

EXHIBIT "A"
LEGAL DESCRIPTION
STREET VACATION

THAT CERTAIN PORTION OF FOURTEENTH STREET, ALSO KNOWN AS 14TH STREET, SHOWN ON MAP OF TRACT NO. 9138, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 121, PAGES 24 AND 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF FOURTEENTH STREET AS SHOWN ON SAID TRACT NO. 9138; SAID NORTHWEST CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 1 OF SAID TRACT NO. 9138;

THENCE SOUTH 89°33'14" EAST, 74.36 FEET ALONG THE NORTH LINE OF FOURTEENTH STREET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 52.50 FEET, A RADIAL LINE TO SAID CURVE AT SAID LAST MENTIONED POINT BEARING NORTH 10°27'45" WEST, SAID NORTH LINE OF FOURTEENTH STREET ALSO BEING THE SOUTH LINE OF LOTS 1 AND 2 OF SAID TRACT NO. 9138;

THENCE LEAVING SAID NORTH LINE, SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE, AN ARC DISTANCE OF 56.84 FEET THROUGH A CENTRAL ANGLE OF 62° 01' 41" TO A NON-TANGENT LINE BEARING SOUTH 73°31'29" WEST;

THENCE LEAVING SAID NON-TANGENT CURVE, SOUTH 73°31'29" WEST, 14.29 FEET ALONG SAID NON-TANGENT LINE, TO THE WESTERLY LINE OF FOURTEENTH STREET SHOWN ON SAID TRACT NO. 9138;

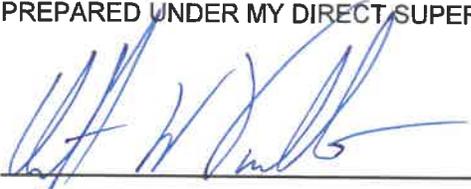
THENCE NORTH 26°26'42" WEST, 45.19 FEET ALONG SAID WEST LINE OF FOURTEENTH STREET TO THE POINT OF BEGINNING.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS OF WAY, AND OTHER MATTERS OF RECORD, IF ANY.

LAND AREA: 1,387 S.F./0.03 ACRES

TO ACCOMPANY EXHIBIT "B", EXHIBIT MAP, ATTACHED
HERETO AND MADE A PART HEREOF

PREPARED UNDER MY DIRECT SUPERVISION:


CHRISTOPHER W. VASSALLO PLS 8418
DCA CIVIL ENGINEERING GROUP
17625 CRENSHAW BOULEVARD STE 300
TORRANCE, CA 90504
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5/11/22
DATE

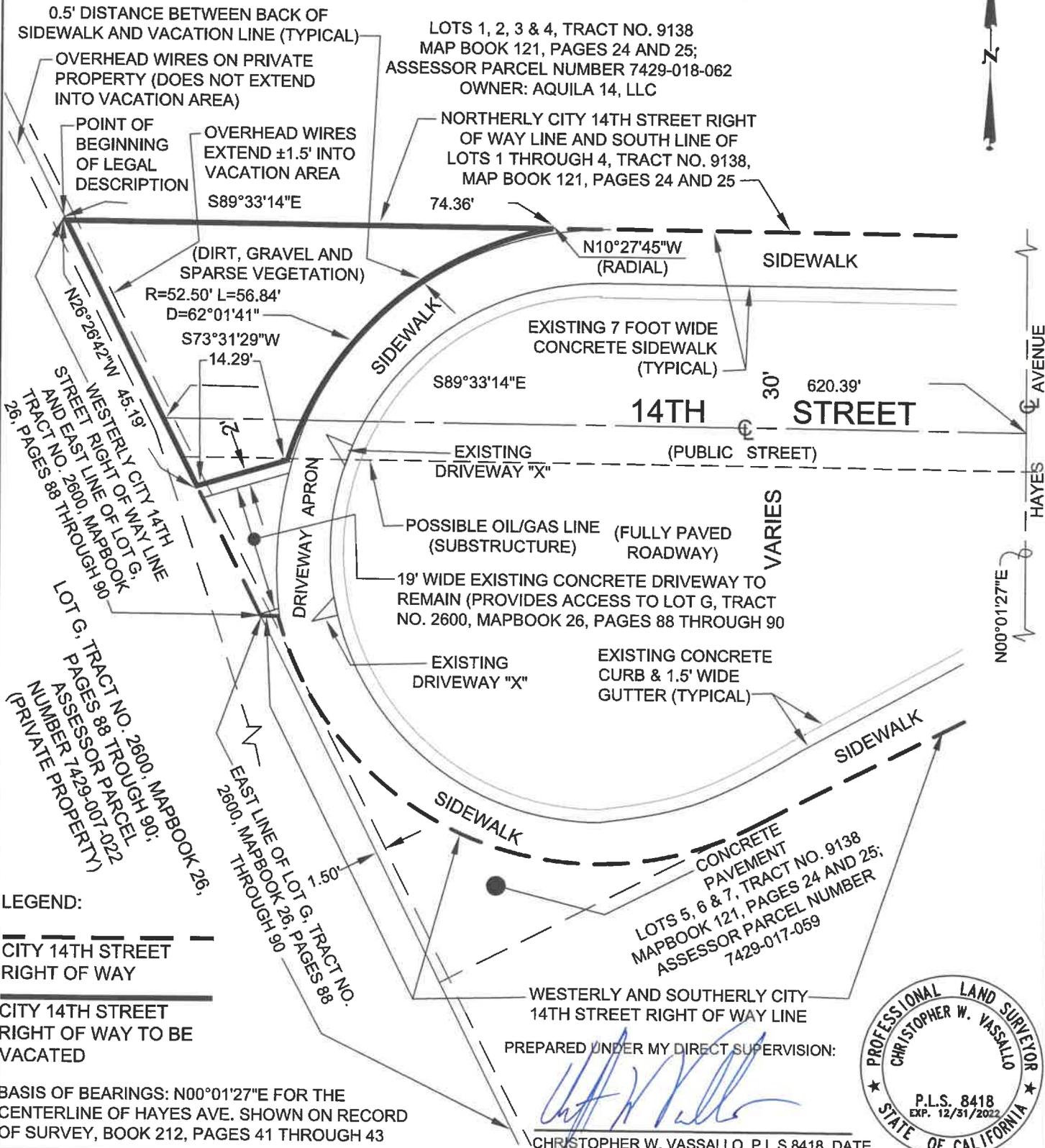


2114 W. 14TH STREET

PROPERTY PROPOSED FOR DEVELOPMENT APPROVED UNDER NOFA 1802-28 (SPR18-013)
NOFA CONDITION 37 REQUIRES STREET VACATION BELOW



4/26/2022 5:29 PM
S:\PROJECTS\4527.000 - 2110 W. Cowles\1529\SURVEY\EXHIB\SHL\1\TEX101 Street Vacation.dwg



- LEGEND:**
- CITY 14TH STREET RIGHT OF WAY
 - CITY 14TH STREET RIGHT OF WAY TO BE VACATED

BASIS OF BEARINGS: N00°01'27\"E FOR THE CENTERLINE OF HAYES AVE. SHOWN ON RECORD OF SURVEY, BOOK 212, PAGES 41 THROUGH 43

PLANS PREPARED BY: **DCA CIVIL ENGINEERING GROUP**
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CIVIL ENGINEERING • LAND PLANNING • SURVEYING & MAPPING • A.L.T.A. SPECIALISTS

PREPARED UNDER MY DIRECT SUPERVISION:

CHRISTOPHER W. VASSALLO P.L.S 8418 DATE



EXHIBIT "B"
TO ACCOMPANY EXHIBIT "A" LEGAL DESCRIPTION FOR STREET VACATION ATTACHED HERETO AND MADE A PART HEREOF

SCALE:	NOT TO SCALE	DATE:	04/26/2022
BY:	KMR	JOB NUMBER:	20-2464-4527.000-1529.11