

EXHIBIT "A"

LEGAL DESCRIPTION

ACCESS EASEMENT FOR DRAINAGE MAINTENANCE

BEING A PORTION OF LOT 1 OF BROADCAST CITY RESUBDIVISION NO. 1, CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 4853, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, OCTOBER 6TH, 1961, MORE DESCRIBED AS FOLLOWS;

A STRIP OF LAND 15.00 FEET IN WIDTH, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE,

COMMENCING AT THE MOST WESTERLY CORNER OF SAID LOT 1;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 1 SOUTH 13°51'50" EAST 42.18 FEET TO THE CENTERLINE OF A DRAINAGE EASEMENT RECORDED DECEMBER 10, 2018 AS DOCUMENT NO. 2018-0505907 OF OFFICIAL RECORDS;

THENCE ALONG SAID CENTERLINE SOUTH 76°43'40" EAST 45.49 FEET;

THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 89°43'40" EAST 5.00 FEET TO THE **TRUE POINT OF BEGINNING**, SAID POINT BEING THE BEGINNING OF A NON-TANGENT 20.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY (A RADIAL TO WHICH POINT BEARS SOUTH 00°18'15" WEST); THENCE SOUTHEASTERLY, 15.71 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°00'00" ,

THENCE SOUTH 44°41'45" EAST, 26.35 FEET TO THE BEGINNING OF A TANGENT 45.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY ; THENCE SOUTHEASTERLY AND EASTERLY, 35.33 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°59'09" ,

THENCE SOUTH 89°40'54" EAST, 270.20 FEET;

THENCE NORTH 26°41'59" EAST, 70.72 FEET;

THENCE NORTH 00°22'18" EAST, 306.50 FEET TO THE NORTHERLY LINE OF SAID LOT 1, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY OF FEDERAL BOULEVARD AS DEDICATED PER DEED TO THE CITY OF SAN DIEGO RECORDED ON JANUARY 4, 1927 IN BOOK 1318, PAGE 14 OF DEEDS.

THE SIDELINES OF THE HEREINABOVE DESCRIBED 15.00 FOOT WIDE STRIP OF LAND TO BE LENGTHENED OR SHORTENED AS NEEDED TO TERMINATE ON THE SOUTHERLY RIGHT OF WAY LINE OF FEDERAL BOULEVARD.

CONTAINING 10,872 SQUARE FEET (0.25 ACRES)

ATTACHED HERETO IS A DRAWING NO. 41807-B LABELED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.



Gary D Mellom

 GARY D MELLOM, PLS 8537

DATE: 5-13-2021

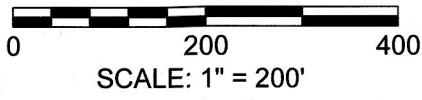
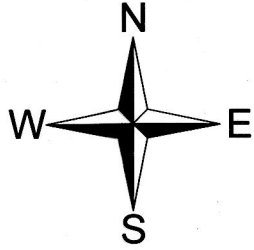
PTS NO 654889
 DWG NO 41807-B

PASCO LARET SUITER
 & ASSOCIATES
 PH. 858.259.8212 | PLSAENGINEERING.COM

PLSA JOB NO. 3070

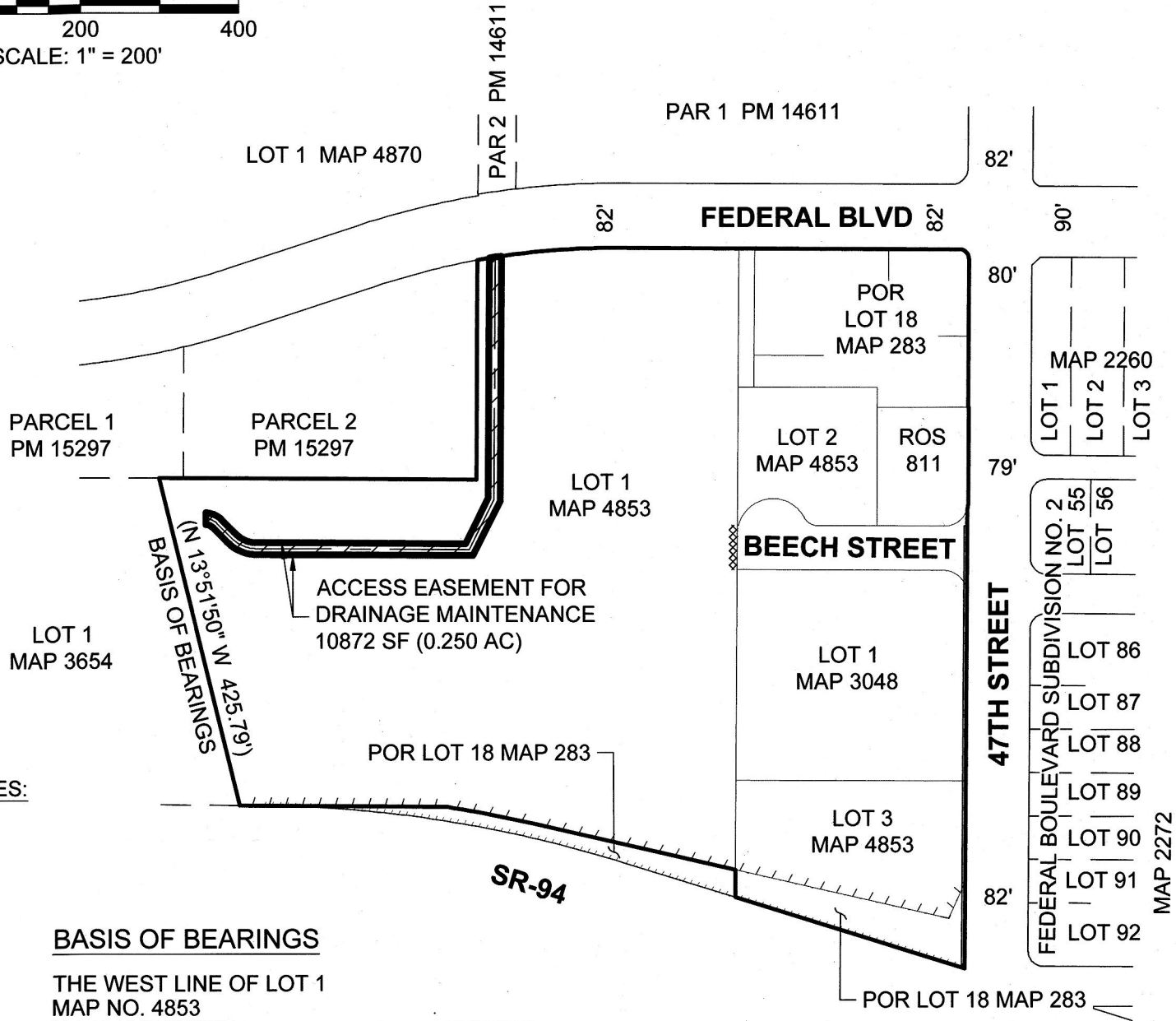
LEGAL DESCRIPTION
 SHEET 1 OF 1

EXHIBIT "B"



SHEET LIST

- 1. BOUNDARY & KEY MAP
- 2. EASEMENTS AND VACATIONS
- 3. EASEMENT NOTES AND DETAIL SECTION



REFERENCES:

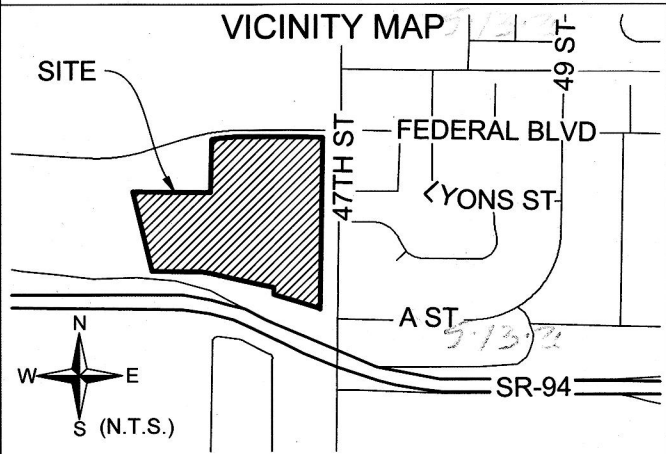
- PM 15297
- PM 14611
- ROS 811
- MAP 4853
- MAP 4870
- MAP 3048
- MAP 3654
- MAP 283
- MAP 2260
- MAP 2272

BASIS OF BEARINGS

THE WEST LINE OF LOT 1
 MAP NO. 4853
 I.E. N 13°51'50" W

LEGEND

| | | | |
|--|---|------|------------------------------|
| | PROPERTY LINE | () | RECORD DATA PER MAP NO. 4853 |
| | RIGHT-OF-WAY LINE | | |
| | CENTER LINE | POC | POINT OF COMMENCEMENT |
| | ADJOINING PROPERTY LINE | TPOB | TRUE POINT OF BEGINNING |
| | EXISTING EASEMENT LINE | | |
| | ACCESS EASEMENT FOR DRAINAGE ACQUIRED AREA: 10,872 SQUARE FEET (0.25 ACRES) | | |
| | RELINQUISHMENT OF ACCESS PER MAP NO. 3654. | | |
| | RELINQUISHMENT OF ACCESS PER DOC 74-098400, O.R. REC 08/18/2010. | | |
| | RELINQUISHMENT OF ACCESS PER MAP NO. 4853. | | |



Gary D. Mellom 5/13/2021
 GARY D. MELLOM, PLS 8537 DATE

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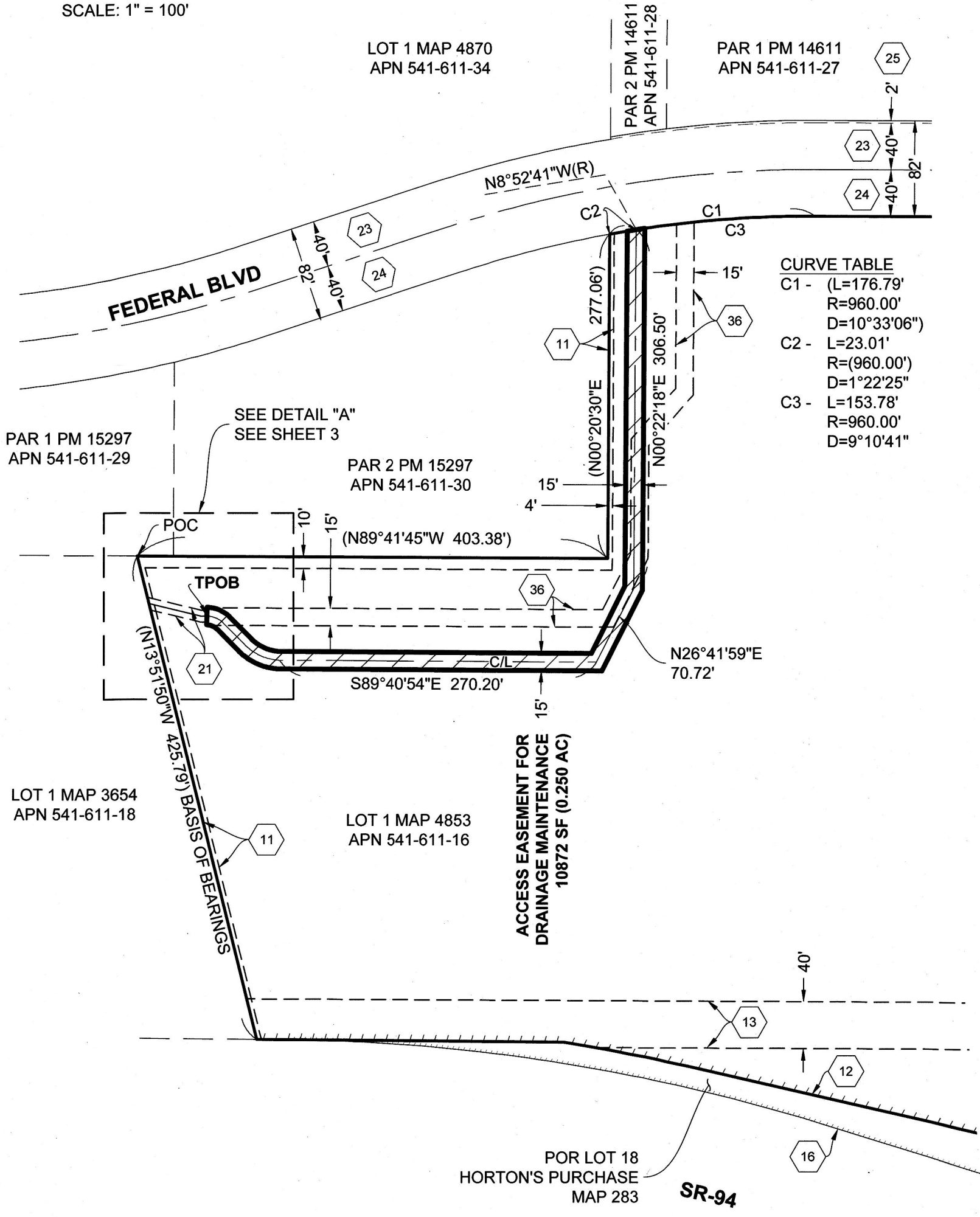
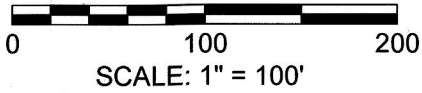
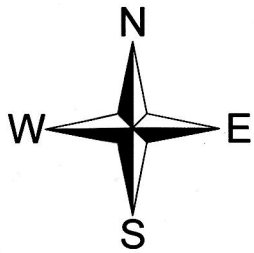
RECORDED: **AUGUST 16, 2021**
 DOCUMENT NO: **2021-0581436**

ACCESS EASEMENT FOR DRAINAGE MAINTENANCE

IN A PORTION OF LOT 1 OF BROADCAST CITY RESUBDIVISION NO 1, ACCORDING TO MAP THEREOF NO 4853

| DESCRIPTION | BY | APPROVED | DATE | FILMED | CITY OF SAN DIEGO SHEET 1 OF 3 | I.O.# P.T.S.# |
|-----------------|------|-----------|----------------|---------------|---|---------------------------|
| ORIGINAL | PLSA | <i>SD</i> | <i>8/16/21</i> | | <i>Jacob R. FG</i> FOR CITY ENGINEER | N/A 654889 |
| | | | | | <i>8/13/2021</i> DATE | 1842-6299 CCS 83 COORD |
| | | | | | | 202-1739 LAMBERT COORD |
| ACQUIRED | | | | STATUS | | DWG NO. 41807-1-B |

EXHIBIT "B"

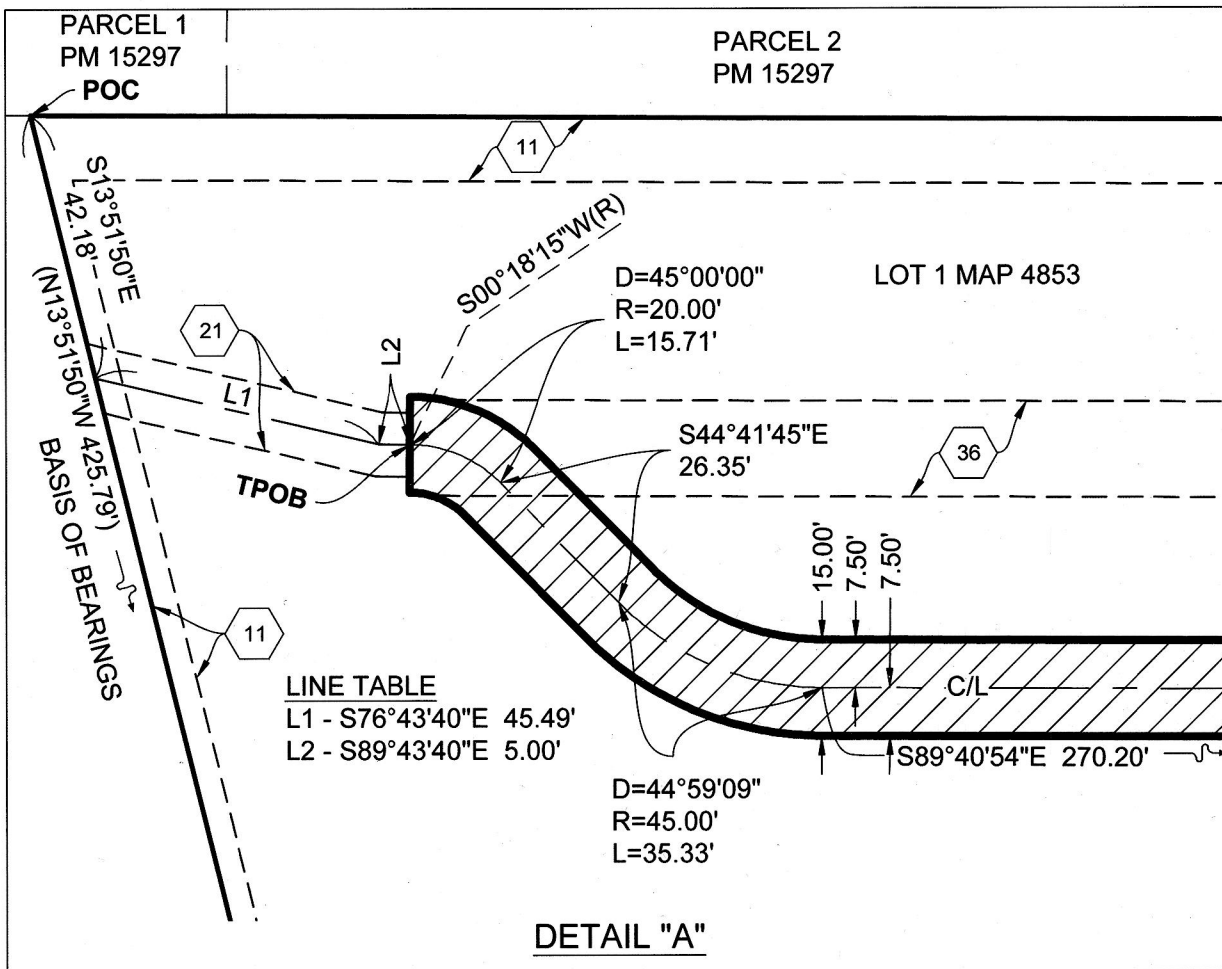
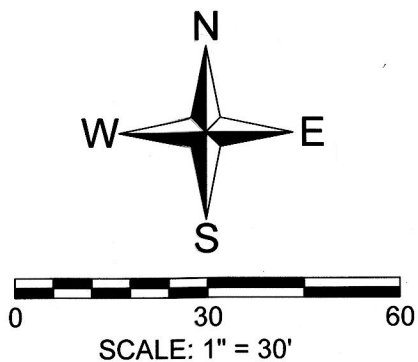


ACCESS EASEMENT FOR DRAINAGE MAINTENANCE

IN A PORTION OF LOT 1 OF BROADCAST CITY RESUBDIVISION NO 1, ACCORDING TO MAP THEREOF NO 4853

| DESCRIPTION | BY | APPROVED | DATE | FILMED | CITY OF SAN DIEGO | | I.O.# |
|-------------|------|----------|------|--------|-------------------|--|-------------------|
| ORIGINAL | PLSA | | | | SHEET 2 OF 3 | | N/A |
| | | | | | FOR CITY ENGINEER | | P.T.S.# 654889 |
| | | | | | DATE | | 1842-6299 |
| | | | | | | | CCS 83 COORD |
| | | | | | | | 202-1739 |
| | | | | | | | LAMBERT COORD |
| | | | | | | | DWG NO. 41807-2-B |
| STATUS | | | | | | | |

EXHIBIT "B"



EASEMENTS OF RECORD

- 11 EASEMENT FOR PUBLIC UTILITIES PURPOSES PER MAP NO. 3654 RECORDED MAY 24, 1957, AS FILE NO. 77546 OF OFFICIAL RECORDS.
- 12 ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM STATE HIGHWAY HAVE BEEN RELINQUISHED PER MAP NO. 3654 RECORDED MAY 24, 1957, AS FILE NO. 77546 OF OFFICIAL RECORDS.
- 13 ATLANTIC LIFE INSURANCE COMPANY HOLDER OF AN EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES RECORDED MARCH 27, 1958 IN BOOK 7011, PAGE 185 OF OFFICIAL RECORDS.
- 16 ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM STATE HIGHWAY HAVE BEEN RELINQUISHED, RECORDED APRIL 18, 1974 AS FILE NO. 74-098400 OF OFFICIAL RECORDS.
- 21 CITY OF SAN DIEGO HOLDER OF AN EASEMENT FOR DRAINAGE PURPOSES RECORDED DECEMBER 10, 2018 AS DOCUMENT NO 2018-0505907 OF OFFICIAL RECORDS.
- 23 CITY OF SAN DIEGO HOLDER OF AN EASEMENT FOR PUBLIC STREET PURPOSES RECORDED JANUARY 4, 1927 IN BOOK 1318, PAGE 15 OF DEEDS.
- 24 CITY OF SAN DIEGO HOLDER OF AN EASEMENT FOR PUBLIC STREET PURPOSES RECORDED JANUARY 4, 1927 IN BOOK 1318, PAGE 14 OF DEEDS.
- 25 CITY OF SAN DIEGO HOLDER OF AN EASEMENT FOR PUBLIC STREET PURPOSES AS DEDICATED PER MAP NO. 11081 RECORDED NOVEMBER 14, 1984 AS FILE NO 84-428354 OF OFFICIAL RECORDS.
- 36 CITY OF SAN DIEGO HOLDER OF AN EASEMENT FOR DRAINAGE ACCESS PURPOSES RECORDED DECEMBER 10, 2018 AS DOCUMENT NO 2018-0505920 OF OFFICIAL RECORDS. DWG NO. 40504-B

ACCESS EASEMENT FOR DRAINAGE MAINTENANCE

IN A PORTION OF LOT 1 OF BROADCAST CITY RESUBDIVISION NO 1, ACCORDING TO MAP THEREOF NO 4853

| DESCRIPTION | BY | APPROVED | DATE | FILMED | CITY OF SAN DIEGO SHEET 3 OF 3 | I.O.# | P.T.S.# |
|-------------|------|----------|------|--------|--|---|---------------------------|
| ORIGINAL | PLSA | | | | | <i>Andrew R. P. B.</i> FOR CITY ENGINEER | 8/13/2021 DATE |
| | | | | | | | 1842-6299 CCS 83 COORD |
| | | | | | | | 202-1739 LAMBERT COORD |
| STATUS | | | | | | | DWG NO. 41807-3-B |