

DATE: 22 JANUARY 2021

ASSESSOR'S PARCEL: APN 2124-001-902 and 2124-001-903
ACREAGE: 54,488 square feet or 1.2508 acres ±
GRANTEE: XXXXXXXX
PROJECT: Los Angeles River Way San Fernando Valley Completion (Vanalden to Balboa)

LOCATION: Los Angeles County, California

EXHIBIT "A"

Being portions of Lots 157, 158, 159, 171, 172, Darby Avenue, formerly Locust Avenue, 60 feet wide and Etiwanda Avenue, formerly Magnolia Avenue, 60 feet wide as shown on Tract No. 1875, in the City of Los Angeles, County of Los Angeles, State of California per map recorded in Book 19, Page 38 of Maps of said County, described as follows:

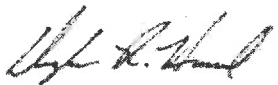
Commencing at a set Spike and Washer tagged LACS per City of Los Angeles center line Tie FB 42018, Page 122, being the westerly terminus of a line which bears North 72°21'20" West for the purposes of this legal description from a found scribed "X" in concrete per City of Los Angeles center line tie FB 42018, Page 122; thence in a direct line from said Spike and Washer, South 89°45'59" East 193.64 feet to the centerline of Reseda Boulevard; thence southerly along the center line of Reseda Boulevard, South 00°14'01" West 138.39 feet; thence leaving said centerline, South 89°45'59" East 50.00 feet to the easterly line of Reseda Boulevard, and the True Point of Beginning, said point lying on a non-tangent curve, concave southwesterly, having a radius of 1429.01 feet to which beginning a radial line bears North 14°52'43" East; thence leaving said right of way, easterly along said curve an arc distance of 209.75 feet, through a central angle of 8°24'35" to the beginning of a non-tangent curve, concave southwesterly, having a radius of 1382.93 feet to which beginning a radial line bears North 21°52'05" East; thence southeasterly along said curve an arc distance of 253.07 feet, through a central angle of 10°29'06"; thence South 57°38'50" East 132.20 feet; thence South 55°37'29" East 93.26 feet; thence South 56°08'56" East 81.76 feet; thence South 55°41'29" East 59.82 feet; thence South 55°49'58" East 90.09 feet; thence South 55°38'31" East 50.25 feet; thence South 55°45'27" East 90.44 feet; thence

South 55°59'25" East 85.94 feet to the beginning of a non-tangent curve, concave northeasterly, having a radius of 691.00 feet to which beginning a radial line bears South 42°51'19" West; thence southeasterly along said curve an arc distance of 189.44 feet, through a central angle of 15°42'28"; thence South 62°51'09" East 71.03 feet; thence South 56°35'40" East 33.30 feet to the westerly line of Etiwanda Avenue, 60 feet wide, as shown on said Tract No. 1875; thence along said westerly line, South 00°14'00" West 20.28 feet; thence leaving said westerly line, South 56°29'03" East 50.94 feet; thence South 13°32'29" East 64.11 feet; thence North 89°45'59" West 57.85 feet to said westerly line; thence along said westerly line, North 00°14'00" East 65.90 feet; thence leaving said westerly line, North 60°38'24" West 34.03 feet; thence North 56°15'02" West 139.17 feet to the beginning of a non-tangent curve, concave southerly, having a radius of 51.76 feet to which beginning a radial line bears North 22°55'32" East; thence westerly along said curve an arc distance of 43.85 feet, through a central angle of 48°31'57"; thence North 39°59'19" West 24.90 feet; thence North 18°40'23" West 32.11 feet; thence North 55°46'14" West 248.99 feet; thence North 55°46'18" West 265.74 feet; thence North 57°01'27" West 150.52 feet to the beginning of a curve, concave southwesterly, having a radius of 1606.40 feet; thence northwesterly along said curve an arc distance of 412.44 feet, through a central angle of 14°42'38"; thence South 88°57'46" West 103.44 feet to the easterly line of said Reseda Boulevard; thence along said easterly line North 00°14'01" East 70.76 feet to the True Point of Beginning.

Containing 54,488 square feet more or less.

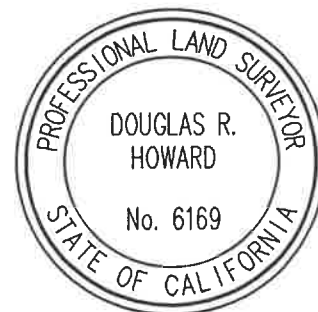
This Legal Description is described on the accompanying "Legal Description Map Exhibit B", is made a part hereof for reference purposes, was prepared as a convenience, and is not intended for the use in the division and/or conveyance of land in violation of the Subdivision Map Act of the State of California.

Prepared under the direction of


 Douglas R. Howard, PLS 6169
 PSOMAS

1/22/2021

Date



Checked by: _____

////////////////////////////////////END OF DESCRIPTION////////////////////////////////////

EXHIBIT "B"

SHEET 1 OF 4

LEGAL DESCRIPTION MAP EXHIBIT

POC S&W TAGGED LACS
F.B. 42018 PG.122
N: 1892000.122
E: 6399371.681

SCRIBED "X" IN CONC.
PER F.B. 42018 PG.122
N: 1891887.250
E: 6399726.495

SHEET 2 OF 4

RESEDA

158

159

AVENUE

LOS ANGELES RIVER

SHEET 3 OF 4

157

TRACT NO 1875

M.B. 19 - 38

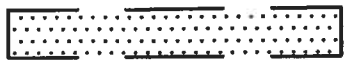
DARBY

171

SHEET 4 OF 4

172

ETIWANDA



INDICATES THE AREA
COVERED BY THE
LEGAL DESCRIPTION



SCALE: 1" = 200'

DATUM STATEMENT:

THE COORDINATES SHOWN HEREON ARE BASED ON
THE CALIFORNIA COORDINATE SYSTEM OF 1983
(NAD83 2011), ZONE 5, DETERMINED BY A GPS
SURVEY PERFORMED BY THE CITY OF LOS ANGELES
SURVEY DEPARTMENT WITH DATA PUBLISHED PER
C.E.F.B. 41244 PAGES 1-86

LOS ANGELES RIVER FLOOD
CONTROL CHANNEL BIKE PATH

UNIT "X-X"
DACW09-C-16-0151

PSOMAS

555 S. FLOWER STREET, Suite 4300
Los Angeles, CA 90071-2405
(213) 223-1400

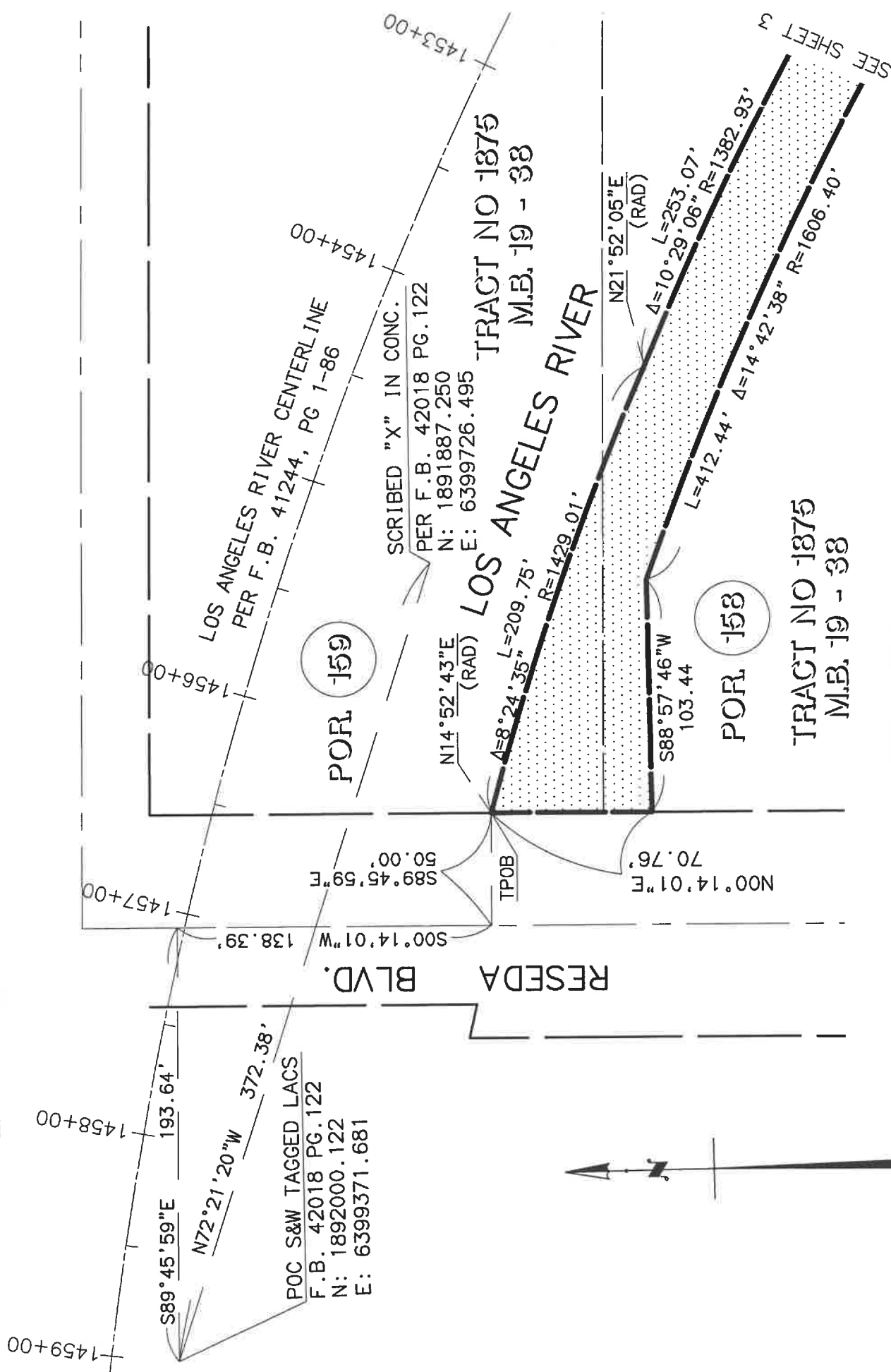
CITY OF LOS ANGELES
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

JANUARY __, 2021

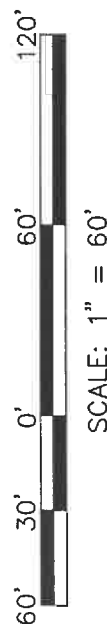
DWG: _____

LEGAL DESCRIPTION MAP EXHIBIT

SHEET 2 OF 4

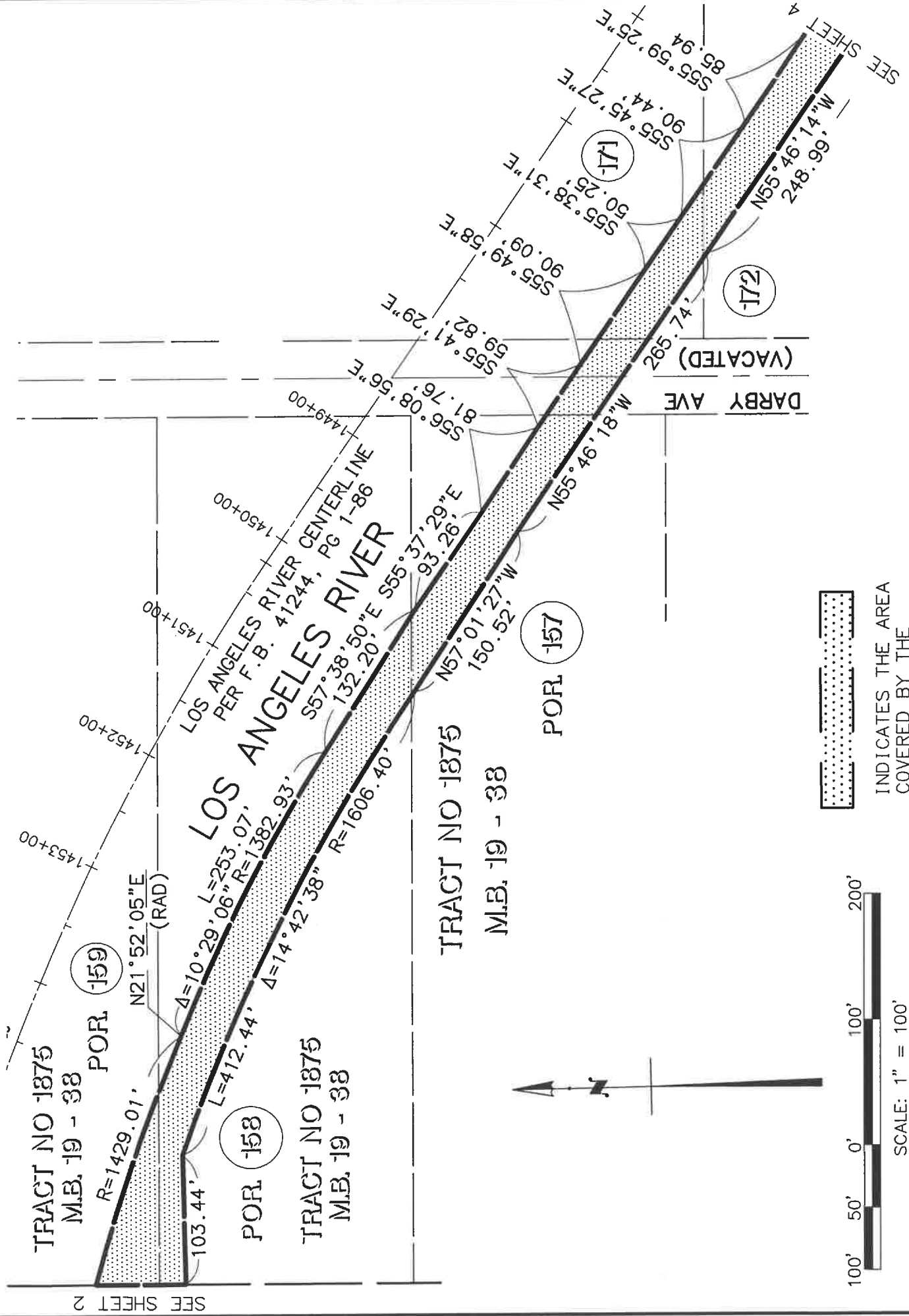


INDICATES THE AREA
COVERED BY THE
LEGAL DESCRIPTION

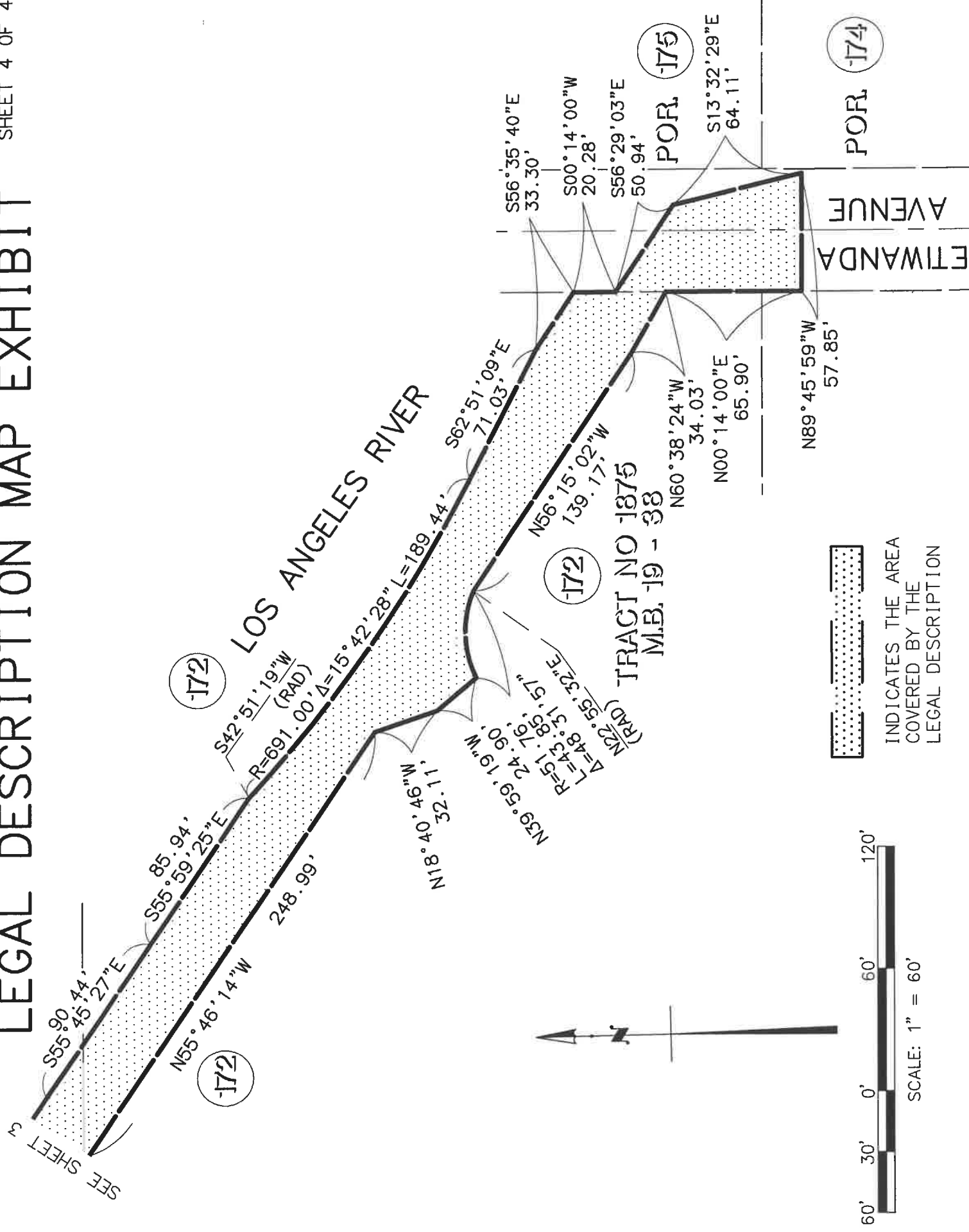


LEGAL DESCRIPTION MAP EXHIBIT

SHEET 3 OF 4



SHEET 4 OF 4



st File: W:\1GRU013103\SURVEY\LEGALS\PL\PL-WEST_04.lot
st File: W:\1GRU013103\SURVEY\LEGALS\PL\PL-WEST_04.crd

st: WEST STRIP , Block: 1, Type: LOT

IT#	Bearing	Distance	Northing	Easting	Station
			1891375.39	6400431.21	0.00
	N 55°46'18" W	265.74			
			1891524.86	6400211.50	265.74
	N 57°01'27" W	150.52			
			1891606.79	6400085.22	416.26
Radius: 1606.40 Length: 412.44 Chord: 411.31 Delta: 14°42'38"					
Chord BRG: N 63°15'36" W Rad-In: S 34°05'43" W Rad-Out: S 19°23'05" W					
Radius Pt: 4 1890276.52,6399184.72 Tangent: 207.36 Dir: Left					
Tangent-In: N 55°54'17" W Tangent-Out: N 70°36'55" W Non Tangential-In Non Tang					
			1891791.85	6399717.90	828.70
	S 88°57'46" W	103.44			
			1891789.98	6399614.47	932.14
	N 00°14'02" E	70.76			
			1891860.74	6399614.76	1002.90
Radius: 1429.01 Length: 209.75 Chord: 209.56 Delta: 8°24'35"					
Chord BRG: S 70°55'00" E Rad-In: S 14°52'43" W Rad-Out: S 23°17'18" W					
Radius Pt: 8 1890479.64,6399247.84 Tangent: 105.06 Dir: Right					
Tangent-In: S 75°07'17" E Tangent-Out: S 66°42'42" E Non Tangential-In Non Tang					
			1891792.23	6399812.80	1212.65
Radius: 1382.93 Length: 253.07 Chord: 252.72 Delta: 10°29'06"					
Chord BRG: S 62°53'23" E Rad-In: S 21°52'05" W Rad-Out: S 32°21'10" W					
Radius Pt: 10 1890508.80,6399297.70 Tangent: 126.89 Dir: Right					
Tangent-In: S 68°07'55" E Tangent-Out: S 57°38'50" E Non Tangential-In Tangent:					
			1891677.06	6400037.76	1465.72
	S 57°38'50" E	132.20			
			1891606.31	6400149.44	1597.93
	S 55°37'29" E	93.26			
			1891553.65	6400226.41	1691.19
	S 56°08'56" E	81.76			
			1891508.11	6400294.31	1772.95
	S 55°41'29" E	59.82			
			1891474.39	6400343.73	1832.77
	S 55°49'58" E	90.09			
			1891423.80	6400418.27	1922.86
	S 55°38'31" E	50.25			
			1891395.44	6400459.75	1973.11
	S 55°45'27" E	90.44			
			1891344.55	6400534.52	2063.55
	S 55°59'25" E	85.94			
			1891296.48	6400605.75	2149.49
Radius: 691.00 Length: 189.44 Chord: 188.85 Delta: 15°42'28"					
Chord BRG: S 54°59'55" E Rad-In: N 42°51'19" E Rad-Out: N 27°08'51" E					
Radius Pt: 20 1891803.03,6401075.74 Tangent: 95.32 Dir: Left					
Tangent-In: S 47°08'41" E Tangent-Out: S 62°51'09" E Non Tangential-In Tangent.					
			1891188.16	6400760.44	2338.93
	S 62°51'09" E	71.03			
			1891155.75	6400823.65	2409.96
	S 56°35'40" E	33.30			
			1891137.41	6400851.45	2443.26
	S 00°14'00" W	20.28			
			1891117.14	6400851.37	2463.54

S 56°29'03" E	50.94	1891089.01	6400893.84	2514.48
S 13°32'29" E	64.11	1891026.68	6400908.85	2578.59
N 89°45'59" W	57.85	1891026.92	6400851.00	2636.44
N 00°14'00" E	65.90	1891092.82	6400851.27	2702.34
N 60°38'12" W	34.03	1891109.51	6400821.61	2736.37
N 56°15'02" W	139.17	1891186.83	6400705.89	2875.54

Radius: 51.76 Length: 43.85 Chord: 42.55 Delta: 48°31'57"
 Chord BRG: S 88°39'33" W Rad-In: S 22°55'32" W Rad-Out: S 25°36'25" E
 Radius Pt: 31 1891139.15, 6400685.73 Tangent: 23.34 Dir: Left
 Tangent-In: N 67°04'28" W Tangent-Out: S 64°23'35" W Non Tangential-In Non Tangential-Out
 1891185.83 6400663.36 2919.39

N 39°59'19" W	24.90	1891204.91	6400647.36	2944.29
N 18°40'23" W	32.11	1891235.33	6400637.08	2976.40
N 55°46'16" W	248.99	1891375.39	6400431.21	3225.39

Closure Error Distance> 0.0000
 Total Distance> 3225.39
 Area: 54487.9 Sq. Feet, 1.25 Acres
 Block 1 Total Area: 54487.9 Sq. Feet, 1.25 Acres