

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

EXHIBIT "A"

Legal Description

PORTION OF NORTH COLONIAL AVENUE TO BE ABANDONED

That portion of North Colonial Avenue lying within Tract No. 2245, according to the map thereof recorded in Volume 26, Pages 23 and 24, Fresno County Records, described as follows:

COMMENCING at the Center quarter corner of Section 9, Township 13 South, Range 20 East, MDB&M; thence South 89° 15' 20" West, along the North line of the Southwest quarter of said Section 9, a distance of 329.18 feet to a point on the northerly prolongation of the east line of Lot 54 of California Poultry Farm, recorded in Volume 26 of Plats, Pages 23 & 24, Fresno County Records; thence South 00° 00' 31" East, along said east line and its northerly prolongation, a distance of 626.88 feet to the Southeast corner of said Lot 45; thence South 89° 12' 48" West, along the south line of Lots 54, 55, 56 and 57 of said California Poultry Farm, a distance of 994.56 feet to a point on the easterly right of way line of North Colonial Avenue, said point being the TRUE POINT OF BEGINNING; thence

- 1) Northeasterly along a non-tangent curve concave to the southeast, having a radius of 20.00 feet, the radius point of which bears South 62° 35' 27" East, through a central angle of 40° 47' 13", an arc distance of 14.24 feet to a point of reverse curvature; thence
- 2) Northeasterly, northerly, northwesterly, westerly, southwesterly and southerly, along a curve concave to the southwest, having a radius of 50.00 feet, through a central angle of 261° 30' 25", an arc distance of 228.21 feet to a point of reverse curvature; thence
- 3) Southerly along a curve concave to the northwest, having a radius of 45.00 feet, through a central angle of 40° 36' 16", an arc distance of 31.89 feet; thence
- 4) South 27° 24' 33" West, a distance of 15.91 feet to a point on South boundary line of said Tract No. 2245; thence
- 5) North 89° 12' 48" East, along said south line, a distance of 68.08 feet to the True Point of Beginning.

Contains an area of: 8802 Square Feet, more or less.

RESERVING THEREFROM:

RESERVING therefrom pursuant to the provisions of Section 8340 of the Streets and Highway Code and for the benefit of Pacific Gas and Electric Company and Comcast, the permanent easement and the right at any time and from time to time to construct, reconstruct, maintain, operate, replace, remove, repair, renew and enlarge lines of pipes, conduits, cables, wires, poles, electrical conductors, and other equipment, fixtures and appurtenances for the operation of electric, gas, and communication facilities, including access, and also the rights to trim and cut down trees and brush that may be a hazard to the facilities; said area shall be kept open and free of buildings, structures and wells of any kind.

Also, for the benefit of City of Fresno, an easement for the water main and sewer, all water main easements shall be clear and unobstructed by buildings or other structures. No fencing or wall shall either enclose or be located above the water main. The planting plan, for any proposed landscape within the easement, shall be approved by the Department of Public Utilities. No Trees shall be

1 located within 8 feet of the water main.

2 An existing public 6-inch water main located along the center of the existing HOA development.
3 Provide a 20-foot water main easement along the center of the existing 6-inch water main.

4 Easement shall be clearly marked with signage above indicating the exact location and type of
5 facility below. In the event City damages any street, sidewalk, landscaping or other improvements in
6 exercising reasonable care, use and enjoyment of the Water Main Easement, City shall not be
7 obligated to restore any street, sidewalk, landscaping or other improvements so damaged. City shall
8 have the right, without notice and at the property owner's expense, to remove from the Water Main
9 Easement any building, fence, tree, or other encroachment not approved by City's Director or Public
10 Utilities. The water Main Easement shall be maintained by the property owner free of any surface
11 obstructions, except for those that may be approved by City's Director or Public Utilities, so that City
12 may have vehicular access to and through the Water Main Easement at all times.

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28