

**EXHIBIT "A"**  
**CITY OF ESCONDIDO**  
**PUBLIC STREET VACATION**

THAT PORTION OF CLOVERDALE ROAD AS DEDICATED AND REJECTED AND SHOWN ON PARCEL MAP NO. 13367, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 9, 1984 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF PARCEL 1 OF SAID PARCEL MAP NO. 13367, THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 1 NORTH 89°22'09" WEST 56.12 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 89°29'09" WEST 39.24 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF CLOVERDALE ROAD AS SHOWN ON SAID PARCEL MAP NO. 13367 AND THE **TRUE POINT OF BEGINNING**; SAID WESTERLY RIGHT OF WAY BEING A NON-TANGENT CURVE HAVING A RADIUS OF 270.00 FEET, CONCAVE SOUTHWESTERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 79°20'35" EAST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°24'17" AN ARC DISTANCE OF 176.27 FEET TO THE BEGINNING OF A COMPOUND CURVE HAVING A RADIUS OF 20.00 FEET, CONCAVE SOUTHERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 41°56'18" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 111°40'36" AN ARC DISTANCE OF 38.98 FEET TO A POINT ON A LINE BEING THE EASTERLY BOUNDARY OF THAT CERTAIN 60 FOOT COUNTY ROAD KNOWN AS C.H.C. ROUTE 19, DIVISION 1 AND THE EASTERLY RIGHT OF WAY LINE OF BEAR VALLEY PARKWAY AS SHOWN ON SAID PARCEL MAP, SAID POINT ALSO BEING A POINT OF CUSP FORMED BY THE BEGINNING OF A NON-TANGENT CURVE ON THE EASTERLY SIDELINE OF THE 30.00 FOOT EASEMENT DESCRIBED IN DEED TO THE CITY OF ESCONDIDO RECORDED IN BOOK 1683, PAGE 292, OCTOBER 1, 1929; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY ALONG A CURVE HAVING A RADIUS OF 630.00 FEET, CONCAVE WESTERLY, A RADIAL LINE TO SAID POINT BEARS SOUTH 69°44'18" EAST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°07'37" AN ARC DISTANCE OF 89.37

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FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY NORTH 12°08'05" EAST 15.82 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SAID CLOVERDALE ROAD, SAID POINT ALSO BEING A POINT OF CUSP FORMED BY THE BEGINNING OF A NON-TANGENT CURVE ON THE EASTERLY RIGHT OF WAY OF SAID BEAR VALLEY PARKWAY; THENCE ALONG SAID NORTHERLY RIGHT OF WAY OF CLOVERDALE ROAD ALONG A CURVE HAVING A RADIUS OF 20.00 FEET, CONCAVE EASTERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 77°51'55" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°03'28" AN ARC DISTANCE OF 23.76 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 330.00 FEET, CONCAVE SOUTHWESTERLY, A RADIAL LINE TO SAID POINT BEARS SOUTH 34°04'37" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°19'27" AN ARC DISTANCE OF 272.57 FEET TO A POINT IN SAID SOUTHERLY LINE OF PARCEL 1; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°22'09" WEST 21.71 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 89°29'09" WEST 39.24 FEET TO THE **TRUE POINT OF BEGINNING**.

**APN: PORTION OF 240-110-54**

CONTAINING 14,946 SF ±

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION:

*Deyan Pantich*

DEYAN PANTICH, PLS 8414

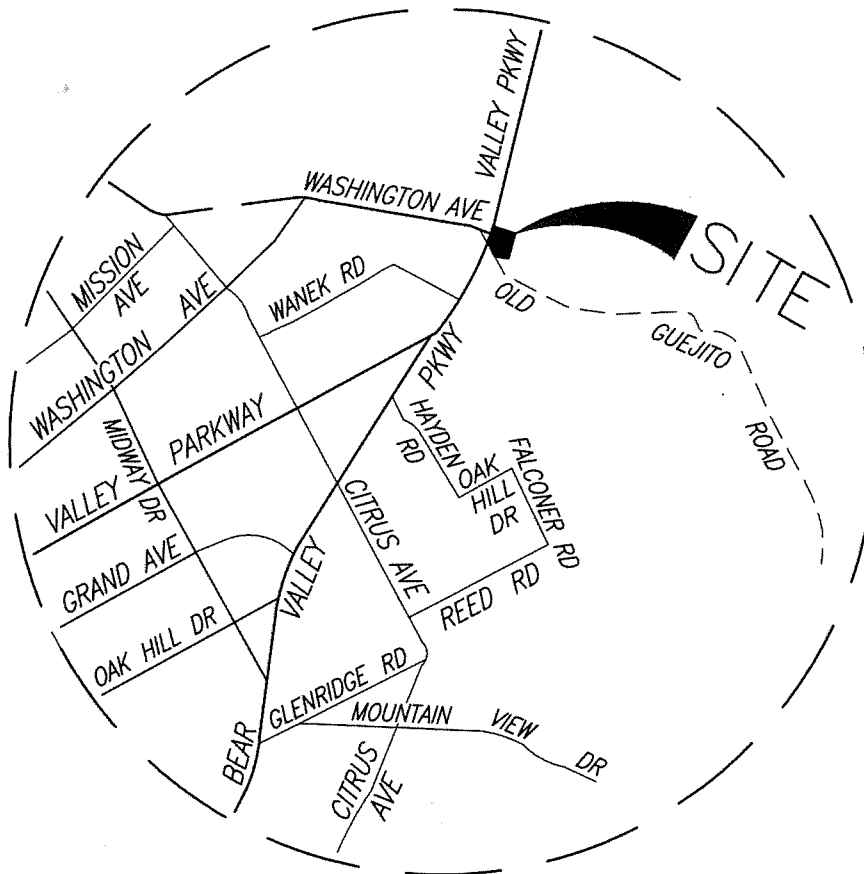
6/24/24

DATE:



Reso No. 2024-83

# EXHIBIT "A"



VICINITY MAP  
 N.T.S.

## BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PLAT IS THE CALIFORNIA COORDINATE SYSTEM (CCS 83), ZONE 6, 1991.35 EPOCH GRID BEARING BETWEEN STATION "1014" AND STATION "1012" (BOTH HAVING A CALIFORNIA COORDINATE VALUE OF FIRST ORDER ACCURACY OR BETTER) PER ROS 14236. (I.E. N56°02'11"W)



Prepared by:



Planning ▲ Engineering ▲ Surveying  
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06/24/2024

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**PUBLIC STREET VACATION**



DOC. NO. M-5-20

SHEET: 3 OF 4

Reso No. 2024-83

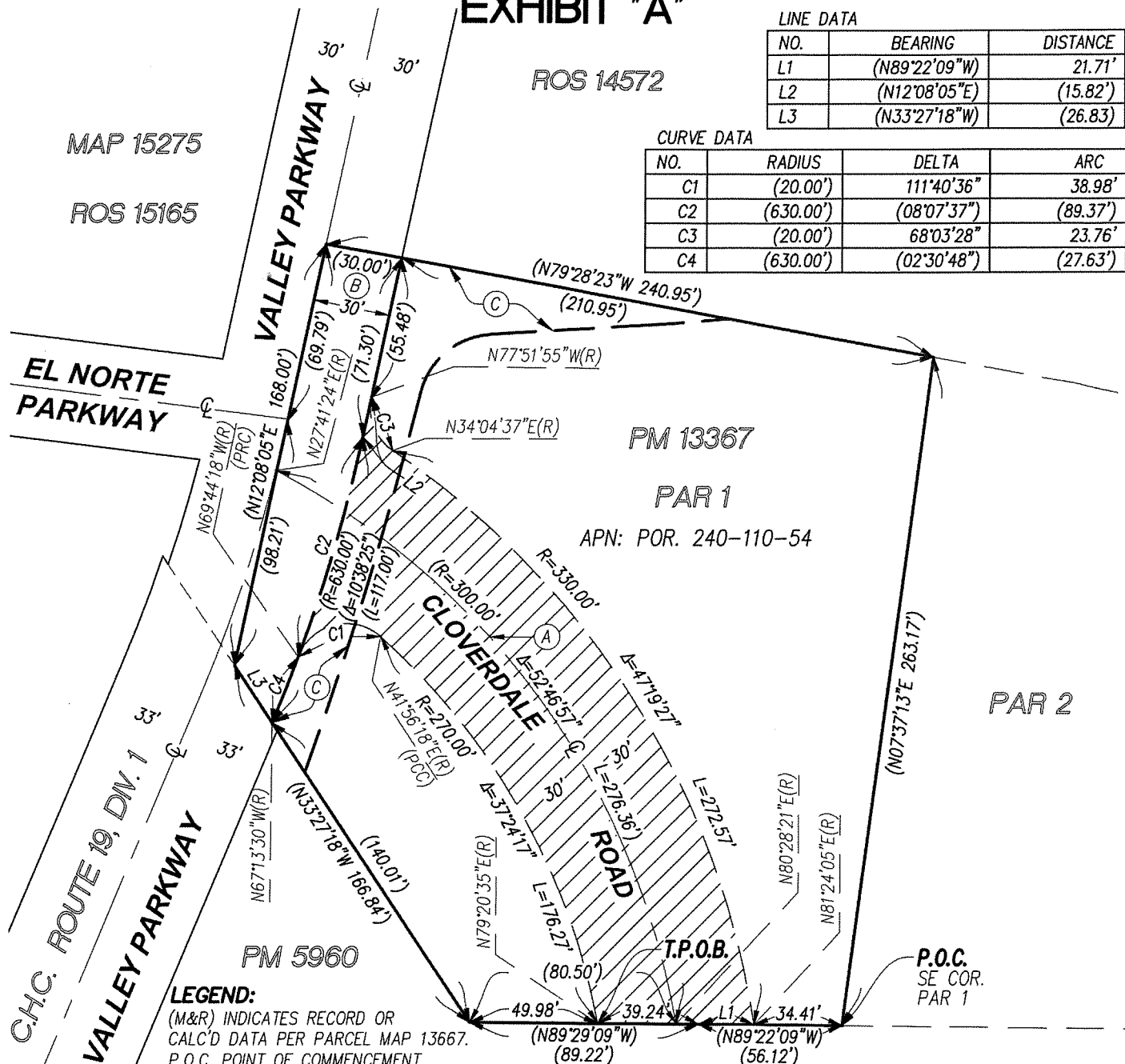
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## LINE DATA

NO.	BEARING	DISTANCE
L1	(N89°22'09"W)	21.71'
L2	(N12°08'05"E)	(15.82')
L3	(N33°27'18"W)	(26.83')

## CURVE DATA

NO.	RADIUS	DELTA	ARC
C1	(20.00')	111°40'36"	38.98'
C2	(630.00')	(08°07'37")	(89.37')
C3	(20.00')	68°03'28"	23.76'
C4	(630.00')	(02°30'48")	(27.63')



### LEGEND:

- (M&R) INDICATES RECORD OR CALC'D DATA PER PARCEL MAP 13667.
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- (A) CENTERLINE OF PROPOSED PUBLIC STREET VACATION.
- INDICATES PORTION OF CLOVERDALE ROAD DEDICATED AND REJECTED PER PM 13367 TO BE VACATED AREA= 14946 SF±

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION.

*Deyan Pantich*

DEYAN PANTICH, PLS 8414

6/24/24

DATE:



(B) AN EASEMENT FOR ROAD PURPOSES IN FAVOR OF THE COUNTY OF SAN DIEGO REC. 10/1/1929 IN BK. 1683, PG 292 OF DEEDS.

(C) A PUBLIC STREET EASEMENT IN FAVOR OF THE CITY OF ESCONDIDO REC. 01/05/2000 INST. NO. 2000-0006170, O.R. TO REMAIN IN FULL.

0 30 60 120

SCALE IN FEET  
GRAPHIC SCALE  
1"=60'

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