FINLEY STREET

NEWPORT BOULEVARD

PUBLIC STREET

VIA OPORTO

VIA MALAGA

S89°51'48"E 144.56'
98.06'
N00°07'23"E 47.40'
N89°32'18"E 7.54'
N44°06'26"E 24.39'
N06°46'51"E 98.18'

Δ=49°58'10"
R=351.15'
L=306.25'
N39°53'38"W 108.61'

PARCEL 'A'
AREA = 0.248 AC
(STREET WIDENING)

Δ=19°04'14"
R=60.33'
L=20.08'
N19°16'23"E 20.59'
Δ=17°49'16"
R=85.58'
L=26.62'

PROPOSED RIGHT OF WAY PER DATA PROVIDED BY CITY OF NEWPORT BEACH

PARCEL 1
AREA = 3.802 AC
(LEASE PARCEL)

S00°09'03"W 53.55'
S89°50'57"E 12.85'
S89°50'57"E 77.15'
N00°00'08"E 78.62'
N00°09'03"E 138.02'

L=391.65'
Δ=08°08'44"
R=2754.93'
Δ=2°38'27" R=2577.43'
L=118.79'

Δ=5°18'04"
R=157.91'
L=14.61'
Δ=57°00'28"
R=13.00'
L=12.93'
N46°48'32"W 43.08'

S89°58'22"E 9.24'
N00°43'30"E 29.78'

PARCEL 3
AREA = 0.268 AC
(FIRE STATION)

N89°47'36"E 94.60'
Δ=31°00'19"
R=48.00'
L=25.97'
Δ=91°12'25"
R=10.00'
L=15.92'
N42°57'46"E 11.67'

PARCEL 'B'
AREA = 0.016 AC

N'LY LINE OF FORMERLY 'THE HUDSON' PER LANCASTERS ADDITION TO NEWPORT BEACH PER MM 5/14

N86°56'46"W 172.05'
N89°51'48"W 510.82'
N86°56'46"W 54.88'
S26°56'46"E 21.71
S26°56'46"E 21.18'
N89°51'48"W 118.46'

PARCEL 2
AREA = 0.152 AC
(LEASE PARCEL)

Δ=62°55'02"
R=8.50'
L=9.33'
Δ=4°44'13"
R=700.00'
L=57.87'
N85°23'59"E 74.86'
S89°47'36"E 62.25'

32nd STREET
PUBLIC STREET

VILLA WAY

1. BEARINGS AND DISTANCES SHOWN HERON ARE TAKEN FROM THE ALTA MAP SURVEYED BY FUSCOE ENGINEERING DATED NOV. 12, 2002 AND PROPOSED SITE PLAN PREPARED BY WATG ARCHITECTS.
2. EASEMENTS OF RECORD ARE NOT SHOWN.

LEGEND

——————— PARCEL BOUNDARY (EXISTING)
– – – – – PARCEL BOUNDARY (PROPOSED)
—·—·— STREET CENTERLINE
– – – – RIGHT OF WAY

FUSCOE ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

60' 0' 30' 60'

SCALE: 1" = 60'

Scale: 1" =60'
Exhibit Date: 4/23/2014

PRELIMINARY GROUND LEASE EXHIBIT V3.0
LIDO HOUSE HOTEL
NEWPORT BEACH, CA

P:\PROJECTS\1100\04\ENG\EXHIBITS\110004XH_PRELIMGROUNDLEASE_V3.0.DWG (04-23-14 11:14:27AM) Plotted by: Jacob Choi

WATG
Architecture | Landscape

Preliminary Ground Lease Plan
Newport Beach, CA | LIDO HOUSE HOTEL