

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PUBLIC ROAD VACATION**

**PARCEL NO. 2022-0151-A**

A PORTION OF LOT 59, COUNTY OF SAN DIEGO TRACT NO. 4828-1, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12924, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, MARCH 4, 1992, AS FILE NO. 92-119887, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF SAID LOT 59; THENCE ALONG THE EASTERLY LINE OF LOT 59, NORTH  $33^{\circ}26'03''$  EAST, 499.55 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1039.00 FEET, SAID CURVE BEING ON THE EASTERLY LINE OF LOT 59; THENCE NORTHEAST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $9^{\circ}34'16''$ , AN ARC LENGTH OF 173.56 FEET TO A POINT OF REVERSE CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 403.19 FEET, SAID CURVE BEING ON THE EASTERLY LINE OF LOT 59; THENCE NORTHEAST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $12^{\circ}27'45''$ , AN ARC LENGTH OF 87.70 FEET TO A POINT OF REVERSE CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 403.19 FEET, SAID CURVE BEING ON THE EASTERLY LINE OF LOT 59; THENCE NORTHEAST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $12^{\circ}27'45''$ , AN ARC LENGTH OF 87.70 FEET; THENCE TANGENT TO SAID CURVE AND ALONG THE EASTERLY LINE OF LOT 59 NORTH  $23^{\circ}51'47''$  EAST, 99.92 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 942.00 FEET, SAID CURVE BEING ON THE EASTERLY LINE OF LOT 59; THENCE NORTHEAST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $10^{\circ}54'33''$ , AN ARC LENGTH OF 179.36 FEET; THENCE TANGENT TO SAID CURVE AND ALONG THE EASTERLY LINE OF LOT 59 NORTH  $34^{\circ}46'20''$  EAST, 38.95 FEET TO AN ANGLE POINT IN THE EASTERLY LINE OF LOT 59; THENCE ALONG THE EASTERLY LINE OF LOT 59 SOUTH  $55^{\circ}13'39''$  EAST, 3.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET, SAID CURVE BEING ON THE EASTERLY LINE OF LOT 59, A RADIAL TO SAID POINT BEARS NORTH  $55^{\circ}13'40''$  WEST; THENCE NORTHEAST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $103^{\circ}37'13''$ , AN ARC LENGTH OF 36.17 FEET TO AN ANGLE POINT IN THE EASTERLY LINE OF LOT 59; THENCE LEAVING SAID EASTERLY LINE, TANGENT TO SAID 20.00 FOOT RADIUS CURVE, NORTH  $41^{\circ}36'27''$  WEST, 81.81 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 225.00 FEET; THENCE NORTHWEST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $20^{\circ}46'56''$ , AN ARC LENGTH OF 81.61 FEET; THENCE TANGENT TO SAID CURVE, NORTH  $62^{\circ}23'23''$  WEST, 74.09 FEET TO A POINT DESCRIBED HEREIN AS **POINT 'A'**; THENCE CONTINUING NORTH  $62^{\circ}23'23''$  WEST, 1.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET;

THENCE SOUTHWEST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 47.12 FEET; THENCE TANGENT TO SAID CURVE SOUTH 27°36'37" WEST, 540.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE SOUTHEAST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°55'53", AN ARC LENGTH OF 25.16 FEET TO A POINT OF REVERSE CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 82.00 FEET; THENCE SOUTHWEST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 133°11'55", AN ARC LENGTH OF 190.63 FEET, TO A POINT OF REVERSE CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE WEST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°12'30", AN ARC LENGTH OF 45.66 FEET TO A POINT OF REVERSE CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2055.00 FEET, SAID CURVE BEING CONCENTRIC WITH AND 25.00 FEET SOUTHEASTERLY OF THE SOUTHEASTERLY SIDELINE OF THE 60.00 FOOT WIDE COUNTY HIGHWAY EASEMENTS RECORDED IN THE OFFICE OF SAID COUNTY RECORDER ON AUGUST 9, 1934 IN BOOK 310, PAGE 419 AND ON OCTOBER 3, 1934 IN BOOK 329, PAGE 329, BOTH OF OFFICIAL RECORDS AS SHOWN ON SAID MAP NO. 12924, BEING A 2030.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG SAID CONCENTRIC CURVE, THROUGH A CENTRAL ANGLE OF 3°52'58", AN ARC LENGTH 139.26 FEET; THENCE TANGENT TO SAID CURVE, ALONG A LINE PARALLEL WITH AND 25.00 FEET SOUTHEASTERLY MEASURED AT RIGHT ANGLES TO SAID SOUTHEASTERLY SIDELINE, SOUTH 39°33'07" WEST, 266.85 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 59; THENCE ALONG SAID SOUTHWESTERLY LINE SOUTH 50°26'53" EAST, 350.82 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 311,409.44 SQUARE FEET, 7.149 ACRE(S), MORE OR LESS.

**PARCEL NO. 2022-0151-B**

**RESERVING THEREFROM** AN EASEMENT AND RIGHT-OF-WAY UPON, THROUGH, UNDER, OVER AND ACROSS THE HEREINAFTER DESCRIBED REAL PROPERTY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR OF A NON-MOTORIZED MULTI-USE RECREATIONAL PUBLIC TRAIL, TOGETHER WITH THE PERPETUAL RIGHT TO REMOVE BUILDINGS, STRUCTURES, TREES, BUSHES, UNDERGROWTH, FLOWERS, AND ANY OTHER OBSTRUCTION INTERFERING WITH THE USE OF SAID EASEMENT AND RIGHT-OF-WAY AND IN ADDITION THERETO, TO REMOVE SOIL AND OTHER MATERIALS WITHIN SAID RIGHT-OF-WAY AND TO USE THE SAME IN SUCH MANNER AND AT SUCH LOCATIONS, NEEDFUL OR NECESSARY IN THE CONSTRUCTION, RECONSTRUCTION AND MAINTENANCE OF SAID NON-MOTORIZED MULTI-USE RECREATIONAL PUBLIC TRAIL OR STRUCTURES INCIDENTAL THERETO TO BE USED FOR NON-MOTORIZED USES SUCH AS PEDESTRIAN, EQUESTRIAN AND BICYCLING PURPOSES, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 15 FEET WIDE, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

**COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 59; THENCE ALONG THE SOUTHWESTERLY LINE OF LOT 59, NORTH 50°26'53" WEST, 107.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING THE SOUTHERLY LINE OF LOT 59, NORTH 10°39'16" EAST, 11.21 FEET; THENCE NORTH 17°14'17" WEST, 12.84 FEET; THENCE NORTH 16°01'42" WEST, 45.11 FEET; THENCE NORTH 6°05'22" EAST, 29.11 FEET; THENCE NORTH 31°28'30" WEST, 32.75 FEET; THENCE NORTH 37°47'45" WEST, 26.34 FEET; THENCE NORTH 40°20'49" EAST, 29.03 FEET; THENCE NORTH 36°21'09" WEST, 43.75 FEET; THENCE NORTH 8°22'41" WEST, 16.56 FEET; THENCE NORTH 7°01'52" WEST, 30.37 FEET; THENCE NORTH 34°15'51" EAST, 22.67 FEET; THENCE NORTH 46°07'49" EAST, 12.90 FEET; THENCE NORTH 29°30'52" EAST, 22.96 FEET; THENCE NORTH 44°47'42" EAST, 25.90 FEET; THENCE NORTH 17°09'06" EAST, 17.08 FEET; THENCE NORTH 36°54'04" EAST, 23.92 FEET; THENCE NORTH 51°22'57" EAST, 11.84 FEET; THENCE NORTH 34°11'29" EAST, 26.53 FEET; THENCE NORTH 16°07'03" EAST, 26.96 FEET; THENCE NORTH 35°33'00" EAST, 21.66 FEET; THENCE NORTH 21°35'28" EAST, 18.51 FEET; THENCE NORTH 39°42'50" EAST 12.81 FEET; THENCE NORTH 21°29'48" EAST, 8.87 FEET; THENCE NORTH 31°55'59" EAST, 6.05 FEET; THENCE NORTH 47°32'36" EAST, 4.72 FEET; THENCE NORTH 19°55'41" EAST, 2.40 FEET; THENCE NORTH 48°20'32" EAST, 3.74 FEET; THENCE NORTH 55°59'10" EAST, 6.23 FEET; THENCE NORTH 60°41'47" EAST, 10.06 FEET; THENCE NORTH 40°26'42" EAST, 3.17 FEET TO THE SIDELINE OF **PARCEL NO. 2022-0151-A**, HEREINABOVE DESCRIBED.**

THE SIDELINES OF THE SAID STRIP TO BE SHORTENED OR LENGTHENED TO TERMINATE SOUTHERLY AT THE SOUTHWESTERLY LINE OF LOT 59, AND NORTHERLY AT THE SIDELINE OF SAID **PARCEL NO. 2022-0151-A**.

**TOGETHER WITH THE RIGHT TO EXTEND DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS HEREIN DESCRIBED WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF SAID NON-MOTORIZED MULTI-USE RECREATIONAL PUBLIC TRAIL, AND THE PRIVILEGE AND RIGHT TO ACCESS THE HEREIN DESCRIBED RIGHT-OF-WAY WITH MOTORIZED EQUIPMENT FOR THE EXPRESS PURPOSE OF CONSTRUCTION, RECONSTRUCTION AND MAINTENANCE OF SAID NON-MOTORIZED MULTI-USE RECREATIONAL PUBLIC TRAIL OR STRUCTURES INCIDENTAL THERETO.**

CONTAINS 8484.64 SQUARE FEET, 0.195 ACRE(S), MORE OR LESS.

**PARCEL NO. 2022-0151-C**

**RESERVING THEREFROM AN EASEMENT FOR DRAINAGE STRUCTURES UPON, THROUGH, UNDER, OVER AND ACROSS A PORTION OF SAID LOT 59 FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, RECONSTRUCTION, AND INSPECTION OF ENCLOSED OR UNENCLOSED DRAINAGE STRUCTURES, AND ALL STRUCTURES INCIDENTAL THERETO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING** AT THE AFOREMENTIONED **POINT 'A'**; THENCE NORTH 62°23'23" WEST, 1.78 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE WEST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°35'33", AN ARC LENGTH OF 18.64 FEET; THENCE SOUTH 15°11'07" WEST, 78.55 FEET TO A POINT ON THE WESTERLY LINE OF LOT 64 OF SAID MAP NO. 12924; THENCE ALONG SAID WESTERLY LINE NORTH 22°45'23" EAST, 61.54 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTHERLY LINE OF SAID LOT, SOUTH 62°23'23" EAST, 12.18 FEET; THENCE LEAVING SAID NORTHERLY LINE, NORTH 5°11'07" EAST, 21.50 FEET TO THE **POINT OF BEGINNING**.

**TOGETHER WITH** THE PERPETUAL RIGHT TO REMOVE BUILDINGS, STRUCTURES, TREES, BUSHES, SILT, UNDERGROWTH, AND ANY OTHER OBSTRUCTION INTERFERING WITH THE USE OF SAID EASEMENT AND RIGHT-OF-WAY BY THE GRANTEE.

THIS EASEMENT PROHIBITS ALL OF THE FOLLOWING ON ANY PORTION OF THE LAND SUBJECT TO SAID EASEMENT BY GRANTOR, ITS SUCCESSORS AND ASSIGNS: GRADING, EXCAVATION, PLACEMENT OF SOIL, SAND, ROCK, GRAVEL OR OTHER MATERIALS, CONSTRUCTION, ERECTION OR PLACEMENT OF ANY BUILDING OR STRUCTURE, VEHICULAR ACTIVITIES, TRASH DUMPING OR ANY OTHER USE NOT CONSISTENT WITH DRAINAGE PURPOSES, EXCEPT AS PERMITTED BY THE GRANTEE, ITS SUCCESSORS AND ASSIGNS.

CONTAINS 649.82 SQUARE FEET, 0.015 ACRE(S), MORE OR LESS.

**PARCEL NO. 2022-0151-D**

**RESERVING THEREFROM** A NON-EXCLUSIVE, NON-PUBLIC EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS AND UTILITY PURPOSES UPON, THROUGH, UNDER, OVER AND ACROSS THAT CERTAIN REAL PROPERTY IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, TO ACCESS LAND PRESERVED IN THE PUBLIC INTEREST FOR THE CONSERVATION OF HABITAT FOR SENSITIVE, RARE, AND/OR ENDANGERED PLANT AND ANIMAL SPECIES FOR COUNTY, ITS OFFICERS, EMPLOYEES, CONTRACTORS, SUBCONTRACTORS, AGENTS AND ASSIGNS, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF LOT 64 OF SAID COUNTY OF SAN DIEGO TRACT NO. 4828-1; THENCE ALONG THE NORTHERLY LINE THEREOF SOUTH 62°23'23" EAST, 12.18 FEET TO THE SOUTHEAST CORNER OF **PARCEL NO. 2022-0151-C** HEREIN ABOVE DESCRIBED, SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 62°23'23" EAST, 20.48 FEET; THENCE LEAVING SAID NORTHERLY LINE NORTH 15°11'07" EAST, 21.50 FEET TO THE NORTHERLY LINE OF **PARCEL NO. 2022-0151-A** HEREIN ABOVE DESCRIBED; THENCE ALONG THE NORTHERLY LINE OF SAID **PARCEL NO. 2022-0151-A**, NORTH 62°23'23" WEST TO THE NORTHEAST CORNER OF

**PARCEL NO. 2022-0151-C; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL NO. 2022-0151-C SOUTH 15°11'07" WEST, 21.50 FEET TO THE POINT OF BEGINNING.**

CONTAINS 430.01 SQUARE FEET, 0.010 ACRE(S), MORE OR LESS.

**PARCEL NO. 2022-0151-E**

**RESERVING THEREFROM** A NON-EXCLUSIVE, NON-PUBLIC EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS AND UTILITY PURPOSES UPON, THROUGH, UNDER, OVER AND ACROSS THAT CERTAIN REAL PROPERTY IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, TO ACCESS LAND PRESERVED IN THE PUBLIC INTEREST FOR THE CONSERVATION OF HABITAT FOR SENSITIVE, RARE, AND/OR ENDANGERED PLANT AND ANIMAL SPECIES FOR COUNTY, ITS OFFICERS, EMPLOYEES, CONTRACTORS, SUBCONTRACTORS, AGENTS AND ASSIGNS, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHERLY CORNER OF LOT 65 OF SAID COUNTY OF SAN DIEGO TRACT NO. 4828-1; THENCE ALONG THE WESTERLY LINE THEREOF NORTH 16°17'08" EAST, 282.91 FEET TO THE **POINT OF BEGINNING**; THENCE LEAVING SAID WESTERLY LINE NORTH 71°15'06" WEST, 46.13 FEET TO A POINT ON THE WESTERLY LINE OF **PARCEL 2022-0151-A** HEREIN ABOVE DESCRIBED, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 82.00 FEET, A RADIAL TO SAID POINT BEARS SOUTH 71°15'06" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°07'01", A DISTANCE OF 20.20 FEET; THENCE LEAVING SAID WESERLY LINE OF **PARCEL 2022-0151-A**, SOUTH 71°15'06" WEST, 49.46 FEET TO THE WESTERLY LINE OF SAID LOT 65; THENCE ALONG THE WESTERLY LINE OF SAID LOT 65, NORTH 16°17'08" EAST 20.02 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 947.52 SQUARE FEET, 0.022 ACRE(S), MORE OR LESS.

ATTACHED HERETO **IS EXHIBIT "B"** FOR ILLUSTRATIVE PURPOSES ONLY, CONSISTING OF 6 PAGES.

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT (BUS. & PROF. CODE §8700).

  
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JAMES R. NICOLAU IV

4-29-2025

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DATE

