

# TOAL ENGINEERING, INC.

139 AVENIDA NAVARRO  
SAN CLEMENTE, CALIFORNIA 92672  
(949) 492-8586  
FAX (949) 498-8625

JOB 20256

SHEET NO. 1 OF 4

CALCULATED BY JSS DATE 05/19/2021

CHECKED BY WAB DATE 05/19/2021

SCALE

## EXHIBIT 'A' - LEGAL DESCRIPTION

### VACATION

HIDDEN GLEN LN. & POR. HIDDEN HILLS RD,  
TRACT No. 11474 MM 641/19-45  
TRACT No. 13669 MM 648/17&18  
YORBA LINDA, CALIFORNIA

#### PARCEL 1

HIDDEN GLEN LANE OF TRACT No. 11747, IN THE CITY OF YORBA LINDA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DEDICATED AS PER MAP RECORDED IN BOOK 641, PAGES 9 THROUGH 15, INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED TO THE NORTH BY THE FOLLOWING DESCRIBED LINE:

**COMMENCING** AT THE CENTERLINE INTERSECTION OF HIDDEN HILLS ROAD AND HIDDEN GLEN LANE AS PER SAID TRACT No. 111747, SAID CENTERLINE INTERSECTION ALSO SHOWN PER TRACT No. 13669 AS MAP RECORDED IN BOOK 648, PAGES 17 AND 18 OF MISCELLANEOUS MAPS, IN THE OFFICE OF SAID COUNTY RECORDER;

THENCE SOUTH 33°33'35" EAST, ALONG THE CENTERLINE OF SAID HIDDEN GLEN LANE, A DISTANCE OF 25.00 FEET TO THE INTERSECTION OF SAID CENTERLINE OF HIDDEN GLEN LANE WITH THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF LOT 54 OF SAID TRACT No. 11747, SAID PROLONGATION ALSO BEING THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF LOT 3 OF SAID TRACT No. 13669, SAID NORTHWESTERLY LINES OF SAID LOT 53 AND LOT 3 ALSO BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID HIDDEN HILLS ROAD PER SAID TRACT No. 11747 AND AS SHOWN PER SAID TRACT No. 13669;

THENCE NORTH 56°26'25" EAST, ALONG SAID PROLONGATION, A DISTANCE OF 33.13 FEET TO THE INTERSECTION OF SAID PROLONGATION WITH THE EASTERLY RIGHT-OF-WAY LINE OF HIDDEN HILLS ROAD PER SAID TRACT No. 11747 AND SAID TRACT No. 11669, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 56°26'25" WEST, ALONG SAID PROLONGATION, A DISTANCE OF 75.13 FEET TO A POINT LYING ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, SAID POINT ALSO BEING THE **POINT OF TERMINATION**;

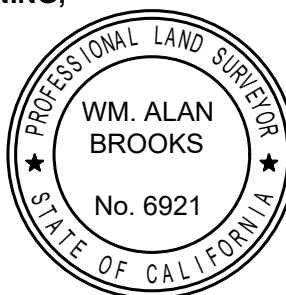
#### PARCEL 2

THAT PORTION OF HIDDEN HILLS ROAD OF SAID TRACT No. 13669, BOUNDED TO THE NORTH BY THE FOLLOWING DESCRIBED LINE:

**COMMENCING** AT SAID CENTERLINE INTERSECTION OF HIDDEN HILLS ROAD AND HIDDEN GLEN LANE;

THENCE SOUTH 33°33'35" EAST, ALONG SAID CENTERLINE OF SAID HIDDEN GLEN LANE, A DISTANCE OF 25.00 FEET TO SAID INTERSECTION OF THE CENTERLINE OF SAID HIDDEN GLEN LANE WITH THE SAID PROLONGATION OF SAID SOUTHEASTERLY RIGHT-OF-WAY LINE;

THENCE NORTH 56°26'25" EAST, ALONG SAID PROLONGATION, A DISTANCE OF 33.13 FEET TO SAID INTERSECTION OF SAID PROLONGATION WITH SAID WESTERLY RIGHT-OF-WAY LINE, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;



PREPARED BY ME OR UNDER MY  
DIRECTION ON: 05/19/2021

*Wm. Alan Brooks*  
Wm Alan Brooks LS 6921



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## EXHIBIT 'A' CONT. - LEGAL DESCRIPTION

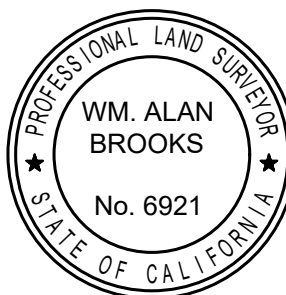
### VACATION

HIDDEN GLEN LN. & POR. HIDDEN HILLS RD,  
TRACT No. 11474 MM 641/19-45  
TRACT No. 13669 MM 648/17&18  
YORBA LINDA, CALIFORNIA

THENCE NORTH 56°26'25" EAST, ALONG SAID PROLONGATION, A DISTANCE OF 11.18 FEET TO A POINT LYING ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, SAID POINT ALSO BEING THE **POINT OF TERMINATION**;

VACATION CONTAINING 14,684 SQUARE FEET, MORE OR LESS;

AS SHOWN ON EXHIBIT 'B' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.



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SHEET NO. 3

OF 4

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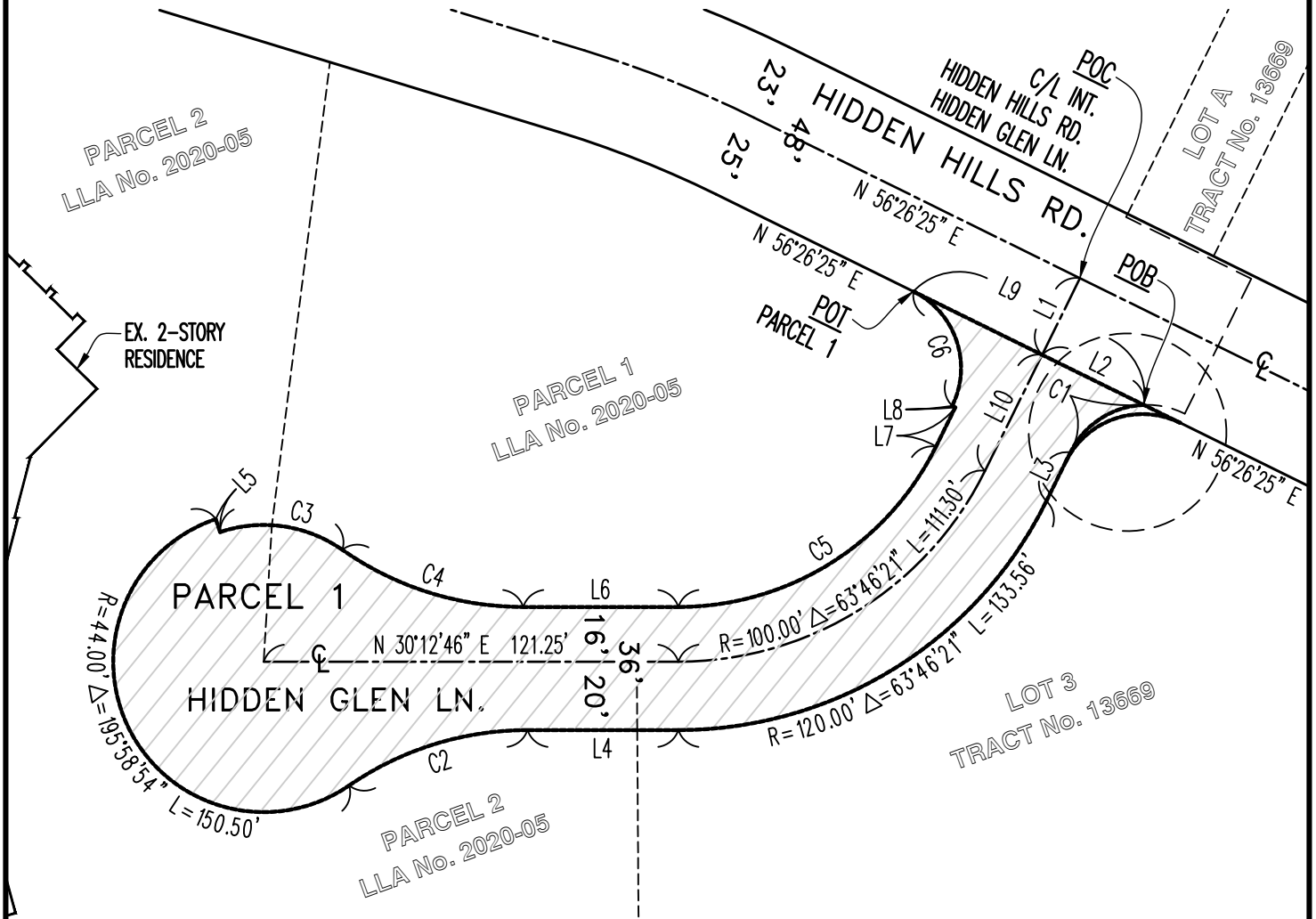
DATE 05/19/2021

SCALE 1"=30'

## EXHIBIT 'B' - SKETCH TO ACCOMPANY LEGAL DESCRIPTION

### VACATION

HIDDEN GLEN LN. & POR. HIDDEN HILLS RD.,  
TRACT No. 11474 MM 641/19-45  
TRACT No. 13669 MM 648/17&18  
YORBA LINDA, CALIFORNIA



### NOTE:

SEE SHEET 4 FOR LINE & CURVE DATA

### LEGEND

- DEDICATION LIMITS
- ▨ DEDICATION AREA



SCALE: 1"=30'



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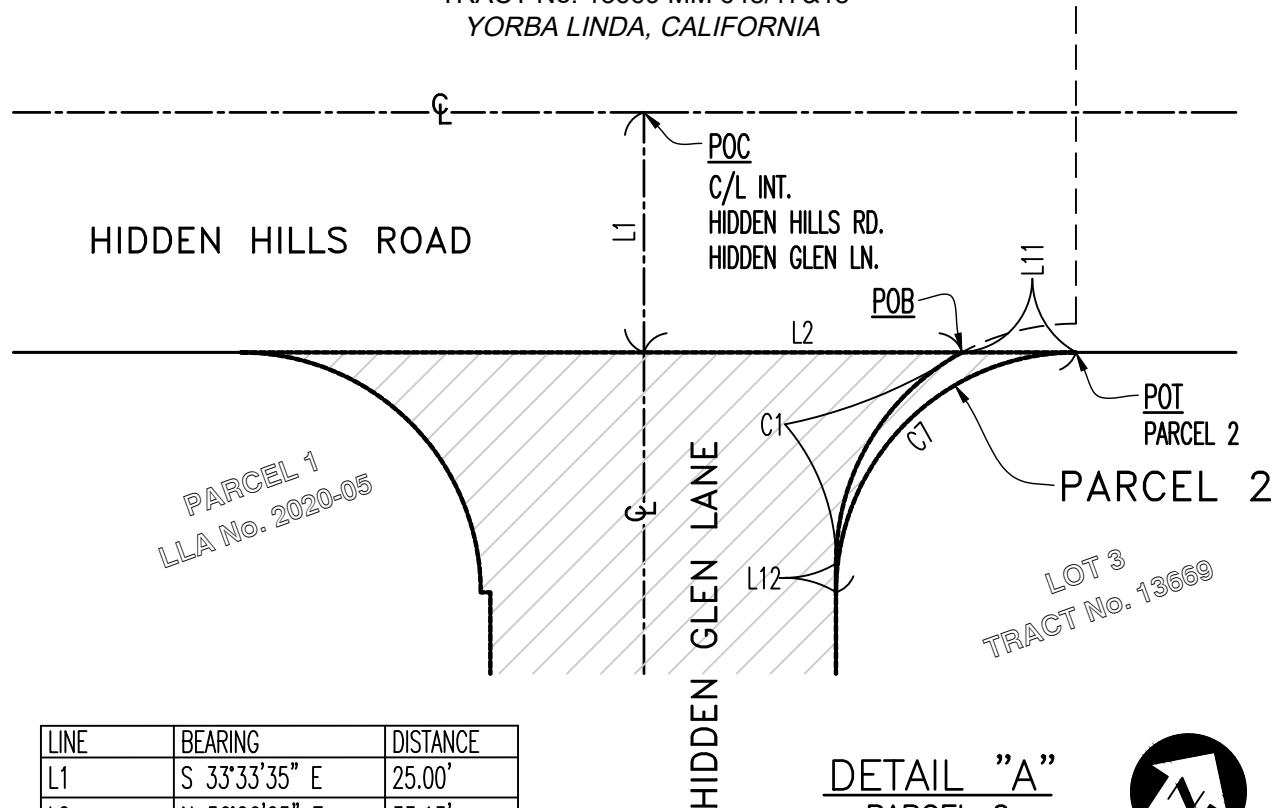


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JOB 20256SHEET NO. 4 OF 4CALCULATED BY JSS DATE 05/19/2021CHECKED BY WAB DATE 05/19/2021SCALE N/A**EXHIBIT 'B' - SKETCH TO ACCOMPANY LEGAL DESCRIPTION****VACATION**

HIDDEN GLEN LN. & POR. HIDDEN HILLS RD,  
 TRACT No. 11474 MM 641/19-45  
 TRACT No. 13669 MM 648/17&18  
 YORBA LINDA, CALIFORNIA



LINE	BEARING	DISTANCE
L1	S 33°33'35" E	25.00'
L2	N 56°26'25" E	33.13'
L3	S 33°33'35" E	15.82'
L4	S 30°12'46" W	44.10'
L5	S 78°21'58" E	4.00'
L6	N 30°12'46" E	45.36'
L7	N 33°33'35" W	12.82'
L8	S 56°26'25" W	1.00'
L9	N 56°26'25" E	75.13'
L10	N 33°33'35" W	37.82'
L11	N 56°26'25" E	11.87'
L12	N 33°33'35" W	3.00'

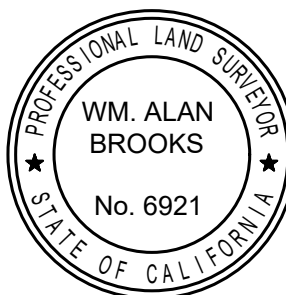
**DETAIL "A"**  
 PARCEL 2  
 NOT TO SCALE



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	61°38'33"	25.00'	26.90'
C2	34°33'38"	92.00'	55.49'
C3	53°40'32"	40.00'	37.47'
C4	35°05'48"	92.00'	56.35'
C5	63°46'21"	84.00'	93.50'
C6	90°00'00"	25.00'	39.27'
C7	90°00'00"	25.00'	39.27'

**LEGEND**

- DEDICATION LIMITS  
 DEDICATION AREA



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## EXHIBIT 'A' - LEGAL DESCRIPTION

### RIGHT-OF-WAY DEDICATION

PORTION OF PARCEL 1

LLA No. 2004-04, INST No. 2004000392299 OR  
YORBA LINDA, CALIFORNIA

### PARCEL 1

BEING THAT PORTION OF PARCEL 1, IN THE CITY OF YORBA LINDA, COUNTY OF ORANGE, STATE OF CALIFORNIA, OF LOT LINE ADJUSTMENT No. 2004-02, FILED ON MAY 5, 2004 AS INSTRUMENT No. 2004000392299 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PRECISELY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST SOUTHERLY CORNER OF SAID PARCEL 1;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 1 THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 56°26'19" EAST, 74.79 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 207.00 FEET;
- 2) NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 8°45'47", AN ARC DISTANCE OF 33.66 FEET;
- 3) NORTH 42°19'28" WEST, 2.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 205.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 42°19'28" EAST;
- 4) NORTHEASTERLY THROUGH SAID CURVE, THROUGH A CENTRAL ANGLE OF 8°15'15", AN ARC DISTANCE OF 29.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 53.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 50°21'29" EAST;

THENCE LEAVING SAID SOUTHEASTERLY LINE OF PARCEL 1 THE FOLLOWING TWO (2) COURSES:

- 1) WESTERLY AND SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 152°50'26", AN ARC DISTANCE OF 141.38 FEET, TO THE BEGINNING OF A REVERSE-CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 37.00 FEET;
- 2) SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 65°59'09", AN ARC DISTANCE OF 42.61 FEET, TO A POINT LYING ON THE SOUTHEASTERLY LINE OF SAID PARCEL 1;

THENCE SOUTH 33°33'41" EAST, ALONG SAID SOUTHEASTERLY LINE, 0.78' TO THE **TRUE POINT OF BEGINNING**;

RIGHT OF WAY DEDICATION CONTAINING 4,927 SQUARE FEET, MORE OR LESS;

AS SHOWN ON EXHIBIT 'B' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.



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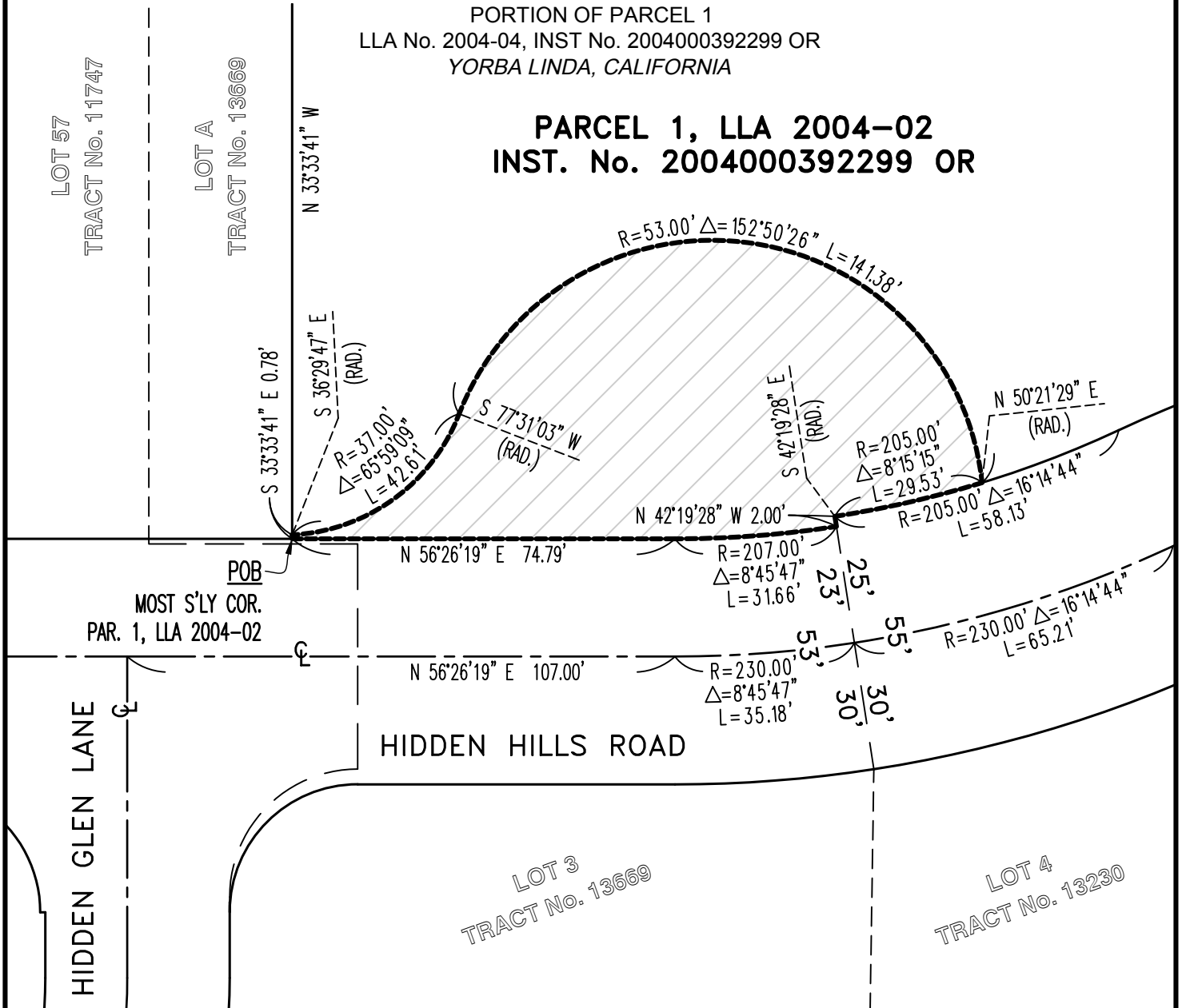
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### RIGHT-OF-WAY DEDICATION

PORTION OF PARCEL 1

LLA No. 2004-04, INST No. 2004000392299 OR  
YORBA LINDA, CALIFORNIA

**PARCEL 1, LLA 2004-02  
INST. No. 2004000392299 OR**

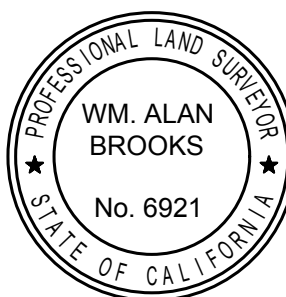


## LEGEND



DEDICATION LIMITS

DEDICATION AREA



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