

## **APPENDIX "A"**

**Land descriptions** of three parcels of land in an unincorporated area of the County of Contra Costa, State of California, being a portion of the Northwest one-quarter of Section 20, Township 1 North, Range 3 East, Mount Diablo Meridian, also being a portion of Parcel C as shown on the map of Subdivision MS No. 207-71 filed December 28, 1971 in Book 20 of Parcel Maps at page 16, Contra Costa County records, described as follows:

### **Parcel 1 - Fee Title (Lindsey Nunn Houd - parcel 7)**

Beginning at the northwest corner of said Parcel C (20 PM 16), also being a point on the south right of way line of the 40 foot wide county road (Balfour Road), as approved August 9, 1887 in Road Book Vol. 1 at page 53, Contra Costa County records; thence along said south right of way line south  $89^{\circ}14'32''$  east, 84.28 feet to a point on the westerly line of the property described in the deed to Knightsen Irrigation District (Currently ECCID) recorded August 2, 1922 in Book 417 of Deeds at page 347; thence along said westerly line south  $0^{\circ}43'20''$  west, 5.00 feet; thence leaving said westerly line north  $89^{\circ}14'32''$  west, 84.29 feet to a point on the westerly line of said Parcel C (20 PM 16); thence along said westerly line north  $0^{\circ}52'43''$  east, 5.00 feet to the Point of Beginning.

Containing an area of 421 square feet of land, more or less.

### **Parcel 2 - Fee Title (Lindsey Nunn Houd - parcel 8)**

Commencing at the northwest corner of said Parcel C (20 PM 16), also being a point on the south right of way line of the 40 foot wide county road (Balfour Road), as approved August 9, 1887 in Road Book Vol. 1 at page 53, Contra Costa County records; thence along said south right of way line south  $89^{\circ}14'32''$  east, 144.28 feet to a point on the easterly line of the property described in the deed to Knightsen Irrigation District (Currently ECCID) recorded August 2, 1922 in Book 417 of Deeds at page 347, said point also being the Point of Beginning; thence from said Point of Beginning, continuing along said south right of way line south  $89^{\circ}14'32''$  east, 1079.01 feet to the easterly line of said Parcel C (20 PM 16); thence leaving said south right of way line, along said easterly line of Parcel C (20 PM 16) south  $0^{\circ}52'43''$  west, 30.00 feet; thence leaving said easterly line north  $88^{\circ}49'42''$  west, 415.44 feet; thence north  $89^{\circ}14'32''$  west, 120.00 feet; thence north  $0^{\circ}45'28''$  east, 5.00 feet; thence north  $89^{\circ}14'32''$  west, 543.50 feet to

the easterly line of said Knightsen Irrigation District property (417 Deeds 347); thence along said easterly line north 0°43'20" east, 22.00 feet to Point of Beginning.

Containing an area of 27,037 square feet of land, more or less.

**Parcel 3 - Temporary Construction Easement (Lindsey Nunn Houd - parcel 25)**

A temporary easement for a 12 month period between May 1, 2017 and April 30, 2018 for construction purposes and incidents thereto, upon, in, over and across a parcel of land described as follows:

Commencing at the northeast corner of said Parcel C (20 PM 16); thence along the easterly line of said Parcel C, south 0°52'43" west, 30.00 feet; thence leaving said easterly line, north 88°49'42" west, 265.44 feet to the Point of Beginning; thence from said Point of Beginning, south 1°10'18" west, 10.00 feet; thence north 88°49'42" west, 180.00 feet; thence north 1°10'18" east, 9.78 feet; thence south 89°14'32" east, 30.00 feet; thence south 88°49'42" east, 150.00 feet to the Point of Beginning.

Containing an area of 1,796 square feet of land, more or less.

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**Land description** of a parcel of land in an unincorporated area of the County of Contra Costa, State of California, being a portion of the Northwest one-quarter of Section 20, Township 1 North, Range 3 East, Mount Diablo Meridian, also being a portion of the property described in the deed to Rush, recorded October 29, 2013, Document Number 2013-258806, Contra Costa County records, described as follows:

**Parcel 4 - Fee Title (Casey Rush - parcel 9)**

Beginning at the northeasterly corner of Parcel B as shown on the map of Subdivision MS No. 207-71 filed December 28, 1971 in Book 20 of Parcel Maps at page 16, Contra Costa County records, being a point on the westerly line of said Rush property (2013-258806), thence along said westerly line north 0°52'43" east, 30.00 feet to a point on the south right of way line of the 40 foot wide county road (Balfour Road), as approved August 9, 1887 in Road Book Vol. 1 at page 53, Contra Costa County records; thence along said south right of way line south 89°14'32" east, 70.00 feet to the northeast corner of said Rush property (2013-258806), also being a point on the westerly terminus line of the of the 60.00 feet in width strip of land along Balfour Road dedicated to Contra Costa County for road purposes as shown on the map of Subdivision MS No. 108-78 filed February 27, 1980 in Book 84 of Parcel Maps at page 38, Contra Costa County records; thence leaving said south right of way line, along the westerly line of said road dedication (84 PM 38) south 0°52'43" west, 30.00 feet; thence leaving said westerly line north 89°14'32" west, 70.00 feet to the Point of Beginning.

Containing an area of 2,100 square feet of land, more or less.

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**Land description** of a parcel of land in an unincorporated area of the County of Contra Costa, State of California, being a portion of the Northeast one-quarter of Section 20, Township 1 North, Range 3 East, Mount Diablo Meridian, also being a portion of the property described in the deed to Coelho, recorded July 28, 1960 in Book 3670 of Official Records at page 62, Contra Costa County records, described as follows:

**Parcel 5 - Fee Title (Mathew G. Coelho & Sons, Inc. - parcel 11)**

Beginning at the northwest corner of said Coelho property (3670 OR 62), also being a point on the south right of way line of the 40 foot wide county road (Balfour Road), as approved August 9, 1887 in Road Book Vol. 1 at page 53, Contra Costa County records; thence along said south right of way south 89°11'59" east, 1664.32 feet to the northeast corner of said Coelho property (3670 OR 62), also being a point on the westerly line of the property as described in the deed to Knightsen Irrigation District (Currently ECCID) recorded February 18, 1924 in Book 470 of Deeds at page 30; thence along the easterly line of said Coelho property (3670 OR 62) south 0°58'24" west, 27.00 feet; thence leaving said easterly line north 89°11'59" west, 603.40 feet; thence south 89°02'16" west, 260.12 feet; thence north 89°11'59" west, 200.00 feet; thence north 87°33'48" west, 140.06 feet; thence north 88°19'06" west, 260.03 feet; thence north 89°11'59" west, 200.91 feet to the westerly line of said Coelho property (3670 OR 62); thence along said westerly line north 0°56'24" east, 27.00 feet to the Point of Beginning.

Containing an area of 48,937 square feet of land, more or less.

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**Land description** of a parcel of land in an unincorporated area of the County of Contra Costa, State of California, being a portion of the Northwest one-quarter of Section 21, Township 1 North, Range 3 East, Mount Diablo Meridian, also being a portion of the property described in the deed to Pedersen, recorded August 26, 2002, Document Number 2002-298574, Contra Costa County records, described as follows:

**Parcel 6 - Fee Title (Michael & Donna Pedersen - parcel 16)**

Beginning at the northeast corner of said Pedersen property (2002-298574), also being a point on the southerly line of the property as described in the deed to Knightsen Irrigation District recorded June 29, 1923 in Book 438 of Deeds at page 438; thence along said southerly line north 89°26'27" west, 467.46 feet; thence leaving said southerly line south 0°33'33" west, 5.00 feet; thence south 89°26'27" east, 467.42 feet to the east line of said Pedersen property (2002-298574); thence along said east line north 1°01'04" east, 5.00 feet to the Point of Beginning.

Containing an area of 2,337 square feet of land, more or less.

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**Land description** of a parcel of land in an unincorporated area of the County of Contra Costa, State of California, being a portion of the North one-half of Section 21, Township 1 North, Range 3 East, Mount Diablo Meridian, also being a portion of the property described in the deed to Nunn, recorded December 31, 2009, Document Number 2009-306058, Contra Costa County records, described as follows:

**Parcel 7 - Fee Title (Ron Nunn Family Limited Partnership - parcel 17)**

Beginning at the northwest corner of said Nunn property (2009-306058), also being a point on the south right of way line of the 40 foot wide county road (Balfour Road), as approved August 9, 1887 in Road Book Vol. 1 at page 53, Contra Costa County records; thence along said south right of way line south 89°26'27" east, 2952.47 feet to the northeast corner of said Nunn property (2009-306058), also being a point on the westerly right of way line of Byron Hwy; thence along said westerly right of way line south 1°09'19" west, 55.00 feet; thence leaving said westerly right of way line north 60°29'52" west, 22.72 feet; thence north 89°26'27" west, 652.43 feet; thence north 85°16'41" west, 179.09 feet; thence north 87°16'48" west, 159.12 feet; thence north 89°26'27" west, 299.56 feet; thence south 0°33'33" west, 5.00 feet; thence north 89°26'27" west, 1460.00 feet; thence south 0°33'33" west, 5.00 feet; thence north 89°26'27" west, 150.00 feet; thence south 0°33'33" west, 5.00 feet; thence north 89°26'27" west, 32.72 feet to the westerly line of said Nunn property (2009-306058); thence along said westerly line north 1°01'04" east, 40.00 feet to the Point of Beginning.

Containing an area of 98,705 square feet of land, more or less.

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**Land description** of a parcel of land in an unincorporated area of the County of Contra Costa, State of California, being a portion of the Northwest one-quarter of Section 22,

Township 1 North, Range 3 East, Mount Diablo Meridian, also being a portion of Parcel A as shown on the map of Subdivision MS No. 208-72 filed January 23, 1973 in Book 26 of Parcel Maps at page 9, Contra Costa County records, described as follows:

**Parcel 8 - Fee Title (Rene & Magdalena De Luna - parcel 19)**

Beginning at the northeast corner of said Parcel A (26 PM 9), said corner also being a point on southerly right of way line of Balfour Road, as described in the deed to Contra Costa County, recorded March 9, 1973 in Book 6884 of Official Records at page 300, Contra Costa County records; thence along said southerly right of way line north 89°09'11" west, 431.61 feet to a point on a tangent curve, concave to the southeast; thence southwesterly along said curve, having a radius of 20.00 feet, through a central angle of 45°34'23", an arc length of 15.91 feet to a point of cusp, a radial to said point bears north 44°43'34" west; thence south 89°09'11" east, 445.86 feet to the easterly line of said Parcel A (26 PM 9); thence along said easterly line north 1°09'19" east, 6.00 feet to the Point of Beginning.

Containing an area of 2,649 square feet of land, more or less.

**Including** the relinquishment of any and all abutter's rights of access along the southerly line of Parcel 19 appurtenant to grantors' remaining property, excepting therefrom a 30 foot wide Private Access adjacent to the easterly line of Parcel A as shown on said Parcel Map.

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**Land description** of a parcel of land in an unincorporated area of the County of Contra Costa, State of California, being a portion of the Southeast one-quarter of Section 17, Township 1 North, Range 3 East, Mount Diablo Meridian, also being a portion of the property described in the deed to Houd, recorded September 18, 2015, Document Number 2015-194591, Contra Costa County records, described as follows:

**Parcel 9 - Temporary Construction Easement (Laura A. Houd, TRE & Jeffrey W. Houd, TRE - parcel 27)**

A temporary easement for a 12 month period between May 1, 2017 and April 30, 2018 for construction purposes and incidents thereto, upon, in, over and across a parcel of land described as follows:

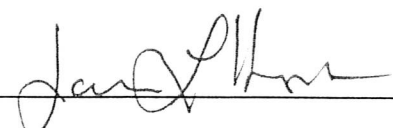
Commencing at the southeast corner of said Houd property (2015-194591), also being a point on the west line of the property described in the deed to Knightsen Irrigation

District recorded July 22, 1922 in Book 417 of Deeds at page 300, Contra Costa County records, and being a point on the north right of way line of the 40 foot wide county road (Balfour Road), as approved August 9, 1887 in Road Book Vol. 1 at page 53, Contra Costa County records; thence along said north right of way line north 89°11'59" west, 583.57 feet to the Point of Beginning; thence from said Point of Beginning, continuing along said north right of way line north 89°11'59" west, 320.00 feet; thence leaving said north right of way line north 0°48'01" east, 5.00 feet; thence south 89°11'59" east, 320.00 feet; thence south 0°48'01" west, 5.00 feet to the Point of Beginning.

Containing an area of 1,600 square feet of land, more or less.

Bearings are based on the California Coordinate System of 1983 (CCS83), Zone III.  
Distances given are ground distances.

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

Signature:   
Licensed Land Surveyor  
Contra Costa County Public Works



Date: July 7, 2016