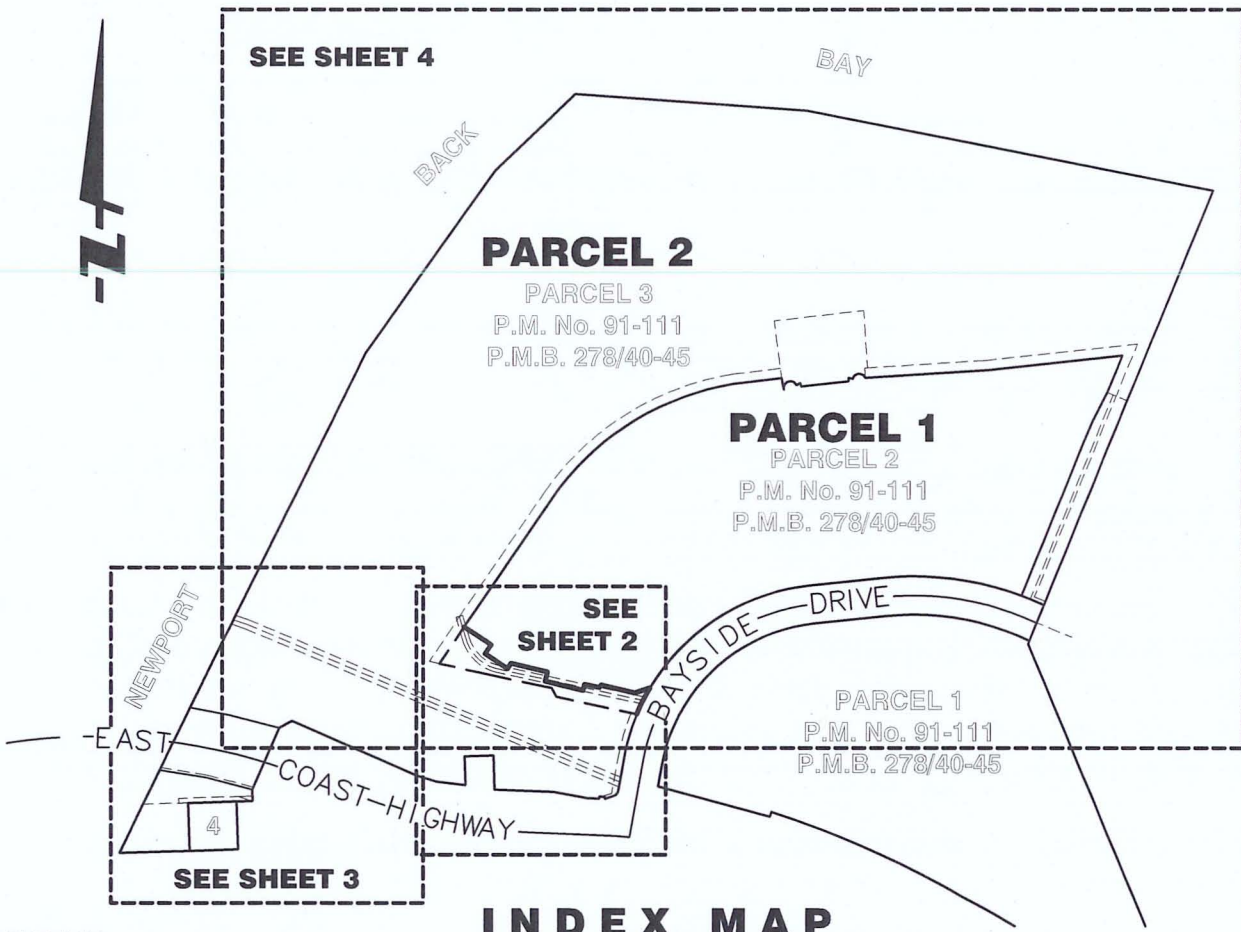
# EXHIBIT "B"

## CITY OF NEWPORT BEACH

### LOT LINE ADJUSTMENT NO. LA 2012 - \_\_\_\_\_

(MAP)

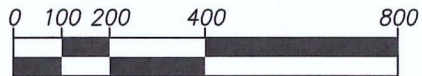
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| Bayside Village Marina, LLC | 440-132-61                    | PARCEL 1                             |
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### INDEX MAP

**LEGEND**

- EXISTING LOT LINES TO REMAIN
- PROPOSED LOT LINE
- - - EXISTING LOT LINES TO BE ADJUSTED
- - - - EXISTING EASEMENTS AS NOTED
- SEE SHEET 7 FOR EASEMENT NOTES
- SEE SHEET 6 FOR LINE AND CURVE DATA TABLES



GRAPHIC SCALE  
SCALE: 1"=400'

THIS EXHIBIT HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION.

DATED THIS 4<sup>th</sup> DAY OF February, 2016.

*[Handwritten Signature]*  
 JERRY L. USELTON, L.S. 5347





# EXHIBIT "B"

## CITY OF NEWPORT BEACH

### LOT LINE ADJUSTMENT NO. LA 2012 - \_\_\_\_\_

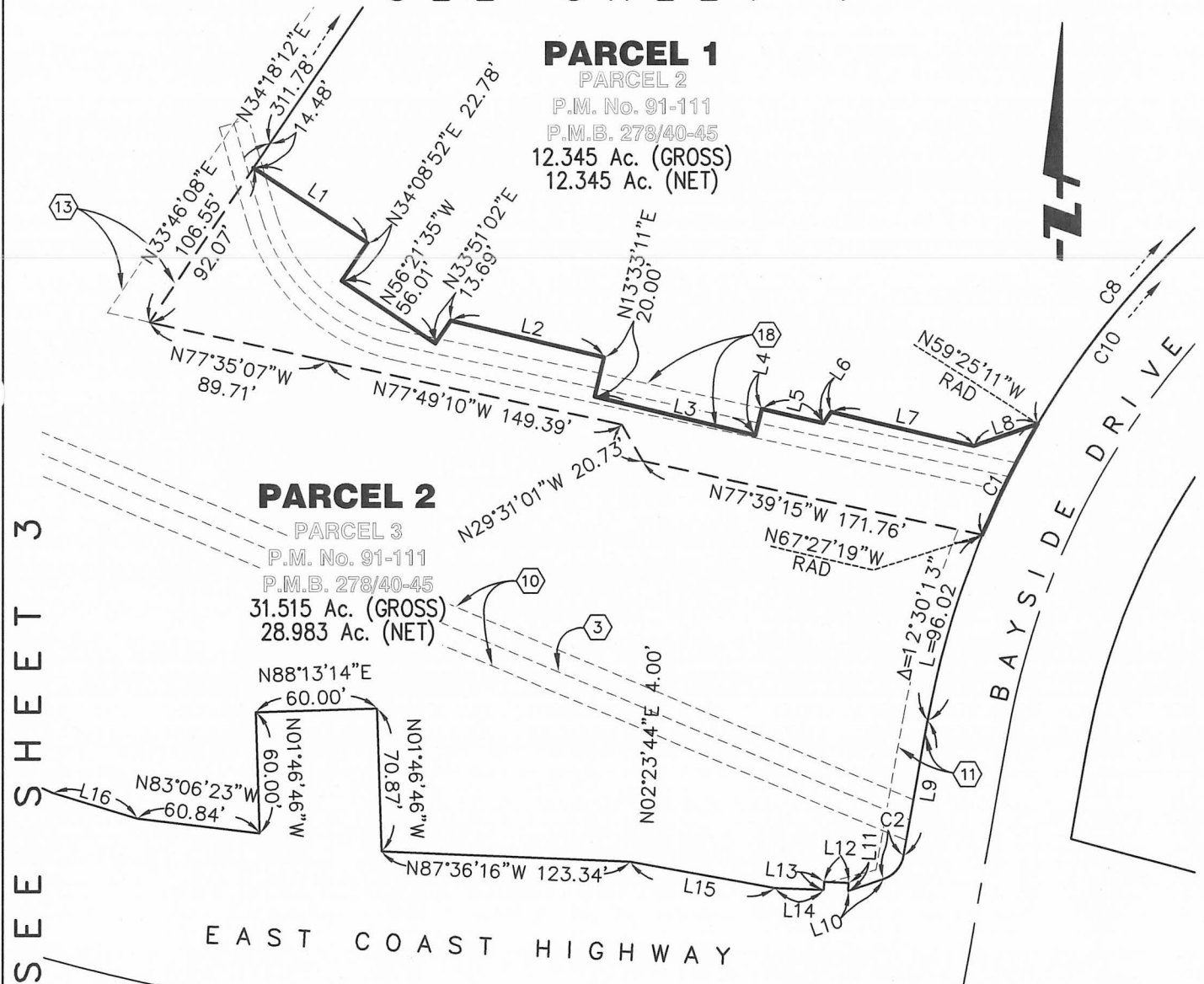
(MAP)

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| Bayside Village Marina, LLC | 440-132-60                    | PARCEL 2                             |

SEE SHEET 4

### PARCEL 1

PARCEL 2  
 P.M. No. 91-111  
 P.M.B. 278/40-45  
 12.345 Ac. (GROSS)  
 12.345 Ac. (NET)



### PARCEL 2

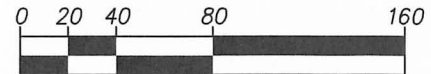
PARCEL 3  
 P.M. No. 91-111  
 P.M.B. 278/40-45  
 31.515 Ac. (GROSS)  
 28.983 Ac. (NET)

SEE SHEET 3

SEE SHEET 4

**LEGEND**

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GRAPHIC SCALE  
SCALE: 1"=80'

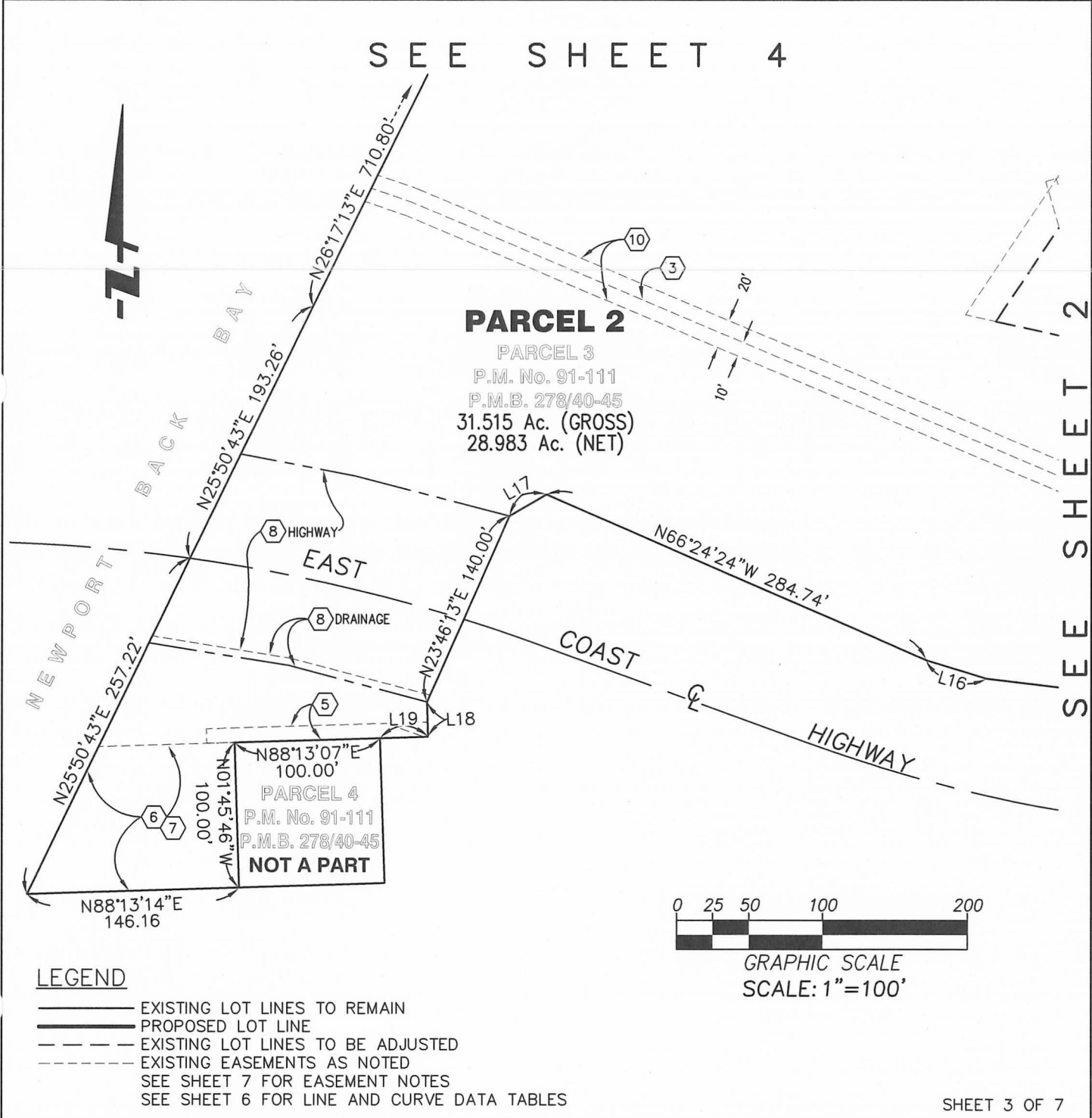
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## CITY OF NEWPORT BEACH

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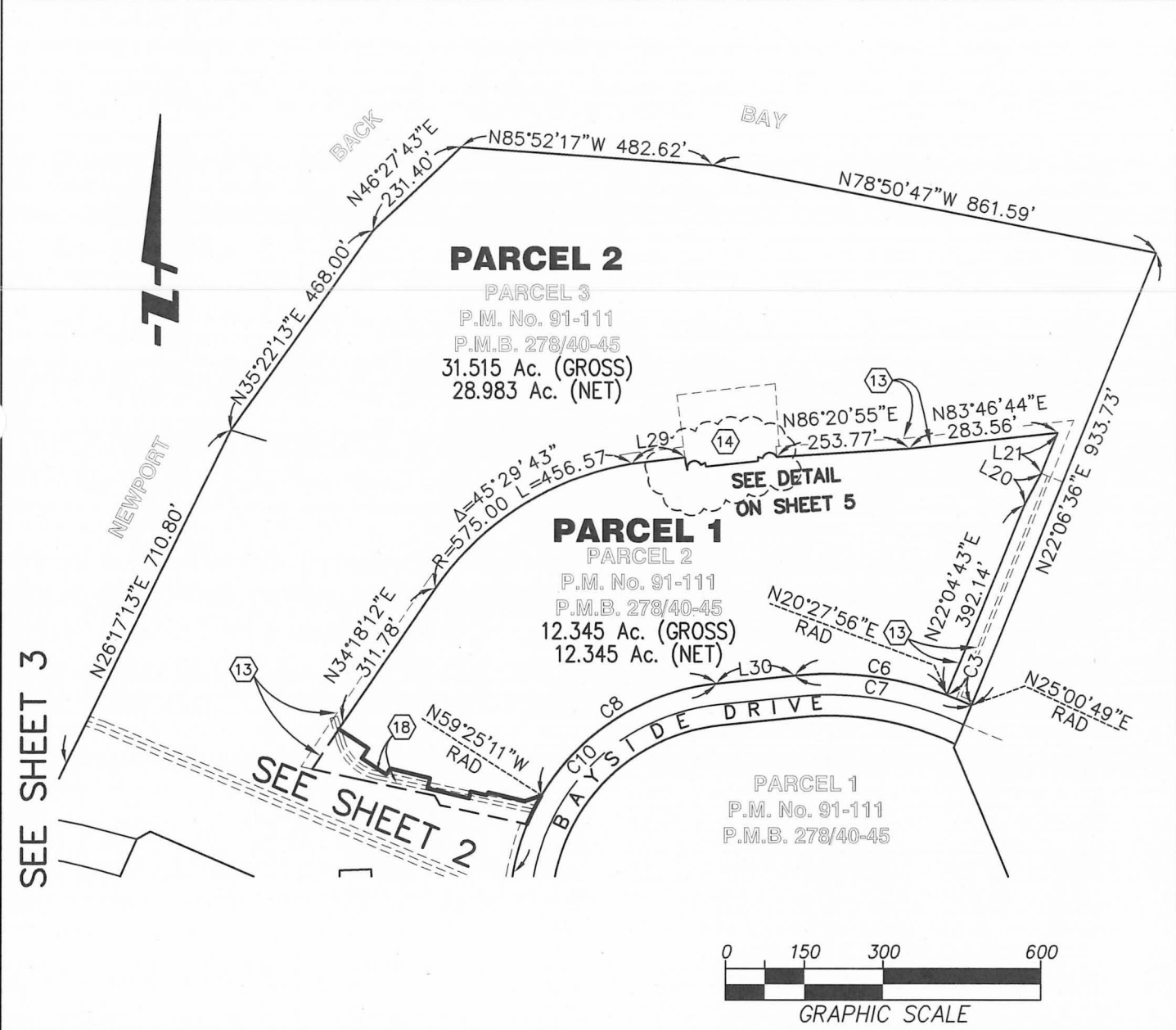
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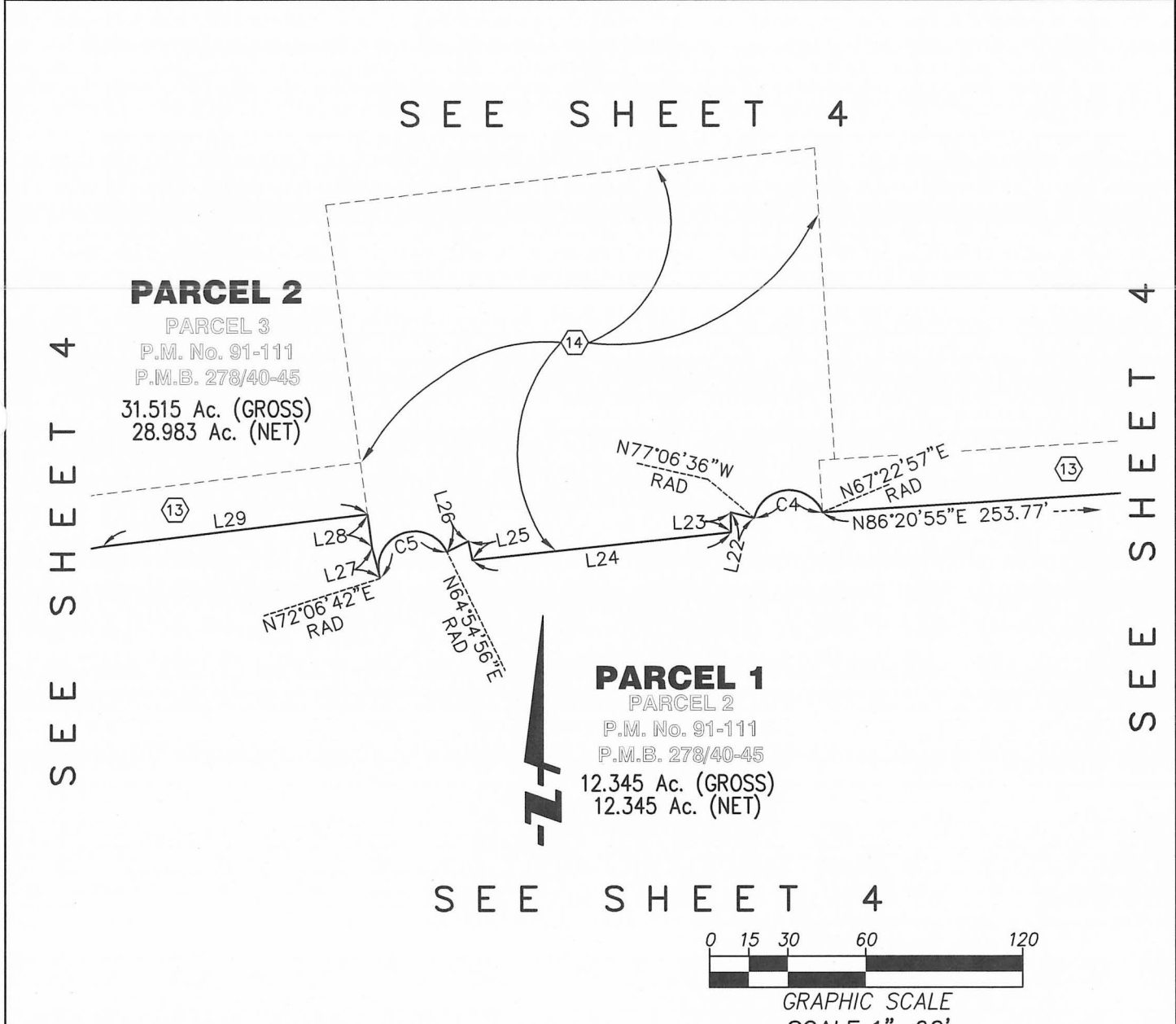
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## CITY OF NEWPORT BEACH

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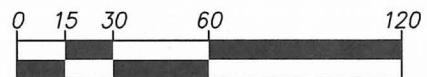
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**LEGEND**

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GRAPHIC SCALE  
 SCALE: 1"=60'

**EXHIBIT "B"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA 2012 - \_\_\_\_\_**  
**(MAP)**

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|-----------------------------|-------------------------------|--------------------------------------|
| Bayside Village Marina, LLC | 440-132-61                    | PARCEL 1                             |
| Bayside Village Marina, LLC | 440-132-60                    | PARCEL 2                             |

**DATA TABLES**

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE#      | BEARING     | LENGTH |
| L1         | N56°35'44"W | 67.67  |
| L2         | N76°26'49"W | 77.93  |
| L3         | N76°26'49"W | 82.00  |
| L4         | N13°33'11"E | 13.47  |
| L5         | N76°50'14"W | 31.36  |
| L6         | N33°51'46"E | 6.73   |
| L7         | N76°26'56"W | 71.97  |
| L8         | N70°53'03"E | 33.74  |
| L9         | N10°02'29"E | 68.08  |
| L10        | N71°15'20"E | 18.19  |
| L11        | N02°23'44"E | 4.00   |
| L12        | N87°36'16"W | 12.00  |
| L13        | N02°23'44"E | 4.00   |
| L14        | N87°36'16"W | 24.16  |
| L15        | N79°43'50"W | 73.00  |
| L16        | N73°06'54"W | 43.65  |
| L17        | N60°16'43"E | 29.81  |
| L18        | N01°46'46"W | 24.00  |
| L19        | N88°13'34"E | 33.06  |
| L20        | N27°40'32"E | 68.42  |
| L21        | N22°08'49"E | 83.80  |
| L22        | N76°24'49"W | 9.28   |
| L23        | N01°06'20"W | 7.64   |
| L24        | N83°52'34"E | 100.02 |
| L25        | N11°23'09"W | 7.51   |
| L26        | N63°38'55"E | 9.31   |
| L27        | N14°50'20"W | 12.40  |
| L28        | N07°30'04"W | 12.78  |
| L29        | N83°04'52"E | 102.32 |
| L30        | N84°02'29"E | 150.00 |

| CURVE TABLE |            |        |        |
|-------------|------------|--------|--------|
| CURVE       | DELTA      | RADIUS | LENGTH |
| C1          | 8°02'07"   | 440.00 | 61.71  |
| C2          | 61°12'51"  | 15.00  | 16.03  |
| C3          | 4°32'53"   | 640.00 | 50.80  |
| C4          | 144°29'33" | 13.85  | 34.93  |
| C5          | 172°48'14" | 13.85  | 41.77  |
| C6          | 26°25'27"  | 640.00 | 295.16 |
| C7          | 30°58'20"  | 640.00 | 345.96 |
| C8          | 53°27'40"  | 440.00 | 410.55 |
| C10         | 74°00'00"  | 440.00 | 568.28 |



**EXHIBIT "B"**  
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**(MAP)**

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|-----------------------------|-------------------------------|--------------------------------------|
| Bayside Village Marina, LLC | 440-132-61                    | PARCEL 1                             |
| Bayside Village Marina, LLC | 440-132-60                    | PARCEL 2                             |

**EASEMENT NOTES:**

- ③ SUCCESSORS AND ASSIGNS OF LAGUNA BEACH COUNTY WATER DISTRICT HOLDER OF AN EASEMENT FOR WATER PIPE LINE PURPOSES RECORDED NOVEMBER 30, 1928 IN BOOK 221 PAGE 76 OF OFFICIAL RECORDS
- ⑤ COUNTY SANITATION DISTRICT No. 5 OF ORANGE COUNTY HOLDER OF AN EASEMENT FOR SEWER PURPOSES RECORDED MARCH 16, 1966 IN BOOK 7870 PAGE 919 OF OFFICIAL RECORDS AMENDED SEPTEMBER 15, 1983 AS INSTRUMENT NO. 83-406733
- ⑥ SOUTHERN CALIFORNIA EDISON CO., ORANGE COUNTY SANITATION DISTRICT, SOUTHERN CALIFORNIA GAS CO., TELEPROMPTER CABLE T.V. CO., AND PACIFIC TELEPHONE AND TELEGRAPH CO. HOLDERS OF VARIOUS EASEMENTS FOR PUBLIC UTILITY PURPOSES RESERVED IN THE DOCUMENT RECORDED DECEMBER 1, 1983 AS INSTRUMENT NO. 83-549259 OF OFFICIAL RECORDS
- ⑦ THE STATE OF CALIFORNIA HOLDER ALL RIGHTS OF INGRESS AND EGRESS TO THE ADJOINING HIGHWAY, RESERVED IN THE DOCUMENT RECORDED DECEMBER 1, 1983 AS INSTRUMENT NO. 83-549259 OF OFFICIAL RECORDS
- ⑧ THE STATE OF CALIFORNIA HOLDER OF AN EASEMENT FOR HIGHWAY AND DRAINAGE PURPOSES RECORDED MARCH 22, 1984 AS INSTRUMENT NO. 84-118950 OF OFFICIAL RECORDS
- ⑩ THE CITY OF NEWPORT BEACH HOLDER OF EASEMENTS FOR WATERLINE AND STORM DRAIN PURPOSES AS OFFERED FOR DEDICATION PER PARCEL MAP NO. 93-111
- ⑪ THE CITY OF NEWPORT BEACH HOLDER OF THE IRREVOCABLE OFFER TO DEDICATE TO THE CITY OF NEWPORT BEACH AN EASEMENT FOR STREET PURPOSES AS SHOWN ON THE MAP OF SAID TRACT, OVER A PORTION OF SAID LAND. SAID OFFER WAS NOT ACCEPTED AT THIS TIME.
- ⑬ A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES FOR THE BENEFIT OF PARCEL 2 OF PARCEL MAP NO. 93-111 OVER THAT PORTION OF PARCEL 3 OF PARCEL MAP NO. 93-111 DESIGNATED BY NOTE K, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 278, PAGES 40 TO 45 INCLUSIVE OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, AS CORRECTED BY THAT CERTAIN CERTIFICATE OF CORRECTION RECORDED JUNE 6, 1994 AS INSTRUMENT NO. 94-380365 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA, AS NOTED IN THE IN THE DEED RECORDED AUGUST 23, 2004 AS INSTRUMENT NO. 2004000762947 OF OFFICIAL RECORDS AND AS RESERVED IN THE DEED RECORDED AUGUST 23, 2004 AS INSTRUMENT NO. 2004000762948 OF OFFICIAL RECORDS AND RE-RECORDED OCTOBER 22, 2004 AS INSTRUMENT NO. 2004000955355 OF OFFICIAL RECORDS.
- ⑭ A NON-EXCLUSIVE EASEMENT FOR RECREATIONAL USE FOR THE BENEFIT OF PARCEL 2 OF PARCEL MAP NO. 93-111 OF THAT PORTION OF PARCEL 3 OF PARCEL MAP NO. 93-111 DESIGNATED BY NOTE L IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 278, PAGES 40 TO 45 INCLUSIVE OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, AS CORRECTED BY THAT CERTAIN CERTIFICATE OF CORRECTION RECORDED JUNE 6, 1994 AS INSTRUMENT NO. 94-380365 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA, AS NOTED IN THE IN THE DEED RECORDED AUGUST 23, 2004 AS INSTRUMENT NO. 2004000762947 OF OFFICIAL RECORDS AND AS RESERVED IN THE DEED RECORDED AUGUST 23, 2004 AS INSTRUMENT NO. 2004000762948 OF OFFICIAL RECORDS RE-RECORDED OCTOBER 22, 2004 AS INSTRUMENT NO. 2004000955355 OF OFFICIAL RECORDS.
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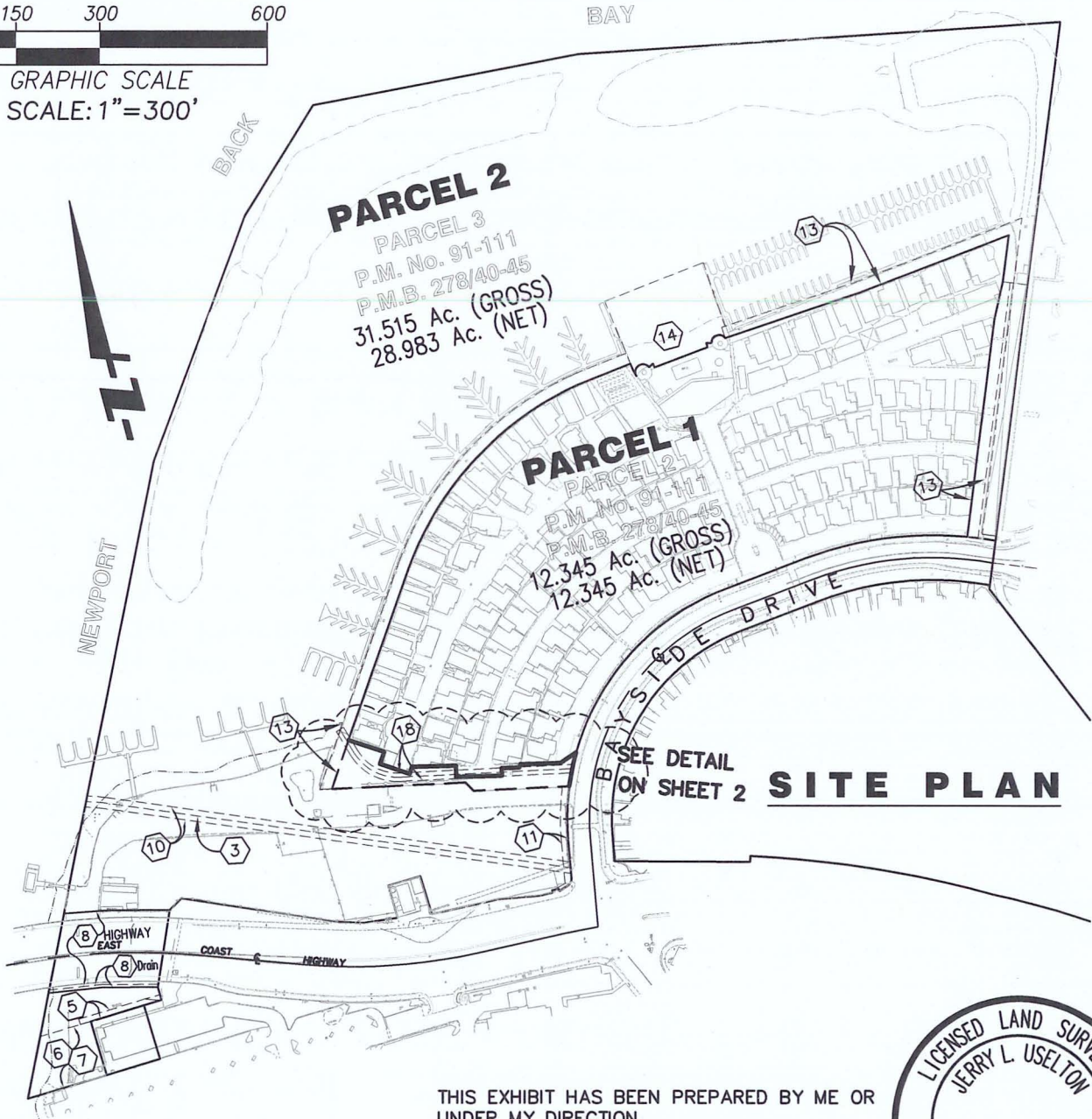
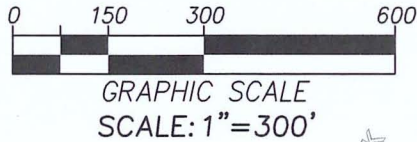
# EXHIBIT "C"

## CITY OF NEWPORT BEACH

### LOT LINE ADJUSTMENT NO. LA 2012 - \_\_\_\_\_

(SITE PLAN)

| OWNERS                      | EXISTING PARCELS<br>AP NUMBER | PROPOSED PARCELS<br>REFERENCE NUMBER |
|-----------------------------|-------------------------------|--------------------------------------|
| Bayside Village Marina, LLC | 440-132-61                    | PARCEL 1                             |
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**LEGEND**

- EXISTING LOT LINES TO REMAIN
- PROPOSED LOT LINE
- - - - - EXISTING LOT LINES TO BE ADJUSTED
- - - - - EXISTING EASEMENTS AS NOTED
- SEE SHEET 3 FOR EASEMENT NOTES

THIS EXHIBIT HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION.

DATED THIS 4<sup>th</sup> DAY OF February, 2016.

*Jerry L. Uselton*  
JERRY L. USELTON, L.S. 5347



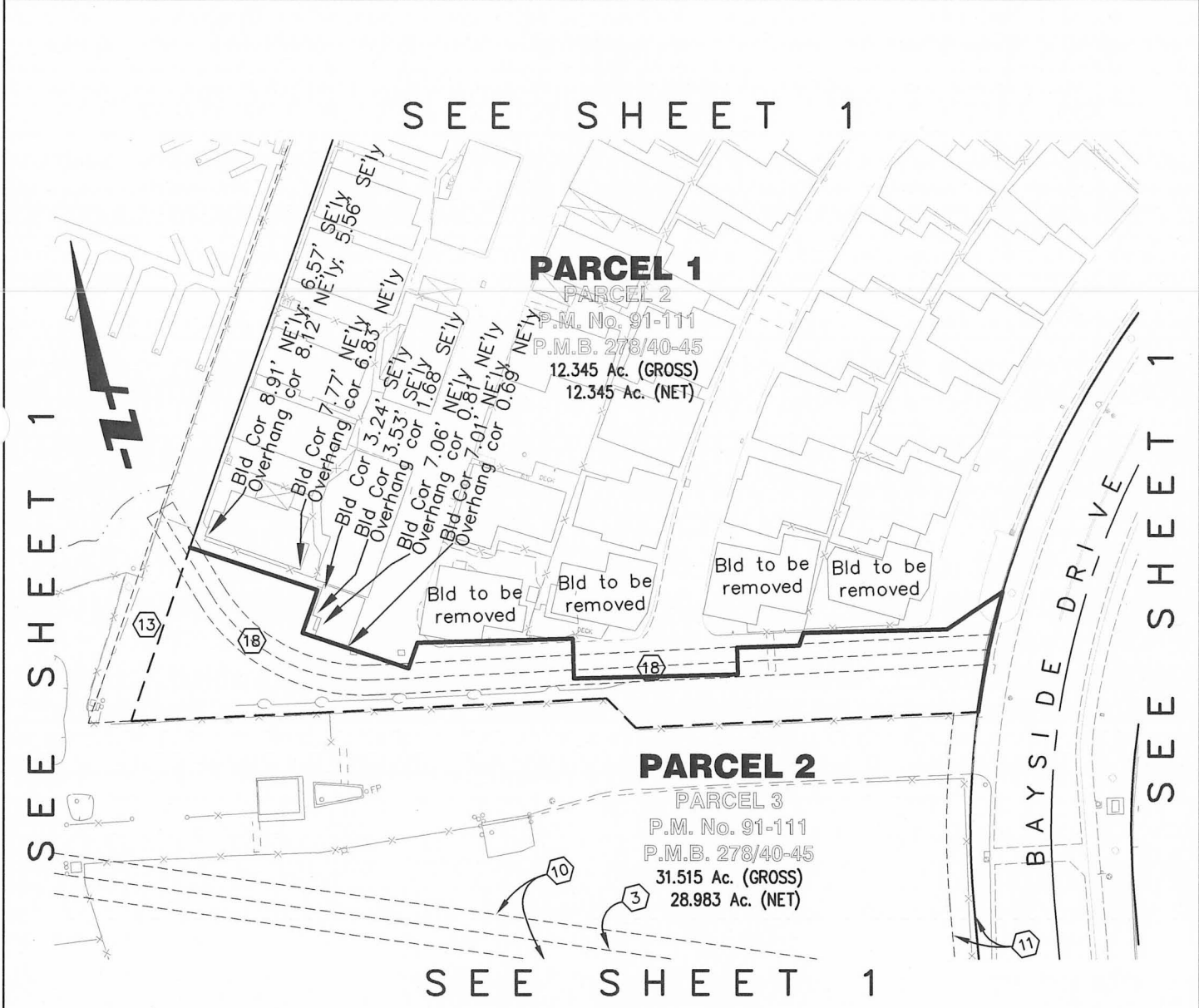
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## CITY OF NEWPORT BEACH

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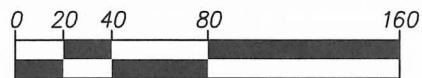
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**LEGEND**

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GRAPHIC SCALE  
SCALE: 1"=80'



**EXHIBIT "B"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA 2012 - \_\_\_\_\_**  
**(SITE PLAN)**

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