

EXHIBIT "A"
LEGAL DESCRIPTION
STREET VACATION

BEING A PORTION OF THE RIGHT OF WAY OF GRAND AVENUE DIRECTLY ADJACENT TO LOT 1 OF TRACT NO. 16183, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 356, PAGES 24 AND 25, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 OF PARCEL MAP NO. 19075 RECORDED IN BOOK 208, PAGES 70 AND 71, OF MAPS, OF SAID COUNTY AND LYING ON THE WEST RIGHT OF WAY LINE OF GRAND AVENUE, BEING 32.00 FEET IN HALF WIDTH; THENCE ALONG SAID EAST LINE OF SAID LOT 1 N00°10'55"E A DISTANCE OF 137.08 FEET TO THE **POINT OF BEGINNING** AND THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 555.00 FEET TO WHICH A RADIAL LINE BEARS N84°57'09"W; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 97.72 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 20.00 FEET; THENCE ALONG SAID REVERSE CURVE AN ARC DISTANCE OF 15.84 FEET; THENCE N30°14'28"W A DISTANCE OF 12.97 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 10.73 FEET TO A POINT LYING 3.69 FEET SOUTHERLY OF THE NORTHEAST CORNER OF AFOREMENTIONED LOT 1 OF TRACT NO. 16183; THENCE ALONG THE EAST LINE OF SAID LOT 1 S00°10'55"W A DISTANCE OF 129.23 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF A TOTAL OF 1,085.94 SF. / 0.025 ACRES, MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO EASEMENTS, COVENANTS, RESTRICTIONS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD, IF ANY.

THIS DOCUMENT WAS PREPARED BY ME OR UNDER
MY DIRECTION


W. WAYNE WHATLEY LS 8645

05/10/2021

DATE

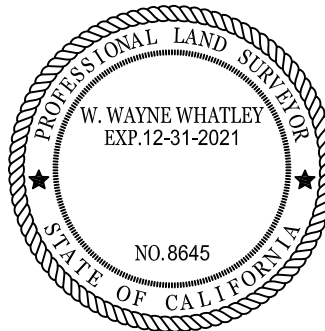

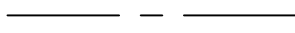
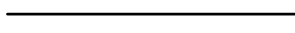


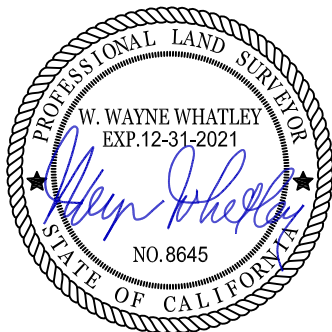
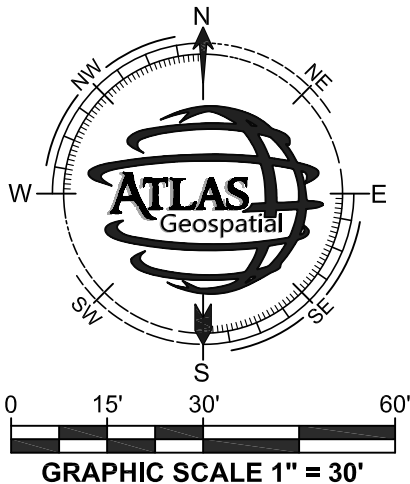
EXHIBIT "B" STREET VACATION PLAT

BASIS OF BEARINGS

BEING THE EAST LINE OF LOT 1 OF PARCEL MAP
NO. 19075 RECORDED IN BK. 208 PG. 90 OF
PARCEL MAPS, A BEARING OF N00°10'55"E.

LEGEND

	STREET VACATION
	CENTERLINE
	RIGHT OF WAY LINE
NO.	NUMBER
PG.	PAGE
BK.	BOOK
CL	CENTERLINE



ATLAS GEOSPATIAL
2191 EL CAMINO REAL S. 208L
OCEANSIDE, CA 92054
PHONE: 1.888.364.1973

POINT OF COMMENCEMENT
NORTHEAST CORNER OF LOT 1 OF
PARCEL MAP NO. 19075 RECORDED
AS BK. 208 PG. 90 OF PARCEL MAPS
N89°49'05"W

