

EXHIBIT A
LEGAL DESCRIPTION

CONTRA COSTA WATER DISTRICT
SHORTCUT PIPELINE EASEMENT

A portion of Parcel 15B as described in the Grant Deed to Contra Costa County Flood Control and Water Conservation District (C.C.C.F.C. & W.C.D.), recorded February 17, 1966, in Book 5060 of Official Records at Page 567, in the office of the County Recorder, County of Contra Costa, State of California, more particularly described as follows:

BEGINNING at the most northerly corner of the parcel of land described as Parcel One in the Quitclaim Deed granted to the United States of America (U.S.A.), recorded July 30, 1971, in Book 6444 of Official Records at Page 527, in the office of the County Recorder, County of Contra Costa, State of California, said point of beginning also being a point on the westerly boundary of the parcel of land described as Parcel Twenty-Seven in the Deed to Phillips Petroleum Company, recorded on July 15th, 1966, in Book 5162 of Official Records at Page 229, in the office of the County Recorder, County of Contra Costa, State of California; thence, along the westerly line of said U.S.A. Parcel 1 (6444 OR 527), South 9°12'42" East, 33.14 feet; thence, continuing along the westerly line of said U.S.A. Parcel 1 (6444 OR 527), South 3°30'04" East, 57.50 feet; thence leaving the westerly line of said U.S.A. Parcel 1 (6444 OR 527), North 66°36'02" West, 428.72 feet; thence North 67°29'49" West, 204.26 feet; thence North 69°36'53" West, 214.45 feet; thence North 69°14'00" West, 80.09 feet; thence along a tangent curve to the left, having a radius of 1925.00 feet, through a central angle of 05°45'21", an arc length of 193.38 feet to a point on the westerly line of said C.C.C.F.C. & W.C.D. Parcel 15B (5060 OR 567); thence along said westerly line of Parcel 15B (5060 OR 567), northerly along an arc of a curve to the right, the center of which bears North 81°23'10" East, having a radius of 10660.00 feet, through a central angle of 0°30'55", an arc length of 95.86 feet; thence, leaving said westerly line of said C.C.C.F.C. & W.C.D. Parcel 15B (5060 OR 567), South 71°46'38" East, 139.19 feet; thence South 69°24'41" East, 422.49 feet; thence South 68°54'34" East, 403.02 feet; thence South 68°47'13" East, 149.60 feet to a point on the westerly line of said Parcel Twenty-Seven (5162 OR 229); thence South 9°12'42" East, 24.72 feet to the point of beginning.

Containing an area of 2.21 acres, more or less.

This easement is as shown on Exhibit B attached hereto and by this reference made a part hereof.

Prepared by me or under my direction in conformance with the Professional Land Surveyors Act:





12/22/2022

Date

EXHIBIT B

PLAT MAP

TO ACCOMPANY LEGAL DESCRIPTION
CONTRA COSTA WATER DISTRICT
SHORTCUT PIPELINE EASEMENT

PORTION OF
C.C.C.F.C.&W.C.D.
WALNUT CREEK CHANNEL
UNINCORPORATED CONTRA
COSTA COUNTY, CA

LEGEND

- Property Line
- Centerline Existing Esmt
- Existing Esmt Sideline
- New Easement Line

LINE TABLE		
LINE	BEARING	LENGTH
L1	S9°12'42"E	33.14'
L2	S3°30'04"E	57.50'
L3	N69°14'00"W	80.09'
L4	S9°12'42"E	24.72'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	1925.00'	05°45'21"	193.38'
C2	10660.00'	00°30'55"	95.86'



SCALE IN FEET



12/22/2022
DATE

SHEET 1 of 1



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DECEMBER 2022

LCC JOB No. 2021.040.01

