



ENGINEERS
SURVEYORS
PLANNERS

December 16, 2020
Project No. 20140242

LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

All that certain real property situate in the city of Half Moon Bay, County of San Mateo, State of California, described as follows:

Being a portion of the lands described in that certain document entitled "GRANT DEED" recorded on September 23, 1954 in Volume 2656, Page 563 Official Records of said county, being more particularly described as follows:

BEGINNING at the southerly corner of the lands described in said Grant Deed, said point being on the northerly right of way line of Cabrillo Highway;

Thence along said northerly right of way line, North 62°52'24" West, 551.47 feet to the **TRUE POINT OF BEGINNING** of this description;

Thence continuing northwesterly along said right of way line, North 62°52'24" West, 59.12 feet;

Thence leaving said right of way line, North 42°53'46" West, 119.47 feet to the beginning of a tangent curve to the left;

Thence along said curve having a radius of 94.00 feet, through a central angle of 39°41'04", for an arc length of 65.11 feet;

Thence North 82°34'50" West, 121.49 feet to said northerly right of way line;

Thence along said right of way line, North 62°52'24" West, 57.60 feet to the beginning of a non-tangent curve concave southerly, whose radius point bears South 41°59'11" East;

Thence leaving said right of way line, easterly along said curve having a radius of 36.00 feet, through a central angle of 49°24'21", for an arc length of 31.04 feet;

Thence South 82°34'50" East, 148.38 feet to the beginning of a tangent curve to the right;

Thence along said curve having a radius of 126.00 feet, through a central angle of 10°07'25", for an arc length of 22.26 feet;

Thence North 26°31'53" East, 3.74 feet;

Thence North 89°09'37" East, 47.66 feet;

Thence South 26°31'53" West, 26.16 feet to the beginning of a non-tangent curve concave southwesterly, whose radius point bears South 36°52'56" West;

Thence southeasterly along said curve having a radius of 126.00 feet, through a central angle of 10°13'18", for an arc length of 22.48 feet;

Thence South 42°53'46" East, 148.38 feet to the beginning of a tangent curve to the right;

Thence along said curve having a radius of 36.00 feet, through a central angle of 47°45'48", for an arc length of 30.01 feet to the **TRUE POINT OF BEGINNING**.

Containing 12,955 square feet more or less.

BASIS OF BEARINGS:

The bearings were based on NAD 83, California Coordinate System of 1983, EPOCH 2011. Distances shown hereon are ground level distances. Multiply distances by 0.99999714 to obtain grid values.

A plat showing the above described parcel is attached hereto and made a part hereof.

This legal description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act.

David Jungmann, PLS 9267



12/16/2020
Date

END OF DESCRIPTION

LEGEND

LOT LINE
EASEMENT LINE
RADIAL LINE
DOCUMENT NUMBER
RADIAL BEARING

DN.
(R)

TEMPORARY CONSTRUCTION EASEMENT
AREA = 12,955 SQ.FT. ±



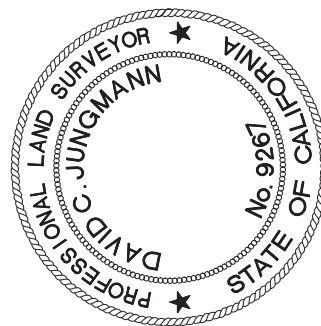
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N26°31'53"E	3.74'
L2	N89°09'37"E	47.66'
L3	S26°31'53"W	26.16'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	36.00'	49°24'21"	31.04'
C2	126.00'	10°07'25"	22.26'
C3	126.00'	10°13'18"	22.48'
C4	36.00'	47°45'48"	30.01'

SANTIAGO AVENUE

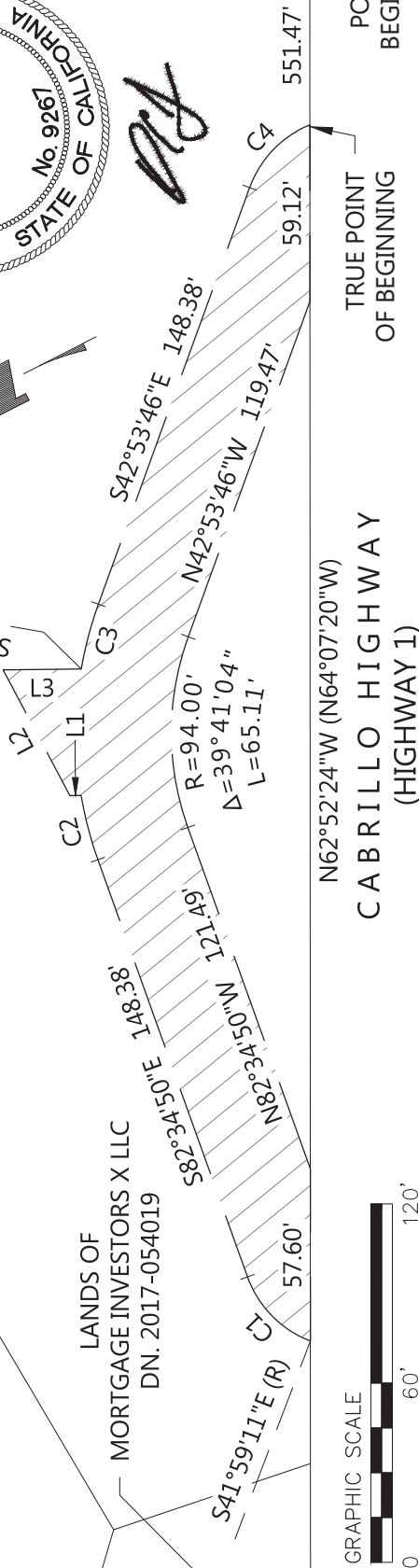
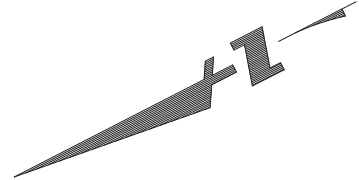
LANDS OF
PENINSULA OPEN SPACE TRUST
DN. 2003-065506

LANDS OF
CABRILLO UNIFIED
SCHOOL DISTRICT
VOL. 2656, PG. 563



LANDS OF
MORTGAGE INVESTORS X LLC
DN. 2017-054019

ATTACHMENT 2 - PAGE 3 OF 3



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Subject: TEMPORARY CONSTRUCTION EASEMENT
 PLAT TO ACCOMPANY LEGAL DESCRIPTION
 Job No. 20140242
 By BDF Chkd. DCJ Date 12/16/2020
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