

CITY OF YUBA CITY
STAFF REPORT

Date: December 21, 2021
To: Honorable Mayor & Members of the City Council
From: Public Works Department
Presentation By: Ben Moody, Development Services Director

Summary

Subject: Parcel Creation/Lot Line Adjustment – Harter Specific Plan
Recommendation: Adopt a Resolution authorizing the City Manager to execute a Grant Deed and associated documents, to create a new legal parcel for the future park on Harter Parkway, and participate in a Lot Line Adjustment to help facilitate development of the Harter Specific Plan for properties southerly of Butte House Road, westerly of Harter Parkway, and northerly of future Jefferson Avenue
Fiscal Impact: Minor staff time associated with document preparation, coordination, and recordation.

Purpose:

To create a legal lot for the future park on Harter Parkway and participate in a lot line adjustment to help streamline development processes.

Background:

A condition of grant funding for the proposed park along Harter Parkway, is that a deed restriction be placed on the park parcel, to ensure the requirements of the grant funding. Currently, the parcel that the park is to be built upon also houses the City's Harter water storage tank facility. In order to comply with the deed restriction requirements, while not impeding land use of the storage tank facility, a parcel split is proposed to separate the park land from the storage tank facility.

Additionally, the City has been recently approached by the Harter Group regarding coordinating a lot line adjustment (LLA) with the City. The Harter Group and potential developers wish to adjust a lot line for parcels adjacent to the City owned water tank / park parcel, to move an existing parcel on the south side of the City parcel to the north side, aligning with the Multi-Family designated area in the Harter Specific Plan area. The Harter Group is willing to pay for the engineering/surveying services related to creating the new parcel and Lot Line Adjustments.

Analysis:

The developers wish to relocate the lot line which currently splits Assessor's Parcel Numbers (APNs) 62-310-006 and 62-310-010 northerly to APN 62-310-004. This action will combine APNs 62-310-006 and 62-310-010 into a 2.06-acre parcel (Parcel D, Exhibit B), while splitting APN 62-310-004 into two

parcels; a 14.53-acre parcel (Parcel A, Exhibit B), and a 7.21-acre parcel (Parcel B, Exhibit B). The City's approval and coordination of the lot line adjustment will help streamline Parcel A to development in-lieu of processing a phased subdivision map or parcel map.

As a condition of participation in the lot line adjustment, the City is requiring that the developers also prepare documents necessary to create a new, separate parcel, separating the park and water storage tank facility. Thus, allowing the City to record a deed restriction as required by the park's grant funding only on the park facility.

Fiscal Impact:

Minor staff time associated with document preparation, coordination, and recordation.

Alternatives:

1. Do not create the new legal parcel for the park at this time via deed.
2. Do not participate in the proposed lot line adjustment. This may lead to alternative methods and consequences to divide the parcel which typically involves additional time and costs.

Recommendation:

Adopt a Resolution authorizing the City manager to execute a Grant Deed and associated documents, to create a new legal parcel for the future park on Harter Parkway, and participate in a lot line adjustment to help facilitate development of the Harter Specific Plan for properties southerly of Butte House Road, westerly of Harter Parkway, and northerly of future Jefferson Avenue.

Attachments:

1. Resolution
2. Exhibit A - Legal Description
3. Exhibit B - LLA Plat

Prepared By:

Josh Wolffe
Associate Civil Engineer

Submitted By:

Diana Langley
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
AUTHORIZING THE CITY MANAGER TO EXECUTE A GRANT DEED AND
ASSOCIATED DOCUMENTS, TO CREATE A NEW LEGAL PARCEL FOR THE
FUTURE PARK ON HARTER PARKWAY, AND PARTICIPATE IN A LOT LINE
ADJUSTMENT TO HELP FACILITATE DEVELOPMENT OF THE HARTER SPECIFIC
PLAN FOR PROPERTIES SOUTHERLY OF BUTTE HOUSE ROAD, WESTERLY OF
HARTER PARKWAY, AND NORTHERLY OF FUTURE JEFFERSON AVENUE**

WHEREAS, a condition of grant funding for the proposed park along Harter Parkway is that a deed restriction be placed on the park's parcel, Assessor's Parcel Number (APN) 62-310-005, which will in perpetuity prevent the park from being redeveloped into anything other than a park; and

WHEREAS, APN 62-310-005 also currently contains the City of Yuba City's Harter water storage tank facility; and

WHEREAS, the City of Yuba City has been approached by developers associated with the Harter North development to coordinate a lot line adjustment (LLA) with the City, as the lot line adjustment would streamline their development needs; and

WHEREAS, the proposed northerly LLA would relocate the lot line, which currently separates APNs 62-310-006 and 62-310-010, to separate APN 62-310-004, combining APNs 62-310-006 and 62-310-010 into a 2.06-acre parcel (Parcel D, Exhibit B), while splitting APN 62-310-004 into two parcels: a 14.53-acre parcel (Parcel A, Exhibit B) and a 7.21-acre parcel (Parcel B, Exhibit B); and

WHEREAS, the City of Yuba City is required to participate in and approve of said lot line adjustment, as the proposed lot line adjustment would relocate said lot line across City-owned parcel APN 62-310-005; and

WHEREAS, as a condition of participating in the lot line adjustment, the City of Yuba City will require the developer to create a new, separate parcel, separating the park and water storage tank facility through a future Grant Deed process in accordance with the Subdivision Map Act, allowing for the park deed restriction to solely be placed on the proposed park parcel.

NOW, THEREFORE, be it resolved by the City Council of Yuba City as follows:

Section 1. The City Council of the City of Yuba City does hereby authorize the City Manager to execute Grant Deeds, and all necessary associated documents to facilitate the lot line adjustment and creation of a new legal parcel associated with Assessor's Parcel Numbers 62-310-004, 62-310-005, 62-310-006, and 62-310-010 on behalf of the City, and to make any non-material, technical, and clerical edits and corrections to said documents subject to approval as to form by the City Attorney.

Section 2. This Resolution shall take effect immediately.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 21st day of December, 2021.

AYES:

NOES:

ABSENT:

ATTEST:

Dave Shaw, Mayor

Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY:

Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

Attachment(s):

- A. Exhibit A – Lot Line Adjustment Documents
- B. Exhibit B – Park Parcel Description and Plat

EXHIBIT A

RECORDING REQUESTED BY:

Frist American Title Company
3400 Douglas Blvd Suite 130
Roseville, CA 95661

AND WHEN RECORDED MAIL TO:

City of Yuba City Public Works
1201 Civic Center Blvd.
City, CA 95993

GRANT DEED

The undersigned grantor(s) declare(s) :

Assessor's Parcel Numbers : 62-310-005

Documentary transfer tax is \$ _____ R&T Code _____

() computed on full value of property conveyed, or

() computed on full value less liens and encumbrances remaining at time of sale.

() Unincorporated area

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CITY OF YUBA CITY, A MUNICIPAL CORPORATION

Hereby GRANT(s) to

CITY OF YUBA CITY, A MUNICIPAL CORPORATION

The real property, whose boundary line adjustment is approved by the City of Yuba City through **Lot Line Adjustment No. 21-10** in the City of Yuba City, County of Sutter, State of California more particularly described as follows:

SEE EXHIBITS A-C & B - ATTACHED

DATED

.....

Print Name _____

Title _____

EXHIBIT A
LEGAL DESCRIPTION
PARCEL C
LOT LINE ADJUSTMENT 21 - 10

All that certain real property situate in City of Yuba City, County of Sutter, State of California, being a portion of Section 17, Township 15 North, Range 3 East, M.D.B. & M., also being the Parcel described in the deed to the City of Yuba City recorded September 30, 2005 as Document Number 2005-0029459, Official Records of the County of Sutter, lying northerly of the northerly boundary line of Jefferson Avenue Road as described in deed to the City of Yuba City recorded September 30, 2005 in Document No. 2005-0029547, Official Records of the County of Sutter, and westerly of the westerly boundary line of Harter Road (Parkway) as described in deed to the City of Yuba City recorded September 30, 2005 in Document No. 2005-0029548, Official Records of the County of Sutter, described as follows:

Beginning at the southeasterly corner of "La Paloma Tract No. 2" filed in the office of the Sutter County Recorder in Book 9 of Surveys at page 51; thence North $00^{\circ}03'54''$ West along the easterly line thereof a distance of 515.64 feet; thence East, 190.01 feet; thence North $77^{\circ}49'50''$ East, 10.96 feet; thence southerly, along a non-tangent curve concave to the west, having a radius of 481.00 feet, a central angle of $12^{\circ}09'19''$, the chord bears South $6^{\circ}04'40''$ East, 101.85 feet, an arc distance of 102.04 feet; thence South, 47.66 feet to a tangent curve; thence along a the arc of said tangent curve, concave to the west, having a radius of 30.00 feet, through a central angle of $25^{\circ}50'31''$, an arc distance of 13.53 feet to a point of reverse curve; thence along the arc of said reverse curve to the left having a radius of 50.00 feet, through a central angle of $141^{\circ}44'56''$, an arc distance of 123.70 feet to a point of reverse curve; thence along the arc of said reverse curve to the right having a radius of 30.00 feet, through a central angle of $25^{\circ}50'31''$, an arc distance of 13.53 feet; thence North $89^{\circ}56'06''$ East, 58.90 feet; thence South $88^{\circ}32'18''$ East, 52.27 feet; thence South $87^{\circ}00'42''$ East, 201.86 feet; thence South $42^{\circ}52'30''$ East, 28.73 feet to the west line of Harter Road as described in said Document No. 2005-0029548; thence southerly along the westerly boundary of Harter Road (Parkway) and the arc of a non-tangent curve concave to the east, having a radius of 908.00 feet, a central angle of $01^{\circ}00'17''$, with a chord that bears South $00^{\circ}05'08''$ West, 15.92 feet, an arc distance of 15.92 feet to a point of reverse curve; thence South $00^{\circ}25'01''$ East 372.87 feet to a non-tangent curve; thence leaving said westerly Boundary along the arc of said non-tangent curve, concave to the southeast, having a radius of 890.00 feet, a central angle of $25^{\circ}16'11''$, the chord bears South $69^{\circ}34'27''$ West, 389.35 feet, an arc distance of 392.53 feet to the northerly line of Jefferson Avenue described in deed to the City of Yuba City in Document No. 2005-0029547; thence westerly along said northerly line, along the arc of a non-tangent curve, concave to the northeast, having a radius of 360.00 feet, a central angle of $01^{\circ}11'00''$, the chord bears North

22°53'16" West, 7.43 feet, an arc distance of 7.44 feet to a point of reverse curve; thence along the arc of said reverse curve to the left having a radius of 440.00 feet, through a central angle of 42°57'06", an arc distance of 329.85 feet; thence North 65°14'52" West a distance of 35.43 feet; thence leaving the northerly line of said Jefferson Avenue, North 00°03'54" West a distance of 11.00 feet to the point of beginning. Containing 7.32 acres more or less.

See Exhibit B attached hereto and made a part of this description.

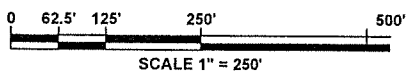
The Basis of Bearings for this description is the same as shown on Record of Survey for Sierra Central Credit Union filed in Book 18 of Records of Survey at Page 239, Sutter County Records.

END OF DESCRIPTION



BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THAT RECORD OF SURVEY FILED IN BOOK 18 OF RECORD OF SURVEYS AT PAGE 239, SUTTER COUNTY RECORDS.



Line Table

Line #	Length	Direction	
L1	10.96	N77° 49' 50"E	(R2,R4)
L2	47.66	S00° 00' 00"E	(R2,R4)
L3	58.90	N89° 56' 06"E	(R2,R4)
L4	52.27	S88° 32' 18"E	(R2,R4)
L5	28.73	S42° 52' 30"E	
L6	55.44	N00° 25' 01"W	
L7	82.78	N00° 03' 54"W	
L8	9.00	N89° 56' 06"E	
L9	38.00	N00° 03' 54"W	
L10	9.00	S89° 56' 06"W	
L11	9.88	N89° 56' 06"E	
L12	38.00	N00° 03' 54"W	
L13	10.00	S89° 56' 06"W	
L14	46.04	N00° 03' 54"W	
L15	90.18	N62° 08' 50"E	

Curve Table

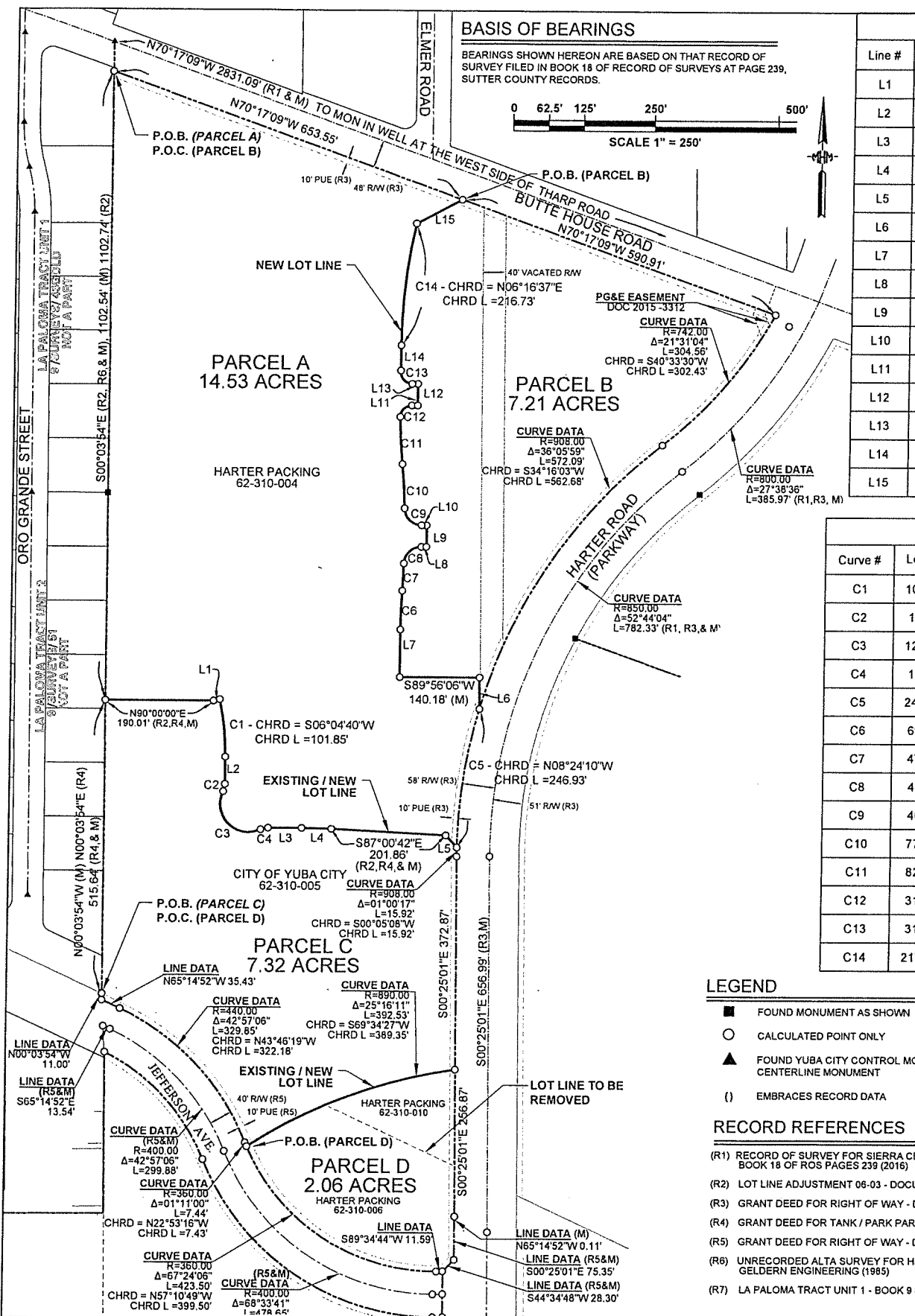
Curve #	Length	Radius	Delta	
C1	102.04	481.00	12°09'19"	(R2,R4)
C2	13.53	30.00	25°50'31"	(R2,R4)
C3	123.70	50.00	141°44'56"	(R2,R4)
C4	13.53	30.00	25°50'31"	(R2,R4)
C5	247.70	908.00	15°37'48"	
C6	69.38	981.00	4°03'08"	
C7	47.90	1019.00	2°41'36"	
C8	46.41	30.00	88°38'28"	
C9	46.41	30.00	88°38'28"	
C10	77.77	1019.00	4°22'23"	
C11	82.95	981.00	4°50'42"	
C12	31.73	20.00	90°53'13"	
C13	31.42	20.00	90°00'00"	
C14	217.17	981.00	12°41'02"	

LEGEND

- FOUND MONUMENT AS SHOWN
- CALCULATED POINT ONLY
- ▲ FOUND YUBA CITY CONTROL MONUMENT OR STANDARD CENTERLINE MONUMENT
- () EMBRACES RECORD DATA

RECORD REFERENCES

- (R1) RECORD OF SURVEY FOR SIERRA CENTRAL CREDIT UNION - BOOK 18 OF ROS PAGES 239 (2016)
- (R2) LOT LINE ADJUSTMENT 06-03 - DOCUMENT NO. 2006-0006390
- (R3) GRANT DEED FOR RIGHT OF WAY - DOCUMENT NO. 2005-0029548
- (R4) GRANT DEED FOR TANK / PARK PARCEL- DOCUMENT NO. 2005-0029549
- (R5) GRANT DEED FOR RIGHT OF WAY - DOCUMENT NO. 2005-0029547
- (R6) UNRECORDED ALTA SURVEY FOR HARTER PACKING COMPANY BY VON GELDERN ENGINEERING (1965)
- (R7) LA PALOMA TRACT UNIT 1 - BOOK 9 SURVEYS PAGE 43



DATE: 10/29/21

JOB NO: 21-185

DRAWN: JSM

21185mast

CHECKED: RKH

SCALE: 1"=250'

TITLE:

EXHIBIT "B"

HARTER PACKING COMPANY, LLC / CITY OF YUBA CITY
LOT LINE ADJUSTMENT 21-10

BEING A PORTION OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 3 EAST,
M.D.M., SUTTER COUNTY, CALIFORNIA

PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901



RECORDING REQUESTED BY:

Frist American Title Company
3400 Douglas Blvd Suite 130
Roseville, CA 95661

AND WHEN RECORDED MAIL TO:

Harter Packing Company
P O Box 1789
Yuba City, CA 95992

GRANT DEED

The undersigned grantor(s) declare(s) :

Documentary transfer tax is \$ _____ R&T Code _____

() computed on full value of property conveyed, or

Assessor's Parcel Numbers : 62-310-004

62-310-006

62-310-010

() computed on full value less liens and encumbrances remaining at time of sale.

() Unincorporated area

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

HARTER PACKING COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Hereby GRANT(s) to

HARTER PACKING COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

The real property, whose boundary line adjustment is approved by the City of Yuba City through **Lot Line Adjustment No. 21-10** in the City of Yuba City, County of Sutter, State of California more particularly described as follows:

SEE EXHIBITS A-A, A-B, A-D & B - ATTACHED

DATED

.....

Print Name _____

Title _____

EXHIBIT A
LEGAL DESCRIPTION
PARCEL A
LOT LINE ADJUSTMENT 21 - 10

All that certain real property situate in City of Yuba City, County of Sutter, State of California, being a portion of Section 17, Township 15 North, Range 3 East, M.D.B. & M., also being a portion of Parcel A as described the grant deed for Lot Line Adjustment 06-03 recorded March 15, 2006 in Document Number 2006-0006390, Official Records of the County of Sutter, lying southerly of the southerly boundary line of Butte House Road and westerly of the westerly boundary line of Harter Road (Parkway) as said roads are described in the deed to the City of Yuba City recorded September 30, 2005 in Document No. 2005-0029548, Official Records of the County of Sutter, described as follows:

Beginning at the intersection of the northerly prolongation of the east line of the La Paloma Tract Units 1 And 2, filed in Book 9 of surveys, pages 43 and 51, Sutter County Records with the southerly line of Butte House Road as described in said Document No. 2005-0029548; thence South $0^{\circ}03'54''$ East, along said east line of the La Paloma tract, units 1 and 2, a distance of 1102.54 feet to the northwest corner of that Yuba City Parcel described in the deed to the City of Yuba City and recorded as Sutter County Document No. 2005-0029549; thence along the northerly boundary of said Yuba City Parcel, East, 190.01 feet; thence North $77^{\circ}49'50''$ East, 10.96 feet; thence southerly, along a non-tangent curve concave to the west, having a radius of 481.00 feet, a central angle of $12^{\circ}09'19''$, with a chord that bears South $6^{\circ}04'40''$ East, 101.85 feet, an arc distance of 102.04 feet; thence South, 47.66 feet to a tangent curve; thence along the arc of said tangent curve, concave to the west, having a radius of 30.00 feet, through a central angle of $25^{\circ}50'31''$, an arc distance of 13.53 feet to a point of reverse curve; thence along the arc of said reverse curve to the left having a radius of 50.00 feet, through a central angle of $141^{\circ}44'56''$, an arc distance of 123.70 feet to a point of reverse curve; thence along the arc of said reverse curve to the right having a radius of 30.00 feet, through a central angle of $25^{\circ}50'31''$, an arc distance of 13.53 feet; thence North $89^{\circ}56'06''$ East, 58.90 feet; thence South $88^{\circ}32'18''$ East, 52.27 feet; thence South $87^{\circ}00'42''$ East, 201.86 feet; thence South $42^{\circ}52'30''$ East, 28.73 feet to the west line of Harter Road (Parkway) as described in said Document No. 2005-0029548; thence leaving said northerly boundary of said Yuba City parcel, northerly along the westerly boundary of Harter Road (Parkway) and the arc of a non-tangent curve concave to the east, having a radius of 908.00 feet, a central angle of $15^{\circ}37'48''$, the chord bears North $08^{\circ}24'10''$ East, 246.93 feet, an arc distance of 247.70 feet; thence leaving said westerly boundary, North $00^{\circ}20'50.1''$ West, 55.44 feet; thence South $89^{\circ}56'06''$ West, 140.18 feet; thence North $00^{\circ}03'34''$ West, 82.78 feet to the beginning of a tangent curve; thence along the arc of said tangent curve, concave easterly having a radius of 981.00 feet, through a central

angle of $04^{\circ}03'08''$, an arc distance of 69.38 feet to a point of reverse curve; thence along the arc of said reverse curve, having a radius of 1019.00 feet through a central angle of $2^{\circ}41'36''$ a distance of 47.90 feet to a point of compound curve; thence along the arc of said compound curve, having a radius of 30.00 feet through a central angle of $88^{\circ}38'28''$ a distance of 46.41 feet; thence North $89^{\circ}56'06''$ East, 9.00 feet; thence North $00^{\circ}03'54''$ West, 38.00 feet; thence South $89^{\circ}56'06''$ West, 9.00 feet to a tangent curve; thence along the arc of said tangent curve, concave northeasterly having a radius of 30.00 feet, through a central angle of $88^{\circ}38'28''$, an arc distance of 46.41 feet to a point of reverse curve; thence along the arc of said reverse curve, having a radius of 1019.00 feet through a central angle of $04^{\circ}22'23''$ and a distance of 77.77 feet to a point of reverse curve; thence along the arc of said reverse curve, having a radius of 981.00 feet through a central angle of $04^{\circ}50'42''$ a distance of 82.95 feet to a point of reverse curve; thence along the arc of said reverse curve, having a radius of 20.00 feet through a central angle of $90^{\circ}53'13''$ a distance of 31.73 feet; thence North $89^{\circ}56'06''$ East, 9.88 feet; thence North $00^{\circ}03'54''$ West, 38.00 feet; thence South $89^{\circ}56'06''$ West, 10.00 feet to a tangent curve; thence along the arc of said tangent curve, concave northeasterly having a radius of 20.00 feet, through a central angle of $90^{\circ}00'00''$, an arc distance of 31.42 feet; thence North $00^{\circ}03'54''$ West, 46.04 feet to the beginning of a tangent curve; thence along the arc of said tangent curve, concave easterly having a radius of 981.00 feet, through a central angle of $12^{\circ}41'02''$, an arc distance of 217.17 feet; thence North $62^{\circ}08'50''$ East, 90.18 feet to said southerly line of Butte House Road; thence westerly along said southerly line, North $70^{\circ}17'09''$ East, 653.55 feet to the point of beginning. Containing 14.53 acres more or less.

See Exhibit B attached hereto and made a part of this description.

The Basis of Bearings for this description is the same as shown on Record of Survey for Sierra Central Credit Union filed in Book 18 of Records of Survey at Page 239, Sutter County Records.

END OF DESCRIPTION



EXHIBIT A
LEGAL DESCRIPTION
PARCEL B
LOT LINE ADJUSTMENT 21 - 10

All that certain real property situate in City of Yuba City, County of Sutter, State of California, being a portion of Section 17, Township 15 North, Range 3 East, M.D.B. & M., also being a portion of Parcel A as described the grant deed for Lot Line Adjustment 06-03 recorded March 15, 2006 in Document Number 2006-0006390, Official Records of the County of Sutter, lying southerly of the southerly boundary line of Butte House Road and westerly of the westerly boundary line of Harter Road (Parkway) as said roads are described in deed to the City of Yuba City recorded September 30, 2005 in Document No. 2005-0029548, Official Records of the County of Sutter, described as follows:

Commencing at the intersection of the northerly prolongation of the east line of the La Paloma Tract Units 1 And 2, filed in Book 9 of surveys, pages 43 and 51, Sutter County Records with the southerly line of Butte House Road as described in said Document No. 2005-0029548; thence easterly along said southerly line of Butte House Road, South 70°17'09" East, 653.55 feet to the **Point of Beginning** of herein described parcel; thence continuing along said south Line, South 70°17'09" East, 590.91 feet to the westerly boundary line of Harter Road (Parkway) per said Document No. 2005-0029548 and the beginning of a non-tangent curve; thence southerly along said westerly boundary line and the arc of said non-tangent curve concave northwesterly, having a radius of 742.00 feet, a central angle of 21°31'04", the chord bears South 40°33'30" West, 302.43 feet, an arc distance of 304.56 feet to a point of reverse curve; thence along the arc of said reverse curve to the left having a radius of 908.00 feet, through a central angle of 36°05'59", an arc distance of 572.09 feet; thence leaving said westerly boundary, North 00°25'01" West, 55.44 feet; thence South 89°56'06" West, 140.18 feet; thence North 00°03'54" West, 82.78 feet to the beginning of a tangent curve; thence along the arc of said tangent curve, concave easterly having a radius of 981.00 feet, through a central angle of 04°03'08", an arc distance of 69.38 feet to a point of reverse curve; thence along the arc of said reverse curve, having a radius of 1019.00 feet through a central angle of 2°41'36" a distance of 47.90 feet to a point of compound curve; thence along the arc of said compound curve, having a radius of 30.00 feet through a central angle of 88°38'28" a distance of 46.41 feet; thence North 89°56'06" East, 9.00 feet; thence North 00°03'54" West, 38.00 feet; thence South 89°56'06" West, 9.00 feet to a tangent curve; thence along the arc of said tangent curve, concave northeasterly having a radius of 30.00 feet, through a central angle of 88°38'28", an arc distance of 46.41 feet to a point of reverse curve; thence along the arc of said reverse curve, having a radius of 1019.00 feet through a central angle of 04°22'23" and a distance of 77.77 feet to a point of reverse curve; thence along the arc of said reverse curve, having a radius of

981.00 feet through a central angle of $04^{\circ}50'52''$ a distance of 82.93 feet to a point of reverse curve; thence along the arc of said reverse curve, having a radius of 20.00 feet through a central angle of $90^{\circ}53'13''$ a distance of 31.73 feet; thence North $89^{\circ}56'06''$ East, 9.88 feet; thence North $00^{\circ}03'54''$ West, 38.00 feet; thence South $89^{\circ}56'06''$ West, 10.00 feet to a tangent curve; thence along the arc of said tangent curve, concave northeasterly having a radius of 20.00 feet, through a central angle of $90^{\circ}00'00''$, an arc distance of 31.42 feet; thence North $00^{\circ}03'54''$ West, 46.04 feet to the beginning of a tangent curve; thence along the arc of said tangent curve, concave easterly having a radius of 981.00 feet, through a central angle of $12^{\circ}41'02''$, an arc distance of 217.17 feet; thence North $62^{\circ}08'50''$ East, 90.18 feet to said southerly line of Butte House Road and the point of beginning. Containing 7.20 acres more or less.

See Exhibit B attached hereto and made a part of this description.

The Basis of Bearings for this description is the same as shown on Record of Survey for Sierra Central Credit Union filed in Book 18 of Records of Survey at Page 239, Sutter County Records.



EXHIBIT A
LEGAL DESCRIPTION
PARCEL D
LOT LINE ADJUSTMENT 21 - 10

All that certain real property situate in City of Yuba City, County of Sutter, State of California, being a portion of Section 17, Township 15 North, Range 3 East, M.D.B. & M., lying southerly of the Parcel described in the deed to the City of Yuba City recorded September 30, 2005 as Document Number 2005-0029459, Official Records of the County of Sutter, lying northerly of the northerly boundary line of Jefferson Avenue as described in deed to the City of Yuba City recorded September 30, 2005 in Document No. 2005-0029547, and westerly of the westerly boundary line of Harter Road (Parkway) as described in deed to the City of Yuba City recorded September 30, 2005 in Documents No. 2005-0029547 and 2005-0029548, Official Records of the County of Sutter, described as follows:

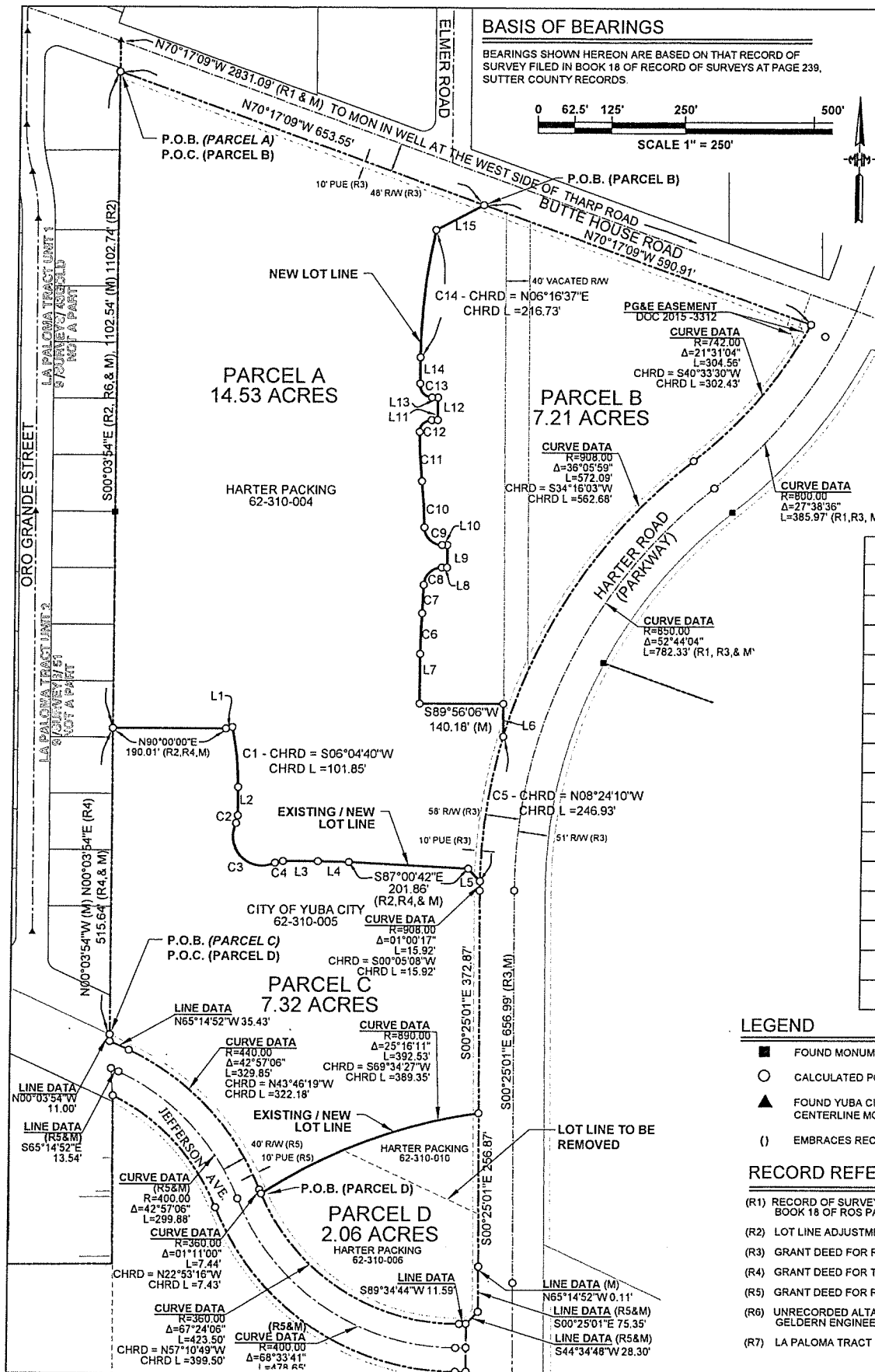
Commencing at the southeasterly corner of "La Paloma Tract No. 2" filed in the office of the Sutter County Recorder in Book 9 of Surveys at page 51; thence South $00^{\circ}03'54''$ East a distance of 11.00 feet to the northerly line of Jefferson Avenue described in deed to the City of Yuba City as recorded in Sutter County Document No. 2005-0029547; thence along said northerly line, South $65^{\circ}14'52''$ East a distance of 35.43 feet to a tangent curve; thence along the arc of said tangent curve, concave southwesterly, having a radius of 440.00 feet, through a central angle of $42^{\circ}57'06''$, an arc distance of 329.85 feet to a point of reverse curve; thence along the arc of said reverse curve, concave northeasterly, having a radius of 360.00 feet, through a central angle of $01^{\circ}11'00''$, an arc distance of 7.44 feet to the **Point of Beginning** of herein described parcel; thence leaving said northerly line, along the southerly line of said Yuba City Parcel described Document No. 2005-0029549, along the arc of a non-tangent curve, concave to the southeast, having a radius of 890.00 feet, a central angle of $25^{\circ}16'11''$, the chord bears North $69^{\circ}34'27''$ East, 389.35 feet, an arc distance of 392.53 feet to the west line of Harter Road as described in said Document No. 2005-0029548; thence southerly along said west line, South $00^{\circ}25'01''$ East 256.87 feet; thence North $65^{\circ}14'52''$ West a distance of 0.11 feet to the west line of Harter Road (Parkway) as described in said Document No. 2005-0029547; thence southerly along said west line, South $00^{\circ}25'01''$ East 75.35 feet; thence South $44^{\circ}34'48''$ West 28.30 feet to the northerly line of Jefferson Avenue described in Document No. 2005-0029547; thence along said northerly line, South $89^{\circ}34'44''$ West a distance of 11.59 feet to a tangent curve; thence along the arc of said tangent curve, concave northeasterly, having a radius of 360.00 feet, through a central angle of $67^{\circ}24'06''$, an arc distance of 423.50 feet to the point of beginning. Containing 2.06 acres more or less.

See Exhibit B attached hereto and made a part of this description.

The Basis of Bearings for this description is the same as shown on Record of Survey for Sierra Central Credit Union filed in Book 18 of Records of Survey at Page 239, Sutter County Records.

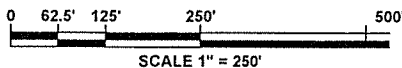
END OF DESCRIPTION





BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THAT RECORD OF SURVEY FILED IN BOOK 18 OF RECORD OF SURVEYS AT PAGE 239, SUTTER COUNTY RECORDS.



Line Table

Line #	Length	Direction	
L1	10.96	N77° 49' 50"E	(R2,R4)
L2	47.66	S00° 00' 00"E	(R2,R4)
L3	58.90	N89° 56' 06"E	(R2,R4)
L4	52.27	S88° 32' 18"E	(R2,R4)
L5	28.73	S42° 52' 30"E	
L6	55.44	N00° 25' 01"W	
L7	82.78	N00° 03' 54"W	
L8	9.00	N89° 56' 06"E	
L9	38.00	N00° 03' 54"W	
L10	9.00	S89° 56' 06"W	
L11	9.88	N89° 56' 06"E	
L12	38.00	N00° 03' 54"W	
L13	10.00	S89° 56' 06"W	
L14	46.04	N00° 03' 54"W	
L15	90.18	N62° 08' 50"E	

Curve Table

Curve #	Length	Radius	Delta	
C1	102.04	481.00	12°09'19"	(R2,R4)
C2	13.53	30.00	25°50'31"	(R2,R4)
C3	123.70	50.00	141°44'56"	(R2,R4)
C4	13.53	30.00	25°50'31"	(R2,R4)
C5	247.70	908.00	15°37'48"	
C6	69.38	981.00	4°03'08"	
C7	47.90	1019.00	2°41'36"	
C8	46.41	30.00	88°38'28"	
C9	46.41	30.00	88°38'28"	
C10	77.77	1019.00	4°22'23"	
C11	82.95	981.00	4°50'42"	
C12	31.73	20.00	90°53'13"	
C13	31.42	20.00	90°00'00"	
C14	217.17	981.00	12°41'02"	

LEGEND

- FOUND MONUMENT AS SHOWN
- CALCULATED POINT ONLY
- ▲ FOUND YUBA CITY CONTROL MONUMENT OR STANDARD CENTERLINE MONUMENT
- () EMBRACES RECORD DATA

RECORD REFERENCES

- (R1) RECORD OF SURVEY FOR SIERRA CENTRAL CREDIT UNION - BOOK 18 OF ROS PAGES 239 (2016)
- (R2) LOT LINE ADJUSTMENT 06-03 - DOCUMENT NO. 2005-0006390
- (R3) GRANT DEED FOR RIGHT OF WAY - DOCUMENT NO. 2005-0029548
- (R4) GRANT DEED FOR TANK / PARK PARCEL- DOCUMENT NO. 2005-0029549
- (R5) GRANT DEED FOR RIGHT OF WAY - DOCUMENT NO. 2005-0029547
- (R6) UNRECORDED ALTA SURVEY FOR HARTER PACKING COMPANY BY VON GELDERN ENGINEERING (1985)
- (R7) LA PALOMA TRACT UNIT 1 - BOOK 9 SURVEYS PAGE 43

DATE: 10/29/21

JOB NO: 21-185

DRAWN: JSM
21185mast

CHECKED: RKH

TITLE:

EXHIBIT "B"

HARTER PACKING COMPANY, LLC / CITY OF YUBA CITY
LOT LINE ADJUSTMENT 21-10

BEING A PORTION OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 3 EAST,
M.D.M., SUTTER COUNTY, CALIFORNIA

PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901

SCALE: 1"=250'

SHEET 1 OF 1



EXHIBIT B

EXHIBIT A
LEGAL DESCRIPTION
PARK PARCEL

All that certain real property situate in City of Yuba City, County of Sutter, State of California, being a portion of Section 17, Township 15 North, Range 3 East, M.D.B. & M., also being a portion of the Parcel described in the deed to the City of Yuba City recorded September 30, 2005 as Document Number 2005-0029549, Official Records of the County of Sutter, as modified by Lot Line Adjustment No. 21-10, described as follows:

Commencing at the southeasterly corner of "La Paloma Tract No. 2" filed in the office of the Sutter County Recorder in Book 9 of Surveys at page 51; thence North 00°03'54" West along the easterly line thereof a distance of 515.64 feet; thence East, 190.01 feet to the **Point of Beginning** of herein described parcel; thence North 77°49'50" East, 10.96 feet; thence southerly, along a non-tangent curve concave to the west, having a radius of 481.00 feet, a central angle of 12°09'19", the chord bears South 6°04'40" East, 101.85 feet, an arc distance of 102.04 feet; thence South, 47.66 feet to a tangent curve; thence along the arc of said tangent curve, concave to the west, having a radius of 30.00 feet, through a central angle of 25°50'31", an arc distance of 13.53 feet to a point of reverse curve; thence along the arc of said reverse curve to the left having a radius of 50.00 feet, through a central angle of 141°44'56", an arc distance of 123.70 feet to a point of reverse curve; thence along the arc of said reverse curve to the right having a radius of 30.00 feet, through a central angle of 25°50'31", an arc distance of 13.53 feet; thence North 89°56'06" East, 58.90 feet; thence South 88°32'18" East, 52.27 feet; thence South 87°00'42" East, 201.86 feet; thence South 42°52'30" East, 28.73 feet to the west line of Harter Road as described in said recorded September 30, 2005 as Document No. 2005-0029548; thence southerly along the westerly boundary of Harter Road (Parkway) and the arc of a non-tangent curve concave to the east, having a radius of 908.00 feet, a central angle of 01°00'17", with a chord that bears South 00°05'08" West, 15.92 feet, an arc distance of 15.92 feet to a point of reverse curve; thence South 00°25'01" East 372.87 feet to a non-tangent curve; thence leaving said westerly Boundary along the arc of said non-tangent curve, concave to the southeast, having a radius of 890.00 feet, a central angle of 25°16'11", the chord bears South 69°34'27" West, 389.35 feet, an arc distance of 392.53 feet to the northerly line of Jefferson Avenue described in deed to the City of Yuba City recorded September 30, 2005 as Document No. 2005-0029547; thence westerly along said northerly line, along the arc of a non-tangent curve, concave to the northeast, having a radius of 360.00 feet, a central angle of 01°11'00", a chord that bears North 22°53'16" West, 7.43 feet, an arc distance of 7.44 feet to a point of reverse curve; thence along the arc of said reverse curve to the left having a radius of 440.00 feet, through a central angle of 22°38'27", a chord that bears North 33°36'39" West, 172.74 feet, an arc distance of 173.87 feet; thence leaving the northerly line of said Jefferson

Avenue, North a distance of 295.27 feet; thence, North 45°00'00" East a distance of 42.43 feet; thence, North a distance of 305.00 feet to the point of beginning. Containing 5.01 acres more or less.

See Exhibit B attached hereto and made a part of this description.

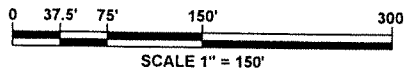
The Basis of Bearings for this description is the same as shown on Record of Survey for Sierra Central Credit Union filed in Book 18 of Records of Survey at Page 239, Sutter County Records.

END OF DESCRIPTION



BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THAT RECORD OF SURVEY FILED IN BOOK 18 OF RECORD OF SURVEYS AT PAGE 239, SUTTER COUNTY RECORDS.

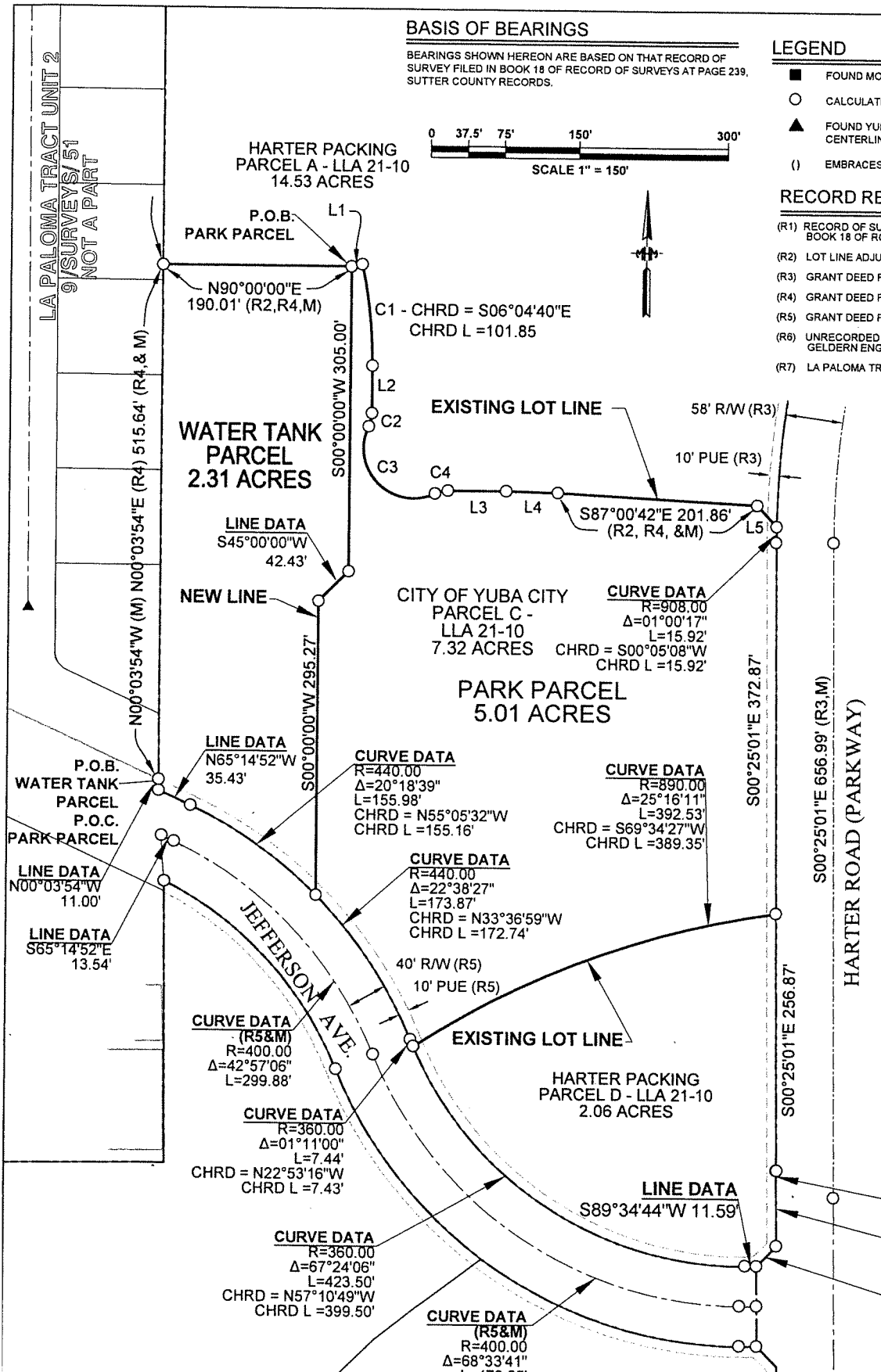


LEGEND

- FOUND MONUMENT AS SHOWN
- CALCULATED POINT ONLY
- ▲ FOUND YUBA CITY CONTROL MONUMENT OR STANDARD CENTERLINE MONUMENT
- () EMBRACES RECORD DATA

RECORD REFERENCES

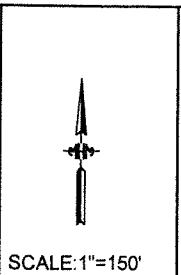
- (R1) RECORD OF SURVEY FOR SIERRA CENTRAL CREDIT UNION - BOOK 18 OF ROS PAGES 239 (2016)
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- (R5) GRANT DEED FOR RIGHT OF WAY - DOCUMENT NO. 2005-0029547
- (R6) UNRECORDED ALTA SURVEY FOR HARTER PACKING COMPANY BY VON GELDERN ENGINEERING (1985)
- (R7) LA PALOMA TRACT UNIT 1 - BOOK 9 SURVEYS PAGE 43



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C4	13.53	30.00	25°50'31" (R2,R4)

DATE: 12/08/21
 JOB NO: 21-185
 DRAWN: JSM
 21185mast
 CHECKED: RKH



TITLE: **EXHIBIT "B"**
CITY OF YUBA CITY WATER TANK & PARK PARCELS
 BEING A PORTION OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 3 EAST, M.D.M., SUTTER COUNTY, CALIFORNIA
 PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901

