

V. LEGAL DESCRIPTION

LEGAL DESCRIPTION

**HOLLY-SEACLIFF
SPECIFIC PLAN BOUNDARY
REVISED PER ZONE CHANGE NO. 93-2
ORDINANCE NO. 3243**

BEING PORTIONS OF SECTIONS 34 AND 35, TOWNSHIP 5 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN, PARTLY IN THE RANCHO LAS BOLSAS AND PARTLY IN THE RANCHO LA BOLSA CHICA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 13 OF MISCELLANEOUS MAPS AND PORTIONS OF SECTIONS 2, 3 AND 4, TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN IN THE RANCHO LAS BOLSAS, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 14 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF MAIN STREET AND YORKTOWN AVENUE (SHOWN AS MANSION AVENUE ON A MAP FILED IN BOOK 95, PAGE 20 OF RECORD OF SURVEYS, RECORDS OF SAID ORANGE COUNTY); THENCE NORTH 89°41'42" WEST 1350.19 FEET ALONG THE CENTERLINE OF SAID YORKTOWN AVENUE TO THE CENTERLINE OF GOLDENWEST STREET AS SHOWN ON SAID LAST MENTIONED MAP; THENCE NORTH 41°37'25" EAST 11.92 FEET ALONG THE CENTERLINE OF SAID GOLDENWEST STREET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG THE CENTERLINE OF GOLDENWEST STREET, NORTH 00°16'53" EAST 1403.96 FEET TO ITS POINT OF INTERSECTION WITH THE NORTHERLY LINE OF TRACT NO. 7656, AS SHOWN ON THE MAP RECORDED IN BOOK 295, PAGES 28 THROUGH 31 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 800.00 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH 09°38'08" WEST; THENCE WESTERLY 181.28 FEET ALONG SAID CURVE AND SAID NORTHERLY LINE OF TRACT NO. 7656 THROUGH A CENTRAL ANGLE OF 12°59'00", TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 800.00 FEET, A RADIAL LINE TO SAID CURVE BEARS SOUTH 22°37'08" EAST; THENCE CONTINUING WESTERLY 880.58 FEET ALONG SAID CURVE AND SAID NORTHERLY LINE OF TRACT NO. 7656 AND ALONG THE NORTHERLY LINE OF TRACT NO. 7421, AS SHOWN ON THE MAP RECORDED IN BOOK 302, PAGES 20 THROUGH 23 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 800.00 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH 40°26'54" EAST; THENCE NORTHWESTERLY 249.63 FEET ALONG SAID CURVE AND SAID NORTHERLY LINE OF TRACT NO. 7421 THROUGH A CENTRAL ANGLE OF 17°52'42" TO THE EAST LINE OF LOT 6 OF TRACT NO. 14296, AS SHOWN ON THE MAP RECORDED IN BOOK 700 PAGES 39 AND 40 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY, THENCE CONTINUING ALONG SAID EAST LINE

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NORTH 00°22'36" EAST 24.68 FEET; THENCE NORTH 44°22'22" WEST 78.12 FEET; THENCE SOUTH 48°52'36" WEST 27.00 FEET; THENCE SOUTH 88°04'15" WEST 243.99 FEET ALONG THE NORTH LINE OF LOTS 5 AND 6 OF SAID TRACT NO. 14296 TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 75°50'26" WEST 342.57 FEET TO THE WESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 80°35'37" EAST 262.07 FEET" FOR A PORTION OF THE SOUTHERLY LINE OF PARCEL 2 OF PARCEL MAP NO. 90-198, AS SHOWN ON THE MAP FILED IN BOOK 266, PAGES 37 THROUGH 41 OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE SOUTH 65°33'53" WEST 135.10 FEET; THENCE SOUTH 38°28'53" WEST 157.67 FEET; THENCE SOUTH 42°01'01" WEST 126.97 FEET; THENCE SOUTH 02°37'39" WEST 321.88 FEET; THENCE SOUTH 14°06'58" WEST 101.62 FEET; THENCE SOUTH 19°01'14" WEST 69.70 FEET; THENCE SOUTH 21°33'20" WEST 125.71 FEET; THENCE SOUTH 00°54'26" EAST 66.46 FEET; THENCE SOUTH 20°53'20" EAST 70.89 FEET; THENCE SOUTH 12°40'17" EAST 96.32 FEET; THENCE SOUTH 50°43'23" EAST 99.49 FEET; THENCE SOUTH 33°09'35" EAST 165.63 FEET; THENCE SOUTH 08°14'20" EAST 81.14 FEET; THENCE SOUTH 52°14'13" EAST 87.04 FEET TO A POINT ON A PORTION OF THE EASTERLY LINE OF SAID PARCEL 2 OF SAID P.M. 90-198, SAID POINT BEING ON THAT CERTAIN COURSE SHOWN AS "NORTH 27°31'58" WEST 336.22 FEET" ON SAID PARCEL MAP; THENCE ALONG SAID EASTERLY LINE SOUTH 27°31'58" EAST 88.35 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 37°12'45" EAST 28.77 FEET; THENCE LEAVING SAID EASTERLY LINE SOUTH 17°00'11" EAST 117.35 FEET; THENCE SOUTH 78°54'15" EAST 35.22 FEET; THENCE NORTH 71°00'09" EAST 18.01 FEET TO THE WESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 57°19'50" EAST 67.67 FEET" ON SAID PARCEL MAP; THENCE ALONG SAID PARCEL BOUNDARY NORTH 57°19'50" EAST 67.67 FEET; THENCE LEAVING SAID PARCEL BOUNDARY NORTH 57°29'06" EAST 41.72 FEET; THENCE NORTH 63°50'24" EAST 52.18 FEET; THENCE NORTH 87°30'20" EAST 38.02 FEET; THENCE SOUTH 52°49'54" EAST 127.43 FEET; THENCE SOUTH 39°08'51" EAST 246.87 FEET; THENCE SOUTH 30°04'22" EAST 57.81 FEET; THENCE SOUTH 02°46'37" WEST 61.71 FEET TO A POINT ON A PORTION OF THE SOUTHEASTERLY LINE OF SAID PARCEL 2, SAID POINT BEING ON THAT CERTAIN COURSE SHOWN AS "NORTH 47°37'07" EAST 178.23 FEET" ON SAID PARCEL MAP; THENCE ALONG SAID SOUTHEASTERLY LINE SOUTH 47°37'07" WEST 81.81 FEET; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE SOUTH 56°31'48" WEST 90.34 FEET; THENCE SOUTH 52°26'55" WEST 109.64 FEET; THENCE SOUTH 53°34'35" WEST 199.31 FEET; THENCE SOUTH 53°21'07" WEST 144.84 FEET; THENCE SOUTH 53°34'54" WEST 79.68 FEET; THENCE NORTH 78°49'50" WEST 129.11 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 85°15'47" WEST 274.77 FEET; THENCE NORTH 85°55'36" WEST 577.09 FEET; THENCE SOUTH 72°57'43" WEST 441.38 FEET TO A POINT ON A PORTION OF THE SOUTHERLY LINE OF SAID PARCEL 2, SAID POINT BEING ON THAT CERTAIN COURSE SHOWN AS "NORTH 78°11'24" EAST 320.84 FEET" ON SAID PARCEL MAP; THENCE ALONG SAID SOUTHERLY LINE SOUTH 78°11'24" WEST 172.19 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 63°26'38" WEST 21.32 FEET; THENCE NORTH 01°24'25" EAST 183.23 FEET; THENCE NORTH 14°36'11"

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EAST 240.52 FEET; THENCE NORTH 21°24'46" EAST 69.42 FEET; THENCE NORTH 32°30'36" EAST 137.22 FEET; THENCE NORTH 41°34'29" EAST 78.89 FEET; THENCE NORTH 27°32'11" EAST 252.32 FEET TO A POINT ON A PORTION OF THE WESTERLY LINE OF SAID PARCEL 2, SAID POINT BEING ON THAT CERTAIN COURSE SHOWN AS "NORTH 35°24'38" EAST 689.02 FEET" ON SAID PARCEL MAP; THENCE ALONG SAID WESTERLY LINE NORTH 35°24'38" EAST 270.28 FEET; THENCE LEAVING SAID WESTERLY LINE NORTH 24°48'20" EAST 92.01 FEET; THENCE NORTH 29°49'07" WEST 18.76 FEET; THENCE NORTH 59°05'04" WEST 25.88 FEET; THENCE SOUTH 88°42'07" WEST 28.50 FEET; THENCE SOUTH 62°14'54" WEST 36.17 FEET; THENCE NORTH 64°44'31" WEST 213.89 FEET; THENCE NORTH 16°08'41" WEST 72.00 FEET TO A POINT ON A PORTION OF THE WESTERLY LINE OF SAID PARCEL 2, SAID POINT BEING ON THAT CERTAIN COURSE SHOWN AS "NORTH 27°04'42" EAST 108.69 FEET" ON SAID PARCEL MAP; THENCE ALONG SAID WESTERLY LINE NORTH 27°44'02" EAST 19.30 FEET; THENCE LEAVING SAID WESTERLY LINE NORTH 27°44'02" EAST 112.13 FEET; THENCE NORTH 08°14'34" EAST 124.02 FEET TO THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 09°47'41" EAST 224.74 FEET" ON SAID PARCEL MAP FOR A PORTION OF THE WESTERLY LINE OF SAID PARCEL 2; THENCE ALONG SAID WESTERLY LINE NORTH 09°47'41" EAST 224.74 FEET; THENCE NORTH 06°41'28" EAST 165.69 FEET; THENCE LEAVING SAID WESTERLY LINE NORTH 15°24'02" EAST 171.58 FEET; THENCE NORTH 07°09'24" WEST 50.17 FEET; THENCE NORTH 30°28'22" WEST 47.91 FEET; THENCE NORTH 73°51'01" WEST 48.59 FEET; THENCE SOUTH 33°02'03" WEST 52.13 FEET; THENCE SOUTH 17°39'41" WEST 109.05 FEET; THENCE SOUTH 24°46'03" WEST 62.75 FEET; THENCE SOUTH 46°10'13" WEST 43.51 FEET; THENCE SOUTH 63°27'49" WEST 53.76 FEET; THENCE SOUTH 89°54'22" WEST 47.11 FEET; THENCE NORTH 74°38'22" WEST 44.42 FEET; THENCE NORTH 52°52'33" WEST 56.21 FEET; THENCE NORTH 34°16'36" WEST 36.37 FEET; THENCE NORTH 17°51'05" WEST 52.49 FEET; THENCE NORTH 04°06'38" WEST 50.91 FEET; THENCE NORTH 16°25'25" EAST 41.95 FEET; THENCE NORTH 41°05'45" EAST 75.56 FEET; THENCE NORTH 18°21'10" EAST 87.68 FEET; THENCE NORTH 17°05'25" WEST 19.81 FEET; THENCE NORTH 44°24'07" WEST 70.37 FEET; THENCE NORTH 34°56'18" WEST 59.09 FEET; THENCE NORTH 49°06'20" WEST 432.22 FEET TO THE EASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 70°42'04" WEST 751.89 FEET" FOR A PORTION OF THE SOUTHERLY LINE OF SAID PARCEL 2; THENCE NORTH 66°38'53" WEST 257.23 FEET; THENCE NORTH 70°06'01" WEST 485.61 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 950.00 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH 47°24'49" WEST, SAID POINT BEING ON THE EASTERLY LINE OF SEAPOINT STREET, 100.00 FEET WIDE, AS SHOWN ON SAID PARCEL MAP; THENCE SOUTHWESTERLY, 14.64 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°52'58"; THENCE SOUTH 41°42'13" WEST 10.58 FEET TO THE WESTERLY CORNER OF SAID PARCEL 2; THENCE SOUTH 41°42'13" WEST 243.13 FEET ALONG SAID PARCEL MAP BOUNDARY; THENCE CONTINUING ALONG SAID PARCEL MAP BOUNDARY NORTH 48°17'47" WEST 100.00 FEET; THENCE SOUTH 41°42'13" WEST 164.55 FEET TO THE BEGINNING OF A TANGENT CURVE,



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CONCAVE NORTHWEST HAVING A RADIUS OF 750.00 FEET; THENCE SOUTHWESTERLY, 259.51 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°49'31"; THENCE NORTH 42°11'18" WEST 360.45 FEET TO A POINT ON THE NORTHERLY LINE OF THE HUNTINGTON BEACH CITY LIMIT BOUNDARY, AS SHOWN ON THE MAP FILED IN BOOK 92, PAGES 19 THROUGH 28 OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING COURSES: SOUTH 89°37'14" EAST 91.97 FEET, NORTH 00°15'23" EAST 328.98 FEET, SOUTH 89°43'03" EAST 660.16 FEET, NORTH 00°19'15" EAST 328.84 FEET, NORTH 89°41'36" WEST 231.59 FEET, NORTH 26°49'24" EAST 1107.66 FEET AND SOUTH 89°41'05" EAST 726.01 FEET; THENCE NORTH 00°17'53" EAST 1321.75 FEET ALONG SAID HUNTINGTON BEACH CITY LIMIT BOUNDARY TO THE NORTHWEST CORNER OF PARCEL 1 AS SHOWN ON THE MAP FILED IN BOOK 42, PAGE 25 OF PARCEL MAPS, RECORDS OF ORANGE COUNTY; THENCE SOUTH 89°32'59" EAST 988.61 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 1 AND ITS EASTERLY PROJECTION TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, SAID LINE BEING THE CENTERLINE OF EDWARDS STREET; THENCE SOUTH 00°16'06" WEST 2310.30 FEET ALONG SAID CENTERLINE OF EDWARDS STREET TO THE CENTERLINE POINT OF INTERSECTION OF SAID EDWARDS STREET AND GARFIELD AVENUE AS SHOWN ON SAID AFOREMENTIONED MAP FILED IN BOOK 92, PAGES 19 THROUGH 28 OF RECORD OF SURVEYS OF SAID COUNTY SAID POINT ALSO BEING THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE SOUTH 89°42'05" EAST 2639.70 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34 AND SAID CENTERLINE OF GARFIELD AVENUE TO THE CENTERLINE POINT OF INTERSECTION OF SAID GARFIELD AVENUE AND GOLDENWEST STREET, (SHOWN AS WESTMINSTER AVENUE ON THE MAP OF GARFIELD STREET ADDITION TO HUNTINGTON BEACH, FILED IN BOOK 7, PAGES 27 AND 28 OF MISCELLANEOUS MAPS OF SAID COUNTY), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE NORTH 00°16'18" EAST 2639.61 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 AND THE CENTERLINE OF SAID GOLDENWEST STREET TO THE EAST QUARTER CORNER OF SAID SECTION 34, SAID CORNER BEING THE CENTERLINE POINT OF INTERSECTION OF GOLDENWEST STREET AND ELLIS AVENUE; THENCE SOUTH 89°43'37" EAST 1982.30 FEET ALONG THE CENTERLINE OF SAID ELLIS AVENUE, SAID CENTERLINE ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35 TO THE CENTERLINE INTERSECTION OF GOTHARD STREET; THENCE CONTINUING SOUTH 89°43'37" EAST 33.82 FEET, MORE OR LESS, ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE SOUTHEASTERLY 339.26 FEET, MORE OR LESS, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°26'18" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1000.00 FEET, A RADIAL LINE TO SAID CURVE BEARS SOUTH 19°42'41" WEST; THENCE EASTERLY 320.07 FEET, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°20'20" TO AN INTERSECTION WITH A LINE PARALLEL WITH AND EASTERLY 20.00 FEET FROM THE EAST LINE OF THE

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SOUTHWEST QUARTER OF SAID SECTION 35; THENCE SOUTH 00°18'39" WEST 455.28 FEET, MORE OR LESS, ALONG SAID PARALLEL LINE TO A POINT ON THE WESTERLY PROJECTION OF THE SOUTH LINE OF PARCEL 1 OF THE MAP FILED IN BOOK 132, PAGES 35 AND 36 OF PARCEL MAPS, RECORDS OF SAID ORANGE COUNTY; THENCE SOUTH 89°44'06" EAST 639.65 FEET ALONG SAID WESTERLY PROJECTION AND SAID SOUTH LINE OF PARCEL 1 TO THE CENTERLINE OF HUNTINGTON STREET AS SHOWN ON PARCEL MAP NO. 81-575, FILED IN BOOK 172, PAGES 3 AND 4 OF PARCEL MAPS, RECORDS OF SAID ORANGE COUNTY; THENCE SOUTH 00°18'34" WEST 1326.13 FEET, MORE OR LESS, ALONG THE CENTERLINE OF SAID HUNTINGTON STREET TO THE CENTERLINE INTERSECTION OF MAIN STREET AND SAID HUNTINGTON STREET; THENCE CONTINUING ALONG THE CENTERLINE OF SAID HUNTINGTON STREET SOUTH 00°17'42" WEST 744.99 FEET TO THE CENTERLINE INTERSECTION OF GARFIELD AVENUE AND SAID HUNTINGTON STREET, AS SHOWN ON SAID PARCEL MAP NO. 81-575, FILED IN BOOK 172, PAGES 3 AND 4 OF PARCEL MAPS RECORDS OF SAID HUNTINGTON BEACH, THENCE ALONG SAID CENTERLINE OF GARFIELD AVENUE NORTH 89°42'04" WEST 659.89 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE CONTINUING ALONG SAID CENTERLINE OF GARFIELD AVENUE, NORTH 89°43'21" WEST 82.85 FEET TO THE CENTERLINE INTERSECTION OF MAIN STREET AND SAID GARFIELD AVENUE AS SHOWN ON THE MAP OF TRACT NO. 10511 RECORDED IN BOOK 455, PAGES 13 THROUGH 17 INCLUSIVE OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY; THENCE SOUTH 45°17'24" WEST 774.32 FEET, MORE OR LESS, ALONG THE CENTERLINE OF SAID MAIN STREET TO A POINT ON THE NORTHERLY PROJECTION OF THE MOST WESTERLY LINE OF SAID TRACT NO. 10511 DESCRIBED ABOVE, SAID LINE ALSO BEING THE EAST LINE OF HOLLY STREET, 30.00 FEET IN WIDTH AS SHOWN ON SAID MAP OF TRACT NO. 10511; THENCE SOUTH 00°18'18" WEST 242.23 FEET ALONG SAID LINE TO AN ANGLE POINT TO THE WEST LINE OF SAID TRACT NO. 10511; THENCE ALONG THE WESTERLY LINE OF SAID TRACT THE FOLLOWING COURSES: SOUTH 89°40'56" EAST 280.19 FEET, SOUTH 00°17'57" WEST 410.35 FEET, SOUTH 89°42'47" EAST 135.00 FEET AND SOUTH 00°17'57" WEST 90.00 FEET TO THE NORTHERLY LINE OF CLAY AVENUE, 30.00 FEET IN WIDTH, AS SHOWN ON SAID MAP OF TRACT NO. 10511; THENCE SOUTH 00°17'13" WEST 30.00 FEET TO THE CENTERLINE OF SAID CLAY AVENUE; THENCE NORTH 89°42'47" WEST 813.43 FEET TO THE CENTERLINE INTERSECTION OF CLAY AVENUE AND MAIN STREET AS SHOWN ON THE MAP FILED IN BOOK 100, PAGES 46 AND 47 OF PARCEL MAPS, RECORDS OF SAID ORANGE COUNTY; THENCE ALONG SAID CENTERLINE OF MAIN STREET SOUTH 19°14'02" WEST 829.19 FEET TO AN ANGLE POINT IN SAME; THENCE CONTINUING ALONG SAID CENTERLINE OF MAIN STREET SOUTH 00°18'10" WEST 545.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 565.20 ACRES, MORE OR LESS.



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