



**TITLE AND REAL ESTATE SERVICES – VEGETATION AND LAND  
MANAGEMENT**

9/20/2024

City of Lake Elsinore  
Attn: Cameron Adams  
Assistant Engineer  
130 S Main Street  
Lake Elsinore, CA 92530

SUBJECT: Proposed Vacation of east of Nichols Road and Terra Cotta Road  
File No: PLS 9029  
Our Service Order Number: 802232288  
Task: 94

In response to your email dated September 12, 2024, Southern California Edison Company (SCE), a public utility, regulated by the California Utilities Commission, has facilities in-place and operating within the area referenced in your letter and map.

These facilities are dedicated to public use and are used and useful for the Transmission/Distribution of electric energy and for the transmitting intelligence by electric means to the public.

Therefore, pursuant to the California Street and Highway Code #8346, SCE hereby requests the reservation of easements and rights that are necessary to use, maintain, operate, repair, replace, remove, or renew said facilities in the area to be described on the attached Facility Inventory Maps 560-1656-1 and 560-1659-1 with our facilities highlighted in yellow. Please reserve our rights.

After the Resolution of Vacation has been **recorded** by the County Recorder's office, please mail a copy for our file to my attention at the address below referencing our Service Order Number 802232288.

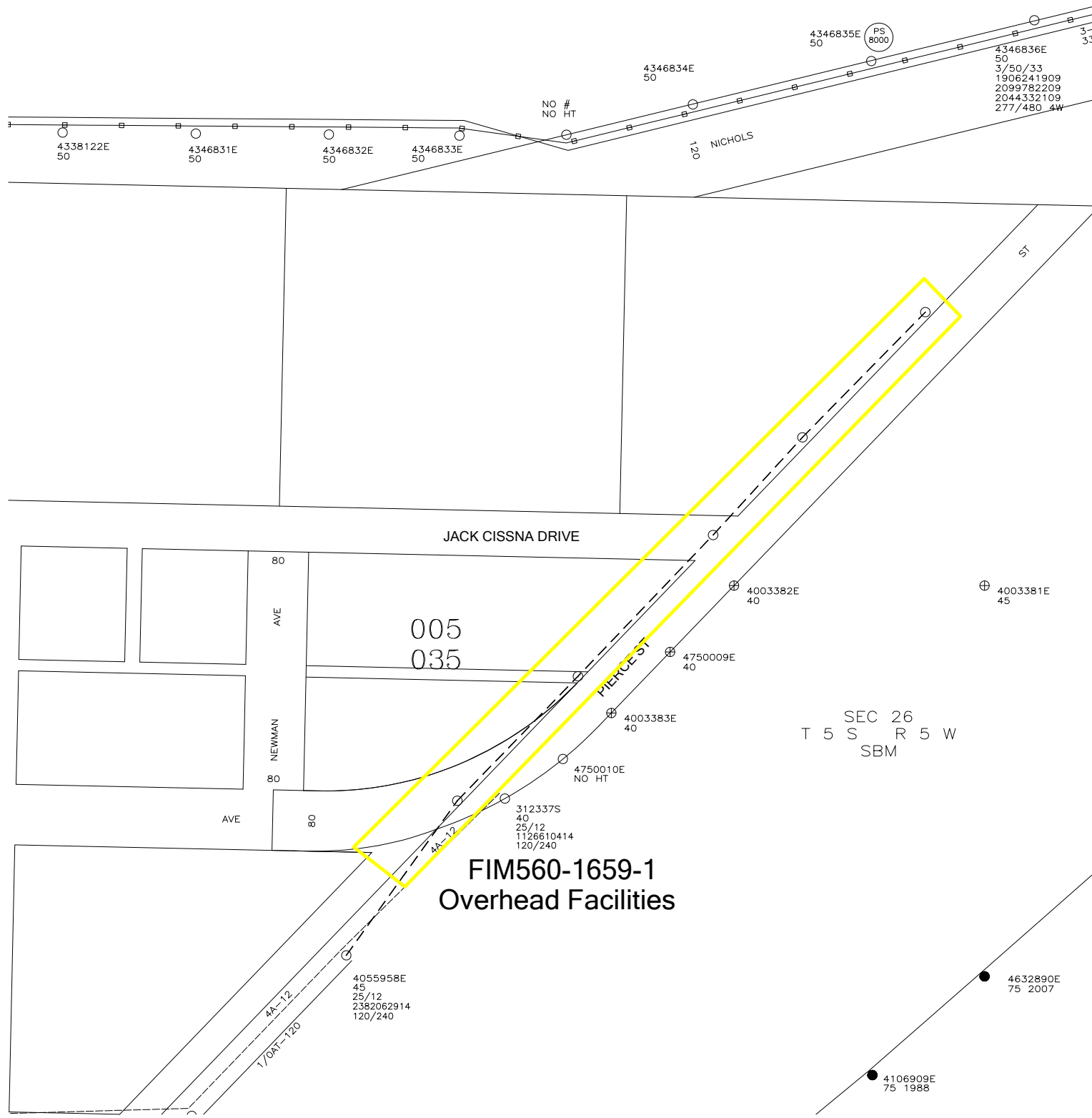


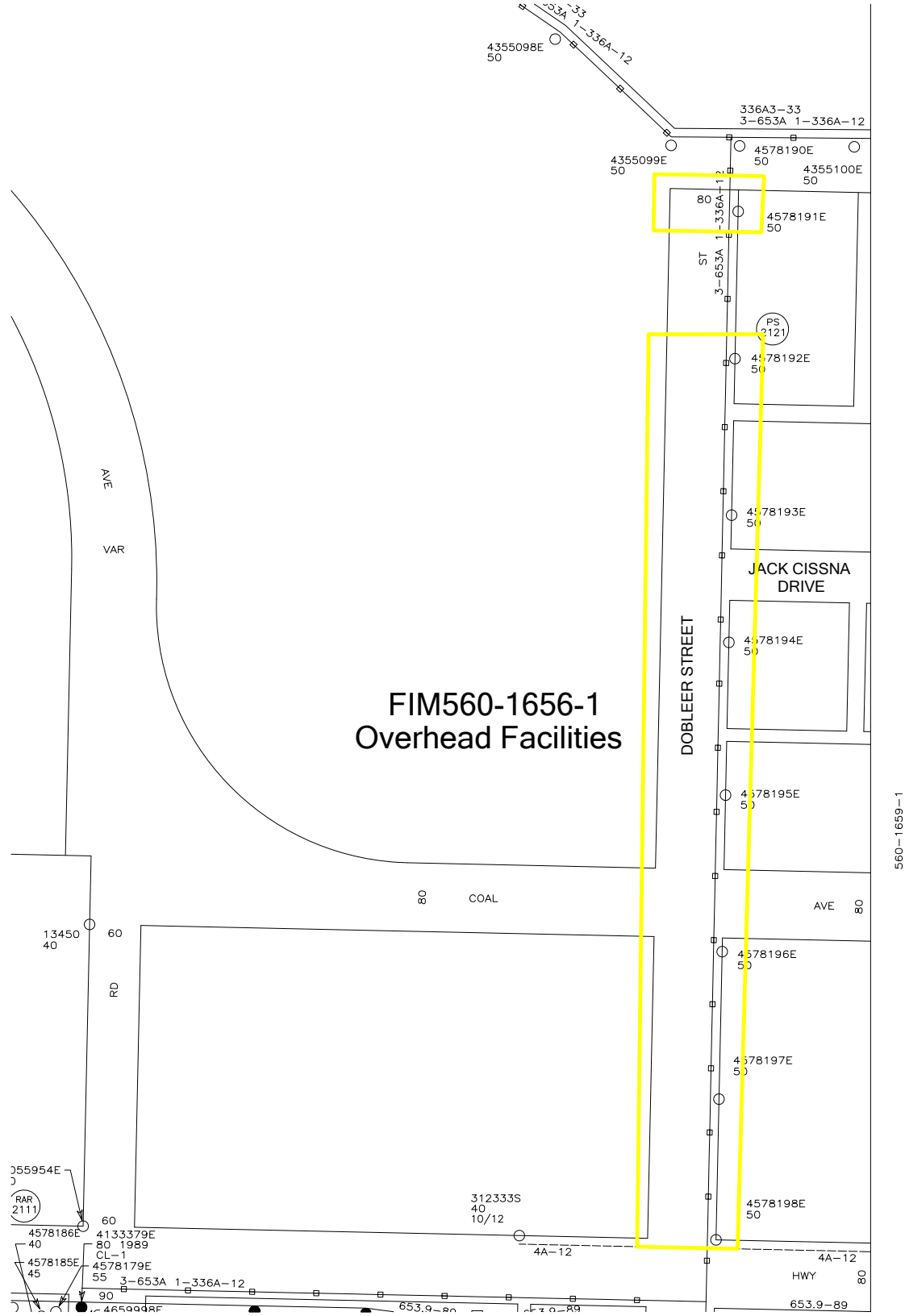
If you have any questions, please call me at: (909) 274-1826.

Sincerely,

A handwritten signature in black ink, which appears to read "Timothy Lowry", is positioned below the word "Sincerely,".

Timothy Lowry – [Timothy.Lowry@sce.com](mailto:Timothy.Lowry@sce.com)  
Senior Technical Specialist  
Rights Analysis | Title and Real Estate Services  
T&D | VI&OS | Vegetation & Land Management  
T. 909-274-1826 (Pax 61826)  
2 Innovation Way, Pomona CA 91768 (2<sup>nd</sup> Floor, D2, 235S)







## **NOTICE OF PROPOSED STREET VACATION**

DATE: September 12, 2024

TO: Southern California Edison, Timothy Lowry  
Email: [Timothy.Lowry@sce.com](mailto:Timothy.Lowry@sce.com)

FROM: Cameron Adams, Assistant Engineer

RE: Proposed Street Vacation east of Nichols Road and Terra Cotta Road

---

The City has received a request to vacate the above-referenced right-of-way.

Please review and respond even if you have no comments or conditions. If you wish an easement to be reserved or have conditions on the vacation, please so indicate, **PROVIDING A COPY OF THE LEGAL DESCRIPTION OF THE EASEMENT**. If you have objections to the vacation, please explain why you object. If you require further information, please contact Cameron Adams at (951) 674-3124 ext. 111.

Failure to respond by October 4, 2024, will be interpreted to mean the proposed/ existing vacation has your endorsement.

Sincerely,

Cameron Adams  
Assistant Engineer

---

Reply:

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date

**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.

**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.

**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.

**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.



**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  $18^{\circ}47'48''$  East;

Thence southwesterly and westerly, along said curve, through a central angle of  $20^{\circ}03'01''$ , an arc distance of 188.97 feet to said **POINT OF BEGINNING**.

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

**KWC ENGINEERS**

CIVIL ENGINEERS • PLANNERS • SURVEYORS

*Thomas Caseldine*

08-30-24

Thomas M. Caseldine  
P.L.S. 9029

Date

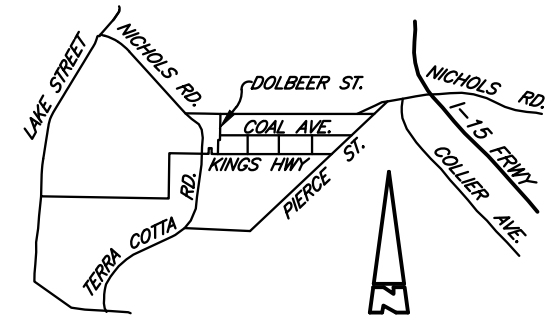
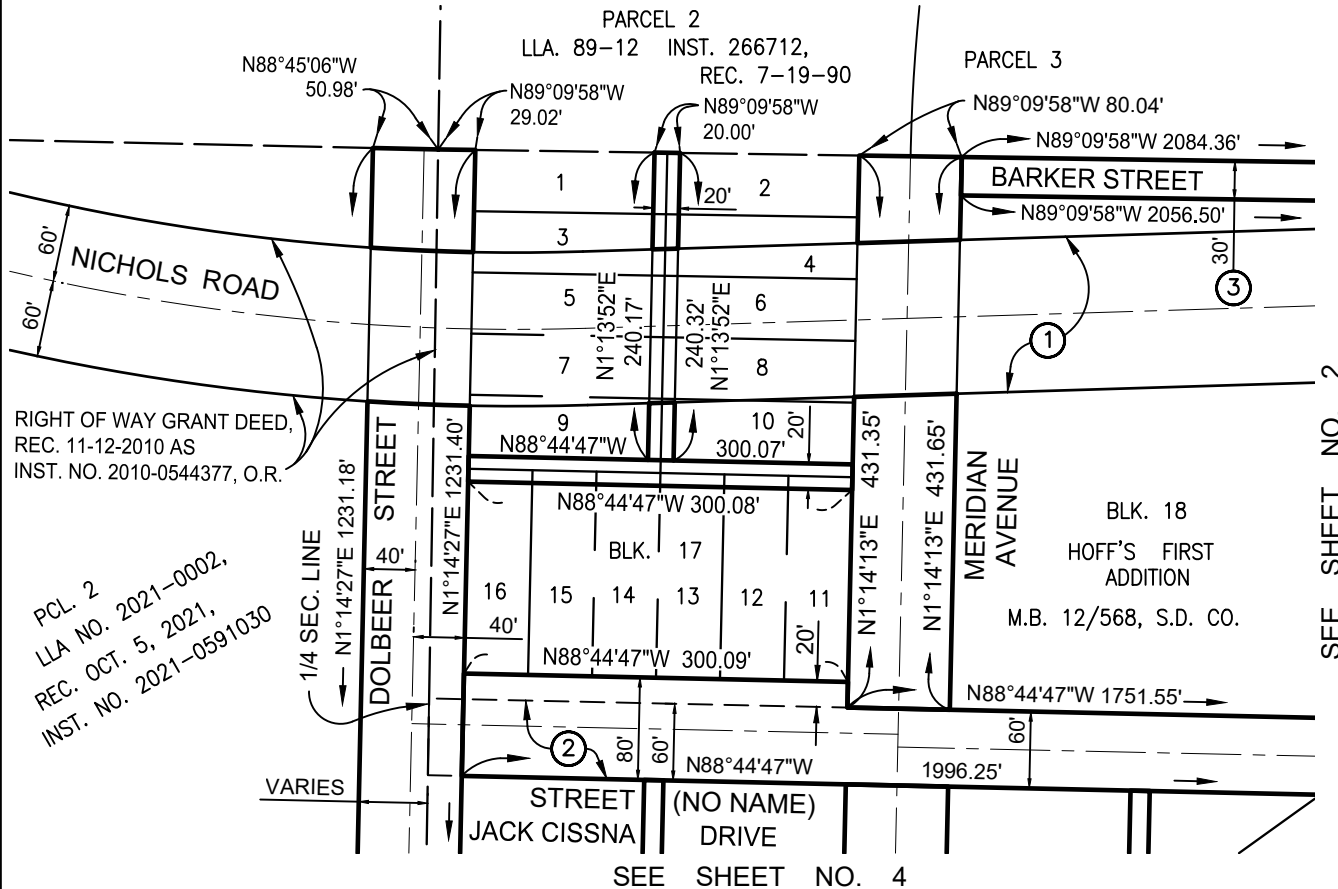


May 28, 2024

R:\20\2029\SURVEY\LEGALS\Vacation\2029 vacation.doc

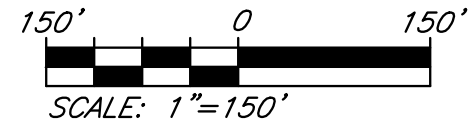
# EXHIBIT "B" VACATION OF PUBLIC RIGHT OF WAY AND PUBLIC UTILITY EASEMENTS (PLAT MAP)

SHEET 1 OF 6 SHEETS



## LEGEND:

	EXISTING PARCEL LINE
	CENTERLINE
	LIMITS OF VACATION



Thomas Caseldine

THOMAS M. CASELDINE  
L.S. 9029

08-30-24

DATE

- 1 AN EASEMENT IN FAVOR OF THE CITY OF LAKE ELSINORE, A MUNICIPAL CORPORATION FOR STREET AND PUBLIC UTILITY AND DRAINAGE PURPOSES, RECORDED DECEMBER 14, 2011 AS INSTRUMENT NO. 2011-0553628 OF OFFICIAL RECORDS.
- 2 AN IRREVOCABLE OFFER OF DEDICATION OF AN EASEMENT FOR PUBLIC ROAD PURPOSES INCLUDING PUBLIC UTILITY AND PUBLIC SERVICE USES (JACK CISSNA DRIVE), RECORDED MARCH 5, 1976 AS INSTRUMENT NO. 1976-0029551 OF OFFICIAL RECORDS.
- 3 AN IRREVOCABLE OFFER OF DEDICATION OF AN EASEMENT FOR PUBLIC ROAD PURPOSES INCLUDING PUBLIC UTILITY AND PUBLIC SERVICE USES, RECORDED MARCH 5, 1976 AS INSTRUMENT NO. 1976-0029552 OF OFFICIAL RECORDS.

**KWC ENGINEERS**

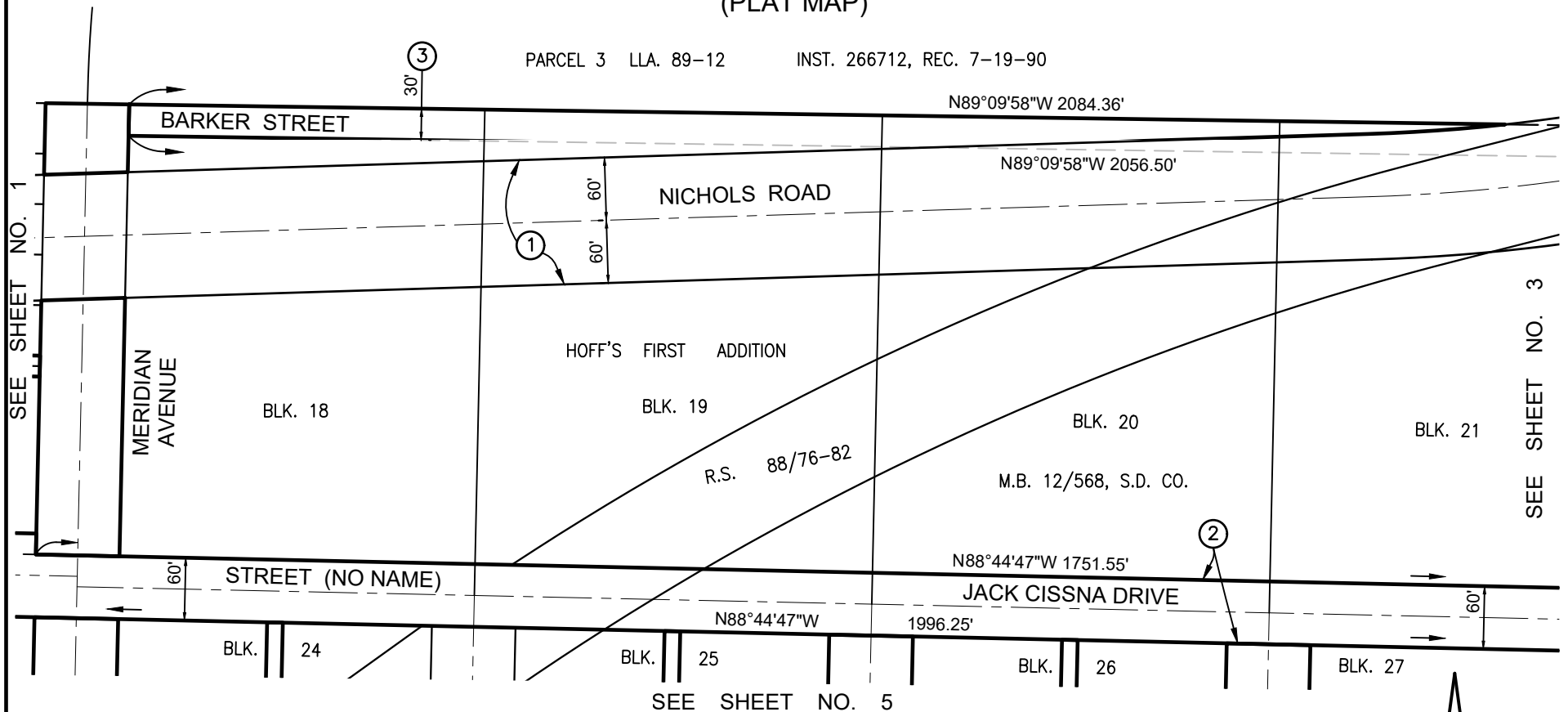
CIVIL ENGINEERING • PLANNING • SURVEYORS  
1880 COMPTON AVENUE, SUITE 100  
CORONA, CA. 92881-3370 • 951-734-2130

R:\20\2029\SURVEY\LEGALS\Vacation\2029 VAC 01.dwg

# EXHIBIT "B"

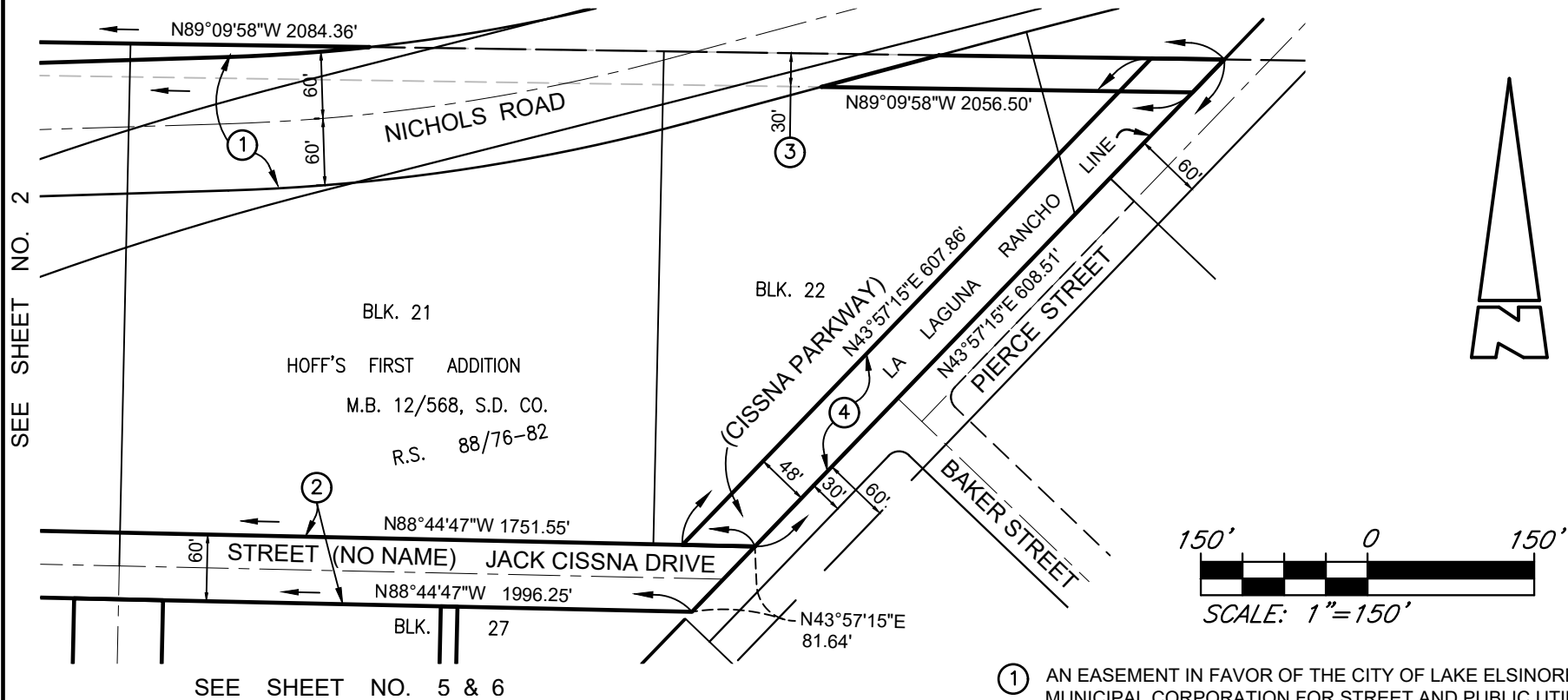
## VACATION OF PUBLIC RIGHT OF WAY AND PUBLIC UTILITY EASEMENTS (PLAT MAP)

SHEET 2 OF 6 SHEETS



- ① AN EASEMENT IN FAVOR OF THE CITY OF LAKE ELSINORE, A MUNICIPAL CORPORATION FOR STREET AND PUBLIC UTILITY AND DRAINAGE PURPOSES, RECORDED DECEMBER 14, 2011 AS INSTRUMENT NO. 2011-0553628 OF OFFICIAL RECORDS.
- ② AN IRREVOCABLE OFFER OF DEDICATION OF AN EASEMENT FOR PUBLIC ROAD PURPOSES INCLUDING PUBLIC UTILITY AND PUBLIC SERVICE USES (JACK CISSNA DRIVE), RECORDED MARCH 5, 1976 AS INSTRUMENT NO. 1976-0029551 OF OFFICIAL RECORDS.
- ③ AN IRREVOCABLE OFFER OF DEDICATION OF AN EASEMENT FOR PUBLIC ROAD PURPOSES INCLUDING PUBLIC UTILITY AND PUBLIC SERVICE USES, RECORDED MARCH 5, 1976 AS INSTRUMENT NO. 1976-0029552 OF OFFICIAL RECORDS.

EXHIBIT "B"  
VACATION OF PUBLIC RIGHT OF WAY  
AND PUBLIC UTILITY EASEMENTS  
(PLAT MAP)



- ① AN EASEMENT IN FAVOR OF THE CITY OF LAKE ELSINORE, A MUNICIPAL CORPORATION FOR STREET AND PUBLIC UTILITY AND DRAINAGE PURPOSES, RECORDED DECEMBER 14, 2011 AS INSTRUMENT NO. 2011-0553628 OF OFFICIAL RECORDS.
- ② AN IRREVOCABLE OFFER OF DEDICATION OF AN EASEMENT FOR PUBLIC ROAD PURPOSES INCLUDING PUBLIC UTILITY AND PUBLIC SERVICE USES (JACK CISSNA DRIVE), RECORDED MARCH 5, 1976 AS INSTRUMENT NO. 1976-0029551 OF OFFICIAL RECORDS.
- ③ AN IRREVOCABLE OFFER OF DEDICATION OF AN EASEMENT FOR PUBLIC ROAD PURPOSES INCLUDING PUBLIC UTILITY AND PUBLIC SERVICE USES, RECORDED MARCH 5, 1976 AS INSTRUMENT NO. 1976-0029552 OF OFFICIAL RECORDS.
- ④ AN IRREVOCABLE OFFER OF DEDICATION OF AN EASEMENT FOR PUBLIC ROAD PURPOSES INCLUDING PUBLIC UTILITY AND PUBLIC SERVICE USES, RECORDED FEBRUARY 19, 1976 AS INSTRUMENT NO. 1976-0021698 OF OFFICIAL RECORDS.

**KWC ENGINEERS**

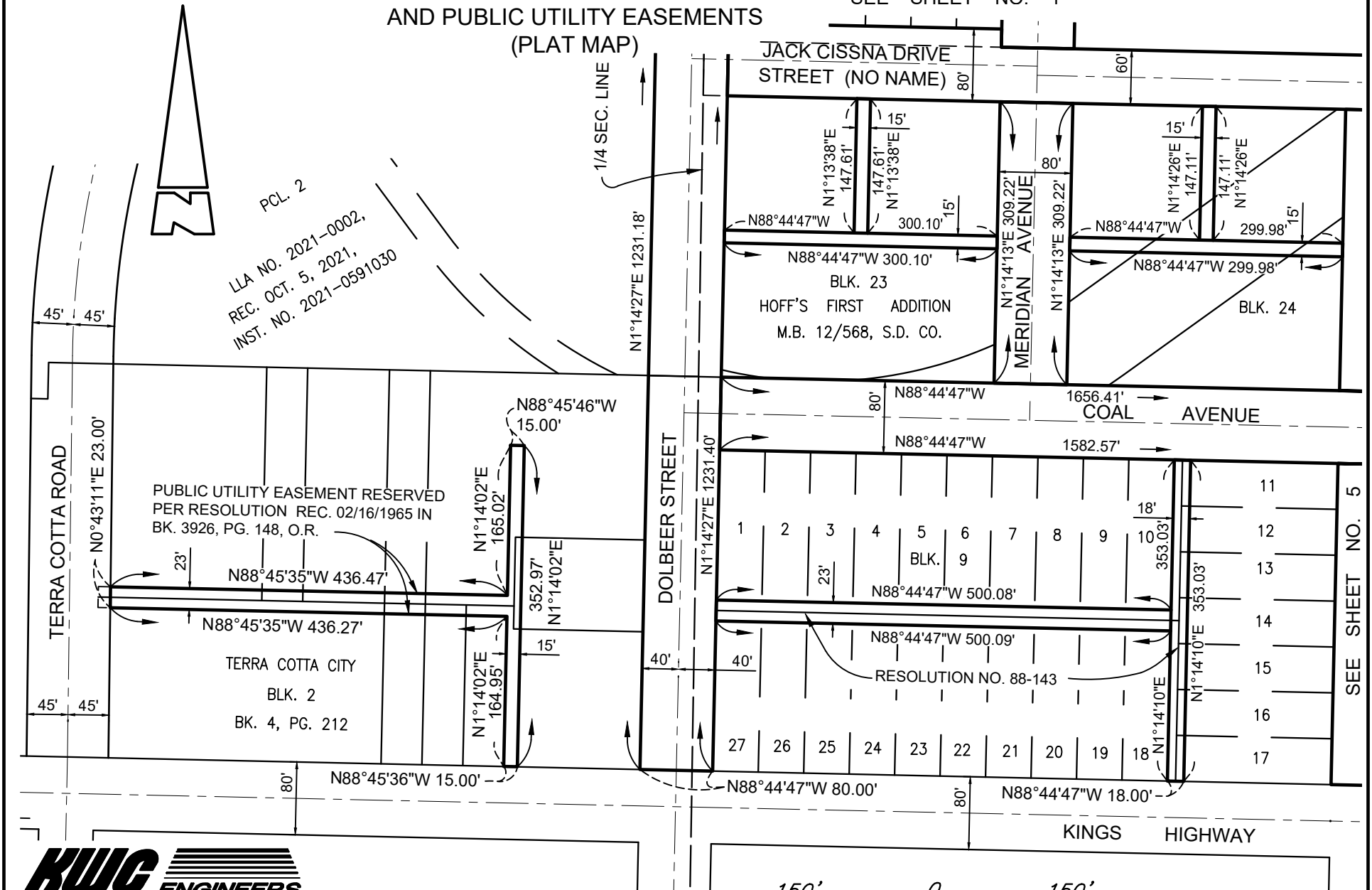
CIVIL ENGINEERING • PLANNING • SURVEYORS  
1880 COMPTON AVENUE, SUITE 100  
CORONA, CA. 92881-3370 • 951-734-2130

R:\20\2029\SURVEY\LEGALS\Vacation\2029 VAC 03.dwg

EXHIBIT "B"  
VACATION OF PUBLIC RIGHT OF WAY  
AND PUBLIC UTILITY EASEMENTS  
(PLAT MAP)

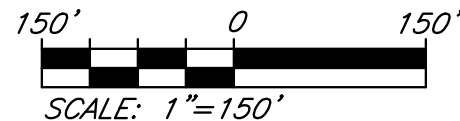
SHEET 4 OF 6 SHEETS

SEE SHEET NO. 1



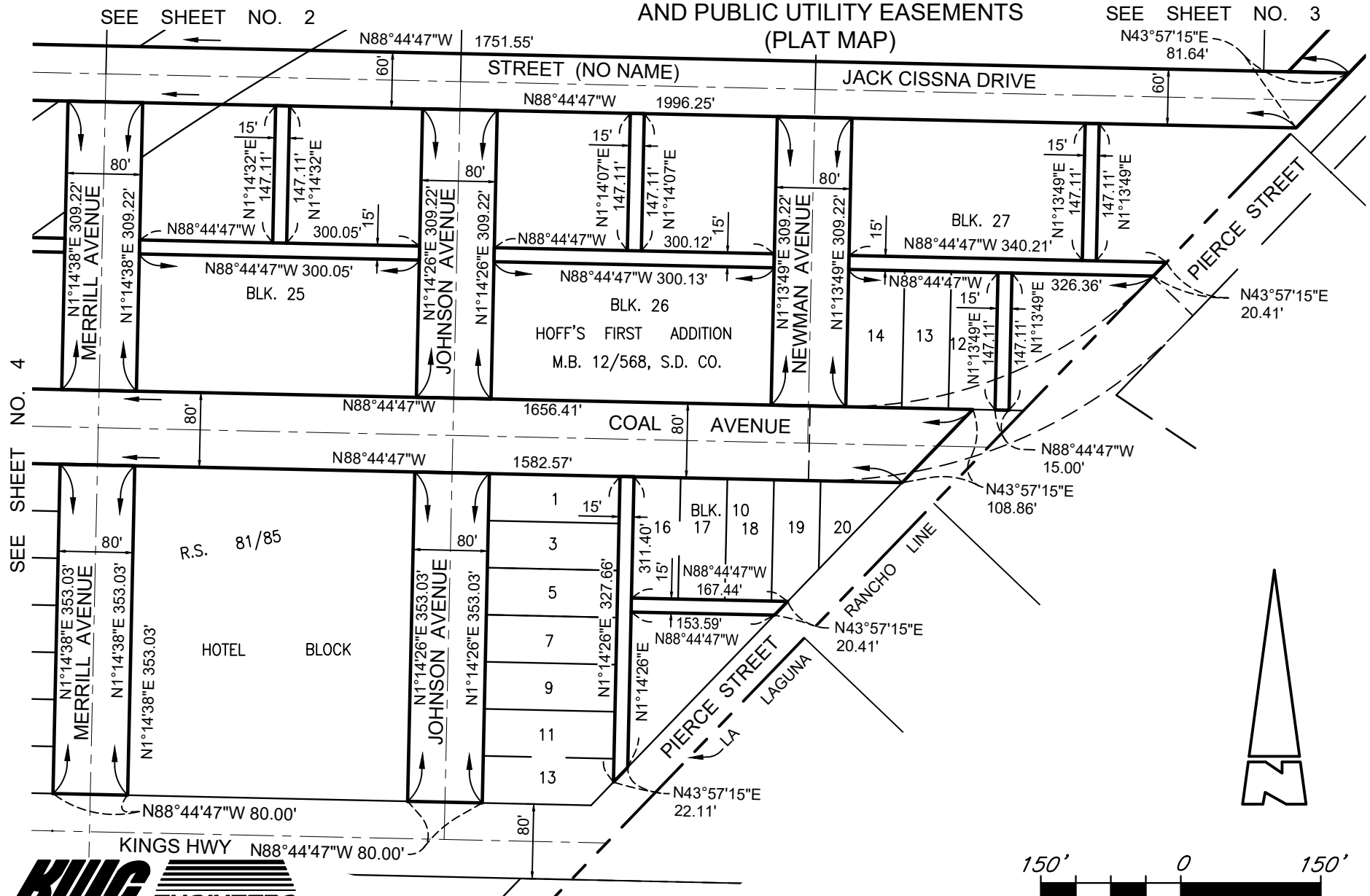
CIVIL ENGINEERING • PLANNING • SURVEYORS  
1880 COMPTON AVENUE, SUITE 100  
CORONA, CA. 92881-3370 • 951-734-2130

R:\20\2029\SURVEY\LEGALS\Vacation\2029 VAC 04.dwg



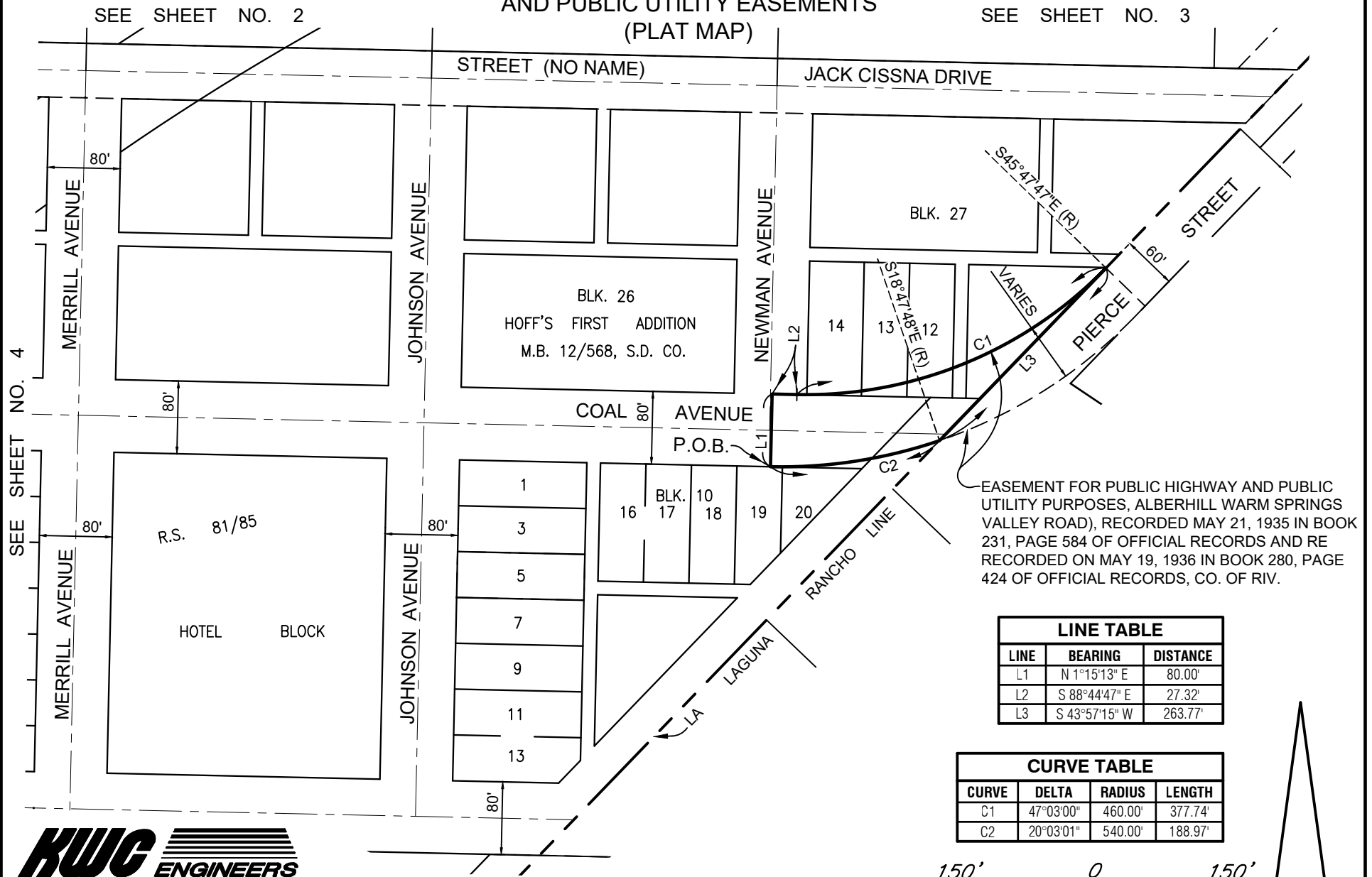
**EXHIBIT "B"**  
**VACATION OF PUBLIC RIGHT OF WAY**  
**AND PUBLIC UTILITY EASEMENTS**  
**(PLAT MAP)**

SHEET 5 OF 6 SHEETS



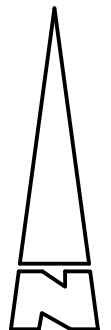
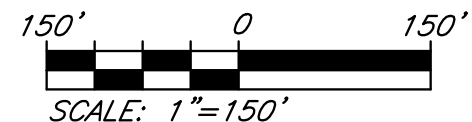
**EXHIBIT "B"**  
**VACATION OF PUBLIC RIGHT OF WAY**  
**AND PUBLIC UTILITY EASEMENTS**  
**(PLAT MAP)**

SHEET 6 OF 6 SHEETS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 1°15'13" E	80.00'
L2	S 88°44'47" E	27.32'
L3	S 43°57'15" W	263.77'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	47°03'00"	460.00'	377.74'
C2	20°03'01"	540.00'	188.97'



**KWC ENGINEERS**

CIVIL ENGINEERING • PLANNING • SURVEYORS  
 1880 COMPTON AVENUE, SUITE 100  
 CORONA, CA. 92881-3370 • 951-734-2130

R:\20\2029\SURVEY\LEGALS\Vacation\2029 VAC 06.dwg



## Proposed Street Vacation east of Nichols & Terra Cotta Road



(NOT TO SCALE)