

EXHIBIT "A"  
LEGAL DESCRIPTION  
Emergency Vehicle Access Easement

Lying within the Unincorporated Area, County of Lake, State of California and being a portion of the Lands of Valley Oaks Land & Development, Inc. as described by Grant Deed recorded under Document Number 2006-030731, Lake County Records, said portion is more particularly described as follows:

Being a strip of land 25 feet in width, lying 12.50 feet on each side of the following described line;

COMMENCING at an angle point on the common line of the said lands of Valley Oaks Land & Development, Inc. and the easterly right of way of California State Highway 29, said point bears South 85°32'07" East 137.41 feet from Engineer's Station "0" 543+55.20 of the Department of Public Works' Survey between 0.6 mile north of Middletown and 0.4 mile south of Harris Creek (01-Lak-29); thence along said common line, South 59°40'49" East 145.79 feet; thence continuing along said common line, South 31°36'37" West 65.64 feet to the POINT OF BEGINNING; thence leaving said common line along the centerline of the herein described Emergency Vehicle Access Easement, South 58°23'23" East 14.91 feet; thence on a curve to the left, with a radius of 300.00 feet, through a central angle of 34°37'25" for a length of 181.29 feet; thence North 86°59'12" East 79.66 feet; thence on a curve to the right, with a radius of 300.00 feet, through a central angle of 22°09'42" for a length of 116.04 feet; thence South 70°51'06" East 79.23 feet to the terminus point of the herein described Emergency Vehicle Access Easement centerline, said POINT OF COMMENCEMENT bears North 68°06'02" West 588.17 feet from said terminus point.

The sides of the herein described strip shall be lengthened or shortened to terminate on the westerly line of said Lands of Valley Oaks Land & Development, Inc. and the westerly right of way of Valley Oaks Boulevard.

Containing 11788 square feet more or less.

Prepared by Cinquini & Passarino, Inc.

**Preliminary**

11/04/2020 11:36:36 AM

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James M. Dickey, P.L.S. 7935

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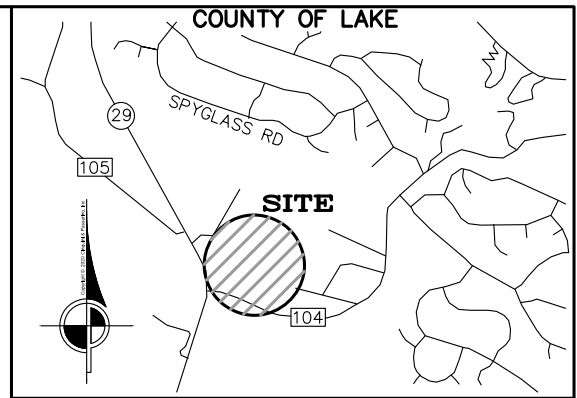
Date

## EXHIBIT 'B'

THIS DIAGRAM IS FOR GRAPHIC PURPOSES ONLY. ANY  
ERRORS OR OMISSIONS SHALL NOT AFFECT THE LEGAL  
DESCRIPTION.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S31°36'37"W	65.64'
L2	N86°59'12"E	79.66'
L3	S70°51'06"E	79.23'

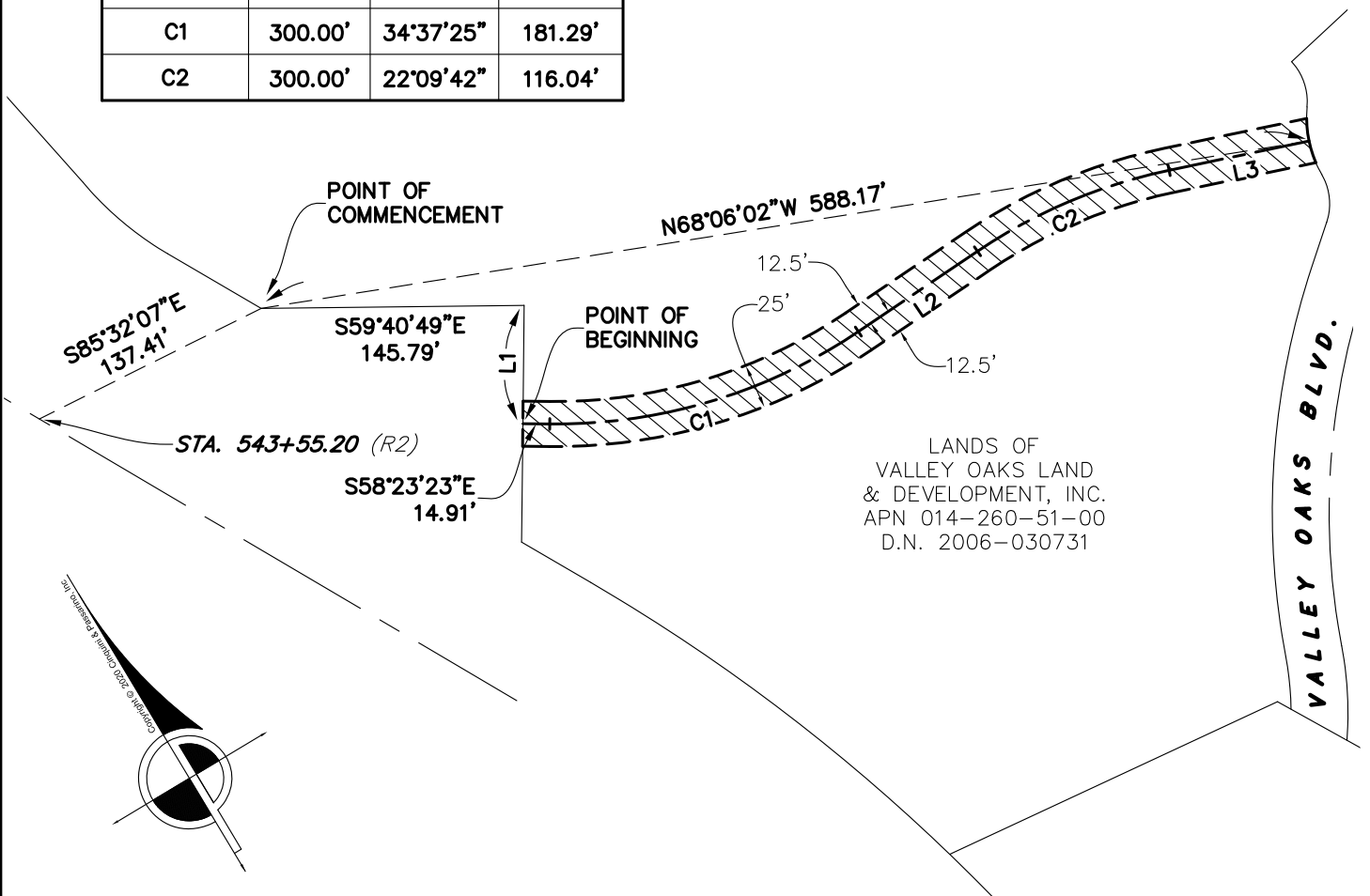
CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	300.00'	34°37'25"	181.29'
C2	300.00'	22°09'42"	116.04'



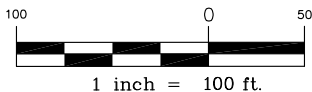
SITE MAP  
NO SCALE

### REFERENCE

R1 PARCEL MAP 17 PM 30  
R2 CALTRANS R/W MAP 01-LAK-29-9.74

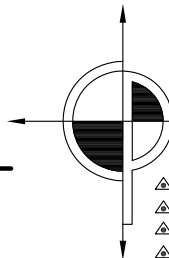


GRAPHIC SCALE



### LEGEND

- EMERGENCY ACCESS EASEMENT
- ADJACENT PARCEL BOUNDARY
- ROADWAY CENTERLINE



**CINQUINI & PASSARINO, INC.**  
**LAND SURVEYING**

- △ BOUNDARY
- △ TOPOGRAPHIC
- △ CONSTRUCTION
- △ SUBDIVISIONS

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JOB NAME:	VALLEY OAKS SUBDIVISION VILLAGE II	DRAWN BY: CAF	CHECKED BY: JMD
DESCRIPTION:	EMERGENCY VEHICLE ACCESS EASEMENT	SCALE: 1"=100'	DATE: 11-03-20
		JOB #: 8553-20	PAGE: 2 OF 2