

August 2, 2016

City of San Diego  
Development Services Department  
1222 First Ave.  
San Diego, CA 92101

RE: Request to vacate the building restricted easement and the slope easement within lot 31 of Map No. 12477.

To whom it may concern;

This is a request to vacate the public building restricted easement and the slope easement within lot 31 of Map No. 12477. These easements were put in place for a future road. However, the road was never constructed and there is no present or prospective public use for these easements.

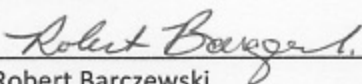
Vacating the easements would allow for the full use of the available land and will facilitate the development of a residential home with most likely equestrian amenities. The public will benefit from the action through improved utilization of the land made available by the vacation.

The current use of these easement areas is vacant land. The proposed use is Residential.

**NOTE:**

Per a letter from the City of San Diego dated April 2, 2010 the City's real estate assets department had no objection to the proposed vacation of these easements.

Sincerely,

  
\_\_\_\_\_  
Robert Barczewski

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**SLOPE EASEMENT & BUILDING RESTRICTED EASEMENT VACATION**

ALL OF THE SLOPE EASEMENT AND BUILDING RESTRICTED EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER RANCHO DEL SOL UNIT 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12477, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY ON OCTOBER 18, 1989 LYING WITHIN LOT 31 OF SAID MAP, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL A**

**COMMENCING** AT THE NORTHWEST CORNER OF SAID LOT 31; THENCE ALONG THE NORTHERLY LINE THEREOF NORTH 89°49'53" EAST, 622.21 FEET (RECORD "N89°49'53"E" PER SAID MAP) TO THE INTERSECTION OF SAID NORTHERLY LINE WITH THE NORTHWESTERLY SIDELINE OF SAID SLOPE EASEMENT AND THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 89°49'53" EAST, 111.00 FEET TO THE MOST EASTERLY CORNER OF SAID SLOPE EASEMENT AND THE BEGINNING OF A NON-TANGENT 1562.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 38°17'14" WEST; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY SIDELINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°35'59", A DISTANCE OF 316.23 FEET; THENCE SOUTH 40°06'47" WEST, 778.28 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 31; THENCE LEAVING SAID SOUTHEASTERLY SIDELINE ALONG SAID WESTERLY LINE NORTH 00°21'11" WEST, 10.00 FEET TO THE INTERSECTION OF SAID WESTERLY LINE WITH THE NORTHWESTERLY SIDELINE OF SAID SLOPE EASEMENT; THENCE LEAVING SAID WESTERLY LINE ALONG SAID NORTHWESTERLY SIDELINE THE FOLLOWING: NORTH 33°35'49" EAST, 189.54 FEET; THENCE NORTH 25°41'36" EAST, 100.39 FEET; THENCE NORTH 37°50'43" EAST, 101.08 FEET; THENCE NORTH 41°28'04" EAST, 253.83 FEET; THENCE NORTH 55°45'20" EAST, 155.77 FEET; THENCE NORTH 23°52'28" EAST, 107.28 FEET; THENCE NORTH 33°32'47" EAST, 120.47 FEET TO THE **TRUE POINT OF BEGINNING**.

THE HEREINABOVE PARCEL OF LAND CONTAINS 0.987 ACRES SQUARE FEET MORE OR LESS.

**PARCEL B**

**COMMENCING** AT THE NORTHWEST CORNER OF SAID LOT 31; THENCE ALONG THE NORTHERLY LINE THEREOF NORTH 89°49'53" EAST, 733.21 FEET (RECORD "N89°49'53"E" PER SAID MAP) TO THE INTERSECTION OF SAID NORTHERLY LINE WITH THE NORTHWESTERLY SIDELINE OF SAID BUILDING RESTRICTED EASEMENT AND **THE TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 89°49'53" EAST, 211.75 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY LINE OF SAID BUILDING RESTRICTED EASEMENT; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 31 AND SAID SOUTHEASTERLY SIDELINE THE FOLLOWING: SOUTH 56°15'54" WEST, 52.46 FEET TO THE BEGINNING OF A 1440.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°09'07", A DISTANCE OF 405.94 FEET; THENCE SOUTH 40°06'47" WEST, 73.35 FEET; THENCE SOUTH 49°25'29" EAST, 188.21 FEET; THENCE SOUTH 40°34'31" WEST, 60.00 FEET; THENCE NORTH 49°25'29" WEST, 187.72 FEET; THENCE SOUTH 40°06'47" WEST, 787.94 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 31; THENCE LEAVING SAID SOUTHEASTERLY SIDELINE ALONG SAID WESTERLY LINE NORTH 00°21'11" WEST, 187.98 FEET TO THE INTERSECTION OF SAID WESTERLY LINE WITH THE NORTHWESTERLY SIDELINE OF SAID BUILDING RESTRICTED EASEMENT; THENCE LEAVING SAID WESTERLY LINE ALONG SAID NORTHWESTERLY SIDELINE THE FOLLOWING: NORTH 40°06'47" EAST, 778.28 FEET TO THE BEGINNING OF A 1562.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°35'59", A DISTANCE OF 316.23 FEET TO THE **TRUE POINT OF BEGINNING**.

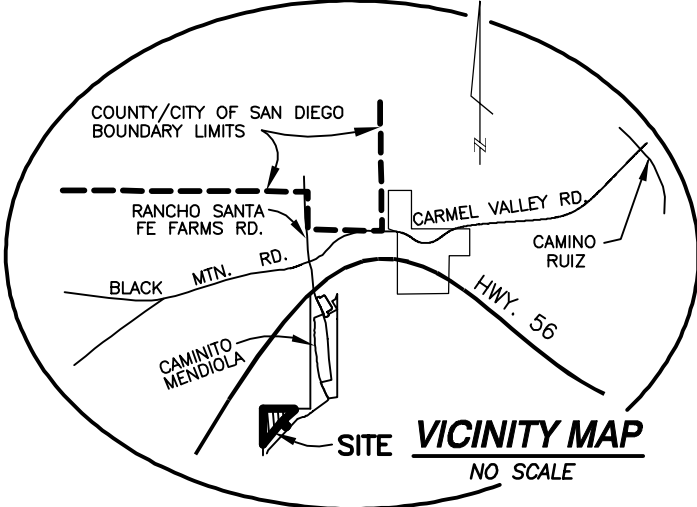
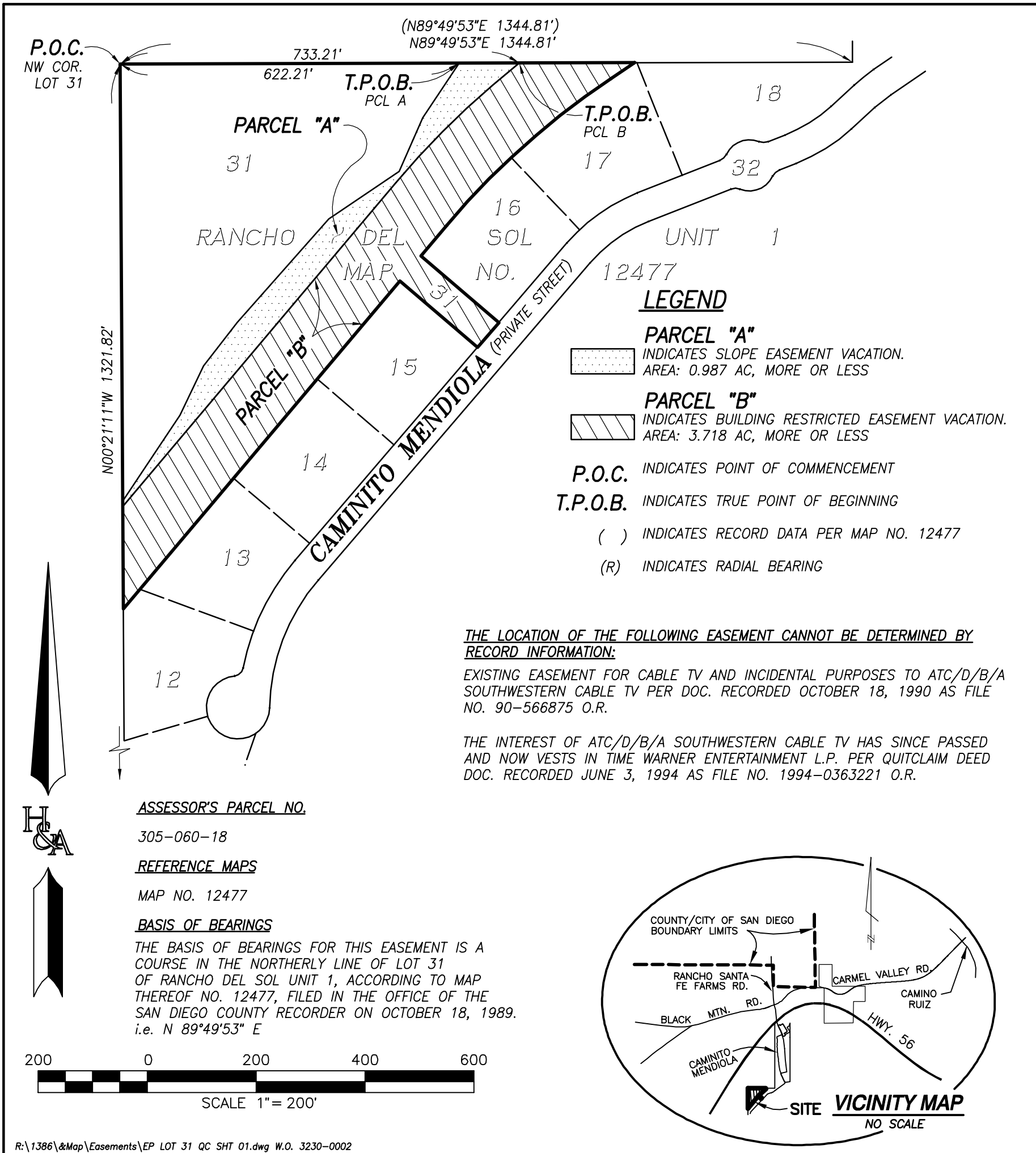
THE HEREINABOVE PARCEL OF LAND CONTAINS 3.718 ACRES SQUARE FEET MORE OR LESS.

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DOUGLAS B. STROUP P.L.S. 8553  
HUNSAKER & ASSOCIATES SAN DIEGO, INC.

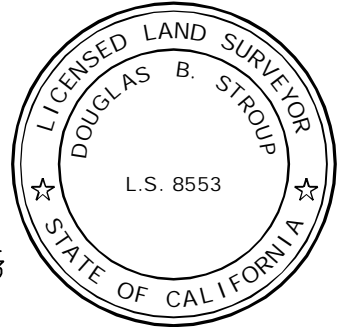


# EXHIBIT "B"



R:\1386\Map\Easements\EP LOT 31 QC SHT 01.dwg W.O. 3230-0002

MAP PREPARED BY:  
HUNSAKER & ASSOCIATES SAN DIEGO, INC.  
9707 WAPLES STREET  
SAN DIEGO, CA 92121



DOUGLAS B. STROUP L.S. 8553  
EXP. 12/31/16

DOCUMENT NO. \_\_\_\_\_  
RECORDED \_\_\_\_\_

## SLOPE EASEMENT & BUILDING RESTRICTED EASEMENT VACATION

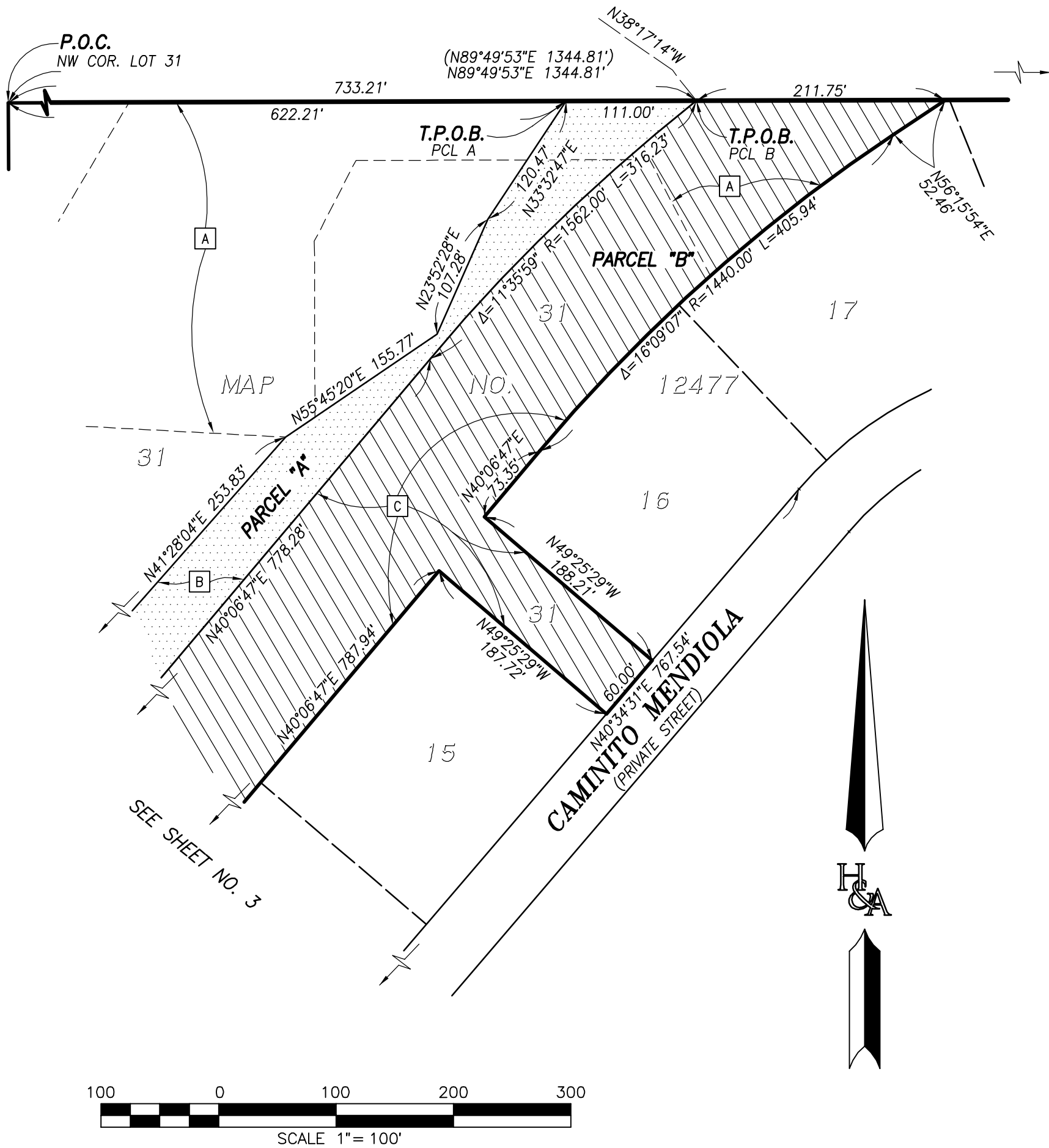
IN PORTION OF LOT 31 OF RANCHO DEL SOL UNIT 1 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. MAP NO. 12477, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON OCTOBER 18, 1989.

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PTS NO. <u>506590</u>
ORIGINAL	H&A				SHEET 1 OF 3 SHEETS	I.O. NO. _____
						1930-6275 CCS 83 COORDINATES
					FOR CITY LAND SURVEYOR _____ DATE _____	289-1714 NAD 27 COORDINATES
					STATUS	-1-B

# EXHIBIT "B"

**EASEMENTS**

- A INDICATES EXISTING EASEMENT FOR OPEN SPACE PURPOSES GRANTED TO THE CITY OF SAN DIEGO PER DOC. RECORDED JANUARY 23, 1992 AS FILE NO. 1992-0037069 O.R.
- B INDICATES SLOPE EASEMENT PER MAP NO. 12477.
- C INDICATES BUILDING RESTRICTED EASEMENT PER MAP NO. 12477.



R:\1386\Map\Easements\EP LOT 31 QC SHT 02.dwg W.O. 3230-0002

## SLOPE EASEMENT & BUILDING RESTRICTED EASEMENT VACATION

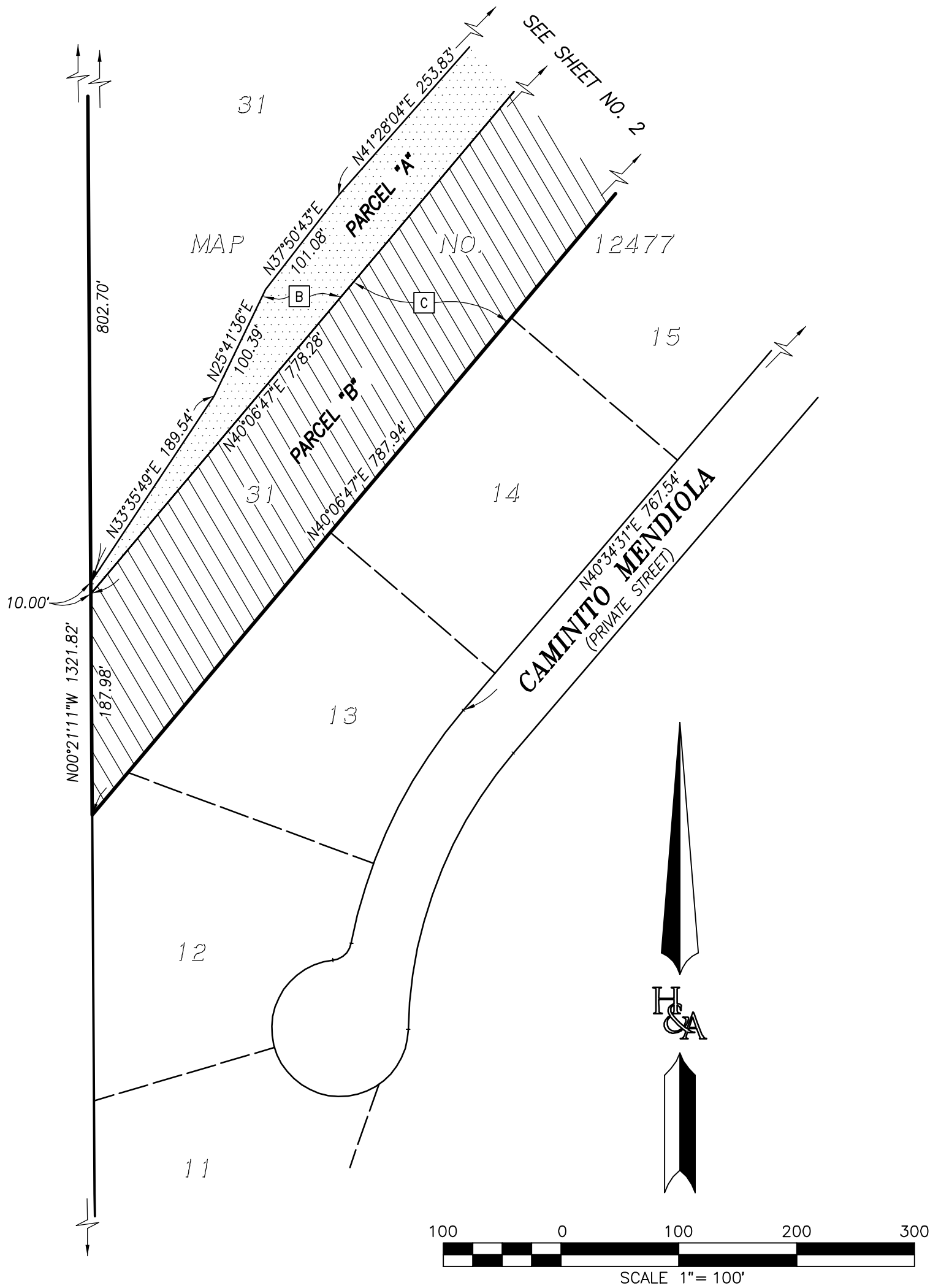
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DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PTS NO. <u>506590</u>
ORIGINAL	H&A				SHEET 2 OF 3 SHEETS	I.O. NO. _____
						1930-6275 CCS 83 COORDINATES
					FOR CITY LAND SURVEYOR _____	289-1714 NAD 27 COORDINATES
					DATE _____	
						-2-B
STATUS						

# EXHIBIT "B"

**EASEMENTS**

- B** INDICATES SLOPE EASEMENT PER MAP NO. 12477.
- C** INDICATES BUILDING RESTRICTED EASEMENT PER MAP NO. 12477.



R:\1386\Map\Easements\EP LOT 31 QC SHT 03.dwg W.O. 3230-0002

## SLOPE EASEMENT & BUILDING RESTRICTED EASEMENT VACATION

IN PORTION OF LOT 31 OF RANCHO DEL SOL UNIT 1 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. MAP NO. 12477, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON OCTOBER 18, 1989.

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA		PTS NO. <u>506590</u>
ORIGINAL	H&A				SHEET 3 OF 3 SHEETS		I.O. NO. _____
					FOR CITY LAND SURVEYOR _____ DATE _____		1930-6275 CCS 83 COORDINATES
							289-1714 NAD 27 COORDINATES
							-3-B
STATUS							