

**EXHIBIT "A"**  
**STREET VACATION**  
VACATION NO. ST23-0008

ALL OF LOT F OF SHADOW MOUNTAIN PARK ESTATES, UNIT NO. 1, AS SHOWN ON A MAP RECORDED IN BOOK 28 AT PAGES 18 AND 19 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER FOR RIVERSIDE COUNTY, CALIFORNIA.

**EXCEPTING** AND RESERVING FROM THE VACATION AN EASEMENT FOR ANY EXISTING PUBLIC UTILITIES AND PUBLIC SERVICE FACILITIES, TOGETHER WITH THE RIGHT TO MAINTAIN, OPERATE, REPLACE, REMOVE, OR RENEW SUCH FACILITIES, PURSUANT TO DIVISION 9, PART 3, CHAPTER 5, SECTION 8340 OF THE STREETS AND HIGHWAY CODE.

A 20.00 FOOT WIDE SANITATION EASEMENT IN FAVOR OF COACHELLA VALLEY WATER DISTRICT, LYING 10.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

THAT PORTION OF LOT F, MOUNTAIN PARK ESTATES, UNIT NO. 1, M.B. 38/18-19, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT ON THE NORTH LINE OF SAID LOT F, DISTANT THEREON 32.69' EASTERLY ALONG SAID NORTH LINE FROM THE MOST WESTERLY CORNER THEREOF;

THENCE LEAVING SAID NORTHERLY LINE, SOUTH 43°52'05" EAST, A DISTANCE OF 118.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 175.00 FEET, A RADIAL LINE FROM SAID POINT BEARS NORTH 28°16'30" EAST;

THENCE ALONG SAID CURVE SOUTHEASTERLY 46.85 FEET THROUGH A CENTRAL ANGLE OF 15°20'25", TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT F, BEING DISTANT THEREON AND 10.30 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT F AND THE **POINT OF TERMINATION**.

THE SIDELINES OF SAID SANITATION EASEMENT SHALL BE LENGTHENED OR SHORTENED AS TO BEGIN IN SAID NORTHERLY LINE OF SAID LOT F AND END IN THE SOUTHEASTERLY AND EASTERLY LINES OF SAID LOT F.

CONTAINING 3,296 SQ. FT. ±

ALSO **EXCEPTING THEREFROM** AND RESERVING UNTO THE CITY OF PALM DESERT, AN EASEMENT FOR DRAINAGE PURPOSES OVER A PORTION OF SAID LOT F BEING DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST WESTERLY CORNER OF SAID LOT F:

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT F, SOUTH 45°09'15" EAST, A DISTANCE OF 182.82 FEET TO AN ANGLE POINT THEREIN;

THENCE ALONG THE SOUTHERLY LINE OF LOT F, NORTH 46°06'11" EAST, A DISTANCE OF 50.00 FEET TO AN ANGLE POINT THEREIN;

**EXHIBIT "A"**  
**STREET VACATION**  
VACATION NO. ST23-0008

THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 89°44'35" WEST, A DISTANCE OF 36.23 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 30.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°06'10" A DISTANCE OF 23.62 FEET TO A POINT ON A LINE PARALLEL WITH AND 15.50 FEET NORTHEASTERLY OF SAID SOUTHWESTERLY LINE OF SAID LOT F;

THENCE NORTH 45°09'15" WEST, TANGENT FROM SAID CURVE AND PARALLEL WITH SAID SOUTHWESTERLY LINE OF LOT F, A DISTANCE OF 121.65 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT F;

THENCE WESTERLY ALONG SAID NORTH LINE, SOUTH 89°44'35" WEST, A DISTANCE OF 21.88 FEET AND THE **POINT OF BEGINNING.**

SAID VACATION CONTAINING: 8,582 SQ. FT. MORE OR LESS.

SAID DRAINAGE EASEMENT CONTAINING: 3316 SQ. FT. MORE OR LESS.

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



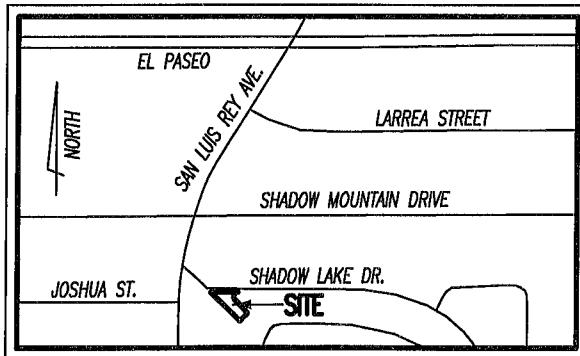
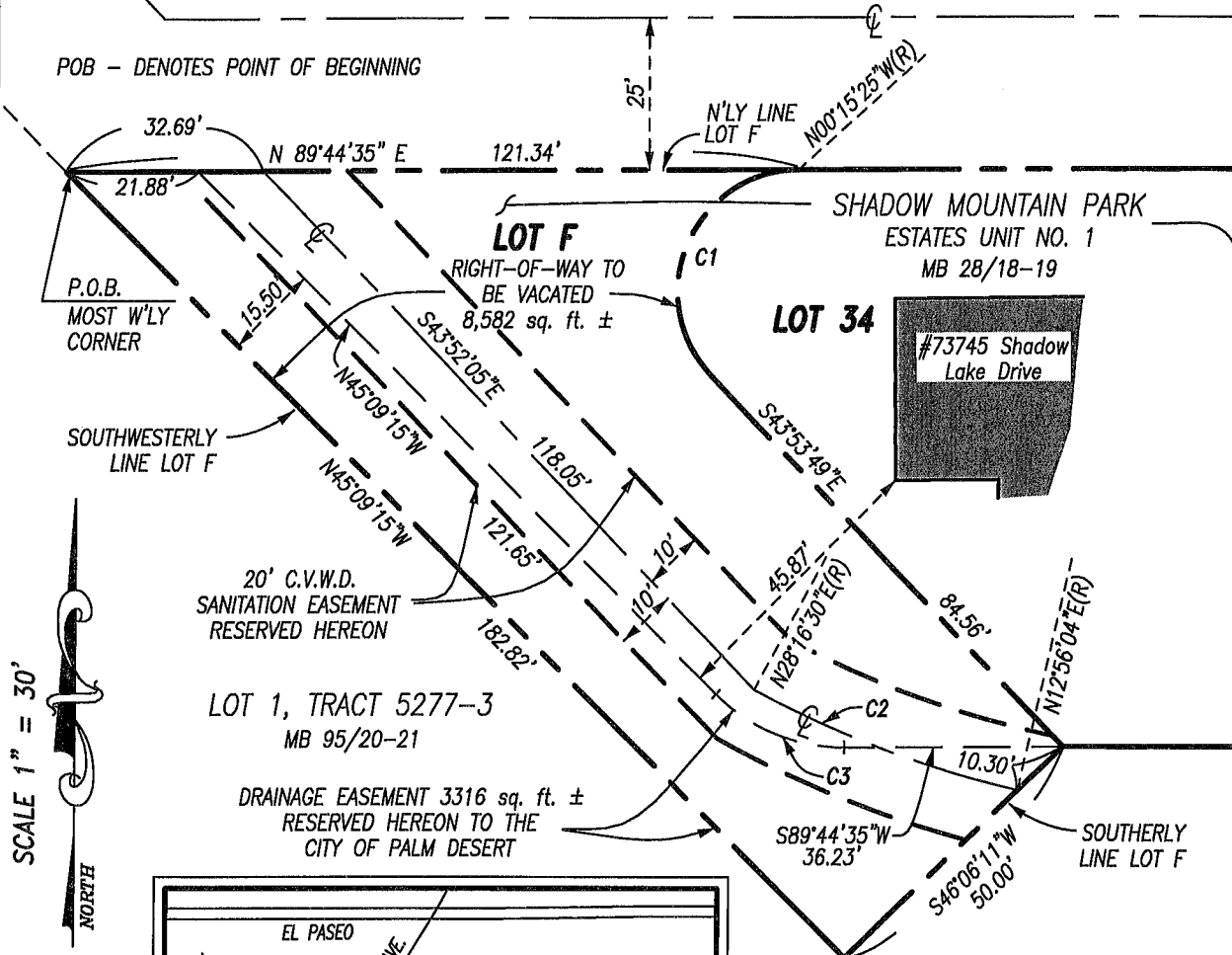
*James D. Feiro* 4/17/24  
\_\_\_\_\_  
JAMES D. FEIRO, LS 4075                      DATE

# EXHIBIT "B"

STREET VACATION  
VACATION NO. ST23-0008

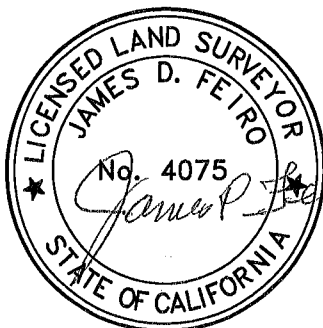
## SHADOW LAKE DRIVE

POB - DENOTES POINT OF BEGINNING



| CURVE TABLE |            |         |        |
|-------------|------------|---------|--------|
| NO.         | Δ DELTA    | RADIUS  | LENGTH |
| C1          | 133°38'24" | 20.00'  | 46.65' |
| C2          | 15°20'25"  | 175.00' | 46.85' |
| C3          | 45°06'10"  | 30.00'  | 23.62' |

IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, CALIFORNIA  
 LOT F, SHADOW MOUNTAIN PARK ESTATES, UNIT NO. 1 PER MAP BOOK 28 PAGE 18-19



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FOR: **Gordon and Corinne German**

SHEET NO. 1 OF 1  
 .DWG FILE:  
188g1rw\_vac  
 LAYOUT:  
Exhibit B  
 JOB NUMBER:  
1886-001