

Recorded at the request of:
City of Brentwood

Return and Mail Tax Statements to:
City of Brentwood
City Clerk
150 City Park Way
Brentwood, CA 94513

**EXEMPT FROM RECORDING FEES PURSUANT TO GOV'T. CODE SECTION 27383 AND DOCUMENTARY TRANSFER TAX
PURSUANT TO REVENUE AND TAXATION CODE SECTION 11922**

Portions of APNs 017-210-029, 017-690-092 & -093, 017-680-077, 017-670-039 & -040 and 017-201-038

GRANT OF ACCESS EASEMENT

THIS GRANT OF ACCESS EASEMENT is made by and between City of Brentwood, a municipal corporation, ("GRANTOR"), and Contra Costa County Flood Control and Water Conservation District, a flood control and water conservation district, ("GRANTEE"), as of the date set forth below.

WITNESSETH:

That the GRANTOR, hereby grants to the GRANTEE, a nonexclusive easement for the purpose of ingress and egress, in, over, along, and across that certain real property in the City of Brentwood, State of California, described as follows and defined as the "Easement Area":

FOR A DESCRIPTION OF THE EASEMENT AREA SEE EXHIBITS "A", "A-1", "A-2", AND "A-3", AND FOR PLAT MAPS SEE EXHIBITS "B", "B-1", "B-2", AND "B-3" ATTACHED HERETO AND MADE A PART HEREOF.

This Grant of Easement is made subject to the following terms and conditions:

1. GRANTEE's rights. The easement herein granted shall include the right by the GRANTEE, and its officers, agents and employees and by persons under contract with it and their employees ("GRANTEE Parties"), to enter upon the Easement Area with personnel, vehicles and equipment for the purpose of access to GRANTEE's Marsh Creek Channel property adjacent to the Easement Area.
2. Indemnification. To the extent permitted by law, GRANTEE expressly agrees to indemnify, defend and hold harmless GRANTOR, its directors, officers, agents and employees from and against any and all loss, liability, expense, claims, costs, suits, and damages, including attorneys' fees, arising out of GRANTEE Parties' use of the Easement Area, or the operation or performance under this easement, including any and all costs, claims and damages (including property and personal injury).

3. Damage to GRANTOR's Improvements. GRANTEE shall ensure that GRANTEE Parties reasonably protect GRANTOR'S asphalt and concrete pathways, storm and sewer main, landscaping, non-potable water main and irrigation (collectively "Improvements") within the Easement Area from damage during their use of the Easement Area. In the event that one or more GRANTEE Parties damage GRANTOR'S Improvements within the Easement Area, GRANTEE shall be responsible for restoring GRANTOR'S damaged Improvements substantially to the condition they were in prior to being damaged or reimbursing GRANTOR for its costs to repair the damaged Improvements.

4. GRANTOR's Use of the Easement. GRANTOR retains all rights to install, construct, maintain, operate, repair, remove, and replace existing and future GRANTOR Improvements on and within the Easement Area, provided that any new future Improvements placed within the Easement Area do not unreasonably interfere with GRANTEE Parties' use of the Easement Area under this Grant of Access Easement.

IN WITNESS WHEREOF, the GRANTOR has executed this Grant of Access Easement this ____ day of _____, 2022.

GRANTOR:
CITY OF BRENTWOOD

GRANTEE:
CONTRA COSTA COUNTY FLOOD
CONTROL & WATER CONSERVATION
DISTRICT

By _____
Tim Ogden
City Manager

By _____
Brian M. Balbas
Chief Engineer

Date: _____

Date: _____

APPROVED AS TO FORM

APPROVED AS TO FORM
Mary Ann McNett Mason, County Counsel

By _____
Damien Brower
City Attorney

By _____
Stephen M. Siptroth
Deputy County Counsel

Date: _____

Date: _____

Access Easement for Ingress and Egress
on Subdivision 4306 along Marsh Creek Channel
from the City of Brentwood to CCCFC&WCD
Portion of APN 017-210-029
FCPID # 5223

EXHIBIT "A"

Real property in the City of Brentwood, County of Contra Costa, State of California, being a portion of Lot B of Subdivision 4306, Marsh Estates Unit No. 2, filed June 15, 1972 in Book 147 of Maps at Page 7, more particularly described as follows:

Access Easement

Commencing at the southeast corner of said Lot B; thence along the south line of said Lot B, North 89°06'48" West for a distance of 63.55 feet to the Point of Beginning; thence continuing along said south line North 89°06'48" West for a distance of 13.96 feet; thence North 0°13'19" East for a distance of 21.76 feet; thence North 15°20'40" West for a distance of 41.29 feet; thence North 18°18'11" West for a distance of 16.03 feet; thence North 4°58'11" West for a distance of 13.30 feet; thence North 1°37'46" East for a distance of 1.02 feet; thence North 85°14'25" West for a distance of 2.00 feet to the beginning of a non-tangent curve, concave to the southwest, curve having a radius of 3.04 feet and the central point of which bears North 85°30'56" West; thence along said curve through a central angle of 141°55'40" for an arc distance of 7.53 feet; thence South 35°36'33" West, 23.34 feet to a point on the east Right of Way line of the Marsh Creek Channel and the beginning of a non-tangent curve, concave to the west, having a radius of 542.00 feet and the central point of which bears North 70°44'05" West; thence along said east Right of Way line and along said curve through a central angle of 18°03'23" for an arc distance of 170.81 feet; thence continuing along said east Right of Way line North 1°12'32" East for a distance of 273.78 feet to the beginning of a tangent curve, concave to the east and having a radius of 208.00 feet; thence continuing along said east Right of Way line and along said curve through a central angle of 35°46'12" for an arc distance of 129.86 feet; thence continuing along said east Right of Way line North 36°58'44" East for a distance of 69.12 feet; thence leaving said east Right of Way line South 32°37'43" West for a distance of 37.33 feet; thence South 31°43'37" West for a distance of 36.15 feet to the beginning of a non-tangent curve, concave to the east, having a radius of 266.83 feet and the central point of which bears South 61°14'50" East; thence along said curve through a central angle of 25°40'19" for an arc distance of 119.55 feet; thence South 2°07'46" West for a distance of 44.80 feet; thence South 0°52'24" West for a distance of 236.61 feet; thence South 4°39'56" West for a

distance of 60.19 feet; thence South 3°41'07" West for a distance of 88.50 feet; thence South 6°55'21" East for a distance of 13.01 feet; thence South 19°44'41" East for a distance of 55.23 feet; thence South 0°45'48" West for a distance of 21.08 feet to the Point of Beginning.

Containing 8,200 square feet (0.188 acres), more or less.

Exhibit "B", a plat is attached hereto, and by this reference made a part hereof.

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: 2/16/2022



EXHIBIT "B"

PLAT TO ACCOMPANY EXHIBIT "A"

CCFC&WCD
MARSH CREEK CHANNEL
4945 O.R. 494

LOT 22

LOT B
MARSH COURT

LOT 23

SUBDIVISION 4306
MARSH ESTATES
UNIT NO. 2

LOT 24

$R=542.00'$
 $\Delta=18^{\circ}03'23''$
 $L=170.81'$

$S3^{\circ}41'07''W$ 88.50'

$R=3.04'$
 $L=7.53'$
 $\Delta=141^{\circ}55'40''$

$N85^{\circ}14'25''W$
2.00'

$S6^{\circ}55'21''E$
13.01'

(R) $N70^{\circ}44'05''W$

$S35^{\circ}36'33''W$
23.34'

(R) $N85^{\circ}30'56''W$

$N1^{\circ}37'46''E$
1.02'

$N4^{\circ}58'11''W$
13.30'

$N18^{\circ}18'11''W$
16.03'

$N15^{\circ}20'40''W$ 41.29'

$S19^{\circ}44'41''E$ 55.23'

ACCESS EASEMENT

$N0^{\circ}13'19''E$
21.76'

$S0^{\circ}45'48''W$
21.08'

P.O.B.

P.O.C.

$N89^{\circ}06'48''W$ 63.55'

$N89^{\circ}06'48''W$
13.96'

FCPID: 5223

ACCESS EASEMENT, PORTION OF LOT B SUBDIVISION 4306



Contra Costa County
Public Works Department
255 Glacier Drive
Martinez, CA 94553

Instr _____ Recorded _____

SCALE: 1"=20'

DATE: 02/16/2022

Series # _____

DRAWN BY: BD

DRAWING NO.
FA-20135

CHECKED BY: JS

EXHIBIT "B"

PLAT TO ACCOMPANY EXHIBIT "A"

CCFC&WCD
MARSH CREEK CHANNEL
4945 O.R. 494

R=542.00'
Δ=18°03'23"
L=170.81'

N1°12'32"E 273.78'

S3°4'107"W 88.50'

S4°39'56"W 60.19'

S0°52'24"W 236.61'

LOT B

ACCESS EASEMENT

MARSH COURT



LOT 20

LOT 21

SUBDIVISION 4306
MARSH ESTATES
UNIT NO. 2

LOT 22

FCPID: 5223

ACCESS EASEMENT, PORTION OF LOT B SUBDIVISION 4306



Contra Costa County
Public Works Department
255 Glacier Drive
Martinez, CA 94553

Instr _____ Recorded _____
Series # _____

SCALE:	1"=20'	DATE:	02/16/2022
DRAWN BY:	BD	DRAWING NO.	FA-20135
CHECKED BY:	JS		

EXHIBIT "B"

PLAT TO ACCOMPANY EXHIBIT "A"



CCFC&WCD
MARSH CREEK CHANNEL
4945 O.R. 494

N 1° 12' 32" E 273.78'

S 0° 52' 24" W 236.61'

ACCESS EASEMENT

LOT B

SUBDIVISION 4306
MARSH ESTATES
UNIT NO. 2

LOT 17

LOT 18

LOT 19

LOT
20

FCPID: 5223

ACCESS EASEMENT, PORTION OF LOT B SUBDIVISION 4306

Instr _____ Recorded _____
Series # _____



Contra Costa County
Public Works Department
255 Glacier Drive
Martinez, CA 94553

SCALE:	1"=20'	DATE:	02/16/2022
DRAWN BY:	BD	DRAWING NO.	FA-20135
CHECKED BY:	JS		

EXHIBIT "B"

PLAT TO ACCOMPANY EXHIBIT "A"



CCFC&WCD
MARSH CREEK CHANNEL
4945 O.R. 494

R=208.00'
Δ=35°46'12"
L=129.86'

L=119.55'
Δ=25°40'19"
R=266.83'

N1°12'32"E 273.78'

S0°52'24"W 236.61'

S2°07'46"W 44.80'

ACCESS EASEMENT

SUBDIVISION 4306
MARSH ESTATES
UNIT NO. 2

LOT B

MARSH COURT

LOT 15

LOT 16

LOT 17

LOT 18

FCPID: 5223

ACCESS EASEMENT, PORTION OF LOT B SUBDIVISION 4306

Instr _____ Recorded _____
Series # _____



Contra Costa County
Public Works Department
255 Glacier Drive
Martinez, CA 94553

SCALE:	1"=20'	DATE:	02/16/2022
DRAWN BY:	BD	DRAWING NO.	FA-20135
CHECKED BY:	JS		

EXHIBIT "B"

PLAT TO ACCOMPANY EXHIBIT "A"



**CCFC&WCD
MARSH CREEK CHANNEL
4945 O.R. 494**

ACCESS EASEMENT

$R=208.00'$
 $\Delta=35^{\circ}46'12''$
 $L=129.86'$
 $L=119.55'$
 $\Delta=25^{\circ}40'19''$
 $R=266.83'$

$N36^{\circ}58'44''E 69.12'$
 $S31^{\circ}43'37''W 36.15'$
 $S32^{\circ}37'43''W 37.33'$

**SUBDIVISION 4306
MARSH ESTATES
UNIT NO. 2**

LOT B

LOT 14

LOT 15

$(R)S61^{\circ}14'50''E$

FCPID: 5223

**ACCESS EASEMENT, PORTION OF
LOT B SUBDIVISION 4306**

Instr _____ Recorded _____
 Series # _____



**Contra Costa County
Public Works Department
255 Glacier Drive
Martinez, CA 94553**

SCALE: 1"=20'
DRAWN BY: BD
CHECKED BY: JS

DATE: 02/16/2022
DRAWING NO.
FA-20135

File Path: X:\survey\p\ood Control\Marsh Creek\Marsh Creek - Three Creeks Parkway Restoration\W08176\Marsh Creek Channel RW Resolved Linework bd ACAD Parcels Easements 2.dwg
 Plot Date: 2/16/2022 @ 4:53 AM
 CAD FILE: Marsh Creek Channel RW Resolved Linework bd ACAD Parcels Easements 2.dwg

Access Easement for Ingress and Egress
on Subdivision 9420 along Marsh Creek Channel
from the City of Brentwood to the CCCFC&WCD
Portion of APNs 017-690-092, -093 and 017-680-077
FCPID # 5222

EXHIBIT "A-1"

Real property in the City of Brentwood, County of Contra Costa, State of California, being a portion of Parcels C, D and A of Subdivision 9420 filed August 22, 2016 in Book 529 of Maps at page 1, more particularly described as follows:

Access Easement

Commencing at the north corner of said Parcel C; thence along the east Right of Way line of the Marsh Creek Channel, South 25°24'50" West for a distance of 147.75 feet to the Point of Beginning; thence leaving said east Right of Way line, South 4°24'34" West for a distance of 18.67 feet to the beginning of a tangent curve, concave to the west and having a radius of 125.00 feet; thence along said curve through a central angle of 21°00'07" for an arc distance of 45.82 feet; thence South 25°24'41" West for a distance of 106.23 feet to the beginning of a tangent curve, concave to the east and having a radius of 635.00 feet; thence along said curve through a central angle of 54°41'31" for an arc distance of 606.14 feet; thence South 29°16'50" East for a distance of 162.93 feet to the beginning of a tangent curve, concave to the west and having a radius of 318.00 feet; thence along said curve through a central angle of 67°51'03" for an arc distance of 376.58 feet; thence South 38°34'13" West for a distance of 233.23 feet to the beginning of a tangent curve, concave to the southeast and having a radius of 125.00 feet; thence along said curve through a central angle of 11°50'24" for an arc distance of 25.83 feet; thence South 26°43'49" West for a distance of 78.43 feet to the beginning of a non-tangent curve, concave to the northwest, having a radius of 111.26 feet and the central point of which bears North 61°33'01" West; thence along said curve through a central angle of 29°05'48" for an arc distance of 56.50 feet to a point on said east Right of Way line; thence along said east Right of Way line, North 26°53'27" East for a distance of 149.27 feet; thence continuing along said east Right of Way line, North 38°40'25" East for a distance of 252.88 feet to the beginning of a non-tangent curve, concave to the west, having a radius of 306.00 feet, the central point of which bears North 53°13'59" West; thence continuing along said east Right of Way line and along said curve through a central angle of 66°03'10" for an arc distance of 352.77 feet; thence continuing along said east Right of Way line North 29°17'09" West for 163.74 feet to the beginning of a tangent curve, concave to the east and having a radius of 644.00 feet; thence continuing along said east Right of Way line and along said curve through a central angle of 54°41'59" for an arc distance of 614.82 feet; thence continuing along said east Right of Way line North 25°24'50" East for a distance of 171.55 feet to the Point of Beginning.

Containing 25,666 square feet (0.589 acres), more or less.

Exhibit "B-1", a plat is attached hereto, and by this reference made a part hereof.

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: 2/16/2022



EXHIBIT "B-1"

PLAT TO ACCOMPANY EXHIBIT "A-1"

SUBDIVISION 8311
CARMEL ESTATES

PARCEL B

P.O.C.

S25°24'50"W 147.75'



P.O.B.

S4° 24' 34"W
18.67'

PARCEL C

R=125.00'
L=45.82'
Δ=21°00'07"

ACCESS EASEMENT

CCFC&WCD
MARSH CREEK CHANNEL
4983 O.R. 593

N25°24'50"E 171.55'

S25°24'41"W 106.23'

SUBDIVISION 9420
PALMILLA

R=644.00'
L=614.82'
Δ=54°41'59"

R=635.00'
L=606.14'
Δ=54°41'31"

FCPID: 5222

ACCESS EASEMENT, PORTIONS OF PARCELS C, D & A, SUBDIVISION 9420

Instr _____ Recorded _____
Series # _____



Contra Costa County
Public Works Department
255 Glacier Drive
Martinez, CA 94553

SCALE:	1"=40'	DATE:	02/16/2022
DRAWN BY:	BD	DRAWING NO.	FA-20134
CHECKED BY:	JS		

EXHIBIT "B-1"

PLAT TO ACCOMPANY EXHIBIT "A-1"

CCFC&WCD
MARSH CREEK CHANNEL
4983 O.R. 593

PARCEL C

ACCESS EASEMENT

R=644.00'
Δ=54° 41' 59"
L=614.82'

L=606.14'
Δ=54° 41' 31"
R=635.00'

PARCEL D

LOT 119

LOT 118

ISLAND PALM WAY

SUBDIVISION 9420
PALMILLA

LOT 117

LOT 116

FCPID: 5222



ACCESS EASEMENT, PORTIONS OF PARCELS C, D & A, SUBDIVISION 9420

Instr _____ Recorded _____

Series # _____



Contra Costa County
Public Works Department
255 Glacier Drive
Martinez, CA 94553

SCALE: 1"=40'

DATE: 02/16/2022

DRAWN BY: BD

DRAWING NO.

CHECKED BY: JS

FA-20134

EXHIBIT "B-1"

PLAT TO ACCOMPANY EXHIBIT "A-1"

CCFC&WCD
MARSH CREEK CHANNEL

4983 O.R. 593

R=644.00'
L=614.82'
 $\Delta=54^{\circ}41'59''$

PARCEL D

R=635.00'
L=606.14'
 $\Delta=54^{\circ}41'31''$

ISLAND PALM WAY

SUBDIVISION 9420
PALMILLA

LOT 117

LOT 116

LOT 115

LOT 114

LOT 113

LOT 112

ACCESS EASEMENT

FCPID: 5222



ACCESS EASEMENT, PORTIONS OF PARCELS C, D & A, SUBDIVISION 9420

Instr _____ Recorded _____
Series # _____



Contra Costa County
Public Works Department
255 Glacier Drive
Martinez, CA 94553

SCALE: 1"=40'

DATE: 02/16/2022

DRAWN BY: BD

DRAWING NO.

CHECKED BY: JS

FA-20134

EXHIBIT "B-1"

PLAT TO ACCOMPANY EXHIBIT "A-1"

Z

R=635.00'
 $\Delta=54^{\circ}41'31''$
 L=606.74'
 L=614.82'
 $\Delta=54^{\circ}41'59''$
 R=644.00'

LOT 112

LOT 111

SUBDIVISION 9420
 PALMILLA

LOT 110

ISLAND PALM WAY
 PARCEL D

LOT 109

CCFC&WCD
 MARSH CREEK CHANNEL
 4983 O.R. 593

N29°17'09"W 163.74'
 S29°16'50"E 162.93'

LOT 108

ACCESS EASEMENT

LOT 107

R=306.00'
 L=352.77'
 $\Delta=66^{\circ}03'10''$

R=318.00'
 $\Delta=67^{\circ}51'03''$
 L=376.58'

FCPID: 5222

ACCESS EASEMENT, PORTIONS OF PARCELS C, D & A, SUBDIVISION 9420

Instr _____ Recorded _____

Series # _____



Contra Costa County
 Public Works Department
 255 Glacier Drive
 Martinez, CA 94553

SCALE: 1"=40'

DATE: 02/16/2022

DRAWN BY: BD

DRAWING NO.

CHECKED BY: JS

FA-20134

EXHIBIT "B-1"

PLAT TO ACCOMPANY EXHIBIT "A-1"



54 PM 29

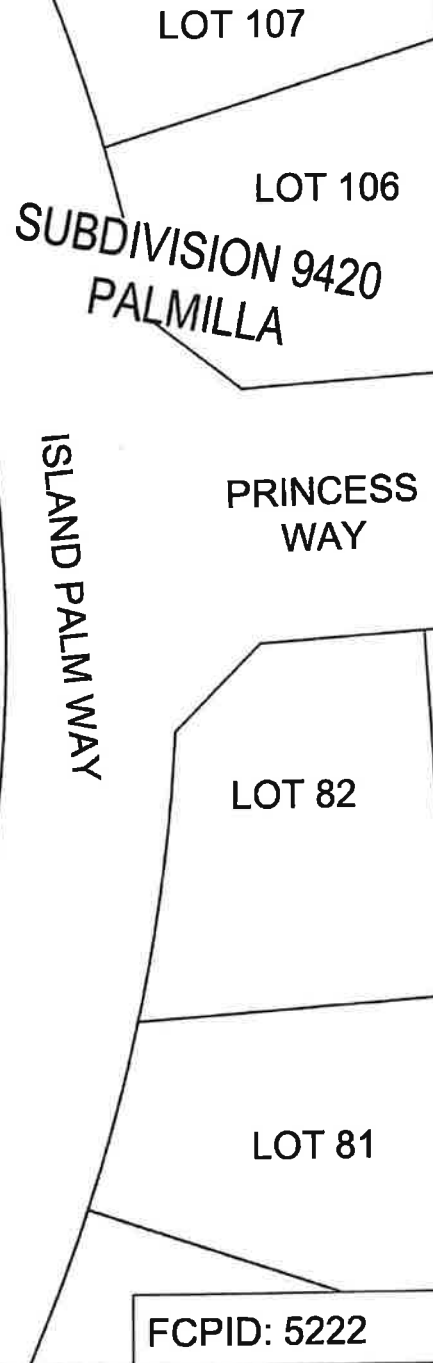
CCF&WCD
 MARSH CREEK CHANNEL
 4983 O.R. 593

R=306.00'
 L=352.77'
 $\Delta=66^{\circ}03'10''$

L=376.58'
 $\Delta=67^{\circ}51'03''$
 R=318.00'

ACCESS EASEMENT

PARCEL D



ACCESS EASEMENT, PORTIONS OF PARCELS C, D & A, SUBDIVISION 9420

Instr _____ Recorded _____

Series # _____



Contra Costa County
 Public Works Department
 255 Glacier Drive
 Martinez, CA 94553

SCALE: 1"=40'

DATE: 02/16/2022

DRAWN BY: BD

DRAWING NO.

CHECKED BY: JS

FA-20134

EXHIBIT "B-1"

PLAT TO ACCOMPANY EXHIBIT "A-1"



54 PM 29

CCFC&WCD
MARSH CREEK CHANNEL
4983 O.R. 593

(R)N53° 13' 59"W

R=306.00'
Δ=66°03'10"
L=352.77'

L=376.58'
Δ=67°57'03"
R=318.00'

ISLAND
PALM WAY

PARCEL D

SUBDIVISION 9420
PALMILLA

N38°40'25"E 252.88'

S38°34'13"W 233.23'

ACCESS EASEMENT

PARCEL A

R=125.00'
L=25.83'
Δ=11°50'24"

FCPID: 5222

ACCESS EASEMENT, PORTIONS OF PARCELS C, D & A, SUBDIVISION 9420

Instr _____ Recorded _____

Series # _____



Contra Costa County
Public Works Department
255 Glacier Drive
Martinez, CA 94553

SCALE: 1"=40'

DATE: 02/16/2022

DRAWN BY: BD

DRAWING NO.

CHECKED BY: JS

FA-20134

EXHIBIT "B-1"
PLAT TO ACCOMPANY EXHIBIT "A-1"

54 PM 29

SAND CREEK

CCFC&WCD
 MARSH CREEK CHANNEL
 4983 O.R. 593

N38°40'25"E 252.88'

S38°34'13"W 233.23'

ACCESS EASEMENT

R=125.00'
 L=25.83'
 Δ=11°50'24"

N26°53'27"E 149.27'

S26°43'49"W 78.43'

SUBDIVISION 9420
 PALMILLA

(R)N61° 33' 01"W

PARCEL A

R=111.26'
 L=56.50'
 Δ=29°05'48"



FCPID: 5222

**ACCESS EASEMENT, PORTIONS OF
 PARCELS C, D & A, SUBDIVISION 9420**

Instr _____ Recorded _____

Series # _____



Contra Costa County
 Public Works Department
 255 Glacier Drive
 Martinez, CA 94553

SCALE: 1"=40'

DATE: 02/16/2022

DRAWN BY: BD

DRAWING NO.

CHECKED BY: JS

FA-20134

Access Easement for Ingress and Egress
on Subdivision 8311 along Marsh Creek Channel
from the City of Brentwood to CCCFC&WCD
portions of APNs 017-670-039, and -040
FCPID # 5221

EXHIBIT "A-2"

Real property in the City of Brentwood, County of Contra Costa, State of California, being portions of Parcels A and B of Subdivision 8311, Carmel Estates, filed May 23, 2007 in Book 504 of Maps at Page 5, more particularly described as follows:

Access Easement Parcel 1

Commencing at the southeast corner of said Parcel A; thence along the westerly Right of Way line of the Marsh Creek Channel, South 55°14'03" West for a distance of 1.70 feet to the Point of Beginning; thence continuing along said westerly Right of Way line, South 55°14'03" West for a distance of 10.00 feet to the beginning of a non-tangent curve, concave to the southwest, having a radius of 42.02 feet and the central point of which bears South 53°27'39" West; thence leaving said southeast line, along said curve through a central angle of 43°57'34" for an arc distance of 32.24 feet to the beginning of a non-tangent curve concave to the northeast, having a radius of 92.21 feet and the central point of which bears North 14°08'19" East; thence along said curve through a central angle of 44°26'04" for an arc distance of 71.51 feet to the beginning of a tangent curve, concave to the south and having a radius of 7.50 feet; thence along said curve through a central angle of 84°02'01", for an arc distance of 11.00 feet; thence South 64°32'21" West for a distance of 14.29 feet to the beginning of a tangent curve, concave to the north and having a radius of 100.00 feet; thence along said curve through a central angle of 26°28'13" for an arc distance of 46.20 feet; thence North 88°59'25" West for a distance of 24.07 feet to a point on the easterly Right of Way line of Sungold Court and the beginning of a non-tangent curve, concave to the northwest, having a radius of 50.00 feet and the central point of which bears North 43°17'10" West; thence along said easterly Right of Way line, along said curve through a central angle of 14°39'25" for an arc distance of 12.79 feet; thence leaving said easterly Right of Way line, South 88°59'25" East, 16.15 feet to the beginning of a tangent curve, concave to the north and having a radius of 90.00 feet; thence along said curve through a central angle of 26°28'13" for an arc distance of 41.58 feet; thence North 64°32'21" East for a distance of 31.56 feet to the beginning of a non-tangent curve, concave to the northeast, having a radius of 82.21 feet and the central point of which bears North 69°31'09" East; thence along said curve through a central angle of 55°07'18" for an arc distance of 79.09 feet to the beginning of a non-tangent curve, concave to the southwest, having a radius of 52.02

feet and the central point of which bears South 9°59'02" West; thence along said curve through a central angle of 43°49'05" for an arc distance of 39.79 feet to the Point of Beginning.

Containing 2,056 square feet (0.047 acres) more or less.

Access Easement Parcel 2

Commencing at the southwest corner of said Parcel A; thence along the south line of said Parcel A South 89°29'42" East for a distance of 3.45 feet; thence along the southeast line of said Parcel A North 15°48'53" East for a distance of 47.38 feet to the Point of Beginning; thence leaving said southeast line North 9°39'08" East for a distance of 10.82 feet to the beginning of a non-tangent curve, concave to the west, having radius of 71.70 feet and the central point of which bears North 78°40'43" West; thence along said curve through a central angle of 20°16'58" for an arc distance of 25.38 feet to the beginning of a non-tangent curve, concave to the east, having radius of 127.50 feet and the central point of which bears North 80°06'12" East; thence along said curve through a central angle of 15°26'44" for an arc distance of 34.37 feet; thence North 6°51'59" East for a distance of 19.59 feet to the beginning of a non-tangent curve, concave to the east, having radius of 77.70 feet and the central point of which bears South 79°28'16" East; thence along said curve through a central angle of 16°15'47" for an arc distance of 22.05 feet; thence North 25°57'35" East for a distance of 198.61 feet to the beginning of a non-tangent curve, concave to the west, having radius of 84.10 feet and the central point of which bears North 60°27'36" West; thence along said curve through a central angle of 22°54'00" for an arc distance of 33.61 feet to the beginning of a non-tangent curve, concave to the southeast, having radius of 78.70 feet and the central point of which bears South 83°12'38" East; thence along said curve through a central angle of 34°18'59" for an arc distance of 47.14 feet to the beginning of a non-tangent curve, concave to the south, having radius of 61.10 feet and the central point of which bears South 45°17'43" East; thence along said curve through a central angle of 49°15'07" for an arc distance of 52.52 feet; thence South 87°08'21" East for a distance of 1.94 feet to the beginning of a non-tangent curve, concave to the north, having radius of 66.07 feet and the central point of which bears North 2°44'27" East; thence along said curve through a central angle of 38°20'13" for an arc distance of 44.21 feet to a point on the west Right of Way line of the Marsh Creek Channel; thence along said west Right of Way line, South 25°24'48" West for a distance of 61.99 feet; thence leaving said west Right of Way line South 86°41'19" West for a distance of 59.87 feet to a point on said southeast line of Parcel A; thence along said southeast line South 24°14'23" West for a distance of 241.78 feet; thence continuing along said southeast line South 15°48'53" West for a distance of 117.87 feet to the Point of Beginning.

Containing 8,770 square feet (0.201 acres), more or less.

Exhibit "B-2", a plat is attached hereto, and by this reference made a part hereof.

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*

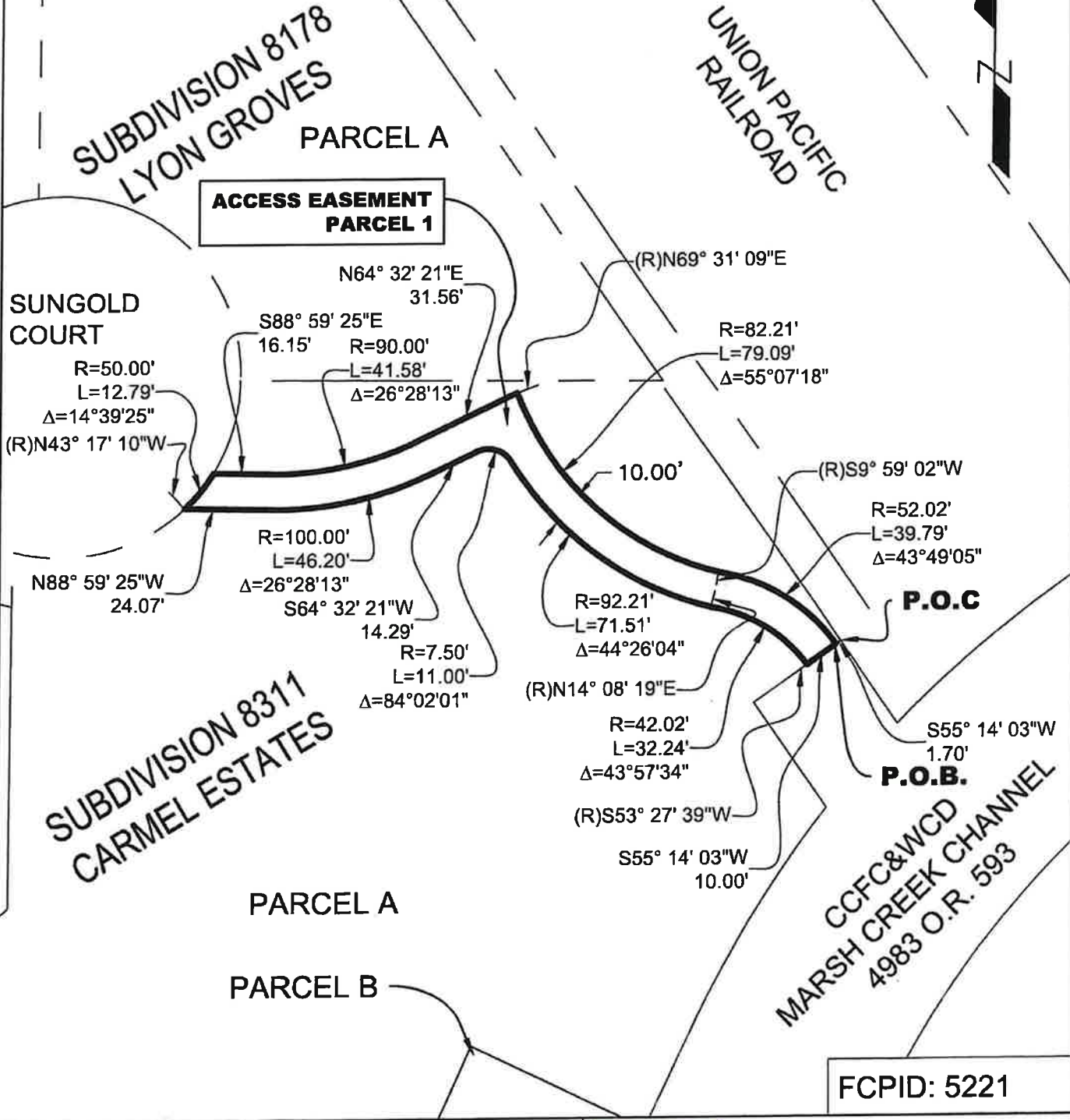
Licensed Land Surveyor
Contra Costa County Public Works

Date: 2/16/2022



EXHIBIT "B-2"

PLAT TO ACCOMPANY EXHIBIT "A-2"



File Path: K:\survey\5\Flood Control\Marsh Creek\Marsh Creek - Three Creeks Pathway Restoration\W08176\Marsh Creek Channel RW Resolved Linework bd ACAD Parcels Easements 2.dwg Plt Date: 02/16/2022 1:21:10 PM

ACCESS EASEMENT, PORTIONS OF PARCELS A & B, SUBDIVISION 8311

Instr _____ Recorded _____
 Series # _____



Contra Costa County
 Public Works Department
 255 Glacier Drive
 Martinez, CA 94553

SCALE: 1"=40'

DATE: 02/16/2022

DRAWN BY: BD

DRAWING NO.
 FA-20133

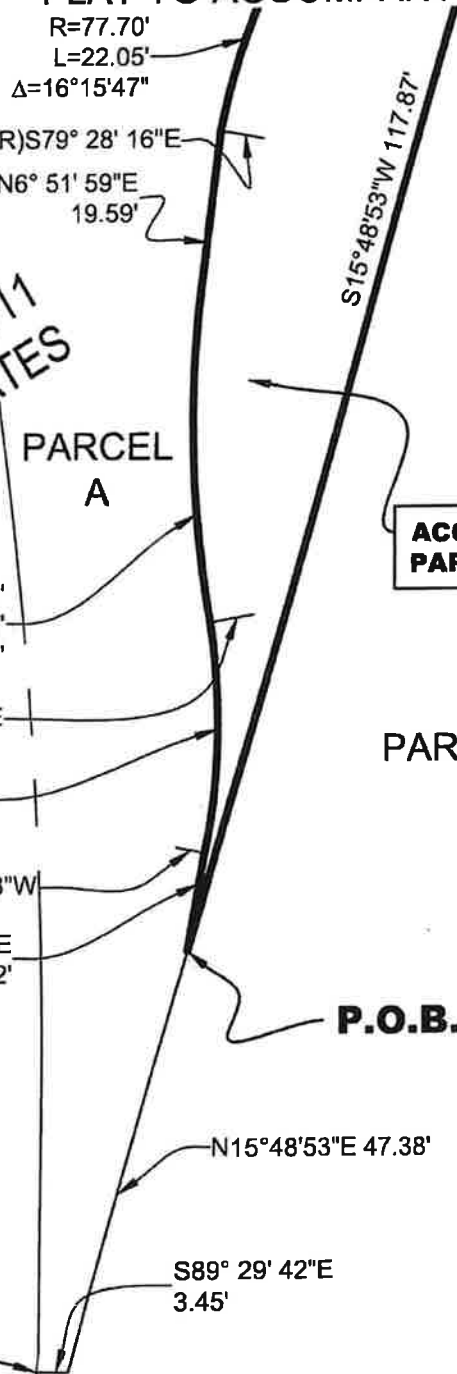
CHECKED BY: JS

EXHIBIT "B-2"

PLAT TO ACCOMPANY EXHIBIT "A-2"

SUBDIVISION 8311
CARMEL ESTATES

MONTE VERDE LANE



**ACCESS EASEMENT
PARCEL 2**

PARCEL B

P.O.B.

P.O.C.

CCFC&WCD
MARSH CREEK CHANNEL
4983 O.R. 593



FCPID: 5221

**ACCESS EASEMENT, PORTIONS OF
PARCELS A & B, SUBDIVISION 8311**



Contra Costa County
Public Works Department
255 Glacier Drive
Martinez, CA 94553

Instr _____ Recorded _____
Series # _____

SCALE:	1"=20'	DATE:	02/16/2022
DRAWN BY:	BD	DRAWING NO.	FA-20133
CHECKED BY:	JS		

EXHIBIT "B-2"

PLAT TO ACCOMPANY EXHIBIT "A-2"

MONTE VERDE LANE

SUBDIVISION 8311
CARMEL ESTATES

PARCEL
A

N25°57'35"E 198.61'

S24°14'23"W 241.78'

ACCESS EASEMENT
PARCEL 2

PARCEL B



R=77.70'
L=22.05'
Δ=16°15'47"

(R)S79° 28' 16"E

N6° 51' 59"E
19.59'

S15°48'53"W 117.87'

CCFC&WCD
MARSH CREEK CHANNEL
4983 O.R. 593

FCPID: 5221

ACCESS EASEMENT, PORTIONS OF PARCELS A & B, SUBDIVISION 8311

Instr _____ Recorded _____

Series # _____



Contra Costa County
Public Works Department
255 Glacier Drive
Martinez, CA 94553

SCALE: 1"=20'

DATE: 02/16/2022

DRAWN BY: BD

DRAWING NO.

CHECKED BY: JS

FA-20133

EXHIBIT "B-2"

PLAT TO ACCOMPANY EXHIBIT "A-2"



PARCEL A

SUBDIVISION 8311
CARMEL ESTATES

PARCEL B

CCFC&WCD
MARSH CREEK CHANNEL
4983 O.R. 593

FCPID: 5221

R=78.70'
L=47.14'
 $\Delta=34^{\circ}18'59''$

(R)S83° 12' 38"E

R=84.10'
L=33.61'
 $\Delta=22^{\circ}54'00''$

(R)N60° 27' 36"W

S86°41'19"W 59.87'

S24°14'23"W 241.78'

N25°57'35"E 198.61'

**ACCESS EASEMENT
PARCEL 2**

ACCESS EASEMENT, PORTIONS OF PARCELS A & B, SUBDIVISION 8311

Instr _____ Recorded _____

Series # _____



Contra Costa County
Public Works Department
255 Glacier Drive
Martinez, CA 94553

SCALE: 1"=20'

DATE: 02/16/2022

DRAWN BY: BD

DRAWING NO.

CHECKED BY: JS

FA-20133

EXHIBIT "B-2"

PLAT TO ACCOMPANY EXHIBIT "A-2"

SUBDIVISION 8311
CARMEL ESTATES



PARCEL
A

R=61.10'
L=52.52'
Δ=49°15'07"

N87° 08' 21"W
1.94'

(R)N2° 44' 27"E
R=66.07'
L=44.21'
Δ=38°20'13"

(R)S45° 17' 43"E

**ACCESS EASEMENT
PARCEL 2**

R=78.70'
L=47.14'
Δ=34°18'59"

(R)S83° 12' 38"E

S86°41'19"W 59.87'

S25°24'48"W 61.99'

R=84.10'
L=33.61'
Δ=22°54'00"

(R)N60° 27' 36"W

S24°14'23"W 241.78'

PARCEL B

CCFC&WCD
MARSH CREEK CHANNEL
4983 O.R. 593

FCPID: 5221

**ACCESS EASEMENT, PORTIONS OF
PARCELS A & B, SUBDIVISION 8311**

Instr _____ Recorded _____

Series # _____



Contra Costa County
Public Works Department
255 Glacier Drive
Martinez, CA 94553

SCALE: 1"=20'

DATE: 02/16/2022

DRAWN BY: BD

DRAWING NO.
FA-20133

CHECKED BY: JS

Access Easement for Ingress and Egress
on Subdivision 4249 along Marsh Creek Channel
from the City of Brentwood to CCCFC&WCD
Portion of APN 017-201-038
FCPID # 5224

EXHIBIT "A-3"

Real property in the City of Brentwood, County of Contra Costa, State of California, being a portion of Lot A of Amended Map of Subdivision 4249, Marsh Estates Unit No. 1, filed December 4, 1972 in Book 152 of Maps at Page 47, more particularly described as follows:

Access Easement

Beginning at the northwest corner of said Lot A; thence along the south Right of Way line of Central Boulevard, South 89°06'48" East for a distance of 17.89 feet; thence leaving said Right of Way line, South 40°30'03" West for a distance of 83.27 feet; thence South 41°09'06" West for a distance of 4.92 feet; thence South 42°24'06" West for a distance of 63.14 feet to the beginning of a non-tangent curve, concave to the northwest and having a radius of 47.00 feet and the central point of which bears North 47°34'55" West; thence along said curve through a central angle of 30°13'09" for an arc distance of 24.79 feet to the beginning of a tangent curve, concave to the southeast and having a radius of 46.20 feet; thence along said curve through a central angle of 37°44'40" for an arc distance of 30.43 feet to the beginning of a tangent curve, concave to the northwest and having a radius of 82.00 feet; thence along said curve through a central angle of 65°12'27" for an arc distance of 93.32 feet; thence North 79°58'32" West for a distance of 31.74 feet to the beginning of a non-tangent curve, concave to the south, having a radius of 113.00 feet and the central point of which bears South 10°00'07" West; thence along said curve through a central angle of 10°42'02" for an arc distance of 21.10 feet to a point on the southeast Right of Way line of the Marsh Creek Channel; thence along said southeast Right of Way Line, North 68°30'45" East for a distance of 49.94' feet to a point on the beginning of a tangent curve, concave to the northwest, having a radius of 542.00 feet thence along said southeast Right of Way line and along said curve through a central angle of 28°06'42" for an arc distance of 265.93 feet to the Point of Beginning.

Containing 7,830 square feet (0.180 acres), more or less.

Exhibit "B-3", a plat is attached hereto, and by this reference made a part hereof.

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

Date: 2/16/2022



EXHIBIT "B-3"

PLAT TO ACCOMPANY EXHIBIT "A-3"

CENTRAL BOULEVARD

P.O.B.

S89° 06' 48"E
17.89'

CCFC&WCD
MARSH CREEK CHANNEL
5858 O.R. 379

R=542.00'
Δ=28° 06' 42"
L=265.93'

S40° 30' 03" W 83.27'

LOT A

LOT 27

ACCESS EASEMENT

S41° 09' 06" W
4.92'

S42° 24' 06" W 63.14'

(R)N47° 34' 55" W

R=47.00'
L=24.79'
Δ=30° 13' 09"

LOT 26

SUBDIVISION 4249
MARSH ESTATES
UNIT NO. 1

FCPID: 5224

**ACCESS EASEMENT, PORTION OF
LOT A SUBDIVISION 4249**

Instr _____ Recorded _____

Series # _____



Contra Costa County
Public Works Department
255 Glacier Drive
Martinez, CA 94553

SCALE: 1"=20'

DATE: 02/16/2022

DRAWN BY: BD

DRAWING NO.

CHECKED BY: JS

FA-20136

EXHIBIT "B-3"

PLAT TO ACCOMPANY EXHIBIT "A-3"

CCFC&WCD
MARSH CREEK CHANNEL
5858 O.R. 379

R=542.00'
Δ=28°06'42"
L=265.93'

(R)N47° 34' 55"W

S42°24'06"W 63.14'

S41° 09' 06"W
4.92'

LOT 27

R=47.00'
L=24.79'
Δ=30°13'09"

LOT 26

ACCESS EASEMENT

R=46.20'
L=30.43'
Δ=37°44'40"

LOT A

L=93.32'
Δ=65°12'27"
R=82.00'

SUBDIVISION 4249
MARSH ESTATES
UNIT NO. 1



FCPID: 5224

ACCESS EASEMENT, PORTION OF LOT A SUBDIVISION 4249

Instr _____ Recorded _____

Series # _____



Contra Costa County
Public Works Department
255 Glacier Drive
Martinez, CA 94553

SCALE: 1"=20'

DATE: 02/16/2022

DRAWN BY: BD

DRAWING NO.
FA-20136

CHECKED BY: JS

EXHIBIT "B-3"

PLAT TO ACCOMPANY EXHIBIT "A-3"



CCFC&WCD
MARSH CREEK CHANNEL
5858 O.R. 379

R=542.00'
Δ=28°06'42"
L=265.93'

N68°30'45"E 49.94'

L=93.32'
Δ=65°12'27"
R=82.00'

N79°58'32"W 31.74'
R=113.00'
L=21.10'
Δ=10°42'02"

(R)S10° 00' 07"W
LOT A

ACCESS EASEMENT

LOT 20

LOT 21

**SUBDIVISION 4249
MARSH ESTATES
UNIT NO. 1**

LOT 20

FCPID: 5224

ACCESS EASEMENT, PORTION OF LOT A SUBDIVISION 4249



Contra Costa County
Public Works Department
255 Glacier Drive
Martinez, CA 94553

Instr _____ Recorded _____
Series # _____

SCALE: 1"=20'

DATE: 02/16/2022

DRAWN BY: BD

DRAWING NO.
FA-20136

CHECKED BY: JS