

EXHIBIT "A"
LEGAL DESCRIPTION
QUITCLAIM
FLOOD CONTROL EASEMENT
TOWN OF DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA

PARCEL 1: (FCPID 5126)

REAL PROPERTY, SITUATE IN THE TOWN OF DANVILLE OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THOSE FLOOD CONTROL EASEMENTS GRANTED TO THE CONTRA COSTA FLOOD CONTROL AND WATER CONSERVATION DISTRICT LYING WITHIN THOSE LANDS DESCRIBED IN THE GRANT DEED RECORDED NOVEMBER 24, 2020 AS DOCUMENT NUMBER 2020-0284978 OF OFFICIAL RECORDS OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL ONE AS DESCRIBED IN SAID GRANT DEED AND SAID POINT BEING ON THE EASTERLY LINE OF PARCEL C AS SHOWN ON THE RECORD OF SURVEY FILED JULY 23, 1976 IN BOOK 61 OF LICENSED SURVEYORS MAPS AT PAGE 6, IN SAID OFFICE OF THE COUNTY RECORDER;

THENCE FROM SAID POINT OF COMMENCEMENT, ALONG THE WEST LINE OF PARCEL ONE, NORTH 01°29'19" EAST 5.52 FEET TO THE **POINT OF BEGINNING**;

THENCE, FROM SAID POINT OF BEGINNING, CONTINUING ALONG SAID WEST LINE, NORTH 01°29'19" EAST 43.33 FEET;

THENCE, LEAVING SAID WEST LINE, SOUTH 83°47'58" EAST 10.35 FEET;

THENCE, SOUTH 79°07'38" EAST 15.21 FEET;

THENCE, SOUTH 83°15'51" EAST 11.10 FEET;

THENCE, SOUTH 77°56'43" EAST 7.20 FEET;

THENCE, SOUTH 80°51'38" EAST 6.09 FEET TO A POINT ON THE EAST LINE OF PARCEL TWO AS DESCRIBED IN SAID GRANT DEED;

THENCE, ALONG SAID EAST LINE, SOUTH 01°29'19" WEST 5.17 FEET;

THENCE, LEAVING SAID EAST LINE, ALONG THE SOUTHERN LINE OF SAID FLOOD CONTROL EASEMENT, THE FOLLOWING FIVE (5) COURSES:

- 1) SOUTH 28°14'00" WEST 17.36 FEET,
- 2) SOUTH 85°44'00" WEST 14.00 FEET,

MAY 3, 2021
JOB NO.: 3347-030

- 3) NORTH 18°25'30" EAST 18.00 FEET,
- 4) NORTH 71°34'30" WEST 22.25 FEET, AND
- 5) SOUTH 18°25'30" WEST 40.22 FEET TO SAID **POINT OF BEGINNING**.

CONTAINING 739 SQUARE FEET OF LAND, MORE OR LESS.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION



MARK H. WEHBER, P.L.S.
L.S. NO. 7960



5/3/2021

PARCEL C
61 LSM 6
MONTAIR
ASSOCIATES
99-00083987

MONTAIR ASSOCIATES
99-00083987

PARCEL ONE

PARCEL TWO

CAPITAL EQUITY
MANAGEMENT
GROUP INC
2020-0284978

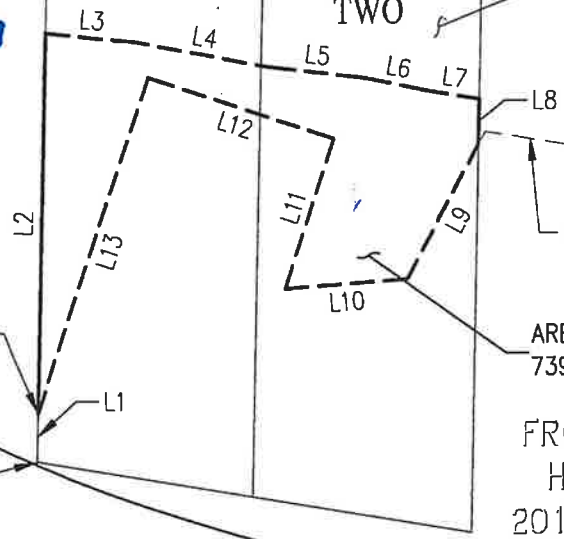
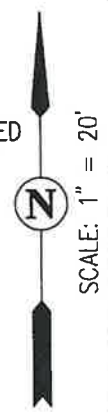
POINT OF
BEGINNING

POINT OF
COMMENCEMENT

FLOOD CONTROL
EASEMENT

AREA TO BE QUITCLAIMED
739 SF± (FCPID: 5126)

FRONT STREET
HOUSE, LLC
2017-00171424



LINE TABLE		
NO	BEARING	LENGTH
L1	N01°29'19"E	5.52'
L2	N01°29'19"E	43.33'
L3	S83°47'58"E	10.35'
L4	S79°07'38"E	15.21'
L5	S83°15'51"E	11.10'

LINE TABLE		
NO	BEARING	LENGTH
L6	S77°56'43"E	7.20'
L7	S80°51'38"E	6.09'
L8	S01°29'19"W	5.17'
L9	S28°14'00"W	17.36'
L10	S85°44'00"W	14.00'

LINE TABLE		
NO	BEARING	LENGTH
L11	N18°25'30"E	18.00'
L12	N71°34'30"W	22.25'
L13	S18°25'30"W	40.22'

EXHIBIT B
PLAT TO ACCOMPANY LEGAL DESCRIPTION

FLOOD CONTROL EASEMENT
AREA TO BE QUITCLAIMED
TOWN OF DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA

FC DRAWING #: FA-20128

MAY 3, 2021

SHEET 1 OF 1



CIVIL ENGINEERS • SURVEYORS • PLANNERS

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