

RESOLUTION NO. 2021-035

A RESOLUTION OF THE ORANGE COUNTY TRANSPORTATION AUTHORITY FINDING AND DETERMINING THAT THE PUBLIC INTEREST AND NECESSITY REQUIRE THE ACQUISITION BY EMINENT DOMAIN OF INTERESTS IN CERTAIN REAL PROPERTY FOR PUBLIC USE AND AUTHORIZING AND DIRECTING CONDEMNATION OF PORTIONS OF ASSESSOR PARCEL NO. 427-262-06.

WHEREAS, the Orange County Transportation Authority (the "Authority") is undertaking the State Route 55 ("SR-55") Improvement Project between Interstate 405 and Interstate 5, a right-of-way for freeway purposes and all public uses appurtenant thereto (the "Project"); and

WHEREAS, the Project is intended to enhance road safety, increase freeway capacity, and improve traffic and interchange operations by adding travel and high occupancy vehicle (HOV) lanes in each direction; and

WHEREAS, the Project requires the acquisition of property interests from public and private parties; and

WHEREAS, the Project will be a transportation improvement project serving the public interest; and

WHEREAS, subsection (a) of the California Public Utilities Code section 130220.5 authorizes the Authority to exercise the power of eminent domain to acquire these property interests for public use by condemnation; and

WHEREAS, portions of the real property located at 17771 and 17781 Cowan, in the City of Irvine, California ("Subject Property"), are required for the Project. The specific portions of the Subject Property required for the Project are a partial fee acquisition as described and depicted in Exhibit "A" attached hereto (Parcel 103698-1), a temporary construction easement as described and depicted in Exhibit "B" attached hereto (Parcel 103698-2), and a temporary construction easement as described and depicted in Exhibit "C" attached hereto (Parcel 103698-3) (collectively, "Property Interests"); and

WHEREAS, if such access currently exists, reasonable vehicular and pedestrian access to and from the Subject Property will be maintained at all times; and

WHEREAS, the Authority communicated an offer of compensation to the owner or owners of record for the acquisition of the Property Interests; and

WHEREAS, in accordance with section 1245.235 of the California Code of Civil Procedure, on March 26, 2021, the Authority mailed a Notice of Hearing on the Intent of the Authority to Adopt a Resolution of Necessity for acquisition by eminent domain of the Property Interests. The Notice of Hearing was mailed to the listed address of all persons whose names appear on the last equalized county assessment roll as having an interest in the Subject Property; and

WHEREAS, the Authority provided written notice to the City of Irvine as required by subsection (c) of California Public Utilities Code section 130220.5; and

WHEREAS, the Project, including all amendments thereto, together with the staff reports, environmental documents and all other evidence presented to the Authority's Board of Directors at the times the Project and the amendments thereto were adopted, are incorporated herein by this reference and made a part hereof as though fully set forth herein; and

WHEREAS, pursuant to section 1245.235 of the California Code of Civil Procedure, the Authority scheduled a hearing for April 26, 2021, at 9:00 a.m. and gave to each person whose property is to be acquired by eminent domain and whose name and address appears on the last equalized county assessment roll a reasonable opportunity to be heard; and

WHEREAS, said hearing has been held by the Authority's Board of Directors; and

WHEREAS, the Authority may adopt a Resolution of Necessity pursuant to section 1240.040 of the California Code of Civil Procedure.

NOW, THEREFORE, BE IT RESOLVED, by at least a two-thirds vote of the Authority's Board of Directors under Code of Civil Procedure sections 1240.030 and 1245.230, the Authority does hereby find and determine as follows:

Section 1. Incorporation of Findings and Recitals. The above findings and recitals are true and correct and are incorporated herein in full by this reference.

Section 2. Compliance with California Code of Civil Procedure. There has been compliance by the Authority with the requirements of section 1245.235 of the California Code of Civil Procedure regarding notice and hearing.

Section 3. Public Use. The public use for which the Property Interests are to be acquired is for the construction and future maintenance of the Project, a public transportation improvement, as more fully described hereinabove. Subsection (a) of California Public Utilities Code section 130220.5 authorizes the Authority to acquire by eminent domain property and interests in property necessary for such purpose and for all uses incidental or convenient thereto.

Section 4. Necessity.

(a) The proposed Project is necessary to enhance road safety, increase freeway capacity, and improve traffic and interchange operations by adding travel and high occupancy vehicle (HOV) lanes in each direction; and

(b) The public interest and necessity require the acquisition by eminent domain proceedings of the Property Interests.

Section 5. Description of Property Interests. The Property Interests sought to be acquired are more particularly described and depicted in Exhibits "A" through "C" attached hereto and incorporated herein by reference.

Section 6. Findings. The Authority hereby finds, determines, and declares each of the following:

(a) The public interest and necessity require the proposed Project;

(b) The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and least private injury;

(c) The Property Interests sought to be acquired are necessary for the proposed Project; and

(d) The offer required by section 7267.2 of the California Government Code has been made to the owner or owners of record.

Section 7. Existing Public Use(s). Pursuant to sections 1240.510 and 1240.610 of the Code of Civil Procedure, to the extent that any of the Property Interests are already devoted to a public use, the use proposed by this Project is a more necessary public use than the use to which the Property Interests, or any portion thereof, are already devoted, or, in the alternative, is a compatible public use which will not unreasonably interfere with or impair the continuance of the public use to which the Property Interests, or any portion thereof, are already devoted.

Section 8. Acquisition of Substitute Property. To the extent portions of the real property to be acquired for the Project are currently devoted to or held for some public use, the Authority intends to acquire substitute property pursuant to California Code of Civil Procedure sections 1240.320 and 1240.330. The requirements of said Code sections have been satisfied and the acquisition of said substitute property is necessary for the Project. The substitute property may be conveyed by the Authority to the owner(s) of the necessary property.

Section 9. Authority to Exercise Eminent Domain. The Authority is hereby authorized and empowered to acquire the Property Interests, including the improvements thereon, if any, by eminent domain for the proposed Project.

Section 10. Further Activities. The Authority's legal counsel ("Counsel") is hereby authorized and empowered to acquire the Property Interests in the name of and on behalf of the Authority by eminent domain, and is authorized to institute and prosecute such legal proceedings as may be required in connection therewith. Counsel is further authorized to take such steps as may be permitted and required by law, and to make such security deposits as may be required by law and/or order of court, to permit the Authority to take possession of the Property Interests at the earliest possible time.

Section 11. Effective Date. This Resolution of Necessity shall take effect upon adoption.

PASSED, APPROVED, and ADOPTED on this _____ day of _____, 2021.

ANDREW DO, CHAIRMAN
ORANGE COUNTY
TRANSPORTATION AUTHORITY

APPROVED AS TO FORM:

JAMES M. DONICH
GENERAL COUNSEL

ATTEST:

I, Andrea West, Interim Clerk of the Board of Directors of the Orange County Transportation Authority, do hereby certify that the foregoing Resolution No. 2021-035, by the following votes:

AYES:

NOES:

ABSENT:

ANDREA WEST
INTERIM CLERK OF THE BOARD

EXHIBIT "A"

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 103698-1: FEE

That portion of Parcel 1, in the City of Irvine, County of Orange, State of California, as shown on a map filed in Book 106, Pages 47 through 50 of Parcel Maps, in the office of the County Recorder of said County, lying northwesterly of the following described line:

BEGINNING at a point in that certain course shown as having a bearing of North 70°09'29" East, and a length of 228.25 feet in the northerly line of said Parcel 1, distant thereon North 70°08'55" East 2.27 feet from the westerly terminus of said certain course; thence leaving said certain course, South 44°00'32" West, 97.12 feet; thence South 45°59'28" East, 0.75 feet; thence South 44°00'32" West, 4.50 feet; thence North 45°59'28" West, 0.75 feet; thence South 44°00'32" West, 65.74 feet; thence South 42°13'25" West, 109.82 feet; thence South 47°46'35" East, 0.75 feet; thence South 42°13'25" West, 4.50 feet; thence North 47°46'35" West, 0.75 feet; thence South 42°13'25" West, 121.13 feet to the southerly line of said Parcel 1, said southerly line also being the northerly line of Cowan Street, 50.00 feet wide, as shown on said Parcel Map.

The bearings shown herein are based on the California Coordinate System of 1983, Zone VI, North American Datum of 1983 (1991.35 epoch). The distances shown herein are grid distances. Ground distances may be obtained by dividing grid distances by the combination factor of 0.99997834.

This conveyance is made for the purpose of a freeway and the GRANTOR hereby releases and relinquishes to the GRANTEE any and all abutter's rights including access rights, appurtenant to GRANTOR's remaining property, in and to the freeway.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

Signature: _____

Vincent T. Davis, PLS

Date: _____

19 FEB 2020



DATUM: NAD83 EPOCH 1991.35 ORANGE COUNTY SURVEYOR ADJUSTMENT.
 COORDINATE SYSTEM: CCS83 ZONE 6, COORDINATES, BEARINGS, DISTANCES
 COMBINED FACTOR: 0.99997834 (GROUND = GRID/COMBINED FACTOR)

LEGEND:

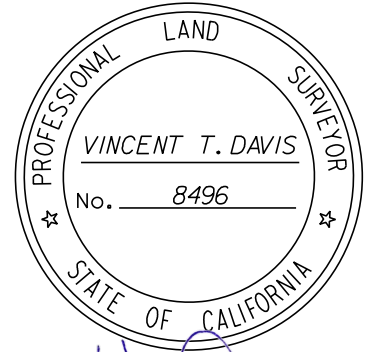
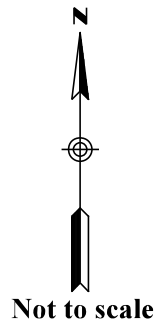
||||| = ACCESS PROHIBITED
 P.O.B. = POINT OF BEGINNING

CURVE DATA:

NO.	RADIUS	Δ	LENGTH
CI	274.99'	06°01'28"	28.92'

LINE DATA:

NO.	BEARING	DISTANCE
L1	S44°00'32"W	97.12'
L2	S45°59'28"E	0.75'
L3	S44°00'32"W	4.50'
L4	N45°59'28"W	0.75'
L5	S44°00'32"W	65.74'
L6	S42°13'25"W	109.82'
L7	S47°46'35"E	0.75'
L8	S42°13'25"W	4.50'
L9	N47°46'35"W	0.75'
L10	S42°13'25"W	121.13'
L11	N70°08'55"E	2.27'



Vincent T. Davis
 VINCENT T. DAVIS

12 Feb 2021
 DATE

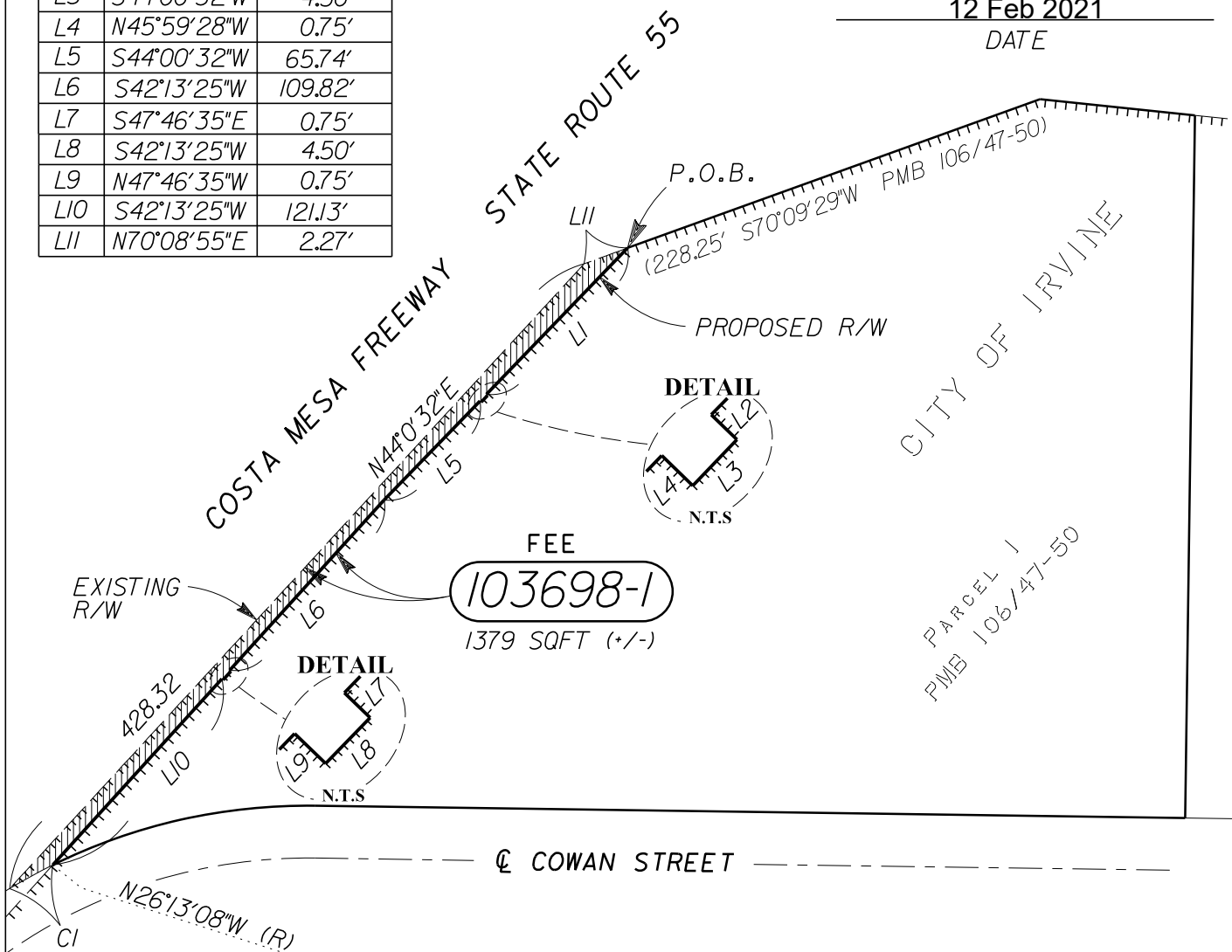


EXHIBIT "A1"

(Page 1 of 1)

COUNTY: ORA
 RTE: 55
 P.M.: 6.8

NOT TO SCALE
 DATE: FEB 2021

PARCEL:
103698-1

APN: 427-262-06

EXHIBIT "B"

**TEMPORARY CONSTRUCTION EASEMENT
ATTACHMENT TO LEGAL DESCRIPTION**

Assessor Parcel No.: 427-262-06

Caltrans Parcel No.: 103698-2

This non-exclusive temporary construction easement shall be in, on, over, under, and across that certain real property described in Exhibit "B1" and depicted in Exhibit "B2" attached hereto, subject to the Rights and Limitations set forth below ("TCE"). The TCE shall be used by the Orange County Transportation Authority and its employees, agents, representatives, contractors, successors and assigns (collectively, "OCTA") in connection with the construction of the SR 55 Improvement Project. The TCE shall be for a period of sixty (60) months, provided however, the actual physical construction activities within the TCE area shall be limited to a period of twelve (12) consecutive months within the sixty (60) month TCE period (the "Construction Period").

Rights and Limitations of Use and Occupancy of TCE:

- OCTA shall provide the owner(s) and occupant(s) of the property subject to this TCE a minimum of thirty (30)-days' written notice as to when the Construction Period will commence.
- Reasonable pedestrian and vehicular access to the property shall be maintained at all times.
- Access to the TCE area shall be from the public right of way.
- Improvements within the TCE area will be removed as needed by OCTA to allow for construction activities. Any and all improvements so removed shall be included in the compensation paid by OCTA for this TCE.
- Prior to the termination of the Construction Period, OCTA will remove from the TCE area all construction equipment and materials, any temporary improvements, and all construction-related debris. The TCE area will be graded and compacted. Functionally equivalent pavement material will be installed by OCTA to restore the TCE area to a similar condition that existed prior to commencement of the construction activities.

OCTA expressly reserves the right to convey, transfer, or assign the TCE subject to the same rights and limitations described herein.

EXHIBIT "B1"
LEGAL DESCRIPTION

CALTRANS PARCEL NO. 103698-2

TEMPORARY CONSTRUCTION EASEMENT

APN 427-262-06

THAT PORTION OF PARCEL 1, IN THE CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 106, PAGES 47 THROUGH 50, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE B.C. OF COWAN, 50.00 FEET WIDE, SAID POINT BEING THE WESTERLY TERMINUS OF THAT COURSE DESCRIBED AS "N 89°10'48" W, 975.41'" AS SHOWN ON SAID PARCEL MAP, SAID POINT BEING THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 249.99 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 00°48'35" EAST;

THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID CENTERLINE OF COWAN AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°01'43", AN ARC LENGTH OF 117.93 FEET;

THENCE LEAVING SAID CENTERLINE OF COWAN AND ALONG A LINE RADIAL TO SAID CURVE NORTH 26°13'08" WEST, 25.00 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COWAN, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 274.99 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 26°13'08" WEST;

THENCE LEAVING SAID RADIAL LINE AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND NON-TANGENT TO SAID CURVE NORTH 42°13'25" EAST, 121.13 FEET;

THENCE SOUTH 47°46'35" EAST, 0.75 FEET;

THENCE NORTH 42°13'25" EAST, 4.50 FEET;

THENCE NORTH 47°46'35" WEST, 0.75 FEET;

THENCE NORTH 42°13'25" EAST, 109.82 FEET;

THENCE NORTH 44°00'32" EAST, 65.74 FEET;

THENCE SOUTH 45°59'28" EAST, 0.75 FEET;

THENCE NORTH 44°00'32" EAST, 4.50 FEET;

THENCE NORTH 45°59'28" WEST, 0.75 FEET;

THENCE NORTH 44°00'32" EAST, 97.12 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL 1;

THENCE ALONG SAID NORTHWESTERLY LINE NORTH 70°08'55" EAST, 25.05 FEET;

THENCE LEAVING SAID NORTHWESTERLY LINE SOUTH 19°51'05" EAST, 10.00 FEET;

THENCE SOUTH 70°08'55" WEST, 24.99 FEET;

THENCE SOUTH 44°00'32" WEST, 10.64 FEET;

THENCE NORTH 45°59'28" WEST, 2.50 FEET;

THENCE SOUTH 44°00'32" WEST, 123.50 FEET;

THENCE SOUTH 45°59'28" EAST, 1.50 FEET;

THENCE SOUTH 44°00'32" WEST, 11.95 FEET;

THENCE NORTH 45°59'28" WEST, 1.50 FEET;

THENCE SOUTH 44°00'32" WEST, 16.81 FEET;

THENCE SOUTH 42°13'25" WEST, 163.42 FEET;

THENCE SOUTH 47°46'35" EAST, 1.50 FEET;

THENCE SOUTH 42°13'25" WEST, 11.95 FEET;

THENCE NORTH 47°46'35" WEST, 1.50 FEET;

THENCE SOUTH 42°13'25" WEST, 32.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 292.50 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 25°33'29" WEST, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°42'15" AN ARC LENGTH OF 75.07 FEET;

THENCE NON-TANGENT TO SAID CURVE SOUTH 05°27'47" WEST, 12.41 FEET TO SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SAID POINT BEING ON SAID NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 274.99 FEET, A RADIAL LINE TO SAID POINT ON CURVE BEARS NORTH 05°56'29" WEST;

THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°50'57" AN ARC LENGTH OF 80.87 FEET TO THE SOUTHWESTERLY PROLONGATION OF THE AFOREMENTIONED COURSE DESCRIBED AS "SOUTH 42°13'25" WEST, 32.77 FEET";

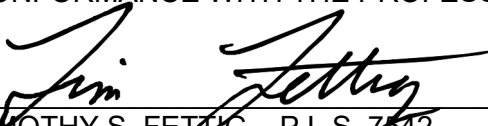
THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND NON-TANGENT TO SAID CURVE ALONG SAID SOUTHWESTERLY PROLONGATION NORTH 42°13'25" EAST, 12.09 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A GRID AREA 654 SQUARE FEET OR 0.015 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD 83 (1991.35 EPOCH OCS ADJUSTMENT), ALL DISTANCES SHOWN ARE GRID, TO OBTAIN GROUND DISTANCES DIVIDE BY 0.99997834.

ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "B2", ATTACHED HERETO AND MADE A PART HEREOF.

THIS DOCUMENT HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.


TIMOTHY S. FETTING P.L.S. 7542

2/21/20

DATE



A circular seal for a Professional Land Surveyor in the State of California. The outer ring contains the text "PROFESSIONAL LAND SURVEYOR" at the top and "STATE OF CALIFORNIA" at the bottom, separated by two stars. The inner circle contains the name "TIMOTHY S. FETTING" and the number "No. 7542".

Tim Fettig
TIMOTHY S. FETTIG, P.L.S.

TIMOTHY S. FETTIG P.L.S. 7542 DATE

SEE SHEET 2 FOR DETAIL 'A',
LINE AND CURVE TABLES



- SEE DETAIL 'A'
ON SHEET 2

(XXXX) INDICATES RECORD DATA
PER P.M.B. 106/47-50

POR. PARCEL 1
P.M.B. 106/47-50

APN 427-262-06

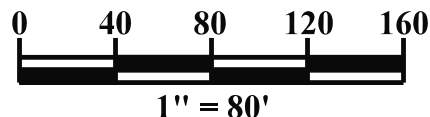
PARCEL 2
P.M.B. 106/47-50

SHEET 1 OF 2

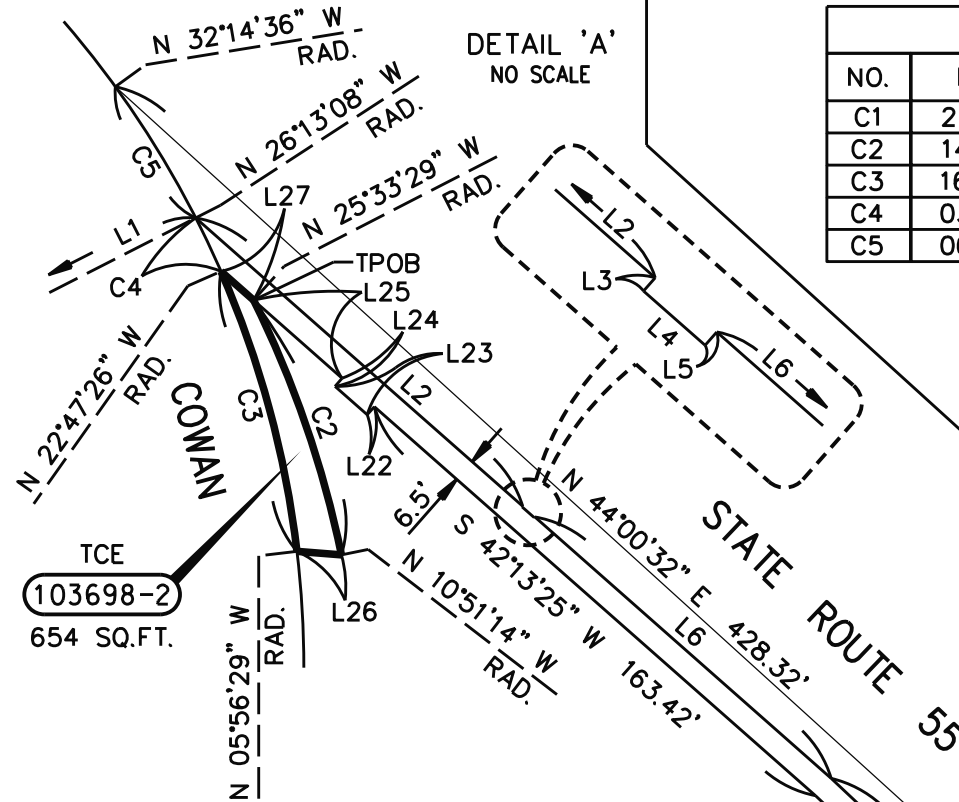
ALL DISTANCES SHOWN ARE GRID DISTANCES.
DIVIDE THE GRID DISTANCES SHOWN
BY 0.99997834 TO OBTAIN GROUND DISTANCES.

EXHIBIT "B2"

103698-2



CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	27°01'43"	249.99'	117.93'
C2	14°42'15"	292.50'	75.07'
C3	16°50'57"	274.99'	80.87'
C4	03°25'42"	274.99'	16.45'
C5	06°01'28"	274.99'	28.91'



LINE TABLE		
NO.	BEARING	LENGTH
L1	N 26°13'08" W	25.00'
L2	N 42°13'25" E	121.13'
L3	S 47°46'35" E	0.75'
L4	N 42°13'25" E	4.50'
L5	N 47°46'35" W	0.75'
L6	N 42°13'25" E	109.82'
L7	N 44°00'32" E	65.74'
L8	S 45°59'28" E	0.75'
L9	N 44°00'32" E	4.50'
L10	N 45°59'28" W	0.75'
L11	N 44°00'32" E	97.12'
L12	N 70°08'55" E	25.05'
L13	S 19°51'05" E	10.00'
L14	S 70°08'55" W	24.99'
L15	S 44°00'32" W	10.64'
L16	N 45°59'28" W	2.50'
L17	S 44°00'32" W	123.50'
L18	S 45°59'28" E	1.50'
L19	S 44°00'32" W	11.95'
L20	N 45°59'28" W	1.50'

LINE TABLE con't.		
NO.	BEARING	LENGTH
L21	S 44°00'32" W	16.81'
L22	S 47°46'35" E	1.50'
L23	S 42°13'25" W	11.95'
L24	N 47°46'35" W	1.50'
L25	S 42°13'25" W	32.77'
L26	S 05°27'47" W	12.41'
L27	N 42°13'25" E	12.09'
L28	N 70°08'55" E	2.27'

SHEET 2 OF 2

EXHIBIT "B2"
103698-2

EXHIBIT "C"

**TEMPORARY CONSTRUCTION EASEMENT
ATTACHMENT TO LEGAL DESCRIPTION**

Assessor Parcel No.: 427-262-06

Caltrans Parcel No.: 103698-3

This temporary construction easement shall be in, on, over, under, and across that certain real property described in Exhibit "C1" and depicted in Exhibit "C2" attached hereto, subject to the rights and limitations set forth herein ("TCE"). The TCE shall be used by the Orange County Transportation Authority and its employees, agents, representatives, contractors, successors and assigns (collectively, "OCTA") in connection with the construction of the SR 55 Improvement Project. The TCE shall be for a period of sixty (60) months, a portion of which shall be exclusive (subject to the rights and limitations set forth below) and a portion of which shall be non-exclusive. Specifically, the actual physical construction activities within the TCE area shall be limited to a period of twenty-four (24) consecutive months within the sixty (60) month TCE period (the "Construction Period"). During the Construction Period, OCTA's use and occupancy of the TCE will be exclusive, subject to the Rights and Limitations of Use and Occupancy set forth below. OCTA's use and occupancy of the TCE during the remaining thirty-six (36) months of the TCE period will be non-exclusive.

Rights and Limitations of Use and Occupancy of TCE:

- OCTA shall provide the owner(s) and occupant(s) of the property subject to this TCE a minimum of thirty (30)-days' written notice as to when the Construction Period will commence.
- During the Construction Period, OCTA may place a temporary fence around the TCE area.
- Access to the TCE area by OCTA shall be from the public right of way.
- Improvements within the TCE area will be removed as needed by OCTA to allow for construction activities. Any and all improvements so removed shall be included in the compensation paid by OCTA for this TCE.
- Prior to the termination of the Construction Period, OCTA will remove from the TCE area all construction equipment and materials, any temporary improvements, and all construction-related debris. The TCE area will be graded and compacted.

OCTA expressly reserves the right to convey, transfer, or assign the TCE subject to the same rights and limitations described herein.

EXHIBIT "C1"
LEGAL DESCRIPTION

CALTRANS PARCEL NO. 103698-3

TEMPORARY CONSTRUCTION EASEMENT

APN 427-262-06

THAT PORTION OF PARCEL 1, IN THE CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 106, PAGES 47 THROUGH 50, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE B.C. OF COWAN, 50.00 FEET WIDE, SAID POINT BEING THE WESTERLY TERMINUS OF THAT COURSE DESCRIBED AS "N 89°10'48" W, 975.41'" AS SHOWN ON SAID PARCEL MAP, SAID POINT BEING THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 249.99 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 00°48'35" EAST;

THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID CENTERLINE OF COWAN AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°01'43", AN ARC LENGTH OF 117.93 FEET;

THENCE LEAVING SAID CENTERLINE OF COWAN AND ALONG A LINE RADIAL TO SAID CURVE NORTH 26°13'08" WEST, 25.00 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COWAN, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 274.99 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 26°13'08" WEST, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID RADIAL LINE AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND NON-TANGENT TO SAID CURVE NORTH 42°13'25" EAST, 121.13 FEET;

THENCE SOUTH 47°46'35" EAST, 0.75 FEET;

THENCE NORTH 42°13'25" EAST, 4.50 FEET;

THENCE NORTH 47°46'35" WEST, 0.75 FEET;

THENCE NORTH 42°13'25" EAST, 109.82 FEET;

THENCE NORTH 44°00'32" EAST, 65.74 FEET;

THENCE SOUTH 45°59'28" EAST, 0.75 FEET;

THENCE NORTH 44°00'32" EAST, 4.50 FEET;

THENCE NORTH 45°59'28" WEST, 0.75 FEET;

THENCE NORTH 44°00'32" EAST, 97.12 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL 1;

THENCE ALONG SAID NORTHWESTERLY LINE NORTH 70°08'55" EAST, 25.05 FEET;
THENCE LEAVING SAID NORTHWESTERLY LINE SOUTH 19°51'05" EAST, 10.00 FEET;
THENCE SOUTH 70°08'55" WEST, 24.99 FEET;
THENCE SOUTH 44°00'32" WEST, 10.64 FEET;
THENCE NORTH 45°59'28" WEST, 2.50 FEET;
THENCE SOUTH 44°00'32" WEST, 123.50 FEET;
THENCE SOUTH 45°59'28" EAST, 1.50 FEET;
THENCE SOUTH 44°00'32" WEST, 11.95 FEET;
THENCE NORTH 45°59'28" WEST, 1.50 FEET;
THENCE SOUTH 44°00'32" WEST, 16.81 FEET;
THENCE SOUTH 42°13'25" WEST, 163.42 FEET;
THENCE SOUTH 47°46'35" EAST, 1.50 FEET;
THENCE SOUTH 42°13'25" WEST, 11.95 FEET;
THENCE NORTH 47°46'35" WEST, 1.50 FEET;

THENCE SOUTH 42°13'25" WEST, 44.86 FEET TO SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SAID POINT BEING ON SAID NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 274.99 FEET, A RADIAL LINE TO SAID POINT ON CURVE BEARS NORTH 22°47'26" WEST;

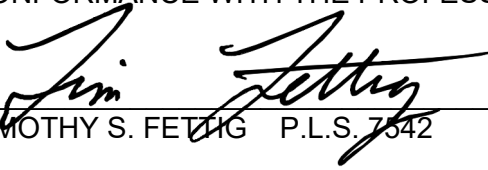
THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°25'42" AN ARC LENGTH OF 16.45 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A GRID AREA 2,864 SQUARE FEET OR 0.066 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD 83 (1991.35 EPOCH OCS ADJUSTMENT), ALL DISTANCES SHOWN ARE GRID, TO OBTAIN GROUND DISTANCES DIVIDE BY 0.99997834.

ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "C2", ATTACHED HERETO AND MADE A PART HEREOF.

THIS DOCUMENT HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.


TIMOTHY S. FETTING P.L.S. 7542

2/21/20
DATE



PLAT TO ACCOMPANY
LEGAL DESCRIPTION



PREPARED BY ME OR UNDER MY DIRECTION:

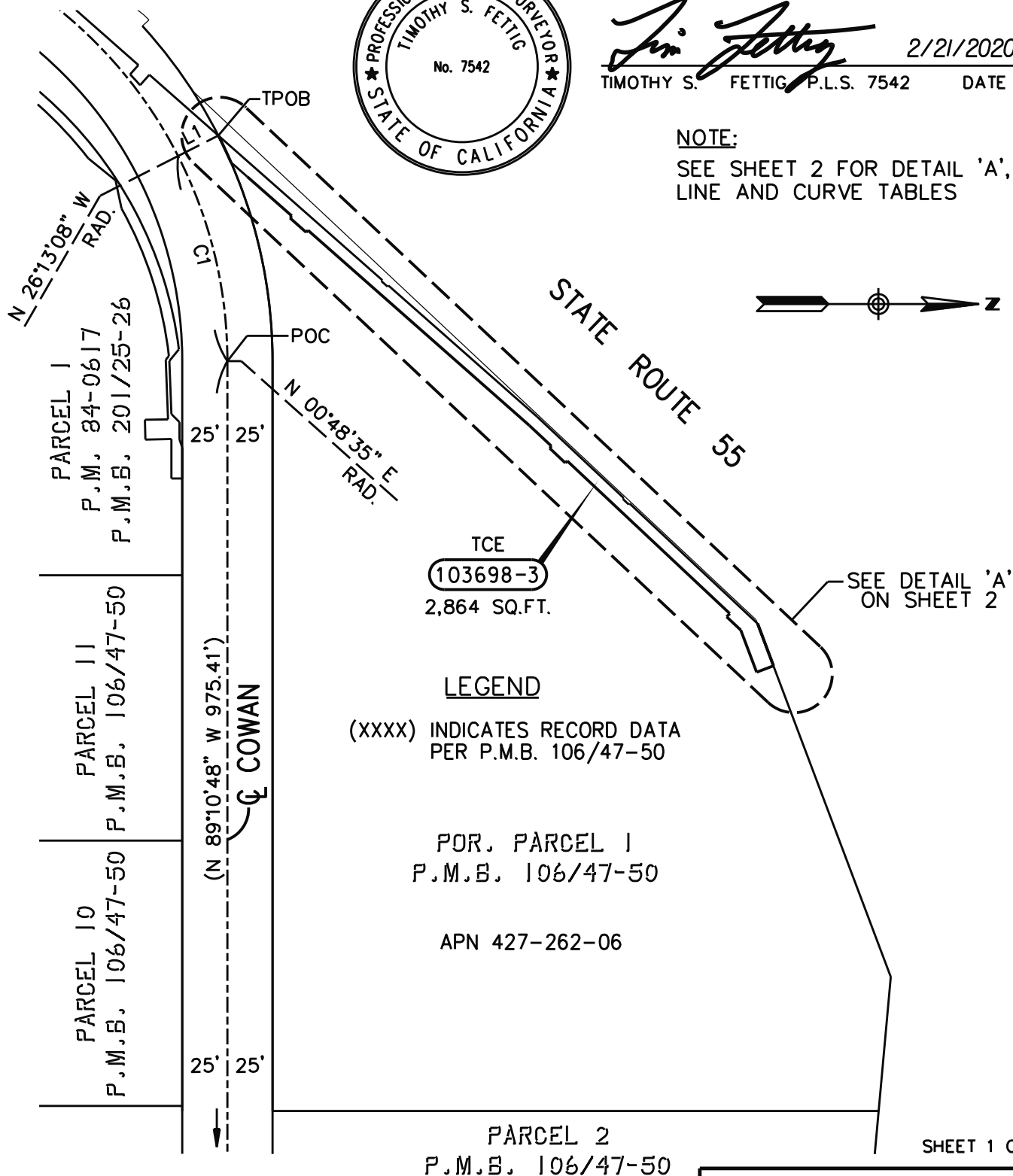
Tim Fetting
TIMOTHY S. FETTIG, P.L.S. 7542

2/21/2020

DATE

NOTE:

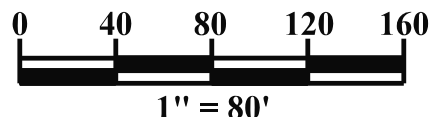
SEE SHEET 2 FOR DETAIL 'A',
LINE AND CURVE TABLES



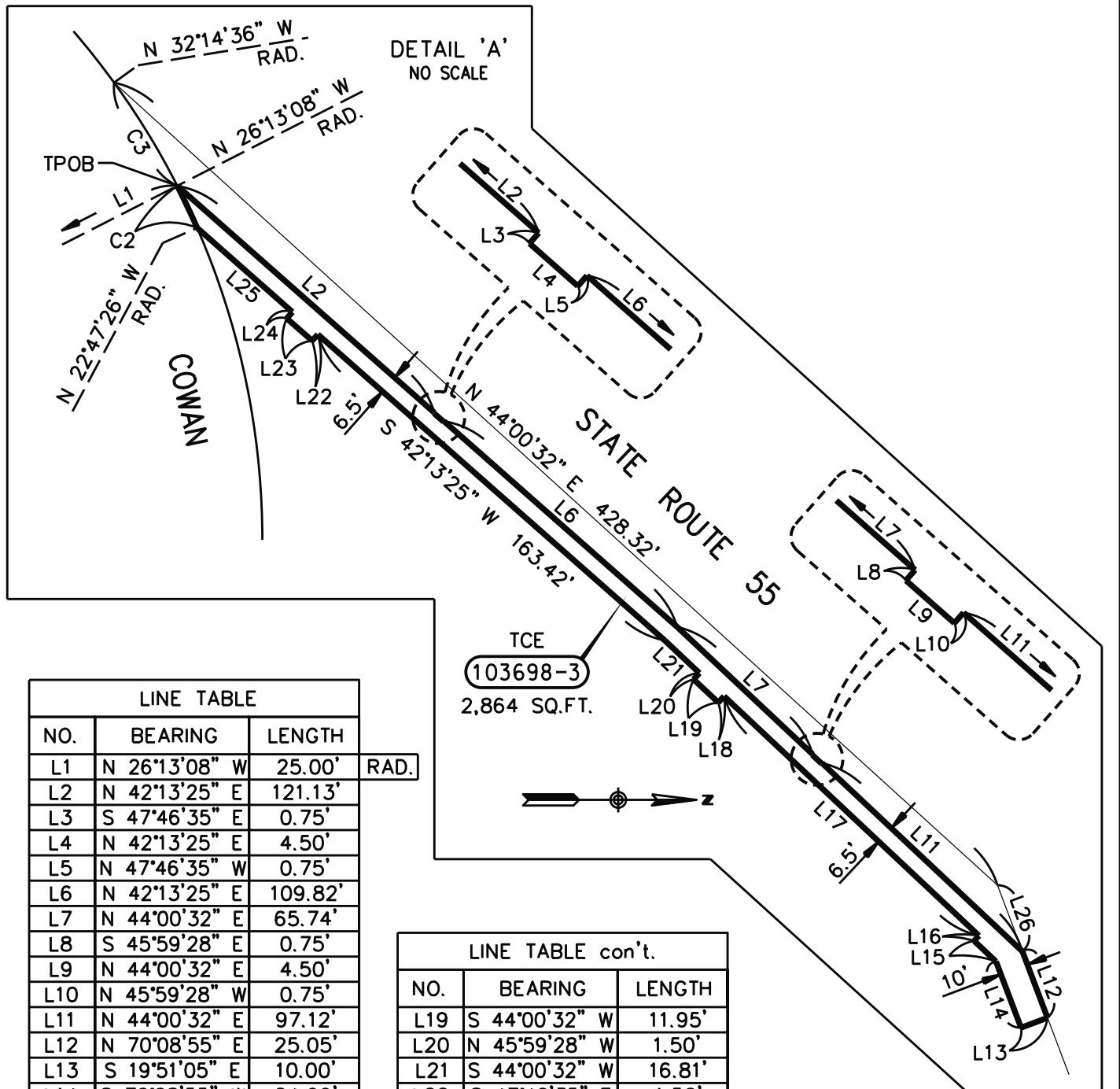
THE BEARINGS AND DISTANCES SHOWN ARE
CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83),
ZONE VI, NAD 83 (1991.35 EPOCH
O.C.S. GPS ADJUSTMENT).
ALL DISTANCES SHOWN ARE GRID DISTANCES.
DIVIDE THE GRID DISTANCES SHOWN
BY 0.99997834 TO OBTAIN GROUND DISTANCES.

EXHIBIT "C2"

103698-3



SHEET 1 OF 2



LINE TABLE		
NO.	BEARING	LENGTH
L1	N 26°13'08" W	25.00'
L2	N 42°13'25" E	121.13'
L3	S 47°46'35" E	0.75'
L4	N 42°13'25" E	4.50'
L5	N 47°46'35" W	0.75'
L6	N 42°13'25" E	109.82'
L7	N 44°00'32" E	65.74'
L8	S 45°59'28" E	0.75'
L9	N 44°00'32" E	4.50'
L10	N 45°59'28" W	0.75'
L11	N 44°00'32" E	97.12'
L12	N 70°08'55" E	25.05'
L13	S 19°51'05" E	10.00'
L14	S 70°08'55" W	24.99'
L15	S 44°00'32" W	10.64'
L16	N 45°59'28" W	2.50'
L17	S 44°00'32" W	123.50'
L18	S 45°59'28" E	1.50'

LINE TABLE con't.		
NO.	BEARING	LENGTH
L19	S 44°00'32" W	11.95'
L20	N 45°59'28" W	1.50'
L21	S 44°00'32" W	16.81'
L22	S 47°46'35" E	1.50'
L23	S 42°13'25" W	11.95'
L24	N 47°46'35" W	1.50'
L25	S 42°13'25" W	44.86'
L26	N 70°08'55" E	2.27'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	27°01'43"	249.99'	117.93'
C2	03°25'42"	274.99'	16.45'
C3	06°01'28"	274.99'	28.91'

SHEET 2 OF 2

EXHIBIT "C2"
103698-3