

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
VACATION OF PUBLIC RIGHT OF WAY AND PUBLIC UTILITY EASEMENTS
IN THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

Unnamed Alleys: Blocks 10, 23, 24, 25, 26 and 27, M.B. 12, Pg. 568

All those unnamed alleys lying within Blocks 10, 23, 24, 25, 26 and 27 of Map of Hoff's First Addition of Terra Cotta City on file in Book 12, Page 568 of Maps, Records of San Diego County, California.

Unnamed Alleys: Block 17, M.B. 12, Pg. 568

All those unnamed alleys lying within Block 17 of Map of Hoff's First Addition to Terra Cotta City on file in Book 12, Page 568 of Maps, Records of San Diego County, California. Excepting therefrom those portions lying within that Grant of Easement (Nichols Road) in favor of the City of Lake Elsinore, for Street and Public Utility and Drainage purposes recorded December 14, 2011 as Instrument No 2011-0553628, of Official Records on file in the Office of the County Recorder of Riverside County, California.

Unnamed Alleys: Block 9, M.B. 12, Pg. 568

That easement for Public Utilities as reserved over all those unnamed alleys lying within Block 9 of Map of Hoff's First Addition to Terra Cotta City on file in Book 12, Page 568 of Maps, Records of San Diego County, California per Resolution No. 88-143, recorded April 25, 1988 and April 27, 1988 as Instrument No.'s 108624 and 111896, both of Official Records on file in the Office of the County Recorder of Riverside County, California.

Unnamed Alleys: Block 2, M.B. 4, Pg. 212

That easement for Public Utility, Public Service and Drainage purposes as reserved over all those unnamed alleys lying within Block 2 of Terra Cotta City, as shown on a Map of Terra Cotta City on file in Book 4, Page 212 of Maps, Records of San Diego County, California per Resolution Abandoning County Highway, recorded February 16, 1965 in Book 3926, Page 148 of Official Records of the Office of the County Recorder of Riverside County, California. Excepting therefrom those portions lying within that Irrevocable Offer of Dedication for Public purposes, recorded July 29, 2021 as Instrument No. 2021-0454213, of Official Records on file in the Office of the County Recorder of Riverside County, California.

Coal Avenue, M.B. 12, Pg. 568

All that strip of land, being referred to as Coal Avenue, being 80.00 feet in width, as shown on Map of Hoff's First Addition to Terra Cotta City on file in Book 12, Page 568 of Maps, Records of San Diego County, California. Excepting therefrom that portion lying easterly of the northeasterly prolongation of the northwesterly line of Pierce Street, being 40.00 feet in width, as shown on said Map of Hoff's First Addition of Terra Cotta City.

No Name Street, (Jack Cissna Drive), M.B. 12, Pg. 568

All that strip of land, shown as having no name, being 60.00 feet and 80.00 feet in width, as shown on Map of Hoff's First Addition to Terra Cotta City on file in Book 12, Page 568 of Maps, Records of San Diego County, California and per that Irrevocable Office of Dedication, Jack Cissna Drive, being 60.00 feet in width, as recorded March 5, 1976 as Instrument No. 1976-0029551, of Official Records on file in the Office of the County Recorder of Riverside County, California.

RESERVING therefrom an easement for any existing public utility and public services over the easterly 30.00 feet therefore, measured parallel with the La Laguna Rancho Line.

Newman Avenue, M.B. 12, Pg. 568

All that strip of land, being referred to as Newman Avenue, being 80.00 feet in width, as shown on Map of Hoff's First Addition to Terra Cotta City on file in Book 12, Page 568 of Maps, Records of San Diego County, California.

Johnson Avenue, M.B. 12, Pg. 568

All that strip of land, being referred to as Johnson Avenue, being 80.00 feet in width, as shown on Map of Hoff's First Addition to Terra Cotta City on file in Book 12, Page 568 of Maps, Records of San Diego County, California.

Merrill Avenue, M.B. 12, Pg. 568

All that strip of land, being referred to as Merrill Avenue, being 80.00 feet in width, lying north of the north line of Kings Highway as shown on Map of Hoff's First Addition of Terra Cotta City on file in Book 12, Page 568 of Maps, Records of San Diego County, California.

Meridian Avenue, M.B. 12, Pg. 568

All that strip of land, being referred to as Meridian Avenue, being 80.00 feet in width, as shown on Map of Hoff's First Addition to Terra Cotta City on file in Book 12, Page 568 of Maps, Records of San Diego County, California. Excepting therefrom those portions lying within that Grant of Easement (Nichols Road) in favor of the City of Lake Elsinore, for Street and Public Utility and Drainage purposes recorded December 14, 2011 as Instrument No 2011-0553628, of Official Records on file in the Office of the County Recorder of Riverside County, California.

Dolbeer Street, M.B. 12, Pg. 568

All that strip of land, being referred to as Dolbeer Street, lying north of the north line of Kings Highway as shown on Map of Hoff's First Addition to Terra Cotta City on file in Book 12, Page 568 of Maps, Records of San Diego County, California. Excepting therefrom those portions lying within that Grant of Easement (Nichols Road) in favor of the City of Lake Elsinore, for Street and Public Utility and Drainage purposes recorded December 14, 2011 as Instrument No 2011-0553628, of Official Records on file in the Office of the County Recorder of Riverside County, California.

RESERVING therefrom an easement for any existing public utility and public services.

Dolbeer Street, M.B. 4, Pg. 212

All that strip of land, being referred to as Dolbeer Street, lying north of Kings Highway as shown on Map of Terra Cotta City on file in Book 4, Page 212 of Maps, Records of San Diego County, California. Excepting therefrom those portions lying within Nichols Road as conveyed to the City of Lake Elsinore per that Grant Deed recorded November 12, 2010 as Instrument No. 2010-0544377, of Official Records on file in the Office of the County Recorder of Riverside County, California.

RESERVING therefrom an easement for any existing public utility and public services.

Barker Street, Inst. No. 1976-0029552

That Strip of Land, per that Irrevocable Offer of Dedication, Barker Street, being 30.00 feet in width, as recorded March 5, 1976 as Instrument No. 1976-29552, of Official Records on file in the Office of the County Recorder of Riverside County, California. Excepting therefrom those portions lying within that Grant of Easement (Nichols Road) in favor of the City of Lake Elsinore, for Street and Public Utility and Drainage purposes recorded December 14, 2011 as Instrument No 2011-0553628, of Official Records on file in the Office of the County Recorder of Riverside County, California.

Cissna Parkway, Inst. No. 1976-0021698

That Strip of Land, per that Irrevocable Offer of Dedication, Cissna Parkway, now known as Pierce Street, being 48.00 feet in width, as recorded February 19, 1976 as Instrument No. 1976-21698, of Official Records on file in the Office of the County Recorder of Riverside County, California.

RESERVING therefrom an easement for any existing public utility and public services.

Pierce Street (Alberhill Warm Springs Valley Road), Bk. 231/584 & 280/424

That portion of that easement for Public Highway and Public Utility purposes, recorded May 21, 1935 in Book 231, Page 584 of Official Records and re recorded on May 19, 1936 in Book 280, Page 424 of Official Records, lying within Block 27 and Coal Avenue as shown on Map of Hoff's First Addition to Terra Cotta City on file in Book 12, Page 568 of Maps, Records of San Diego County, California, being more particularly described as follows:

BEGINNING at the southwest corner of said easement, said point also lying on the south line of Coal Avenue, being 80.00 feet in width as shown on said Map of Hoff's First Addition;

Thence northerly, leaving said south line, North $01^{\circ}15'13''$ East, a distance of 80.00 feet to the northwest corner of said easement, said point also lying on the north line of said Coal Avenue;

Thence easterly along said north line, South $88^{\circ}44'47''$ east, a distance of 27.32 feet to the beginning of a tangent curve, concave northwest and having a radius of 460.00 feet;

Thence westerly and northwesterly along said curve, through a central angle of $47^{\circ}03'00''$, an arc distance of 377.74 feet to a point lying on the La Laguna Rancho line, a radial bearing to said point bears South $45^{\circ}47'47''$ East;

Thence southwesterly along said La Laguna Rancho line, South $43^{\circ}57'15''$ West, a

distance of 263.77 feet to the beginning of a non-tangent curve, concave northwesterly and having a radius of 540.00 feet, a radial bearing to said point bears South 18°47'48" East;

Thence southwesterly and westerly, along said curve, through a central angle of 20°03'01", an arc distance of 188.97 feet to said **POINT OF BEGINNING**.

RESERVING therefrom an easement for any existing public utility and public services.

As shown on Exhibit "B" attached hereto and made a part hereof.

KWC ENGINEERS

CIVIL ENGINEERS • PLANNERS • SURVEYORS

Thomas Caseldine

11-22-24

Thomas M. Caseldine
P.L.S. 9029

Date



November 22, 2024

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