

Deer Valley Road (Road No. 7341)  
Portion of A.P.N. 007-010-007  
Contra Costa Water District  
Drawing No. RW-7341-2011A

## EXHIBIT "A"

Real property in an unincorporated area of the County of Contra Costa, State of California, being a portion of the South one-half of Section 20, Township 1 North, Range 2 East, Mount Diablo Meridian, also being a portion of Parcel One as described in the grant deed to Contra Costa Water District recorded November 30, 2011 as document number 2011-0259778, described as follows:

### **Parcel One - Fee Title**

Commencing at a 1 inch iron pipe at the southeast corner of said Section 20 as designated and delineated on the map of Minor Subdivision No. 00-0019 filed July 6, 2005 in Book 194 of Parcel Maps at page 1; thence northerly along the east line of said Section 20 north  $0^{\circ}35'47''$  east, 1294.42 feet to the Point of Beginning; thence from said Point of Beginning and leaving said east line north  $77^{\circ}00'08''$  west, 766.50 feet to a point on a tangent curve, concave to the northeast, having a radius of 2046.00 feet; thence northwesterly along said curve, through a central angle of  $14^{\circ}32'11''$ , an arc length of 519.08 feet; thence north  $62^{\circ}27'57''$  west, 1090.00 feet; thence north  $66^{\circ}19'14''$  west, 287.43 feet to a point on a non-tangent curve, concave to the northeast, having a radius of 682.00 feet, a radial from said curve bears north  $22^{\circ}52'59''$  east; thence northwesterly along said curve, through a central angle of  $46^{\circ}39'22''$ , an arc length of 552.50 feet to a point which lies 25.00 feet south (perpendicular measurement) of the north line of the south half of said Section 20; thence parallel to (and 25.00 feet distant therefrom) said north line, south  $89^{\circ}15'24''$  east 23.84 feet to the westerly right of way line of Deer Valley Road as described in the deed to Contra Costa County recorded October 4, 1898 in Book 80 of Deeds at page 46; thence along said westerly line, north  $26^{\circ}24'13''$  west, 28.10 feet to a point on the north line of the south half of said Section 20, said point bears north  $89^{\circ}15'24''$  west, 212.81 feet from the center of said Section 20 as shown on said map (194 PM 1); thence easterly along said north line, south  $89^{\circ}15'24''$  east 212.60 feet to a point on a non-tangent curve, concave to the northeast, having a radius of 920.00 feet, a radial from said curve bears north  $60^{\circ}34'59''$  east; thence southeasterly along said curve, through a central angle of  $33^{\circ}02'56''$ , an arc length of 530.67 feet; thence south  $62^{\circ}27'57''$  east, 739.48 feet; thence south  $57^{\circ}57'35''$  east, 458.21 feet to a point on a non-tangent curve, concave to the northeast, having a radius of 1956.00 feet, a radial from said curve bears north  $27^{\circ}32'03''$  east; thence southeasterly along said curve, through a central angle of  $14^{\circ}32'11''$ , an arc length of 496.25 feet; thence south  $77^{\circ}00'08''$  east, 746.71 feet to a point on said east line of

Section 20 (194 PM 1); thence southerly along said east line south  $0^{\circ}35'47''$  west, 92.15 feet to the Point of Beginning.

Containing a net area of 5.72 acres.

(8.61 acres gross, less 2.89 acres existing roadway per 80 Deeds 46).

**Parcel Two – Temporary Construction Easement Expires December 31, 2012**

A temporary easement, for a nine (9) month period between April 1, 2012 and December 31, 2012 for construction purposes and incidents thereto, upon, in, over and across a parcel of land described as follows:

Commencing at a 1 inch iron pipe at the southeast corner of said Section 20 as described above in Parcel One; thence northerly along the east line of said Section 20, north  $0^{\circ}35'47''$  east, 1386.57 feet; thence leaving said east line, north  $77^{\circ}00'08''$  west, 270.92 feet to the Point of Beginning; thence from said Point of Beginning, continuing north  $77^{\circ}00'08''$  west, 300.00 feet; thence north  $12^{\circ}51'52''$  east, 56.00 feet; thence south  $77^{\circ}00'08''$  east, 300.00 feet; thence south  $12^{\circ}51'52''$  west, 56.00 feet to the Point of Beginning.

Containing an area of 16,800 square feet of land (0.3857 acres) more or less.

Bearings are based on the map of Subdivision MS 00-0019 (194 PM 1). Record map bearings are rotated  $-0^{\circ}00'06''$  (counter clockwise) to match GPS field observations.

This real property description has been prepared by me or under my direction, in conformance with the Professional Land Surveyors Act.

Signature: James A. Stein

Licensed Land Surveyor  
Contra Costa County Public Works Department

Date: 12/5/11

