

## EXHIBIT "A" - EXISTING LEGAL DESCRIPTIONS LOT LINE ADJUSTMENT NO. LLA 2024-03

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

### PARCEL A: (EXISTING)

A PORTION OF LOT 9, BLOCK 21, OF THE YORBA LINDA TRACT, AS SHOWN ON A MAP RECORDED IN BOOK 5, PAGES 17 AND 18 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT 9, SAID POINT BEING IN THE CENTER LINE OF BUENA VISTA AVENUE (50.00 FEET WIDE), SAID POINT ALSO BEING DISTANT SOUTH 89°18'20" WEST 428.30 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 9; THENCE FROM SAID POINT OF BEGINNING, SOUTH 89°18'20" WEST, ALONG SAID CENTER LINE, 107.29 FEET TO A POINT; THENCE NORTH 14°50'06" EAST 444.30 FEET TO A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 9; THENCE SOUTH 65°46'20" EAST ALONG SAID NORTHEASTERLY LINE, 104.78 FEET TO A POINT; THENCE SOUTH 14°50'06" WEST 398.47 FEET TO THE POINT OF BEGINNING, RESERVING THE SOUTH 25.00 FEET FOR BUENA VISTA AVENUE, CONTAINING 1.00 ACRE OF LAND, MORE OR LESS.

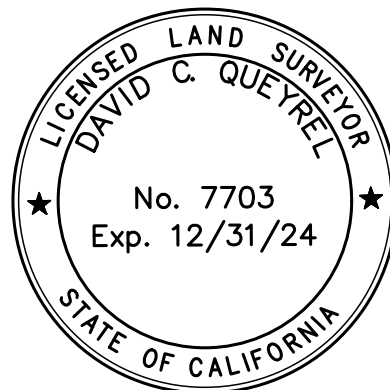
APN: 343-611-18

### PARCEL B: (EXISTING)

THAT PORTION OF LOT 9 IN BLOCK 21 OF THE YORBA LINDA TRACT, IN THE CITY OF YORBA LINDA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 5 PAGES 17 AND 18 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT 9, SAID POINT BEING IN THE CENTER LINE OF BUENA VISTA AVE., 50.00 FEET WIDE SAID POINT ALSO BEING DISTANT SOUTH 89 DEGREES 18 MINUTES 20 SECONDS WEST 306.95 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 9; THENCE FROM SAID POINT OF BEGINNING SOUTH 89 DEGREES 18 MINUTES 20 SECONDS WEST ALONG SAID CENTER LINE, 121.35 FEET TO A POINT, THENCE NORTH 14 DEGREES 50 MINUTES 06 SECONDS EAST 398.47 FEET TO A POINT, IN THE NORTHEASTERLY LINE OF SAID LOT 9; THENCE SOUTH 65 DEGREES 46 MINUTES 20 SECONDS EAST ALONG SAID NORTHEASTERLY LINE, 118.51 FEET TO A POINT; THENCE SOUTH 14 DEGREES 50 MINUTES 06 SECONDS FEET WEST 346.64 FEET TO THE POINT OF BEGINNING.

APN: 343-611-19



ASSESSOR'S PARCEL NUMBERS:

343-611-18 & 343-611-19

DATE EXHIBIT PREPARED: 11/15/2023

SHEET 1 OF 4

**EXHIBIT "A" - NEW LEGAL DESCRIPTIONS**  
**LOT LINE ADJUSTMENT NO. LLA 2024-03**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL A: (NEW)**

A PORTION OF LOT 9, BLOCK 21, OF THE YORBA LINDA TRACT, AS SHOWN ON A MAP RECORDED IN BOOK 5, PAGES 17 AND 18 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTH LINE OF SAID LOT 9, SAID POINT BEING IN THE CENTER LINE OF BUENA VISTA AVENUE (50.00 FEET WIDE), SAID POINT ALSO BEING DISTANT SOUTH 89°18'20" WEST 428.30 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 9 TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, SOUTH 89°18'20" WEST, ALONG SAID CENTER LINE, 107.39 FEET TO A POINT; THENCE NORTH 14°50'06" EAST 444.30 FEET; THENCE SOUTH 65°46'20" EAST 104.78 FEET; THENCE SOUTH 12°57'49" WEST 238.87; THENCE NORTH 76°50'23" WEST 7.81 FEET; THENCE SOUTH 14°50'06" WEST 159.50 FEET TO THE POINT OF BEGINNING, RESERVING THE SOUTH 25.00 FEET FOR BUENA VISTA AVENUE.

CONTAINING 0.960 ACRE OF LAND, MORE OR LESS.

APN: 343-611-18

**PARCEL B: (NEW)**

THAT PORTION OF LOT 9 IN BLOCK 21 OF THE YORBA LINDA TRACT, IN THE CITY OF YORBA LINDA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 5 PAGES 17 AND 18 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.

COMMENCING AT A POINT IN THE SOUTH LINE OF SAID LOT 9, SAID POINT BEING IN THE CENTER LINE OF BUENA VISTA AVE., 50.00 FEET WIDE SAID POINT ALSO BEING DISTANT SOUTH 89°18'20" WEST 306.95 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 9; THENCE FROM SAID POINT OF BEGINNING NORTH 14°50'06" EAST 159.50 FEET; THENCE SOUTH 76°50'23" EAST 7.81 FEET; THENCE NORTH 12°57'49" EAST 238.87 FEET TO A POINT, IN THE NORTHEASTERLY LINE OF SAID LOT 9; THENCE SOUTH 65°46'20" EAST ALONG SAID NORTHEASTERLY LINE, 118.51 FEET TO A POINT; THENCE SOUTH 14°50'17" WEST 346.64 FEET TO A POINT ON THE CENTERLINE OF BUENA VISTA AVENUE; THENCE NORTH 89°18'20" WEST 121.33 FEET TO THE POINT OF BEGINNING, RESERVING THE SOUTH 25.00 FEET FOR BUENA VISTA AVENUE.

CONTAINING 0.908 ACRE OF LAND, MORE OR LESS

APN: 343-611-19



ASSESSOR'S PARCEL NUMBERS:

343-611-18 & 343-611-19

DATE EXHIBIT PREPARED: 11/15/2023

SHEET 2 OF 4

SHEET 3 OF 4

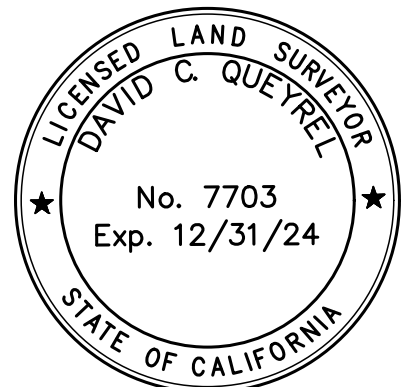
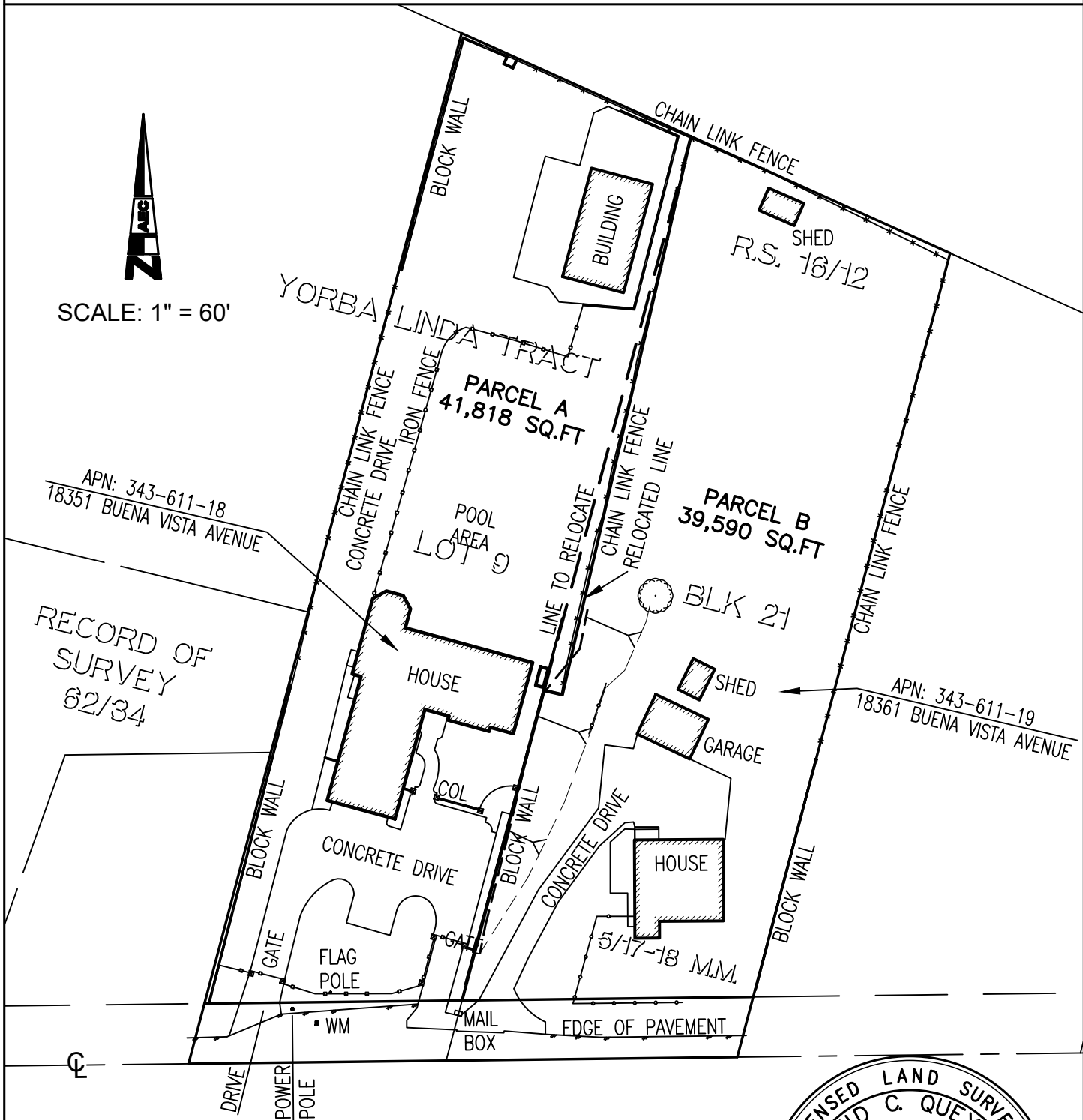
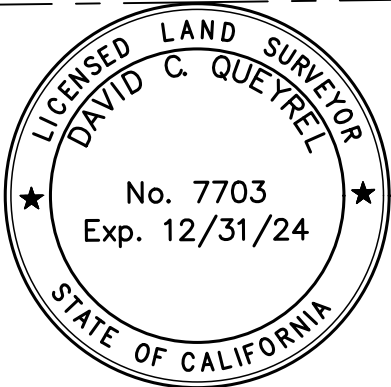


EXHIBIT "C" - SITE PLAN  
LOT LINE ADJUSTMENT NO. LLA 2024-03

SHEET 4 OF 4



AC PAVEMENT - PUBLIC  
**BUENA VISTA AVENUE**



ASSESSOR'S PARCEL NUMBERS:  
343-611-18 & 343-611-19  
DATE EXHIBIT PREPARED: 11/15/2023