DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF YOLO, CITY OF WEST SACRAMENTO, DESCRIBED AS FOLLOWS:

PARCEL ONE:

PARCEL 4, PARCEL MAP NO. 3464, FILED MAY 22, 1987, IN BOOK 8 OF PARCEL MAPS, PAGES 66, 67 AND 68, YOLO COUNTY RECORDS.

EXCEPTING THEREFROM, ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING WITHIN OR UNDER THE ABOVE DESCRIBED LAND, TOGETHER WITH A PERPETUAL SUBSURFACE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF PROSPECTING AND EXPLORING FOR, MINING AND EXTRACTING SAID SUBSTANCES, BUT HOWEVER, EXCLUDING AND EXCEPTING ALL RIGHT IN AND TO THE SURFACE OF SAID LAND AND THE SUBSURFACE THEREOF DOWN TO A DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE SURFACE OF SAID LAND, AS EXCEPTED IN THE DEED EXECUTED BY SACRAMENTO-YOLO PORT DISTRICT, RECORDED MAY 4, 1983, IN BOOK 1578 OF OFFICIAL RECORDS, PAGE 686.

APN: 067-020-038-000

PARCEL TWO:

A PORTION OF PARCEL 5 AND PARCEL 6 AS SHOWN ON PARCEL MAP NO. 3464, FILED MAY 22, 1987 IN BOOK 8 OF PARCEL MAPS, PAGES 66, 67 AND 68, YOLO COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 5; THENCE FROM SAID POINT OF BEGINNING AND COINCIDENT WITH THE WESTERLY AND NORTHERLY BOUNDARIES OF SAID PARCEL 5 THE FOLLOWING NINE (9) COURSES: (1) NORTH 22°17'50" WEST 49.64 FEET; (2) ALONG THE ARC OF A NONTANGENT 450.00 RADIUS CURVE TO THE LEFT, SAID ARC BEING 36.13 FEET THROUGH A CENTRAL ANGLE OF 04°36'02", SAID ARC SUBTENDED BY A CHORD THAT BEARS NORTH 57°11'17" EAST 36.12 FEET; (3) NORTH 54°53'19" EAST 216.35 FEET; (4) NORTH 42°33'24" EAST 45.13 FEET; (5) NORTH 30°48'56" EAST 187.57 FEET; (6) NORTH 24°38'19" EAST 43.73 FEET; (7) ALONG THE ARC OF TANGENT 110.00 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC BEING 86.49 FEET, THROUGH A CENTRAL ANGLE OF 45°03'02", SAID ARC BEING SUBTENDED BY A CHORD THAT BEARS NORTH 47°09'55" EAST 84.28 FEET; (8) NORTH 69°41'30" EAST 160.27 FEET; AND (9) ALONG THE ARC OF A TANGENT 175.00 FOOT RADIUS CURVE TO THE LEFT SAID ARC BEING 7.81 FEET, THROUGH A CENTRAL ANGLE OF 02°33'21", SAID ARC BEING SUBTENDED BY A CHORD THAT BEARS 68°24'50" EAST 7.81 FEET, THENCE, LEAVING SAID NORTHERLY BOUNDARY SOUTH 21°11'37" EAST 228.80 FEET; THENCE NORTH 66°29'15" EAST 63.12 FEET; THENCE SOUTH 23°30'45" EAST 45.89 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL 6; THENCE COINCIDENT WITH THE SOUTHERLY BOUNDARY OF SAID PARCEL 5 AND PARCEL 6 SOUTH 66°29'15" WEST 776.05 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, HYDROCARBON SUBSTANCES LYING WITHIN OR UNDER THE ABOVE DESCRIBED LAND, TOGETHER WITH A PERPETUAL SUBSURFACE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF PROSPECTING AND EXPLORING FOR, MINING AND EXTRACTING SAID SUBSTANCES, BUT HOWEVER, EXCLUDING AND EXCEPTING ALL RIGHT IN AND TO THE SURFACE OF SAID LAND AND THE SUBSURFACE THEREOF DOWN TO A DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE SURFACE OF SAID LAND, AS EXCEPTED IN THE DEED EXECUTED BY SACRAMENTO-YOLO PORT DISTRICT, RECORDED MAY 4, 1983 IN BOOK 1578 OF OFFICIAL RECORDS, PAGE 686.

APN: 067-020-067-000

PARCEL THREE:

AN EASEMENT FOR RECIPROCAL ACCESS AND MAINTENANCE OF A COMMON DRIVEWAY, PARKING FACILITIES, AND USE AND MAINTENANCE OF DRAINAGE FACILITIES, AS OUTLINED IN THE DECLARATION RECORDED NOVEMBER 22, 1989, IN BOOK 2074 PAGE 17, OFFICIAL RECORDS, IN, ON, OVER, UNDER, ALONG AND ACROSS A STRIP OF LAND 30 FEET IN WIDTH, THE GENERAL NORTHEASTERN LINES OF WHICH ARE THE COMMON BOUNDARY BETWEEN PARCELS "A" AND "B", AS DESCRIBED IN THE CERTIFICATE OF COMPLIANCE, RECORDED NOVEMBER 22, 1989, IN BOOK 2074 PAGE 11, OFFICIAL RECORDS.

EASEMENTS

THE PROPERTY SHOWN AND DEPICTED HEREON IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE FOLLOWING RECORD DOCUMENTS. (REFER TO COMPLETE DOCUMENT FOR FULL DETAILS):

10. RESERVOIR OR SUMP EASEMENT PER 81 DEEDS 456 (EXACT LOCATION NOT DEFINED OF RECORD, NOT PLOTTABLE)
11. DRAINAGE DITCH PER 93 DEEDS 297 (DOES NOT AFFECT)
12. DRAINAGE AND IRRIGATION CANAL EASEMENT TO RECLAMATION DISTRICT NO. 900 (SHOWN HEREON)
13. RELINQUISHMENT OF ABUTTER'S RIGHTS PER 868 O.R. 142 (DOES NOT AFFECT)
14. DITCH EASEMENT PER 868 O.R. 146 (DOES NOT AFFECT)
15. DITCH EASEMENT PER 949 O.R. 406 (DOES NOT AFFECT)
16. STORM DRAIN EASEMENT PER 1118 O.R. 40 (SHOWN HEREON)
17. ELECTRICAL EASEMENT PER 153 O.R. 587 (DOES NOT AFFECT)
18. PUBLIC UTILITIES EASEMENT PER 7 P.M. 97 (SHOWN HEREON)
19. TERMS, CONDITIONS, PROVISIONS AND EASEMENTS PER 2074 O.R. 17 (ACCESS EASEMENT SHOWN HEREON)
20. PUBLIC UTILITIES EASEMENT PER 2108 O.R. 597 (SHOWN HEREON)
21. PUBLIC UTILITIES EASEMENT PER 2108 O.R. 599 (SHOWN HEREON)
22. PUBLIC UTILITIES EASEMENT PER 2005-0011203 O.R. (SHOWN HEREON)
23. TERMS, CONDITIONS, PROVISIONS AND EASEMENTS PER 2007-0022979 O.R. (DOES NOT AFFECT)

SETBACK INFORMATION

BUILDING SETBACK REQUIREMENTS:

FRONT: 25'
REAR: 8'
SIDE: 8'

TITLE REPORT

TITLE COMPANY: PLACER TITLE COMPANY

TITLE REPORT NUMBER: P-328722

DATE: APRIL 23, 2019

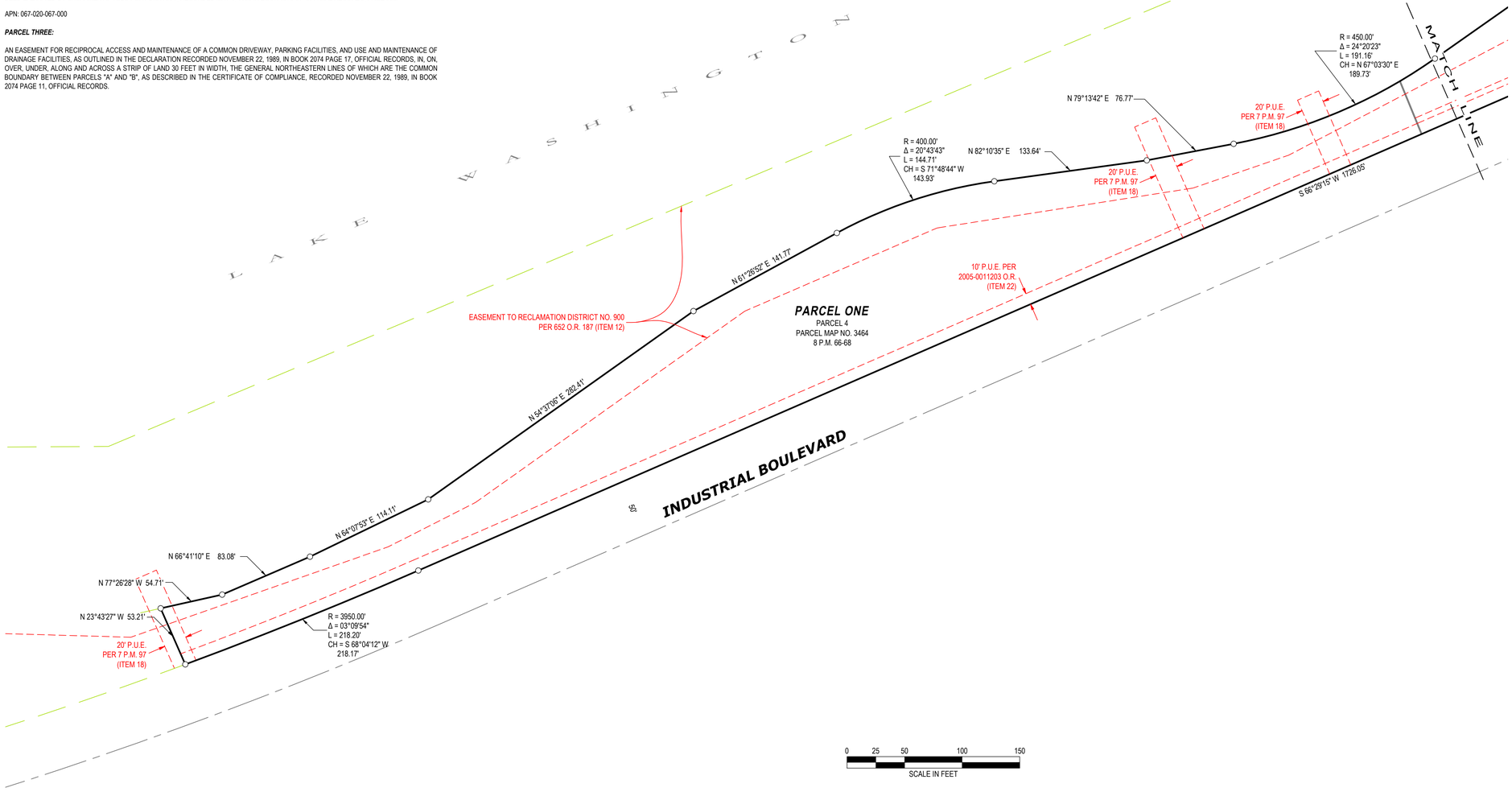
THIS EXHIBIT WAS PREPARED IN ACCORDANCE WITH THE ABOVE REFERENCED TITLE REPORT, AND DEPICTS THE REAL PROPERTY AND PLOTTABLE ENCUMBRANCES DESCRIBED THEREIN. ***ITEMS PERTAINING TO TAXES, FINANCING, LIENS AND OTHER INTANGIBLE TITLE MATTERS ARE BEYOND THE SCOPE OF THIS SURVEY AND ARE NOT REPRESENTED HEREON.***

THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY DIRECTION.

DATE: JUNE 27, 2019

TOM MORROW L.S. 5161

LICENSED LAND SURVEYOR
TOM O. MORROW
No. 5161
STATE OF CALIFORNIA



0 25 50 100 150
SCALE IN FEET

ABBREVIATIONS

P.U.E. PUBLIC UTILITY EASEMENT

LINETYPES

PROPERTY LINE
RIGHT-OF-WAY
CENTERLINE
LOT LINE
EASEMENT

SCALE: 1"=50'

NO.	DATE	REVISION

BENCHMARK:

N/A

BASIS OF BEARINGS:

IDENTICAL TO PARCEL MAP NO. 3464
YOLO COUNTY RECORDS

DATE: June 2019
SCALE: 1 inch = 50 feet
FIELD BOOK:
DRAWING NO. : 6098-001
DRAWN BY: AM

EASEMENT EXHIBIT

PROJECT

3760 and 3770 Industrial Boulevard
City of West Sacramento County of Yolo
California

Morrow Surveying
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