

ORDINANCE NO. 11

AN ORDINANCE INCLUDING CERTAIN LANDS WITHIN THE CONTRA COSTA COUNTY WATER DISTRICT.

The Board of Directors of Contra Costa County Water District does ordain as follows:

WHEREAS, the Board of Directors of Contra Costa County Water District after proceedings had and taken all in accordance with the requirements of the County Water District Law of the State of California, as amended, being Division 12 of the Water Code of the State of California;

NOW, THEREFORE, the Board of Directors of Contra Costa County Water District does ordain as follows:

SECTION 1: That all of the land hereinafter described, which is situated in the County of Contra Costa, State of California, be, and the same hereby is, included and made a part of Contra Costa County Water District.

SECTION 2: That said land is described as follows:

PARCEL I

Portion of Lots 17 and 18 as designated on the map entitled "Map of Graceland Walnut Home Sites, Contra Costa County, Calif.," beginning in the center line of Hoover Avenue at the west line of said lot 17 thence from said point of beginning south 0° 05' 30" east along said west line, 200 feet; thence north 89° 43' east to the west line of the 1.30 acre parcel of land described in the deed from Grace B. Putnam thence north 25° 43' 30" west, along said west line to the center line of said Hoover Avenue; thence south 89° 43' west along said center line 66.7 feet to the point of beginning.

PARCEL II

Commencing at a monument at the corner common to Sections 10, 11, 14 and 15, Township 1 South, Range 1 West, Mount Diablo Base and Meridian said monument being a corner of Mt. Diablo State Park; thence along a westerly boundary line of said State Park, North 0° 13' 20" East, 1320 feet to a monument at a corner of said State Park; thence along a northern boundary line of said State Park, North 89° 05' 23" East, 2445 feet to the point of beginning of this description, said point being marked by a stake in the center of Arroyo del Pinal; thence from said point of beginning continuing along said last mentioned northern boundary line of said State Park, North 89° 05' 23" East, 1987.5 feet to a monument at a corner of said State Park; thence along a western boundary line of said State Park, North 0° 02' 55" East, 7938.34 feet to the point of intersection thereof with the fence line joining Post S.M. 17 and Post S.M. 18, which posts are corners in the Rancho San Miguel; thence North 89° 48' 20" West along said line, being a fence line marking the southerly line of the property of John M. Walker et al, 1352 feet to a corner of said fence designated as S.M. 18; thence North 0° 9' East along a fence line marking the westerly line of the lands of said John M. Walker, et al and Cowell Portland Cement Company, 3034 feet to a point and angle in said fence; thence continuing along said fence line North 6° 42' East 633 feet to a corner in said fence designated as S.M. 19; thence from said point following

a fence line marking the boundary of said Cowell Portland Cement Company North 89° 41' West, 2834.5 feet to a rock mound located in said fence and marking the southeast corner of that certain 281.02 acre tract of land awarded to the plaintiffs in the decree quieting title dated January 17, 1930, under Action No. 15736, Superior Court, State of California, in and for the County of Contra Costa, entitled "John Ginochio, et al, plaintiffs, v. Adeline Alice Olofsen, as Administratrix of the Estate of Peter Olofsen, Deceased, defendants", a certified copy of which decree was recorded in the office of the Recorder of the County of Contra Costa, on January 17, 1930, in Volume 212 of Official Records at page 183; thence continuing along said fence and the southerly line of said 281.02 acre tract, the bearing of which in said decree is designated as South 89° 48' 15" East, North 89° 41' West 2983 feet to a point marking an angle in fence; thence leaving said South line and following a fence line marking the boundary between the lands now or formerly of S. W. Levy and James Walker, South 76- $\frac{1}{4}$ ° West 126.6 chains to a forked willow tree 7 inches in diameter blazed on four sides marked W. L. and situated on the easterly bank of said Arroyo del Pinal; thence continuing along said line or its direct production westerly South 76- $\frac{1}{4}$ ° West to a point in the center of said Arroyo del Pinal; thence along the center and up the Arroyo del Pinal in a southeasterly direction to the said point of beginning, and all improvements and appurtenances thereon.

Being lots 2, 3 and 4 and portions of lots 1 and 5 in Section 11, Township 1 South, Range 1 West, Mount Diablo Base and Meridian, a portion of lot 1 in Section 10, Township 1 South, Range 1 West, Mount Diablo Base and Meridian, and portions of the northeast quarter, the southeast quarter and the southwest quarter, Section 11, Township 1 South, Range 1 West, Mount Diablo Base and Meridian and a portion of the Rancho San Miguel.

SAVING AND EXCEPTING THEREFROM the following:

All of Mount Diablo Scenic Boulevard lying within the boundaries of the above described tract.

Said Boulevard now being a strip of land 60 feet in width lying 30 feet on each side of a center line as said center line is described in that certain deed dated December 16, 1916, executed by Mount Diablo Development Company, a corporation, to Mount Diablo Scenic Boulevard Company, a corporation, recorded March 31, 1920, in Volume 363 of Deeds, page 80, records of Contra Costa County, California. Reference to said deed is made for more particular description of said Boulevard.

PARCEL III

A portion of the Northwest $\frac{1}{4}$ of Section 29, Township 2 North, Range 1 East, Mount Diablo Base and Meridian, more particularly described as follows:

Beginning at an iron pipe from which a $\frac{1}{2}$ inch iron bar marking the Northeastly corner of McCoy Subdivision No. 1, as the said iron bar is shown on the map entitled, "McCoy Subdivision No. 1", recorded in the office of the County Recorder of Contra Costa County, California, bears North 81° 53' West 208.59 feet distant and running from the said point of beginning South 88° 44' East 548.00 feet; thence South 49° 59' West 570.00 feet; thence South 07° 06' East 856.10 feet; thence South 18° 42' West 398.30 feet; thence South 05° 11' East 676.00 feet; thence South 24° 37' West 358.00 feet, more or less, to a point on the mid-section line running Easterly and Westerly through the center of Section 29, Township 2 North, Range 1 East, Mount Diablo Base and Meridian; thence Westerly on the said mid-section line 829.50 feet, more or less, to a point where the said mid-section line intersects the easterly side line of that certain county road known as Kirker Pass Road; thence running on the Easterly side line of the said road Northeasterly 71.25 feet; thence leaving the said easterly side line of the said road and running North 85° 29' East 101.10 feet; thence North 32° 45' 30" East 504.78 feet; thence North 04° 34' West 389.75 feet; thence North 10° 26' West 198.33 feet; thence North 43° 45' West 56.40 feet; thence north 21° 24' West, 210.00 feet; thence North 04° 12' East 10.06 feet; thence North 63° 06' East 66.04 feet; thence South 72° 54' East 112.91 feet; thence North 32°

19' East 371.70 feet; thence North 08° 52' West 615.60 feet, more or less, to a point on the boundary line of said McCoy Subdivision No. 1; thence running on the boundary line of the said McCoy Subdivision No. 1 North 05° 01' East 24.00 feet; thence leaving the said boundary line and running North 43° 27' East 145.00 feet; thence North 34° 59' East 80.00 feet; thence South 79° 40' East 69.70 feet; thence North 56° 24' East 125.43 feet; thence North 25° 33' East 52.00 feet, more or less, to the point of beginning, containing 35.07 acres of land, more or less.

PARCEL IV

The Northwest $\frac{1}{4}$ of Section 34, Township 2 North, Range 2 East, Mount Diablo Base and Meridian. EXCEPTING THEREFROM:

1—That portion thereof lying northeast of the southwest line of the Southern Pacific Railroad right of way as described in the deed from Niles Newton to San Pablo and Tulare Railroad Company, dated January 19, 1872 and recorded January 30, 1872 in Volume 22 of Deeds, at page 510.

2—The east 16 feet of said $\frac{1}{4}$ section as described in the deed from Niles Newton to Herman Bruns, dated August 1, 1881 and recorded August 2, 1881 in Volume 40 of Deeds, at page 213.

3—That portion thereof lying within the parcel of land described as Parcel Two in the deed from Chas. A. Lindsey, et ux, to United States of America, dated January 11, 1938 and recorded March 10, 1938 in Volume 463 of Official Records, at page 17.

4—That portion thereof lying within the ten acre parcel of land described as Parcel Two herein.

PARCEL V

Portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34, Township 2 North, Range 2 East, Mount Diablo Base and Meridian, containing 10 acres, more or less, described as follows:

Beginning on the north line of said Section 34 at the southwest line of the Southern Pacific Railroad right of way as described in the deed from Niles Newton to San Pablo Tulare Railroad Company, dated January 19, 1872 and recorded January 30, 1872 in Volume 22 of Deeds, at page 510; thence from said point of beginning, south 40° 57' east, along said southwest line, 459 feet; thence south 49° 03' west, 400 feet; thence west, 564.8 feet; thence north 608.6 feet to the north line of said Section 34; thence east along said north line, 566.1 feet to the point of beginning.

EXCEPTING FROM PARCEL V: That portion thereof described in the deed from Chas. A. Lindsey, et ux, to United States of America, dated January 11, 1938 and recorded March 10, 1938 in Volume 463 of Official Records, at page 19.

PARCEL VI

Lots 3 and 4 and the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 28, Township 2 North, Range 1 East, Mount Diablo Base and Meridian, containing 165.57 acres, more or less.

PARCEL VII

Portion of the Rancho Monte Del Diablo, containing 6.370 acres, more or less, described as follows:

Commencing at a $\frac{1}{4}$ inch iron pipe on the southeast line of the tract of land designated on the map entitled "R. N. Burgess Company's Map No. 1, Gehring Subdivision", which map was filed in the office of the Recorder of the County of Contra Costa, State of California, on May 28, 1918 in Volume 16 of Maps, at page 353, at the line between the parcel of land described in the deed from L. Anderson, executor, to James T. Sutton, et al, dated September 19, 1887 and recorded September 19, 1887 in Volume 53 of Deeds, at page 15 and the parcel of land described in the deed from L. Anderson, et al, to John F. Busby, dated June 1, 1885 and recorded June 4, 1885 in Volume 43 of Deeds, at page 200, thence from said point of commencement south 46° 50' east along the line between said Sutton parcel and said Busby parcel, 622.61 feet to a $\frac{1}{4}$ inch iron pipe; thence north 43° 21' east along the center line of a 25 feet in width roadway, at 301 feet a $\frac{1}{4}$ inch iron pipe, at 625.52 feet an-

other $\frac{1}{4}$ inch iron pipe, at 702.52 feet another $\frac{1}{4}$ inch iron pipe, 1151.32 feet; thence along the center line of a 50 feet in width roadway, north 2° 01' east 53.04 feet and north 43° 32' east, 555.75 feet; thence leaving said center line, north 46° 48' 50" west, 25 feet to the north line of said 50 feet in width road and the actual point of beginning of the herein described parcel of land; thence from said point of beginning continuing north 46° 48' 50" west 634.36 feet to a 1 inch iron pipe on the line between said Gehring Subdivision (16 M 353) and said Sutton, et al, parcel (53 D 15) distant thereon north 43° 21' east 1747.32 feet from the point of commencement hereinabove referred to; thence north 43° 21' east along said line 437.98 feet to the southwest line of the County road known as Concord Boulevard; thence south 46° 55' east along said southwest line, 635.78 feet to the north line of the 50 feet in width roadway hereinabove referred to, which point bears north 43° 32' east 439.25 feet along said north line from the point of beginning; thence south 43° 32' west along said north line 439.25 feet to the point of beginning.

PARCEL VIII

Portion of the Rancho Monte Del Diablo, containing 15.363 acres, more or less, described as follows:

Beginning on the southeast line of the tract of land designated on the map entitled "R. N. Burgess Company's Map No. 1, Gehring Subdivision", which map was filed in the office of the Recorder of the County of Contra Costa, State of California, on May 28, 1918 in Volume 16 of Maps, at page 353, at the most northerly corner of the parcel of land described as Parcel One in the deed from Roy O. Long, et ux, to Leonard Long, dated April 10, 1946 and recorded May 23, 1946 in Volume 825 of Official Records, at page 257; thence from said point of beginning south 46° 50' east along the northeast line of said Long parcel (825 OR 257), 692.61 feet; thence leaving said northeast line north 43° 21' east, 418.87 feet; thence north 2° 01' east, 53.04 feet; thence north 46° 48' 50" west, 25 feet to the extension south 43° 32' west of the southeast line of the parcel of land described as Parcel One in the deed from Roy O. Long, et ux, to Jewel F. Galbert, et ux, dated June 12, 1946 and recorded July 3, 1946 in Volume 924 of Official Records, at page 63 and distant thereon 555.75 feet from the southwest line thereof; thence north 43° 32' east along said extended line, 555.75 feet to the southwest line of said Galbert parcel (924 OR 53); thence north 46° 48' 50" west along said southwest line, 634.36 feet to the southeast line of said Gehring Subdivision (16 M 353); thence south 43° 21' west along said southeast line, 1014.80 feet to the point of beginning.

PARCEL IX

Portion of the Rancho Monte Del Diablo, containing 30.163 acres, more or less, described as follows:

Beginning at a point on the north line of the Clayton Road, distant thereon north 65° 26' 30" west, 1579.65 feet from the west line of Bailey Road to Pittsburg; thence from said point of beginning north 65° 26' 30" west, along said north line, 580.03 feet to the intersection of the east line of the tract of land designated on the map entitled "R. N. Burgess Company's Map No. 1, Gehring Subdivision", which map was filed in the office of the Recorder of the County of Contra Costa, State of California, on May 28, 1918 in Volume 16 of Maps, at page 353, extended southwesterly; thence north 43° 21' east, along said extended line and along said east line, 2478.41 feet to the south line of the 208 acre tract described in the deed from James T. Sutton to Fred H. Busby, dated November 29, 1887 and recorded November 30, 1887 in Volume 52 of Deeds, at page 112; thence south 46° 50' east, along said line, 552.44 feet to a point which bears north 43° 26' east from the point of beginning; thence south 43° 26' west, 2293.35 feet to the point of beginning.

PARCEL X

An undivided $\frac{1}{2}$ interest in the undivided $\frac{1}{2}$ interest conveyed by Lena Busby Reed, et al, to Blanche Busby, by deed dated February 5,

1941 and recorded March 28, 1941 in Volume 587 of Official Records, at page 441, in the following described parcel of land:

Portion of the Rancho Monte Del Diablo, described as follows:

Beginning at a point on the northwest line of the Bailey Road to Pittsburg, distant thereon north 43° 25' east 1301.68 feet from the northeast line of the Clayton Road; thence from said point of beginning north 43° 25' east, along said northwest line 50 feet; thence north 46° 35' west 50 feet; thence south 43° 25' west, 50 feet; thence south 46° 35' east, 50 feet to the point of beginning."

PARCEL XI

Portion of the Rancho Monte Del Diablo containing 19.782 acres, more or less, described as follows:

Beginning at a point on the north line of the County Road from Concord to Clayton, distant thereon north 65° 26' 30" west, 1169.28 feet from the west line of Bailey Road to Pittsburg; thence from said point of beginning north 65° 26' 30" west, along said north line, 410.37 feet to the most southerly corner of the 30.163 acre parcel of land described in the deed from Vittorio Lavagnino, et al, to Armando Dianza, et al, dated January 15, 1944 and recorded February 4, 1944 in Volume 759 of Official Records, at page 49; thence north 43° 26' east, along the southeast line of said 30.163 acre parcel, 2293.35 feet to the most easterly corner thereof, being on the south line of the 208 acre parcel of land described in the deed from James T. Sutton to Fred H. Busby, dated November 29, 1887 and recorded November 30, 1887 in Volume 52 of Deeds, at page 112; thence south 46° 50' east, along said south line, 385.17 feet to the northwest line of the 49.945 acre parcel of land described in the deed from Glennie Busey Hebeisen, et al, to Lena Busey Reed, dated February 5, 1941 and recorded March 28, 1941 in Volume 587 of Official Records, at page 434; thence south 43° 21' west, along said northwest line, 2162.37 feet to the point of beginning.

PARCEL XII

Portion of the Southwest $\frac{1}{4}$ of Section 36, Township 2 North, Range 2 East, Mount Diablo Base and Meridian, containing 25.235 acres, more or less, described as follows:

Beginning at a point in the south line of said Section 36, 3054 feet west of the southeast corner of said Section 36, said point of beginning being the southwest corner of the parcel of land described in the deed from Mary O'Hara, et al, to Wm. J. O'Hara, dated October 11, 1924 and recorded October 21, 1924 in Volume 485 of Deeds, at page 47; thence from said point of beginning, along the west line of said O'Hara parcel of land, north 1802 feet to a corner in said parcel of land; thence west, 610 feet to a point in the boundary of lands now or formerly of Mary O'Hara; thence south 1802 feet to the south line of said Section 36; which point is also 1537 feet east of the southwest corner of said Section 36 thence along the sectionline, east, 610 feet to the point of beginning.

EXCEPTING FROM PARCEL XII: The interest conveyed to Contra Costa County "for use as a public highway" by deed from Maria Ambrosina, dated December 28, 1944 and recorded February 19, 1945 in Volume 811 of Official Records, at page 454 over the strip of land described in said deed.

PARCEL XIII

Portion of the Southwest $\frac{1}{4}$ of Section 36, Township 2 North, Range 2 East, Mount Diablo Base and Meridian, containing 6.065 acres, more or less, described as follows:

Beginning on the south line of said Section 36 at the southwest corner of the parcel of land described in the deed from Charles E. O'Hara, et al, to Francisco Ambrosino, et al, dated April 6, 1933 and recorded May 12, 1933 in Volume 339 of Official Records, at page 397; thence from said point of beginning south 89° 21' west, along said south line 317.60 feet to the east line of the 2.82 acre parcel of land described in the deed from William J. O'Hara, et al, to East Contra Costa Irrigation District, dated July 5, 1929 and recorded August 15, 1929 in Volume 174 of Official Records, at page 438; thence along the exter-

for line of said 2.82 acre parcel as follows: North 1° 29' west, 321 feet; north 33° 31' east, 151.4 feet; north 1° 07' west, 277.7 feet and south 87° 31' west, 51.1 feet to the east line of the parcel of land described in the deed from Chester Bailey, et ux, to Luther Charles King, et ux, dated May 26, 1950 and recorded June 1, 1950 in Volume 1567 of Official Records, at page 219; thence north along said east line, 250.52 feet to the south line of the parcel of land described in the deed from E. L. O'Hara, et al, to John Pitta, et ux, dated October 5, 1927 and recorded November 30, 1927 in Volume 124 of Official Records, at page 103; thence north 89° 21' east, along said south line 250.95 feet to the west line of said Ambrosino parcel (339 OR 337); thence south along said west line 969.84 feet to the point of beginning.

EXCEPTING FROM PARCEL XIII: The interest conveyed to Contra Costa County, by deed from John Pitta, et al, dated January 22, 1945 and recorded February 19, 1945 in Volume 812 of Official Records, at page 165.

SECTION 3: That the inclusion of the land hereinabove described be, and the same hereby is, approved and the Secretary of the Board of Directors of Contra Costa County Water District be, and she hereby is, instructed to transmit to and file with the Secretary of State of the State of California, and to transmit to and file with the Clerk of the Board of Supervisors of the County of Contra Costa, and to transmit to and file with the Recorder of the County of Contra Costa, and to transmit to and file with the County Assessor of the County of Contra Costa, a copy of this ordinance and such other records as are required by law to make the inclusion of said land effective.

SECTION 4: This ordinance shall take effect and be in force on and after its final passage and adoption.

* * * * *

First read at a regular meeting of the Board of Directors of Contra Costa County Water District held August 6, 1952 and finally passed and adopted as read at a regular meeting held August 20, 1952, by the following vote:

Ayes: Directors Bollman, Straight, Holmblad, Olney, Richards

Noes: None

Absent: None


Secretary

Approved:


President