



**ENGINEERS
SURVEYORS
PLANNERS**

April 8, 2020
BKF Job No. 20155138-14

**EXHIBIT "A"
LEGAL DESCRIPTION
PARCEL 7**

(From Mount Diablo Unified School District to Contra Costa County)

The land referred to herein is situated in the City of Pleasant Hill, County of Contra Costa, State of California, and is described as follows:

BEING a portion of Parcel A as said parcel is shown on the map entitled, "Parcel Map, MS 96-704," filed October 10, 1997, in Book 172 of Parcel Maps at Page 37, 38 and 39, in the Office of the Recorder of Contra Costa County; more particularly described as follows:

COMMENCING at the southeastern corner of said Parcel A; **THENCE** westerly along the southerly line of said Parcel A, being also the northerly right of way line of Oak Park Boulevard (60 foot wide public right of way) as said boulevard is shown on said map (172 PM 37), North 79°25'56" West 107.11 feet to the southeastern corner of Parcel One as said parcel is described in the Grant Deed recorded October 9, 1981, in Book 10530 of Official Records at Page 318, and the Grant Deed recorded June 22, 1984, in Book 11848 of Official Records at Page 369, Contra Costa County Records;

THENCE, northeasterly along the line common to said Parcel One (10530 O.R. 318) and said Parcel A (172 PM 37), North 31°34'04" East 8.98 feet;

THENCE, leaving the last said line, along a non-tangent curve to the left, having a radius of 150.00 feet, to which a radial line to said curve bears North 12°47'18" East, through a central angle of 02°13'14", an arc distance of 5.81 feet;

THENCE, North 79°25'56" West 29.58 feet;

THENCE, along a tangent curve to the right, having a radius of 60.50 feet, through a central angle of 15°44'55", an arc distance of 16.63 feet;

THENCE, North 63°41'01" West 19.71 feet;

THENCE, along a tangent curve to the left, having a radius of 90.00 feet, through a central angle of 15°44'55", an arc distance of 24.74 feet;

THENCE, North 79°25'56" West 144.36 feet;

THENCE, North 38°51'32" West 18.96 feet;

THENCE, North 01°42'47" East 619.77 feet to the southerly line of said Parcel A (172 PM 37), said line being also the northerly line of said Parcel One (10530 O.R. 318);

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THENCE, westerly along said southerly line of Parcel A (172 PM 37), and said northerly line of Parcel One (10530 O.R. 318), North 88°17'13" West 60.50 feet, to the **POINT OF BEGINNING**;

THENCE, from said point of beginning, continuing westerly along said southerly line of Parcel A (172 PM 37), and said northerly line of Parcel One (10530 O.R. 318), North 88°17'13" West 15.97 feet, to the southwestern corner of said Parcel A (172 PM 37),

THENCE, northerly along the westerly line of said Parcel A (172 PM 37), North 01°42'47" East 90.00 feet, to a point distant South 01°42'47" West 60.00 feet from the northeastern corner of Parcel One as said parcel is described in the Grant recorded July 9, 1959, in Book 3408 of Official Records, at Page 439, Contra Costa County Records, said northeastern corner being also the southeastern corner of Parcel B, as said Parcel B as shown on said map (172 PM 37);

THENCE, leaving said westerly line of Parcel A (172 PM 37), South 30°15'20" East 30.16 feet;

THENCE South 01°42'47" West 64.41 feet to the **POINT OF BEGINNING**.

Containing an area of 1,233 square feet or 0.028 acres, more or less.

The bearings of this description are based on that certain map entitled, "Parcel Map, MS 96-704," filed October 10, 1997, in Book 172 of Parcel Maps at Page 37, 38 and 39, in the Office of the Recorder of Contra Costa County.

A plat showing the above described parcel is attached hereto and made a part hereof.

Subject to all easements of record.

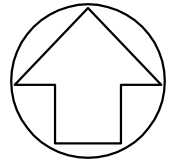
This description was prepared by me or under my direction for BKF Engineers. This legal description shall not be used in violation of the Subdivision Map Act or local ordinance.

By: _____
Paul A. Kittredge, P.L.S. No. 5790

Dated: _____



K:\2018\180984-Oak_Park_and_Monticello_Improvements\DOCS\08-Survey\
I-Plats_and_Legal_Desc\Land_Transfer_Parcels\MDUSD-to-CCC-Parcel-7-DESC.docx



PARCEL A
172 PM 37

CURVE TABLE

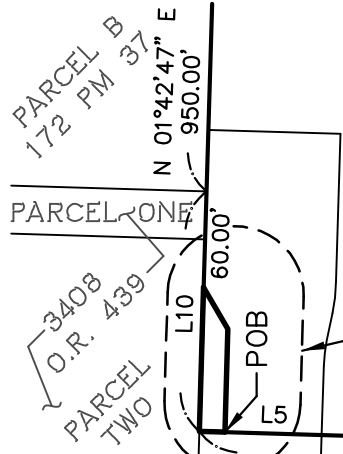
NO.	DELTA	RADIUS	LENGTH
C1	02°13'14"	150.00'	5.81'
C2	15°44'55"	60.50'	16.63'
C3	15°44'55"	90.00'	24.74'

PARCEL A
172 PM 37

PARCEL 7
0.028 ACRES±

SEE DETAIL

DETAIL
NOT TO SCALE



N 88°17'13" W 715.27'

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 31°34'04" E	8.98'
L2	N 79°25'56" W	29.58'
L3	N 63°41'01" W	19.71'
L4	N 38°51'32" W	18.96'
L5	N 88°17'13" W	60.50'
L6	N 88°17'13" W	15.97'
L7	N 01°42'47" E	90.00'
L8	S 30°15'20" E	30.16'
L9	S 01°42'47" W	64.41'
L10	N 01°42'47" E	150.00'

PARCEL ONE
10530 O.R. 318
11848 O.R. 369

CONTRA COSTA COUNTY
3142 O.R. 501

N 01°42'47" E 619.76'

335.59'

284.17'

(FUTURE LIBRARY PARCEL)

LEGEND:

- C# CURVE TABLE NUMBER
- L# LINE TABLE NUMBER
- LSM LAND SURVEYOR MAP
- O.R. OFFICIAL RECORDS
- PM PARCEL MAP
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- () (1) RECORD DATA PER 172 PM 37

OAK PARK BOULEVARD
60' PUBLIC RIGHT OF WAY

33 M 25

ECCLESTON AVENUE

SCALE: 1" = 120'



120 0 120

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Transfer Parcels\RECORD\MLH\MDUSD-to-CCC-Pc17-PLAT.dwg

EXHIBIT "A"



1646 N. CALIFORNIA BLVD
SUITE 400
WALNUT CREEK, CA 94596
925-940-2200
925-940-2299 (FAX)

Subject PLAT TO ACCOMPANY
PARCEL 7 (MDUSD TO CCC)
Job No. 20155138-14
By MLH Date 04/08/20 Chkd. PAK
SHEET 3 OF 3