



CITY COUNCIL STAFF REPORT

MAY 6, 2015

CONSENT AGENDA

Subject: SUMMARY VACATION OF A PORTION OF A 10 FEET WIDE PUBLIC UTILITY EASEMENT IN LOTS 1, 3, 6, 7, 11, 12, 17, 20, 23, 25, 26, 29, 30, & 33 LOCATED WITHIN TRACT MAP NO. 32233, RECORDED IN BOOK 441 OF MAPS, PAGE 21-26, INCLUSIVE, IN SECTION 7, TOWNSHIP 4 SOUTH, RANGE 5 EAST; FILE R 15-05

From: David H. Ready, City Manager

Initiated by: Public Works and Engineering Department

SUMMARY

The California Streets and Highways Code Division 9, Part 3, Chapter 4, Section 8333 (b)(c) allows the City to consider summarily vacating public easement under certain conditions. In this case, the City Council may summarily vacate a public easement through the adoption of a Resolution, without a Public Hearing.

RECOMMENDATION:

- 1) Adopt Resolution No. _____ "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, SUMMARILY VACATING AND ABANDONING ALL OF ITS RIGHT, TITLE AND INTEREST IN A PORTION OF A 10 FEET WIDE PUBLIC UTILITY EASEMENT LOCATED IN LOTS 1, 3, 6, 7, 11, 12, 17, 20, 23, 25, 26, 29, 30, & 33 LOCATED WITHIN TRACT MAP NO. 32233, RECORDED IN BOOK 441 OF MAPS, PAGE 21-26, INCLUSIVE, IN SECTION 7, TOWNSHIP 4 SOUTH, RANGE 5 EAST; FILE R 15-05."

STAFF ANALYSIS:

On February 4, 2015, staff received an application from Beazer Homes and CDCG Asset Management LLC to vacate a portion of a 10 feet wide public utility easement (PUE) in Lots 1, 3, 6, 7, 11, 12, 17, 20, 23, 25, 26, 29, 30, & 33 located within Tract Map No. 32233 within the Escena development. The request is being made to make use of portions of the 10 feet wide public utility easement that is not being used for public utility purposes. The intent of Beazer Homes and CDCG Asset Management LLC's request is to enlarge the usable outdoor living space on selected lots where vacation of a portion

ITEM NO. 2.J.

of the public utility easement is possible. The City Council previously approved a similar request, and vacated 5 feet of a 10 feet wide public utility easement within Tract Map 32233-1, on March 21, 2007, and within Tract Map 32233-4, on December 5, 2007, both within the Escena development.

The California Streets and Highways Code Division 9, Part 3, Chapter 4, Section 8333 allows the City to consider summarily vacating public easement if (b) The date of dedication is less than five years, and more than one year, and the easement was not used continuously since that date and (c) The easement has been determined to be in excess by the easement holder, and there are no public facilities located in the easement. Tract Map No. 32233 was recorded on April 24, 2014, and all public utilities have been installed within the tract. The portions of the PUE that the applicant is requesting vacation have never contained any public utilities in them.

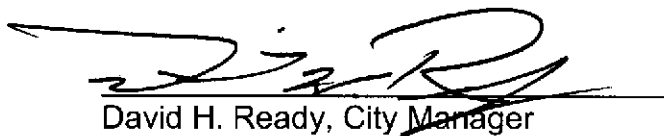
Public utility agencies within the development have been contacted regarding the requested vacation and all have responded with no reservation in vacating the portions of the PUE described in attached Exhibit "A" and depicted in Exhibit "B". Staff recommends that the City Council adopt the attached Resolution, which will vacate portions of the PUE within Lots 1, 3, 6, 7, 11, 12, 17, 20, 23, 25, 26, 29, 30, & 33 located within Tract Map No. 32233, recorded in Book 441 of Maps, Pages 21-26, inclusive, in Section 7, Township 4 South, Range 5 East.

FISCAL IMPACT:

None.



Marcus L. Fuller
Asst. City Manager / City Engineer


David H. Ready, City Manager

ATTACHMENTS:

1. Resolution
2. Vicinity Map
3. Exhibit "A" and "B"

ATTACHMENT 1
RESOLUTION

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, SUMMARILY VACATING AND ABANDONING ALL OF ITS RIGHT, TITLE AND INTEREST IN A PORTION OF A 10 FEET WIDE PUBLIC UTILITY EASEMENT IN LOTS 1, 3, 6, 7, 11, 12, 17, 20, 23, 25, 26, 29, 30, & 33 LOCATED WITHIN TRACT MAP NO. 32233, RECORDED IN BOOK 441 OF MAPS, PAGE 21-26, INCLUSIVE, IN SECTION 7, TOWNSHIP 4 SOUTH, RANGE 5 EAST; FILE R 15-05

WHEREAS, the California Streets and Highways Code Division 9, Part 3, Chapter 4, Section 8333 (b)(c) allows the City to summarily vacate public easement, or parts thereof, under certain conditions, through the adoption of a Resolution, without a Public Hearing, within the limits of the City; and

WHEREAS, pursuant to The California Streets and Highways Code Division 9, Part 3, Chapter 4, Section 8333 allows the City to consider summarily vacating public easement if (b) The date of dedication is less than five years, and more than one year, and the easement was not used continuously since that date and (c) The easement has been determined to be in excess by the easement holder, and there are no public facilities located in the easement; and

WHEREAS, Tract Map No. 32233 was recorded on April 24, 2014, and all public utilities have been installed within the tract. The portions of the public utility easement (PUE) that the applicant is requesting vacation is described in Exhibit "A" and depicted in Exhibit "B" and have never contained any public utilities in them; and

WHEREAS Staff recommends that the City Council adopt the Resolution, which will vacate portions of the PUE located in Lots 1, 3, 6, 7, 11, 12, 17, 20, 23, 25, 26, 29, 30, & 33 located within Tract Map No. 32233, recorded in Book 441 of Maps, Pages 21-26, inclusive, in Section 7, Township 4 South, Range 5 East.

THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council does hereby find that portions of a public service easement (PUE) located within Lots 1, 3, 6, 7, 11, 12, 17, 20, 23, 25, 26, 29, 30, & 33 of Tract Map No. 32233, recorded in Book 441 of Maps, Pages 21-26, inclusive, are unnecessary for present or prospective public use, per California Streets and Highways Code Division 9, Part 3, Chapter 4, Section 8333 (b)(c).

Section 2. The City Council does hereby vacate and abandon all the City's right, title and interest of portions of a public service easement identified as a 10 feet wide public utility easement dedicated (PUE) located in Lots 1, 3, 6, 7, 11, 12, 17, 20, 23, 25, 26, 29, 30, & 33 located within Tract Map No. 32233 as described in Exhibit "A" and depicted in Exhibit "B", attached hereto and made a part hereof.

Section 3. The City Clerk is hereby directed to cause a certified copy of this Resolution, attested by him under the seal of the City, to be recorded in the Office of the County Recorder of Riverside County.

ADOPTED this 6th day of May, 2015.

David H. Ready, City Manager

ATTEST:

James Thompson, City Clerk

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF PALM SPRINGS)

I, JAMES THOMPSON, City Clerk of the City of Palm Springs, hereby certify that Resolution No. _____ is a full, true and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Springs on May 6, 2015, by the following vote:

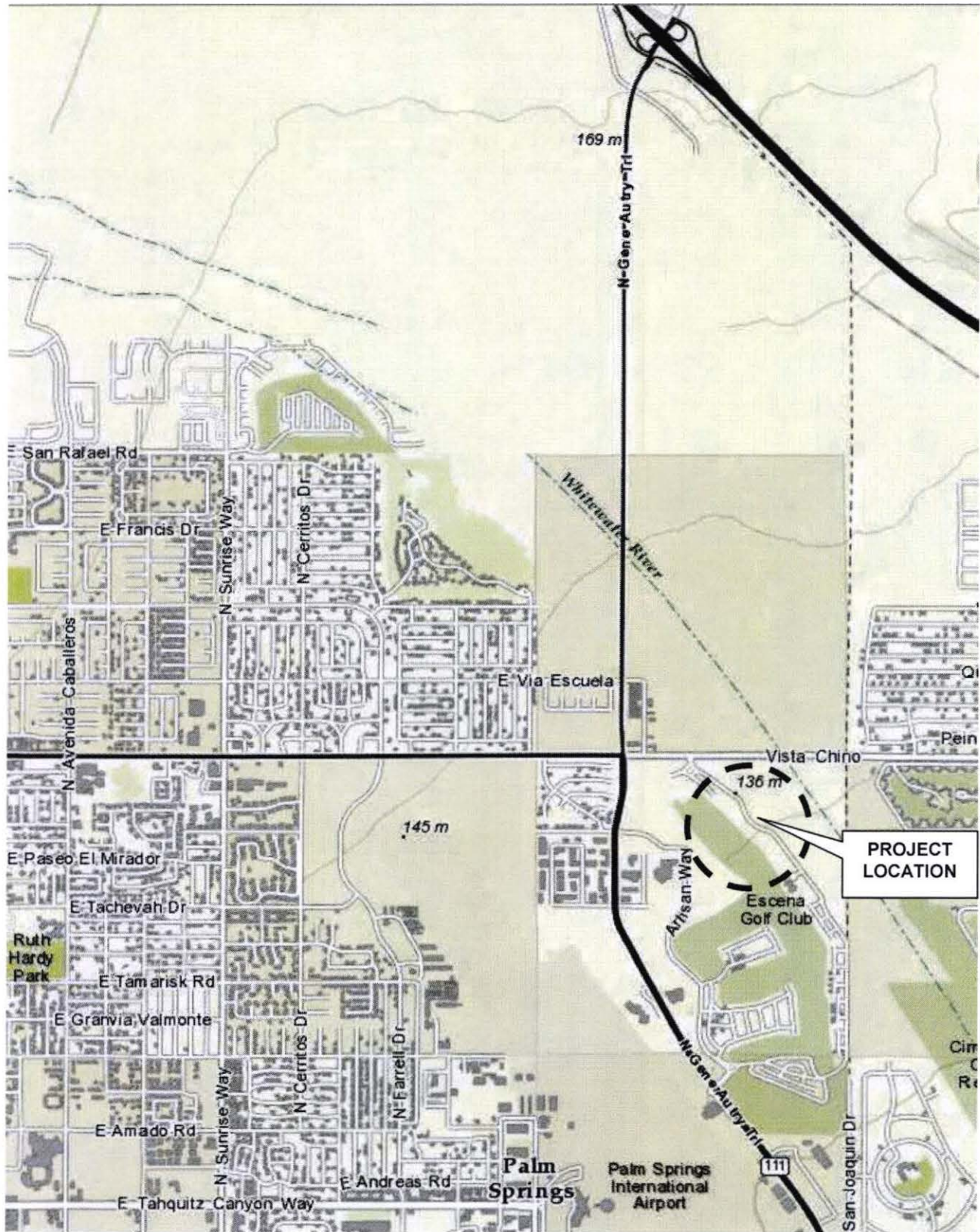
AYES:

NOES:

ABSENT:

ABSTAIN:

James Thompson, City Clerk
City of Palm Springs, California



VICINITY MAP
NO SCALE

EXHIBIT "A"

LEGAL DESCRIPTION FOR VACATION OF A PORTION OF PUBLIC UTILITY EASEMENT

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF PALM SPRINGS,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PARCEL A

BEING A PORTION OF LOT 1 OF TRACT MAP NO. 32233 AS SHOWN ON THE MAP
RECORDED IN BOOK 441 OF MAPS, PAGES 21 THROUGH 26 INCLUSIVE, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID PORTION OF LAND
BEING THE SOUTHWESTERLY 10.00 FEET OF THAT CERTAIN PUBLIC UTILITY
EASEMENT DEDICATED IN SAID TRACT MAP NO. 32233, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY TERMINUS OF THAT CERTAIN
SOUTHWESTERLY LINE OF SAID LOT 1, LABELED AS " 80.50' " ON SAID MAP NO.
32233; THENCE ALONG SAID LINE NORTH 53°56'30" WEST 80.50 FEET; THENCE
DEPARTING SAID LINE AT RIGHT ANGLES NORTH 36°03'30" EAST A DISTANCE OF
10.00 FEET; THENCE ALONG A PARALLEL LINE LYING 10.00 FEET
NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF SAID LOT 1 SOUTH 53°56'30"
EAST A DISTANCE OF 80.50 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 1;
THENCE ALONG SAID SOUTHEASTERLY LINE SOUTH 36°03'30" WEST A DISTANCE
OF 10.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 805 SQUARE FEET MORE OR LESS.

PARCEL B

BEING A PORTION OF LOT 3 OF TRACT MAP NO. 32233 AS SHOWN ON THE MAP
RECORDED IN BOOK 441 OF MAPS, PAGES 21 THROUGH 26 INCLUSIVE, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID PORTION OF LAND
BEING THE NORTHEASTERLY 5.00 FEET OF THE SOUTHWESTERLY 10.00 FEET OF
THAT CERTAIN PUBLIC UTILITY EASEMENT DEDICATED IN SAID TRACT MAP NO.
32233, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY TERMINUS OF THAT CERTAIN
SOUTHEASTERLY LINE OF SAID LOT 3, LABELED AS NORTH " 60.00' " AND " L29 "
ON SAID MAP NO. 32233; THENCE ALONG SAID SOUTHEASTERLY LINE NORTH
36°03'30" EAST A DISTANCE OF 5.00 FEET TO THE **TRUE POINT OF BEGINNING**;
THENCE CONTINUING ALONG SAID LINE NORTH 36°03'30" EAST A DISTANCE OF
5.00 FEET; THENCE DEPARTING SAID LINE AND ALONG A PARALLEL LINE LYING
10.00 FEET NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF SAID LOT 3
SOUTH 53°56'30" EAST A DISTANCE OF 83.16 FEET; THENCE DEPARTING SAID LINE

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EXHIBIT "A"

PARCEL B (CONT.)

AT RIGHT ANGLES SOUTH 36°03'30" WEST A DISTANCE OF 5.00 FEET; THENCE ALONG A PARALLEL LINE LYING 5.00 FEET NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF SAID LOT 3 NORTH 53°36'30" WEST A DISTANCE OF 83.16 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING AN AREA OF 416 SQUARE FEET MORE OR LESS.

PARCEL C

BEING A PORTION OF LOTS 6 AND 7 OF TRACT MAP NO. 32233 AS SHOWN ON THE MAP RECORDED IN BOOK 441 OF MAPS, PAGES 21 THROUGH 26 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID PORTION OF LAND BEING THE SOUTHWESTERLY 10.00 FEET OF THAT CERTAIN PUBLIC UTILITY EASEMENT DEDICATED IN SAID TRACT MAP NO. 32233, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN SOUTHWESTERLY LINE OF SAID LOT 7, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY LABELED AS "C14" AND HAVING A RADIUS OF "281.50'" ON SAID MAP NO. 32233, A RADIAL BEARING TO SAID POINT BEARS NORTH 43°01'32" EAST; THENCE NORTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 7 AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°40'23" AN ARC LENGTH OF 62.26 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 518.50 FEET, TO WHICH POINT A RADIAL LINE BEARS NORTH 55°41'55" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°17'05" AN ARC LENGTH OF 20.68 FEET TO THE MOST SOUTHERLY POINT OF SAID LOT 6; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 6 AND CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°14'15" AN ARC LENGTH OF 83.60 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 24.50 FEET, TO WHICH POINT A RADIAL LINE BEARS NORTH 44°10'35" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'31" AN ARC LENGTH OF 4.59 FEET; THENCE DEPARTING SAID LINE NORTH 39°38'04" EAST A DISTANCE OF 10.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 14.50 FEET; THENCE SOUTHEASTERLY ALONG A PARALLEL LINE LYING 10.00 FEET NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF SAID LOT 6, AND THE SOUTHWESTERLY LINE OF SAID LOT 7, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°54'25" AN ARC LENGTH OF 5.54 FEET TO THE BEGINNING

EXHIBIT "A"

PARCEL C (CONT.)

OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 528.50 FEET THROUGH A CENTRAL ANGLE OF 8°58'19" AN ARC LENGTH OF 82.76 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 6, SAID LINE ALSO BEING A LINE COMMON WITH SAID LOT 7; THENCE CONTINUING ALONG SAID PARALLEL LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 2°33'01" AN ARC LENGTH OF 23.52 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 271.50 FEET TO WHICH POINT A RADIAL LINE BEARS NORTH 55°41'55" EAST; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 12°40'23" AN ARC LENGTH OF 60.05 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 14.50 FEET TO WHICH POINT A RADIAL LINE BEARS NORTH 43°01'32" EAST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°36'04" AN ARC LENGTH OF 7.74 FEET; THENCE DEPARTING SAID LINE SOUTH 38°41'22" WEST A DISTANCE OF 10.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 24.50 FEET, TO WHICH POINT A RADIAL LINE BEARS NORTH 23°30'24" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°31'08" AN ARC LENGTH OF 8.35 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1,795 SQUARE FEET MORE OR LESS.

PARCEL D

BEING A PORTION OF LOTS 11 AND 12 OF TRACT MAP NO. 32233 AS SHOWN ON THE MAP RECORDED IN BOOK 441 OF MAPS, PAGES 21 THROUGH 26 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID PORTION OF LAND BEING THE SOUTHWESTERLY 10.00 FEET OF THAT CERTAIN PUBLIC UTILITY EASEMENT DEDICATED IN SAID TRACT MAP NO. 32233, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY TERMINUS OF THE SOUTHWESTERLY LINE OF SAID LOT 12, LABELED AS " N 48°55'45" W 164.79' " ON SAID MAP NO. 32233; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 12 NORTH 48°55'45" WEST A DISTANCE OF 83.20 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 11; THENCE CONTINUING ALONG THE SOUTHWESTERLY LINE OF SAID LOT 11 NORTH 48°55'45" WEST A DISTANCE OF 81.59 FEET; THENCE DEPARTING SAID LINE AT RIGHT ANGLES NORTH 41°04'15" EAST A DISTANCE OF 10.00 FEET; THENCE ALONG A PARALLEL LINE LYING 10.00 FEET NORTHEASTERLY OF THE SOUTHWESTERLY LINES OF SAID LOTS 11 AND 12 THE FOLLOWING TWO COURSES: SOUTH 48°55'45" EAST A DISTANCE OF 81.17 FEET TO THE

EXHIBIT "A"

PARCEL D (CONT.)

SOUTHEASTERLY LINE OF SAID LOT 11; THENCE CONTINUING ALONG SAID PARALLEL LINE SOUTH 48°55'45" EAST A DISTANCE OF 83.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 14.50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°08'30" AN ARC LENGTH OF 7.88 FEET; THENCE LEAVING SAID LINE SOUTH 41°04'15" WEST A DISTANCE OF 10.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 24.50 FEET TO WHICH POINT A RADIAL LINE BEARS NORTH 23°14'53" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°49'22" AN ARC LENGTH OF 7.62 FEET; TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 1,725 SQUARE FEET MORE OR LESS.

PARCEL E

BEING A PORTION OF LOT 17 OF TRACT MAP NO. 32233 AS SHOWN ON THE MAP RECORDED IN BOOK 441 OF MAPS, PAGES 21 THROUGH 26 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID PORTION OF LAND BEING THE SOUTHWESTERLY 10.00 FEET OF THAT CERTAIN PUBLIC UTILITY EASEMENT DEDICATED IN SAID TRACT MAP NO. 32233, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY TERMINUS OF THE SOUTHWESTERLY LINE OF SAID LOT 17, LABELED AS " 80.50' " ON SAID MAP NO. 32233; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 17 NORTH 42°29'26" WEST 80.50 FEET, THENCE DEPARTING SAID LINE AT RIGHT ANGLES NORTH 47°30'34" EAST A DISTANCE OF 10.00 FEET; THENCE ALONG A PARALLEL LINE LYING 10.00 FEET NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF SAID LOT 17 SOUTH 42°29'26" EAST A DISTANCE OF 80.50 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 17; THENCE ALONG SAID LINE SOUTH 47°30'34" WEST A DISTANCE OF 10.00 FEET TO **THE POINT OF BEGINNING**.

CONTAINING AN AREA OF 805 SQUARE FEET MORE OR LESS.

PARCEL F

BEING A PORTION OF LOT 20 OF TRACT MAP NO. 32233 AS SHOWN ON THE MAP RECORDED IN BOOK 441 OF MAPS, PAGES 21 THROUGH 26 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID PORTION OF LAND BEING THE SOUTHWESTERLY 10.00 FEET OF THAT CERTAIN PUBLIC UTILITY EASEMENT DEDICATED IN SAID TRACT MAP NO. 32233, DESCRIBED AS FOLLOWS:

EXHIBIT "A"

PARCEL F (CONT.)

BEGINNING AT THE SOUTHEASTERLY TERMINUS OF THE SOUTHWESTERLY LINE OF SAID LOT 20, LABELED AS " 80.50' " ON SAID MAP NO. 32233; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 20 NORTH 42°29'26" WEST A DISTANCE OF 80.50 FEET, THENCE DEPARTING SAID LINE AT RIGHT ANGLES NORTH 47°30'34" EAST A DISTANCE OF 10.00 FEET; THENCE ALONG A PARALLEL LINE LYING 10.00 FEET NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF SAID LOT 20 SOUTH 42°29'26" EAST A DISTANCE OF 80.50 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 20; THENCE ALONG SAID LINE SOUTH 47°30'34" WEST A DISTANCE OF 10.00 FEET TO **THE POINT OF BEGINNING**.

CONTAINING AN AREA OF 805 SQUARE FEET MORE OR LESS.

PARCEL G

BEING A PORTION OF LOT 23 OF TRACT MAP NO. 32233 AS SHOWN ON THE MAP RECORDED IN BOOK 441 OF MAPS, PAGES 21 THROUGH 26 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID PORTION OF LAND BEING THE SOUTHWESTERLY 10.00 FEET OF THAT CERTAIN PUBLIC UTILITY EASEMENT DEDICATED IN SAID TRACT MAP NO. 32233, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 23; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 23 NORTH 25°55'17" EAST A DISTANCE OF 10.19 FEET; THENCE DEPARTING SAID LINE AND ALONG A PARALLEL LINE LYING 10 FEET NE'LY OF THE SOUTHWESTERLY LINE OF SAID LOT 23 SOUTH 52°53'41" EAST A DISTANCE OF 80.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 528.50 FEET; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 1°03'38" AND ARC LENGTH OF 9.78 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 14.50 FEET TO WHICH POINT A RADIAL LINE BEARS NORTH 38°09'57" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°57'25" AN ARC LENGTH OF 10.11 FEET; THENCE DEPARTING SAID LINE SOUTH 28°34'26" WEST A DISTANCE OF 10.87 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 23; AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 24.50 FEET TO WHICH POINT A RADIAL LINE BEARS NORTH 11°09'56" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°00'01" AN ARC LENGTH OF 11.55 FEET TO A POINT IN THE

EXHIBIT "A"

PARCEL G (CONT.)

SOUTHWESTERLY LINE OF SAID LOT 23 AND THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 518.50 FEET TO WHICH POINT A RADIAL LINE BEARS SOUTH 38°09'57" WEST; THENCE NORTHWESTERLY ALONG SAID LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 1°03'38" AND ARC LENGTH OF 9.60 FEET; THENCE TANGENT TO SAID CURVE NORTH 52°53'41" WEST A DISTANCE OF 78.29 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 998 SQUARE FEET MORE OR LESS.

PARCEL H

BEING A PORTION OF LOTS 25 AND 26 OF TRACT MAP NO. 32233 AS SHOWN ON THE MAP RECORDED IN BOOK 441 OF MAPS, PAGES 21 THROUGH 26 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID PORTION OF LAND BEING THE SOUTHWESTERLY 10.00 FEET OF THAT CERTAIN PUBLIC UTILITY EASEMENT DEDICATED IN SAID TRACT MAP NO. 32233, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN SOUTHWESTERLY LINE OF SAID LOT 26, LABELED AS "L6" AND "80.50'" ON SAID MAP NO. 32233; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 26 NORTH 36°02'24" WEST A DISTANCE OF 80.50 FEET, TO THE MOST SOUTHERLY CORNER OF SAID LOT 25; THENCE CONTINUING ALONG THE SOUTHWESTERLY LINE OF SAID LOT 25 NORTH 36°02'24" WEST A DISTANCE OF 18.71 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 518.50 FEET; THENCE NORTHWESTERLY ALONG SAID LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 6°32'05" AND ARC LENGTH OF 59.14 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 24.50 FEET TO WHICH POINT A RADIAL LINE BEARS NORTH 47°25'31" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°01'00" AND ARC LENGTH OF 3.43 FEET; THENCE DEPARTING SAID LINE ALONG A LINE RADIAL TO SAID CURVE NORTH 55°26'31" EAST A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 14.50; TO WHICH POINT A RADIAL LINE BEARS SOUTH 55°26'31" WEST; THENCE SOUTHEASTERLY ALONG A PARALLEL LINE LYING 10.00 FEET NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF SAID LOT 25 AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°01'00" AN ARC LENGTH OF 2.03 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 528.50; TO WHICH POINT A

EXHIBIT "A"

PARCEL H (CONT.)

RADIAL LINE BEARS SOUTH 47°25'31" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°32'05" AN ARC LENGTH OF 60.28 FEET; THENCE CONTINUING ALONG SAID PARALLEL LINE TANGENT TO SAID CURVE SOUTH 36°02'24"EAST A DISTANCE OF 18.71 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 25; THENCE CONTINUING ALONG SAID PARALLEL LINE OF SAID LOT 26 SOUTH 36°02'24"EAST A DISTANCE OF 80.50 FEET; THENCE DEPARTING SAID LINE AT RIGHT ANGLES TO SAID LINE SOUTH 53°57'36" WEST A DISTANCE OF 10.00 FEET TO **THE POINT OF BEGINNING.**

CONTAINING AN AREA OF 1,616 SQUARE FEET MORE OR LESS.

PARCEL I

BEING A PORTION OF LOTS 29 AND 30 OF TRACT MAP NO. 32233 AS SHOWN ON THE MAP RECORDED IN BOOK 441 OF MAPS, PAGES 21 THROUGH 26 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID PORTION OF LAND BEING THE SOUTHWESTERLY 10.00 FEET OF THAT CERTAIN PUBLIC UTILITY EASEMENT DEDICATED IN SAID TRACT MAP NO. 32233, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY TERMINUS OF THE SOUTHWESTERLY LINE OF SAID LOT 30, LABELED AS " L16 " AND " 80.50' " ON SAID MAP NO. 32233; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 30 NORTH 36°02'24" WEST A DISTANCE OF 80.50 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 29; THENCE CONTINUING ALONG THE SOUTHWESTERLY LINE OF SAID LOT 29 NORTH 36°02'24" WEST A DISTANCE OF 80.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 24.50 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°10'58" AN ARC LENGTH OF 6.49 FEET; THENCE DEPARTING SAID LINE NORTH 53°57'36" EAST A DISTANCE OF 10.64 FEET; THENCE ALONG A PARALLEL LINE LYING 10.00 FEET NORTHEASTERLY OF THE SOUTHWESTERLY LINES OF SAID LOTS 29 AND 30 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 14.50 FEET TO WHICH POINT A RADIAL LINE BEARS NORTH 80°13'30" EAST THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°15'54" AN ARC LENGTH OF 6.65 FEET; THENCE TANGENT TO SAID CURVE SOUTH 36°02'24" EAST A DISTANCE OF 80.50 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 30; THENCE CONTINUING ALONG SAID PARALLEL LINE SOUTH 36°02'24" EAST A DISTANCE OF 80.50 FEET; THENCE LEAVING SAID LINE SOUTH 53°57'36" WEST A DISTANCE OF 10.00 FEET TO **THE POINT OF BEGINNING.**

CONTAINING AN AREA OF 1,675 SQUARE FEET MORE OR LESS.

EXHIBIT "A"

PARCEL J

BEING A PORTION OF LOT 33 OF TRACT MAP NO. 32233 AS SHOWN ON THE MAP RECORDED IN BOOK 441 OF MAPS, PAGES 21 THROUGH 26 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID PORTION OF LAND BEING THE SOUTHERLY AND SOUTHWESTERLY 10.00 FEET OF THAT CERTAIN PUBLIC UTILITY EASEMENT DEDICATED IN SAID TRACT MAP NO. 32233, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 33, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 43.50 FEET TO WHICH POINT A RADIAL LINE BEARS NORTH 45°40'21" EAST; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 33 AND SAID CURVE THROUGH A CENTRAL ANGLE OF 65°52'05" AND ARC LENGTH OF 50.01 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 24.50 FEET TO WHICH POINT A RADIAL LINE BEARS NORTH 20°11'44" WEST; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 33 AND SAID CURVE THROUGH A CENTRAL ANGLE OF 79°01'20" AN ARC LENGTH OF 33.79 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 181.50 FEET TO WHICH POINT A RADIAL BEARS NORTH 58°49'36" EAST; THENCE NORTHEASTERLY CONTINUING ALONG SAID LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 10°52'44" AN ARC LENGTH OF 34.46 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 218.50 FEET TO WHICH POINT A RADIAL LINE BEARS NORTH 69°42'20" EAST; THENCE CONTINUING NORTHWESTERLY ALONG SAID LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 1°43'30" AN ARC LENGTH OF 6.58 FEET; THENCE DEPARTING SAID LINE AND ALONG A LINE RADIAL TO SAID CURVE NORTH 67°58'50" EAST A DISTANCE OF 10.00 FEET; THENCE DEPARTING SAID LINE ALONG A PARALLEL LINE LYING NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF SAID LOT 33 THROUGH A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 228.50 FEET TO WHICH POINT A RADIAL LINE BEARS NORTH 67°58'50" EAST; THENCE SOUTHEASTERLY ALONG SAID LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 1°43'30" AND ARC LENGTH OF 6.88 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 171.50 FEET TO WHICH POINT A RADIAL LINE BEARS NORTH 69°42'20" EAST; THENCE CONTINUING SOUTHEASTERLY ALONG SAID LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 10°52'44" AN ARC LENGTH OF 32.56 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 14.50 FEET TO WHICH POINT A RADIAL LINE BEARS NORTH 58°49'36" EAST; THENCE SOUTHEASTERLY AND EASTERLY ALONG SAID LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 79°01'21" AN ARC LENGTH OF

EXHIBIT "A"

PARCEL J (CONT.)

20.00 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 53.50 FEET TO WHICH POINT A RADIAL LINE BEARS NORTH 20°11'44" WEST; THENCE CONTINUING EASTERLY AND SOUTHEASTERLY ALONG SAID LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 67°25'31" AND ARC LENGTH OF 62.96 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 33; THENCE ALONG SAID LINE SOUTH 53°57'36" WEST A DISTANCE OF 10.09 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1,236 SQUARE FEET MORE OR LESS.

ALL AS SHOWN ON EXHIBIT 'B' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

N. Streeter

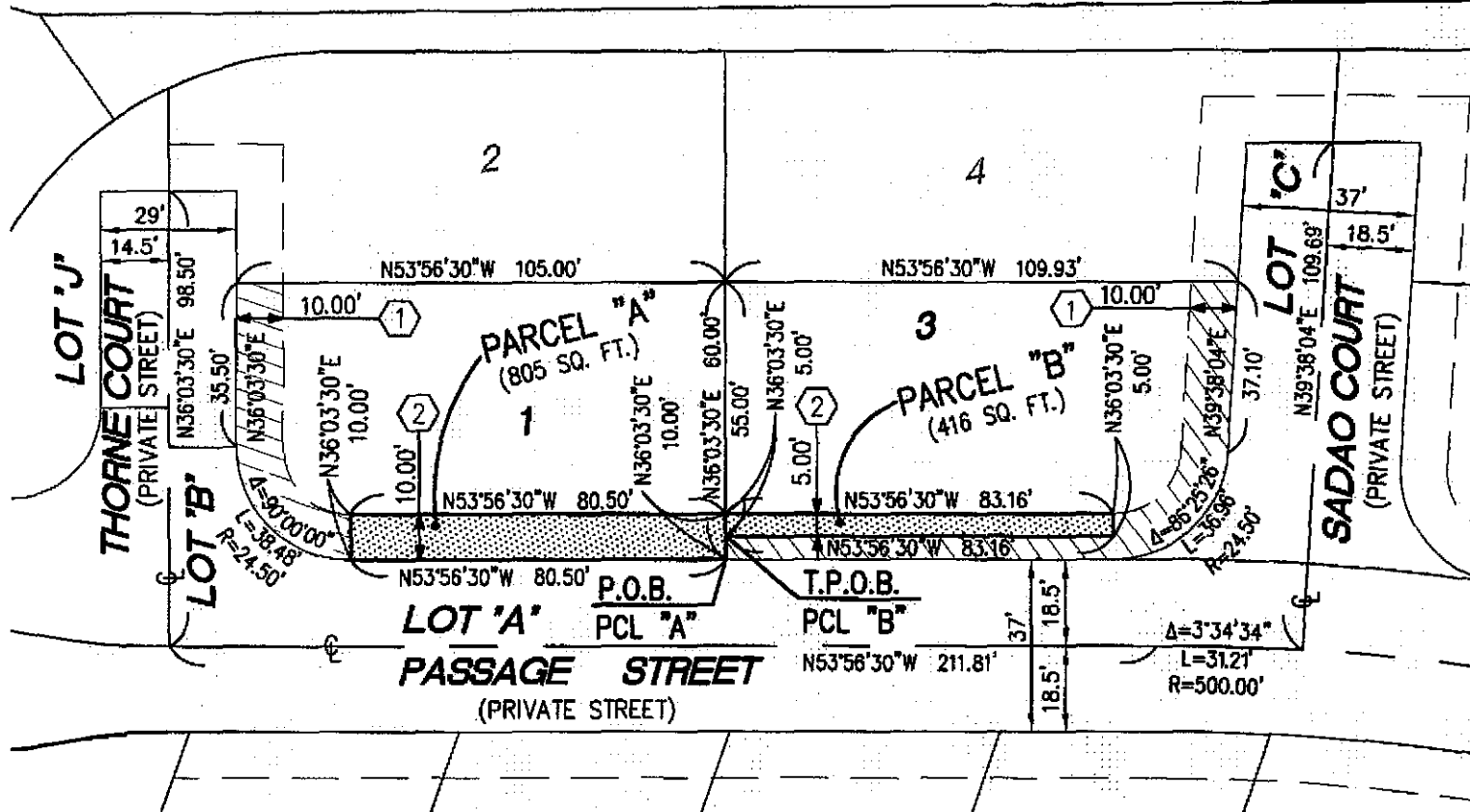
NICHOLAS A. STREETER, P.L.S. 9067
EXP. 3-31-2016



EXHIBIT "B"

LOT 'N' CLUBHOUSE VIEW DRIVE

016



EASEMENT NOTES:

- ① 10' EASEMENT DEDICATED IN TRACT MAP NO. 32233
M.B 441/21-26 FOR PUBLIC UTILITY, SEWER AND STORM DRAIN PURPOSES.
- ② PORTION OF 10' EASEMENT DEDICATED IN TRACT MAP NO. 32233
M.B 441/21-26 FOR PUBLIC UTILITY, SEWER AND STORM DRAIN PURPOSES
(TO BE VACATED).

LEGEND

- INDICATES EASEMENT LINE
- [Solid Hatched] P.U.E. TO BE VACATED
- [Diagonal Hatched] P.U.E. TO REMAIN
- (R) RAD RADIAL BEARING

SCALE: 1" = 40'

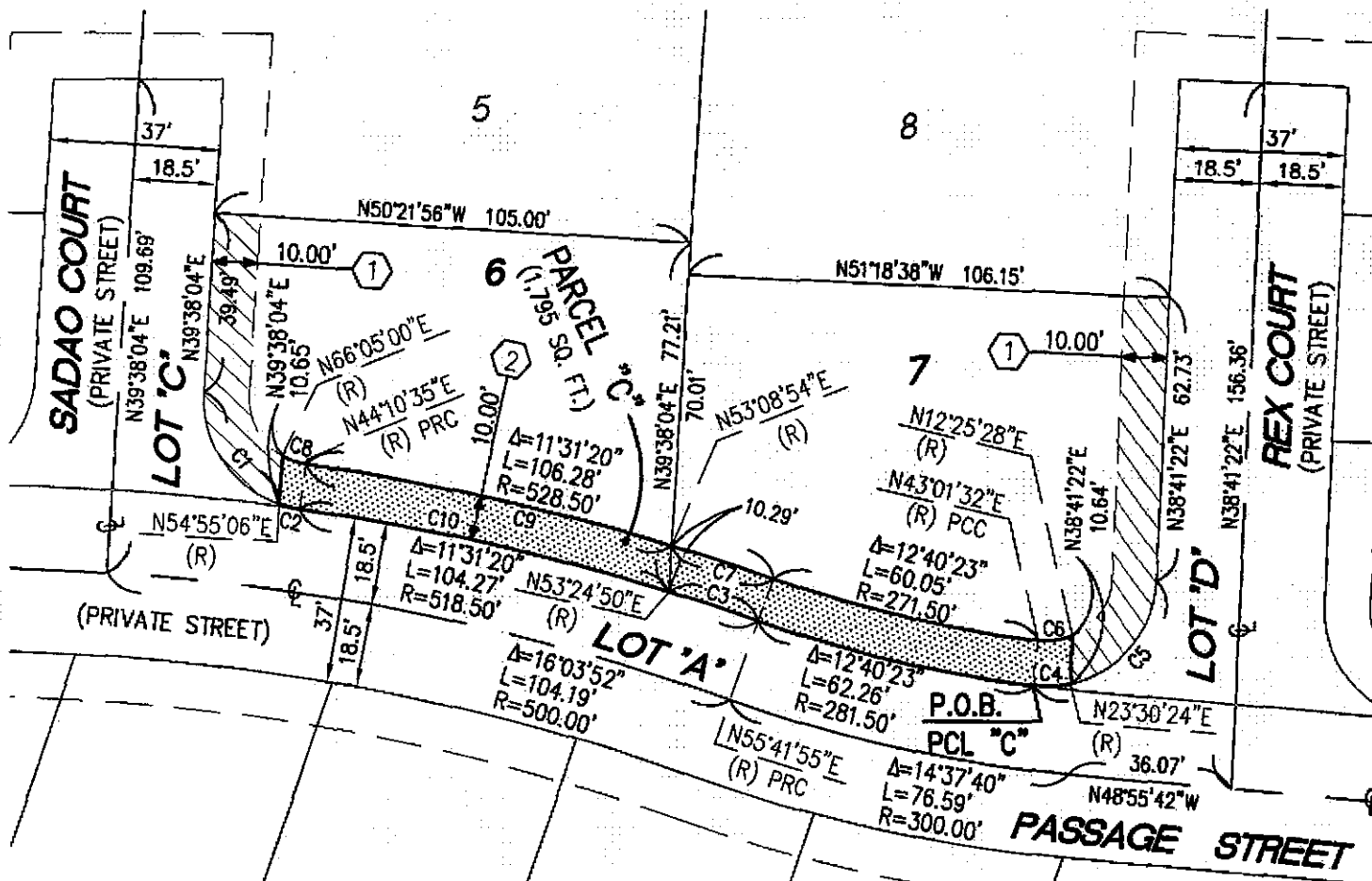
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JN: 13-1953



VACATION OF PUBLIC UTILITY EASEMENTS SEE EXHIBIT "A" - PARCEL A & PARCEL B	DESIGN BY: S.K	SCALE: AS SHOWN	FILE NO.: R15-05
	CHECKED BY: A.M	W.O. #	SHEET NO.: 1 OF 9

EXHIBIT "B"

17



CURVE	LENGTH	RADIUS	DELTA
C1	31.95'	24.50'	74°42'57"
C2	4.59'	24.50'	10°44'31"
C3	20.68'	518.50'	2°17'05"
C4	8.35'	24.50'	19°31'08"
C5	40.34'	24.50'	94°20'10"
C6	7.74'	14.50'	30°36'04"
C7	23.52'	528.50'	2°33'01"
C8	5.54'	14.50'	21°54'25"
C9	82.76'	528.50'	8°58'19"
C10	83.60'	518.50'	9°14'15"

EASEMENT NOTES:

- ① 10' EASEMENT DEDICATED IN TRACT MAP NO. 32233 M.B 441/21-26 FOR PUBLIC UTILITY, SEWER AND STORM DRAIN PURPOSES.
- ② PORTION OF 10' EASEMENT DEDICATED IN TRACT MAP NO. 32233 M.B 441/21-26 FOR PUBLIC UTILITY, SEWER AND STORM DRAIN PURPOSES (TO BE VACATED).

LEGEND

- INDICATES EASEMENT LINE
- P.U.E. TO BE VACATED
- P.U.E. TO REMAIN
- (R) RAD RADIAL BEARING

SCALE: 1" = 40'

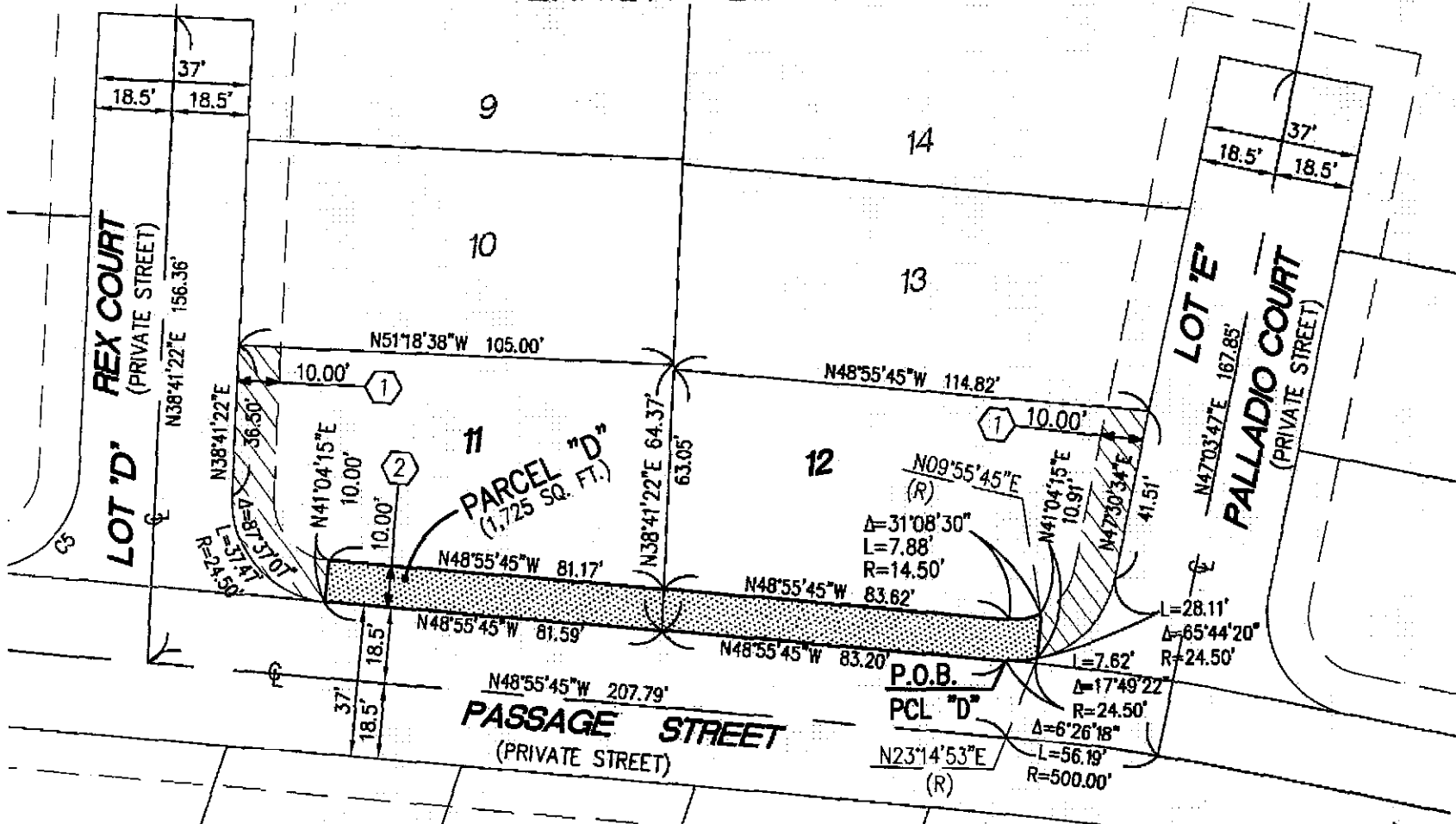
DATE: 04-22-15
JN: 13-1953



VACATION OF PUBLIC UTILITY EASEMENTS SEE EXHIBIT "A" - PARCEL C	DESIGN BY: S.K.	SCALE: AS SHOWN	FILE NO.: R15-05
	CHECKED BY: A.M.	W.O. #	SHEET NO.: 2 OF 9

EXHIBIT "B"

018



EASEMENT NOTES:

- ① 10' EASEMENT DEDICATED IN TRACT MAP NO. 32233
M.B 441/21-26 FOR PUBLIC UTILITY, SEWER AND STORM DRAIN PURPOSES.
- ② PORTION OF 10' EASEMENT DEDICATED IN TRACT MAP NO. 32233
M.B 441/21-26 FOR PUBLIC UTILITY, SEWER AND STORM DRAIN PURPOSES
(TO BE VACATED).

LEGEND

- INDICATES EASEMENT LINE
- P.U.E. TO BE VACATED
- P.U.E. TO REMAIN
- (R) RAD RADIAL BEARING

SCALE: 1" = 40'

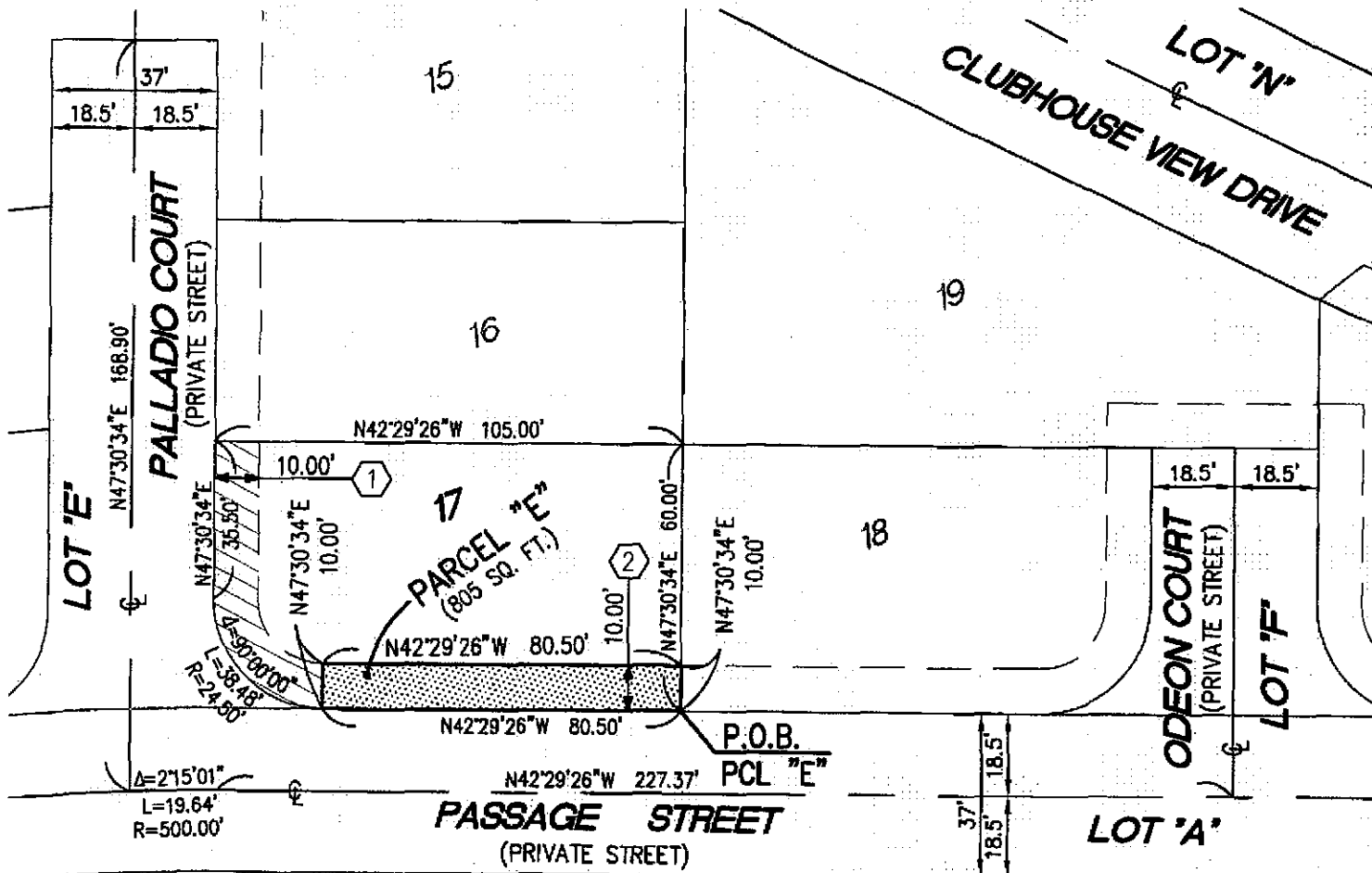
DATE: 04-22-15
JN: 13-1953



VACATION OF PUBLIC UTILITY EASEMENTS		DESIGN BY:	SCALE:	FILE NO.:
SEE EXHIBIT "A" - PARCEL D		S.K	AS SHOWN	R15-05
		CHECKED BY:	W.O. #	SHEET NO.:
		A.M		3 OF 9

EXHIBIT "B"

019



EASEMENT NOTES:

- ① 10' EASEMENT DEDICATED IN TRACT MAP NO. 32233
M.B 441/21-26 FOR PUBLIC UTILITY, SEWER AND STORM DRAIN PURPOSES.
- ② PORTION OF 10' EASEMENT DEDICATED IN TRACT MAP NO. 32233
M.B 441/21-26 FOR PUBLIC UTILITY, SEWER AND STORM DRAIN PURPOSES
(TO BE VACATED).

LEGEND

- INDICATES EASEMENT LINE
- P.U.E. TO BE VACATED
- P.U.E. TO REMAIN
- (R) RAD RADIAL BEARING

SCALE: 1" = 40'

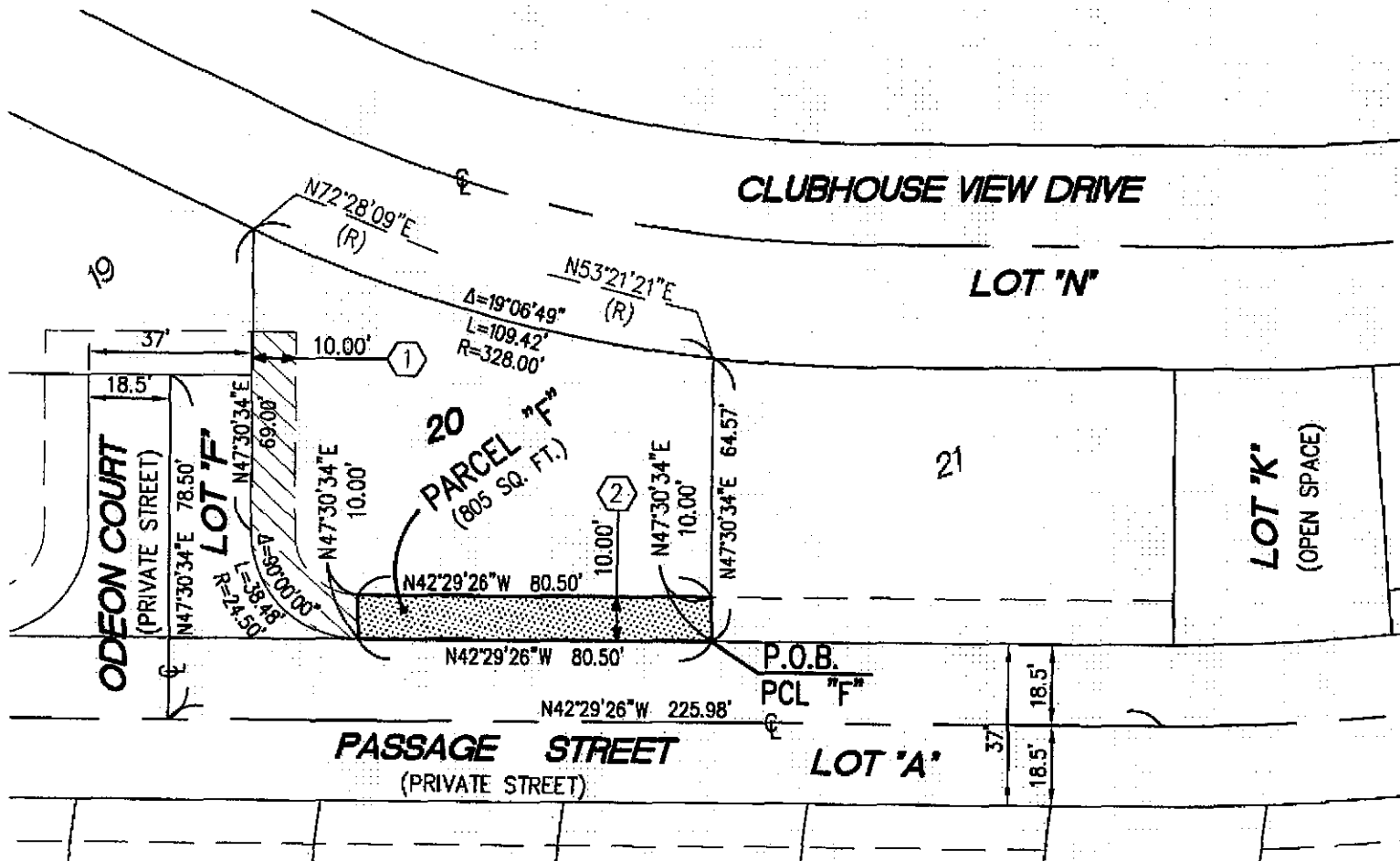
DATE: 04-22-15
JN: 13-1953



VACATION OF PUBLIC UTILITY EASEMENTS SEE EXHIBIT "A" - PARCEL E	DESIGN BY:	SCALE:	FILE NO.:
	S.K	AS SHOWN	R15-05
	CHECKED BY:	W.O. #	SHEET NO.:
	A.M		4 OF 9

EXHIBIT "B"

020



EASEMENT NOTES:

- ① 10' EASEMENT DEDICATED IN TRACT MAP NO. 32233
M.B. 441/21-26 FOR PUBLIC UTILITY, SEWER AND STORM DRAIN PURPOSES.
- ② PORTION OF 10' EASEMENT DEDICATED IN TRACT MAP NO. 32233
M.B. 441/21-26 FOR PUBLIC UTILITY, SEWER AND STORM DRAIN PURPOSES
(TO BE VACATED).

LEGEND

- INDICATES EASEMENT LINE
- P.U.E. TO BE VACATED
- P.U.E. TO REMAIN
- (R) RAD RADIAL BEARING

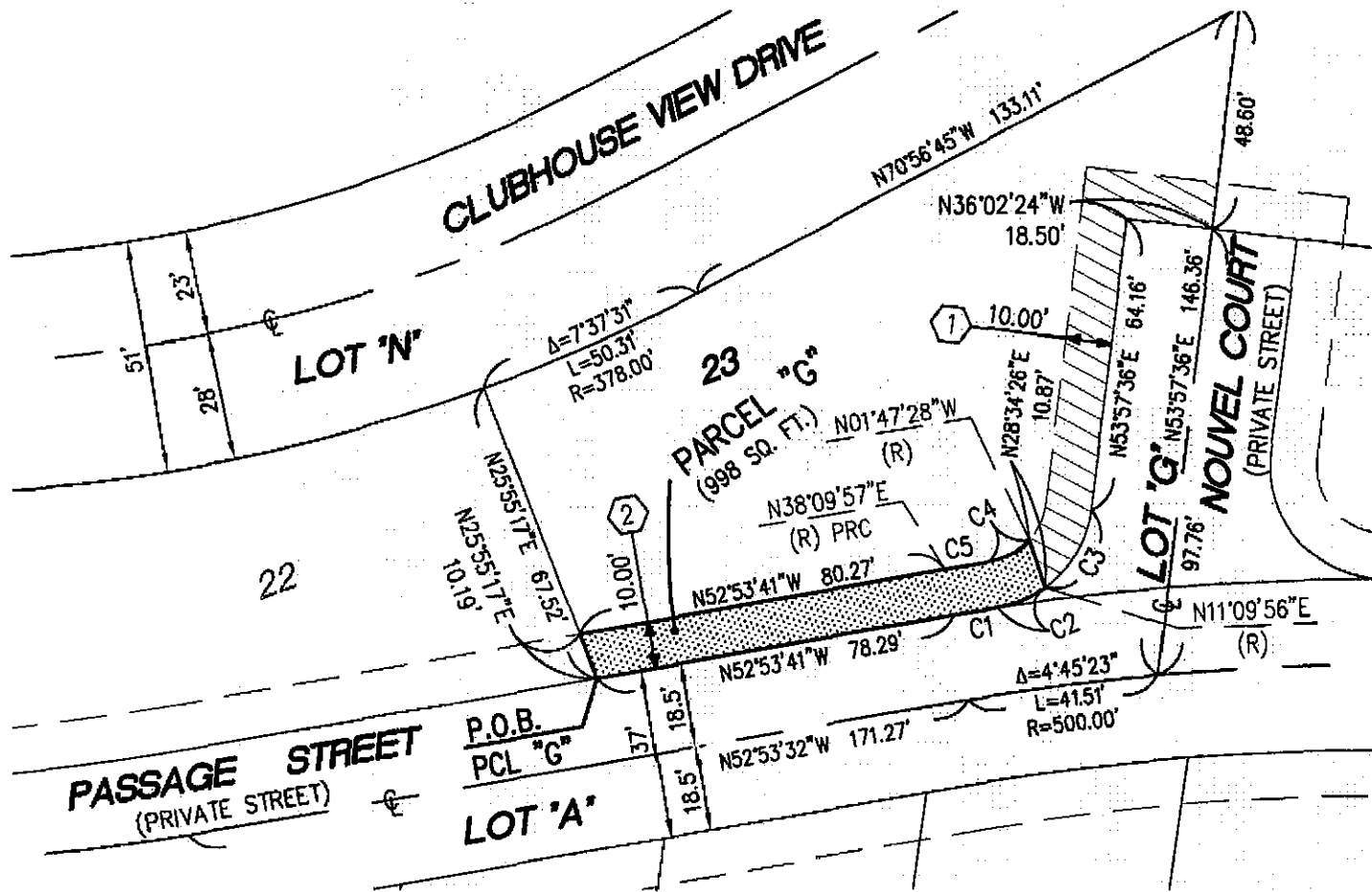
SCALE: 1" = 40'

DATE: 04-22-15
JN: 13-1953



VACATION OF PUBLIC UTILITY EASEMENTS SEE EXHIBIT "A" - PARCEL F	DESIGN BY: S.K.	SCALE: AS SHOWN	FILE NO.: R15-05
	CHECKED BY: A.M.	W.O. #	SHEET NO.: 5 OF 9

EXHIBIT "B"



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	9.60'	518.50'	1°03'38"
C2	11.55'	24.50'	27°00'01"
C3	20.19'	24.50'	47°12'21"
C4	10.11'	14.50'	39°57'25"
C5	9.78'	528.50'	1°03'38"

EASEMENT NOTES:

- ① 10' EASEMENT DEDICATED IN TRACT MAP NO. 32233 M.B 441/21-26 FOR PUBLIC UTILITY, SEWER AND STORM DRAIN PURPOSES.
- ② PORTION OF 10' EASEMENT DEDICATED IN TRACT MAP NO. 32233 M.B 441/21-26 FOR PUBLIC UTILITY, SEWER AND STORM DRAIN PURPOSES (TO BE VACATED).

LEGEND

- INDICATES EASEMENT LINE
- P.U.E. TO BE VACATED
- P.U.E. TO REMAIN
- (R) RAD RADIAL BEARING

SCALE: 1" = 40'

DATE: 04-22-15
JN: 13-1953

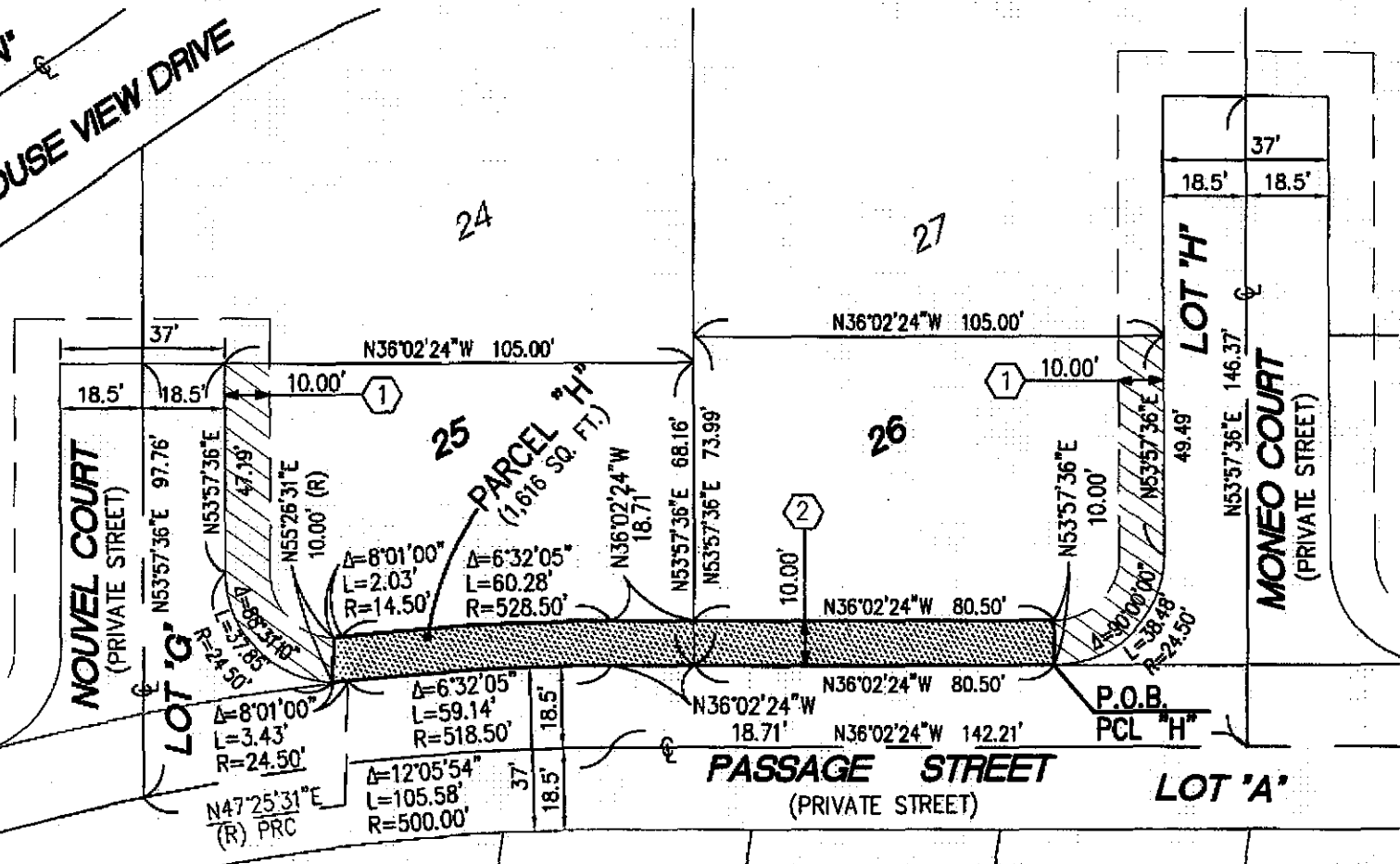


VACATION OF PUBLIC UTILITY EASEMENTS		DESIGN BY:	SCALE:	FILE NO.:
SEE EXHIBIT "A" - PARCEL G		S.K	AS SHOWN	R15-05
		CHECKED BY:	W.O. #	SHEET NO.:
		A.M		6 OF 9

EXHIBIT "B"

022

LOT "N"
CLUBHOUSE VIEW DRIVE



EASEMENT NOTES:

- ① 10' EASEMENT DEDICATED IN TRACT MAP NO. 32233
M.B 441/21-26 FOR PUBLIC UTILITY, SEWER AND STORM DRAIN PURPOSES.
- ② PORTION OF 10' EASEMENT DEDICATED IN TRACT MAP NO. 32233
M.B 441/21-26 FOR PUBLIC UTILITY, SEWER AND STORM DRAIN PURPOSES
(TO BE VACATED).

LEGEND

- INDICATES EASEMENT LINE
- P.U.E. TO BE VACATED
- P.U.E. TO REMAIN
- (R) RAD RADIAL BEARING

SCALE: 1" = 40'

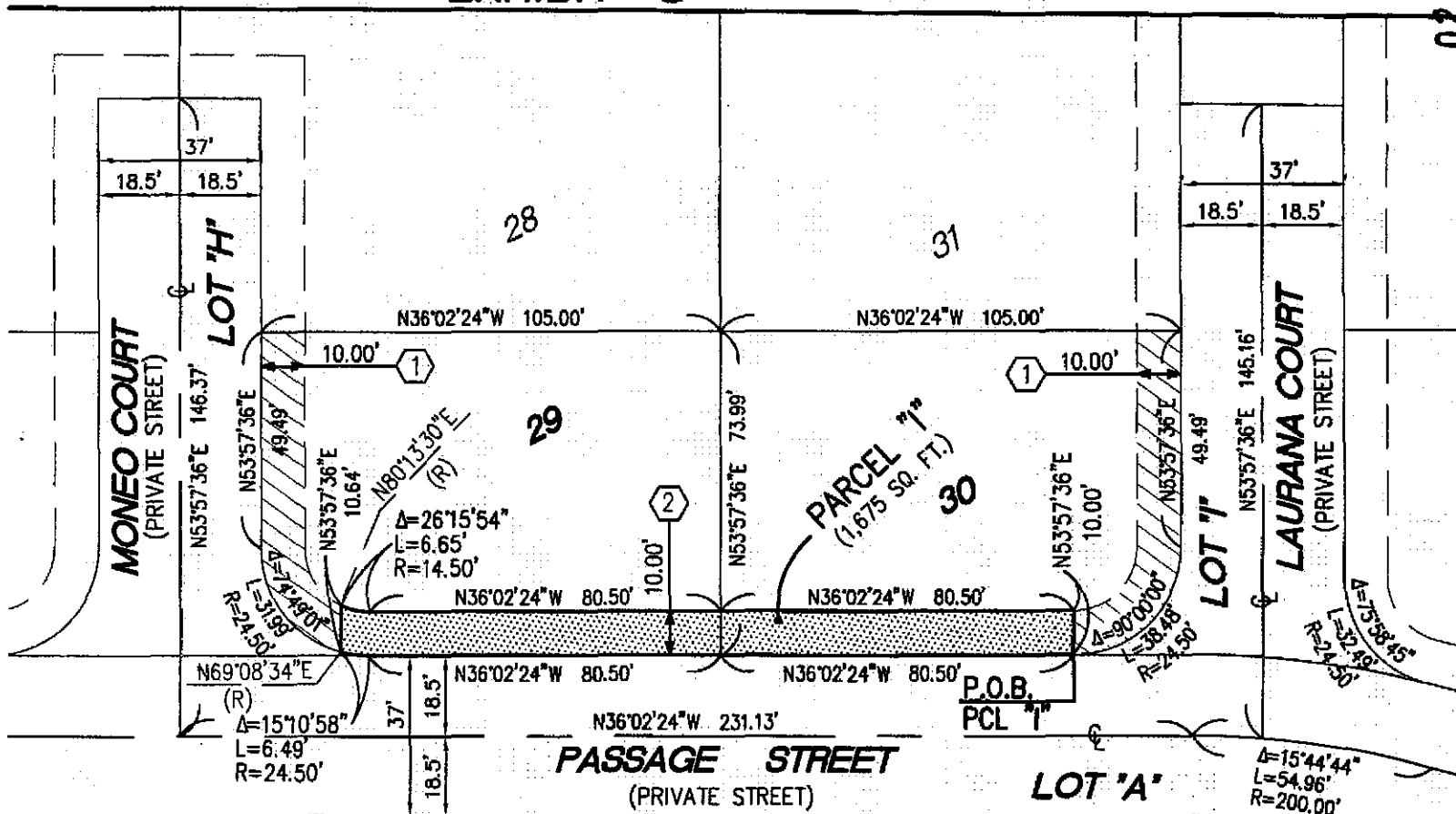
DATE: 04-22-15
JN: 13-1953



VACATION OF PUBLIC UTILITY EASEMENTS		DESIGN BY:	SCALE:	FILE NO.:
SEE EXHIBIT "A" - PARCEL H		S.K	AS SHOWN	R15-05
		CHECKED BY:	W.O. #	SHEET NO.:
		A.M		7 OF 9

EXHIBIT "B"

023



EASEMENT NOTES:

- ① 10' EASEMENT DEDICATED IN TRACT MAP NO. 32233
M.B. 441/21-26 FOR PUBLIC UTILITY, SEWER AND STORM DRAIN PURPOSES.
- ② PORTION OF 10' EASEMENT DEDICATED IN TRACT MAP NO. 32233
M.B. 441/21-26 FOR PUBLIC UTILITY, SEWER AND STORM DRAIN PURPOSES
(TO BE VACATED).

LEGEND

- INDICATES EASEMENT LINE
- P.U.E. TO BE VACATED
- P.U.E. TO REMAIN
- (R) RAD RADIAL BEARING

SCALE: 1" = 40'

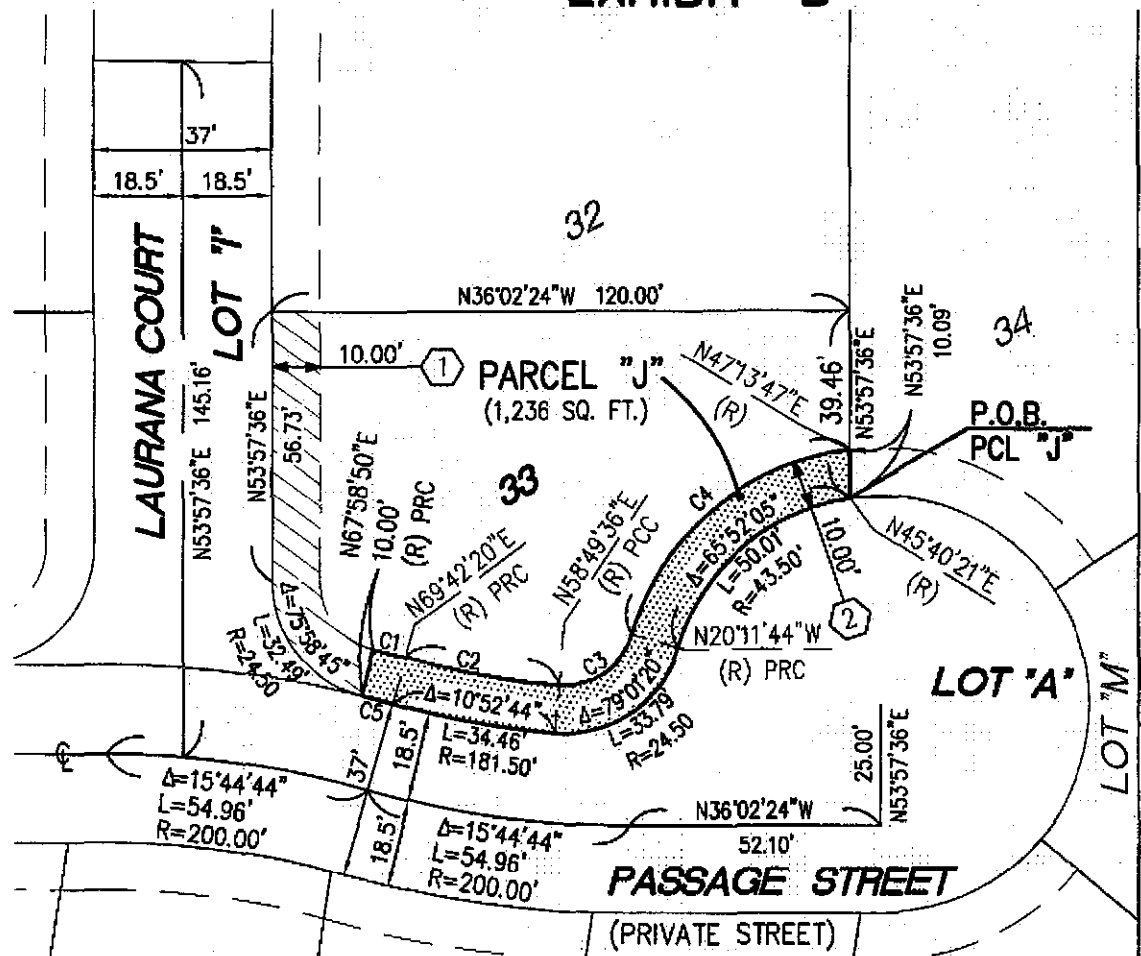
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JN: 13-1953



VACATION OF PUBLIC UTILITY EASEMENTS		DESIGN BY:	SCALE:	FILE NO.:
SEE EXHIBIT "A" - PARCEL I		S.K	AS SHOWN	R15-05
		CHECKED BY:	W.O. #	SHEET NO.:
		A.M		8 OF 9

EXHIBIT "B"

024



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	6.88'	228.50'	1°43'30"
C2	32.56'	171.50'	10°52'44"
C3	20.00'	14.50'	79°01'21"
C4	62.96'	53.50'	67°25'31"
C5	6.58"	218.50'	1°43'30"

EASEMENT NOTES:

- ① 10' EASEMENT DEDICATED IN TRACT MAP NO. 32233
M.B 441/21-26 FOR PUBLIC UTILITY, SEWER AND STORM DRAIN PURPOSES.
- ② PORTION OF 10' EASEMENT DEDICATED IN TRACT MAP NO. 32233
M.B 441/21-26 FOR PUBLIC UTILITY, SEWER AND STORM DRAIN PURPOSES
(TO BE VACATED).

LEGEND

- INDICATES EASEMENT LINE
- P.U.E. TO BE VACATED
- P.U.E. TO REMAIN
- (R) RAD RADIAL BEARING

SCALE: 1" = 40'

DATE: 04-22-15
JN: 13-1953



VACATION OF PUBLIC UTILITY EASEMENTS		DESIGN BY:	SCALE:	FILE NO.:
SEE EXHIBIT "A" - PARCEL J		S.K	AS SHOWN	R15-05
		CHECKED BY:	W.O. #	SHEET NO.:
		A.M		9 OF 9