

## EXHIBIT "A"

### 15' PUBLIC UTILITY EASEMENT QUITCLAIM LEGAL DESCRIPTION

All that certain real property, being a portion of Parcel 1 as shown on that certain map filed for in Book 63 of Parcel Maps, at Pages 1 through 4, Merced County Records, situate in Section 26, Township 7 South, Range 13 East, Mount Diablo Meridian, City of Merced, County of Merced, State of California, more particularly described as follows:

Being a portion of a 15-foot wide Public Utility Easement as described in Easement Deed to the City of Merced filed for record on August 31, 1990 in Book 2854 of Official Records, at Page 147, Merced County Records, the centerline of which is more particularly described as follows:

**COMMENCING** at the Southeast corner of said Parcel 1, being a point on the North right-of-way line of Wardrobe Avenue (70 foot wide);

thence along the South line of said Parcel 1 and said North right-of-way line North 89°46'17" West 294.00 feet to the point of intersection of said South line of Parcel 1 and the centerline of said 15-foot wide Public Utility Easement;


thence along said centerline North 01°23'10" East 48.01 feet to a point 48.00 feet distant at right angles from said South line of Parcel 1, said point being the **TRUE POINT OF BEGINNING** of this description;

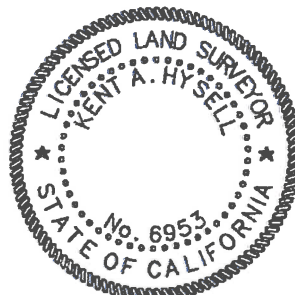
thence continuing along said centerline the following two (2) courses:

- 1) North 01°23'10" East 301.99 feet;
- 2) North 89°46'17" West 157.00 feet;
- 3) North 01°23'10" East 340.03 feet;
- 4) North 89°46'17" West 140.80 feet to a point on the East line of a 15-foot wide Public Utility Maintenance Easement as shown on said map and the **POINT OF TERMINUS** of this description.

Containing 14,097 square feet more or less.

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

  
Kent A. Hysell, P.L.S. 6953



08/29/2023

PARCEL B  
55-PM-17

PARCEL 4  
94-PM-16



POINT OF TERMINUS

7.50' 15.00' 7.50'

N01°23'10"E 340.03'

| LINE TABLE |             |         |
|------------|-------------|---------|
| NO.        | BEARING     | LENGTH  |
| L1         | N01°23'10"E | 48.01'  |
| L2         | N89°46'17"W | 157.00' |
| L3         | N89°46'17"W | 140.80' |

15' PUBLIC UTILITY EASEMENT  
PER BOOK 2854 OF OFFICIAL  
RECORDS, AT PAGE 147,  
MERCED COUNTY RECORDS

PARCEL 1  
63-PM-3

7' PUBLIC UTILITY EASEMENT  
PER BOOK 63 OF PARCEL MAPS,  
AT PAGES 1 THROUGH 4,  
MERCED COUNTY RECORDS

**15' PUBLIC  
UTILITY EASEMENT  
QUITCLAIM**  
14,097 SQ.FT.

15' PUBLIC UTILITY MAINTENANCE  
EASEMENT PER BOOK 63 OF PARCEL  
MAPS, AT PAGES 1 THROUGH 4,  
MERCED COUNTY RECORDS

15' PUBLIC UTILITY EASEMENT  
PER DOC. NO. \_\_\_\_\_  
MERCED COUNTY RECORDS

N01°23'10"E 301.99'

TRUE POINT OF BEGINNING

POINT OF COMMENCEMENT

48.00'

L1

N89°46'17"W 294.00'

7' PUBLIC UTILITY EASEMENT  
PER BOOK 63 OF PARCEL MAPS,  
AT PAGES 1 THROUGH 4,  
MERCED COUNTY RECORDS

2' PUBLIC FACILITIES EASEMENT  
PER BOOK 63 OF PARCEL MAPS,  
AT PAGES 1 THROUGH 4,  
MERCED COUNTY RECORDS

**WARDROBE  
AVENUE**

35' 35' 70'

PARCEL 10  
95-PM-30

PARCEL 11  
95-PM-30

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DWG NAME: K:\J22-3041\_MCSO Operations Services Support\_Center\DWG\Mapings\Examined\22-3041\_PLE\_Calculation\_Plot.dwg PLOTED: 08/29/23 10:16

**NorthStar**  
Engineering Group, Inc.

• CIVIL ENGINEERING • SURVEYING • PLANNING •  
620 12th Street Modesto, CA 95354  
(209) 524-3525 Phone (209) 524-3526 Fax

**EXHIBIT "B"**  
**PLAT TO ACCOMPANY LEGAL DESCRIPTION**  
BEING A PORTION OF PARCEL 1 AS SHOWN ON THAT  
CERTAIN MAP FILED IN BOOK 63 OF PARCEL MAPS, AT  
PAGES 1 THROUGH 4, MERCED COUNTY RECORDS,  
LYING IN SEC. 26, T.7S., R.13E., M.D.M.  
**CITY OF MERCED CALIFORNIA**

JOB: J22-3041  
DATE: 8/29/2023  
SCALE: 1" = 100'  
DRAWN: TC  
CHK'D: KH  
SHEET: **1**  
OF 1