ORDINANCE NO. 41

AN ORDINANCE INCLUDING CERTAIN LANDS WITHIN IMPROVEMENT DISTRICT NO. 1 OF CONTRA COSTA COUNTY WATER DISTRICT

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

SECTION 1. That proceedings for the annexation of the lands hereinafter described to Improvement District No. 1 of Contra Costa County Water District have been taken in accordance with the requirements of the County Water District Law of the State of California.

SECTION 2. That there is hereby included in and made a part of Improvement District No. 1 of Contra Costa County Water District all those lands situated in the County of Contra Costa, State of California and described as follow:

PARCEL ONE

Beginning at the southeastern corner of the 3 acre parcel of land described in the deed to Bethel Baptist Church, recorded December 15, 1961, in Volume 4016 of Official Records, page 556, being the most southern corner of Parcel Two, Ordinance No. 38, including certain lands within Improvement District No. 1 of Contra Costa County Water District; thence Northerly and Easterly along the eastern and southern boundary of said Parcel Two, to the eastern line of the 50 acre parcel of land described in the deed to Edward Ostrand, recorded April 21, 1914, in Volume 223 of deeds, page 198; thence South 1° 17' 28" West along the eastern line of said Ostrand parcel to a point 1658 feet north of the southeastern corner of said parcel, being a point on the southern boundary of the Contra Costa Canal, Ygnacio Lateral; thence Westerly along the southern boundary of said Ygnacio Lateral Canal, North 88° 42' 32" West, 36.80 feet, South 73° 09' 23" West, 169 feet, South 12° 34' 03" West, 28.47 feet, North 77° 48' 42" West, 55.96 feet and South 73° 09' 23" West, 345.47 feet; thence, leaving said Southern boundary, North 1° 14' 53" East, 673.15 feet; thence North 06° 59' 08" East, 50.03 feet; thence North 01° 14' 53" East, 434.81 feet; thence North 75° 00' 07" West, 36.63 feet; thence along a tangent curve to the left with a radius of 250 feet through a central angle of 0° 44'19" for an arc length of 3.22 feet; thence North 14° 59' 53" East, 150.05 feet to a point on the southerly line of the above mentioned 3 acre Bethel Baptist Church parcel (4016OR 556); thence Easterly along the southern line of said 3 acre parcel to the point of beginning.

PARCEL TWO

Tract 2961, Brittany Estates, filed April 11, 1963 in Map Book 92, page 23, and a portion of the Rancho San Miguel, described as follows:

Beginning at the most southerly corner of the said Tract 2961; thence Northwesterly along the southwesterly line of said

Tract 2961 and the extension thereof to the northerly line of the right of way of the Sacramento Northern Railway Company, being the boundary of the Contra Costa County Water District Improvement District No. 1; thence Northeasterly along the northern line of the Sacramento Northern Railway to its intersection with the Northwestern extension of the northeastern line of Tract 2961; thence Southeasterly along the said extension and along the northeastern line of Tract 2961 to the most eastern corner of said Tract; thence Southwesterly along the southeasterly line of Tract 2961 to the point of beginning.

PARCEL THREE

Portion of the Rancho Las Juntas, described as follows:

Beginning at the most northerly corner of Lot 99 as shown on the map entitled Tract 2083, Vine Hill Gardens, Unit No. 3, which map was filed in the Office of the Recorder of the County of Contra Costa, State of California, on July 16, 1954 in Volume 54 of Maps, at page 27; thence from said point of beginning South 51° 32' 22" West along the northwestern line of said Tract 2083 and the southwesterly extension of said northwestern line, 259.04 feet; thence North 33° 32' 32" West, 575.38 feet, thence along the arc of a curve to the left with a radius of 2125 feet, tangent to last said course, through an angle of 5° 31' 26" an arc length of 204.87 feet to the northeastern line of the parcel of land described in the deed from Shell Oil Company to the State of California, dated January 28, 1960 and recorded March 28, 1960 in Volume 3585 of Official Records, at page 522, distant thereon North 87° 26' 30" West, 116.49 feet from the eastern terminus of the line described as South 87° 26' 30" East, 454.60 feet, in said State deed (3585 OR 522); thence along the Northeastern boundary of said State parcel (3585 OR 522) South 87° 26' 30" West, 116.49 feet and South 48° 26' 38" East, 712.48 feet to the point of beginning.

Containing 2.764 acres, more or less.

PARCEL FOUR

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

Beginning at the northwest corner of the parcel of land described as Parcel One in the deed from David H. Humphrey, et ux, to MGM Construction Company, a corporation, recorded April 26, 1956, in Book 2754 of Official Records, page 157; thence from said point of beginning along the Northern line of said Parcel One (2754 OR 157) North 85° 37' 52" East, 292.88 feet and North 79° 42' 38"

East, 284.65 feet to the western line of the parcel of land described in the deed from Philip Smookler, et al, to L. B. Hills, et ux, recorded February 11, 1949, in Book 1351 of Official Records, page 33; thence North 6° 39' East, along the west line of said Hills parcel (1351 OR 33) to the northwestern corner thereof, said point also being on the exterior line of the parcel of land described as Parcel One in the deed from Albert A. Enes, et al, to Oakland Title Insurance and Guaranty Company recorded August 10, 1942, in Book 659 of Official Records, page 488; thence along the exterior lines of said Parcel One (659 OR 488) South 79° 45' West, 621.08 feet and South 6° 45' West to a point that bears South 85° 37' 52" West from the point of beginning; thence North 85° 37' 52" East to the point of beginning.

Containing the following number of acres: 5.6 acres

PARCEL FIVE

Portion of Lot 5, Valley Land of the Rancho San Miguel, described as follows:

Commencing on the center line of Ygnacio Valley Road at the most northerly corner of the parcel of land described in the deed from H. E. Ward to F. A. Marshall, et ux, recorded March 13, 1944, in Book 766 of Official Records, page 216; thence from said point of commencement, South 61° 45' West, along a northwestern line of said Marshall parcel 322.03 feet to an angle point in the exterior line of said Marshall parcel and the true point of beginning of the parcel of land herein described; thence from said true point of beginning, along the exterior line of said parcel, as follows: South 18° 55' 30" East, 559.00 feet; South 69° 05' West, 230 feet and North 20° 55' West, 525.06 feet to the center line of said Ygnacio Valley Road; thence North 61° 45' East, along said center line 259.65 feet to the true point of beginning.

Containing the following number of acres: 3.00

PARCEL SIX

Beginning at a point in the westerly boundary line of the highway running from Avon to Concord destant thereon 31.16 feet southeasterly from the southeast corner of Tract No. 4, as said Tract No. 4 is described in the deed from C. A. Hooper & Co. to the Associated Oil Co., recorded March 28, 1913, in Volume 201 of Deeds at page 68; Records of Contra Costa County, said point also being in the southerly line of the 30 feet in width right of way granted to the Federal Engineering Co. by C. A. Hooper & Co., recorded February 15, 1930, in Volume 207 of Official Records at page 457, Contra Costa County; thence from said point of beginning and along said southerly line South 79° 29' 40" West 913.88 feet; thence North 75° 58' 20" West

128.78 feet to a point on the easterly line of a 250 feet in width right of way granted by C. A. Hooper & Co. to the State of California, recorded December 30, 1938, in Volume 503 of Official Records at page 28, Contra Costa County, said point being on the arc of a curve having a radius of 2,125 feet and center bearing South 68° 51' 22" West; thence along said curve to the right distance of 224.56 feet to a point of reverse curve, thence along said reverse curve to the left with a radius of 2,875 feet a distance of 109.30 feet, thence North 79° 29' 40" East 407.33 feet, thence North 17° 25' West 269.48 feet, thence North 79° 29' 40" East 622.21 feet to a point on the easterly boundary line of the highway running from Avon to Concord; thence along the easterly line of said highway North 26° 20' West 31.16 feet to the point of beginning.

Containing the following number of acres: 3.275

PARCEL SEVEN

Portion of Lot 1, as designated on the map entitled "Map of E. A. Smith's Subdivision No. 2 being a portion of Lot No. 2 Valley Land of the R ncho San Miguel, Contra Costa County, California", which map was filed in the Office of the Recorder of the County of Contra Costa, State of California, on January 3, 1911 in Volume 4 of Maps, at page 76, described as follows:

Beginning in the center line of Smith Lane, at the most easterly corner of said Lot 1; thence from said point of beginning, South 56° 28' West, along the southeast line of said Lot 1, 586.80 feet to the southwest line of the parcel of land described in the deed from Charles Robert Padelford, et us, to Kenneth C. Bugbee, trustee, dated July 20, 1949 and recorded March 13, 1950 in Volume 1521 of Official Records, at page 352; thence North 36° 41' West, along said southwest line, 299 feet; thence North 56° 28' East, parallel with the southeast line of said Lot 1, 586.80 feet to the center line of said Smith Lane, being the northeast line of said Lot 1; thence South 36° 41' East, along said center line, being along the northeast line of said Lot 1, 299 feet to the point of beginning.

Containing 4.02 acres, more or less.

PARCEL EIGHT

A portion of the 20 acre tract of land described in the Deed from W. J. D. Young and Ella M. Young to Carl Ygge Malmquist, recorded August 4, 1919 in Volume 344 of Deeds, page 67, being a portion of Rancho San Miguel, described as follows:

Beginning at a point in the center line of a 50 foot in width County Road (172-OR-425) known as Wiget Lane at the Southeast Corner of said 20 Acre Tract; thence from said point of beginning N. 18° 55' W. along said center line of said County Road a distance of 154.30 feet to the true point of beginning N. 79° 00' W. 373.00 feet; thence N. 18° 55' W. 269.48 feet; thence S. 79° 00' E. a distance of 373.00 feet; to a point in said center line of County Road thence S. 18° 55' E. 269.48; to said true point of beginning, containing an area of two acres.

Containing the following number of acres: 2 (Two)

PARCEL NINE

Commencing at the western corner of the parcel of land described in the deed from E. A. Kenworthy, et al, to David H. Humphrey, et ux, dated December 31, 1953, recorded January 27, 1954, in book 2260 of Official Records, page 397; thence from said point of commencement along the western line of said Humphrey parcel (2260 or 397), North 6° 56' 52" East, 920.36 feet; thence North 85° 37' 52" East, 35.69 feet; thence South 6° 56' 52" West, 3059 feet to the true point of beginning; thence from said true point of beginning, North 85° 37' 52" East, 292.88 feet; thence North 79° 42' 38" East, 284.65 feet to the eastern line of said Humphrey parcel (2260 or 397); thence along said eastern line, South 6° 50' 52" West, 303.24 feet; thence South 79° 42' 38" West, 585.90 feet to a point that bears South 6° 56' 52" West, 335.03 feet from the point of beginning; thence North 6° 56' 52" East, 335.03 feet to the point of beginning.

Containing the following number of acres: 4.38

PARCEL TEN

Portion of the Rancho San Miguel, Containing 2 acres, more or less, described as follows:

Beginning in the center line of Cedro Lane, at the southwest corner of the 20 acre parcel of land described in the deed from E. A. Smith, et ux, to C. F. Lohse, et ux, dated December 10, 1919 and recorded December 11, 1919 in Volume 352 of Deeds, at page 368: thence from said point of beginning north 7° 59' 36" west, along the west line of said 20 acre parcel (the bearing of north 7° 59' 36" west, is taken for the purpose of this description) at 25.24 feet an iron pipe a total distance of 308.35 feet to an iron pipe; thence north

74° 05' 29" east, 284.79 feet to an iron pipe; thence south 7°59' 36" east, at 283.61 feet an iron pipe, a total distance of 308.35 feet to the center line of said Cedro Lane; thence south 74° 05' 29" west, along said center line, 284.79 feet to the point of beginning.

PARCEL ELEVEN

Portion of the Rancho San Miguel described as follows:

Beginning at the southwest corner of the 2 acre parcel of land described in the deed from Karl O. Malmquist to Gustaf C. Malmquist dated March 31, 1959 and recorded June 15, 1959 in Volume 3392 of Official Records, at page 321; thence along the exterior boundary lines of said 2 acre parcel, as follows: North 18° 55' West, 269.48 feet and South 79° East, 373 feet to the center line of the County Road known as Wiget Lane; thence North 18° 55' West, along said center line 627.336 feet to the north line of the 20 acre parcel of land described in the deed from W. J. D. Young, et ux, to Carl Ygge Malmquist, dated May 24, 1919 and recorded August 4, 1919 in Volume 344 of Deeds, at page 67; thence along the exterior boundary lines of said 20 acre parcel, as follows: North 79° West, 957 feet; South 18° 55' East, 1051.116 feet and South 79° East, 584 feet to a point which bears south 18° 55' East, from the point of beginning; thence North 18° 55' West, 154.3 feet to the point of beginning.

Containing 16.69 acres, more or less.

PARCEL TWELVE

Beginning on the north line of Ygnacio Valley Road at the eastern boundary of Tract 2904, filed June 19, 1949 in Map Book 82, page 49; thence along the eastern boundary of said Tract 2904 as follows: North 24° 45' 11" East, 75.12 feet; North 6° 50' 26" East, 375.77 feet and North 9° 47' 59" East, 173.60 feet to the most southerly corner of Tract 2999 filed March 16, 1962 in Map Book 86, page 18; thence along the Eastern boundary of said Tract 2999 as follows: North 9° 47' 59" East, 867.88 feet and North 17° 17' 59" East, 97.66 feet to the most northern corner of Tract 3209 filed November 13, 1963 in Map Book 96, page 30; thence along the exterior boundary of Tract 3209 as follows: South 72° 42' 01" East, 285 feet; South 17° 17' 59" West, 1783 feet; South 72° 42' 01" East, 115 feet; South 17° 17' 59" West, 53.61 feet; South 9° 47' 59" West, 351.68 feet; South 80° 12' 01" East, 297 feet; North 86° 28' 04" East, 114.28 feet; North 76° 25' 11" East, 99.34 feet; South 17° 30' East, 175 feet; South 72° 30' West, 34 feet; and South 17° 30' East, 339.15 feet to the northern line of said Ygnacio Valley Road; thence along the northern line of said Ygnacio Valley Road as follows: South 74° 15' 11" West, 491.44 feet; South 69° 15' 03" West, 30.95 feet; and

South 74° 15' 11" West, 703.725 feet to the point of beginning.

PARCEL THIRTEEN

Portion of the Rancho Las Juntas, described as follows:

Beginning on the northwestern line of the parcel of land described in the deed of trust executed by Wm. Gottschalk, et al, to trustee for Joseph Linsler, et ux, recorded April 19, 1955 in Volume 2517 of Official Records, at page 519, distant thereon South 29° 51' 30" West (this bearing being used for the purpose of this description), 28.70 feet from the northern corner thereof; thence from said point of beginning, South 30° 46' 40" East (this bearing being used for the purpose of this description), parallel with and distant 25 feet from the eastern line of said deed of trust parcel (2517 OR 519) and its extension southeasterly, 837.16 feet; thence South 4° 50' East 129.80 feet; thence South 15° 18' 50" West, 97.86 feet; thence South 82° 16' 20" West, 313.35 feet; thence North 44° 18' West, 315 feet; thence North 56° 24' 50" West, 298.78 feet; thence North 8° 12' 10" West, 256.32 feet to the center line of a 50 feet in width private road known as Palms Drive; thence South 86° 43' 26" East along said center line, 127 feet to the northwestern line of said deed of trust parcel (2517 OR 519); thence along said Northwestern line, North 58° 31' 30" East (this bearing being used for the purpose of this description ), 138.84 feet and North 29° 51' 30" East (this bearing being used for the purpose of this description), 319.87 feet to the point of beginning.

Containing 10.00 acres, more or less.

PARCEL FOURTEEN

Tract 3099 filed July 18, 1963 in Map Book 94, page 18, being a portion of the Trinidad Pacheco 1000 acre tract in the Rancho San Miguel, described as follows:

Beginning at a point in the center of Oak Grove Road, which point bears South 36° 30' East, 12.80 feet from the most southerly corner of the Margaret Whitman, et al, 101.22 acre tract, said point also bears South 51° 20' 42" West, 42.08 feet from the northwestern corner of Lot 1, said Tract 3099; thence North 51° 20' 42" East along the northern line of Tract 3099 to the southerly line of the Contra Costa Canal; thence continuing in a general Northeasterly direction along the northwestern lines of Tract 3099 to the most northerly corner of said Tract 3099; thence Southeasterly along the northeastern line of Tract 3099 to the most easterly corner thereof; thence Southwesterly along the southeasterly line of Tract 3099 and the extension thereof to the center of Oak Grove Road; thence Northwesterly along the center of Oak Grove Road to the point of beginning.

EXCEPTING THEREFROM:

That portion thereof containing .86 of an acre, more or less, described as follows:

Beginning at the most southerly corner of Lot 15, Tract 3099, being a point on the northeasterly line of Banyan Lane; thence North 56° 09' 52" East, 221.47 feet to the most Westerly corner of Lot 35; thence South 35° 26' 58" East 171.89 feet to the most northerly corner of Lot 31; thence South 57° 01' 37" West 222.26 feet to the most westerly corner of Lot 16, being a point on the northeasterly line of said Banyan Lane; thence North 35° 13' 23" West 168.53 feet along the northeastern line of Banyan Lane to the point of beginning.

PARCEL FIFTEEN

Portion of Lot 6, Valley land as said lot is designated on the Map entitled "Plat of the Division Survey of the Rancho San Miguel, Accompanying and Forming a Part of the report of the Referees in Partition of said Rancho", which map was filed in the Office of the County Clerk of Contra Costa County on August 4, 1868 in Book 4 of Minutes of the District Court, at page 244, described as follows:

Commencing at a point of intersection of the west line of that parcel of land described in the deed from Gospel Foundation of California to the Dow Chemical Company, a Delaware Corporation, recorded April 16, 1957 in Book 2965 of Official Records at page 12, with the south line of that parcel of land described in the deed from Bessie M. Johnson, et vir, to the United States of America recorded October 18, 1938 in Book 488 of Official Records at page 20; thence from said point of commencement along the said South line (488 OR 20) South 57° 05' West, 80.16 feet to the point of beginning of this description; thence from said point of beginning leaving said South line (488 OR 20) along a line parallel with and 80 feet westerly, measured at right angles, of the westerly line (2965 OR 12) South 36° 30' East, 830.60 feet; thence, parallel with said South line (488 OR 20), South 57° 05' West, 524.44 feet; thence, parallel with the West line (2965 OR 12), North 36° 30' West, 830.60 feet to the South line (488 OR 20); thence along said South line North 57° 05' East, 524.44 feet to the point of beginning.

Containing 10.00 acres, more or less.

Section 3. That the Secretary of this 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, and to transmit to and file with the State Board of Equalization of the State of California, a copy of this ordinance and such other documents as are required by law in connection with the inclusion of said lands within this District.

Section 4. This ordinance shall take effect and be in force thirty (30) days after its final passage and adoption.

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First read at a regular meeting of the Board of Directors of Contra Costa County Water District held September 2, 1964, and finally passed and adopted as read at a regular meeting held September 16, 1964, by the following vote;

Ayes: Directors Bollman, Siino, Graham and Tuft.

Noes: None.

Absent: Director Thompson.

Secretary

Attest:

President