

EXHIBIT A
LEGAL DESCRIPTION
PUBLIC ACCESS EASEMENT (PAE) & PUBLIC SERVICE EASEMENT (PSE) VACATION,
AND RIGHT OF WAY DEDICATION

REAL PROPERTY, SITUATE IN THE INCORPORATED TERRITORY OF THE CITY OF FAIRFIELD, COUNTY OF SOLANO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF PARCEL T, AS SAID PARCEL IS SHOWN AND SO DESIGNATED ON THAT CERTAIN SUBDIVISION MAP ENTITLED "CANON STATION LARGE LOT FINAL MAP", RECORDED JUNE 29, 2018, IN BOOK 92 OF SUBDIVISION MAPS AT PAGE 70, IN THE OFFICE OF THE COUNTY RECORDER OF SOLANO COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL T, SAID POINT BEING ON THE WESTERN LINE OF VANDEN ROAD AS SHOWN ON SAID MAP;

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG THE NORTHERN LINE OF SAID PARCEL T, NORTH 65°51'41" WEST 230.63 FEET, TO THE **POINT OF BEGINNING** FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID NORTHERN LINE, ALONG THE ARC OF A TANGENT 39.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 62°53'25", AN ARC DISTANCE OF 43.36 FEET, TO A POINT ON THE SOUTHERN LINE OF SAID PARCEL T;

THENCE, ALONG SAID SOUTHERN LINE, NORTH 65°51'41" WEST 44.68 FEET;

THENCE, LEAVING SAID SOUTHERN LINE, NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT 39.50 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 87°01'44" WEST, THROUGH A CENTRAL ANGLE OF 61°39'05", AN ARC DISTANCE OF 42.50 FEET, TO A POINT ON SAID NORTHERN LINE OF PARCEL T;

THENCE, ALONG SAID NORTHERN LINE THE FOLLOWING TWO (2) COURSES:

- 1) EASTERLY ALONG THE ARC OF A NON-TANGENT 1,995.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 23°57'51" WEST, THROUGH A CENTRAL ANGLE OF 00°10'28", AN ARC DISTANCE OF 6.07 FEET;
- 2) SOUTH 65°51'41" EAST 108.08 FEET TO SAID **POINT OF BEGINNING**.

CONTAINING 1,393 SQUARE FEET OF LAND, MORE OR LESS.

LEGAL DESCRIPTION

JULY 2, 2021
JOB NO.: 1668-012

ATTACHED HERETO IS EXHIBIT B, A PLAT TO ACCOMPANY LEGAL DESCRIPTION,
AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

MARK H WEHBER, P.L.S.
L.S. NO. 7960

LINE TABLE		
NO	BEARING	LENGTH
L1	N65°51'41"W	44.68'
L2	S65°51'41"E	108.08'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	39.50'	62°53'25"	43.36'
C2	39.50'	61°39'05"	42.50'
C3	1995.00'	0°10'28"	6.07'



EXHIBIT B

LEGEND:

PAE	PUBLIC ACCESS EASEMENT
PSE	PUBLIC SERVICE EASEMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
SF	SQUARE FEET
(R)	RADIAL BEARING

LOT 10
(92 SD 70)

PARCEL T
(92 SD 70)

LAKE TRAIL
(PUBLIC STREET)

POC

VANDEN ROAD
(PUBLIC STREET)

C3

L2

POB

N65°51'41"W 230.63'

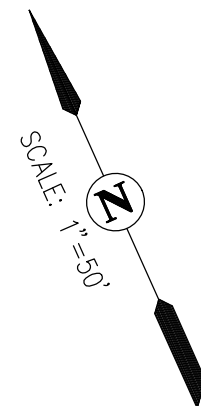
PARCEL T (92 SD 70)

L1

PAE AND PSE
VACATION AND RIGHT
OF WAY DEDICATION
1,393 SF±

S87°01'44"W (R)

PARCEL 2
(53 PM 1)



SHEET 1 OF 1

PLAT TO ACCOMPANY LEGAL DESCRIPTION

PUBLIC ACCESS EASEMENT & PUBLIC SERVICE EASEMENT VACATION

AND RIGHT OF WAY DEDICATION

PARCEL T (92 SD 70)

CITY OF FAIRFIELD, SOLANO COUNTY, CALIFORNIA

JULY 2, 2021



CIVIL ENGINEERS ■ SURVEYORS ■ PLANNERS

SAN RAMON (925) 866-0322

ROSEVILLE (916) 788-4456

WWW.CBANDG.COM

Parcel Map Check Report

Client:

Client

Client Company

Address 1

Date: 7/2/2021 10:44:43 AM

Prepared by:

Preparer

Your Company Name

123 Main Street

Parcel Name: PAE & PSE VACATION & ROW DEDICATION**Description:**

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,870,381.5605'

East: 6,575,144.4529'

Segment# 1: Curve

Length: 43.36'

Radius: 39.50'

Delta: 62°53'25"

Tangent: 24.15'

Chord: 41.21'

Course: S82°41'37"W

Course In: S24°08'19"W

Course Out: N38°45'06"W

RP North: 1,870,345.5144'

East: 6,575,128.2996'

End North: 1,870,376.3191'

East: 6,575,103.5747'

Segment# 2: Line

Course: N65°51'41"W

Length: 44.68'

North: 1,870,394.5908'

East: 6,575,062.8016'

Segment# 3: Curve

Length: 42.50'

Radius: 39.50'

Delta: 61°39'05"

Tangent: 23.57'

Chord: 40.48'

Course: N33°47'48"W

Course In: S87°01'44"W

Course Out: N25°22'39"E

RP North: 1,870,392.5435'

East: 6,575,023.3547'

End North: 1,870,428.2318'

East: 6,575,040.2836'

Segment# 4: Curve

Length: 6.07'

Radius: 1,995.00'

Delta: 0°10'28"

Tangent: 3.04'

Chord: 6.07'

Course: S65°56'55"E

Course In: S23°57'51"W

Course Out: N24°08'19"E

RP North: 1,868,605.2015'
End North: 1,870,425.7563'

East: 6,574,229.9840'
East: 6,575,045.8303'

Segment# 5: Line

Course: S65°51'41"E
North: 1,870,381.5575'

Length: 108.08'
East: 6,575,144.4596'

Perimeter: 244.68'
Error Closure: 0.0074
Error North : -0.00300

Area: 1,393Sq.Ft.
Course: S65°57'46"E
East: 0.00672

Precision 1: 33,066.22