

APPENDIX A

Land Description(s) of six parcels of land in an unincorporated area of the County of Contra Costa, State of California, being a portion of Parcel A of Subdivision MS 92-78 filed December 29, 1980 in Book 91 of Parcel Maps at Page 41, also being a portion of the property described in the deed to James T. Robson, recorded April 18, 2012 as Document Number 2012-0088663, Contra Costa County records, described as follows:

Parcel 1 – Fee Title (Robson parcel 7)

Beginning at the southeast corner of said Parcel A (91 PM 41), being a point on the northerly right of way line of Marsh Drive; thence along said right of way line south 67°42'31" west, 206.15 feet to a point of cusp, being on a non-tangent curve, concave to the northwest, a radial to said curve bears south 26°46'51" east; thence leaving said right of way line, northeasterly along said curve, having a radius of 974.50 feet, through a central angle of 4°27'59", an arc length of 75.97 feet to a point of reverse curvature; thence northeasterly along said curve, having a radius of 1025.50 feet, through a central angle of 4°25'43", an arc length of 79.26 feet to a non-tangent line; thence north 61°27'29" east, 25.83 feet; thence north 21°16'08" east, 13.86 feet; thence north 53°01'32" east, 14.26 feet to the easterly line of said Parcel A (91 PM 41); thence along said easterly line south 27°14'26" east, 34.79 feet to the Point of Beginning.

Containing an area of 2,661 square feet of land, more or less.

Parcel 2 – Wall Maintenance & Access Easement (Robson parcel 6)

The right from time to time to construct, reconstruct, install, inspect, maintain, replace, remove and use facilities for public roadway purposes including, but not limited to a retaining wall located within the adjoining road right of way (Marsh Drive), together with a right of way therefor on, over, and under the easement area as hereinafter set forth, and also ingress thereto and egress therefrom, over and across said Parcel A (91 PM 41).

Said easement area is described as follows:

Commencing at the southeast corner of said Parcel A (91 PM 41), being a point on the northerly right of way line of Marsh Drive; thence along said right of way line, south 67°42'31" west, 206.15 feet to the Point of Beginning; thence from said Point of Beginning, continuing south 67°42'31" west, 13.72 feet; thence leaving said right of way line, north 22°17'29" west, 4.03 feet to a non-tangent curve, concave to the northwest, a radial to said curve bears south 25°59'27" east; thence northeasterly along said curve,

having a radius of 969.50 feet, through a central angle of $5^{\circ}15'23''$, an arc length of 88.94 feet to a point of reverse curvature; thence northeasterly along said curve, having a radius of 1030.50 feet, through a central angle of $4^{\circ}25'28''$, an arc length of 79.58 feet; thence north $61^{\circ}27'29''$ east, 23.93 feet; thence north $21^{\circ}14'40''$ east, 13.44 feet; thence north $53^{\circ}01'32''$ east, 16.55 feet to the easterly line of said Parcel A (91 PM 41); thence along said easterly line south $27^{\circ}14'26''$ east, 5.07 feet; thence leaving said easterly line south $53^{\circ}01'32''$ west, 14.26 feet; thence south $21^{\circ}16'08''$ west, 13.86 feet; thence south $61^{\circ}27'29''$ west, 25.83 feet to a non-tangent curve, concave to the southeast, a radial to said curve bears north $26^{\circ}49'07''$ west; thence southwesterly along said curve, having a radius of 1025.50 feet, through a central angle of $4^{\circ}25'43''$, an arc length of 79.26 feet to a point of reverse curvature; thence southwesterly along said curve, having a radius of 974.50 feet, through a central angle of $4^{\circ}27'59''$, an arc length of 75.97 feet to the Point of Beginning.

Containing an area of 1,107 square feet of land, more or less.

Parcel 3 – Utility Easement (Robson parcel 8)

The right from time to time to construct, reconstruct, install, inspect, maintain, replace, remove and use facilities for public utility purposes including, but not limited to electric, gas, communication facilities and associated equipment, together with a right of way therefor, on, over, and under the easement area as hereinafter set forth, and also ingress thereto and egress therefrom, over and across said Parcel A (91 PM 41).

Said easement area is described as follows:

Commencing at the southeast corner of said Parcel A (91 PM 41), being a point on the northerly right of way line of Marsh Drive; thence along the easterly line of said Parcel A, north $27^{\circ}14'26''$ west, 39.86 feet to the Point of Beginning; thence from said Point of Beginning, leaving said easterly line, south $53^{\circ}01'32''$ west, 16.55 feet; thence north $22^{\circ}17'29''$ west, 16.86 feet; thence north $67^{\circ}42'31''$ east, 14.92 feet to the easterly line of said Parcel A (91 PM 41); thence along said easterly line south $27^{\circ}14'26''$ east, 12.71 feet to the Point of Beginning.

Containing an area of 229 square feet of land, more or less.

Parcel 4 – Utility Easement (Robson parcel 4)

A perpetual easement and right of way for the purpose of laying down, constructing, reconstructing, removing, replacing, repairing, maintaining, operating and using, as the Grantee may see fit, for the transmission and distribution of water, a pipe or pipe lines and all necessary appurtenances, together with a right of way therefor, on, over, and under the easement area as hereinafter set forth, and also ingress thereto and egress therefrom, over and across said Parcel A (91 PM 41).

Said easement area is described as follows:

Commencing at the southeast corner of said Parcel A (91 PM 41), being a point on the northerly right of way line of Marsh Drive; thence along said right of way line, south 67°42'31" west, 253.38 to the Point of Beginning; thence from said Point of Beginning, continuing along said right of way line south 67°42'31" west 10.00 feet; thence leaving said right of way line north 22°17'29" west, 10.00 feet; thence north 67°42'31" east, 10.00 feet; thence south 22°17'29" east, 10.00 feet to the Point of Beginning.

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

Parcel 5 – Temporary Construction Easement (Robson parcel 1)

A temporary construction easement (TCE) for construction purposes and incidents thereto, upon, in, over and across the property described below for a period of twenty-four months, to commence on November 1, 2020 and terminate on October 30, 2022. Said TCE will be non-exclusive.

Commencing at the southeast corner of said Parcel A (91 PM 41), being a point on the northerly right of way line of Marsh Drive; thence along said right of way line, south 67°42'31" west, 294.53 to the Point of Beginning; thence from said Point of Beginning, continuing along said right of way line south 67°42'31" west, 51.70 feet; thence leaving said right of way line north 22°17'29" west, 11.36 feet; thence north 67°42'31" east, 7.70 feet; thence north 11°18'40" west, 9.82 feet; thence north 67°42'31" east, 42.12 feet; thence south 22°17'29" east, 21.00 feet to the Point of Beginning.

Containing an area of 1,002 square feet of land, more or less.

Parcel 6 – Temporary Construction Easement (Robson parcel 5)

A temporary construction easement (TCE) for construction purposes and incidents thereto, upon, in, over and across the property described below for a period of twenty-four months, to commence on November 1, 2020 and terminate on October 30, 2022. Said TCE will be non-exclusive from November 1, 2020 to April 30, 2021 and will be exclusive from May 1, 2021 to October 30, 2022.

Commencing at the southeast corner of said Parcel A (91 PM 41), being a point on the northerly right of way line of Marsh Drive; thence along said right of way line, south 67°42'31" west, 206.15 feet to the Point of Beginning; thence from said Point of Beginning, continuing south 67°42'31" west, 47.23 feet; thence leaving said right of way line, north 22°17'29" west, 11.36 feet; thence north 67°42'31" east, 89.43 feet; thence north 22°17'29" west, 19.95 feet; thence north 67°42'31" east, 17.59 feet; thence south 22°17'29" east, 19.70 feet to a non-tangent curve, concave to the northwest, a radial to

said curve bears south 30°21'34" east; thence northeasterly along said curve, having a radius of 969.50 feet, through a central angle of 0°53'16", an arc length of 15.02 feet to a point of reverse curvature; thence northeasterly along said curve, having a radius of 1030.50 feet, through a central angle of 4°25'28", an arc length of 79.58 feet; thence north 61°27'29" east, 23.93 feet; thence north 21°14'40" east, 13.44 feet; thence north 53°01'32" east, 16.55 feet to the easterly line of said Parcel A (91 PM 41); thence along said easterly line south 27°14'26" east, 5.07 feet; thence leaving said easterly line south 53°01'32" west, 14.26 feet; thence south 21°16'08" west, 13.86 feet; thence south 61°27'29" west, 25.83 feet to a non-tangent curve, concave to the southeast, a radial to said curve bears north 26°49'07" west; thence southwesterly along said curve, having a radius of 1025.50 feet, through a central angle of 4°25'43", an arc length of 79.26 feet to a point of reverse curvature; thence southwesterly along said curve, having a radius of 974.50 feet, through a central angle of 4°27'59", an arc length of 75.97 feet to the Point of Beginning.

Containing an area of 2,133 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 Department

Date: 3/4/2020

