

EXHIBIT "A"

LEGAL DESCRIPTION

ALL that certain real property, being a portion of the North one-half of Section 8, Township 1 North, Range 16 East, Mount Diablo Meridian, County of Tuolumne, State of California, being a strip of land of varying width, the centerline of which is more particular described as follows:

EASEMENT No. 1: (20-foot wide)

COMMENCING at the West quarter corner of said Section 8, said corner being marked with a 2.5" brass disk, stamped "LS 4377", from which the East quarter corner of said Section 8, marked with a 2.5" brass disk stamped "LS 3000" bears North 89°19'57" East 5354.00 feet; thence along the South line of said North one-half North 89°19'57" East 1277.89 feet; thence leaving said South line and proceeding North 00°40'03" West 404.40 feet to a point on the North line of the Tuolumne City Sanitary District parcel as described in Volume 301 of Official Records at Page 545, Tuolumne County Records, (last said point bears South 89°32'36" West 26.46 feet from the northeast corner of said District parcel, as shown on that certain map, filed for record October 17, 2008 in Book 44 of Records of Surveys at Page 11, Tuolumne County Records) and the **TRUE POINT OF BEGINNING**;

1. thence North 04°45'24" East 237.49 feet;
2. thence North 49°35'13" East 298.97 feet;
3. thence North 56°21'35" East 174.87 feet;
4. thence North 60°01'02" East 40.45 feet to a point hereby designated as Point "A" and the terminal point of this description.

EASEMENT No. 2: (60-foot wide)

BEGINNING at aforementioned Point "A";

1. thence continuing North 60°01'02" East 286.24 feet to a point hereby designated as Point "B" and the terminal point of this description.

EASEMENT No. 3: (30-foot wide)

BEGINNING at aforementioned Point "B";

1. thence continuing North 60°01'02" East 168.30 feet;
2. thence North 76°14'22" East 40.00;
3. thence South 32°57'03" East 72.88 feet;
4. thence South 16°57'38" East 319.92 feet to a point which is 15.00 feet distant at right angles westerly of the westerly line of Lot 44 as shown on that certain map titled "Amending Map Westside Cherry Valley Subdivision Unit #2", filed for record November 17, 2011 in Book 15 of Subdivision Maps at Page 1, Tuolumne County Records;
5. thence parallel with said westerly line and the westerly line of Lots 45 and 46 of said Subdivision map South 13°50'13" East 185.27 feet to the terminal point of this description.

The sidelines of said strips to be shortened or lengthened to terminate at said North line of the Tuolumne City Sanitary District parcel.

Containing 55,811 square feet (1.28 acres), more or less (Aggregate of all easements)

SUBJECT TO all easements and/or rights-of-way of record.

Bearings are based on the California Coordinate System, Zone 3, NAD83. A line between NGS monument DF8632 (Tuol) and NGS monument HS4327 (F 1003) bears South 88°15'09" West as calculated from NGS data sheets retrieved 7/21/17. All distances shown are ground level distances unless noted as grid.

All as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof.



Rien Groenewoud, P.L.S. 6946



5/30/23



**SANITARY SEWER
EASEMENT**
55,843 SQ.FT.
1.28 ACRES

EASEMENT 2

EASEMENT 1

EASEMENT 3

SHEET 2

SHEET 3

TRUE POINT OF BEGINNING

N0°40'03"W
404.40'(TIE)

1277.89'(TIE)

2.5" BRASS DISK,
STAMPED "LS 4377" AT
W. 1/4 COR. SEC. 8
POINT OF COMMENCEMENT

1/4 SECTION LINE

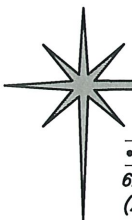
N89°19'57"E 5354.00'

2.5" BRASS DISK,
STAMPED "LS 3000" AT
E. 1/4 COR. SEC. 8



SCALE: 1" = 400'

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620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

**PLAT TO ACCOMPANY
LEGAL DESCRIPTION**

EXHIBIT 'B'

BEING A PORTION OF THE NORTH ONE-HALF OF SECTION 8,
TOWNSHIP 1 NORTH, RANGE 16 EAST, MOUNT DIABLO MERIDIAN

TUOLUMNE COUNTY

CALIFORNIA

JOB: J17-2041
DATE: 05/30/23
SCALE: 1"=400'
DRAWN: RG
DESIGN: RG
CHK'D: RG

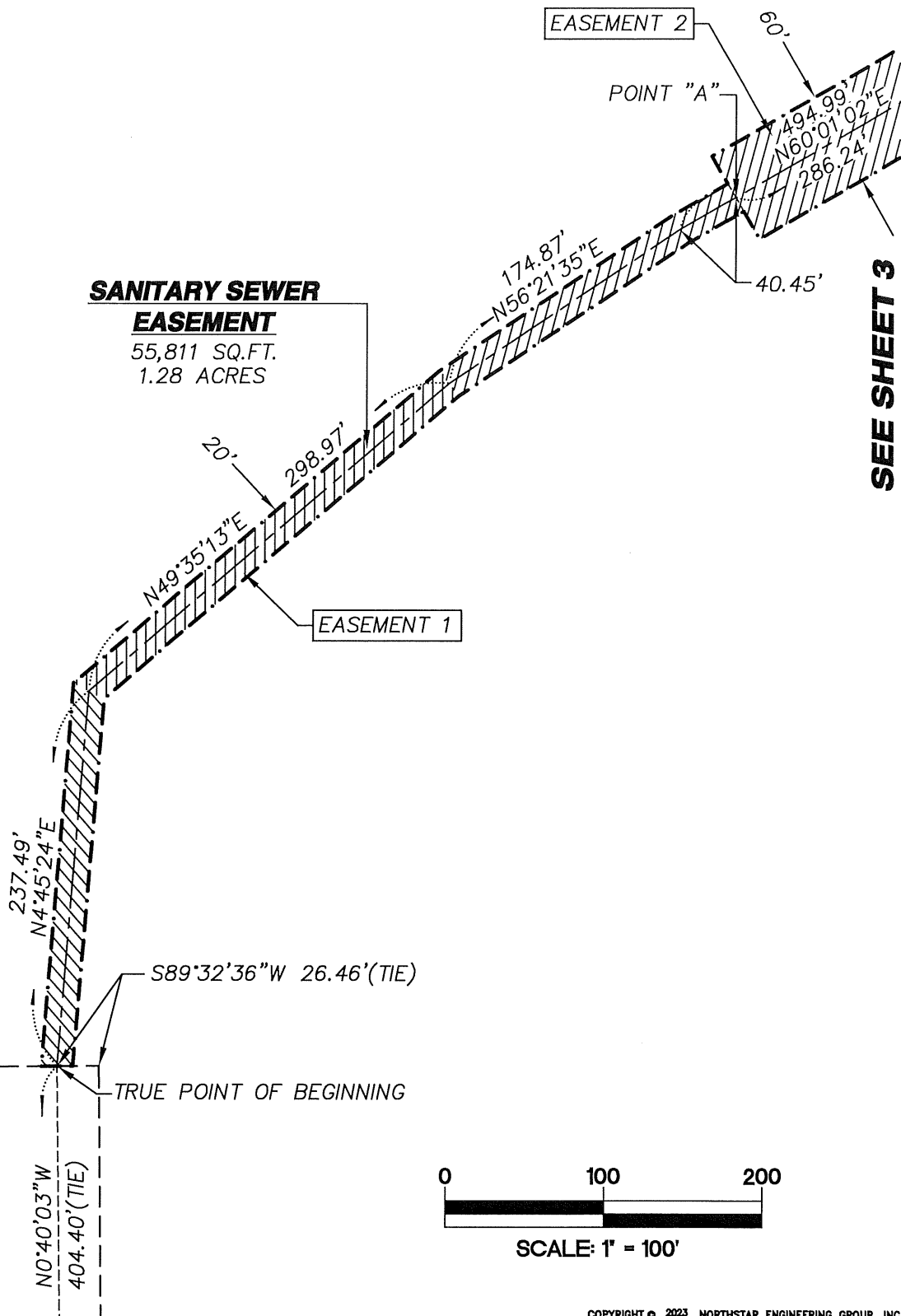
SHEET
01
OF **03**

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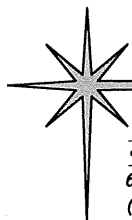


**SANITARY SEWER
EASEMENT**

55,811 SQ.FT.
1.28 ACRES



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LEGAL DESCRIPTION**

EXHIBIT 'B'

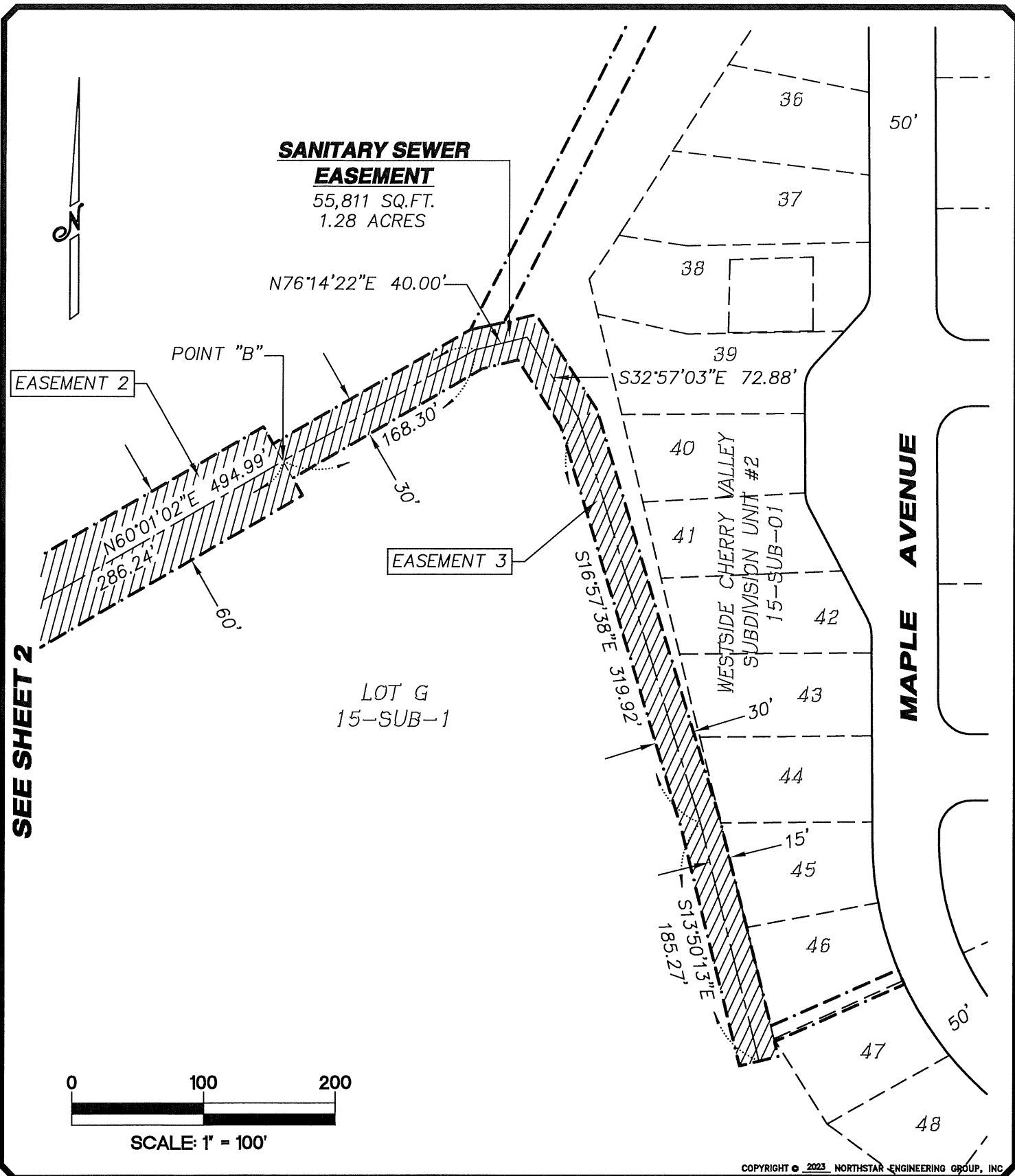
BEING A PORTION OF THE NORTH ONE-HALF OF SECTION 8,
TOWNSHIP 1 NORTH, RANGE 16 EAST, MOUNT DIABLO MERIDIAN
TUOLUMNE COUNTY CALIFORNIA

JOB: J17-2041
DATE: 05/30/23
SCALE: 1"=100'
DRAWN: RG
DESIGN: RG
CHK'D: RG

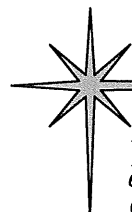
SHEET

02
OF **03**

DWG NAME: K:\17-2041 Tuolumne City Collections System Replacement\DWG\Mapping\Easements\17-2041 TCUO SS Easement 1-3.dwg, DTED: 05/30/23 09:42



SEE SHEET 2



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TUOLUMNE COUNTY

CALIFORNIA

JOB:	J17-2041
DATE:	05/30/23
SCALE:	1"=100'
DRAWN:	RG
DESIGN:	RG
CHK'D:	RG

SHEET
03
OF **03**