

GUIDELINES FOR WRITING LEGAL DESCRIPTIONS

In order to help standardize and simplify the writing of legal descriptions, the following format should be followed as closely as possible. While it is recognized that each legal is unique because each property described is unique, adherence to this format should not be difficult and will result in a distinctive "style" which is easy to read, retrace, and recognize.

CONTENT:

PREAMBLES: Preambles should be generally descriptive of the area in which the specific parcel to be described is located, but include enough information so that there is no possibility of misallocating the land described. Cite reference maps and their recording information; reference to sectionalized land breakdown should be included only if there is no more recent description of your "parent parcel." Be clear and concise. If you are subdividing, for example, "Lot 2 and a portion of Lot 3 of Tract 12345, MB 67/8-9," say so in those words, not "a portion of Lots 2 and 3 of..." Generally, reference recording information on a map in this way; "...as shown by map on file in Book 123 at Pages 5 through 9, inclusive, records of Riverside County."

NOTE: Deeds used to be filed in Books of Deeds (now filed in Official Records), miscellaneous documents are recorded in "Official Records." Maps are recorded in Map Books (tracts), Parcel Map Books (parcel maps), and Records or Survey Books (records of survey), therefore, maps are NOT recorded in "Official Records of..."

COMMENCING Versus BEGINNING: If you are commencing your description at a point which is NOT on the boundary of the land you are describing, then use the term "COMMENCING at..." rather than "BEGINNING at..." This helps avoid confusion as to just what point is the "TRUE POINT OF BEGINNING" Your legal should have one, and only one, "BEGINNING." Also, if the description does not close on the same point from which you began, then the ending point should be differentiated by use of the term "POINT OF TERMINUS." I like to "commence" on all legals. If the

commencement happens to be a point actually on the boundary of the parcel being described, then following identification of the commencement point, I add the phrase "...being also the TRUE POINT OF BEGINNING;" Again, this helps clarify where exactly I am starting my description.

STRAIGHT LINE CALLS: From the "BEGINNING", you will be describing a line; usually, but not always, a straight line (as opposed to an arc). Such lines are called "courses" and their descriptions are "calls". These have the following general format:

THENCE, [leaving], [direction (NOT bearing)], [along], [bearing], [distance], [to], [additional description];

EXAMPLE:

THENCE, leaving said Westerly right of way, Southwesterly along the Northwestern line of the land conveyed to Jones by Deed recorded December 12, 1900 in Book 1 of Deeds at Page 3, South 23°45'54" West 35.71 feet to the Easterly line of Smith, said point being also the Southerly corner of the land being described:

The preceding example illustrates the sequence and flow of information presented as it desired. Not all the parts of the above format are necessary, nor even desirable, in a particular call, but, if used, they should follow logically in the sequence given.

CALLS TO TANGENT CURVES: for purposes of this guideline, a tangent curve will be defined as one which is tangent at its B.C. with the last given course. A "to" call is added to the description of the preceding straight line call as follows; "...to the beginning of a tangent curve, concave [direction], having a radius of [distance] feet, the initial radial of which bears [bearing];" The Initial Radial of a TANGENT curve will normally be omitted.

NOTE: radial line bearings are ALWAYS given from the radius point to the point on the arc, Never the other way around.

The course along the curve is then described as follows:

THENCE, [direction] along said curve an arc distance of [distance] feet through a central angle of [delta], a radial to said point bears [bearing];

If the next course, leaving the arc, is also tangent, the radial call may be omitted.

CALLS TO A NON-TANGENT CURVE: A "to" call is added to the description of the preceding straight line call as follows "...to a point of cusp with a nontangent curve, concave [direction], having a radius of [distance] feet, the initial radial of which bears [bearing];"

The course along the curve is then described as above.

FOR A REVERSING TANGENT CURVE, the "to" call is appended to the description of the preceding course along the arc and will read..., "to a point of reverse curvature with a curve, concave..." (continue as for a tangent curve, and include the initial radial bearing).

FORM:

CAPITALIZATION: Certain words or phrases in our descriptions shall ALWAYS be typed in all capital letters. These are "LEGAL DESCRIPTION", "EXHIBIT" "COMMENCING", "BEGINNING", "TRUE POINT OF BEGINNING", "POINT OF TERMINUS", and "THENCE," Additionally, the initial letter of all the following shall be capitalized; North, East, West, South, (also combinations, as Northeast, etc.) Lot, Parcel (if referring to a numbered or lettered lot or parcel specifically), flap, Book, Page, Instrument, Deed, Easement, and any proper noun used (city, county, and Agency names, particularly).

SPELL OUT: Everything; use no abbreviations in a "legal", especially the cardinal directions in a bearing. Also spell out "feet," don't use the apostrophe as the feet indicator.

CARDINALS vs. DIRECTIONS: The cardinals are the points of the compass: North, South, East, and West. subcardinals are: Northeast, Northwest, Southeast, and Southwest. These are specific bearings and are often used in lieu of bearings (North instead of, North 0°00'00" East, etc.). Cardinals and subcardinals are always, capitalized. Directions are general: northerly, southerly, southwesterly, etc. Unless they are the first word in a sentence,

directions are never capitalized. Don't use North (specifically, if you mean northerly (generally North), and vice versus.

LINE SPACING: Each separate course should be separated from the course preceding it by a double space. Single space otherwise.

"A distance of": Redundant, omit unless needed to explain a particular way of measuring a distance, as "...an arc distance of..." or "...a chord distance of..."

Parallel: Lines are lines parallel with each other, not parallel to one another. The offset distance between parallel lines should always be called out.

Note: The legal assumption is that the distance between parallel lines is always measured "at right angles" unless otherwise called out.

EXAMPLE: "...parallel with and 25.00 feet southerly from the northerly line of..."

Type:

The above guidelines are tailored for "Metes and Bounds" descriptions specifically. Not all legal descriptions are of this type. Land can also be described by Public Lands Section Breakdown, by Exception (All of Lot 2, excepting therefrom the westerly 100.00 feet.), by Bounds, by centerline "strip" descriptions, and many other ways. If you are unsure of the best way to describe your parcel, please consult engineering section, mapping division, before you begin.

One cautionary note: If you are describing a piece of land which has been previously described as in a Deed or title report, generally, use their description so as to avoid changing the interpretations given the phraseology and thereby changing the intent of the conveyance. If in doubt, ask!

MISCELLANEOUS CLAUSES

This list includes some specially written clauses and suggested language to be used in deed writing. These constructions may be used as is or adapted to fit specific needs.

PREAMBLES

For a portion of an aliquot part of a section

"That portion of the Northeast quarter of the Northwest quarter of the Northeast quarter of Section 10, T2S, R6E, SBM, in the unincorporated portion of the County of _____, State of California, according to the official plat of said land approved September 15, 1884, described as follows:"

Lot and Block

"That portion of Lot 3 of Tract No. 22886, in the City of _____, County of _____, State of California, as shown on map filed for record in Book 604 of Maps, pages 20 and 21 in the office of the County Recorder of said county, described as follows:"

Ranchos

"That portion of the Rancho _____, in the City of _____, County of _____, State of California, as shown on map filed for record in Book _____, page _____ of Patents, in the office of the County Recorder of said county, described as follows:"

Deed Description

"A portion of that real property described (*or conveyed*) in the deed recorded in Book _____ of Official Records, page _____ in the office of the County Recorder of San Joaquin County, State of California, described as follows:"

"Line" Descriptions

"That portion of --- lying Northerly of the following described line:"

"Strip" Descriptions

"That portion of --- included within a strip of land, 10.00 feet wide, lying 5.00 feet on each side of the following described line:"

OR

"An easement for _____ in and to that portion of --- included within a strip of land, 10.00 feet wide, lying 5.00 feet on each side of the following described line:"

Inclusive Descriptions

"That portion of --- included within the following described lines:"

OR

"An easement for _____ in and to that portion of --- included within the following described lines:"

BASIC STATEMENTS

Straight Lines

"--- thence N 80° E, 150.00 feet; thence S 75° E, 200.00 feet---"

Radial lines

A radial line "radiates" from the center of the circle to a point on the circumference.

Adjacent, Adjoining, Abutting and Contiguous

The entire easement is "adjacent" to the subject parcel; that portion of the easement from "A" to "B" adjoins" the parcel. That portion of the easement from "B" to "C" is "adjacent," but not "adjoining." "Abutting" has two meanings: a) adjoining and b) adjoining the parcel in question. Caltrans uses "abutting" because if we purchase a portion for a freeway, we only want to sever access to the new described line, not the rest of the property. Definitions of the word "contiguous" are contradictory and the word should be avoided.

Point of Beginning

Caution: Use only when certain that the lot corner's location is surveyable.

"--- BEGINNING at the Southwest corner of said Lot 2 ---"

OR

"--- Beginning at a point on the West line of said Lot 2 distant thereon S 1° W, 100.00 feet from the Northwest corner of said Lot 2 ---"

OR

"COMMENCING at the Northwest corner of Lot 1 of said Tract 1124, thence along the West line of said Lot 1, S 1° W, 105.00 feet; thence N 88° E, 66.00 feet to the West line of said Lot 2 and the TRUE POINT OF BEGINNING ---"

Calls

Whence Call

" Commencing at a 3 1/2-inch USGS disk set in concrete stamped "AIKEN 1972 RM 2" as shown on the map entitled "Record of Survey of a GPS Project Control Survey", filed in Book AA of Maps at page 149, Tehama County Records, from which, a 3/4-inch rebar with aluminum cap stamped "CM 12.12", bears S 83°36'34" W, 1446.57 feet; thence, S 86°36'05" W, 1567.18 feet to a point hereinafter referred to as Point "A", being the TRUE POINT OF BEGINNING of this description;

Parallel Lines

(All of line C-D is parallel with A-B even though it is longer. It is not necessary to describe C-D as being parallel with A-B "and its Westerly prolongation", C-D can safely be described as follows:)

"--- a line parallel with and distant Southerly 20.00 feet, measured at right angles, from the tangent portion of the Northerly boundary of said Lot 1 ---"

Street Lines - One Tract

(In this case, Adams Street and the lots were created on Map 1234 filed for record April 1, 1956 in Official Records of _____ County, CA.)

When describing the Northerly line of the easement:

"--- to the South line of Adams Street as shown on Map No. 1234 Filed for record April 1, 1956 in the Official Records of _____ County, CA ---"

OR

"--- to the North line of said Lot 12, Block 2 as shown on Map 1234, filed for record April 1, 1956 in the Official Records of _____ County, CA ---"

Street Lines - Two Tracts

(In this case Lot 7 of Map 1234 was further subdivided by Map 5678 which added 20.00 feet to the width of Baker Street.)

"--- to the North line of Lot 13, Block 2 as shown on Map 5678 filed for record July 1, 1971 in Official Records of _____ County, CA ---"

OR

"--- to the South line of Baker Street as shown on Map 5678 filed for record July 1, 1971 in Official Records of _____ County, CA ---"

Street Lines - Easement and Vacation

(Lot lines don't change, even though a strip had been added to the street on the south and a portion of the street vacated on the north side, the lot lines remain where they were. Calls to the current street sidelines would be made like this:)

"--- to the Southerly line of Cody Street as described in deed to the City of _____, recorded June 1, 1986 as Instrument No. 86-12345 of Official Records of _____ County; thence, along said Southerly line, N 89° E, 250.00 feet; thence N 30° E, 70.00 feet to the Northerly line of Cody Street, being the Southerly line of that portion of said Cody Street vacated and closed to public use by Instrument No. 12344 recorded June 1, 1986 in said Official Records ---"

CURVE DESCRIPTIONS

Tangent Curves

A

"--- thence, along a tangent curve to the right, having a radius of 50.00 feet, through a central angle of 80°, an arc length of 69.81 feet ---"

B

"--- to a tangent curve concave Southerly and having a radius of 50.00 feet; thence Northeasterly and Easterly along said curve through a central angle of 80° , an arc distance of 69.81 feet ---"

Non-Tangent Curves

A

"--- to a non-tangent curve; thence, from a tangent that bears N 60° E, along a curve to the right, having a radius of 50.00 feet, through a central angle of 80° , an arc length of 69.81 feet ---"

B

"--- to the beginning of a non-tangent curve concave Southerly and having a radius of 50.00 feet, to which beginning of curve a radial bears N 30° W; thence Easterly along said curve through a central angle of 80° , an arc distance of 69.81 feet ---"

Compound Curves

"--- thence Easterly and Northeasterly along a tangent curve to the left, having radius of 100.00 feet, through a central angle of $85^\circ 00' 00''$, an arc length of 148.35 feet to the beginning of a compound curve concave Westerly and having a radius of 200.00 feet; thence Northerly along said compound curve through a central angle of $30^\circ 00' 00''$, an arc length of 104.72 feet ---"

Reverse Curves

"--- thence Easterly and Northeasterly along a tangent curve to the left, having a radius of 100.00 feet, through a central angle of $85^\circ 00' 00''$, an arc length of 148.35 feet to the beginning of a reverse curve concave to the Southeast having radius of 200.00 feet; thence Northeasterly along said reverse curve through a central angle of $30^\circ 00' 00''$, an arc length of 104.72 feet ---"

STRIP DESCRIPTIONS

(Describing the centerline.)

A strip of land 20 feet wide, the centerline of which being described as follows:

(Same situation.)

A strip of land 20 feet wide lying 10 feet on each side of the following described line:

(Use when the line of reference is inside the strip, but is not the centerline and the entire strip runs, basically, in one direction.)

A strip of land 20 feet wide lying 5 feet Northerly and 15 feet Southerly of the following described line:

(Use in situations where the strip may change direction.)

A strip of land 20 feet wide lying 5 feet on the left and 15 feet on the right, looking in the direction of the traverse, of the following described line:

(Use when one sideline of the strip is to be the line of reference and the entire strip runs, basically, in one direction.)

A strip of land 20 feet wide, the Northerly sideline being described as follows:

(Use in situations where the strip changes directions.)

A strip of land 20 feet wide, the left sideline of which, looking in the direction of the traverse, being described as follows:

(Use when the line of reference must tie to a line parallel with a record line.)

--- to a line parallel with and distant Southerly, 20 feet, measured at right angles from the North line of said lot, thence along said parallel line ---

(To make sure that the sidelines terminate at the property line as required, use a clause similar to this.)

The sidelines of said strip should be prolonged or shortened so as to begin at the West line of said property.

(If the strip terminates inside the property the last point on the line of reference should be called the Point of Termination. Then if the strip ends at a course that is at right angles to the line of reference, the following form should be used:)

The sidelines of said strip shall terminate at a line running through said Point of Termination at right angles to last said course.

(Use this form if the strip ends at a line that is not at right angles to the last course.)

The sidelines of said strip shall terminate at a line that bears _____ running through said Point of Termination.

(Use this when the strip description from Owner No. 1 terminates at the property line.)

The sidelines of said strip shall be prolonged or shortened so as to terminate at the East line of said property.

EXCEPTING therefrom, (Describe Parcel A.)

(An alternate method of handling this would be to continue the strip description past the property line and then except out that portion East of the line. That way the small triangle would not have to be described.)

(Use this when the strip description from Owner No. 2 begins at the property line.)

The sidelines of said strip shall be prolonged or shortened so as to begin at the West line of said property.

TOGETHER WITH the following described parcel: (Describe Parcel B.)

(An alternate method of handling this, as in MC-37A would be to begin the description West of the property line and except out that portion west of the line. That way, Parcel B would not have to be described.)

TEMPORARY CONSTRUCTION EASEMENTS

A temporary easement for a highway detour in and to

A temporary easement for contour grading purposes in and to

It is understood that said easement is temporary and shall terminate either upon completion of construction of that portion of Interstate (state) Highway Route _____ lying adjacent to the above-described parcel or December 31, 20____, whichever date occurs first. It is also understood that upon said termination date the State shall have no further obligation or liability in connection with said parcel. *Date used should be the planned construction year (i.e. 2009) plus 2-5 years to cover project delays. Consult with the project manager for project schedule.*

MISC. = AREA, COORDINATE CLAUSE, UNDERLYING FEE

(May be used on part takes, fee or easement.)

Containing _____ square feet (acres), more or less.

(May be used on part takes when description includes a portion of a public way and its area is known.)

Containing _____ square feet (acres), more or less, in addition to _____ square feet, more or less, included within the adjoining public way(s).

(May be used on part takes when description includes a portion of a public way and its area is unknown.)

Containing _____ square feet (acres), more or less, in addition to that portion included within the adjacent public way.

(Use on deeds with grid bearings and distances.)

The bearings and distances used in the above description(s) are based on the California Coordinate System of 1983 (or 1927, whichever is appropriate), Zone _____. Multiply all distances used in the above description(s) by _____ to obtain ground level distances.

(For parcels that are entirely in the frontage road with no portion in the freeway proper. This clause is not found in the R/W Procedural Manual. Use when requested by Agent.)

This conveyance is made for the purposes of a frontage road which will be adjacent to a freeway. Grantor's remaining property shall abut upon and have access to said frontage road which will be connected to the freeway only at such points as may be established by public authority.

(Use where there will be a remainder on both sides of a freeway, but a frontage road on only one side.)

This conveyance is made for the purposes of a freeway and adjacent frontage road and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights including access rights appurtenant to grantor's remaining property in and to said freeway, provided however, that such remaining property which lies _____ of the above described parcel shall abut upon and have access to said frontage road which will be connected to the freeway only at such points as may be established by public authority.

(Use where access to the frontage road will be limited. See R/W Procedural Manual, Section 206.004.)

This conveyance is made for the purposes of a freeway and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights including access rights appurtenant to grantor's remaining property in and to said freeway, provided, however, that such remaining property shall abut upon and have access to a frontage road over and across _____. Said frontage road will be connected to the freeway only at such points as may be established by public authority.

(Use on Quitclaim Deeds for frontage roads adjacent to freeways.)

This quitclaim deed is made for the purposes of a frontage road which will be adjacent to a freeway. The remaining property in which the undersigned has some right, title or interest shall abut upon and have access to said frontage road which will be connected to the freeway only at such points as may be established by public authority.

of an aliquot part of a section.)

"That portion of the Northeast quarter of the Northwest

APN 003-100-26 (PORTION)

Space above this line for Recorder's Use

**HIGHWAY EASEMENT
DEED
(INDIVIDUAL)**

District	County	Route	Postmile	Number
02	TEH	36	12.1	13503

grant, convey and dedicate to the STATE OF CALIFORNIA the right of way and incidents thereto for a public highway upon, over and across that certain real property, in the _____ Unincorporated Area _____, County of _____ Tehama _____, State of California, described as:

Those portions of the lands in the north half of Section 9, T. 28 N., R. 7 W., M.D.M., conveyed to Nancy Z. Ward, by deed recorded July 6, 2006 as Document Number 2006-013822, Official Records of Tehama County, described as follows:

Parcel 1

Commencing at a 3 1/2-inch USGS disk set in concrete stamped "AIKEN 1972 RM 2" as shown on the map entitled "Record of Survey of a GPS Project Control Survey", filed in Book AA of Maps at page 149, Tehama County Records, from which, a 3/4-inch rebar with aluminum cap stamped "CM 12.12", bears S 83°36'34" W, 1446.57 feet;

thence, S 86°36'05" W, 1567.18 feet to a point hereinafter referred to as Point "A", being the TRUE POINT OF BEGINNING of this description;

thence, S 62°13'04" E, 141.92 feet;

thence, S 59°39'33" E, 156.05 feet to a point hereinafter referred to as Point "B";

thence, continuing S 59°39'33" E, 121.87 feet;

thence, S 60°53'04" E, 155.10 feet;

thence, S 61°26'56" E, 415.69 feet;

thence, S 67°44'15" E, 51.96 feet;

thence, S 89°44'37" E, 32.48 feet;

thence, N 74°28'17" E, 70.44 feet;

thence, N 69°45'30" E, 54.78 feet;

thence, N 62°35'19" E, 84.24 feet;

thence, N 57°53'20" E, 41.86 feet;

thence, N 38°19'14" W, 61.60 feet;

thence, S 52°26'13" W, 37.04 feet;

thence, S 68°12'41" W, 68.76 feet;

thence, S 71°15'56" W, 26.82 feet;

thence, S 80°49'05" W, 94.83 feet;

thence, N 78°57'25" W, 19.64 feet;

thence, N 63°36'36" W, 43.61 feet;

thence, N 61°42'05" W, 298.75 feet;

thence, N 60°48'06" W, 232.54 feet;

thence, N 56°14'13" W, 225.72 feet;

thence, N 9°06'55" W, 8.72 feet;

thence, N 33°17'27" E, 24.02 feet;

thence, N 59°15'13" W, 130.84 feet;

thence, northwesterly, 126.63 feet to the northerly terminus of the easterly line of the highway right of way conveyed to the State of California by deeds recorded April 6, 1995 in Book 1575 at page 220, September 20, 1995 in Book 1608 at page 190, and October 17, 1995 in Book 1613 at page 279, Official Records of Tehama County;

thence, southerly, 120.00 feet along said easterly line to the terminus thereof;

thence, S 62°13'04" E, 50.07 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM those portions of the highway right of way conveyed to the State of California by deeds recorded October 25, 1991 in Book 1344 at page 258, and October 29, 1993 in Book 1477 at page 5, Official Records of Tehama County.

Containing 1.11 acres, more or less, including that portion lying within the existing public way.

Parcel 2

An easement for drainage purposes, and appurtenances thereto, over, upon and across said land conveyed to Ward, described as follows:

BEGINNING at said "Point A" hereinbefore described;

thence, S 62°13'04" E, 65.21 feet;

thence, S 38°48'58" W, 91.14 feet;

thence, S 51°11'02" E, 20.00 feet;

thence, S 38°48'58" W, 75.00 feet;

thence, N 51°11'02" W, 20.00 feet;

thence, S 38°48'58" W, 25.00 feet;

thence, N 51°11'02" W, 64.00 feet;

thence, N 38°48'58" E, 178.66 feet to the POINT OF BEGINNING.

Containing 0.31 acre, more or less.

Parcel 3

An easement over, upon and across said land conveyed to Ward for access to Parcel 2 hereinabove described, being a strip of land 25.00 feet in width, lying 12.50 feet on each side of the following described line:

BEGINNING at said "Point B" hereinbefore described;

thence, S 35°37'40" W, 1.03 feet;

thence, along a curve to the right having a radius of 20.00 feet, through an angle of 57°06'00", a distance of 19.93 feet;

thence, N 87°16'20" W, 249.36 feet to a point on the southeasterly line of Parcel 2 hereinbefore described, being the POINT OF TERMINATION of this line;

The sidelines of said strip shall be prolonged or shortened so as to begin on the southwesterly line of Parcel 1 hereinbefore described, and to terminate at the southeasterly line of Parcel 2 hereinbefore described.

Containing 0.16 acre, more or less.

Bearings and distances are based on the California Coordinate System of 1983(1991.35), Zone 1. Divide distances shown by 0.9999018 to obtain ground level distances.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

Signature _____
Professional Land Surveyor

Date _____



EXCEPTING THEREFROM all oil, oil rights, minerals, mineral rights, natural gas, natural gas rights, and other hydrocarbons by whatsoever name known that may be within or under the parcel of land hereinabove described, together with the perpetual right of drilling, mining, exploring and operating therefor and removing the same from said land or any other land, including the right to whipstock or directionally drill and mine from lands other than those hereinabove described, oil or gas wells, tunnels and shafts into, through or across the subsurface of the land hereinabove described, and to bottom such whipstock or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof, and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines, without, however, the right to drill, mine, explore and operate through the surface or the upper 100 feet of the subsurface of the land hereinabove described or otherwise in such manner as to endanger the safety of any highway that may be constructed on said lands.

Number
13503

The grantor hereby further grants to grantee all trees, growths (growing or that may hereafter grow), and road building materials within said right of way, including the right to take water, together with the right to use the same in such manner and at such locations as said grantee may deem proper, needful or necessary, in the construction, reconstruction, improvement or maintenance of said highway.

The grantor, for the grantor and the grantor's successors and assigns, hereby waives any claim for any and all damages to grantor's remaining property contiguous to the right of way hereby conveyed by reason of the location, construction, landscaping or maintenance of said highway.

(As used above, the term "grantor" shall include the plural as well as the singular number.)

Dated this _____ day of _____, 20__

State of California)
County of _____)

ACKNOWLEDGMENT

On _____ before me,

(here insert name and title of the officer)

_____, personally appeared

_____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____ (Seal)

THIS IS TO CERTIFY, That the State of California, acting by and through the Department of Transportation (pursuant to Government Code Section 27281), hereby accepts for public purposes the real property described in the within deed and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 20__

Director of Transportation

By _____
Attorney in Fact

RECORDING REQUESTED BY:**STATE OF CALIFORNIA**

When Recorded Mail To:
Department of Transportation
District 10
P.O. Box 2048
Stockton, CA 95201
ATTN: Right of Way Dept.

Space above this line for Recorder's Use

GRANT DEED

(INDIVIDUAL)

APN 080-063-006

District	County	Route	Post	Number
10	STA	132	27.7	16043-1

GRANT to the STATE OF CALIFORNIA, all that real property in the **CITY OF WATERFORD**,County of **STANISLAUS**, State of California, described as:

SEE

ATTACHED

DESCRIPTION

PARCEL 16043-1

All that portion of Lot Four (4) as shown upon map entitled " MAP OF THE ALAMEDA TRACT", filed for record Feb. 14th, 1923 in Vol 9 of Maps, page 72, Stanislaus County Records, and lying northerly of Course (5) of the following described line:

Beginning at a 1" Dia. Iron Rod in a 4" pipe set to mark the North East corner of Section 33, T. 3 S., R. 11 E., MDB & M, from which a 1½" Iron Pipe, set to mark the North West corner of said Section 33, T. 3 S., R. 11 E., MDB & M, bears S 89°58'06" W, 5289.22 feet;

1. Thence along north section line S 89°58'06" W, 2289.87 feet;
2. Thence S 0°03'40" E, 30.00 feet to the South right of way line of state hwy. 132 (Yosemite Blvd.);
3. Thence S 0°03'40" E, 15.17 feet to a point "A". Point "A" lying 45.17 feet southerly of section line;
4. Thence S 84°49'02" W, 112.58 feet;
5. Thence S 89°24'43" W, 579.61; Thence S 87°53'44" W to point "B";
6. Thence from point "B" N 0°26'23" W to the South right of way line of state hwy. 132 (Yosemite Blvd.);
7. Thence N 0°26'23" W to said section line. Said point lying 63.83 feet northerly of point "B";
8. Thence along said section line N 89°58'06" E, 3062.85 feet to the point of beginning.

Containing 2345 sq. ft. more or less.

Together with the underlying fee interest in and to the adjoining public way.

Coordinates, and bearings shown are based on the NAD 27, Zone 3, California Coordinate system. Distances and stationing are grid distances. Divide by 0.9999221 to obtain ground distance.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

ORIGINAL SIGNED BY James A Walker

Signature _____
Licensed Land Surveyor

Date _____

The grantor further understands that the present intention of the grantee is to construct and maintain a public highway on the lands hereby conveyed in fee and the grantor, for the grantor and the grantor's successors and assigns, hereby waives any claims for any and all damages to grantor's remaining property contiguous to the property hereby conveyed by reason of the location, construction, landscaping or maintenance of said highway.

(As used above, the term "grantor" shall include the plural as well as the singular number.)

Dated this _____ day of _____, 20__

State of California)
)
County of _____)

ACKNOWLEDGMENT

On _____ before me, _____,
(here insert name and title of the officer)
personally appeared _____

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____ (Seal)

THIS IS TO CERTIFY, That the State of California, acting by and through the Department of Transportation (pursuant to Government Code Section 27281), hereby accepts for public purposes the real property described in the within deed and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand
this _____ day of _____, 20__

Director of Transportation

By _____
Attorney in Fact