Consider Accepting Pipe, Ingress/Egress Easements for the Riverside Meadows Village 5 Lift Station
Riverside Meadows Village 5 is located in Plumas Lake off of River Oaks Blvd and Cimarron Drive (Behind Riverside Meadows School). Located in this subdivision is a new lift station that will eventually be dedicated to OPUD. Tonight, the owner is granting easements for the parcel this lift station is located on. Once the final map is recorded with county, the owner will come back to grant the deed for the parcel itself.

Fiscal Analysis:
No match required

Employee Feedback

Sample Motion:
Accept Pipe and Ingress/Egress Easements for Riverside Meadows Village 5 Lift Station.

Prepared by:
Christopher Oliver, Public Works Engineer
RECORDING REQUESTED BY:

MAIL TAX STATEMENT

AND WHEN RECORDED MAIL DOCUMENT TO:
Olivehurst Public Utility District

A.P.N.: portion of 022-100-003

GRANT OF EASEMENT

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX $; CITY TRANSFER TAX $; Exempt SURVEY MONUMENT FEE $ Conveyance to a California special district

[ ] computed on the consideration or full value of property conveyed, OR
[ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[ X ] unincorporated area

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, (R&T Code 11911 consideration less than $100.00),

PLUMAS 134, L.P., A CALIFORNIA LIMITED PARTNERSHIP

hereby GRANTS to

OLIVEHURST PUBLIC UTILITY DISTRICT, A CALIFORNIA SPECIAL DISTRICT

The real property in the County of YUBA, State of CALIFORNIA, described as Exhibit "A" and Exhibit "B" Plat attached hereto and made part hereof.

By: Plumas 134, LP., A California limited partnership
By: MHP Builders, Inc., a California corporation
Its: General Partner

__________________________
Patrick H Matthews
Its: Operations Manager
A notary public or other officer completing this certificate
verifies only the identity of the individual who signed the
document to which this certificate is attached, and not the
truthfulness, accuracy, or validity of that document.

STATE OF .................................................. )SS
COUNTY OF ...................................................

On ____________________________, before me, ____________________________, Notary
Public, personally appeared ____________________________, who
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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is
ture and correct.

WITNESS my hand and official seal.

Signature

________________________________________

This area for official notarial seal
EXHIBIT A
DESCRIPTION
EASEMENT FOR INGRESS AND EGRESS

REAL PROPERTY SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF
YUBA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOT 5 AS SHOWN ON THAT "TRACT MAP NO. 2003-0007
RIVERSIDE MEADOWS LARGE LOT MAP", RECORDED ON MARCH 24, 2004, IN BOOK
77 OF MAPS, AT PAGES 44-49, FILED FOR RECORD IN THE OFFICE OF THE
COUNTY RECORDER OF YUBA COUNTY, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT THE MOST NORTHERLY POINT OF THE CENTERLINE OF RIVER OAKS
BOULEVARD AS SHOWN ON SAID MAP, ALSO BEING A POINT ON THE WESTERLY
BOUNDARY OF SAID MAP;

THENCE, FROM SAID POINT OF COMMENCEMENT ALONG SAID WESTERLY BOUNDARY
NORTH 31°42’52” EAST 8.58 FEET; THENCE NORTH 45°10’57” EAST 29.02 FEET
TO THE EASTERLY RIGHT-OF-WAY OF SAID RIVER OAKS BOULEVARD, ALSO BEING
THE MOST WESTERLY CORNER OF SAID LOT 5;

THENCE, ALONG THE WESTERLY LINE OF SAID LOT 5 THE FOLLOWING FIVE (12)
COURSES:

1) NORTH 45°10’39” EAST 20.09 FEET;
2) NORTH 69°39’46” EAST 59.69 FEET;
3) NORTH 78°31’17” EAST 131.72 FEET;
4) NORTH 68°13’59” EAST 52.56 FEET;
5) NORTH 37°57’25” EAST 52.31 FEET;
6) NORTH 30°40’53” EAST 108.77 FEET TO A POINT OF CURVATURE;
7) ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A
   CENTRAL ANGLE OF 57°08’24” AND AN ARC LENGTH OF 49.86 FEET TO A
   POINT OF TANGENCY;
8) NORTH 26°27’30” WEST 77.68 FEET;
9) NORTH 33°23’26” WEST 98.58 FEET;
10) NORTH 18°32’35” WEST 64.26 FEET;
11) NORTH 04°29’11” EAST 63.85 FEET;
12) NORTH 22°45’17” EAST 28.94 FEET TO A POINT ON SAID WESTERLY
    LINE;

THENCE LEAVING SAID WESTERLY LINE SOUTH 67°14’43” EAST 24.12 FEET TO
THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING THE
FOLLOWING NINE (9) COURSES:

1) NORTH 19°24’54” EAST 77.97 FEET;
2) SOUTH 59°58’10” EAST 65.00 FEET TO A POINT OF CURVATURE;
3) ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 41.00 FEET, A CENTRAL ANGLE OF 21°05'00" AND AN ARC LENGTH OF 15.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 33°52'04" WEST 15.00 FEET;
4) NORTH 57°03'35" WEST 3.46 FEET TO A POINT OF CURVATURE;
5) ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 26.00 FEET, A CENTRAL ANGLE OF 64°17'29" AND AN ARC LENGTH OF 29.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 55°10'42" WEST 27.67 FEET;
6) SOUTH 76°55'07" WEST 16.55 FEET;
7) SOUTH 13°04'53" EAST 9.55 FEET;
8) SOUTH 76°55'07" WEST 23.45 FEET;
9) NORTH 71°57'45" WEST 12.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,059 SQUARE FEET, MORE OR LESS.

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

END OF DESCRIPTION

PRELIMINARY

ADAM L. FORTH, P.L.S.
L.S. NO. 9570
EASEMENT FOR INGRESS AND EGRESS
3,059 SF±

SEE SHEET 2 FOR COURSES

LOT 5
77 MAPS 44-49

LEGEND
- - - - - - -
EXISTING CENTERLINE
EXISTING RIGHT-OF-WAY
EXISTING LOT
- - - - -
PROPOSED EASEMENT
POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING

EXHIBIT B
PLAT TO ACCOMPANY LEGAL DESCRIPTION

EASEMENT FOR INGRESS AND EGRESS
PORTION OF LOT 5 77 MAPS 44-49
COUNTY OF YUBA, CALIFORNIA
OCTOBER 1, 2020

Sheets 1 of 2

msa a cbg company
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WWW.MSA-CBG.COM
CIVIL ENGINEERS  SURVEYORS  PLANNERS

JOB NO. M20-020
J:\PROJECTS\RIVER OAKS WEST\20-20 RIVERSIDE MEADOWS VILLAGE 5\MAPPING\SS LIFT STA TO OPUDLG 002-PARCEL A INGRESS.EGRESS.DWG
RECORDING REQUESTED BY:
MAIL TAX STATEMENT

AND WHEN RECORDED MAIL DOCUMENT TO:
Olivehurst Public Utility District

A.P.N.: portion of 022-100-003

GRANT OF EASEMENT

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX $; CITY TRANSFER TAX $; Exempt
SURVEY MONUMENT FEE $ Conveyance to a California special district
[ ] computed on the consideration or full value of property conveyed, OR
[ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[ X ] unincorporated area

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, (R&T Code 11911 consideration
less than $100.00),

PLUMAS 134, L.P., A CALIFORNIA LIMITED PARTNERSHIP

hereby GRANTS to

OLIVEHURST PUBLIC UTILITY DISTRICT, A CALIFORNIA SPECIAL DISTRICT

The real property in the County of YUBA, State of CALIFORNIA, described as Exhibit "A" and Exhibit "B" Plat
attached hereto and made part hereof.

By: Plumas 134, LP., A California limited partnership
By: MHP Builders, Inc., a California corporation
Its: General Partner

__________________________
Patrick H Matthews
Its: Operations Manager
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF ______________________ )SS
COUNTY OF ______________________ )

On ______________________, before me, ______________________, Notary Public, personally appeared ______________________, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

____________________________
Signature

This area for official notarial seal
EXHIBIT A
DESCRIPTION
EASEMENT FOR SEWER PIPE

REAL PROPERTY SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF YUBA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOT 5 AS SHOWN ON THAT “TRACT MAP NO. 2003-0007 RIVERSIDE MEADOWS LARGE LOT MAP”, RECORDED ON MARCH 24, 2004, IN BOOK 77 OF MAPS, AT PAGES 44-49, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF YUBA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY POINT OF THE CENTERLINE OF RIVER OAKS BOULEVARD AS SHOWN ON SAID MAP, ALSO BEING A POINT ON THE WESTERLY BOUNDARY OF SAID MAP;

THENCE, FROM SAID POINT OF COMMENCEMENT ALONG SAID WESTERLY BOUNDARY NORTH 31°42’52” EAST 8.58 FEET; THENCE NORTH 45°10’57” EAST 29.02 FEET TO THE EASTERNLY RIGHT-OF-WAY OF SAID RIVER OAKS BOULEVARD, ALSO BEING THE MOST WESTERLY CORNER OF SAID LOT 5;

THENCE, ALONG THE WESTERLY LINE OF SAID LOT 5 THE FOLLOWING FIVE (12) COURSES:

1) NORTH 45°10’39” EAST 20.09 FEET;
2) NORTH 69°39’46” EAST 59.69 FEET;
3) NORTH 78°31’17” EAST 131.72 FEET;
4) NORTH 68°13’59” EAST 52.56 FEET;
5) NORTH 37°57’25” EAST 52.31 FEET;
6) NORTH 30°40’53” EAST 108.77 FEET TO A POINT OF CURVATURE;
7) ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 57°08’24” AND AN ARC LENGTH OF 49.86 FEET TO A POINT OF TANGENCY;
8) NORTH 26°27’30” WEST 77.68 FEET;
9) NORTH 33°23’26” WEST 98.58 FEET;
10) NORTH 18°32’35” WEST 64.26 FEET;
11) NORTH 04°29’11” EAST 63.85 FEET;
12) NORTH 22°45’17” EAST 34.65 FEET TO A POINT ON SAID WESTERLY LINE;

THENCE LEAVING SAID WESTERLY LINE SOUTH 67°14’43” EAST 82.01 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING FOUR (4) COURSES:

1) NORTH 13°04’53” WEST 34.48 FEET;
2) NORTH 75°44’02” EAST 11.51 FEET TO A POINT OF CURVATURE;
3) ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS
OF 53.00 FEET, A CENTRAL ANGLE OF 38°00'04" AND AN ARC LENGTH OF 35.15
FEET, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 11°26'31"
EAST 34.51 FEET;
4) NORTH 75°44'02" WEST 10.52 FEET TO THE POINT OF BEGINNING.
CONTAINING 313 SQUARE FEET, MORE OR LESS.
ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS
REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

PRELIMINARY

ADAM L. FORTH, P.L.S.
L.S. NO. 9570
EASEMENT FOR
SEWER PIPE

313 SF 

POB

LOT 5
77 MAPS 44-49

N22'45'17"E
34.65'

N4'29'11"E
63.85'

N18'32'35"W 64.26'

N78'31'17"E
131.72'

N45'10'39"E
20.09'

N31'42'52"E
8.58'

N68'13'59"E 52.56'

N69'39'46"E
59.69'

N45'10'57"E 29.02'

S67'14'43"E
82.01'(TIE)

EASEMENT FOR
SEE SHEET 2
FOR COURSES

RIVER OAKS
BOULVARD

LEGEND

EXISTING CENTERLINE
EXISTING RIGHT-OF-WAY
EXISTING LOT
PROPOSED EASEMENT
POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING

EXHIBIT B
PLAT TO ACCOMPANY LEGAL DESCRIPTION

EASEMENT FOR SEWER PIPE
PORTION OF LOT 5 77 MAPS 44-49
COUNTY OF YUBA, CALIFORNIA

OCTOBER 1, 2020

Sheet 1 of 2

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WWW.MSA-CBG.COM
CIVIL ENGINEERS  ·  SURVEYORS  ·  PLANNERS
EXHIBIT A
DESCRIPTION
EASEMENT FOR SEWER PIPE

REAL PROPERTY SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF YUBA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOT 5 AS SHOWN ON THAT "TRACT MAP NO. 2003-0007 RIVERSIDE MEADOWS LARGE LOT MAP", RECORDED ON MARCH 24, 2004, IN BOOK 77 OF MAPS, AT PAGES 44-49, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF YUBA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENENCE, FROM SAID POINT OF COMMENCEMENT ALONG SAID WESTERLY BOUNDARY NORTH 31°42’52” EAST 8.58 FEET; THENCE NORTH 45°10’57” EAST 29.02 FEET TO THE EASTERNLY RIGHT-OF-WAY OF SAID RIVER OAKS BOULEVARD, ALSO BEING THE MOST WESTERLY CORNER OF SAID LOT 5;

THENENCE, ALONG THE WESTERLY LINE OF SAID LOT 5 THE FOLLOWING FIVE (12) COURSES:

1) NORTH 45°10’39” EAST 20.09 FEET;
2) NORTH 69°39’46” EAST 59.69 FEET;
3) NORTH 78°31’17” EAST 131.72 FEET;
4) NORTH 68°13’59” EAST 52.56 FEET;
5) NORTH 37°57’25” EAST 52.31 FEET;
6) NORTH 30°40’53” EAST 108.77 FEET TO A POINT OF CURVATURE;
7) ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 57°08’24” AND AN ARC LENGTH OF 49.86 FEET TO A POINT OF TANGENCY;
8) NORTH 26°27’30” WEST 77.68 FEET;
9) NORTH 33°23’26” WEST 98.58 FEET;
10) NORTH 18°32’35” WEST 64.26 FEET;
11) NORTH 04°29’11” EAST 63.85 FEET;
12) NORTH 22°45’17” EAST 34.65 FEET TO A POINT ON SAID WESTERLY LINE;

THENENCE LEAVING SAID WESTERLY LINE SOUTH 67°14’43” EAST 82.01 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING FOUR (4) COURSES:

1) NORTH 13°04’53” WEST 34.48 FEET;
2) NORTH 75°44’02” EAST 11.51 FEET TO A POINT OF CURVATURE;

Page 1 of 2
3) ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 53.00 FEET, A CENTRAL ANGLE OF 38°00'04" AND AN ARC LENGTH OF 35.15 FEET, SAID ARC BEING SUBLTENDED BY A CHORD WHICH BEARS SOUTH 11°26'31" EAST 34.51 FEET;
4) SOUTH 75°44'02" WEST 10.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 313 SQUARE FEET, MORE OR LESS.

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

END OF DESCRIPTION

ADAM L. FORTH, P.L.S.
L.S. NO. 9570
EXHIBIT B
PLAT TO ACCOMPANY LEGAL DESCRIPTION

EASEMENT FOR SEWER PIPE
PORTION OF LOT 5 77 MAPS 44-49
COUNTY OF YUBA, CALIFORNIA
MARCH 12, 2021

LEGEND
- - - EXISTING CENTERLINE
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING LOT
- - - PROPOSED EASEMENT
POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING

EASEMENT FOR SEWER PIPE
313 SF±

LOT 5
77 MAPS 44-49

SCALE: 1"=150'

RIVER OAKS BOULEVARD

N31°42'52"E 8.58'
N69°39'46"E 59.69'
N4°29'11"E 63.85'
S67°14'43"E 82.01'(TIE)
N2°27'20"W 98.58'
N33°22'35"W 64.26'
N18°32'35"W 64.26'
N2°27'30"W 77.68'
N37°57'25"E 52.31'
N30°40'53"E 108.77'
N78°31'17"E 131.72'
N4°51'03"E 20.09'
N68°13'59"E 52.56'

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JOB NO. M020-020
J:\PROJECTS\RIVER OAKS WEST\20-020 RIVERSIDE MEADOWS VILLAGE 9MAPPING\SS LIFT STA TO OPUDLG 003-PARCE, A PIPE EASEMENT.DWG
EXHIBIT B
PLAT TO ACCOMPANY LEGAL DESCRIPTION

EASEMENT FOR SEWER PIPE
PORTION OF LOT 5 77 MAPS 44-49
COUNTY OF YUBA, CALIFORNIA
MARCH 12, 2021

LEGEND
___________________________
EXISTING CENTERLINE
___________________________
EXISTING RIGHT-OF-WAY
___________________________
EXISTING LOT
___________________________
PROPOSED EASEMENT
___________________________
POC POINT OF COMMENCEMENT
___________________________
POB POINT OF BEGINNING

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JOB NO. M020-020
J:\PROJECTS\RIVER OAKS WEST\20-020 RIVERSIDE MEADOWS VILLAGE SWAPPING\SS LIFT STA TO OPUD\LG 003-PARCEL A PIPE EASEMENT.DWG
EXHIBIT A
DESCRIPTION
EASEMENT FOR INGRESS AND EGRESS

REAL PROPERTY SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF YUBA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

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THENENCE, ALONG THE WESTERLY LINE OF SAID LOT 5 THE FOLLOWING FIVE (12) COURSES:

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2) NORTH 69°39'46" EAST 59.69 FEET;
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7) ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 57°08'24" AND AN ARC LENGTH OF 49.86 FEET TO A POINT OF TANGENCY;
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11) NORTH 04°29'11" EAST 63.85 FEET;
12) NORTH 22°45'17" EAST 28.94 FEET TO A POINT ON SAID WESTERLY LINE;

THENENCE LEAVING SAID WESTERLY LINE SOUTH 67°14'43" EAST 24.12 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING NINE (9) COURSES:

1) NORTH 18°02'15" EAST 15.72 FEET;
2) NORTH 19°39'17" EAST 58.69 FEET;
3) SOUTH 70°20′43″ EAST 38.32 FEET;
2) SOUTH 52°48′26″ EAST 26.99 FEET TO A POINT OF CURVATURE;
3) ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS
   OF 41.00 FEET, A CENTRAL ANGLE OF 21°05′00″ AND AN ARC LENGTH OF 15.09
   FEET, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 33°52′04″
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4) NORTH 57°03′35″ WEST 3.46 FEET TO A POINT OF CURVATURE;
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   OF 26.00 FEET, A CENTRAL ANGLE OF 64°17′29″ AND AN ARC LENGTH OF 29.17
   FEET, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 55°10′42″
   WEST 27.67 FEET;
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7) SOUTH 13°04′53″ EAST 9.55 FEET;
8) SOUTH 76°55′07″ WEST 23.45 FEET;
9) NORTH 71°57′45″ WEST 12.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,118 SQUARE FEET, MORE OR LESS.

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

END OF DESCRIPTION

ADAM L. FORTH, P.L.S.
L.S. NO. 9570

Page 2 of 2
EXHIBIT B
PLAT TO ACCOMPANY LEGAL DESCRIPTION

EASEMENT FOR INGRESS AND EGRESS
PORTION OF LOT 5 77 MAPS 44-49
COUNTY OF YUBA, CALIFORNIA
MARCH 12, 2021

SCALE: 1"=150'

LEGEND

EXISTING CENTERLINE
EXISTING RIGHT-OF-WAY
EXISTING LOT
PROPOSED EASEMENT
POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING

LINE TABLE

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<th>BEARING</th>
<th>LENGTH</th>
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<tbody>
<tr>
<td>L1</td>
<td>S67°14'43&quot;E</td>
<td>24.12&quot;TIE</td>
</tr>
</tbody>
</table>

EASEMENT FOR INGRESS AND EGRESS
SEE SHEET 2 FOR COURSES

LOT 5
77 MAPS 44-49

N22°45'17"E 28.94'
N4°29'11"E 63.85'
N18°32'35"W 64.26'
N78°31'17"E 131.72'
N31°42'52"E 8.58'
N69°39'46"E 59.69'
N45°10'57"E 29.02'
N26°27'30"W 77.68'
N30°40'53"E 108.77'
N68°13'59"E 52.56'
N37°57'25"E 52.31'

ADAM L. FORTH
PROFESSIONAL LAND SURVEYOR, CALIFORNIA
9570

msa a cbg company
ROSEVILLE • (916) 788-4456
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CIVIL ENGINEERS • SURVEYORS • PLANNERS

JOB NO. M202-020
J:\PROJECTS\RIVER OAKS WEST20-020 RIVERSIDE MEADOWS VILLAGE 5\MAPPING\SS LIFT STA TO OPU DLG 002-PARC E A INGRESS.EGRESS.DWG
EXHIBIT B
PLAT TO ACCOMPANY LEGAL DESCRIPTION

EASEMENT FOR INGRESS AND EGRESS
PORTION OF LOT 5 77 MAPS 44-49
COUNTY OF YUBA, CALIFORNIA
MARCH 12, 2021

LEGEND
EXISTING CENTERLINE
EXISTING RIGHT-OF-WAY
EXISTING LOT
PROPOSED EASEMENT
POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING

msa | a cbg company
CIVIL ENGINEERS • SURVEYORS • PLANNERS

SCALE: \(1'=50'\)

LINE TABLE

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<td>S67°14'43&quot;E</td>
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</tr>
<tr>
<td>L2</td>
<td>S76°55'07&quot;W</td>
<td>16.55'</td>
</tr>
<tr>
<td>L3</td>
<td>S13°04'53&quot;E</td>
<td>9.55'</td>
</tr>
</tbody>
</table>

EXHIBIT B
PLAT TO ACCOMPANY LEGAL DESCRIPTION
EASEMENT FOR INGRESS AND EGRESS
PORTION OF LOT 5 77 MAPS 44-49
COUNTY OF YUBA, CALIFORNIA
MARCH 12, 2021

LEGEND
EXISTING CENTERLINE
EXISTING RIGHT-OF-WAY
EXISTING LOT
PROPOSED EASEMENT
POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
This is to certify that the Grant of Easement from Plumas 134, L.P. a California Limited Partnership, is granting and conveying a parcel of real property as described and being a portion Yuba Assessor’s Parcel Number 022-100-003 to Olivehurst Public Utility District dated (Document Date), a political subdivision of the State of California, is hereby accepted by order of the Board of Directors of said District on March 18, 2021, and the grantee consents to the recordation thereof by its duly authorized officer.

DATED:

OLIVEHURST PUBLIC UTILITY DISTRICT

By: ________________________________
President, Board of Directors
Olivehurst Public Utility District
CALIFORNIA NOTARY ACKNOWLEDGEMENT
(INDIVIDUAL)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of ________________

On ________________ before me, ________________________________ (insert name and title of the officer), personally appeared ________________________________, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature ________________________________.  (Seal)
OLIVEHURST PUBLIC UTILITY DISTRICT

CERTIFICATE OF ACCEPTANCE

This is to certify that the Grant of Easement from Plumas 134, L.P. a California Limited Partnership, is granting and conveying a parcel of real property as described and being a portion Yuba Assessor’s Parcel Number 022-100-003 to Olivehurst Public Utility District dated (Document Date), a political subdivision of the State of California, is hereby accepted by order of the Board of Directors of said District on March 18, 2021, and the grantee consents to the recordation thereof by its duly authorized officer.

DATED:

OLIVEHURST PUBLIC UTILITY
DISTRICT

By: __________________________
District Clerk & ex-officio Secretary
CALIFORNIA NOTARY ACKNOWLEDGEMENT

(State of California
County of ________________

On ________________ before me, ________________, (insert name and title of the officer), personally appeared ________________, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature __________________________________. (Seal)
TRACT MAP NO. 2004-42 OF RIVERSIDE MEADOWS VILLAGE 5

BEING A PORTION OF LOT 3 OF TRACT MAP NO. 2003-0007 RIVERSIDE MEADOWS LARGE LOT MAP 7/4.40, ALSO BEING A PORTION OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN.

APRIL 2021

CIVIL ENGINEERS
SURVEYORS
PLANNERS
WWW.MSA-CBG.COM

TRACT MAP APPROVAL AND DEDICATION STATEMENT

The undersigned, by virtue of their office, do hereby approve and dedicate the Plan herewith submitted for the purpose of dedication of a portion of land in the county of Yuba, State of California, and declare that the same is dedicated and accepted as the location of the proposed improvements and development.

STATE OF:
COUNTY OF:

PERSONALLY APPEARED AND PROVEN TO THE SATISFACTION OF THE UNDERSIGNED PERSONS, HAVING BEEN DEDICATED AND ACCEPTED AS THE LOCATION OF THE PROPOSED IMPROVEMENTS AND DEVELOPMENT.

NOTARY'S ACKNOWLEDGEMENT

The undersigned, being the authorized agent of the corporation(s) named herein, do hereby acknowledge the signature of the undersigned on the foregoing instrument to be true and correct.

DATE:

COUNTY SURVEYOR'S STATEMENT

I CERTIFY THAT THE SURVEY AND PLAN OF TRACT MAP NO. 2004-42 OF RIVERSIDE MEADOWS VILLAGE 5 is true, correct and conforms to the standards prescribed by law. The survey and plan is accepted in accordance with the provisions of the California Public Works Code and the Rules and Regulations of the Department of Public Works.

DATE:

SOILS CERTIFICATE

The undersigned soil surveyor is on file at the Yuba County Public Works Department and the Yuba County Building Department.

DATE:

SHEET INDEX

NO SALT

VICINITY MAP

TRACT MAP NO. 2004-42

RIVERSIDE MEADOWS VILLAGE 5

20-020
TRACT MAP NO. 2004-42 OF
RIVERSIDE MEADOWS VILLAGE 5
BEING A PORTION OF LOT 5 OF TRACT MAP NO. 2002-007 RIVERSIDE
MEADOWS LARGE LOT MAP (T.B.M. 4449), ALSO BEING A PORTION OF
SECTION 8, TOWNSHIP 13 NORTH, RANGE 4 EAST MOUNT DIABLO MERIDIAN

April 2021
Sheet 2 of 7

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS DOCUMENT CERTIFIES THAT THIS NOTARY PUBLIC ACTED IN ACCORDANCE WITH THE REQUIREMENTS OF CALIFORNIA LAW IN CONDUCTING THE NOTARIZATION ACTED AS A NOTARY PUBLIC IN THE STATE OF CALIFORNIA.

STATE OF:
COUNTY OF:
ON:

__________________________________
A NOTARY PUBLIC

PERSONALLY APPEARED ____________________________

WHO PROMISE TO ME ON THE DATE OF
______________________________ Signature of Notary

HERETOunto and sealed with my hand and official seal.

______________________________ Notary Public

Printed Name

My Notary Commission No.
My Notary Commission Expires:

______________________________

By: __________________________________________

Title: __________________________________________

AWAC, LLC: A CALIFORNIA LIMITED LIABILITY COMPANY, BENEFICIARY UNDER DEED OF
TRUST DATED NOVEMBER 25, 2020, IN INSTRUMENT NO. 2020-011001 OFFICIAL RECORDS OF
Yuba County, State of California, hereby consents to the reconveyance of this

AWAC, LLC: A CALIFORNIA LIMITED LIABILITY COMPANY

BY: __________________________________________

Title: __________________________________________

MII: __________________________________________
TRACT MAP NO. 2004-42 OF
RIVERSIDE MEADOWS VILLAGE 5
BEING A PORTION OF LOT 5 OF TRACT MAP NO. 2003-0007 RIVERSIDE MEADOWS LARGE LOT MAP (77 B.M. 44-49), ALSO BEING A PORTION OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 4 EAST MOUNT DIABLO MERIDIAN
APRIL 2021

SCALe: 1" = 100'

A BASIS OF BEARINGS
The North of bearings are true north as shown on the plat of Riverside Meadows Large Lot Map 2003-0007.

TRACT MAP NO. 2008-16
RIVERSIDE MEADOWS VILLAGE 1
50 MAPS 20-26

TRACT MAP NO. 2004-20
RIVERSIDE MEADOWS VILLAGE 2
50 MAPS 37-41

TRACT MAP NO. 2004-20
RIVERSIDE MEADOWS VILLAGE 2
LOT 5. 50 MAPS 37-41

TRACT MAP NO. 2004-42
RIVERSIDE MEADOWS VILLAGE 5
50 MAPS 5-10

LAWS OF THE STATE OF CALIFORNIA APPL Y
TO OWNERS OF REAL ESTATE

NOTES:
1. The above acreage contains 23.03 ACRES.
2. Set off by corner marker or lot corner monuments.
3. The location of all other points shown on plat is the centerline of a centerline of a proposed minor access road shown on plat.
4. Set off by corner marker or lot corner monuments.
5. The plat is a map of lot boundaries, not to be relied upon for the legal description of any parcel of land.
6. The plat is subject to future development and may be amended.
7. The plat is subject to error and is not a legal instrument for the purpose of conveying title to any parcel of land.
8. The plat is subject to error and is not a legal instrument for the purpose of conveying title to any parcel of land.
ACCOMMODATION RECORDING AGREEMENT

This Accommodation Recording Agreement (this "Agreement") is made as of this Eleventh day of March, 2021, by and among First American Title Company ("Accommodator") and Olivehurst Public Utility District, a California special district and Plumas 134, L.P., A California Limited Partnership BY: MHP Builders Inc., A California Corporation ITS: General Partner, a ("Requesting Party").

1. Requesting Party desires to record the documents itemized below (the "Documents") in the real property records of the County/Parish of YUBA, State/Commonwealth of CALIFORNIA (the "Public Records") by means of submitting the documents to YUBA (the "Recorder"). The Documents are:

2. Requesting Party is asking Accommodator to serve only as courier to assist in Requesting Party's recording of the Documents in the Public Records, and Accommodator is willing to do so, but only on the terms and conditions contained in this Agreement. Accommodator is not receiving any direct or indirect benefit from serving as courier, and would not have agreed to serve as courier but for the existence and enforceability of this Agreement.

3. Accommodator has not reviewed and will not review the Documents, whether for content, correctness, completeness, recordability, or otherwise. Accommodator has not searched or examined and will not search or examine title to any property, nor has Accommodator made any representation regarding any interest in property that could be affected by the Documents or the effect (if any) that the Documents may have. Requesting Party assumes sole responsibility for the existence and effect (if any) of the Documents, the effect (if any) of recording or not recording the Documents in the Public Records, and the risk of all defects, liens, encumbrances, adverse claims or other matters affecting title to any property that could be affected by the Documents.

4. Accommodator is not acting as title insurer, escrow agent, or closing agent with regard to the Documents, and Accommodator will not be deemed to possess any actual, implied, or imputed knowledge of the content of the Documents or the effect (if any) that they may have. Accommodator has no duty to protect anyone from the effect or lack of effect of the Documents or their recording or lack of recording in the Public Records.

5. Requesting Party represents and warrants to Accommodator that the Documents are not a disparagement or slander of any title, and that the Documents are not being recorded for the purpose of harassment or for any fraudulent or unlawful purpose. Requesting Party authorizes Accommodator to place the following language, or language substantially similar thereto, upon the face of the Documents prior to recordation:

   Accommodator submits this document for recordation as a courtesy, for physical convenience only. Accommodator has not examined this document for its validity, sufficiency, or effect, if any, upon title to the real property described herein.

6. Accommodator will submit the Documents to the Recorder as a courtesy. Requesting Party has sole responsibility for paying any fees, charges, or taxes (including but not limited to intangible taxes, excise taxes, and similar obligations) that may be associated with recording the Documents in the Public Records, and Requesting Party has provided Accommodator with payment for any such fees, charges, or taxes contemporaneous with its execution of this Agreement. Requesting Party agrees to reimburse Accommodator for any fees, charges, or taxes that Accommodator may advance on Requesting Party's behalf with regard to the recording of the Documents.
7. Accommodator agrees that (i) if it acquires actual knowledge that the Recorder has rejected the Documents for recording in the Public Records, Accommodator will give notice of such fact to Requesting Party, and (ii) if the Documents are returned to Accommodator's possession, Accommodator will return the Documents to Requesting Party; however, Accommodator assumes no other duties or obligations with respect to the Documents or any action that the Recorder may or may not take with respect to the Documents.

8. Requesting Party indemnifies and holds Accommodator harmless from and against any and all loss, cost, or damage (including but not limited to reasonable attorneys' fees actually incurred through all levels of trial and appeal) arising out of or resulting from Accommodator's gratuitously assisting Requesting Party with the recording of the Documents in the Public Records.

9. This Agreement constitutes the entire agreement between Accommodator and Requesting Party with regard to the recording of the Documents in the Public Records. Any modifications or amendments hereto must be in writing and signed by both parties. There are no third-party beneficiaries to this Agreement. Accommodator and Requesting Party each respectively represent to the other that the execution, delivery, and performance of this Agreement has been duly approved by all necessary actions. Accommodator and Requesting Party each respectively represent to the other that the person executing this Agreement on such party's behalf has full right, power, and authority to bind such party.

IN WITNESS WHEREOF, each of Requesting Party and Accommodator has executed this Agreement as of the date first set forth above.

Accommodator

_____________________________

Requesting Party:

_____________________________

By: _________________________________
Name: Plumas 134 L.P. BY: MHP Builders, Inc. ITs:
General Partner
Title:

By: _________________________________
Name: Olivehurst Public Utility District
Title: