



January 21, 2026  
BKF Job No: 20240919

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**WATER EASEMENT**

Real property situate in the City of Concord, County of Contra Costa, State of California, described as follows:

Being a portion of the lands described in that certain Grant Deed to Contra Costa County filed for record on December 19, 2019 as Document No. 2019-0227626, Official Records of Contra Costa County, more particularly described as follows:

**COMMENCING** at the southerly corner of said lands of Contra Costa County (D.N. 2019-0227626) being also the southerly corner of Parcel Two as described in that certain Grant Deed filed for record on October 2, 1973 in Book 7060, Page 457 of Official Record of Contra Costa County, at the intersection of the centerline of Oak Grove Road, formerly Ignacio Valley Road, with the southwesterly extension of the southeasterly line of that parcel of land described in the deed from Samuel D. and Virginia D. Kennedy to Ira F. and Anna M. Eckert recorded January 14, 1955 in the Office of the Recorder of Contra Costa County in Volume 2457 of Official Records at page 559;

Thence leaving said centerline of Oak Grove Road, North 51°47'11" East, 42.08 feet to the intersection with the northeasterly line of a permanent easement and right of way described in that certain Grant Deed to the City of Concord filed on January 16, 1964 in Book 4533, Page 295 of Official Record of Contra Costa County;

Thence continuing along the northeasterly line of said right of way, North 35°11'10" West, 117.74 feet to a point on said line, said point being the **TRUE POINT OF BEGINNING**;

Thence leaving said northwesterly line of the Eckert parcel (2457-OR-559), the following three (3) courses;

1. North 54°48'50" East, 10.00 feet;
2. North 35°11'10" West, 15.00 feet;
3. South 54°48'50" West, 10.00 feet returning to said northeasterly line;

Thence along said northeasterly line, South 35°11'10" East, 15.00 feet back to the **TRUE POINT OF BEGINNING**.

Containing an area of 150 square feet, more or less.

**END OF DESCRIPTION.**

**BASIS OF BEARINGS**

North 35°11'10" West, being the centerline of Oak Grove Road as shown on that certain Record of Survey filed for record in Book 88 of Licensed Surveyor's Maps at Page 13 in the Office of the County Recorder of Contra Costa County.

As shown on plat attached hereto and by this reference made part hereof as Exhibit B.

For: BKF Engineers

Davis Thresh, P.L.S. No. 6868

01/20/2026

Dated



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