

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

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

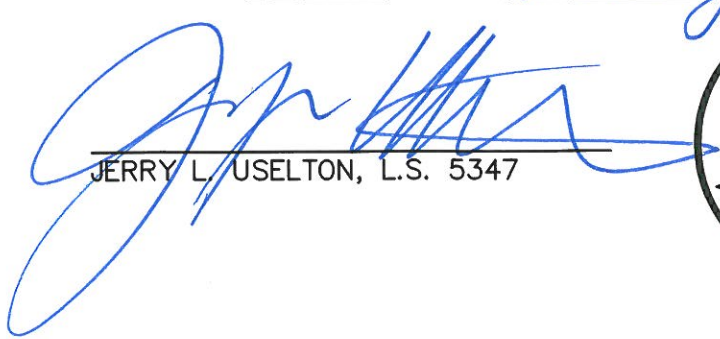
EXISTING LEGAL DESCRIPTION:

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 1st DAY OF February, 2012.



 JERRY L. USELTON, L.S. 5347



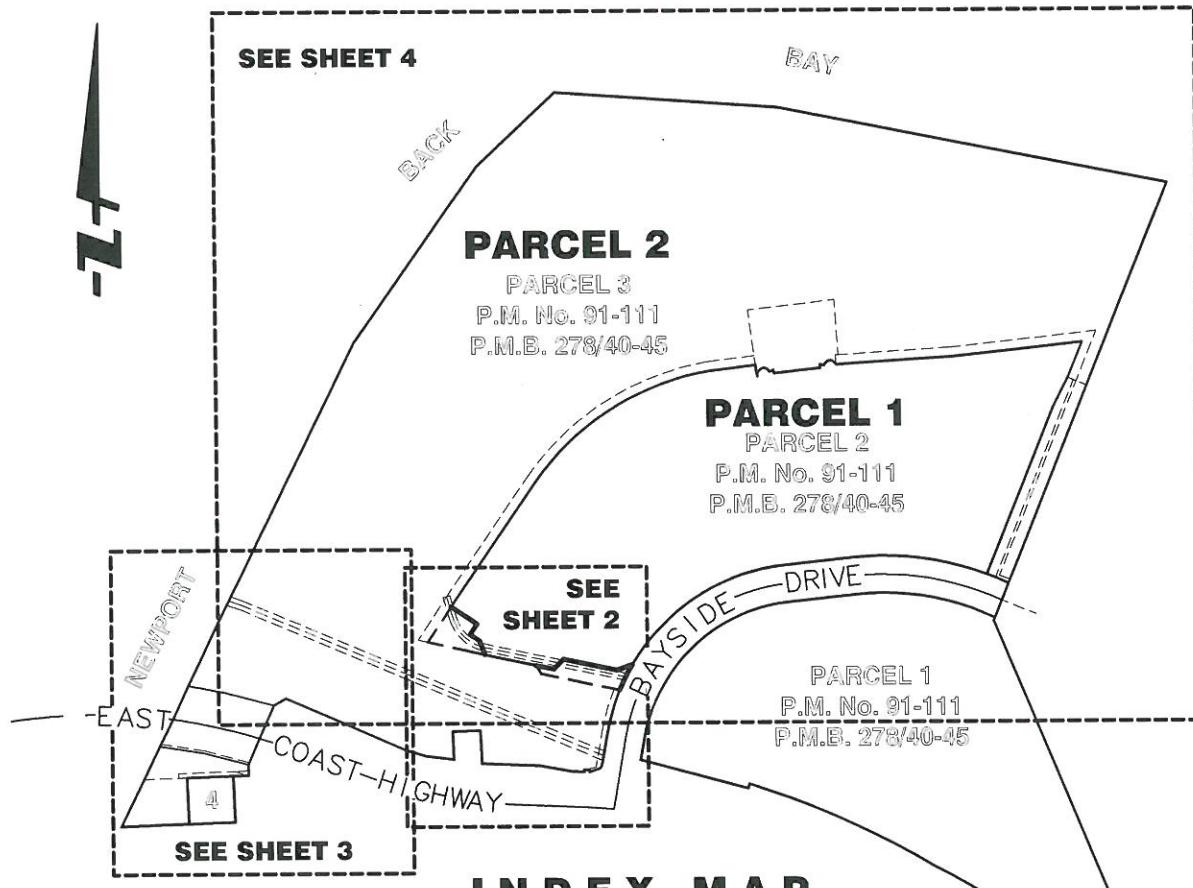
EXHIBIT "B"

CITY OF NEWPORT BEACH

LOT LINE ADJUSTMENT NO. LA 2012 - _____

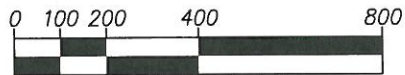
(MAP)

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



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 1st DAY OF February, 2012.

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



EXHIBIT "B"

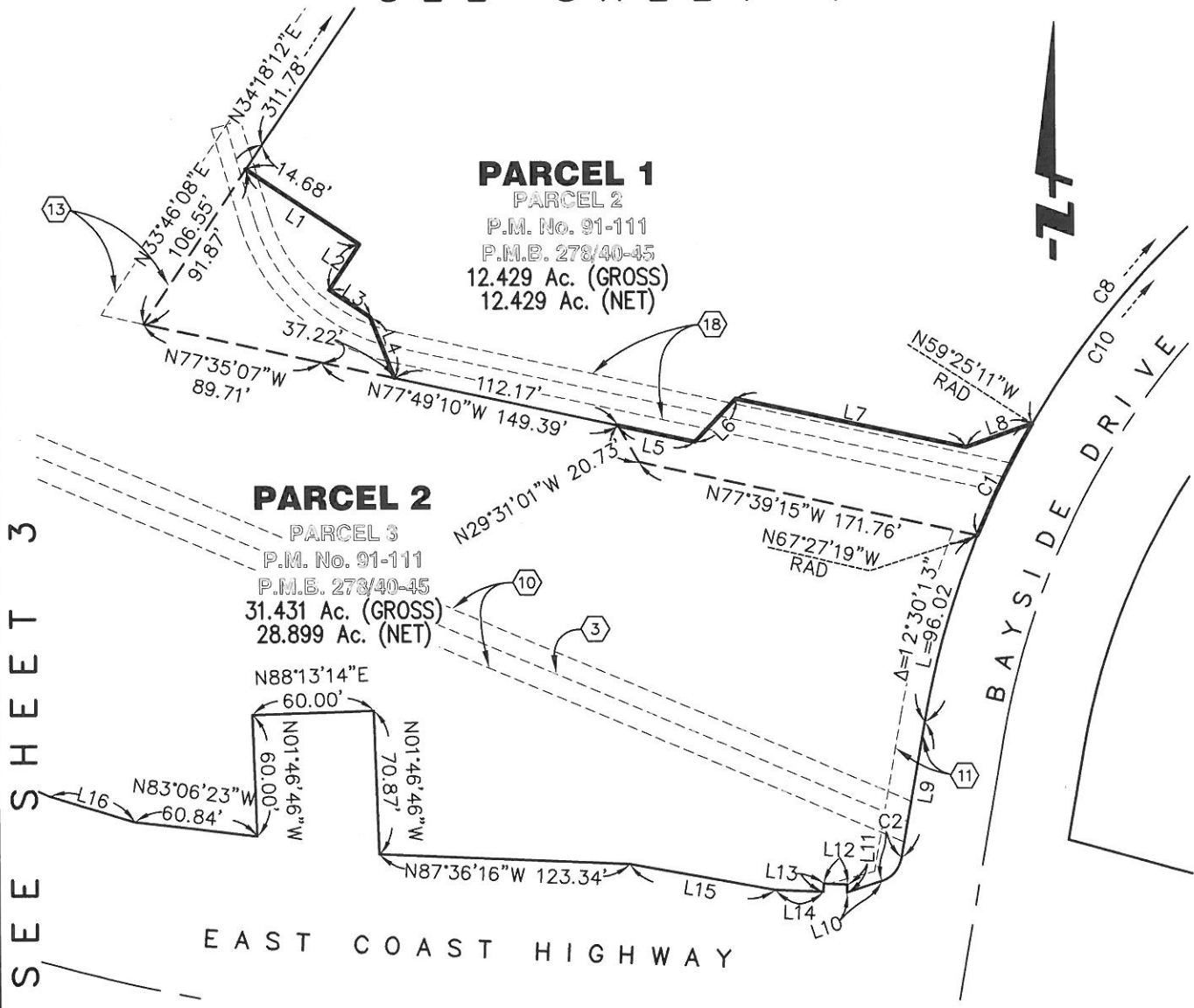
CITY OF NEWPORT BEACH

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

SEE SHEET 4



SEE SHEET 3

LEGEND

- EXISTING LOT LINES TO REMAIN
- PROPOSED LOT LINE
- - - EXISTING LOT LINES TO BE ADJUSTED
- - - EXISTING EASEMENTS AS NOTED
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GRAPHIC SCALE
SCALE: 1"=80'

EXHIBIT "B"

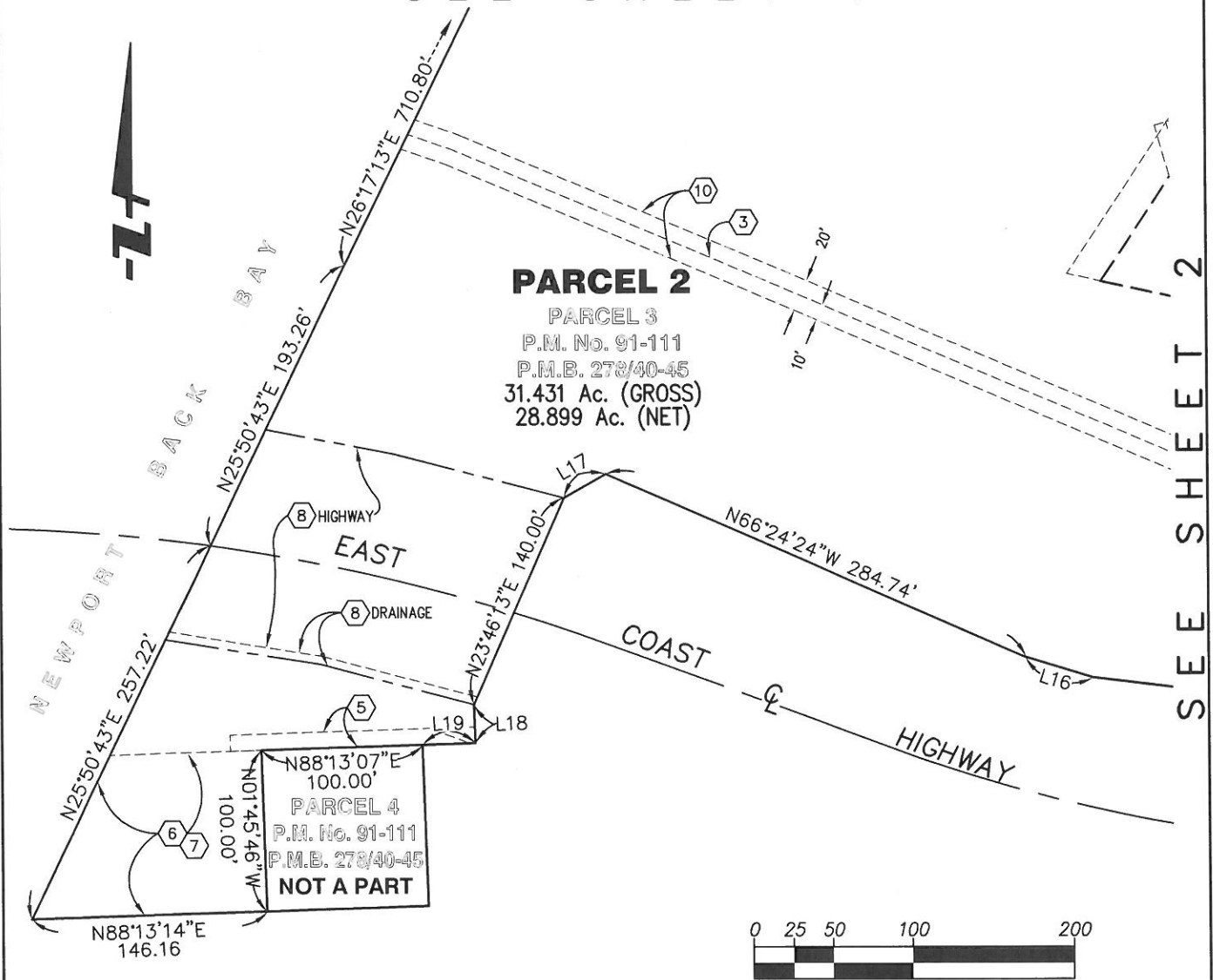
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SEE SHEET 4



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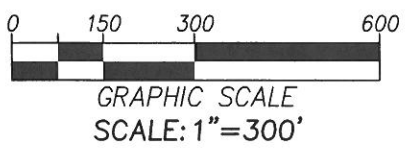
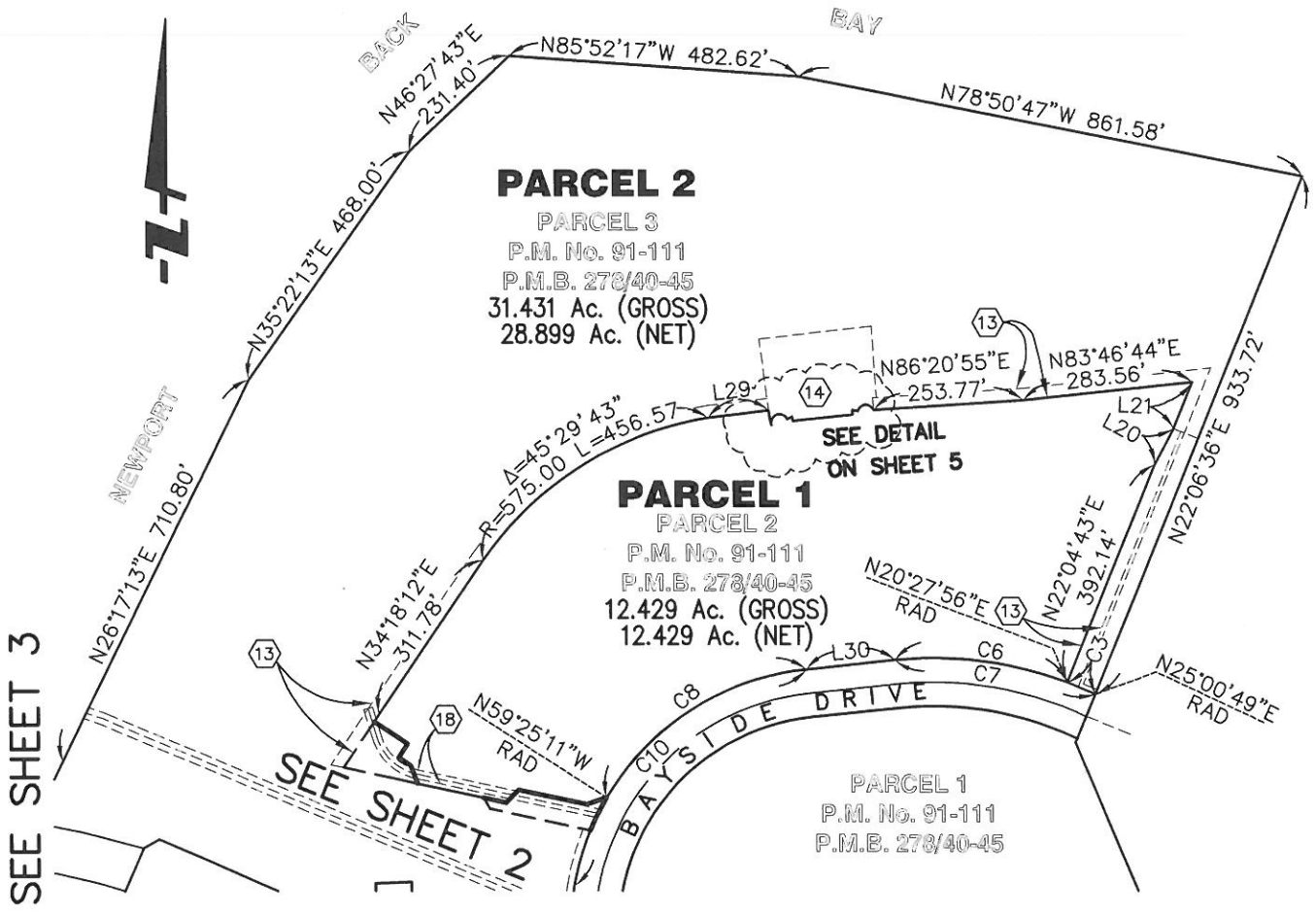
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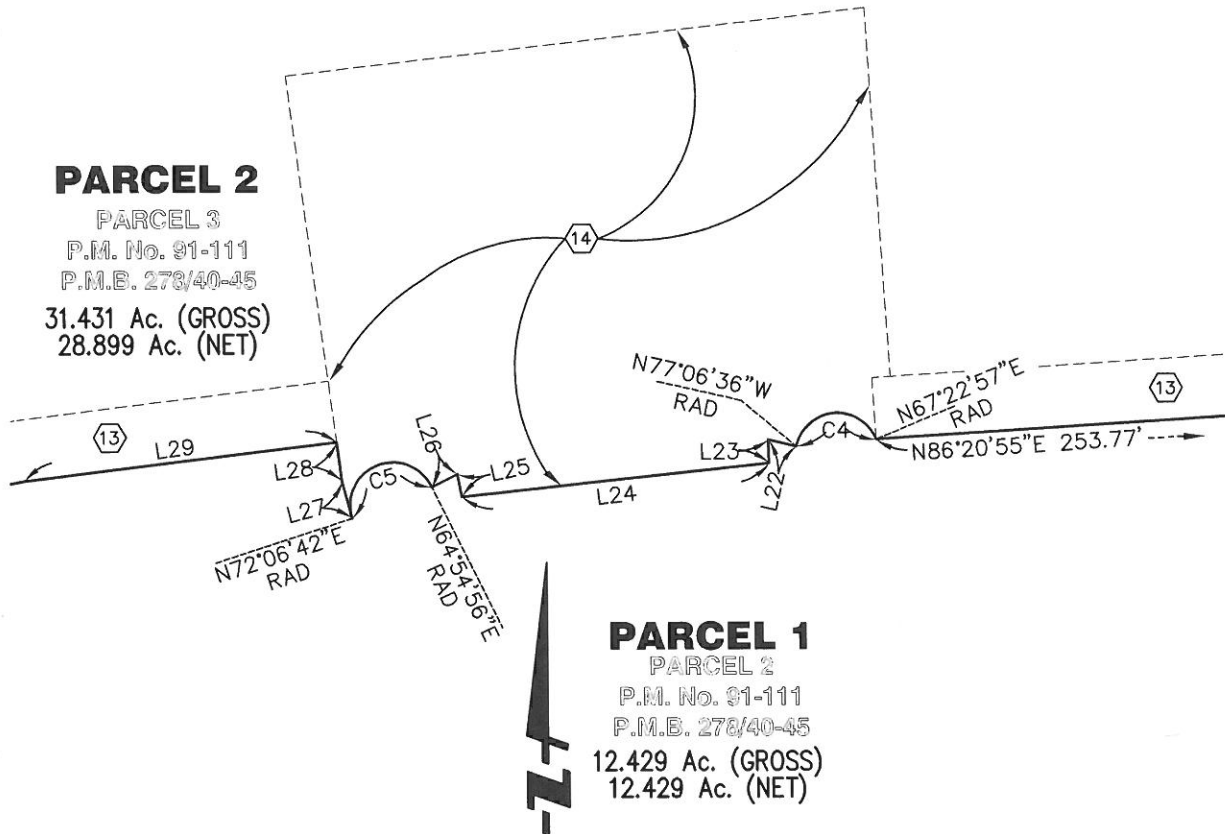
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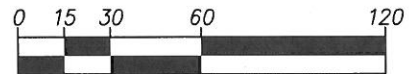
SEE SHEET 4

SEE SHEET 4

SEE SHEET 4



SEE SHEET 4



GRAPHIC SCALE
 SCALE: 1"=60'

LEGEND

- EXISTING LOT LINES TO REMAIN
- PROPOSED LOT LINE
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DATA TABLES

LINE TABLE		
LINE#	BEARING	LENGTH
L1	N56°13'52"W	67.12
L2	N33°46'08"E	27.00
L3	N56°13'52"W	24.42
L4	N21°24'24"W	32.42
L5	N77°49'10"W	38.75
L6	N43°57'10"E	29.51
L7	N78°05'57"W	116.81
L8	N70°53'03"E	34.83
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	N06°53'30"E	6.59
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

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(MAP)

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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.
- 16 AN EASEMENT IN FAVOR OF A PORTION OF PARCEL 3 OF FOR INGRESS AND EGRESS PURPOSES PER THE DOCUMENTS RECORDED AUGUST 23, 2004 AS INSTRUMENT NOS. 2004-762949 AND 2004-762950, OF OFFICIAL RECORDS. SAID EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
- ⑱ THE CITY OF NEWPORT BEACH HOLDER OF EASEMENT(S) FOR STORM DRAIN PURPOSE(S) AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF PARCEL MAP NO. 93-111

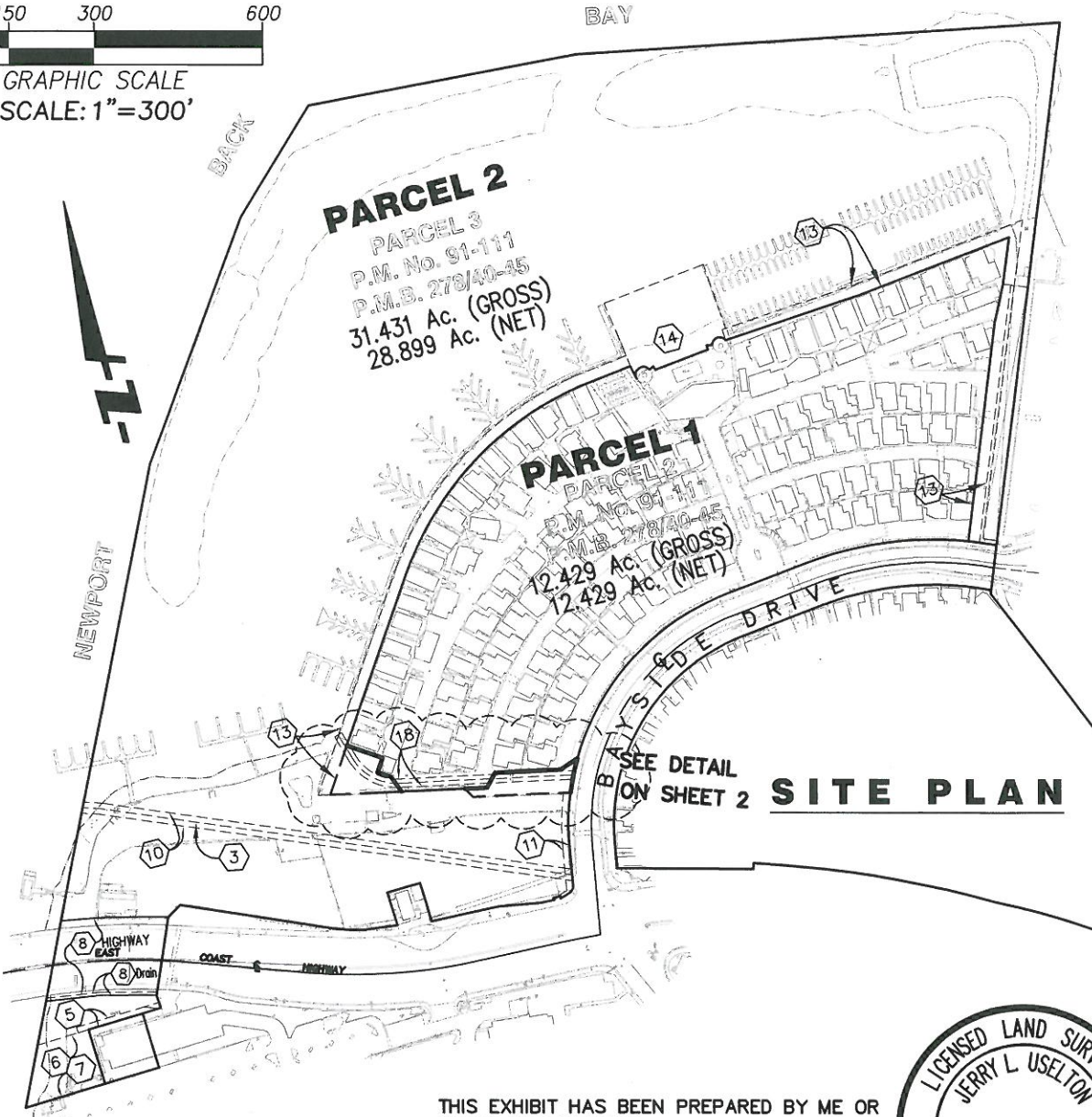
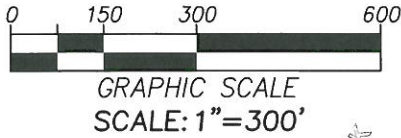
EXHIBIT "C"

CITY OF NEWPORT BEACH

LOT LINE ADJUSTMENT NO. LA 2012 - _____

(SITE PLAN)

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LEGEND

- EXISTING LOT LINES TO REMAIN
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- 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 1st DAY OF February, 2012.

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



EXHIBIT "C"

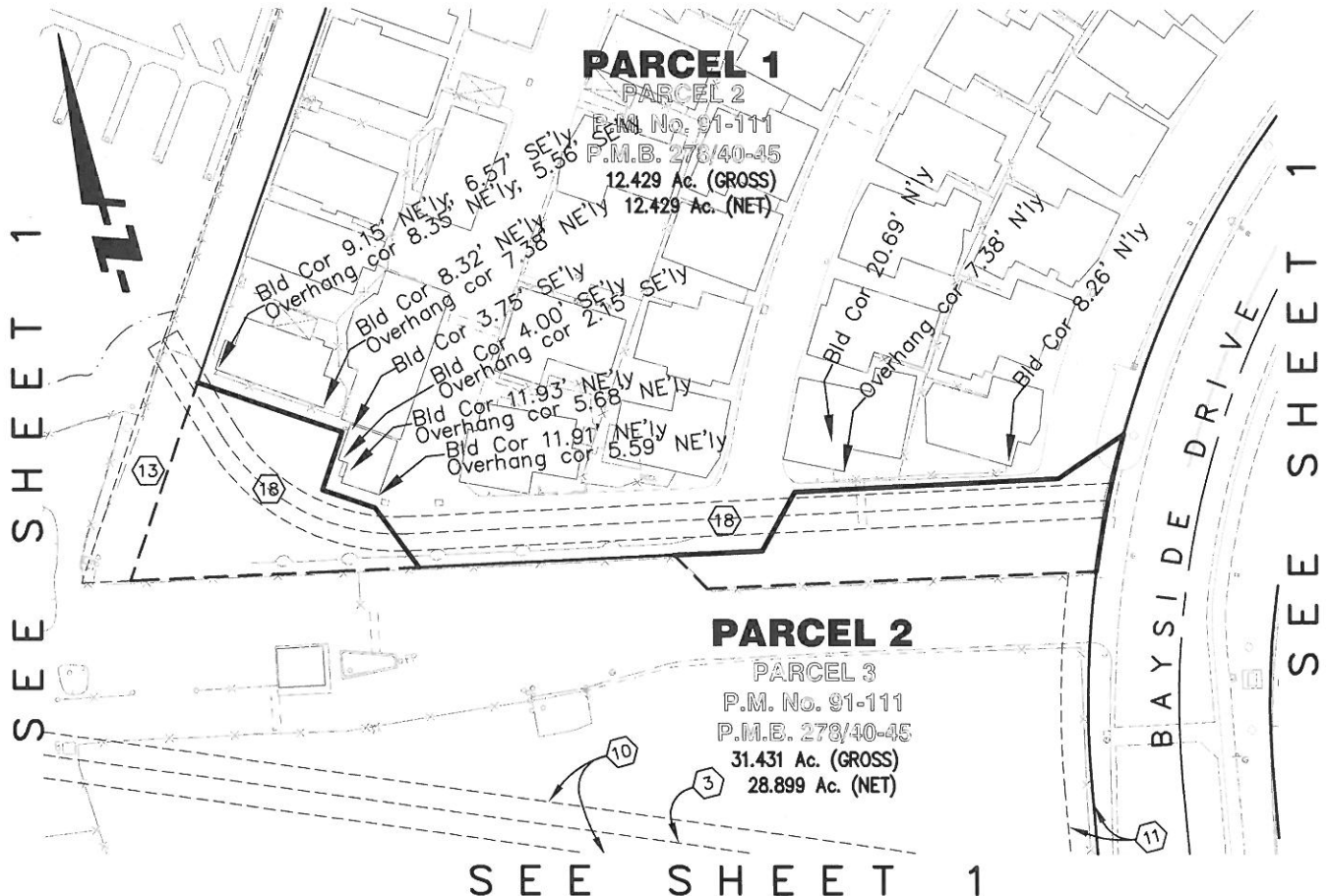
CITY OF NEWPORT BEACH

LOT LINE ADJUSTMENT NO. LA 2012 - _____

(SITE PLAN)

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SEE SHEET 1



SEE SHEET 1

SITE PLAN

- LEGEND**
- EXISTING LOT LINES TO REMAIN
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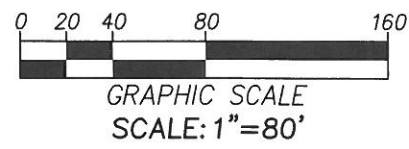


EXHIBIT "B"
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