

RECORDING REQUESTED BY
THE CITY OF NEWPORT BEACH

AND WHEN RECORDED RETURN TO
THE CITY OF NEWPORT BEACH
3300 Newport Blvd.,
Newport Beach, California 92663

No Tax Due

BK 4078
Pg 1424-1450
Specified copy

TRANSFER OF MUNICIPAL PROPERTY TO
CITY OF NEWPORT BEACH TIDELANDS TRUST

WHEREAS, the City of Newport Beach Tidelands Trust, Chapter 74 of the Statutes of 1978, hereinafter "the Trust", empowered the City to add real property to the trust as part of a procedure for releasing a relatively small portion of the granted tidelands from the common law public trust; and

WHEREAS, by this statute, the City is authorized to make such trust acquisitions of real property by transferring City-owned property held in a Municipal capacity to the trust; and

WHEREAS, the City holds in its Municipal capacity a certain parcel of real property overlooking Upper Newport Bay, hereinafter "Subject Property," which it desires to so transfer to the Trust; and

WHEREAS, the granting statute requires that the parcel to be transferred be appropriate in terms of its size, value and utility to the Trust; and

WHEREAS, a study and investigation has been undertaken

of the size of the area affected by the termination of the common law public Trust in comparison to the size of the parcel to be transferred to the Trust, the value of the parcel to be transferred, and the Trust purposes that can be accomplished by such a transfer; and

WHEREAS, it has been determined that the size of the Subject Parcel, approximately six (6) acres, compares favorably with the size of the parcel to be released from the public Trust approximately four (4) acres; that the value requirement is met; and that the Subject Parcel, in its present condition, would further the purposes of the Trust by serving as a site for passive recreation, an ecological unit for scientific study, as open space, by enhancing the adjacent Department of Fish and Game Wildlife Preserve, and by providing a panoramic vista of Upper Newport Bay for public enjoyment; and

WHEREAS, future development of the Subject Parcel will be in conformance with the terms of the Trust; and

WHEREAS, on May 11, 1981, the City Council of the City of Newport Beach approved this transfer of Municipal property to the Tidelands Trust, and the State Lands Commission took the action required by Chapter 74, Statutes of 1978 with respect to the transfer of the Subject Property to the Trust on May 28, 1981;

NOW, THEREFORE,

THE CITY, in its Municipal capacity, does hereby, by virtue of Chapter 74 of the Statutes of 1978, transfer, convey and quitclaim to itself in its capacity as Trustee of the Tidelands Trust, that certain parcel of real property situated in the City of Newport Beach, County of Orange, State of California, as more particularly described in "Description of Subject Parcel" attached hereto and by this reference incorporated herein.

WEST BAY PARK SITE

All that portion of Blocks 4, 5 and ~~51~~, Irvine's Subdivision, in the City of Newport Beach, County of Orange, State of California, as per map filed in Book 1, Page 88, Miscellaneous Maps, records of said County, described as follows:

Beginning at the southwesterly terminus of that certain course in the southeasterly right-of-way line of Irvine Avenue shown as North $40^{\circ}38'10''$ East 333.39 feet on Sheet 5 of County Surveyor's Map 1-72 on file in the office of the County Surveyor of said County; thence along said right-of-way line North $40^{\circ}38'10''$ East 303.39 feet; thence South $49^{\circ}22'09''$ East 160.00 feet to the beginning of a tangent curve concave to the north and having a radius of 260.00 feet; thence easterly along said curve through a central angle of $64^{\circ}14'30''$ a distance of 291.52 feet; thence nontangent to said curve South $19^{\circ}22'51''$ West 349.97 feet; thence South $70^{\circ}37'09''$ East 31.97 feet to that certain course having a bearing and length of South $53^{\circ}22'27''$ West 422.40 feet in the northerly boundary of that certain parcel of land described in deed to the State of California recorded in Book 11382, Page 1876 of Official Records of said County; thence along said boundary South $53^{\circ}24'17''$ West 338.26 feet; thence North $35^{\circ}35'43''$ West 95.87 feet to a point on a nontangent 175.00 foot radius curve that is concave to the northeast, a radial to said point bears South $1^{\circ}18'21''$ East; thence northwesterly along said last mentioned curve, through a central angle of $72^{\circ}11'59''$, a distance of 220.52 feet to the beginning of a reverse curve concave to the southwest and having a radius of 175.00 feet; thence northwesterly along said last mentioned curve, through a central angle of $44^{\circ}45'00''$, a distance of 136.63 feet; thence North $63^{\circ}51'22''$ West 23.07 feet to a point in the southeasterly right-of-way line of said Irvine Avenue, said point being in a 725.00 foot radius curve concave to the southeast, a radial to said point bears North $63^{\circ}51'22''$ West; thence northeasterly along said last mentioned curve, through a central angle of $14^{\circ}29'32''$, a distance of 183.38 feet to the point of beginning.

DESCRIPTION OF SUBJECT PARCEL

SCALE 1" = 100'

O.R. 1382/1876
S 53° 22' 27" W PER O.R. 1382/1876
S 69° 50' 17" W L=122.43'
S 89° 50' 17" W L=138.13'

11.0.17
2,197.72
S 70° 37' 27" W
N 19° 22' 51" W

66.65'

$\Delta = 649' 45.50"$
 $R = 20000' L = 271.52'$

S 23° 30' 51" W
R.M.D.

SUBDIVISION
BLOCK

61° 18' 21" E
RAD

N 33° 55' 31" W
L=120.00'

S 20° 00' 15" W
L=135.11'

$R = 7550' L = 220.52'$
 $\Delta = 72° 11' 59"$

IRVINE
M. R. M.
BLOCK

SOUTHWESTERLY LINE
OF IRVINE AVENUE
PER COUNT SURVEYORS
MAP NO. 1-72

AVENUE
M 037° 36' 42" W
L=140° 37' 33" E
992.72'
M 037° 36' 42" W
L=992.72'
M 037° 36' 42" W
L=992.72'

CE. MONTE VISTA AVE

N 40° 53' 10" E
L=303.37'
S 33° 34' 15" W
L=333.34'

IRVINE
N 40° 53' 10" E
L=303.37'
S 33° 34' 15" W
L=333.34'

$\Delta = 14° 29' 52"$
 $L = 183.35'$
 $L = 183.35'$

N 65° 51' 22" W
L=183.35'
L=183.35'
(MAP) 23.07'

$\Delta = 115° 50'$
 $R = 17500'$
 $L = 136668'$

$\Delta = 25° 10'$ $R = 72500'$ $L = 566.76'$
 $\Delta = 28° 59' 04"$ $R = 79500'$ $L = 392.05'$

N 11° 39' 66" E 189.15'

N 11° 39' 66" E 189.15'

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