

## EXHIBIT "A"

### EASEMENT LEGAL DESCRIPTION 60-foot Wide Roadway Easement to be Vacated

All that real property situate in the County of Lake, State of California, and lying within Section 23, Township 10 North, Range 7 West, Mount Diablo Base and Meridian, being the centerline of the 60-foot wide roadway easement as described in that certain Irrevocable Offer of Dedication, recorded December 15, 1975 in Book 816 of Official Records, page 351, Lake County Records, the centerline of which is described as follows:

Commencing at the most western corner of the lands described in the Grant Deed to Richard Doyal Lacy and Sherri Lynn Lacy recorded September 24, 1998 as Document No. 98-016741 in the County of Lake Recorder's Office; thence along the northerly line of the lands of said Lacy the following two courses:

1. North 61° 40' 20" East 114.52 feet,
2. North 58° 09' 30" East 194.62 feet,

to the point of intersection with said road alignment, said point being the TRUE POINT OF BEGINNING; thence leaving said northerly line along the centerline as described in said Irrevocable Offer of Dedication the following 7 courses:

1. South 33° 42' 04" East 93.08 feet (cited as 92.61 feet in said Irrevocable Offer of Dedication),
2. along a curve to the right having a radius of 300.00 feet through a central angle of 22° 19' 19" an arc length of 116.88 feet,
3. South 11° 22' 45" East 509.45 feet,
4. along a curve to the left having a radius of 500.00 feet through a central angle of 7° 08' 00" an arc length of 62.25 feet,
5. South 18° 30' 45" East 115.79 feet,
6. along curve to the right having a radius of 300.00 feet through a central angle of 30° 57' 19" an arc length of 162.08 feet
7. South 12° 26' 57" West 118.04 feet

to the point of intersection thereof with the southerly line of said lands of Lacy, from which point the most southerly corner of said lands of Lacy bears South 40° 29' 20" West 375.36 feet distant and being the terminus point of the hereinabove described road centerline.

The sidelines of said road shall be elongated or shortened so as to terminate at the northerly and southerly lines of said lands of Lacy.

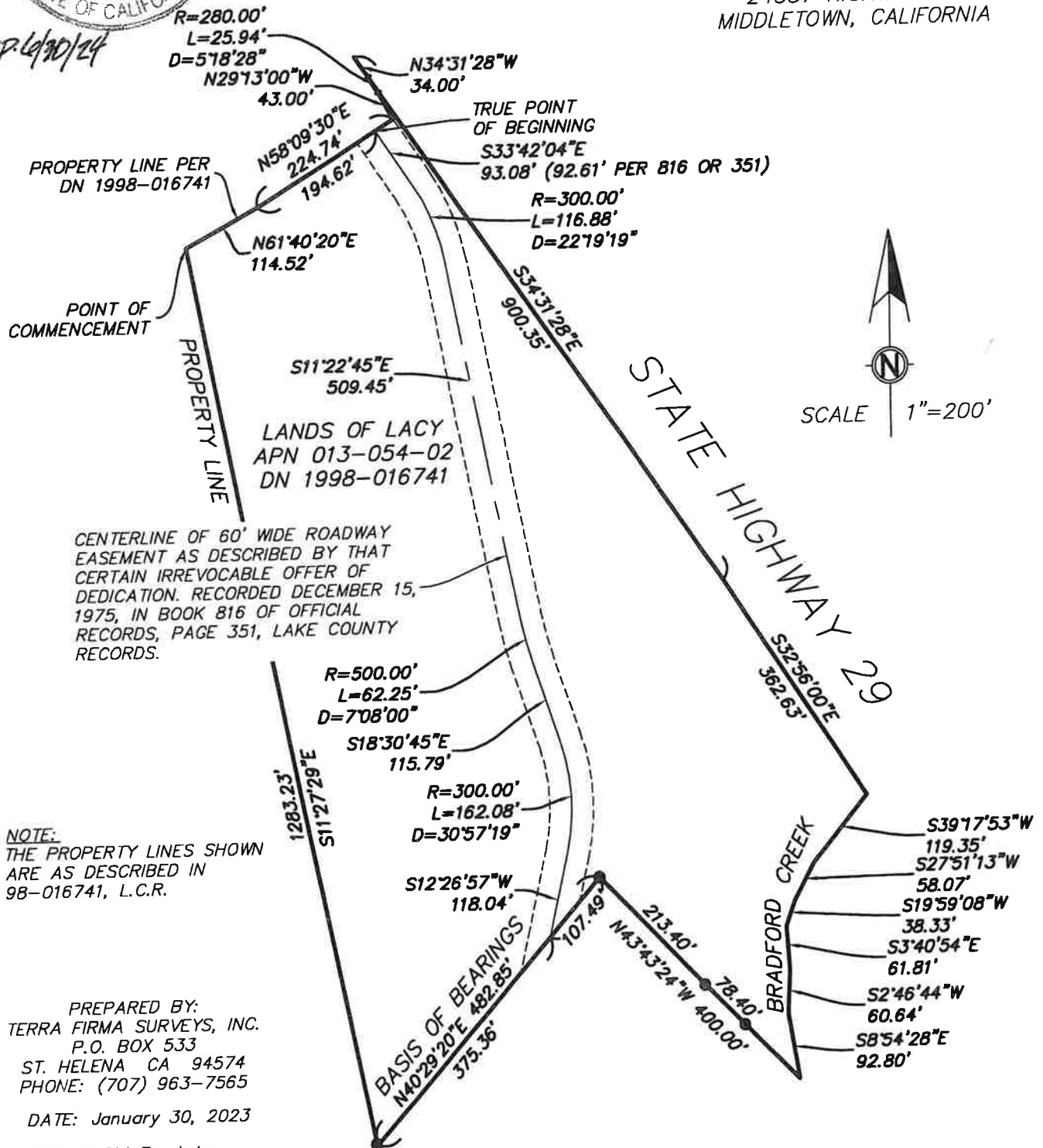
The Basis of Bearings of this legal description is the bearing of South 40° 29' 20" West between the found ½" iron bars on the southerly line of said lines of Lacy, as shown on File No. 88-84 entitled "Survey of Northery (*sic*) Lines of Lamdin" on file in the County of Lake County Surveyor's Office.

Portion of APN 013-054-02





**PLAT OF  
60' WIDE ROAD  
TO BE VACATED  
OVER THE LANDS OF  
RICHARD & SHERRI LACY**  
APN 013-054-02  
24357 HIGHWAY 29  
MIDDLETOWN, CALIFORNIA



## EXHIBIT "A"

### EASEMENT LEGAL DESCRIPTION 60-foot Wide Access and Public Utility Easement Offer of Dedication

All that real property situate in the County of Lake, State of California, and lying within Section 23, Township 10 North, Range 7 West, Mount Diablo Base and Meridian, more particularly described as follows:

A non-exclusive easement for roadway and public utility purposes along a strip of land, 60 feet wide, the centerline line of which is described as follows:

Commencing at the most western corner of the lands described in the Grant Deed to Richard Doyal Lacy and Sherri Lynn Lacy recorded September 24, 1998 as Document No. 98-016741 in the County of Lake Recorder's Office; thence along the northerly line of the lands of said Lacy the following two courses:

1. North  $61^{\circ} 40' 20''$  East 114.52 feet and
2. North  $58^{\circ} 09' 30''$  East 199.89 feet

to the point of intersection with the centerline of a gravel road, as it exists on the date of this recording, said point being the TRUE POINT OF BEGINNING; thence leaving said northerly line along the centerline of said gravel road the following 3 courses:

1. South  $34^{\circ} 31' 28''$  East 70.62 feet,
2. along a curve to the right having a radius of 280.00 feet through a central angle of  $19^{\circ} 43' 11''$  an arc length of 96.37 feet to a point of reverse curvature,
3. along a reverse curve to the left having a radius of 150.00 feet through a central angle of  $39^{\circ} 26' 22''$  an arc length of 103.25 feet;

thence departing from the centerline of said gravel road and generally following the westerly edge of said gravel road the following 7 courses:

1. along a reverse curve to the right having a radius of 280.00 feet through a central angle of  $19^{\circ} 43' 11''$  an arc length of 96.37 feet to a point that is 30.00 feet southwesterly of, measured at right angle to, the southwesterly line of California State Highway 29,
2. parallel with said southwesterly line of State Highway 29, South  $34^{\circ} 31' 28''$  East 437.58 feet,
3. South  $32^{\circ} 56' 00''$  East 126.79 feet,
4. leaving said parallel line, along a curve to the right having a radius of 160.00 feet through a central angle of  $123^{\circ} 41' 16''$  an arc length of 345.40 feet,
5. South  $85^{\circ} 28' 07''$  West 97.11 feet,

6. along and non-tangent curve to the left, the center of which bears South 36°37'58" East, having a radius of 150.00 feet through a central angle of 31°17'51" an arc length of 81.94 feet and
7. South 12°26'57" West 50.14 feet

to the point of intersection thereof with the southerly line of said lands of Lacy, from which point a ½" iron bar at the angle point in said southerly line bears North 40° 29' 20" East 107.49 feet distant and being the terminus point of the hereinabove described easement centerline.

The sidelines of said easement shall be elongated or shortened so as to terminate at the northerly and southerly lines of said lands of Lacy.

The Basis of Bearings of this legal description is the bearing of South 40° 29' 20" West between the found ½" iron bars on the southerly line of said lines of Lacy, as shown on File No. 88-84 entitled "Survey of Northerly (*sic*) Lines of Lamdin" on file in the County of Lake County Surveyor's Office.

Portion of APN 013-054-02



exp. 4/30/24

60' RIGHT OF WAY & PUBLIC UTILITY EASEMENT PER 98-016741 & 816 OR 338

PROPERTY LINE PER DN 1998-016741

N61°40'20"E  
114.52'

POINT OF COMMENCEMENT

TRUE POINT OF BEGINNING

R=150.00'  
L=103.25'  
D=39°26'22"

R=280.00'  
L=96.37'  
D=19°43'11"

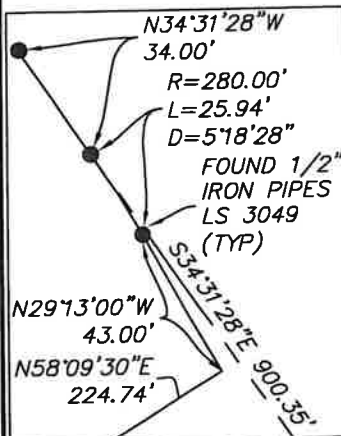
LANDS OF LACY  
APN 013-054-02  
DN 1998-016741

EXISTING 20' WIDE GRAVEL ROAD (HATCHED)

CENTERLINE OF 60' WIDE ACCESS AND PUBLIC UTILITY EASEMENT



DETAIL 'A'  
1"=50'



BASIS OF BEARINGS  
S40°29'20"W 482.85'  
375.36'

R=150.00'  
L=81.94'  
D=31°17'51"

S12°26'57"W  
50.14'

EXISTING 60' ROADWAY AND PUBLIC UTILITY EASEMENT PER 816 OR 343

#### LEGEND

● FOUND 1/2" IRON BAR PER FILE NO. 88-84, COUNTY SURVEYOR'S OFFICE, UNLESS OTHERWISE SHOWN.

## PLAT OF 60' WIDE ACCESS AND PUBLIC UTILITY EASEMENT

OVER THE LANDS OF  
RICHARD & SHERRI LACY

APN 013-054-02  
24357 HIGHWAY 29  
MIDDLETOWN, CALIFORNIA

PREPARED BY:  
TERRA FIRMA SURVEYS, INC.  
P.O. BOX 533  
ST. HELENA CA 94574  
PHONE: (707) 963-7565



SCALE 1"=150'

STATE HIGHWAY 29

EXISTING 20' WIDE GRAVEL ROAD (HATCHED)

S32°56'00"E  
126.79'

R=160.00'  
L=345.40'  
D=123°41'16"

S32°56'00"E  
362.63'

(E) PUMP HOUSE

S39°17'53"W  
119.35'  
S27°51'13"W  
58.07'  
S19°59'08"W  
38.33'

S3°40'54"E  
61.81'

S2°46'44"W  
60.64'

S8°54'28"E  
92.80'

BRADFORD CREEK

DATE: February 21, 2023

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