

MARCH 7, 2022
JOB NO. 2924-010

**EXHIBIT A
LEGAL DESCRIPTION
PUBLIC UTILITY EASEMENT**

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

BEING A PORTION OF THE PARCEL OF LAND DESCRIBED IN THAT GRANT DEED
RECORDED APRIL 22, 2021 AS DOCUMENT NUMBER 2021-0122101 OF OFFICIAL
RECORDS OF CONTRA COSTA COUNTY, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT THE SOUTHERNMOST CORNER OF SAID PARCEL;

THENCE, FROM SAID POINT OF BEGINNING, ALONG THE EXTERIOR BOUNDARY OF
SAID PARCEL THE FOLLOWING SEVEN (7) COURSES:

- 1) NORTHWESTERLY ALONG THE ARC OF A 185.01 FOOT RADIUS CURVE TO THE
LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 42°23'35"
WEST, THROUGH A CENTRAL ANGLE OF 04°25'27", AN ARC DISTANCE OF
14.29 FEET,
- 2) ALONG THE ARC OF A REVERSE 540.00 FOOT RADIUS CURVE TO THE RIGHT,
THROUGH A CENTRAL ANGLE OF 33°13'12", AN ARC DISTANCE OF 313.09
FEET,
- 3) NORTH 17°45'59" WEST, 19.69 FEET,
- 4) NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT 100.00 FOOT RADIUS
CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS
SOUTH 73°16'42" WEST, THROUGH A CENTRAL ANGLE OF 32°08'44", AN
ARC DISTANCE OF 56.10 FEET,
- 5) NORTH 48°52'02" WEST, 60.20 FEET,
- 6) NORTH 41°07'58" EAST, 48.00 FEET,
- 7) NORTH 32°24'57" EAST, 57.84 FEET;

THENCE, LEAVING SAID EXTERIOR BOUNDARY, SOUTH 57°35'03" EAST, 13.77
FEET;

THENCE, SOUTH 08°58'02" WEST, 30.66 FEET;

THENCE, ALONG THE ARC OF A TANGENT 25.00 FOOT RADIUS CURVE TO THE
RIGHT, THROUGH A CENTRAL ANGLE OF 86°23'29", AN ARC DISTANCE OF 37.70
FEET;

THENCE, SOUTH 47°45'26" EAST, 156.13 FEET TO A POINT ON SAID EXTERIOR BOUNDARY OF SAID PARCEL;

THENCE, ALONG SAID EXTERIOR BOUNDARY OF SAID PARCEL THE FOLLOWING FIVE (5) COURSES:

- 1) SOUTH 18°55'03" EAST, 22.78 FEET,
- 2) SOUTH 71°04'57" WEST, 35.77 FEET,
- 3) SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT 348.87 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 64°15'19" EAST, THROUGH A CENTRAL ANGLE OF 22°48'31", AN ARC DISTANCE OF 138.88 FEET,
- 4) ALONG THE ARC OF A REVERSE 420.03 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°13'30", AN ARC DISTANCE OF 155.60 FEET,
- 5) SOUTH 60°30'27" WEST, 44.55 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 28,321 SQUARE FEET OF LAND, MORE OR LESS.

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

END DESCRIPTION

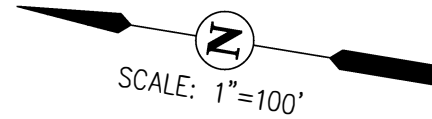
MARK H. WEHBER, P.L.S.
L.S. NO. 7960

RESULTANT PARCEL 1
(DOCUMENT NO. 2021-0115064)

PUBLIC UTILITY EASEMENT
AREA=28,321 SF±



JEN CALIFORNIA 21, LLC
2021-0122101



421 M 34
PARCEL A

N62°40'18"E (R)

PARK RIDGE DRIVE

421 M 34

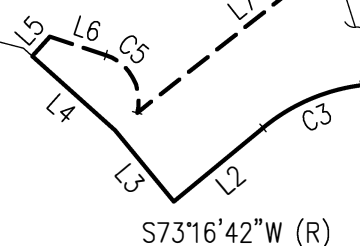
MARKOVICH LANE

S41°26'48"W (R)
N64°15'19"E (R)

S42°23'35"W (R)

POINT OF
BEGINNING

N37°58'08"E (R)



S71°11'20"W (R)

S73°16'42"W (R)

LOT 13
391 M 25

* SEE SHEET 2 FOR LINE AND CURVE TABLES

EXHIBIT B

SHEET 1 OF 2

PLAT TO ACCOMPANY LEGAL DESCRIPTION

PUBLIC UTILITY EASEMENT, EMERGENCY VEHICLE ACCESS EASEMENT
RICHMOND COUNTRY CLUB
CITY OF RICHMOND, CONTRA COSTA COUNTY, CALIFORNIA
MARCH 7, 2022



CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS

SAN RAMON (925) 866-0322
SACRAMENTO (916) 375-1877
WWW.CBANDG.COM

LINE TABLE		
NO	BEARING	LENGTH
L1	N17°45'59"W	19.69'
L2	N48°52'02"W	60.20'
L3	N41°07'58"E	48.00'
L4	N32°24'57"E	57.84'
L5	S57°35'03"E	13.77'
L6	S08°58'02"W	30.66'
L7	S47°45'26"E	156.13'
L8	S18°55'03"E	22.78'
L9	S71°04'57"W	35.77'
L10	S60°30'27"W	44.55'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	185.01'	4°25'27"	14.29'
C2	540.00'	33°13'12"	313.09'
C3	100.00'	32°08'44"	56.10'
C5	25.00'	86°23'29"	37.70'
C6	348.87'	22°48'31"	138.88'
C7	420.03'	21°13'30"	155.60'

EXHIBIT B

SHEET 2 OF 2

PLAT TO ACCOMPANY LEGAL DESCRIPTION

PUBLIC UTILITY EASEMENT, EMERGENCY VEHICLE ACCESS EASEMENT

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