

EXHIBIT 'A'
LEGAL DESCRIPTION
STREET VACATION

ALL THOSE PORTIONS OF THE UNNAMED STREET/ALLEY OF ROSEBANK, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1304, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, JANUARY 18, 1911,

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT 61, DISTANT THEREON 28.15- FEET (REC 28.05- FEET PER DEED RECORDED JUNE 26, 1959 IN BOOK 7738, PAGE 544 OF OFFICIAL RECORDS) NORTHERLY FROM THE SOUTHEAST CORNER OF SAID LOT, SAID POINT BEING THE BEGINNING OF A 100.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 71°55'33" EAST; THENCE ALONG THE ARC SAID CURVE

1. NORTHWESTERLY 87.28 FEET THROUGH A CENTRAL ANGLE OF 50°00'22"; THENCE
 2. NORTH 68°22'54" WEST 17.00 FEET TO THE NORTHERLY LINE OF LOT 61 OF SAID MAP NO. 1304, AND THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING
 3. NORTH 68°22'54" WEST 90.21 FEET TO THE BEGINNING OF A TANGENT 10.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE
 4. WESTERLY, 23.16 FEET THROUGH A CENTRAL ANGLE OF 132°43'20"; THENCE TANGENT SOUTHWESTERLY AND SOUTHERLY
 5. SOUTH 21°05'58" EAST 53.91 FEET TO A POINT OF CUSP WITH A 13.76 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 69°10'36" EAST, SAID POINT BEING ALSO THE POINT OF REVERSE CURVATURE IN THE WESTERLY LINE OF SAID LOT 61; THENCE ALONG THE ARC OF SAID 13.76 FOOT CURVE AND THE WESTERLY AND NORTHERLY LINES OF SAID LOT 61
- NORTHERLY AND 24.31 FEET THROUGH A CENTRAL ANGLE OF 101°04'56"; THENCE CONTINUING ALONG NORTHEASTERLY SAID NORTHERLY LINE TANGENT TO SAID CURVE

7. NORTH 80°16'06" EAST

67.89 FEET TO THE TRUE POINT OF BEGINNING

CONTAINS 2,442.95 SQUARE FEET (0.056 GROSS ACRES MORE OR LESS).



MIGUEL A. MARTINEZ
L.S. 7443
LIC. EXP. 06/30/26

06/20/24

DATE



EXHIBIT "B"

FLOWER STREET

POR. LOT 62

FOUND 3/4" IRON PIPE, ILLEGIBLE. ACCEPTED AS 3/4" I.P. W/CAP STAMPED "RCE 19073" FOUND PER CR 9256

STREET OPENING TO THE CITY OF CHULA VISTA PER DEED REC. NOVEMBER 4, 1927 IN BK. 1423, PG 9 OF DEEDS

FOUND 3/4" IRON PIPE W/DISC STAMPED "RCE 19073" PER CR 9256

$D=132'43''20''$
 $L=23.16'$
 $R=10.00'$

POR. LOT 62
ROS 1931

FIRST AVENUE

CL PER CR 9256
CL PER CR 13164
($L=33.1'$)
($R=23.3'$)

ROS 20403
43

$N80'16'06''E$
 $N56'27'47''W(R)$
 $N21'05'58''W$
 $N80'16'06''E$
 $N68'39'W$
 $N68'22'54''W$
 $90.21'$
 $29.67'$
 $16.75'$
 $17.17'$
 $38.07'$
 $55.92'$
 $37.16'$
 $53.91'$
 $37.16'$
 $24'$

VARIES
30'
107.21'
38.44'

STREET OPENING PER CITY OF CHULA VISTA
 $R=100.00'$
 $D=50'00''22''$

FIRST AVENUE
PER ROS 1931
FORMERLY 5TH AVE.
PER MAP 1304
($S16'39'$
 $60.00'$)

APN: 566-330-21-00
POR. OF "D" STREET VACATED PER CITY OF CHULA VISTA RESOLUTION NO. 237, REC. JULY 7, 1952 AS DOC. NO. 82170 AT BK. 4517, PG. 108 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY

APN: 566-330-15-00
POR. LOT 61
MAP NO. 1304
ROS 1931

$N69'11'10''E(R)$
 $N67'14'52''E(R)$
 $R=40'$

T.P.O.B.
ALLEY

123.63'
73.00'

$N71'55'33''E(R)$
 $(S71'21''W)(R)$
 $N17'45'12''W$
 $28.15'$
 $(28.05')$

P.O.C.
(P.O.B.)

SE COR LOT 61
LOT 60

CURVE DATA

- ① $D=12'57'15''$ $R=169.88'$
 $L=38.41'$
- ② $D=101'04'56''$ $R=13.76'$
 $L=24.31'$
- ③ $D=56'17'21''$ $R=40'$
 $L=39.30'$

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, (EPOCH 1991.35) ADJUSTED, GRID BEARING BETWEEN CITY OF CHULA VISTA HORIZONTAL AND VERTICAL CONTROL STATIONS '5005' AND '5006' PER THE CITY'S CONTROL REPORT SHEETS. SEE ROS 18846 & 14841

LEGEND

- PROPERTY LINE
- ORIGINAL R/W LINES
- ▨ VACATION AREA 192.37 SQ.FT. (0.0044 ACRES)
- () RECORD DATA PER DEED RECORDED JUNE 26, 1959 IN BK. 7738, PG. 544, O.R.
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING



SCALE: 1"=30'

4564 ST. VAC. PLAT REVISED DATE: 05/08/24



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CITY OF CHULA VISTA
STREET VACATION
POR. OF UNNAMED STREET/ALLEY OF
ROSEBANK SUBDIVISION PER MAP 1304