

Morgan Territory Road (Road No. 7213)
Acceptance of portion of Offer of Dedication
Subdivision 3888 (143 M 33)
Drawing No. A7213-2025K

EXHIBIT "A"

Real property in an unincorporated area of the County of Contra Costa, State of California, being a portion of Section 33, Township 1 North, Range 1 East, Mount Diablo Meridian, and being a portion of Morgan Territory Road as dedicated on the map of Subdivision 3888 (Mountain Meadows) filed February 17, 1972 in Book 143 of Maps at page 33, Contra Costa County Records, described as follows:

Beginning at the Northwest corner of Lot 1 of said Subdivision 3888 (143 M 33); thence along the common line of Lot 1 and said road dedication, along the arc of a curve concave to the Northeast, from a radial line which bears South 50° 15' 48" West, 600.00 feet, through a central angle of 28° 33' 09" an arc distance of 299.01 feet to a point of reverse curvature, having a radius of 950.00 feet; thence through a central angle of 0° 40' 58" an arc distance of 11.32 feet to a point of reverse curvature having a radius of 20.00 feet; thence through a central angle of 82° 39' 33" an arc distance of 28.85 feet to a point of cusp; thence leaving said Lot 1, crossing through said road dedication area, South 25° 18' 15" West 128.27 feet to a point on the existing Easterly right of way (50 foot in width) of Morgan Territory Road; thence along said right of way North 67° 21' 05" West, 124.94 feet; thence continuing along said right of way along a tangent curve having a radius of 380.00 feet, through a central angle of 45° 35' 00" an arc distance of 302.32 feet; thence continuing along said right of way tangent to said curve, North 21° 46' 05" West 32.85 feet to a point on the Westerly prolongation of the Northerly line of said Lot 1; thence Easterly along said prolonged line South 88° 33' 45" East 114.00 feet to the Point of Beginning.

Containing an area of 45,421 square feet of land (1.04 acres), more or less.

Exhibit "B", a plat is attached hereto, and by this reference, made a part hereof.

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

Signature: Dana M. Trezise
Dana M. Trezise, PLS
Licensed Land Surveyor
Contra Costa County Public Works

Date: October 8, 2025



EXHIBIT "B"

PLAT TO ACCOMPANY EXHIBIT "A"

PARCEL D
SUBD. MS 96-76
56 PM 26



N88°33'45"W 114.00'

POB

N50°15'48"E (R)

S21°46'05"E
32.85'

PER SUBD. 3888 (143 M 33)
ABUTTERS RIGHTS OF ACCESS
RELINQUISHED WHERE NOTED
AS THUS:

LOT 1
SUBD. 3888
MOUNTAIN MEADOWS
143 M 33

PORTION DEDICATED TO
C.C.CO.
PER SUBD. 3888
(143 M 33)

R=380.00' Δ=45°35'00" L=302.32'

R=600.00' Δ=28°33'09" L=299.00'

Δ=82°39'33" L=28.85'
R=20.00'

R=950.00' Δ=0°40'58" L=11.32'

MORGAN TERRITORY ROAD

20' S67°21'05"E 124.94'

WHISPERING PINES ROAD

N25°18'15"E 128.27'

**ACCEPTANCE OF PORTION OF OFFER OF
DEDICATION
MORGAN TERRITORY ROAD (ROAD NO. 7213)
SUBDIVISION 3888 (143M33)**

Instr _____ Recorded _____

Series # _____



Contra Costa County
Public Works Department
255 Glacier Drive
Martinez, CA 94553

SCALE: 1"=60'

DATE: 10/08/2025

DRAWN BY: DT

DRAWING NO.

CHECKED BY: DT

A7213-2025K