

**EXHIBIT "A" TO RESOLUTION OF NECESSITY
LEGAL DESCRIPTION OF SUBJECT EASEMENT**

EXHIBIT "A"
LEGAL DESCRIPTION
PERMANENT ACCESS AND MAINTENANCE EASEMENT

PARCEL "A"

BEING A PORTIONS PARCELS 2 AND PARCEL 3 OF PARCEL MAP No. 14395, IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, SATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 121, PAGES 77 THROUGH 78, INCLUSIVE, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL 2;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 2 AND SAID PARCEL 3, SOUTH 48°15'09" EAST, A DISTANCE OF 967.60 FEET, TO AN ANGLE POINT ON THE SOUTHERLY LINE OF SAID PARCEL 3;

THENCE ALONG THE SAID SOUTHERLY LINE NORTH 86°45'22" EAST, A DISTANCE OF 49.59 FEET, TO AN ANGLE POINT THEREON;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 3, NORTH 41°46'15" EAST, A DISTANCE OF 37.89 FEET;

THENCE LEAVING OF SAID SOUTHEASTERLY LINE, NORTH 52°56'10" WEST, A DISTANCE OF 281.12 FEET;

THENCE NORTH 47°55'21" WEST, A DISTANCE OF 722.43 FEET, TO A POINT ON THE WESTERLY LINE OF SAID PARCEL 2;

THENCE ALONG THE SAID WESTERLY LINE, SOUTH 41°50'21" WEST, A DISTANCE OF 54.16 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING 1.25 ACRES, MORE OR LESS.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE PART HEREOF.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE OF THE PROFESSIONAL LAND SURVEYORS ACT.

SIGNATURE _____

Miguel A. Villaseñor

DATE _____

9/12/24

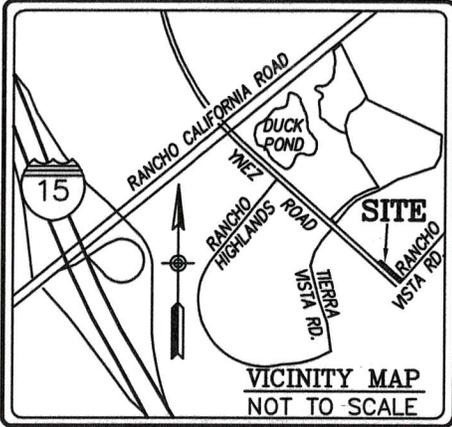


**EXHIBIT "B" TO RESOLUTION OF NECESSITY
DEPICTION OF SUBJECT EASEMENT**

EXHIBIT "B"

SHEET 1 OF 1

PERMANENT ACCESS AND MAINTENANCE EASEMENT



SURVEYOR'S NOTE

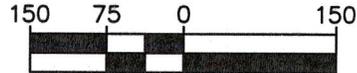
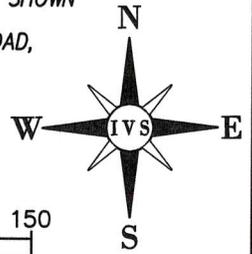
() DENOTES RECORD DATA
PER P.M. 121/77-78

LEGEND:

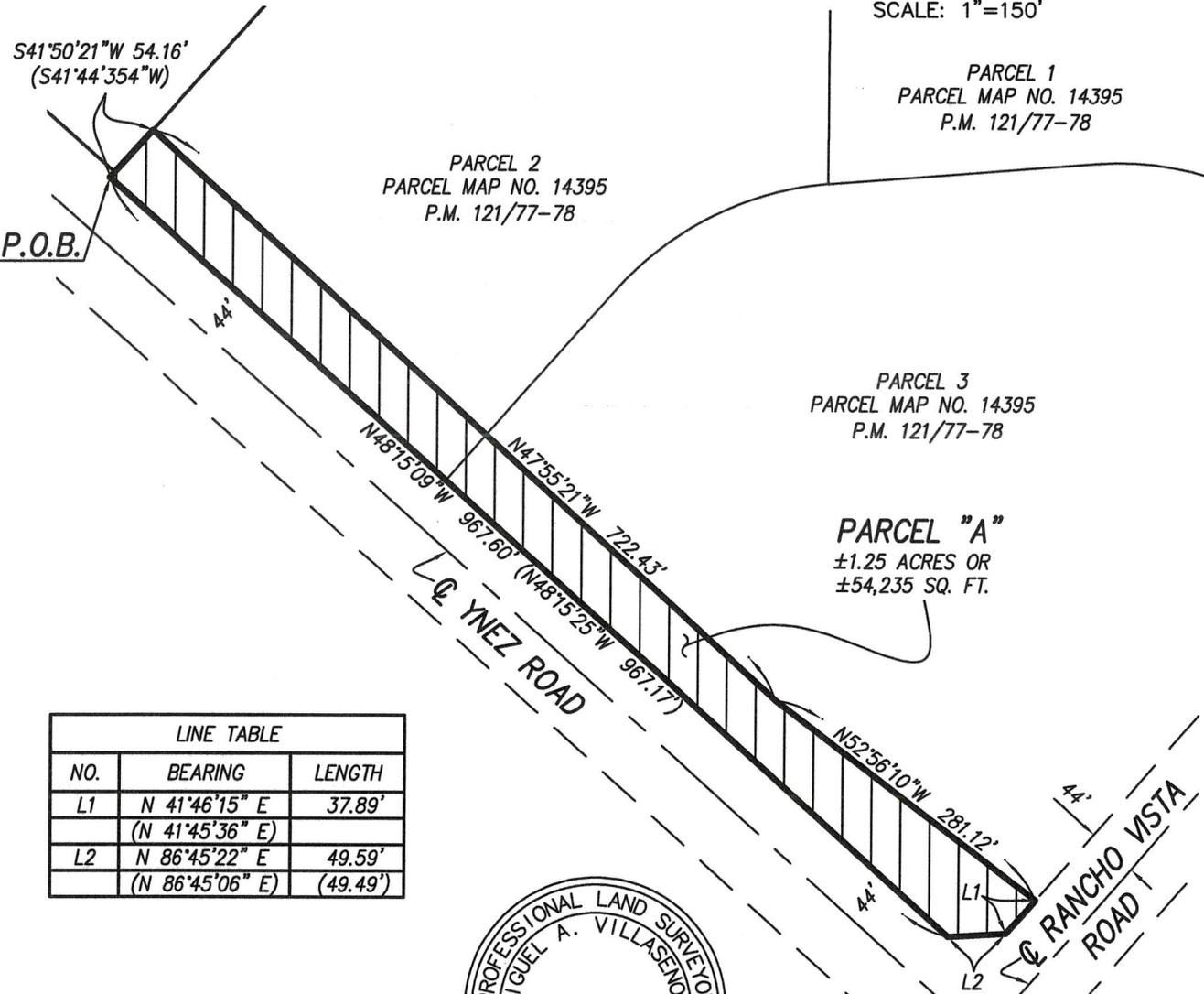
 INDICATES PERMANENT ACCESS AND MAINTENANCE EASEMENT ±1.25 ACRES OR ±54,235 SQ. FT.

BASIS OF BEARINGS

THE BASIS OF BEARINGS SHOWN ON THIS PLAT IS THE CENTERLINE OF YNEZ ROAD, PER M.B. 231/9-12, BEING N 48°15'11" W.



P.O.B. POINT OF BEGINNING



| LINE TABLE | | |
|------------|----------------------------------|--------------------|
| NO. | BEARING | LENGTH |
| L1 | N 41°46'15" E (N 41°45'36" E) | 37.89' |
| L2 | N 86°45'22" E (N 86°45'06" E) | 49.59' (49.49') |



EXHIBIT PREPARED BY:
INLAND VALLEY SURVEYING, INC.
130 WEST WALNUT AVE. SUITE A-5
PERRIS, CA 92571
(951) 657-1200

THIS PLAT IS SOLEY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

W.O. #
19-171

SCALE: 1"= 150' DRAWN BY MAV DATE 08/01/24

EXHIBIT FOR PERMANENT ACCESS AND MAINTENANCE EASEMENT