

EXHIBIT 'A'

PUBLIC UTILITY EASEMENT VACATION-PARCEL 7

LEGAL DESCRIPTION EXHIBIT

Lane Project No. 23334

April 16, 2024

A strip of land 6.00 feet wide, being a portion of the Public Utilities Easement within Parcel 7 of Parcel Map No. 4645, recorded in Book 47 of Parcel Maps, at Page 50, T.C.R. situated in the NE1/4 of Section 30, Township 18 South, Range 24 East, Mount Diablo Base and Meridian, in the City of Visalia, County of Tulare, State of California, the northerly line of said strip described as follows:

BEGINNING at the southeast corner of that portion of land dedicated to the City of Visalia per Grant Deed recorded as Instrument No. 2018-0033605, O.R.T.C.R., said southeast corner being the beginning of a non-tangent curve concave to the North having a radius of 53.00 feet, to which beginning of curve a radial line bears South 52°49'49" West, said beginning of curve also being on the existing southerly Right of Way line of Legacy Court as shown on said Parcel Map; Thence southeasterly 61.65 feet along said curve and southerly Right of Way line through a central angle of 66°38'46"; Thence North 76°11'03" East 89.95 feet to an angle point in said southerly Right of Way line, said angle point being 30.00 feet south of the centerline of said Legacy Court as measured at right angles thereto and the POINT OF TERMINATION.

The sidelines of said strip should be prolonged or shortened so as to terminate at a line running parallel with and 6.00 feet southerly of the South line of said portion of land dedicated to the City of Visalia and the easterly prolongation thereof.

CONTAINING 815 SQUARE FEET, MORE OR LESS

SEE EXHIBIT 'B' ATTACHED HERETO AND MADE A PART HEREOF.



04/16/2024

BASIS OF BEARINGS:

THE CENTERLINE OF LEGACY COURT BEARS
N89°59'32"E PER PM 4645.

NOTE:

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

EXHIBIT B

RACE LEASING
GRANT DEED DOC. NO.
2018-0050295, O.R.T.C.R.



30 15 0 30
SCALE: 1" = 30'

PARCEL 6
P.M. 4645

APN 073-220-017

6.00' PUE TO BE VACATED
815 SQ. FT.

RIGHT OF WAY TO BE VACATED
1,783 SQ. FT.

L=61.65
 $\Delta=66^{\circ}38'45''$
R=53.00

6.00' WIDE PUE TO BE
DEDICATED

69.49

6.00' WIDE PUE PER
PM 4645 TO REMAIN

S89°11'45"E 211.73

142.25

S76°11'59"E 89.95

30.00

P. M. 4800

S00°01'45"E 66.00

GRANTED TO THE CITY OF
VISALIA PER INSTRUMENT
NO. 2018-0033605, O.R.T.C.R.

POB PARCEL 6
R/W VACATION

POB PARCEL 7
R/W VACATION

BASIS OF BEARINGS
N89°59'32"E

LEGACY COURT

N52°50'44"W (R)
S52°49'49"W (R)

N89°10'49"E 211.71

142.25

N76°11'03"E 89.95

30.00

6.00' WIDE PUE TO BE
DEDICATED

69.46

6.00' WIDE PUE PER
PM 4645 TO REMAIN

L=61.65
 $\Delta=66^{\circ}38'46''$
R=53.00

6.00' PUE TO BE VACATED
815 SQ. FT.

RIGHT OF WAY TO BE VACATED
1,783 SQ. FT.

APN 073-220-018

PARCEL 7
P.M. 4645

PICKETT FAMILY REVOCABLE TRUST
GRANT DEED DOC. NO. 2021-0063012, O.R.T.C.R.



04/16/2024

JOB NO. 23334
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AMERICAN ST.