

Recording Requested By:
City of Menifee

When Recorded Mail To:
City of Menifee
29844 Haun Road
Menifee, CA. 92586

NOTICE OF VACATION NO. VAC 23-001

RECORDED OWNER(S)
City of Menifee

AFFECTED ASSESSOR PARCEL NUMBER(S)
331-200-028

LEGAL DESCRIPTION OF PARCEL

SEE ATTACHED EXHIBIT "A" AND EXHIBIT "B" ATTACHED HERETO AND MADE A PART THEREOF.

SIGNATURE OF RECORD OWNER(S) (MUST BE NOTARIZED)

DEPARTMENT USE ONLY

SIGNATURE _____
Title **Mayor, City of Menifee**

This Notice of Vacation No. VAC 23-001 is approved

ATTEST: _____
Stephanie Roseen, City Clerk

By: _____

Title: Public Works Director

Date: _____

PUBLIC WORKS DEPARTMENT APPROVAL

MAIL TAX STATEMENTS TO:

Reinaldo Chavez
27891 Packard Street
Menifee, CA 92585

EXHIBIT "A"
STREET VACATION
VAC 23-001

That portion of Lot "U" of Romola Farms No. 15, in the City of Menifee, County of Riverside, State of California, as shown by a Map on file in Book 15, Pages 98 through 100, inclusive, of Maps, in the Office of the County Recorder of said County, adjacent to Lot 1673 of said Romola Farms No. 15, being within Section 14, Township 5 South, Range 3 West, San Bernardino Meridian, more particularly described as follows:

BEGINNING at the West Quarter Corner of Section 14, as shown on Tract No. 29835, filed in Book 486, pages 38 through 42, inclusive, of Maps, Records of said County;

Thence southerly, along the westerly line of said Section 14, South 0°25'11" West, a distance of 1309.33 feet to the intersection of said westerly line with the westerly prolongation of the southerly line of said Lot 1673, said intersection being the **TRUE POINT OF BEGINNING**;

Thence along said westerly prolongation, South 89°59'32" East, a distance of 30.00 feet to the intersection of said southerly line with a line parallel with and 30.00 feet easterly of, measured at right angles thereto, said westerly line;

Thence along said parallel line, North 0°25'11" East, a distance of 331.77 feet to the northerly line of said Lot 1673;

Thence along the westerly prolongation of said northerly line, South 89°52'58" West, a distance of 30.00 feet to said westerly line;

Thence along said westerly line, South 0°25'11" West, a distance of 331.70 feet to the **TRUE POINT OF BEGINNING**.

Containing 9,952 Square Feet, more or less.

As shown on Exhibit "B", attached hereto and by this reference, made a part thereof.

Subject to: Covenants, conditions, restrictions, reservations, easements and Right of Ways of record, if any.

KWC ENGINEERS
CIVIL ENGINEERS - PLANNERS - SURVEYORS



4/10/2024

Brian K. Mickelson

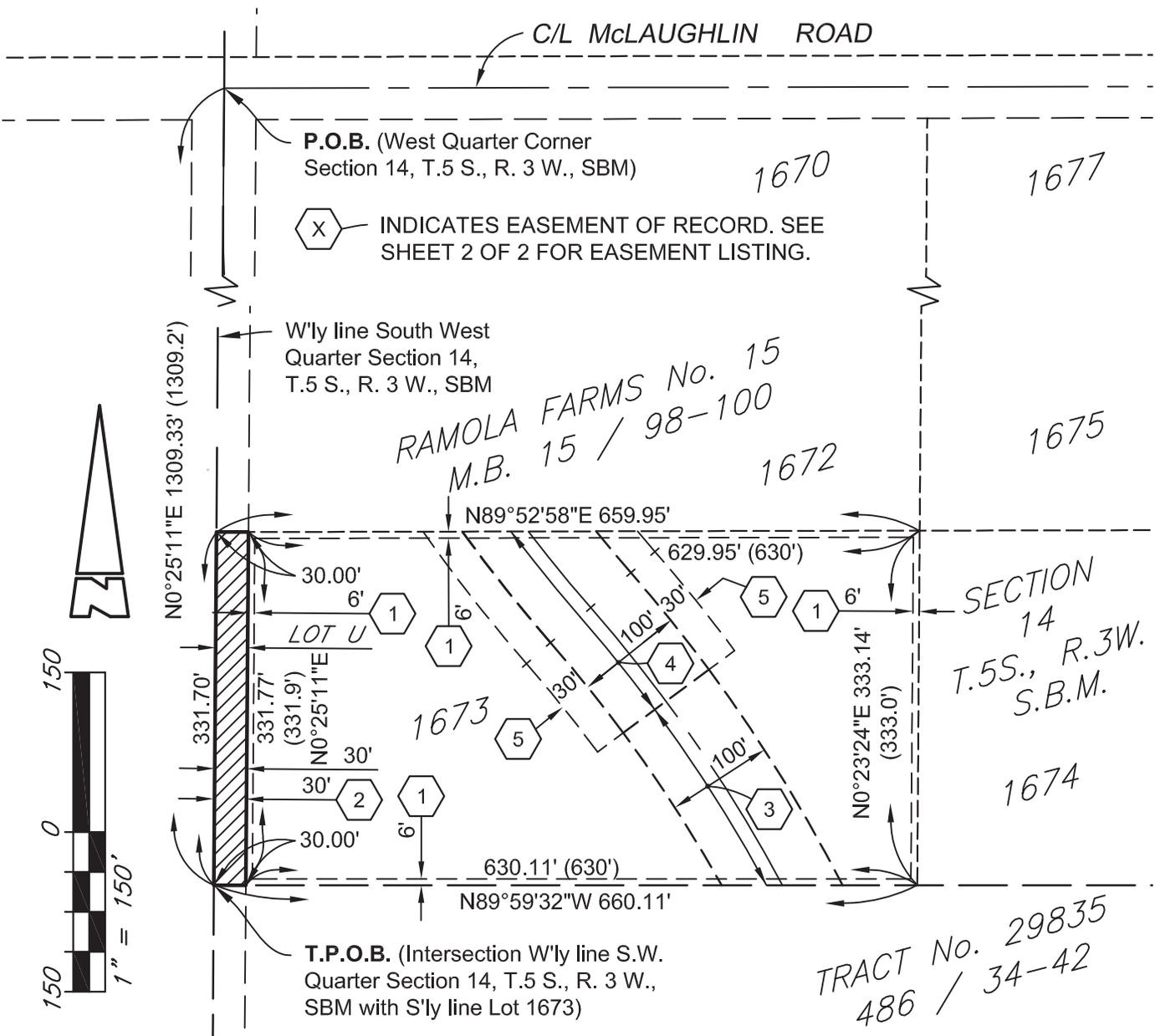
Date

L.S. # 7320



3/13/23
LLC/TMC/bkm
Z:\2350\2350-ROW VACATION Antelope Road EXH A 2.docxe EXH A.docx

EXHIBIT "B"
STREET VACATION
VAC 23-001



LEGEND:

- P.O.B. POINT OF BEGINNING
- T.P.O.B. TRUE POINT OF BEGINNING
- VACATION AREA
- SECTION LINE
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY LINE

SURVEYOR'S NOTES:

BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD, PER, OR CALCULATED FROM, TRACT NO. 29835, M.B. 486 / 34-42.
 BEARINGS AND DISTANCES SHOWN HEREON IN PARENTHESES, ARE RECORD, PER, OR CALCULATED FROM, RAMOLA FARMS NO. 15, M.B. 15 / 98-100.

VACATION AREA = 9,952 S.F., +/-



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

Brian K. Mickelson

BRIAN K. MICKELSON
 L.S. No. 7320

4/10/2024

DATE



EXHIBIT "B"
STREET VACATION
VAC 23-001

SHEET 2 OF 2 SHEETS

EASEMENT NOTES:

ITEMS LISTED BELOW WERE PLOTTED FROM RECORD DOCUMENTS LISTED UNDER "EXCEPTIONS" IN FIRST AMERICAN TITLE COMPANY COMMITMENT FOR TITLE INSURANCE No. NCS-1184758-SA1:

- 1 AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON, A CORPORATION, FOR EITHER OR BOTH POLE LINES, CONDUITS, AND INCIDENTAL PURPOSES, RECORDED JUNE 6 , 1977 AS INSTRUMENT No. 103096 OF OFFICIAL RECORDS.
- 2 AN EASEMENT IN FAVOR OF GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION, FOR TRANSMISSION OF ELECTRIC ENERGY FOR COMMUNICATION AND INCIDENTAL PURPOSES, RECORDED DECEMBER 18, 1980 AS INSTRUMENT No. 237421 OF OFFICIAL RECORDS.
- 3 AN EASEMENT IN FAVOR OF THE CITY OF MENIFEE, A MUNICIPAL CORPORATION, FOR PUBLIC ROAD AND UTILITY AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 14, 2018 AS INSTRUMENT No. 2018-55159 OF OFFICIAL RECORDS.
- 4 AN EASEMENT IN FAVOR OF THE CITY OF MENIFEE, A MUNICIPAL CORPORATION, FOR PUBLIC ROAD AND UTILITY AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 14, 2018 AS INSTRUMENT No. 2018-56627 OF OFFICIAL RECORDS.
- 5 AN EASEMENT IN FAVOR OF KB HOME COASTAL, A CALIFORNIA CORPORATION, FOR TEMPORARY CONSTRUCTION OF PUBLIC IMPROVEMENTS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 14, 2018 AS INSTRUMENT No. 2018-56628 OF OFFICIAL RECORDS. THIS EASEMENT WAS TERMINATED ON FEBRUARY 14, 2021.



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1880 COMPTON AVENUE, SUITE 100 CORONA, CA. 92881-3370 951-734-2130