



AGENDA REPORT

SAN CLEMENTE CITY COUNCIL MEETING

Meeting Date: June 4, 2013

Agenda Item 6-J
Approvals:
 City Manager [Signature]
 Dept. Head [Signature]
 Attorney _____
 Finance [Signature]

Department: Public Works / Engineering Division
Prepared By: Tom Frank, Transportation Engineering Manager TF

Subject: **ACCEPTANCE OF EASEMENTS NEEDED FOR THE EXTENSION OF AVENIDA LA PATA.**

Fiscal Impact: None.

Summary: The County has funding challenges associated with the La Pata Extension project, including a \$5.1 million State and Local Partnership Program grant. The County staff has requested the City to affirm access to and the right-of-way needed to construct Avenida La Pata improvements. According to County's Project Manager, the affirmation will facilitate allocation of funds from the California Transportation Commission and the deadline for the scheduled allocation is June 11, 2013. If the affirmation of the right-of-way is not obtained, the county is in jeopardy of losing the grant. Staff recommends that City Council dedicate and accept right-of-way and easements and affirm the City has the right-of-way needed to construct the extension of Avenida La Pata.

Background: The City Council certified the Environmental Impact Report (EIR) for the Avenida La Pata Gap Closure and Del Rio Extension project on July 5, 2011. The County of Orange is the lead agency for the project. The cities of San Clemente and San Juan Capistrano have been involved in the development of the project since its commencement and are considered Responsible Agencies, as defined by the California Environmental Quality Act (CEQA).

The total project cost is estimated at about \$80 million (includes design, environmental, etc.). County staff has identified a funding strategy for about \$72 million in funding, leaving a current shortfall of about \$8 million. Staff is reviewing the 100% design submittal and is working with the County to obtain the needed easements. The County has initiated construction permitting on both the Avenida La Pata and Camino Del Rio Extension portions of the project. The City and County are preparing a cooperative agreement to identify roles and responsibilities for the construction phase of the project. The project could be advertised for bid by late July 2013 and construction could start before the end of 2013, if bids are favorable and funding is available.

Discussion: The project requires right-of-way or easements from five parcels from four different entities within San Clemente including:

1. The City of San Clemente lot- Assessor Parcel Number (APN) 124-081-64
2. Talega Associates, LLC- APN 701-361-01

3. Laing Forster Ranch II, LLC- APN 678-091-04 and 678-091-01
4. Talega Maintenance Corporation APN- 701-361-09

The easements associated with the City-owned lot and the lot owned by Talega Associates may be addressed by resolutions of the City Council, which is a recommendation included in this report. Of the five parcels, the most challenging involves obtaining easements from the Laing Forster Ranch II, LLC which is in bankruptcy proceedings. Staff has been working with the City Attorney's office to address the needed easements as efficiently and cost effectively as possible, although this process could continue for months. Lastly, the County is working with the Talega Maintenance Corporation (TMC) on obtaining several storm drain and construction easements. The TMC is supportive of granting the easements contingent upon addressing any legal and engineering concerns. The easements needed are shown in Attachment 5 and will be conveyed to the City prior to accepting the road from the County. Additionally, there may be other conveyances of minor interests in the road needed to clear title issues. Staff recommends that City Council delegate the authority to the Director of Public Works, or his designee (Director), to accept such conveyances per Government Code 27281. It also recommends that the City not accept the road improvements from the County until all necessary interests have been conveyed and title issues have been cleared to the satisfaction of the Director. The County Board of Supervisors affirmed its portion of the right-of-way on May 14, 2013.

Considering current easement acquisition and funding constraints, the County may need to construct the project in several phases. If phasing is required, the first phase consists of the Avenida La Pata gap closure from Calle Saluda in San Clemente to the landfill road. Subsequent phases would extend Camino Del Rio and widen Avenida La Pata north of the landfill. Staff prefers that Camino Del Rio be extended concurrent with Avenida La Pata, considering the economy of scale and momentum on the project as a whole. While staff understands that right-of-way acquisitions with the now bankrupt Laing Forster Ranch II, LLC pose a potential delay to the combined project, staff is coordinating with the County on agreement terms that will keep Camino Del Rio a priority.

Prior to beginning construction of the Avenida La Pata and Camino Del Rio Gap Closure Project, several issues need to be addressed including right-of-way and easement acquisitions, environmental mitigation conditions, and an agreement between the County and City addressing the terms of the construction and maintenance responsibilities for the roadway. The agreement will address issues including design, cost sharing, ownership and maintenance of the project. Staff is planning to present the draft agreement to Council by the end of July.

The staff recommendations consider the above and to allow the County to pursue the allocation of the \$5.1 million dollar grant from the CTC on June 11, 2013.

**Recommended
Action:**

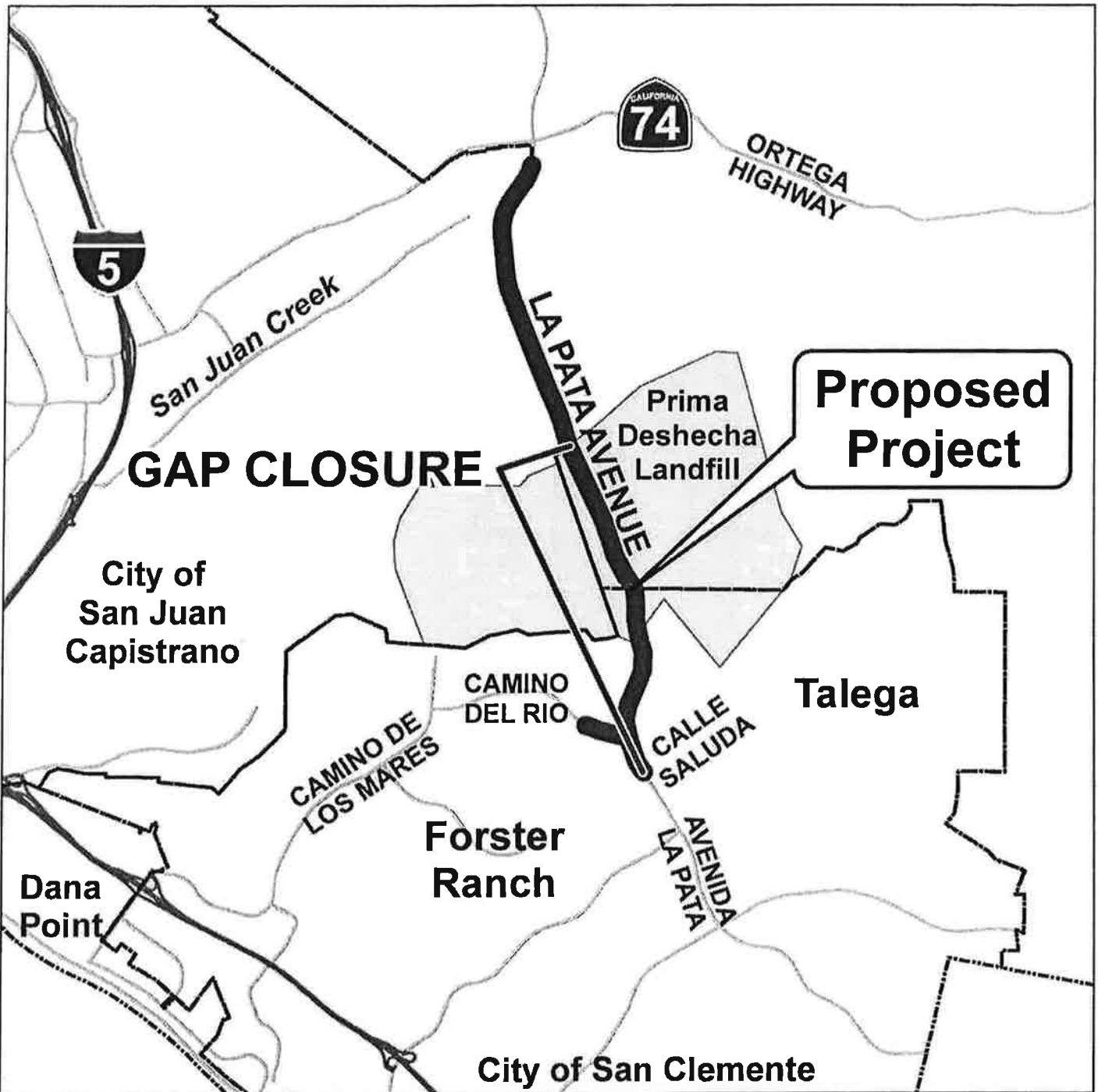
STAFF RECOMMENDS THAT the City Council:

- 1) Adopt Resolution No. 13-19 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, DEDICATING THE STREET RIGHT-OF-WAY FOR AVENIDA LA PATA AND CAMINO DEL RIO WITHIN THE CITY PROPERTY THAT IS DEFINED AS THE CIVIC USE SITE;
- 2) Adopt Resolution No. 13-20 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, ACCEPTING AN EASEMENT FOR STREET, SLOPE AND CONSTRUCTION PURPOSES AS DEDICATED FOR AVENIDA LA PATA ON TRACT NO. 16337;
- 3) Authorize the City Clerk to record the Irrevocable Offer of Dedication in the official records of the Orange County Recorder's Office (Contract D-460);
- 4) Adopt Resolution No. 13-21 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO ACCEPT CERTAIN INTERESTS IN REAL PROPERTY IN CONJUNCTION WITH THE AVENIDA LA PATA AND CAMINO DEL RIO PROJECT; and
- 5) Affirm the City's right-of-way needed to construct Avenida La Pata as depicted in Attachment 4 of the Administrative Report, dated May 21, 2013, that is on file with the City Clerk.

Attachments:

1. Location Map.
2. Resolution for dedicating public right-of-way and easements for Avenida La Pata and Camino Del Rio.
3. Resolution for accepting easements from the irrevocable offer dedicated on Tract Map 16337.
4. Resolution authorizing the Director of Public Works to accept minor interests in real estate and affirm the right-of-way for the Avenida La Pata improvements.
5. Schematic showing needed easements for the construction of the Avenida La Pata extension within San Clemente.
6. The original Irrevocable Offer of Dedication on Tract Map 16337.

Notification: None



OC Public Works

LOCATION MAP

OC Planned Communities

La Pata Avenue
And
Camino Del Rio Extension

From 900 feet south of Ortega Highway
to Calle Saluda Page 1 of 1

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SAN CLEMENTE, CALIFORNIA, DEDICATING THE
STREET RIGHT-OF-WAY FOR AVENIDA LA PATA AND
CAMINO DEL RIO WITHIN THE CITY PROPERTY THAT IS
DEFINED AS THE CIVIC USE SITE

WHEREAS, The City in coordination with the County of Orange is planning to construct the street improvements for the remaining portions of Avenida La Pata and Camino Del Rio that are located within the limits of the City owned property defined as the Civic Use Site; and

WHEREAS the County of Orange, which is the lead agency for the Avenida La Pata and Camino Del Rio road expansion project (the "Project") for purposes of the California Environmental Quality Act ("CEQA"), has prepared and certified Final EIR 610 for the Project (the "EIR"); and

WHEREAS, on July 5, 2011, the City Council adopted Resolution 11-37, confirming that it has reviewed and considered the EIR and adopted a statement of findings and facts and a statement of overriding considerations for the Project.

WHEREAS, these streets are located within City owned property and have not yet been dedicated as public right-of-way for the use of the general public; and

WHEREAS, the City now wishes to dedicate these streets as public right-of-way for the use of the general public.

NOW, THEREFORE, the City Council of the City of San Clemente does hereby resolve as follows:

Section 1. The City Council finds that none of the requirements for preparation of subsequent or supplemental EIR under Public Resource Code Section 21166 or CEQA Guideline Section 15162 or 15163 exist, and the EIR is adequate and appropriate for the Project.

Section 2. The City dedicates to the public the street right-of-way and easements for the remaining portions of Avenida La Pata and Camino Del Rio that are located within the City property as described in Exhibit "A" and delineated in Exhibit "B" attached hereto to this resolution. Parcels 103 and X4-101 are dedicated as right-of-way, and Parcels 103.1 through 103.9 and X4-101.1 through X4-101.3 are dedicated as easements as noted in Exhibit "B".

Section 3. Direct the City Clerk to record this resolution with the right-of-way dedication documents at the County of Orange Recorder's Office.

PASSED AND ADOPTED this _____ day of _____, _____.

ATTEST:

City Clerk of the City of
San Clemente, California

Mayor of the City of San
Clemente, California

STATE OF CALIFORNIA)
 COUNTY OF ORANGE) §
 CITY OF SAN CLEMENTE)

I, JOANNE BAADE, City Clerk of the City of San Clemente, California, do hereby certify that Resolution No. _____ was adopted at a regular meeting of the City Council of the City of San Clemente held on the _____ day of _____, _____, by the following vote:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of San Clemente, California, this _____ day of _____, _____.

 CITY CLERK of the City of
 San Clemente, California

Approved as to form:

 City Attorney



HUITT-ZOLLARS, INC. • 2603 Main Street • Suite 400 • Irvine, CA 92614-4250 • 949.988.5815 phone • 949.988.5820 fax • huitt-zollars.com

10-1420-01 (D)
05-21-13

EXHIBIT A
LEGAL DESCRIPTION
AVENIDA LA PATA RIGHT-OF-WAY (X2)

Parcel 103:

That portion of Parcel 1 of Lot Line Adjustment No. LL 98-83, in the City of San Clemente, County of Orange, State of California, recorded November 2, 1998 as Instrument No. 19980743412 of Official Records, in the office of the County Recorder of said County, described as follows:

Commencing at the Southeasterly terminus of that certain course shown along the centerline of existing Avenida La Pata as shown on Record of Survey No. 2013-1012, filed in Book ___, Pages ___ through ___, inclusive, of Records of Survey, in the office of said County Recorder, shown as having a bearing and distance of "N 31°24'31" W 2111.10' " on said Record of Survey; thence along said centerline of existing Avenida La Pata, the following courses: North 31°24'31" West 2111.10 feet to the beginning of a curve concave Northeasterly having a radius of 2650.00 feet, and Northwesterly 197.88 feet along said curve through a central angle of 04°16'42" to the beginning of a reverse curve concave Southwesterly having a radius of 2400.00 feet; thence leaving said existing centerline of Avenida La Pata and along the proposed centerline of Avenida La Pata as shown on said Record of Survey, Northwesterly 102.25 feet along said curve through a central angle of 02°26'28" to a point on the general Northwesterly right-of-way line of said existing Avenida La Pata, as shown on said Record of Survey, said point also being the TRUE POINT OF BEGINNING; thence along said general Northwesterly right-of-way line North 65°04'37" East 61.15 feet to an angle point in said general Northwesterly right-of-way line; thence leaving said general Northwesterly right-of-way line and along the Northwesterly prolongation of that certain course in the general Northwesterly right-of-way line shown as having a bearing and distance of "N 62°16'15" W 33.97' " on said Record of Survey, North 62°16'15" West 5.45 feet to the beginning of a non-tangent curve concave Southwesterly having a radius of 2458.00 feet, a radial line of said curve to said point bears North 60°26'14" East, said curve being concentric with and 58.00 feet Northeasterly of said proposed centerline of said Avenida La Pata, shown as a curve having a radius of 2400.00 feet and a central angle of 09°15'13" on said Record of Survey; thence leaving said Northwesterly prolongation Northwesterly 292.63 feet along said curve through a central angle of 06°49'16" to the beginning of a reverse curve concave Easterly having a radius of 1742.00 feet, said curve being concentric with and 58.00 feet Easterly of said proposed centerline, shown as a curve having a radius of 1800.00 feet and a central angle of 64°27'17" on said Record of Survey; thence Northerly 933.68 feet along said curve through a central angle of 30°42'34"; thence leaving said concentric curve North 05°40'27" West 65.48 feet to the beginning of a curve concave Easterly having a radius of 1315.78 feet; thence Northerly

201.16 feet along said curve through a central angle of $08^{\circ}45'35''$ to the beginning of a non-tangent curve concave Easterly having a radius of 1747.00 feet, a radial line of said curve to said point bears North $86^{\circ}55'15''$ West, said curve being concentric with and 53.00 feet Southeasterly of said proposed centerline, shown as a curve having a radius of 1800.00 feet and a central angle of $64^{\circ}27'17''$ on said Record of Survey; thence Northeasterly 762.02 feet along said curve through a central angle of $24^{\circ}59'30''$ to a line parallel with and 53.00 feet Southeasterly of said proposed centerline; thence North $28^{\circ}04'15''$ East 211.05 feet along said parallel line to the Southwesterly line of Rancho Mission Viejo, as shown on said Record of Survey; thence leaving said parallel line and along said Southwesterly Rancho line North $19^{\circ}17'40''$ West 128.56 feet to a point on a non-tangent curve concave Northwesterly having a radius of 1759.00 feet, a radial line of said curve to said point bears South $63^{\circ}24'16''$ East, said curve being concentric with and 41.00 feet Northwesterly of said proposed centerline, shown as a curve having a radius of 1800.00 feet and a central angle of $43^{\circ}34'59''$ on said Record of Survey; thence Southwesterly 45.29 feet along said curve through a central angle of $01^{\circ}28'31''$ to a line parallel with and 41.00 feet Northwesterly of said proposed centerline; thence South $28^{\circ}04'15''$ West 252.85 feet along said parallel line to the beginning of a curve concave Easterly having a radius of 1841.00 feet, said curve being concentric with and 41.00 feet Westerly of said proposed centerline, shown as a curve having a radius of 1800.00 feet and a central angle of $64^{\circ}27'17''$ on said Record of Survey; thence Southerly 803.02 feet along said curve through a central angle of $24^{\circ}59'30''$; thence South $03^{\circ}04'45''$ West 65.33 feet to the beginning of a curve concave Easterly having a radius of 1416.74 feet; thence Southerly 216.45 feet along said curve through a central angle of $08^{\circ}45'13''$ to the beginning of a compound curve concave Easterly having a radius of 1846.00 feet, said curve being concentric with and 46.00 feet Westerly of said proposed centerline, shown as a curve having a radius of 1800.00 feet and a central angle of $64^{\circ}27'17''$ on said Record of Survey; thence Southerly 24.52 feet along said curve through a central angle of $00^{\circ}45'40''$; thence leaving said concentric curve non-tangent South $83^{\circ}33'52''$ West 9.00 feet to the beginning of a non-tangent curve concave Easterly having a radius of 1855.00 feet, a radial line of said curve to said point bears South $83^{\circ}33'52''$ West, said curve being concentric with and 55.00 feet Westerly of said proposed centerline, shown as a curve having a radius of 1800.00 feet and a central angle of $64^{\circ}27'17''$ on said Record of Survey; thence Southerly 9.60 feet along said concentric curve through a central angle of $00^{\circ}17'47''$; thence leaving said concentric curve non-tangent South $37^{\circ}23'33''$ West 13.92 feet to a line parallel with and 47.00 feet Northerly of the centerline of Camino Del Rio "Proposed" as shown on said Record of Survey; thence along said parallel line, the following courses: South $81^{\circ}31'00''$ West 9.67 feet to the beginning of a curve concave Northerly having a radius of 1353.00 feet, Westerly 9.36 feet along said curve through a central angle of $0^{\circ}23'47''$; thence leaving said concentric curve non-tangent South $8^{\circ}05'13''$ East 47.00 feet to said centerline of Camino Del Rio "Proposed", said centerline being a non-tangent curve concave Northerly having a radius of 1400.00 feet, a radial line of said curve to said point bears South $8^{\circ}05'13''$ East; thence Easterly 0.43 feet along said curve through a central angle of $0^{\circ}01'03''$; thence leaving

said curve non-tangent South 8°06'16" East 47.00 feet to a point on a non-tangent curve concave Northerly having a radius of 1447.00 feet, a radial line of said curve to said point bears South 8°06'16" East, said curve being concentric with and 47.00 feet Southerly of said centerline of Camino Del Rio "Proposed"; thence along said concentric curve and a line being parallel with and 47.00 feet Southerly of said centerline, the following courses: Easterly 9.57 feet along said concentric curve through a central angle of 0°22'44" and North 81°31'00" East 9.67 feet; thence leaving said parallel line South 54°21'32" East 13.92 feet to a point on a non-tangent curve concave Easterly having a radius of 1855.00 feet, a radial line of said curve to said point bears South 79°45'55" West, said non-tangent curve being concentric with and 55.00 feet Westerly of said centerline of Avenida La Pata; thence Southerly 19.41 feet along said concentric curve through a central angle of 0°35'58"; thence leaving said concentric curve non-tangent North 79°09'57" East 9.00 feet to the beginning of a non-tangent curve concave Northeasterly having a radius of 1846.00 feet, a radial line of said curve to said point bears South 79°09'57" West, said curve being concentric with and 46.00 feet Southwesterly of said proposed centerline, shown as a curve having a radius of 1800.00 feet and a central angle of 64°27'17" on said Record of Survey; thence Southeasterly 823.18 feet along said curve through a central angle of 25°32'59" to the beginning of a reverse curve concave Southwesterly having a radius of 2354.00 feet, said curve being concentric with and 46.00 feet Southwesterly of said proposed centerline, shown as a curve having a radius of 2400.00 feet and a central angle of 09°15'13" on said Record of Survey; thence Southeasterly 229.63 feet along said curve through a central angle of 05°35'21" to the beginning of a non-tangent curve concave Northeasterly having a radius of 2705.00 feet, a radial line of said curve to said point bears South 66°03'29" West; thence leaving said concentric curve Southeasterly 46.32 feet along said curve through a central angle of 00°58'52" to the Southwesterly terminus of said Northwesterly right-of-way line; thence along said Northwesterly right-of-way line non-tangent North 65°04'37" East 50.85 feet to the TRUE POINT OF BEGINNING.

Containing an area of 5.936 acres, more or less.

Parcel 103.1:

That portion of Parcel 1 of Lot Line Adjustment No. LL 98-83, in the City of San Clemente, County of Orange, State of California, recorded November 2, 1998 as Instrument No. 19980743412 of Official Records, in the office of the County Recorder of said County, described as follows:

Beginning at the Southeasterly terminus of that certain course in the Easterly line of Parcel 103, as described herein above as having a bearing and distance of "North 62°16'15" West 5.45 feet"; thence along said Easterly line, the following courses: North 62°16'15" West 5.45 feet to the beginning of a non-tangent curve concave Southwesterly having a radius of 2458.00 feet, a radial line of said curve to said point bears North

60°26'14" East, Northwesterly 292.63 feet along said curve through a central angle of 06°49'16" to the beginning of a reverse curve concave Easterly having a radius of 1742.00 feet, Northerly 933.68 feet along said curve through a central angle of 30°42'34", North 05°40'27" West 65.48 feet to the beginning of a curve concave Easterly having a radius of 1315.78 feet, Northerly 201.16 feet along said curve through a central angle of 08°45'35" to the beginning of a non-tangent curve concave Easterly having a radius of 1747.00 feet, a radial line of said curve to said point bears North 86°55'15" West, Northeasterly 762.02 feet along said curve through a central angle of 24°59'30", and North 28°04'15" East 211.05 feet to said Southwesterly line of Rancho Mission Viejo, as shown on said Record of Survey; thence leaving said Easterly line and along said Southwesterly Rancho line South 19°17'40" East 69.42 feet; thence leaving said Southwesterly Rancho line South 36°33'56" West 98.88 feet; thence South 17°59'48" West 212.99 feet; thence South 02°32'45" West 99.79 feet; thence South 10°34'19" East 152.55 feet; thence South 06°48'58" East 72.27 feet; thence South 21°37'56" East 104.17 feet; thence South 07°22'37" East 31.92 feet; thence South 07°58'47" West 32.91 feet; thence South 08°01'19" East 171.14 feet; thence South 36°25'35" East 98.68 feet; thence South 57°30'42" West 108.10 feet; thence South 12°39'22" East 212.03 feet; thence South 37°01'41" East 223.74 feet; thence South 19°58'10" East 49.53 feet; thence South 31°10'01" East 15.23 feet; thence South 35°32'01" West 33.14 feet; thence South 26°57'55" East 77.08 feet; thence South 83°41'49" East 37.09 feet; thence South 06°18'11" West 61.50 feet; thence North 83°41'49" West 37.33 feet; thence South 33°36'07" West 159.05 feet; thence South 53°01'57" East 278.03 feet; thence North 39°08'55" East 242.27 feet; thence South 50°51'05" East 48.00 feet; thence South 39°08'55" West 235.35 feet; thence South 38°14'08" East 78.87 feet; thence South 18°18'17" West 49.70 feet; thence South 47°08'01" West 31.72 feet; thence South 55°22'37" West 29.62 feet; thence South 58°45'09" West 95.04 feet; thence South 61°35'49" West 34.68 feet; thence South 27°17'16" East 30.13 feet to the Northwesterly right-of-way line of Calle Saluda, as described in the City of San Clemente Resolution No. 03-92 Street Dedication, recorded November 20, 2003 as Instrument No. 2003001410247 of said Official Records, as shown on said Record of Survey; thence along said Northwesterly right-of-way line, the following courses: South 63°48'56" West 4.23 feet and North 62°16'15" West 33.97 feet to the point of beginning.

Containing an area of 11.831 acres, more or less.

Parcel 103.2:

That portion of Parcel 1 of Lot Line Adjustment No. LL 98-83, in the City of San Clemente, County of Orange, State of California, recorded November 2, 1998 as Instrument No. 19980743412 of Official Records, in the office of the County Recorder of said County, described as follows:

EXHIBIT A
LEGAL DESCRIPTION-CONTINUED
AVENIDA LA PATA RIGHT-OF-WAY (X2)
PAGE 5

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05-21-13

Beginning at the Northeasterly terminus of that certain course in the Easterly line of Parcel 103.1, as described herein above as having a bearing and distance of "South 35°32'01" West 33.14 feet"; thence along said Easterly line, the following courses: South 35°32'01" West 33.14 feet, South 26°57'55" East 77.08 feet, South 83°41'49" East 37.09 feet, South 06°18'11" West 61.50 feet, North 83°41'49" West 37.33 feet, South 33°36'07" West 159.05 feet, South 53°01'57" East 278.03 feet, North 39°08'55" East 242.27 feet, South 50°51'05" East 48.00 feet, South 39°08'55" West 235.35 feet, and South 38°14'08" East 78.87 feet; thence leaving said Easterly line North 23°05'05" East 211.95 feet; thence North 30°41'37" East 57.93 feet; thence North 44°26'38" West 72.84 feet; thence North 60°59'23" West 250.84 feet; thence North 31°10'01" West 145.94 to the point of beginning.

Containing an area of 1.887 acres, more or less.

Parcel 103.3:

That portion of Parcel 1 of Lot Line Adjustment No. LL 98-83, in the City of San Clemente, County of Orange, State of California, recorded November 2, 1998 as Instrument No. 19980743412 of Official Records, in the office of the County Recorder of said County, described as follows:

Commencing at the Northeasterly terminus of that certain course in the general Easterly line of Parcel 103.1, as described herein above as having a bearing and distance of "South 57°30'42" West 108.10 feet"; thence along said general Easterly line South 57°30'42" West 39.60 feet to the TRUE POINT OF BEGINNING; thence along said general Easterly line, the following courses: South 57°30'42" West 68.50 feet, South 12°39'22" East 212.03 feet, and South 37°01'41" East 223.74 feet; thence leaving said Easterly line North 19°58'10" West 33.87 feet; thence North 22°26'26" West 59.87 feet; thence North 27°20'32" West 80.43 feet; thence North 18°46'02" West 94.83 feet; thence North 16°53'23" West 107.04 feet; thence North 07°36'57" East 72.10 feet to the TRUE POINT OF BEGINNING.

Containing an area of 0.370 acres, more or less.

Parcel 103.4:

That portion of Parcel 1 of Lot Line Adjustment No. LL 98-83, in the City of San Clemente, County of Orange, State of California, recorded November 2, 1998 as Instrument No. 19980743412 of Official Records, in the office of the County Recorder of said County, described as follows:

EXHIBIT A
LEGAL DESCRIPTION-CONTINUED
AVENIDA LA PATA RIGHT-OF-WAY (X2)
PAGE 6

10-1420-01 (D)
05-21-13

Beginning at the Northeasterly terminus of that certain course in the Easterly line of Parcel 103.1, as described herein above as having a bearing and distance of "South 36°33'56" West 98.88 feet"; thence along said Easterly line, the following courses: South 36°33'56" West 98.88 feet, South 17°59'48" West 212.99 feet, South 02°32'45" West 99.79 feet, South 10°34'19" East 152.55 feet, South 06°48'58" East 72.27 feet, and South 21°37'56" East 64.09 feet; thence leaving said Easterly line North 08°01'19" West 344.46 feet; thence North 15°13'40" East 249.54 feet; thence North 39°58'30" East 87.71 feet to the Southwesterly line of said Rancho Mission Viejo; thence along said Southwesterly Rancho line North 19°17'40" West 14.73 feet to the point of beginning.

Containing an area of 0.209 acres, more or less.

Parcel 103.5:

That portion of Parcel 1 of Lot Line Adjustment No. LL 98-83, in the City of San Clemente, County of Orange, State of California, recorded November 2, 1998 as Instrument No. 19980743412 of Official Records, in the office of the County Recorder of said County, described as follows:

Beginning at the Westerly terminus of that certain course in the Southwesterly line of Parcel 103, as described herein above as having a bearing and distance of "North 81°31'00" East 9.67 feet"; thence along said Southwesterly line, the following courses: North 81°31'00" East 9.67 feet, South 54°21'32" East 13.92 feet to the beginning of a non-tangent curve concave Easterly having a radius of 1855.00 feet, a radial line of said curve to said point bears South 79°45'55" West, Southerly 19.41 feet along said concentric curve through a central angle of 00°35'58" non-tangent North 79°28'08" East 9.00 feet to a point on a non-tangent curve concave Northeasterly having a radius of 1846.00 feet, a radial line of said curve to said point bears South 79°09'57" West, Southeasterly 823.18 feet along said curve through a central angle of 25°32'59" to the beginning of a reverse curve concave Southwesterly having a radius of 2354.00 feet, Southeasterly 229.63 feet along said curve through a central angle of 05°35'21" to the beginning of a non-tangent curve concave Northeasterly having a radius of 2705.00 feet, a radial line of said curve to said point bears South 66°03'29" West, and Southeasterly 46.32 feet along said curve through a central angle of 00°58'52" to the Southwesterly terminus of that certain course in the Northwesterly right-of-way line of Avenida La Pata, shown as having a bearing and distance "N 65°04'37" E 112.00' " on said Record of Survey, said point also being the beginning of a curve concave Easterly having a radius of 2705.00 feet, said point also being on the Southwesterly right-of-way of said Avenida La Pata as described in the City of San Clemente Resolution No. 03-92 Street Dedication, recorded November 20, 2003 in Instrument No. 2003001410247 of said Official Records, as shown on said Record of Survey; thence leaving said Southwesterly line and along said Southwesterly right-of-way line, continuing Southeasterly 51.24 feet along said curve through a central angle of 01°05'07"; thence leaving said Southwesterly right-of-

EXHIBIT A
LEGAL DESCRIPTION-CONTINUED
AVENIDA LA PATA RIGHT-OF-WAY (X2)
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way line non-tangent South 65°34'40" West 41.11 feet; thence North 28°40'42" West 259.49 feet; thence North 42°57'42" West 231.69 feet; thence South 66°36'02" West 120.05 feet; thence North 67°09'13" West 55.11 feet; thence North 08°25'41" East 86.67 feet; thence North 22°01'49" West 189.95 feet; thence North 71°06'25" West 51.89 feet; thence North 29°29'21" East 60.06 feet; thence North 18°00'52" West 309.90 feet; thence South 81°40'03" West 99.97 feet to the Southeasterly line of Parcel B of Parcel Map No. 98-170, recorded in Book 305, Pages 1 through 5, inclusive, of Parcel Maps, in the office of said County Recorder; thence along said Southeasterly line North 37°41'31" East 90.43 feet to the beginning of a non-tangent curve concave Northerly having a radius of 1447.00 feet, a radial line of said curve to said point bears South 01°43'25" East, said curve being concentric with and 47.00 feet Southerly of said proposed centerline of Camino Del Rio, shown as a curve having a radius of 1400.00 feet and a central angle of 38°17'01" on said Record of Survey; thence leaving said Southeasterly line Easterly 170.72 feet along said curve through a central angle of 06°45'35" to the point of beginning.

Containing an area of 3.371 acres, more or less.

Parcel 103.6:

That portion of Parcel 1 of Lot Line Adjustment No. LL 98-83, in the City of San Clemente, County of Orange, State of California, recorded November 2, 1998 as Instrument No. 19980743412 of Official Records, in the office of the County Recorder of said County, described as follows:

Beginning at the Southeasterly terminus of that certain course in the Southwesterly line of Parcel 103.5, as described herein above as having a bearing and distance of "North 28°40'42" West 259.49 feet"; thence along said Southwesterly line, the following courses: North 28°40'42" West 259.49 feet, North 42°57'42" West 231.69 feet, South 66°36'02" West 120.05 feet, North 67°09'13" West 55.11 feet, North 08°25'41" East 86.67 feet, North 22°01'49" West 189.95 feet, North 71°06'25" West 51.89 feet, North 29°29'21" East 60.06 feet, North 18°00'52" West 309.90 feet, and South 81°40'03" West 99.97 feet to the Southeasterly line of Parcel B of said Parcel Map 98-170; thence along said Southeasterly line South 37°41'31" West 163.33 feet; thence leaving said general Westerly line North 74°47'22" East 86.93 feet; thence North 23°33'07" East 103.64 feet; thence North 81°40'03" East 63.81 feet; thence South 18°00'52" East 290.64 feet; thence South 29°29'21" West 71.52 feet; thence South 71°06'25" East 63.11 feet; thence South 22°01'49" East 179.01 feet; thence South 08°25'41" West 94.21 feet; thence South 67°09'13" East 73.27 feet; thence North 65°48'05" East 115.25 feet; thence South 42°57'42" East 220.83 feet; thence South 28°40'42" East 256.49 feet; thence North 65°34'40" East 15.04 feet to the point of beginning.

Containing an area of 0.627 acres, more or less.

Parcel 103.7:

That portion of Parcel 1 of Lot Line Adjustment No. LL 98-83, in the City of San Clemente, County of Orange, State of California, recorded November 2, 1998 as Instrument No. 19980743412 of Official Records, in the office of the County Recorder of said County, described as follows:

Beginning at a point on the Southwesterly line of Rancho Mission Viejo as shown on Record of Survey No. 2013-1012, filed in Book ____, Pages __ through __, inclusive, of Records of Survey, in the office of said County Recorder, said point lying along the Westerly line of Parcel 103 as described herein above, said point also being on a non-tangent curve concave Northwesterly having a radius of 1759.00 feet, a radial line of said curve to said point bears South 63°24'16" East, said curve being concentric with and 41.00 feet Northwesterly of the proposed centerline of Avenida La Pata, as shown on said Record of Survey, shown as a curve having a radius of 1800.00 feet and a central angle of 43°34'59" on said Record of Survey; thence along said Westerly line of said Parcel 103, the following courses: Southwesterly 45.29 feet along said curve through a central angle of 01°28'31" South 28°04'15" West 252.85 feet to the beginning of a curve concave Easterly having a radius of 1841.00 feet, Southerly 803.02 feet along said curve through a central angle of 24°59'30", South 03°04'45" West 65.33 feet to the beginning of a curve concave Easterly having a radius of 1416.74 feet, Southerly 216.45 feet along said curve through a central angle of 08°45'13" to the beginning of a compound curve concave Easterly having a radius of 1846.00 feet, Southerly 24.52 feet along said curve through a central angle of 00°45'40", non-tangent South 83°33'52" West 9.00 feet to the beginning of a non-tangent curve concave Easterly having a radius of 1855.00 feet, a radial line of said curve to said point bears South 83°33'52" West, Southerly 9.60 feet along said curve through a central angle of 00°17'47", non-tangent South 37°23'33" West 13.92 feet, South 81°31'00" West 9.67 feet to the beginning of a curve concave Northerly having a radius of 1353.00 feet, and Westerly 9.36 feet along said concentric curve through a central angle of 00°23'47"; thence leaving said Westerly line and continuing Westerly 181.94 feet along said curve and its Westerly prolongation through a central angle of 07°42'17"; thence leaving said curve non-tangent North 53°26'15" East 54.15 feet; thence North 46°31'23" East 13.90 feet to a point on the Southerly line of Parcel A of Parcel Map No. 98-170, recorded in Book 305, Pages 1 through 5, inclusive, of Parcel Maps, in the office of said County Recorder, said point being on a non-tangent curve concave Northerly having a radius of 1950.00 feet, a radial line of said curve to said point bears South 00°16'04" West; thence along said Southerly line and the Easterly line of said Parcel A, the following courses: Easterly 86.56 feet along said curve through a central angle of 02°32'36", non-tangent North 37°41'31" East 17.94 feet, and North 25°24'28" West 97.45 feet; thence leaving said Easterly line North 04°16'15" West 291.00 feet; thence North 29°01'08" East 49.46 feet; thence North 03°27'03" West 202.15 feet; thence North 09°19'11" West 143.92 feet; thence North 58°34'09" East 83.68 feet; thence North

EXHIBIT A
LEGAL DESCRIPTION-CONTINUED
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19°53'03" East 167.19 feet; thence South 68°25'42" East 32.84 feet; thence South 11°18'33" West 28.83 feet; thence South 79°14'13" East 63.30 feet; thence North 30°59'15" East 90.36 feet; thence North 49°47'01" East 78.06 feet; thence North 12°04'07" East 247.06 feet; thence North 23°39'06" East 63.34 feet; thence North 28°11'52" East 9.28 feet; thence South 86°54'27" East 22.64 feet; thence North 49°51'54" East 53.95 feet to the Southwesterly line of Rancho Mission Viejo, as shown on said Record of Survey; thence along said Southwesterly Rancho line South 19°17'40" East 70.31 feet to the point of beginning.

Containing an area of 3.786 acres, more or less.

Parcel 103.8:

That portion of Parcel 1 of Lot Line Adjustment No. LL 98-83, in the City of San Clemente, County of Orange, State of California, recorded November 2, 1998 as Instrument No. 19980743412 of Official Records, in the office of the County Recorder of said County, described as follows:

Beginning at the Southerly terminus of that certain course in the Westerly line of Parcel 103.7, as described herein above as having a bearing and distance of "North 04°16'15" West 291.00 feet"; thence along said Westerly line, the following courses: North 04°16'15" West 291.00 feet, North 29°01'08" East 49.46 feet, North 03°27'03" West 202.15 feet, North 09°19'11" West 143.92 feet, North 58°34'09" East 83.68 feet, North 19°53'03" East 167.19 feet, South 68°25'42" East 32.84 feet, South 11°18'33" West 28.83 feet, South 79°14'13" East 63.30 feet, North 30°59'15" East 90.36 feet, North 49°47'01" East 78.06 feet, and North 12°04'07" East 247.06 feet; thence leaving said Westerly line South 23°39'06" West 30.68 feet; thence South 19°49'44" West 65.70 feet; thence South 15°09'58" West 158.44 feet; thence South 43°40'48" West 60.06 feet; thence South 28°00'28" West 63.83 feet; thence North 70°47'32" West 56.43 feet; thence North 68°55'20" West 54.86 feet; thence South 20°42'54" West 66.36 feet; thence South 17°55'00" West 81.07 feet; thence South 34°15'52" West 51.94 feet; thence South 71°10'43" West 60.36 feet; thence South 11°10'43" East 133.62 feet; thence South 05°53'28" East 72.17 feet; thence South 01°42'27" East 120.21 feet; thence South 04°51'07" West 28.36 feet; thence South 39°33'37" West 34.43 feet; thence South 15°21'23" West 26.56 feet; thence South 06°56'04" East 124.80 feet; thence South 04°21'02" East 63.14 feet; thence South 06°01'20" East 69.95 feet to the general Westerly line of said Parcel 1 of said Lot Line Adjustment LL 98-83; thence along said general Westerly line South 25°24'28" East 32.78 feet to the point of beginning.

Containing an area of 0.429 acres, more or less.

Parcel 103.9:

That portion of Parcel 1 of Lot Line Adjustment No. LL 98-83, in the City of San Clemente, County of Orange, State of California, recorded November 2, 1998 as Instrument No. 19980743412 of Official Records, in the office of the County Recorder of said County, described as follows:

Beginning at the Southerly terminus of that certain course in the Westerly line of Parcel 103.7, as described herein above as having a bearing and distance of "North 49°51'54" East 53.95 feet"; thence along said Westerly line, the following courses: South 49°51'54" West 53.95 feet, and North 86°54'27" West 22.64 feet; thence leaving said Westerly line North 28°11'52" East 40.22 feet; thence North 33°06'41" East 27.46 feet; thence North 64°27'47" East 20.07 feet to the Southwesterly line of said Rancho Mission Viejo, as shown on Record of Survey No. 2013-1012; thence along said Southwesterly line South 19°17'40" East 35.54 feet to the point of beginning.

Containing an area of 0.049 acres, more or less.

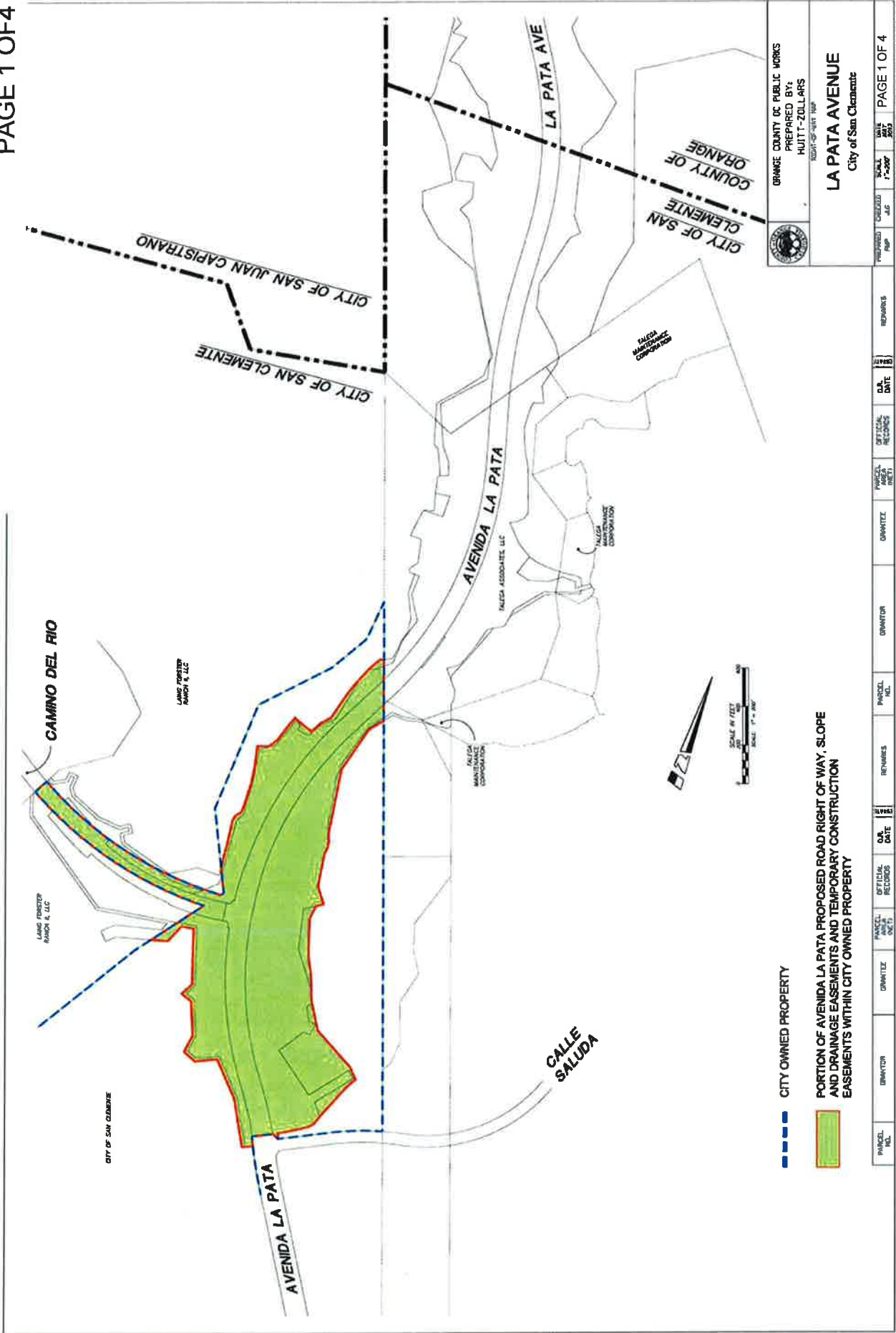
Subject to covenants, conditions, reservations, restrictions, rights-of-way and easements, if any, of record.



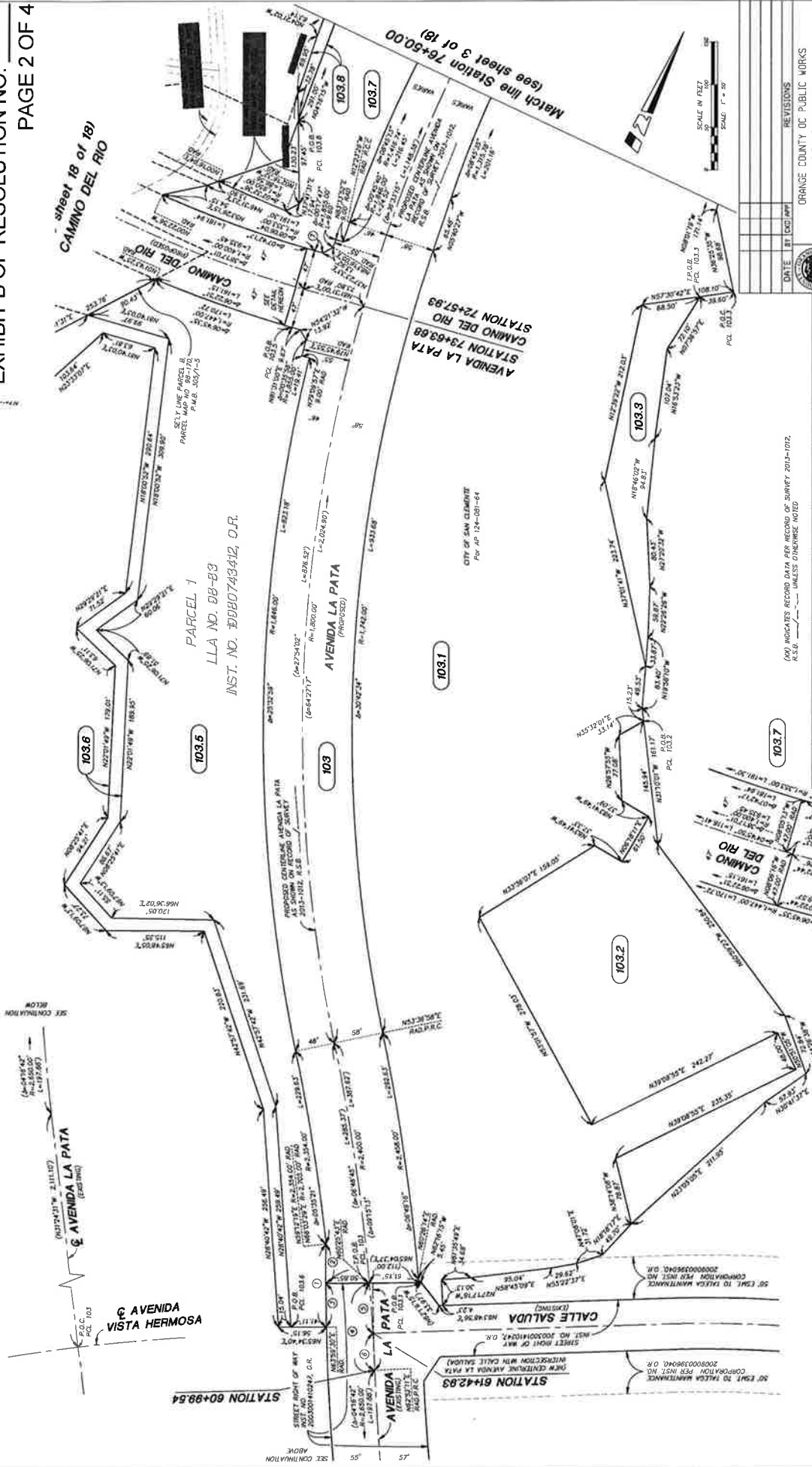
JAMES F. GILLEN, PLS 5557



ATTACHMENT 2
 EXHIBIT B OF RESOLUTION NO
 PAGE 1 OF 4



65-18



(100) INDICATES RECORD DATA PER RECORD OF SURVEY 2013-1012, A.S.O. UNLESS OTHERWISE NOTED

LINE AND CURVE TABLE	BEARING	RADIUS	LENGTH
1	$N 107^{\circ} 04' 00'' W$	2,700.00'	97.56'
2	$N 107^{\circ} 04' 00'' W$	2,700.00'	46.53'
3	$N 107^{\circ} 04' 00'' W$	2,700.00'	31.74'
4	$N 107^{\circ} 04' 00'' W$	2,400.00'	102.22'
5	$N 107^{\circ} 04' 00'' W$	2,400.00'	58.60'
6	$N 107^{\circ} 04' 00'' W$	2,400.00'	43.39'

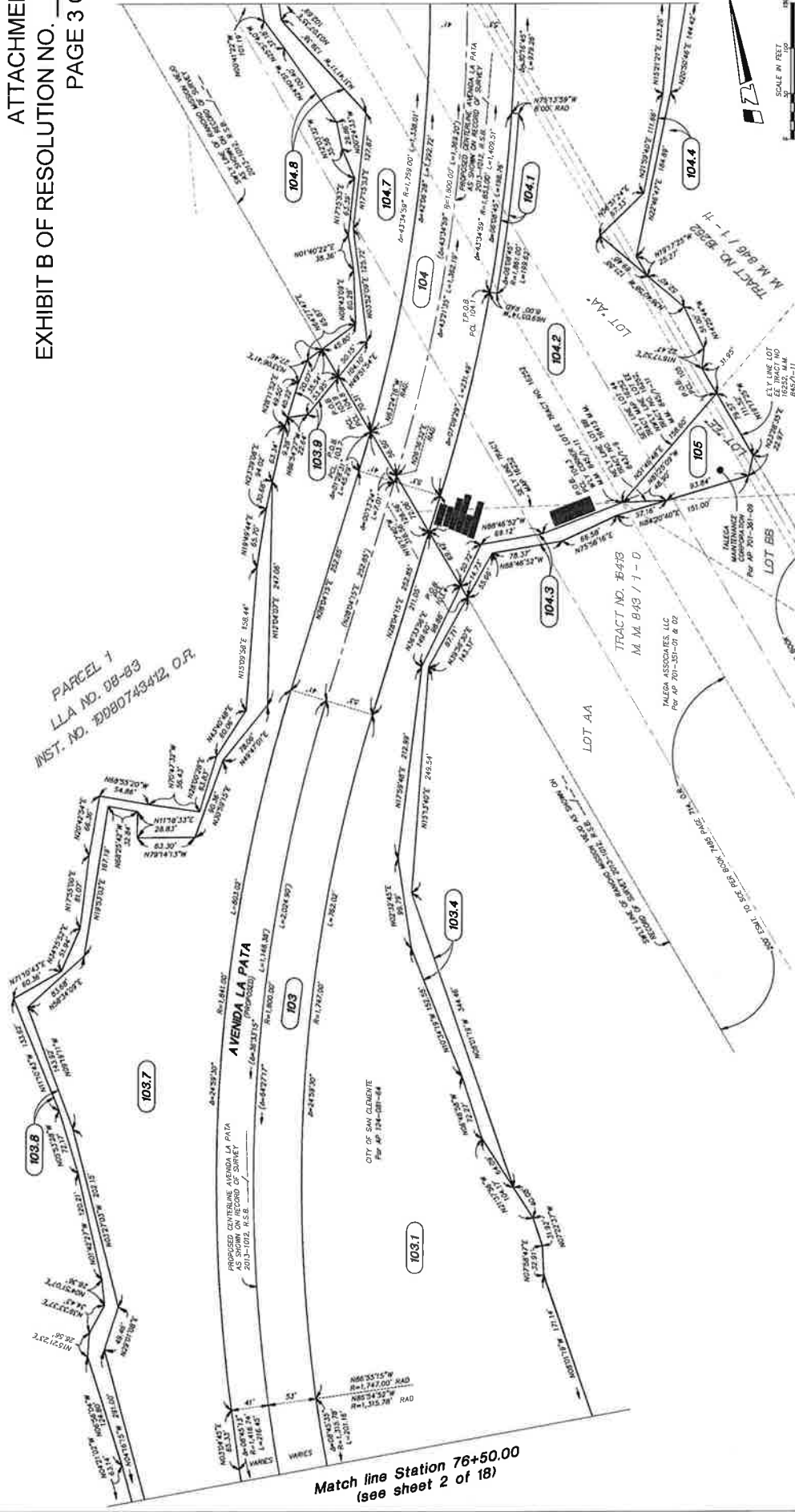
REVISIONS	DATE	BY	DESCRIPTION

ORANGE COUNTY DC PUBLIC WORKS
 PREPARED BY: HUITT-COLLARS
 RIGHT OF WAY MAP
LA PATA AVENUE - X2
 (CAMINO DEL RIO - X4)
 From Avenida La Pata to Ortega Highway
 Sta. 61+42.39 to Sta. 76+50.00

NO.	DATE	REMARKS

NO.	DATE	REMARKS

Match line Station 93+00.00
(see sheet 4 of 18)



Match line Station 76+50.00
(see sheet 2 of 18)

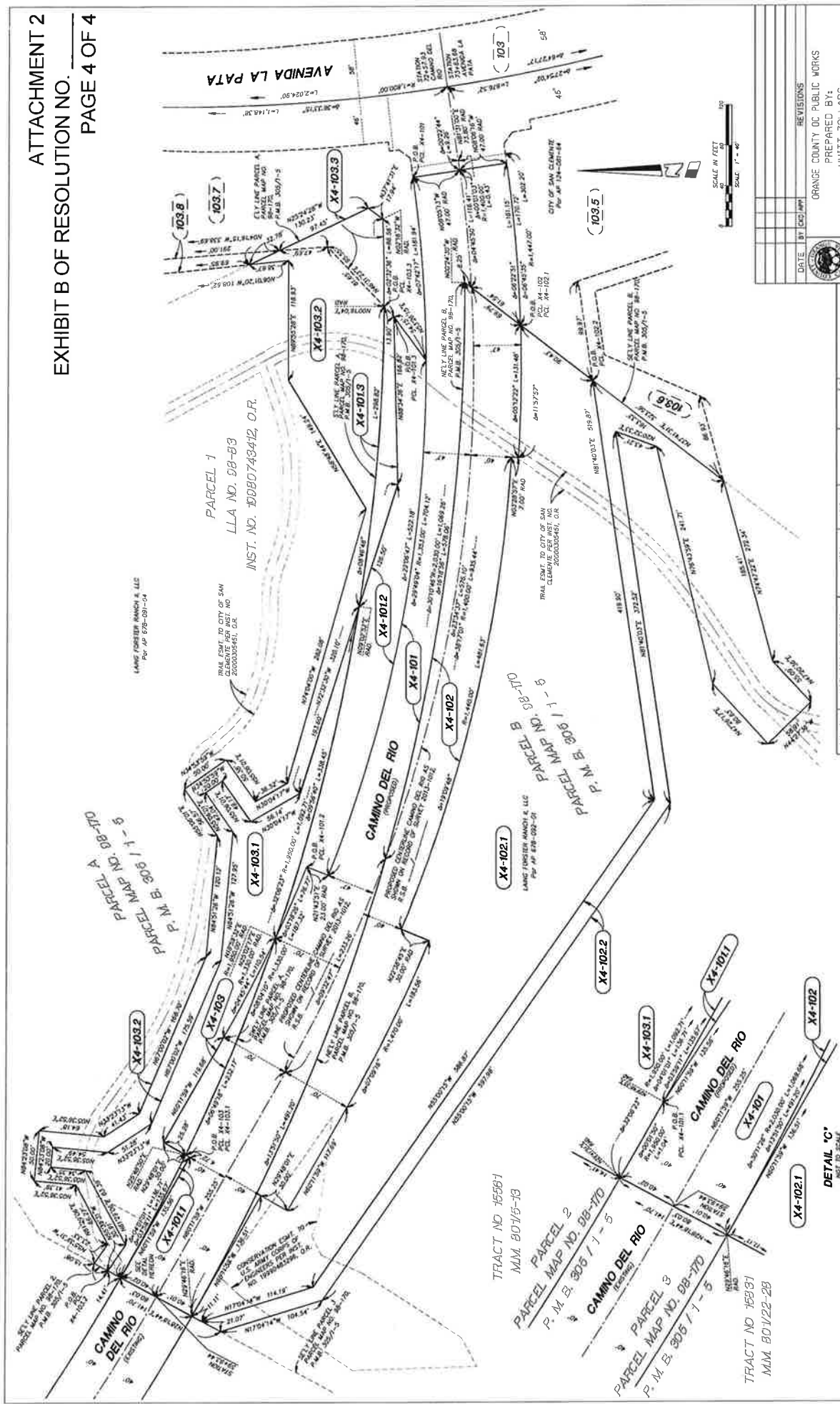
DATE	BY	DESCRIPTION
		ORANGE COUNTY OC PUBLIC WORKS
		PREPARED BY:
		HUITT-ZOLLARS
		PROJECT NO. 441784
		LA PATA AVENUE - X2
		(CAMINO DEL RIO - X4)
		From Avenida La Pata to Ortega Highway
		Sta. 76+50.00 to Sta. 93+00.00
		SCALE: 1" = 50'
		CHECKED: PMP
		DATE: 11/11/13
		PAGE 3 OF 4

(S) INDICATES RECORDS IN RECORDS SURVEY 2013-102, R.S.B. UNLESS OTHERWISE NOTED

PARCEL NO.	GRANTOR	GRANTEE	PARCEL NO.	GRANTOR	GRANTEE	REMARKS	OFFICIAL RECORDS	DATE
103	CITY OF SAN CLEMENTE	CITY OF SAN CLEMENTE	103.8	TALEGA ASSOCIATES, LLC	CITY OF SAN CLEMENTE	Shore and Drainage	03/27/06	
103.1	CITY OF SAN CLEMENTE	CITY OF SAN CLEMENTE	104.1	TALEGA ASSOCIATES, LLC	CITY OF SAN CLEMENTE	Shore and Drainage	7/25/06	
103.2	CITY OF SAN CLEMENTE	CITY OF SAN CLEMENTE	104.2	TALEGA ASSOCIATES, LLC	CITY OF SAN CLEMENTE	Shore and Drainage	07/29/06	
103.3	CITY OF SAN CLEMENTE	CITY OF SAN CLEMENTE	104.3	TALEGA ASSOCIATES, LLC	CITY OF SAN CLEMENTE	Shore and Drainage	07/29/06	
103.4	CITY OF SAN CLEMENTE	CITY OF SAN CLEMENTE	104.4	TALEGA ASSOCIATES, LLC	CITY OF SAN CLEMENTE	Shore and Drainage	07/29/06	
103.5	TALEGA MAINTENANCE CORPORATION	CITY OF SAN CLEMENTE	104.5	TALEGA ASSOCIATES, LLC	CITY OF SAN CLEMENTE	Shore and Drainage	07/29/06	

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ATTACHMENT 2
EXHIBIT B OF RESOLUTION NO. _____
PAGE 4 OF 4



DATE: BY: (C) (M) REVISIONS: ORANGE COUNTY DC PUBLIC WORKS
PREPARED BY: HUITT-ZOLLARS
SCALE: 1" = 50'

LA PATA AVENUE - X2
(CAMINO DEL RIO - X1)
From Avenida La Pata to Oregon Highway
Sta. 61+42.39 to Sta. 75+00.00

DATE: 11/14/2019
CHECKED: J.C.G.
PREPARED: P.M.P.

REMARKS: 11/14/19

OFFICIAL RECORDS: 11/14/19

GRANTEE: 11/14/19

GRANTOR: 11/14/19

PARCEL AREA (SQT): 11/14/19

REMARKS: 11/14/19

DATE: 11/14/19

OFFICIAL RECORDS: 11/14/19

GRANTEE: 11/14/19

GRANTOR: 11/14/19

PARCEL AREA (SQT): 11/14/19

REMARKS: 11/14/19

DATE: 11/14/19

OFFICIAL RECORDS: 11/14/19

GRANTEE: 11/14/19

GRANTOR: 11/14/19

PARCEL AREA (SQT): 11/14/19

REMARKS: 11/14/19

DATE: 11/14/19

OFFICIAL RECORDS: 11/14/19

GRANTEE: 11/14/19

GRANTOR: 11/14/19

PARCEL AREA (SQT): 11/14/19

REMARKS: 11/14/19

NO.	DATE	DESCRIPTION
1	11/14/19	Original Survey
2	11/14/19	Correction of Error
3	11/14/19	Amendment
4	11/14/19	Final Survey

NO.	DATE	DESCRIPTION
1	11/14/19	Original Survey
2	11/14/19	Correction of Error
3	11/14/19	Amendment
4	11/14/19	Final Survey

NO.	DATE	DESCRIPTION
1	11/14/19	Original Survey
2	11/14/19	Correction of Error
3	11/14/19	Amendment
4	11/14/19	Final Survey

NO.	DATE	DESCRIPTION
1	11/14/19	Original Survey
2	11/14/19	Correction of Error
3	11/14/19	Amendment
4	11/14/19	Final Survey

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, ACCEPTING AN EASEMENT FOR STREET, SLOPE AND CONSTRUCTION PURPOSES AS DEDICATED FOR AVENIDA LA PATA ON TRACT NO. 16337

WHEREAS, The City, in coordination with the County of Orange, is planning to construct the street improvements for the remaining portions of Avenida La Pata and Camino Del Rio that are located within the limits of the City; and

WHEREAS, a portion of the proposed Avenida La Pata alignment is within an area for which an irrevocable offer of dedication has been made to the City for an easement for street, slope, and drainage, and construction purposes over Lots B and C of Tract Map 16337 that recorded in October 2002; and

WHEREAS the County of Orange, which is the lead agency for the Avenida La Pata and Camino Del Rio road expansion project (the "Project") for purposes of the California Environmental Quality Act ("CEQA"), has prepared and certified Final EIR 610 for the Project (the "EIR"); and

WHEREAS, on July 5, 2011, the City Council adopted Resolution 11-37, confirming that it has reviewed and considered the EIR and adopted a statement of findings and facts and a statement of overriding considerations for the Project; and

WHEREAS, the City now wishes to accept a portion of the irrevocable offer for an easement for street, slope, and drainage, and construction purposes to construct and maintain the extension of Avenida La Pata.

NOW, THEREFORE, the City Council of the City of San Clemente does hereby resolve as follows:

Section 1. The City Council finds that none of the requirements for preparation of subsequent or supplemental EIR under Public Resource Code Section 21166 or CEQA Guideline Section 15162 or 15163 exist, and the EIR is adequate and appropriate for the Project.

Section 2. The City accepts that portion of the Irrevocable Offer made to the to the City of San Clemente for an easement for street, slope, drainage, and construction purposes as described in Exhibit "A" and delineated in Exhibit "B" attached hereto to this resolution. Parcel 104 is dedicated as a right-of-way easement, and Parcels 104.1 through 104.10 are dedicated as easements as noted in Exhibit "B".

Section 3. Direct the City Clerk to record this resolution with the easement documents at the County of Orange Recorder's Office.

PASSED AND ADOPTED this _____ day of _____, _____.

ATTEST:

City Clerk of the City of
San Clemente, California

Mayor of the City of San
Clemente, California

STATE OF CALIFORNIA)
 COUNTY OF ORANGE) §
 CITY OF SAN CLEMENTE)

I, JOANNE BAADE, City Clerk of the City of San Clemente, California, do hereby certify that Resolution No. _____ was adopted at a regular meeting of the City Council of the City of San Clemente held on the _____ day of _____, _____, by the following vote:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of San Clemente, California, this _____ day of _____, _____.

 CITY CLERK of the City of
 San Clemente, California

Approved as to form:

 City Attorney

HUITT-ZOLLARS

HUITT-ZOLLARS, INC. • 2603 Main Street • Suite 400 • Irvine, CA 92614-4250 • 949.988.5815 phone • 949.988.5820 fax • huitt-zollars.com

10-1420-01 (D)
05-21-13

EXHIBIT A
LEGAL DESCRIPTION
AVENIDA LA PATA RIGHT-OF-WAY (X2)

Parcel 104:

That portion of Lot AA of Tract No. 16252, in the City of San Clemente, County of Orange, State of California, as shown on the map filed in Book 845, Pages 1 through 11, inclusive, of Miscellaneous Maps, in the office of the County Recorder of said County; together with that portion of Lot AA of Tract No. 16413, in said City of San Clemente, as shown on the map filed in Book 843, Pages 1 through 9, inclusive, of said Miscellaneous Maps, described as follows:

Beginning at the intersection of the Southwesterly line of Rancho Mission Viejo with a line parallel with and 53.00 feet Southeasterly of that certain course shown as having a bearing and distance of "N 28°04'15" E 252.85'" for a portion of the proposed centerline of Avenida La Pata as said centerline and said Southwesterly line are shown on Record of Survey No. 2013-1012, filed in Book ___, Pages __ through __, inclusive, of Records of Survey, in the office of said County Recorder; thence along said parallel line North 28°04'15" East 41.80 feet to the beginning of a curve concave Westerly having a radius of 1853.00 feet, said curve being concentric with and 53.00 feet Easterly of said centerline, shown as a curve having a radius of 1800.00 feet and a central angle of 43°34'59" on said Record of Survey; thence Northerly 1409.51 feet along said curve through a central angle of 43°34'59" to a line parallel with and 53.00 feet Easterly of said centerline; thence along said parallel line North 15°30'44" West 266.42 feet to the beginning of a curve concave Easterly having a radius of 2947.00 feet, said curve being concentric with and 53.00 feet Easterly of said centerline, shown as a curve having a radius of 3000.00 feet and a central angle of 12°42'37" on said Record of Survey; thence Northerly 85.88 feet along said curve through a central angle of 01°40'11" to the general Southerly line of Parcel GA 126-1.1 as described in the Grant Deed to the County of Orange, recorded July 1, 1974 in Book 11185, Page 15 of Official Records, in the office of said County Recorder, as shown on said Record of Survey; thence leaving said concentric curve along said general Southerly line non-tangent South 35°33'20" West 122.43 feet to the beginning of a non-tangent curve concave Easterly having a radius of 3041.00 feet, a radial line of said curve to said point bears South 74°39'22" West, said curve being concentric with and 41.00 feet Westerly of said centerline, shown as a curve having a radius of 3000.00 feet and a central angle of 12°42'37" on said Record of Survey; thence leaving said general Southerly line Southerly 8.93 feet along said curve through a central angle of 00°10'06" to a line parallel with and 41.00 feet Westerly of said centerline; thence along said parallel line South 15°30'44" East 266.42 feet to the beginning of a curve concave Westerly having a radius of 1759.00 feet, said curve being concentric with and 41.00 feet Westerly of said centerline, shown as a curve having a

EXHIBIT A
LEGAL DESCRIPTION-CONTINUED
AVENIDA LA PATA RIGHT-OF-WAY (X2)
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radius of 1800.00 feet and a central angle of $43^{\circ}34'59''$ on said Record of Survey; thence Southerly 1292.72 feet along said curve through a central angle of $42^{\circ}06'28''$ to said Southwesterly line of Rancho Mission Viejo; thence leaving said concentric curve along said Southwesterly line non-tangent South $19^{\circ}17'40''$ East 128.56 feet to the point of beginning.

Containing an area of 3.638 acres, more or less.

Parcel 104.1:

That portion of Lot AA of Tract No. 16252, in the City of San Clemente, County of Orange, State of California, as shown on the map filed in Book 845, Pages 1 through 11, inclusive, of Miscellaneous Maps, in the office of the County Recorder of said County, being a strip of land 8.00 feet wide, the Northwesterly line being described as follows:

Commencing at the Southwesterly terminus of that certain course in the Southeasterly line of Parcel 104, described herein above as having a bearing and distance of "North $28^{\circ}04'15''$ East 41.80 feet"; thence along said Southeasterly line, the following courses: North $28^{\circ}04'15''$ East 41.80 feet to the beginning of a curve concave Northwesterly having a radius of 1853.00 feet, and Northeasterly 231.50 feet along said curve through a central angle of $07^{\circ}09'29''$ to the TRUE POINT OF BEGINNING; thence continuing Northeasterly 198.76 feet along said curve through a central angle of $6^{\circ}08'45''$.

Containing an area of 0.037 acres, more or less.

Parcel 104.2:

That portion of Lot AA of Tract No. 16252, in the City of San Clemente, County of Orange, State of California, as shown on the map filed in Book 845, Pages 1 through 11, inclusive, of Miscellaneous Maps, in the office of the County Recorder of said County; together with that portion of Lot AA of Tract No. 16413, in said City of San Clemente, as shown on the map filed in Book 843, Pages 1 through 9, inclusive, of said Miscellaneous Maps, described as follows:

Beginning at the Southwesterly terminus of that certain course in the Southeasterly line of Parcel 104, described herein above as having a bearing and distance of "North $28^{\circ}04'15''$ East 41.80 feet"; thence along said Southeasterly line, the following courses: North $28^{\circ}04'15''$ East 41.80 feet to the beginning of a curve concave Northwesterly having a radius of 1853.00 feet, Northerly 1409.51 feet along said curve through a central angle of $43^{\circ}34'59''$, North $15^{\circ}30'44''$ West 266.42 feet to the beginning of a curve concave Easterly having a radius of 2947.00 feet, and Northerly 85.88 feet along said curve through a central angle of $01^{\circ}40'11''$ to the general Southerly line of Parcel GA 126-1.1 as described in the Grant Deed to the County of Orange, recorded July 1, 1974 in

EXHIBIT A
LEGAL DESCRIPTION-CONTINUED
AVENIDA LA PATA RIGHT-OF-WAY (X2)
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05-21-13

Book 11185, Page 15 of Official Records, in the office of said County Recorder, as shown on said Record of Survey; thence along said general Southerly line non-tangent North 35°33'20" East 228.51 feet to the Northeasterly line of said Lot AA of said Tract No. 16252; thence leaving said general Southerly line and along said Northeasterly line South 54°27'19" East 41.42 feet; thence leaving said Northeasterly line South 15°02'47" West 78.02 feet; thence South 25°14'05" East 92.44 feet; thence South 74°37'27" West 54.20 feet; thence South 04°19'45" West 60.41 feet; thence South 03°00'44" East 83.68 feet; thence South 22°16'34" East 89.51 feet; thence South 24°26'37" East 48.23 feet; thence South 33°41'24" East 32.46 feet; thence South 23°46'34" East 42.74 feet; thence South 19°42'55" East 91.40 feet; thence South 19°59'02" East 46.82 feet; thence South 19°42'59" East 66.58 feet; thence South 16°04'31" East 23.44 feet; thence South 16°32'11" West 31.94 feet; thence South 47°14'10" West 45.56 feet; thence South 65°13'06" West 34.76 feet; thence South 49°14'57" East 14.89 feet; thence South 42°42'57" East 105.44 feet; thence South 57°47'02" East 87.88 feet; thence South 19°11'26" West 103.27 feet; thence South 74°29'58" East 70.61 feet; thence North 74°20'44" East 105.96 feet; thence North 52°30'59" East 52.91 feet to a point on that certain course in the Easterly line of said Lot AA shown as having a bearing and distance of "N07 45'00"W 80.28'" on said Tract No. 16252; said point being distant thereon South 07°44'21" East 5.05 feet from the northerly terminus of said course; thence along said Easterly line South 07°44'21" East 72.96 feet; thence leaving said Easterly line South 71°56'18" West 59.29 feet; thence South 40°14'08" West 180.21 feet; thence South 10°35'53" West 98.74 feet; thence South 59°48'20" West 90.34 feet; thence South 15°21'21" West 123.26 feet; thence South 21°59'40" West 111.66 feet; thence South 56°51'24" West 67.33 feet; thence South 38°40'58" East 121.88 feet; thence South 14°25'44" East 51.00 feet; thence South 16°17'52" West 22.47 feet; thence South 19°17'25" East 31.95 feet to the Southeasterly line of said Lot AA; thence along said Southeasterly line South 51°46'48" West 158.60 feet; thence leaving said Southeasterly line South 79°39'30" West 94.30 feet; thence North 88°46'52" West 69.12 feet; thence South 36°33'56" West 50.72 feet to said Southwesterly line of Rancho Mission Viejo as shown on said Record of Survey; thence along said Southwesterly line North 19°17'40" West 69.42 feet to the point of beginning.

EXCEPTING therefrom Parcel 104.1, as described herein above.

Containing an area of 7.835 acres, more or less.

Parcel 104.3:

That portion of Lots AA and BB of Tract No. 16413, in the City of San Clemente, County of Orange, State of California, as shown on the map filed in Book 843, Pages 1 through 9, inclusive, of Miscellaneous Maps, in the office of the County Recorder of said County, described as follows:

Beginning at the Easterly terminus of that certain course in the Southerly line of Parcel 104.2, described herein above as having a bearing and distance of "South 79°39'30" West 94.30 feet"; thence along said Southerly line, the following courses: South 79°39'30" West 94.30 feet, North 88°46'52" West 69.12 feet, and South 36°33'56" West 50.72 feet to the Southwesterly line of said Rancho Mission Viejo; thence leaving said Southerly line along said Southwesterly line South 19°17'40" East 14.73 feet; thence leaving said Southwesterly line North 39°58'30" East 55.66 feet; thence South 88°46'52" East 78.37 feet; thence North 75°56'16" East 66.58 feet; thence North 84°20'40" East 57.16 feet to the Northeasterly line of said Lot BB of said Tract No. 16413; thence along said Northeasterly line North 81°25'09" West 48.90 feet to the point of beginning.

Containing an area of 0.070 acres, more or less.

Parcel 104.4:

That portion of Lot AA of Tract No. 16252, in the City of San Clemente, County of Orange, State of California, as shown on the map filed in Book 845, Pages 1 through 11, inclusive, of Miscellaneous Maps, in the office of the County Recorder of said County, described as follows:

Commencing at the Northeasterly terminus of that certain course in the general Easterly line of Parcel 104.2, described herein above as having a bearing and distance of "South 59°48'20" West 90.34 feet"; thence along said general Easterly line, the following courses: South 59°48'20" West 58.83 feet to the TRUE POINT OF BEGINNING, continuing South 59°48'20" West 31.51 feet, South 15°21'21" West 123.26 feet, South 21°59'40" West 111.66 feet, South 56°51'24" West 67.33 feet, and South 38°40'58" East 69.48 feet; thence leaving said general Easterly line North 19°17'25" West 25.27 feet; thence North 22°46'47" East 184.89 feet; thence North 20°50'46" East 144.42 feet to the TRUE POINT OF BEGINNING.

Containing an area of 0.109 acres, more or less.

Parcel 104.5:

That portion of Lot AA of Tract No. 16252, in the City of San Clemente, County of Orange, State of California, as shown on the map filed in Book 845, Pages 1 through 11, inclusive, of Miscellaneous Maps, in the office of the County Recorder of said County, described as follows:

Beginning at the Northeasterly terminus of that certain course in the general Easterly line of Parcel 104.2, described herein above as having a bearing and distance of "South 71°56'18" West 59.29 feet"; thence along said general Easterly line, the following courses: South 71°56'18" West 59.29 feet, South 40°14'08" West 180.21 feet, and South

EXHIBIT A
LEGAL DESCRIPTION-CONTINUED
AVENIDA LA PATA RIGHT-OF-WAY (X2)
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05-21-13

10°35'53" West 38.51 feet; thence leaving said general Easterly line North 39°16'06" East 211.04 feet; thence North 69°29'09" East 54.56 feet to the Easterly line of said Lot AA of said Tract No. 16252; thence along said Easterly line, the following courses: North 26°27'21" West 10.13 feet and North 07°44'21" West 2.26 feet to the point of beginning.

Containing an area of 0.094 acres, more or less.

Parcel 104.6:

That portion of Lot AA of Tract No. 16252, in the City of San Clemente, County of Orange, State of California, as shown on the map filed in Book 845, Pages 1 through 11, inclusive, of Miscellaneous Maps, in the office of the County Recorder of said County, described as follows:

Beginning at the Northeasterly terminus of that certain course in the general Easterly line of Parcel 104.2, described herein above as having a bearing and distance of "South 19°11'26" West 103.27 feet"; thence along said general Easterly line, the following courses: South 19°11'26" West 103.27 feet, South 74°29'58" East 70.61 feet, North 74°20'44" East 105.96 feet, and North 52°30'59" East 52.91 feet to the Easterly line of said Lot AA of said Tract No. 16252; thence leaving said general Easterly line and along said Easterly line, the following courses: North 07°44'21" West 5.05 feet and North 11°20'21" West 30.20 feet; thence leaving said Easterly line South 90°00'00" West 48.42 feet; thence North 84°52'19" West 78.32 feet; thence North 72°44'47" West 47.19 feet to the point of beginning.

Containing an area of 0.370 acres, more or less.

Parcel 104.7:

That portion of Lot AA of Tract No. 16252, in the City of San Clemente, County of Orange, State of California, as shown on the map filed in Book 845, Pages 1 through 11, inclusive, of Miscellaneous Maps, in the office of the County Recorder of said County, described as follows:

Beginning at the Northeasterly terminus of that certain course in the Westerly line of Parcel 104, described herein above as a non-tangent curve concave Easterly having a radius of 3041.00 feet, a radial line of said curve to said point bears South 74°39'22" West, said curve being concentric with and 41.00 feet Westerly of the proposed centerline of Avenida La Pata as shown on Record of Survey No. 2013-1012, filed in Book ___, Pages __ through __, inclusive, of Records of Survey, in the office of said County Recorder, shown as a curve having a radius of 3000.00 feet and a central angle of 12°42'37" on said Record of Survey; thence along the Westerly line of said Parcel 104, the following courses: Southerly 8.93 feet along said curve through a central angle of

00°10'06" South 15°30'44" East 266.42 feet to the beginning of a curve concave Westerly having a radius of 1759.00 feet, and Southerly 1292.72 feet along said curve through a central angle of 42°06'28" to said Southwesterly line of Rancho Mission Viejo; thence leaving said Westerly line and along said Southwesterly line non-tangent North 19°17'40" West 70.31 feet; thence leaving said Southwesterly line North 49°51'54" East 50.15 feet; thence North 03°52'09" East 125.72 feet; thence North 17°15'53" East 127.87 feet; thence North 31°41'11" West 139.38 feet; thence North 03°07'35" East 102.69 feet; thence North 87°14'22" West 55.44 feet; thence North 14°46'51" West 23.21 feet; thence North 43°19'20" East 47.21 feet; thence North 11°26'05" West 126.87 feet; thence North 89°18'55" West 59.91 feet; thence North 07°25'14" East 146.39 feet; thence North 89°40'07" East 108.23 feet; thence North 00°18'58" West 113.65 feet; thence South 81°16'43" West 77.71 feet; thence North 11°21'22" West 90.41 feet; thence North 71°12'34" East 11.30 feet; thence North 66°15'02" East 45.97 feet; thence North 20°03'08" West 71.81 feet; thence North 38°50'46" West 82.04 feet; thence North 23°17'51" West 110.33 feet to the general Southerly line of Parcel GA 126-1.1 as described in the Grant Deed to the County of Orange, recorded July 1, 1974 in Book 11185, Page 15 of Official Records, in the office of said County Recorder, as shown on said Record of Survey; thence along said general Southerly line, the following courses: South 66°08'35" East 62.04 feet and North 35°33'20" East 252.36 feet to the point of beginning.

Containing an area of 5.669 acres, more or less.

Parcel 104.8:

That portion of Lot AA of Tract No. 16252, in the City of San Clemente, County of Orange, State of California, as shown on the map filed in Book 845, Pages 1 through 11, inclusive, of Miscellaneous Maps, in the office of the County Recorder of said County, described as follows:

Beginning at the Southwesterly terminus of that certain course in the Westerly line of Parcel 104.7, described herein above as having a bearing and distance of "North 49°51'54" East 50.15 feet"; thence along the Westerly line of said Parcel 104.7, the following courses: North 49°51'54" East 50.15 feet, North 03°52'09" East 125.72 feet, North 17°15'53" East 127.87 feet, North 31°41'11" West 139.38 feet, North 03°07'35" East 102.69 feet, and North 87°14'22" West 25.60 feet; thence leaving said Westerly line South 00°41'22" East 101.19 feet; thence South 25°57'40" East 37.18 feet; thence South 24°40'51" East 100.40 feet; thence South 00°24'33" East 29.86 feet; thence South 12°03'32" East 35.58 feet; thence South 17°15'53" West 63.39 feet; thence South 01°40'22" West 38.36 feet; thence South 08°43'09" West 60.28 feet; thence South 64°27'47" West 45.80 feet to said Southwesterly line of Rancho Mission Viejo; thence along said Southwesterly line South 19°17'40" East 35.54 feet to the point of beginning.

EXHIBIT A
LEGAL DESCRIPTION-CONTINUED
AVENIDA LA PATA RIGHT-OF-WAY (X2)
PAGE 7

10-1420-01 (D)
05-21-13

Containing an area of 0.213 acres, more or less.

Parcel 104.9:

That portion of Lot AA of Tract No. 16252, in the City of San Clemente, County of Orange, State of California, as shown on the map filed in Book 845, Pages 1 through 11, inclusive, of Miscellaneous Maps, in the office of the County Recorder of said County, described as follows:

Beginning at the Westerly terminus of that certain course in the Westerly line of Parcel 104.7, described herein above as having a bearing and distance of "North 89°40'07" East 108.23 feet"; thence along the Westerly line of said Parcel 104.7, the following courses: North 89°40'07" East 108.23 feet, North 00°18'58" West 113.65 feet, and South 81°16'43" West 77.71 feet; thence leaving said Westerly line South 15°17'00" East 90.66 feet; thence South 74°37'24" West 56.72 feet to the point of beginning.

Containing an area of 0.168 acres, more or less.

Parcel 104.10:

That portion of Lot AA of Tract No. 16252, in the City of San Clemente, County of Orange, State of California, as shown on the map filed in Book 845, Pages 1 through 11, inclusive, of Miscellaneous Maps, in the office of the County Recorder of said County, described as follows:

Beginning at the Southwesterly terminus of that certain course in the Westerly line of Parcel 104.7, described herein above as having a bearing and distance of "North 66°15'02" East 45.97 feet"; thence along the Westerly line of said Parcel 104.7, the following courses: North 66°15'02" East 45.97 feet, North 20°03'08" West 71.81 feet, North 38°50'46" West 82.04 feet, and North 23°17'51" West 110.33 feet to the general Southerly line of Parcel GA 126-1.1 as described in the Grant Deed to the County of Orange, recorded July 1, 1974 in Book 11185, Page 15 of Official Records, in the office of said County Recorder, as shown on said Record of Survey; thence along said general Southerly line North 66°08'35" West 45.87 feet; thence leaving said general Southerly line South 16°04'56" East 128.86 feet; thence South 59°13'05" East 29.86 feet; thence South 29°20'25" East 32.50 feet; thence South 22°28'00" East 110.73 feet to the point of beginning.

Containing an area of 0.268 acres, more or less.

EXHIBIT A
LEGAL DESCRIPTION-CONTINUED
AVENIDA LA PATA RIGHT-OF-WAY (X2)
PAGE 8

10-1420-01 (D)
05-21-13

Subject to covenants, conditions, reservations, restrictions, rights-of-way and easements,
if any, of record.

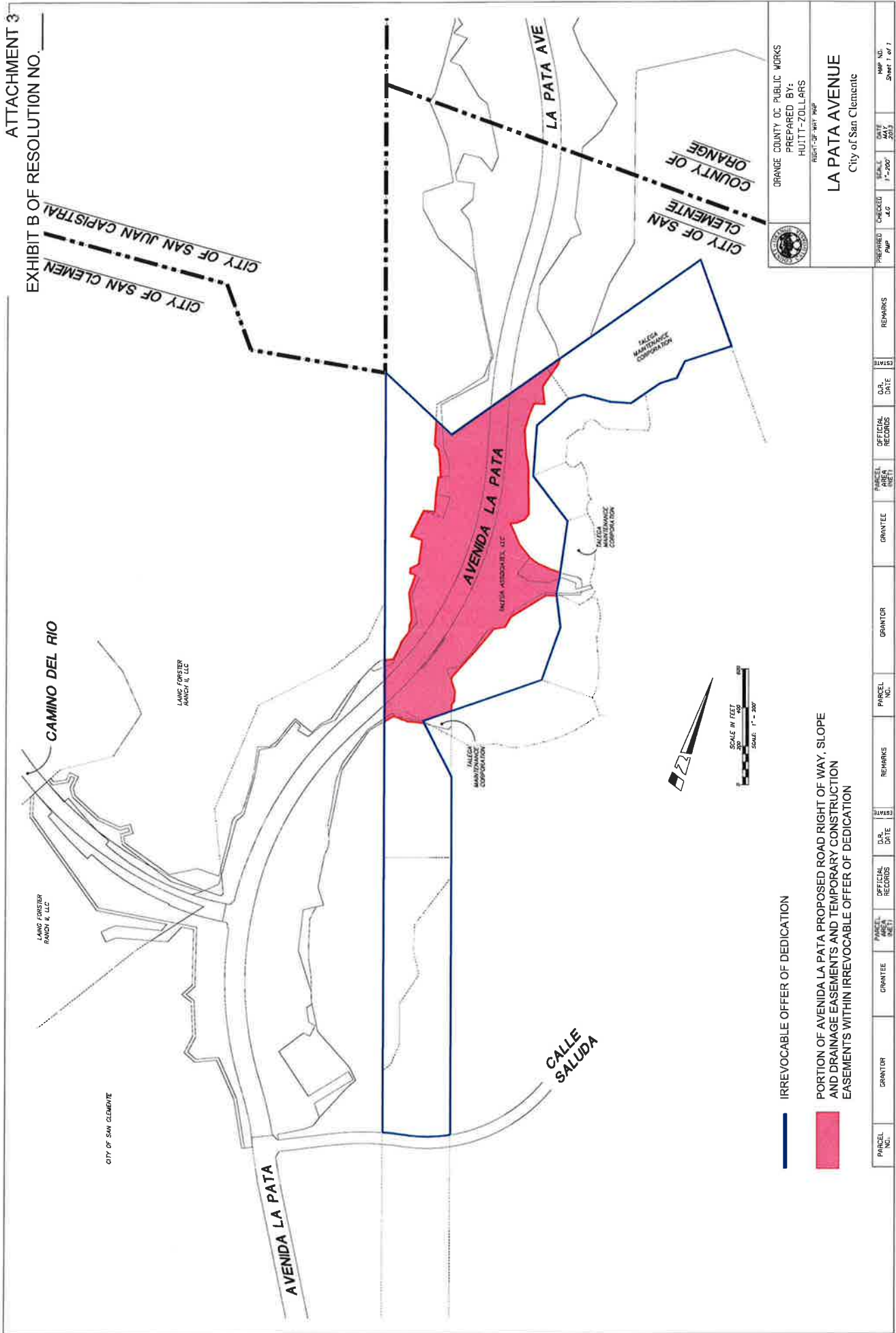


JAMES F. GILLEN, PLS 5557



ATTACHMENT 3

EXHIBIT B OF RESOLUTION NO. _____



ORANGE COUNTY DC PUBLIC WORKS
 PREPARED BY:
 HUITT-ZOLLARS
 RUCN-38-WAY PWP

MAP NO.
 Sheet 1 of 1

DATE
 MAY 1, 2007

SCALE
 1" = 200'

CHECKED
 JLG

PREPARED
 PWP

PARCEL AREA UG11

GRANTEE

GRANTOR

OFFICIAL RECORDS

D.S. DATE

REMARKS

STATE

C.R. DATE

OFFICIAL RECORDS

GRANTOR

GRANTEE

PARCEL AREA UG11

REMARKS

STATE

C.R. DATE

OFFICIAL RECORDS

D.S. DATE

REMARKS

STATE

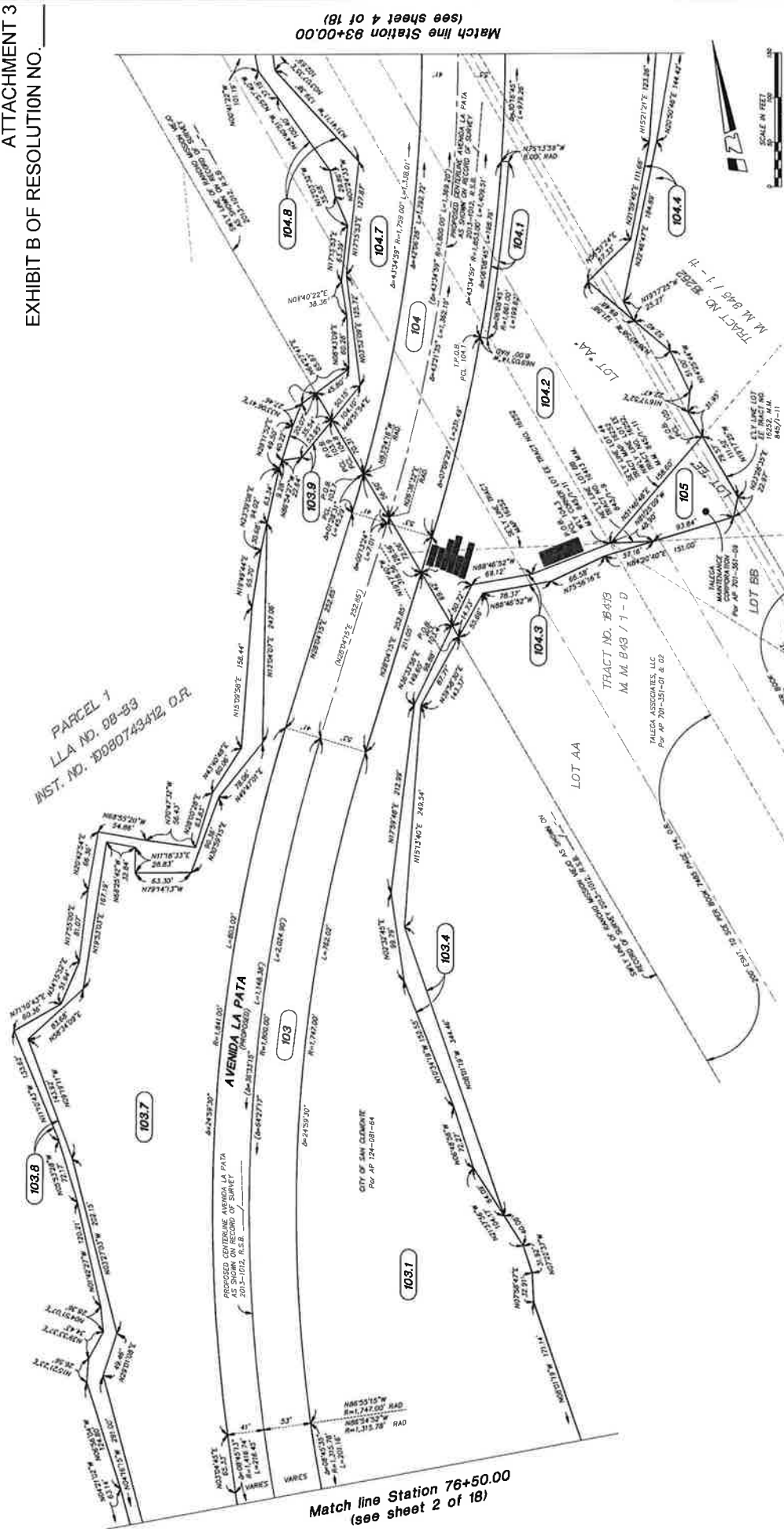
C.R. DATE

IRREVOCABLE OFFER OF DEDICATION

PORTION OF AVENIDA LA PATA PROPOSED ROAD RIGHT OF WAY, SLOPE AND DRAINAGE EASEMENTS AND TEMPORARY CONSTRUCTION EASEMENTS WITHIN IRREVOCABLE OFFER OF DEDICATION

AJ-33

ATTACHMENT 3
EXHIBIT B OF RESOLUTION NO. _____



Match line Station 76+50.00
(see sheet 2 of 18)

Match line Station 93+00.00
(see sheet 4 of 18)

DATE	BY	DESCRIPTION
		ORANGE COUNTY DC PUBLIC WORKS
		HUITT-ZOLLARS
		RIGHT-OF-WAY MAP

PREPARED BY:
HUITT-ZOLLARS

LA PATA AVENUE - X2
(CAMINO DEL RIO - X4)
From Avenida La Pata to Ortega Highway
Sta. 76+50.00 to Sta. 93+00.00

DATE: 11/14/2013
SCALE: 1"=50'
SHEET: 1 OF 18

PARCEL NO.	GRANTOR	GRANTEE	PARCEL AREA (AC)	REMARKS	OFFICIAL RECORDS	O.R. DATE	STATUS
103.1	CITY OF SAN CLEMENTE	CITY OF SAN CLEMENTE	5.236 ac				
103.2	CITY OF SAN CLEMENTE	CITY OF SAN CLEMENTE	11.831 ac				
103.3	CITY OF SAN CLEMENTE	CITY OF SAN CLEMENTE	0.209 ac				
103.4	CITY OF SAN CLEMENTE	CITY OF SAN CLEMENTE	2.268 ac				
103.5	CITY OF SAN CLEMENTE	CITY OF SAN CLEMENTE	0.429 ac				
103.6	CITY OF SAN CLEMENTE	CITY OF SAN CLEMENTE	0.248 ac				
103.7	CITY OF SAN CLEMENTE	CITY OF SAN CLEMENTE	0.168 ac				
103.8	CITY OF SAN CLEMENTE	CITY OF SAN CLEMENTE	0.168 ac				
103.9	CITY OF SAN CLEMENTE	CITY OF SAN CLEMENTE	0.168 ac				
104.0	CITY OF SAN CLEMENTE	CITY OF SAN CLEMENTE	0.168 ac				
104.1	CITY OF SAN CLEMENTE	CITY OF SAN CLEMENTE	0.168 ac				
104.2	CITY OF SAN CLEMENTE	CITY OF SAN CLEMENTE	0.168 ac				
104.3	CITY OF SAN CLEMENTE	CITY OF SAN CLEMENTE	0.168 ac				
104.4	CITY OF SAN CLEMENTE	CITY OF SAN CLEMENTE	0.168 ac				
104.5	CITY OF SAN CLEMENTE	CITY OF SAN CLEMENTE	0.168 ac				
104.6	CITY OF SAN CLEMENTE	CITY OF SAN CLEMENTE	0.168 ac				
104.7	CITY OF SAN CLEMENTE	CITY OF SAN CLEMENTE	0.168 ac				
104.8	CITY OF SAN CLEMENTE	CITY OF SAN CLEMENTE	0.168 ac				

(X) INDICATES RECORD DATA PER RECORD OF SURVEY 2013-1012.
A.C.R. _____ UNLESS OTHERWISE NOTED

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO ACCEPT CERTAIN INTERESTS IN REAL PROPERTY IN CONJUNCTION WITH THE AVANDIA LA PATA AND CAMINO DEL RIO PROJECT.

WHEREAS, The City in coordination with the County of Orange is planning to construct the street improvements for the remaining portions of Avenida La Pata and Camino Del Rio that are located within the limits of the City; and

WHEREAS, The County and the City has been working with the City Attorney's office to address the needed easements as efficiently and cost effectively as possible; and

WHEREAS, there are several minor easements that have not been recorded to date, but will need to be record prior to the City accepting the road improvements from the County;

WHEREAS, Government Code 27281 allows a political corporation or governmental agency, by a general resolution, to authorize one or more officers or agents to accept and consent to such deeds or grants; and

WHEREAS the County of Orange, which is the lead agency for the Avenida La Pata and Camino Del Rio road expansion project (the "Project") for purposes of the California Environmental Quality Act ("CEQA"), has prepared and certified Final EIR 610 for the Project (the "EIR"); and

WHEREAS, on July 5, 2011, the City Council adopted Resolution 11-37, confirming that it has reviewed and considered the EIR and adopted a statement of findings and facts and a statement of overriding considerations for the Project.

NOW, THEREFORE, the City Council of the City of San Clemente does hereby resolve as follows:

Section 1. The City Council finds that none of the requirements for preparation of subsequent or supplemental EIR under Public Resource Code Section 21166 or CEQA Guideline Section 15162 or 15163 exist, and the EIR is adequate and appropriate for the Project.

Section 2. The Director of Public Works or his designee is hereby authorized, to accept those deeds offered for the interests in real property necessary for the Project's road slope features and certain road right-of-way in the areas shown in Exhibit A attached hereto and incorporated herein by this reference, provided the deeds conveying such interests do not impose upon the City any ongoing obligations other than slope maintenance, and provided the deeds have been approved by City Attorney.

Section 3. The Director of Public Works is only authorized to accept the Project road improvements from the County once all necessary interests have been conveyed and title issues have been cleared to the satisfaction of the Director.

Section 4. The City Council affirms that the City currently has the necessary property interests in the road right-of-way for the La Pata portion of the Project in the areas shown in Exhibit B attached hereto and incorporated herein by this reference.

Section 5. Direct the City Clerk to record this resolution with the easement documents at the County of Orange Recorder's Office.

PASSED AND ADOPTED this _____ day of _____, _____.

ATTEST:

City Clerk of the City of
San Clemente, California

Mayor of the City of San
Clemente, California

STATE OF CALIFORNIA)
COUNTY OF ORANGE) §
CITY OF SAN CLEMENTE)

I, JOANNE BAADE, City Clerk of the City of San Clemente, California, do hereby certify that Resolution No. _____ was adopted at a regular meeting of the City Council of the City of San Clemente held on the _____ day of _____, _____, by the following vote:

AYES:

NOES:

ABSENT:

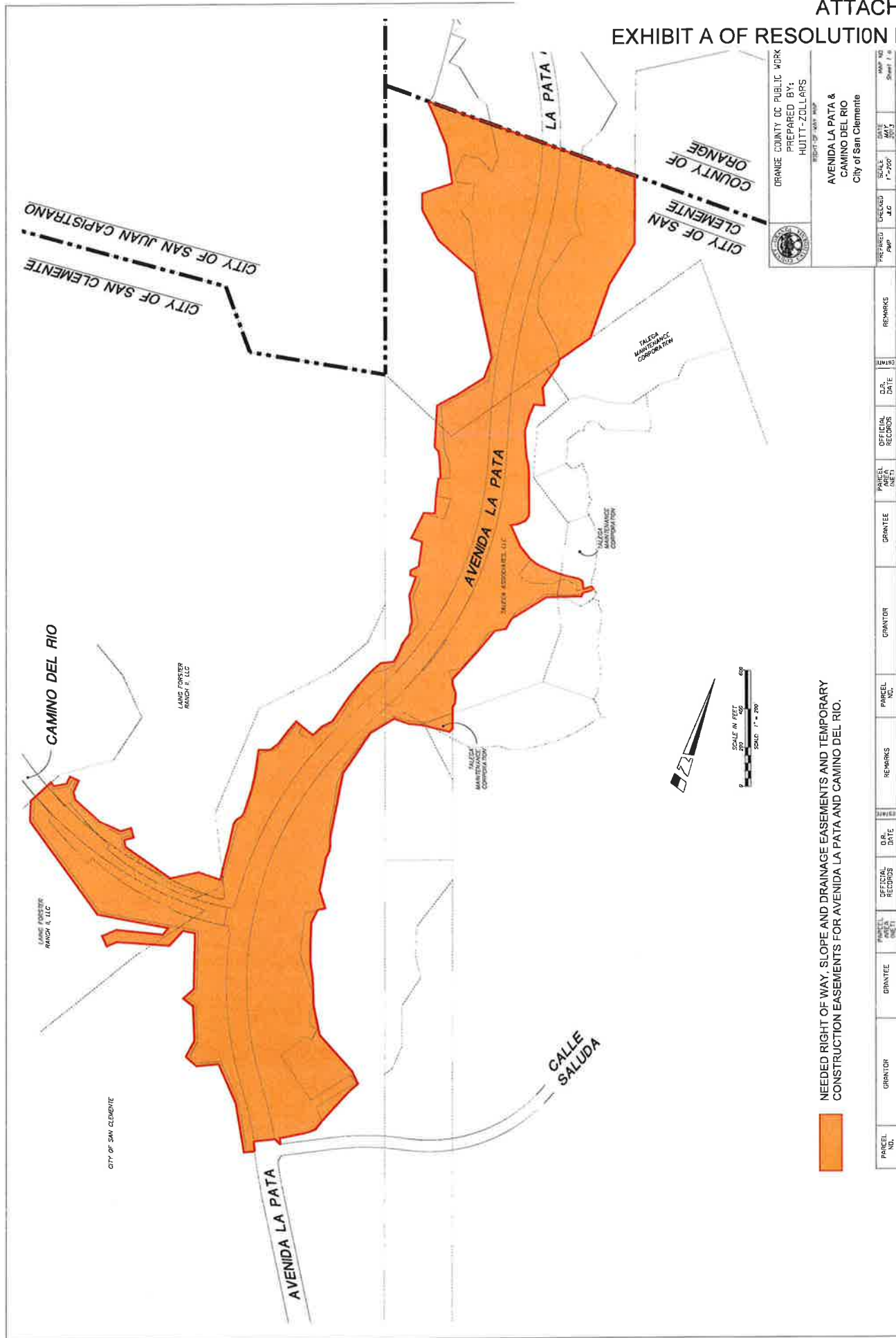
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of San Clemente, California, this _____ day of _____, _____.

CITY CLERK of the City of
San Clemente, California

Approved as to form:

City Attorney

EXHIBIT A OF RESOLUTION NO. _____



ORANGE COUNTY CC PUBLIC WORKS
 PREPARED BY:
 HUIITT-ZOLLARS

RIGHT OF WAY MAP
 AVENIDA LA PATA &
 CAMINO DEL RIO
 City of San Clemente

DATE: 11/14/2021
 SCALE: 1" = 200'

PROJECT NO. 19-0001

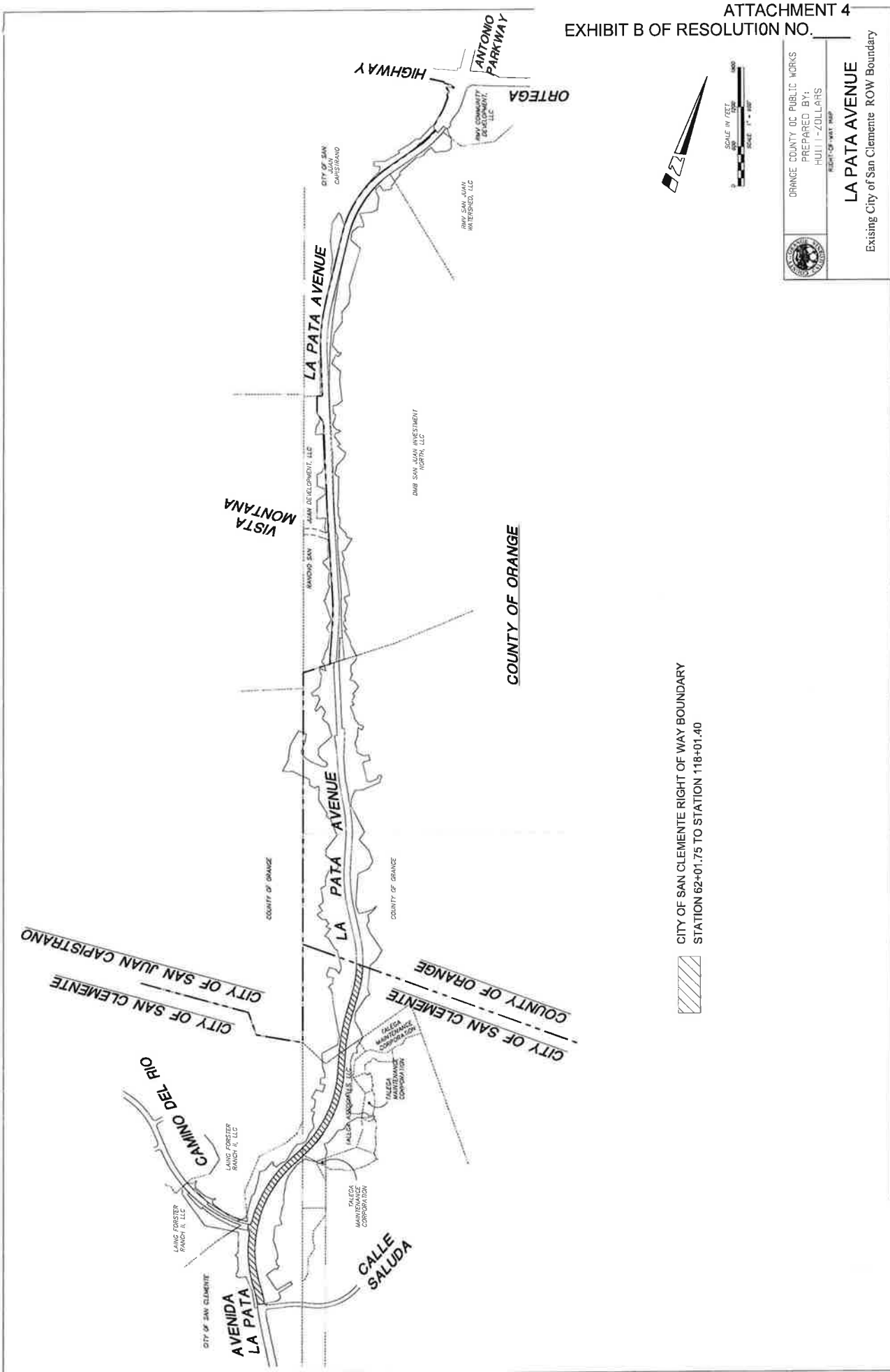
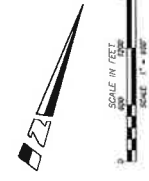
PARCEL NO.	GRANTOR	GRANTEE	PARCEL AREA (NET)	OFFICIAL RECORDS	D.P. DATE	REMARKS	PARCEL NO.	GRANTOR	GRANTEE	PARCEL AREA (NET)	OFFICIAL RECORDS	D.P. DATE	REMARKS



ORANGE COUNTY OF PUBLIC WORKS
PREPARED BY:
HULLI - DOLLARS
RIGHT-OF-WAY MAP

LA PATA AVENUE
Existing City of San Clemente ROW Boundary

CHECKED	SCALE	DATE	MAP NO.
PMP	1" = 600'	MAY 1 2011	142201-ER-004-019
PREPARED	DATE	SCALE	MAP NO.
PMP	MAY 1 2011	1" = 600'	142201-ER-004-019

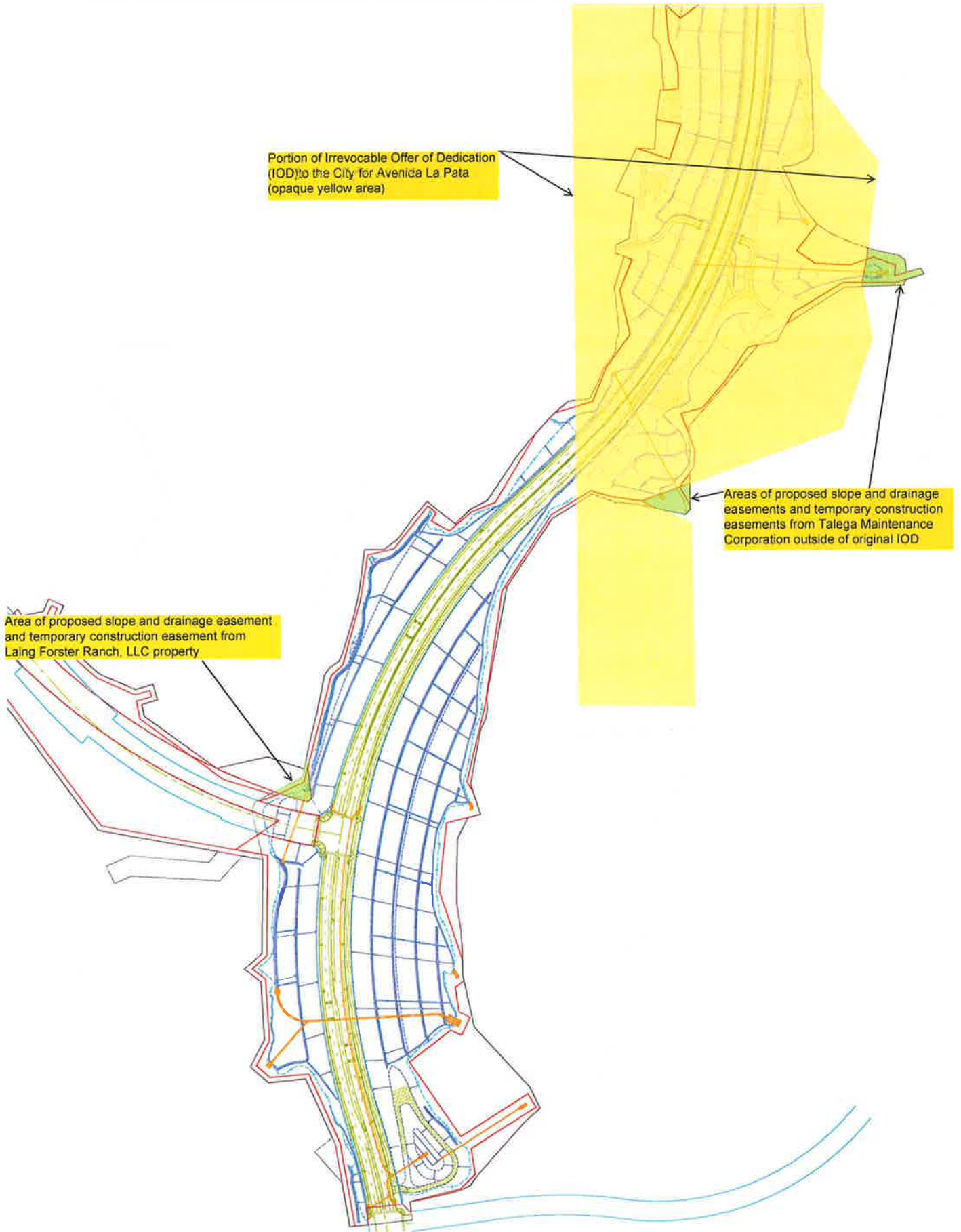


CITY OF SAN CLEMENTE RIGHT OF WAY BOUNDARY
STATION 62+01.75 TO STATION 118+01.40



PARCEL NO.	GRANTOR	GRANTEE	PARCEL AREA (AC.)	OFFICIAL RECORDS	OFF. DATE	REMARKS	PARCEL AREA (AC.)	GRANTEE	GRANTOR	OFFICIAL RECORDS	OFF. DATE	REMARKS	PARCEL AREA (AC.)	GRANTEE	GRANTOR	OFFICIAL RECORDS	OFF. DATE	REMARKS	PARCEL AREA (AC.)

NEEDED SLOPE AND DRAINAGE EASEMENTS AND TEMPORARY CONSTRUCTION EASEMENTS FROM TALEGA MAINTENANCE CORPORATION AND LAING FORSTER RANCH II, LLC PROPERTY



SHEET 1 OF 10 SHEETS
AREA 290.599 ACRES GROSS
(BEING ALL OF
TENTATIVE TRACT NO. 16337)
NUMBERED LOTS 8
LETTERED LOTS 6

TRACT NO. 16337

IN THE CITY OF SAN CLEMENTE,
COUNTY OF ORANGE, STATE OF CALIFORNIA

ACCEPTED AND FILED AT THE
REQUEST OF

FIRST AMERICAN TITLE INS. CO.
DATE: ~~OCTOBER 11, 2002~~
TIME: 08:20AM FEE: 25.00
INSTRUMENT: 2002081454
BOOK: 837 PAGE: 12-21/11A
DARLENE J. BROWN
INTERIM COUNTY CLERK-RECORDER
DEPUTY

BEING A SUBDIVISION OF A PORTION OF PARCEL 4 OF LOT LINE ADJUSTMENT NO. LL
98-98 RECORDED DECEMBER 14, 1998 AS INSTRUMENT NO. 19980862026 OF OFFICIAL
RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

JAMES R. CRAWFORD, L.S. 4965 DATE OF SURVEY: FEBRUARY, 2002



"THIS MAP IS FOR FINANCING/CONVEYANCE PURPOSES ONLY AND THE LOTS CREATED
HEREON ARE NOT LEGAL BUILDING SITES."

OWNERSHIP CERTIFICATE:

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED
BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDED OF SAID MAP AS SHOWN WITHIN
THE DISTINCTIVE BORDER LINE AND WE HEREBY DEDICATE TO THE PUBLIC FOR STREET PURPOSES: AVENIDA
TALEGA, CALLE SALUDA AND AVENIDA VISTA HERMOSEA.

WE ALSO HEREBY DEDICATE TO THE CITY OF SAN CLEMENTE

- (1) THE EASEMENTS FOR PUBLIC UTILITY PURPOSES AS SHOWN ON THIS MAP
- (2) THE EASEMENTS FOR EMERGENCY AND PUBLIC SECURITY IMPRESS AND EGRESS PURPOSES AS SHOWN ON
THIS MAP
- (3) PEDESTRIAN AND BICYCLE ACCESS RIGHTS OVER THE SIDEWALKS AS CONSTRUCTED WITHIN THOSE AREAS
DESIGNATED ON SAID MAP

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF SAN CLEMENTE ALL VEHICULAR ACCESS RIGHTS
TO AVENIDA TALEGA, CALLE SALUDA AND AVENIDA VISTA HERMOSEA, EXCEPT AT STREET INTERSECTIONS AND
APPROVED ACCESS LOCATIONS

WE ALSO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF SAN CLEMENTE LOT 7 IN FEE SIMPLE FOR
PARK AND RECREATION PURPOSES TOGETHER WITH THE RIGHT TO GRANT EASEMENTS FOR PUBLIC UTILITIES OR
OTHER ESSENTIAL PURPOSES

WE ALSO HEREBY IRREVOCABLY OFFER TO THE CITY OF SAN CLEMENTE AN EASEMENT FOR STREET, SLOPE,
DRAINAGE AND CONSTRUCTION PURPOSES OVER ALL OF LOTS "B" AND "C" AS SHOWN HEREON FOR AVENIDA
LA PATA.

WE ALSO HEREBY DEDICATE TO THE SANTA MARGARITA WATER DISTRICT ALL WATER AND WATER RIGHTS IF
ANY, INCLUDED WITHIN AND UNDERLYING THE DISTINCTIVE BORDER OF THIS TRACT MAP.

TALEGA ASSOCIATES, L.L.C.,
A DELAWARE LIMITED LIABILITY COMPANY

BY: Patrick G. Hayes BY: Bryan Austin
PATRICK G. HAYES DIRECTOR OF FORWARD PLANNING
GENERAL MANAGER

HOUSING CAPITAL COMPANY,
A MINNESOTA PARTNERSHIP

BENEFICIARY UNDER DEED OF TRUST RECORDED JUNE 3, 1999 AS INSTRUMENT NO. 19990412737
AND RE-RECORDED AUGUST 2, 1999 AS INSTRUMENT NO. 19990561936, BOTH OF OFFICIAL
RECORDS.

BY: DCP FINANCIAL, INC., A CALIFORNIA CORPORATION, MANAGING GENERAL PARTNER

BY: JAN M. JEWELL
PRINT NAME: JAN M. JEWELL
PRINT TITLE: SR. VICE PRESIDENT

NOTARY ACKNOWLEDGMENT: (TALEGA ASSOCIATES, L.L.C.)

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

ON July 23, 2002 BEFORE ME Holly A. Foster, a NOTARY
PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED PATRICK G. HAYES AND BRYAN AUSTIN
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE
PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY THEIR SIGNATURES ON THE
INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE
INSTRUMENT

WITNESS MY HAND

Holly A. Foster
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS
IN ORANGE COUNTY

Holly A. Foster
(PRINT NAME)

MY COMMISSION EXPIRES FEB 18, 2006

NOTARY ACKNOWLEDGMENT: (HOUSING CAPITAL COMPANY)

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

ON July 23, 2002 BEFORE ME Janice A. Bowen, a NOTARY
PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED JAN M. JEWELL PERSONALLY KNOWN TO ME (OR
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN
HER AUTHORIZED CAPACITY AND THAT BY HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE
ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT

WITNESS MY HAND

Janice A. Bowen
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS
IN ORANGE COUNTY

Janice A. Bowen
(PRINT NAME)

MY COMMISSION EXPIRES 11-6-02

NOTE:

SEE SHEET 2 FOR SANTA MARGARITA WATER DISTRICT ACCEPTANCE AND NOTARY
ACKNOWLEDGMENT, SIGNATURE OMISSIONS NOTES AND GENERAL NOTES

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN
CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE
REQUEST OF TALEGA ASSOCIATES, L.L.C. ON FEBRUARY, 2002. I HEREBY STATE THAT ALL MONUMENTS
ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH
POSITIONS, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED. I
HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED
TENTATIVE MAP.

James R. Crawford
JAMES R. CRAWFORD, L.S. 4965
MY LICENSE EXPIRES DECEMBER 3, 2005



COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT ALL MAPPING PROVISIONS OF
THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY
CORRECT RELATIVE TO THE TRACT MAP BOUNDARY.

DATED THIS 7TH DAY OF OCTOBER, 2002

Michael K. Sullivan
JOHN CANAS, COUNTY SURVEYOR, L.S. 4408
MY LICENSE EXPIRES SEPTEMBER 30, 2005

BY: MICHAEL K. SULLIVAN, DEPUTY
L.S. 8254 EXPIRES 6/30/05



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN
CONFORMANCE WITH THE TENTATIVE MAP, IF REQUIRED, AS FILED WITH, AMENDED AND APPROVED BY
THE CITY PLANNING COMMISSION THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY
SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH AND THIS MAP IS TECHNICALLY CORRECT IN ALL
RESPECTS NOT STATED TO BY THE COUNTY SURVEYOR.

DATED THIS 3RD DAY OF October, 2002.

William E. Cameron
WILLIAM E. CAMERON
R.C.E. 23764 (EXPIRES DECEMBER 31, 2005)
CITY ENGINEER OF SAN CLEMENTE

CITY CLERK'S CERTIFICATE:

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY
OF SAN CLEMENTE AT A REGULAR MEETING THEREOF HELD ON THE 30th DAY OF September, 2002
AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP
AND DID ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS, THE DEDICATION FOR STREET
PURPOSES OF AVENIDA TALEGA, CALLE SALUDA AND AVENIDA VISTA HERMOSEA.

AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF SAN CLEMENTE:

- (1) THE EASEMENTS FOR PUBLIC UTILITY PURPOSES AS DEDICATED
- (2) THE EASEMENTS FOR EMERGENCY AND PUBLIC SECURITY IMPRESS AND EGRESS PURPOSES AS DEDICATED
- (3) PEDESTRIAN AND BICYCLE ACCESS RIGHTS OVER THE SIDEWALKS AS CONSTRUCTED AS DEDICATED.
- (4) THE VEHICULAR ACCESS RIGHTS TO AVENIDA TALEGA, CALLE SALUDA AND AVENIDA VISTA HERMOSEA
AS DEDICATED.

AND DID NOT ACCEPT ON BEHALF OF THE CITY OF SAN CLEMENTE:

- (1) THE OFFER OF DEDICATION OF LOT 7 AS DEDICATED.

- (2) THE EASEMENT FOR STREET, SLOPE, DRAINAGE AND CONSTRUCTION PURPOSES OVER ALL OF LOTS
"B" AND "C" SHOWN HEREON FOR AVENIDA LA PATA AS DEDICATED.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3) OF THE
SUBDIVISION MAP ACT

DATED THIS 30th DAY OF October, 2002

Myrna Erway
MYRNA ERWAY
CITY CLERK OF THE CITY OF SAN CLEMENTE



COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LIENS AGAINST THE
LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL
TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS
COLLECTED AS TAXES NOT YET PAYABLE.

AND DO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP
ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE PAYMENT OF TAXES OR SPECIAL
ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS 30th DAY OF October, 2002.

John W. Moorlach
JOHN W. MOORLACH
COUNTY TREASURER-TAX COLLECTOR

BY: Mac O'Connell
DEPUTY TREASURER-TAX COLLECTOR

B37

12

65-42

SHEET 3 OF 10 SHEETS
AREA 298.599 ACRES GROSS
(BEING ALL OF TENTATIVE
TRACT NO. 16337)
NUMBERED LOTS 8
LETTERED LOTS 6

TRACT NO. 16337

IN THE CITY OF SAN CLEMENTE
COUNTY OF ORANGE, STATE OF CALIFORNIA

JAMES R. CRAWFORD, L.S. 4965



DATE OF SURVEY: FEBRUARY, 2002

GPS POINT LOCATIONS:

GPS # 4410
N0112650 063
E6149609 718

FOUND 2" I.P. WITH TAG, STAMPED "ICE 1948", FLUSH, PER TRACT NO. 12126, M.M. 573/26-32 TO REACH STATION FROM THE INTERSECTION OF AVENIDA PICO AND AVENIDA LA PATA, PROCEED 400' NORTHWESTERLY ALONG AVENIDA LA PATA TO SAID MONUMENT LOCATED 93' NORTHEASTERLY FROM NORTHEAST CURB PER MONUMENT RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR

GPS # 4407
N0110245 094
E6162251 379

FOUND 2" BRASS U.S. NAVY DISK IN 6" X 6" CONCRETE POST STAMPED "MWS-1948", FLUSH. STATION IS LOCATED FROM THE INTERSECTION OF SAN DIEGO FREEWAY (52) AND CRISTIANITOS ROAD, EASTERLY ALONG CRISTIANITOS ROAD 2.5 MILES TO THE CAMP PENDELTON SECURITY GUARD SHACK, CONTINUE 0.2 MILES TO "H" INTERSECTION TURN LEFT ON SAN MATEO ROAD, PROCEED NORTHERLY 1.7 MILES TO "I" INTERSECTION AT GRAVEL ROAD BEFORE ENTERING "CAMP TALEGA TACTICAL TRAINING CENTER", PROCEED EASTERLY 0.33 MILES ALONG GRAVEL ROAD TO MONUMENT LOCATED 125' SOUTHERLY AND LEHILL FROM EDGE OF ROAD PER MONUMENT RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI 1983 AND (1991) 3S EPOCH D.C.S. (GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED TO OBTAIN GRID DISTANCE, MULTIPLE GROUND DISTANCE BY 0.99994960

NOTE:

SEE SHEET 2 FOR SANTA MARGARITA WATER DISTRICT ACCEPTANCE AND NOTARY ACKNOWLEDGMENT, SIGNATURE OMISSIONS NOTES, EASEMENT NOTES AND GENERAL NOTES

BASIS OF BEARINGS NOTE:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 4410 AND STATION GPS NO. 4407 BEING NORTH 79°13'43" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR

MONUMENT NOTES:

ALL MONUMENTS SHOWN AS SET WILL BE SET WITHIN 90 DAYS AFTER THE ACCEPTANCE OF IMPROVEMENTS, EXCEPT AS NOTED

TIES TO CENTERLINE MONUMENTS WILL BE MADE AND A COPY OF SAID TIES WILL BE FURNISHED TO THE CITY ENGINEER

SET SPIKE W/BRASS WASHER STAMPED "L.S. 4965" IN ASPHALT PAVING HAVING A THICKNESS OF 2" OR MORE OR A LEAD, TACK AND TAG "L.S. 4965" IN CONCRETE OR 2" IRON PIPE TAGGED "L.S. 4965" AT ALL CENTERLINE POINTS OF CONTROL, UNLESS OTHERWISE NOTED

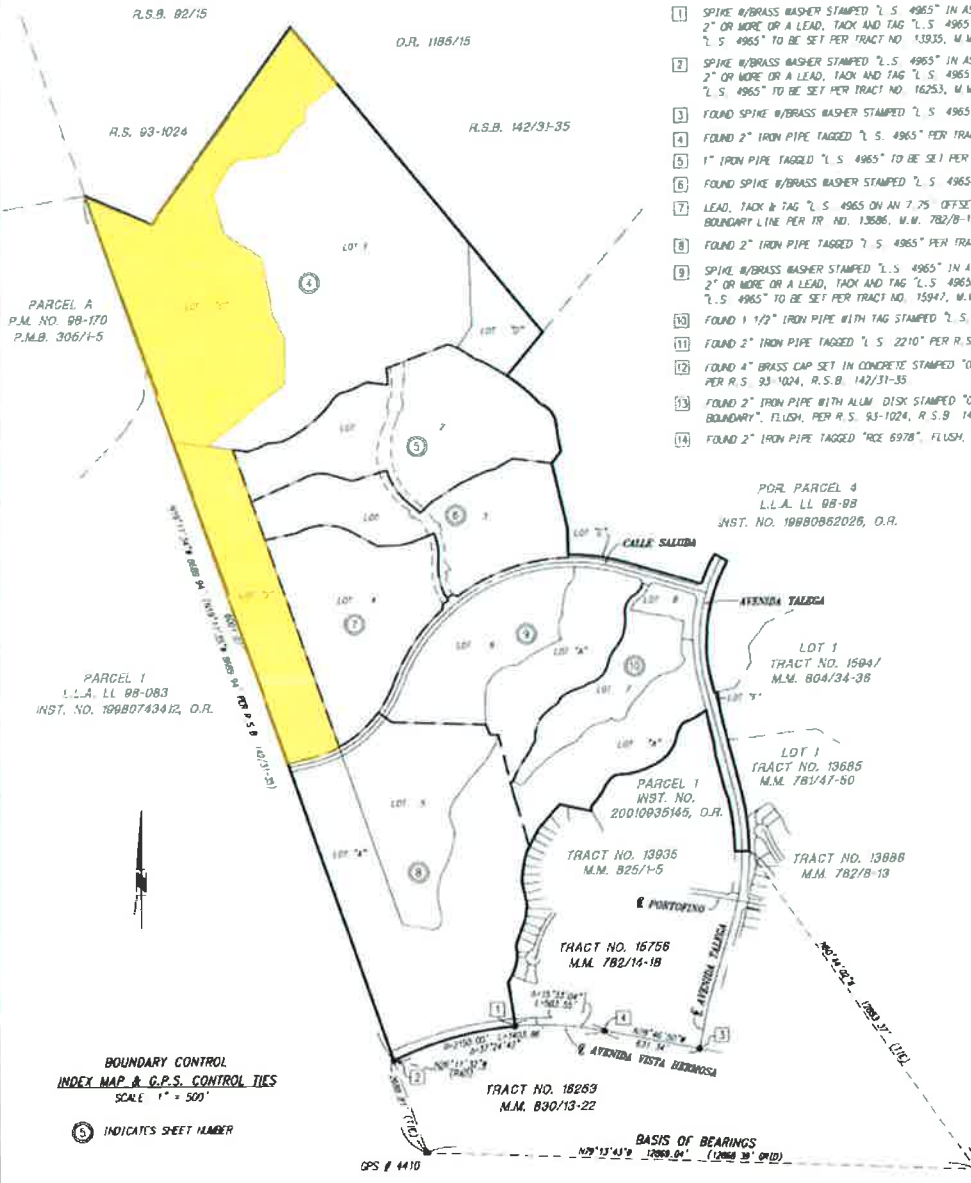
SET 2" IRON PIPE TAGGED "L.S. 4965" OR LEAD, TACK AND TAG "L.S. 4965" IN CONCRETE OR A SPIKE W/BRASS WASHER STAMPED "L.S. 4965" IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE AT ALL TRACT BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. (NO MONUMENTS WILL BE SET FOR ANGLE POINTS, CORNER CUTOFFS, B.C.'S, E.C.'S, P.C.C.'S OR P.R.C.'S THAT ABUT A STREET, UNLESS OTHERWISE NOTED.)

SET 1" IRON PIPE TAGGED "L.S. 4965" OR LEAD, TACK AND TAG "L.S. 4965" IN CONCRETE OR A SPIKE W/BRASS WASHER STAMPED "L.S. 4965" IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED. (NO MONUMENTS WILL BE SET FOR ANGLE POINTS, CORNER CUTOFFS, B.C.'S, E.C.'S, P.C.C.'S OR P.R.C.'S THAT ABUT A STREET, UNLESS OTHERWISE NOTED.)

▲ DENOTES FOUND O.C.S. CONTROL STATION --- G.P.S. POINT

● DENOTES FOUND OR TO BE SET MONUMENTS AS NOTED AND REFERENCED BELOW

- 1 SPIKE W/BRASS WASHER STAMPED "L.S. 4965" IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE OR A LEAD, TACK AND TAG "L.S. 4965" IN CONCRETE OR A 2" IRON PIPE TAGGED "L.S. 4965" TO BE SET PER TRACT NO. 13935, M.M. 825/1-5
- 2 SPIKE W/BRASS WASHER STAMPED "L.S. 4965" IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE OR A LEAD, TACK AND TAG "L.S. 4965" IN CONCRETE OR A 2" IRON PIPE TAGGED "L.S. 4965" TO BE SET PER TRACT NO. 16253, M.M. 830/13-22
- 3 FOUND SPIKE W/BRASS WASHER STAMPED "L.S. 4965" PER TRACT NO. 13686, M.M. 782/8-13
- 4 FOUND 2" IRON PIPE TAGGED "L.S. 4965" PER TRACT NO. 15756, M.M. 782/14-18
- 5 1" IRON PIPE TAGGED "L.S. 4965" TO BE SET PER TRACT NO. 13935, M.M. 825/1-5
- 6 FOUND SPIKE W/BRASS WASHER STAMPED "L.S. 4965" PER TRACT NO. 13686, M.M. 782/8-13
- 7 LEAD, TACK & TAG "L.S. 4965" ON AN 7.75' OFFSET INSIDE THE STREET RIGHT-OF-WAY ON THE BOUNDARY LINE PER TR. NO. 13686, M.M. 782/8-13
- 8 FOUND 2" IRON PIPE TAGGED "L.S. 4965" PER TRACT NO. 13685, M.M. 781/47-50
- 9 SPIKE W/BRASS WASHER STAMPED "L.S. 4965" IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE OR A LEAD, TACK AND TAG "L.S. 4965" IN CONCRETE OR A 2" IRON PIPE TAGGED "L.S. 4965" TO BE SET PER TRACT NO. 15947, M.M. 804/34-38
- 10 FOUND 1 1/2" IRON PIPE WITH TAG STAMPED "L.S. 6654" PER TRACT NO. 16040, M.M. 811/1-9
- 11 FOUND 2" IRON PIPE TAGGED "L.S. 2210" PER R.S. 93-1024, R.S.B. 142/31-35
- 12 FOUND 4" BRASS CAP SET IN CONCRETE STAMPED "ORANGE COUNTY SURVEYOR, 8-7-16", FLUSH PER R.S. 93-1024, R.S.B. 142/31-35
- 13 FOUND 2" IRON PIPE WITH ALUM. DISK STAMPED "ORANGE COUNTY SURVEYOR, RCE 6978, 19/2 BOUNDARY", FLUSH, PER R.S. 93-1024, R.S.B. 142/31-35
- 14 FOUND 2" IRON PIPE TAGGED "RCE 6978", FLUSH, PER R.S. 93-1024, R.S.B. 142/31-35



BOUNDARY CONTROL
INDEX MAP & G.P.S. CONTROL TIES
SCALE 1" = 500'
⑤ INDICATES SHEET NUMBER

837 14

65-43