

# EXHIBIT "A" LEGAL DESCRIPTION

## RIGHT-OF-WAY RE-DESIGNATION AREA

### PARCEL A

THOSE PORTIONS OF MOSS STREET, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS DEDICATED TO PUBLIC USE PER DOCUMENT RECORDED JANUARY 12, 1956 IN BOOK 5937, PAGE 312, AND DOCUMENT RECORDED MARCH 13, 1958 AS DOCUMENT NO. 40990, IN BOOK 6992, PAGE 349, BOTH OF OFFICIAL RECORDS OF SAID COUNTY; TOGETHER WITH THOSE PORTIONS OF APLINE AVENUE DEDICATED TO PUBLIC USE PER ROBINHOOD NO. 2, ACCORDING TO MAP NO. 3488, FILED AUGUST 9, 1956 AS FILE NO. 110683 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND PER DOCUMENT NO. 117331, RECORDED AUGUST 22, 1956 IN BOOK 6230, PAGE 283, OF OFFICIAL RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEASTERLY CORNER OF SAID MAP NO. 3488, BEING A POINT ON THE CENTERLINE OF NAPLES STREET, 80.00 FEET WIDE, AS SHOWN ON MAP NO. 505, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE EASTERLY LINE OF SAID MAP NO. 3488, NORTH  $17^{\circ}47'23''$  WEST (RECORD NORTH  $18^{\circ}31'00''$  WEST PER MAP NO. 3488), 40.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID NAPLES STREET, AND **THE TRUE POINT OF BEGINNING;**

THENCE ALONG SAID NORTHERLY LINE SOUTH  $72^{\circ}08'04''$  WEST 44.98 FEET TO A POINT OF CUSP WITH A 15.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, A RADIAL TO SAID POINT BEARS SOUTH  $17^{\circ}51'56''$  EAST, BEING ALSO A POINT ON THE WESTERLY LINE OF ALPINE AVENUE PER SAID MAP NO. 3488;

THENCE NORTHEASTERLY AND NORTHERLY ALONG THE WESTERLY LINE OF SAID ALPINE AVENUE, AND THE ARC OF SAID CURVE A DISTANCE OF 23.54 FEET THROUGH A CENTRAL ANGLE OF  $89^{\circ}55'30''$ ;

THENCE CONTINUING ALONG SAID WESTERLY LINE NORTH  $17^{\circ}47'23''$  WEST 70.83 FEET, TO THE BEGINNING OF A 30.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY;

THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID ALPINE AVENUE AND THE ARC OF SAID CURVE A DISTANCE OF 32.34 FEET THROUGH A CENTRAL ANGLE OF  $60^{\circ}45'00''$ ;

THENCE LEAVING SAID WESTERLY LINE NORTH  $06^{\circ}13'39''$  EAST 80.08 FEET TO THE NORTHERLY LINE OF MOSS STREET PER SAID BOOK 5937, PAGE 312, BEING A POINT ON A 2700.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY, A RADIAL TO WHICH BEARS SOUTH  $06^{\circ}13'39''$  WEST;

THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE AND THE ARC OF SAID CURVE A DISTANCE OF 615.71 FEET THROUGH A CENTRAL ANGLE OF  $13^{\circ}03'57''$ , TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID NAPLES STREET;

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THENCE SOUTH 72°08'04" WEST 323.26 FEET TO A POINT ON THE SOUTHERLY LINE OF MOSS STREET PER SAID DOCUMENT NO. 40990, BEING ALSO A POINT ON A 2780.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, A RADIAL TO WHICH BEARS SOUTH 00°17'04" EAST;  
THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE A DISTANCE OF 233.55 FEET THROUGH A CENTRAL ANGLE OF 04°48'48" TO A POINT ON THE EASTERLY LINE OF ALPINE AVENUE PER SAID DOCUMENT NO. 117331;  
THENCE ALONG SAID EASTERLY LINE SOUTH 17°47'23" EAST TO THE BEGINNING OF A 15.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY;  
THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.58 FEET THROUGH A CENTRAL ANGLE OF 90°04'00" TO THE NORTHERLY LINE OF SAID NAPLES STREET;  
THENCE ALONG SAID NORTHERLY LINE SOUTH 72°08'04" WEST 45.02 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 0.965 ACRES / 42, 041 SQUARE FEET, MORE OR LESS.

**PARCEL B**

THAT PORTION OF NAPLES STREET, 80.00 FEET WIDE, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON MAP NO. 505, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A STRIP OF LAND 8.50 FEET WIDE, THE NORTHERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

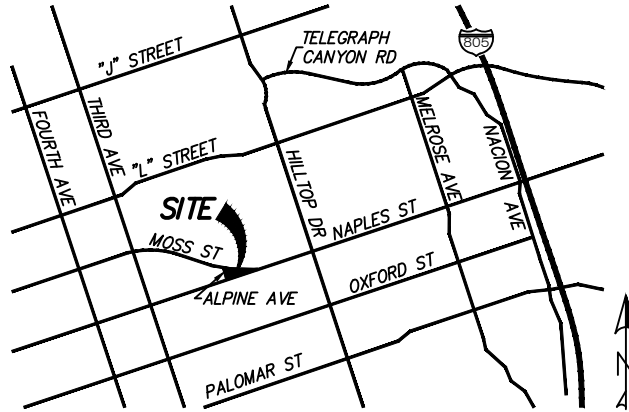
**COMMENCING** AT THE SOUTHEASTERLY CORNER OF SAID MAP NO. 3488, FILED AUGUST 9, 1956 AS FILE NO. 110683 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A POINT ON THE CENTERLINE OF NAPLES STREET, 80.00 FEET WIDE, AS SHOWN ON SAID MAP NO. 505; THENCE ALONG THE EASTERLY LINE OF SAID MAP NO. 3488, NORTH 17°47'23" WEST (RECORD NORTH 18°31' WEST PER MAP NO. 3488), 40.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID NAPLES STREET, AND THE **TRUE POINT OF BEGINNING;**  
THENCE ALONG SAID NORTHERLY LINE NORTH 72°08'04" EAST 249.52 FEET TO THE **POINT OF TERMINATION** OF THE HEREIN DESCRIBED LINE.

CONTAINING 2,121 SQUARE FEET, MORE OR LESS.

ALL AS SHOWN ON EXHIBIT ~~B~~ ATTACHED HERETO FOR REFERENCE ONLY.



GREGORY E. TSCHERCH, P.L.S. 8814 \_\_\_\_\_ DATE \_\_\_\_\_



VICINITY MAP  
NOT TO SCALE

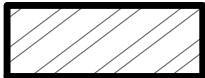
EXISTING EASEMENT LEGEND

- 1 INDICATES PORTION OF EXISTING EASEMENT FOR PUBLIC ROAD IN FAVOR OF THE COUNTY OF SAN DIEGO, PER DOCUMENT RECORDED JANUARY 12, 1956 IN BOOK 5937, PAGE 312, O.R., UNDERLYING FEE TITLE QUITCLAIMED TO THE CITY OF CHULA VISTA PER DOCUMENT NO. \_\_\_\_\_
- 2 INDICATES PORTION OF ALPINE AVENUE AND MOSS STREET DEDICATED TO PUBLIC USE PER MAP NO. 3488, UNDERLYING FEE TITLE QUITCLAIMED TO CITY OF CHULA VISTA PER DOCUMENT NO. \_\_\_\_\_
- 3 INDICATES PORTION OF ALPINE AVENUE DEDICATED TO PUBLIC USE PER MAP NO. 3488, UNDERLYING FEE TITLE QUITCLAIMED TO THE CITY OF CHULA VISTA PER DOCUMENT NO. \_\_\_\_\_
- 4 INDICATES PORTION OF ALPINE AVENUE DEDICATED TO PUBLIC USE FOR STREET AND HIGHWAY PURPOSES IN FAVOR OF THE CITY OF CHULA VISTA PER DOCUMENT NO. 117331 RECORDED AUGUST 22, 1956 IN BOOK 6230, PAGE 283, O.R.
- 5 INDICATES EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES IN FAVOR OF THE CITY OF CHULA VISTA PER DOCUMENT NO. 40990, RECORDED MARCH 13, 1958 IN BOOK 6992, PAGE 349, O.R.
- 6 INDICATES PORTION OF NAPLES STREET PER MAP NO. 505

LEGEND



PARCEL A: RIGHT-OF-WAY RE DESIGNATION AREA  
(±0.965 AC/42,041 SQUARE FEET)



PARCEL B: RIGHT-OF-WAY RE DESIGNATION AREA  
(±2,121 SQUARE FEET)

----- EXISTING LOT LINE / RIGHT-OF-WAY LINE

----- EXISTING STREET CENTERLINE

----- EXISTING EASEMENT LINE

P.O.C. INDICATES POINT OF COMMENCEMENT

T.P.O.B. INDICATES TRUE POINT OF BEGINNING

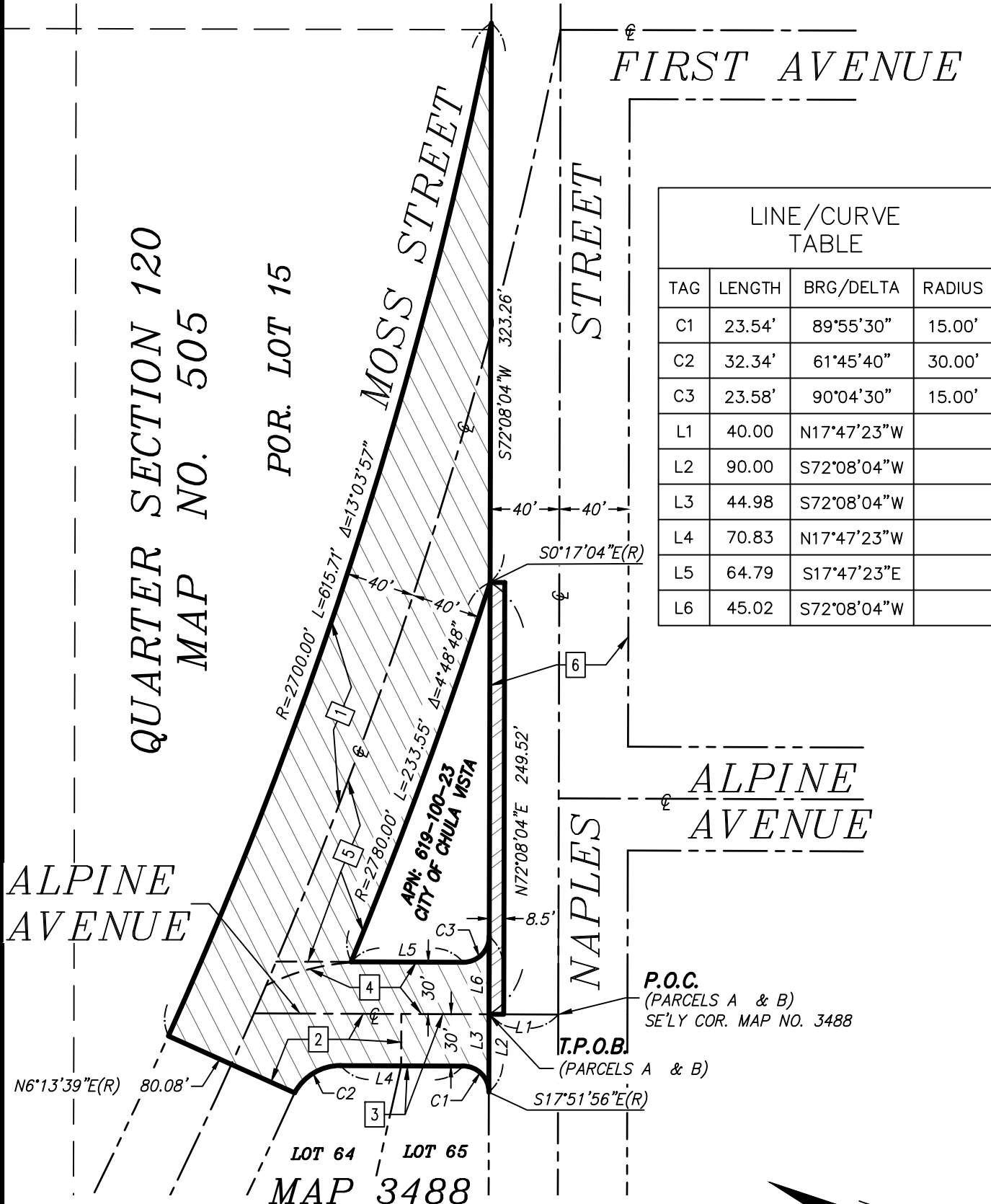


CITY OF CHULA VISTA  
DEPARTMENT OF ENGINEERING &  
CAPITAL PROJECTS  
276 FOURTH AVENUE  
CHULA VISTA, CA 91910


GREGORY E. TSCHERCH, P.L.S. 8814

DATE

FILE NO. GG230



TAG	LENGTH	BRG/DELTA	RADIUS
C1	23.54'	89°55'30"	15.00'
C2	32.34'	61°45'40"	30.00'
C3	23.58'	90°04'30"	15.00'
L1	40.00	N17°47'23"W	
L2	90.00	S72°08'04"W	
L3	44.98	S72°08'04"W	
L4	70.83	N17°47'23"W	
L5	64.79	S17°47'23"E	
L6	45.02	S72°08'04"W	



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