

RESOLUTION NO.

RESOLUTION OF NECESSITY OF THE CITY OF ARROYO GRANDE FOR THE ACQUISITION BY EMINENT DOMAIN, IF NECESSARY, OF TEMPORARY CONSTRUCTION EASEMENT INTERESTS IN PORTIONS OF CERTAIN REAL PROPERTY, MORE PARTICULARLY DESCRIBED AS ASSESSOR PARCEL NO'S. 007-482-006, 007-481-011, 007-482-026, 006-311-056 AND 006-311-067, FOR THE TRAFFIC WAY BRIDGE PROJECT, IN ARROYO GRANDE, CALIFORNIA; AND FINDING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO PUBLIC RESOURCES CODE SECTION 21166 AND STATE CEQA GUIDELINES SECTION 15162

WHEREAS, the City of Arroyo Grande (City) proposes to acquire, by eminent domain if necessary, temporary construction easement (TCE) interests in real property located in Arroyo Grande, California, more particularly described as Assessor Parcel Number's 007-482-006, 007-481-011, 007-482-026, 006-311-056 and 006-311-067, for the Traffic Way Bridge Replacement Project (Project) in the City of Arroyo Grande, San Luis Obispo, California, pursuant to the authority granted to it by Section 37350.5 of the California Government Code; and

WHEREAS, pursuant to Section 1245.235 of the California Code of Civil Procedure, the City scheduled a public hearing for Tuesday, April 23, 2024, at 6:00 p.m. or as soon thereafter, at the Arroyo Grande City Council Chambers, 215 E. Branch Street, Arroyo Grande, California 93420, and gave to each person whose property is to be acquired and whose name and address appeared on the last equalized county assessment roll, notice and a reasonable opportunity to appear at said hearing and be heard on the matters referred to in Section 1240.030 of the California Code of Civil Procedure; and

WHEREAS, said hearing has been held by the City and each person whose property is to be acquired by eminent domain was afforded an opportunity to be heard on said matters; and

WHEREAS, the City may now adopt a Resolution of Necessity pursuant to Section 1240.040 of the California Code of Civil Procedure.

NOW, THEREFORE, the City Council of the City of Arroyo Grande does hereby resolve and declare as follows:

SECTION 1. Compliance with California Code of Civil Procedure. There has been compliance by the City with the requirements of Section 1245.235 of the California Code of Civil Procedure.

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SECTION 2. Compliance with the California Environmental Quality Act. On September 26, 2023, the City adopted a Mitigated Negative Declaration ("MND") for the Traffic Way Bridge Replacement Project (SCH No. 2022060452). The MND analyzed the environmental impacts of the Project in compliance with the California Environmental Quality Act ("CEQA"). The adoption of this Resolution of Necessity is taken pursuant to and in conformity with the analysis contained within the previously adopted MND. None of the conditions requiring subsequent environmental review called out in Public Resources Code section 21166 or State CEQA Guidelines section 15162 are present. Approval of this Resolution will not directly or indirectly cause any new physical impacts to the environment than what was previously analyzed in the prior MND. Specifically, the approval of this Resolution is (i) not a substantial change proposed in the Project that will require major revisions to the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (ii) not a substantial change with respect to the circumstances under which the Project is undertaken which will require major revisions of the previous MND due to the involvement of new significant effects or a substantial increase in the severity of previously identified significant impacts; and (iii) is not new information of substantial importance that shows the Project will have one or more significant impacts not discussed in the previous MND; that significant impacts previously examined will be substantially more severe than shown in the previous MND; that mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects, but the City declined to adopt such measures; or that mitigation measures considerably different from those previously analyzed would substantially reduce one or more significant effects on the environment, but which the City declined to adopt. Thus, none of the conditions requiring subsequent environmental review called out in Public Resources Code section 21166 or State CEQA Guidelines section 15162 are present, and no further environmental review is required.

City Council directs City staff to cause a Notice of Determination to be filed and posted with the County Clerk and State Clearinghouse within five working days of the adoption of this Resolution.

SECTION 3. Public Use. The public use for which the TCE interest is to be acquired is to provide access to and staging for the Project. Public use is safe access to the public over Arroyo Grande Creek at Traffic Way upon completion of the Traffic Way Bridge Replacement Project. Section 37350.5 of the California Government Code authorizes the City to acquire by eminent domain real property necessary for such purposes.

SECTION 4. Description of Property. Attached and marked as Exhibit "A" is the legal definition, description and depiction of the property interests to be acquired by the City as Temporary Construction Easements, which describes the general location and extent of the property to be acquired with sufficient detail for reasonable identification.

SECTION 5. Findings. The City hereby finds and determines each of the following based on the record presented during the April 23, 2024 hearing, and within the accompanying staff report:

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- (a) The public interest and necessity require the proposed Project;
- (b) The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and least private injury;
- (c) The TCE interests described in Exhibit "A" is necessary for the proposed Project; and
- (d) The offer required by Section 7267.2 of the California Government Code was made.

SECTION 6. Further Activities. Counsel for the City is hereby authorized to file legal proceedings necessary to acquire the hereinabove described real property in the name of and on behalf of the City by eminent domain, and counsel is authorized to institute and prosecute such legal proceedings as may be required in connection therewith. Legal counsel is further authorized to take such steps as may be authorized and required by law, and to make such security deposits as may be required by order of court, to permit the City to take possession of and use said real property at the earliest possible time. Counsel is further authorized to correct any errors or to make or agree to non-material changes in the legal description of the real property that are deemed necessary for the conduct of the condemnation action or other proceedings or transaction required to acquire the subject real property.

SECTION 7. Effective Date. This Resolution shall take effect upon adoption.

On motion by Council Member _____, seconded by Council Member _____, and by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

the foregoing Resolution was adopted this 23th day of April, 2024.

CAREN RAY RUSSOM, MAYOR

ATTEST:

JESSICA MATSON, CITY CLERK

APPROVED AS TO CONTENT:

MATTHEW DOWNING, CITY MANAGER

APPROVED AS TO FORM:

ISAAC ROSEN, CITY ATTORNEY

Exhibit "A"
Legal Descriptions and Depictions

Legal Definition of Property to be Acquired

TEMPORARY CONSTRUCTION EASEMENT

"Temporary construction easement (TCE)" refers to the right of the City of Arroyo Grande (the "City"), its successors and assigns, to engage in construction and related activities for the project, together with all necessary rights of ingress and egress to the easement area in connection with the exercise of any of the easement rights, including the right to access, traverse with construction vehicles and equipment, pile earth thereon, store materials, supplies and equipment thereon, and utilize said Temporary Construction Easement for all other related activities and purposes in conjunction with the City of Arroyo Grande Traffic Way Bridge Replacement Project ("Project").

The TCE also includes the right to enter upon and to pass and repass over and along said easement and to trim, cut and clear away or otherwise control any tree or brush, to construct related easements and to deposit tools, implements and other materials thereon by said City, its officers, agents and employees and by any contractor, their agents and employees engaged by said City, whenever and wherever necessary for the purposes set forth above.

This Temporary Construction Easement shall commence on August 1, 2024, and shall automatically terminate upon completion of City's Project construction, or thirty six (36) months following the date of commencement, whichever occurs first.

EXHIBIT 1

APN 006-311-067

Record Owner: Saruwatari

EXHIBIT "A"

LEGAL DESCRIPTION

A STRIP OF LAND 32 FEET WIDE, BEING 16 FEET ON EITHER SIDE OF THE CENTERLINE, SAID CENTERLINE BEING A PORTION OF LOT 104 OF PARTS OF THE RANCHO CORRAL DE PIEDRA, PISMO AND BOLSA DE CHEMISAL, IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MAY 19, 1954 AS DOCUMENT VOL 757, PAGE 241 OFFICIAL RECORDS IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT OF THE EASTERLY BOUNDARY AND SAID GRANT DEED, A POINT ON THE WESTERLY BOUNDARY OF STATE HIGHWAY 101 PER CALTRANS RIGHT-OF-WAY MAP, 05-SLO-101, P.M. 00-13.696, DISTRICT 5, DIVISIONS OF HIGHWAYS THENCE SOUTH $58^{\circ}24'53''$ WEST A DISTANCE OF 15.68 FEET ALSO BEING A POINT ON THE NORTH EAST CORNER OF DOHI PROPERTY IN THAT CERTAIN GRANT DEED RECORDED AUGUST 24, 1954 AS DOCUMENT VOL 769, PAGE 405 OFFICIAL RECORDS IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, A FOUND $5/8$ INCH REBAR AND CAP LS9210 BEING THE POINT OF BEGINNING;

THENCE, NORTH $52^{\circ}41'56''$ WEST, A DISTANCE OF 214.69 FEET, ALSO PARALLEL OF THE SAID WESTERLY OF STATE HIGHWAY 101;

THENCE, SOUTH $60^{\circ}29'57''$ WEST, A DISTANCE OF 385.47 FEET;

THENCE, NORTH $65^{\circ}06'20''$ WEST, A DISTANCE OF 355.53 FEET;

THENCE, NORTH $49^{\circ}21'02''$ EAST, A DISTANCE OF 390.35 FEET, TO A POINT OF SAID WESTERLY RIGHT-OF-WAY OF STATE HIGHWAY 101 AND THE POINT OF TERMINUS SAID POINT BEING SOUTH $66^{\circ}19'18''$ EAST A DISTANCE OF 154.41 FEET, TO AN ANGLE POINT ON SAID WESTERLY RIGHT-OF-WAY OF STATE HIGHWAY 101, STATION 690+00, LEFT 96 FEET, A FOUND 6X6" CHC MONUMENT;

THE SIDE LINES OF SAID STRIP TO BE SHORTENED OR LENGTHENED TO TERMINATE AT A POINT SAID WESTERLY OF RIGHT-OF-WAY OF STATE HIGHWAY 101;

CONTAINING 0.99 ACRES OR 43,073.4 SQUARE FEET MORE OR LESS AND AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

Jeffrey Zambo

Date:



EXHIBIT "B"

"TEMPORARY CONSTRUCTION EASEMENT"

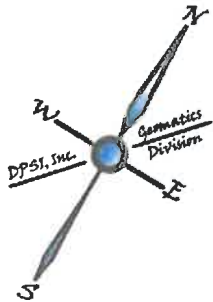
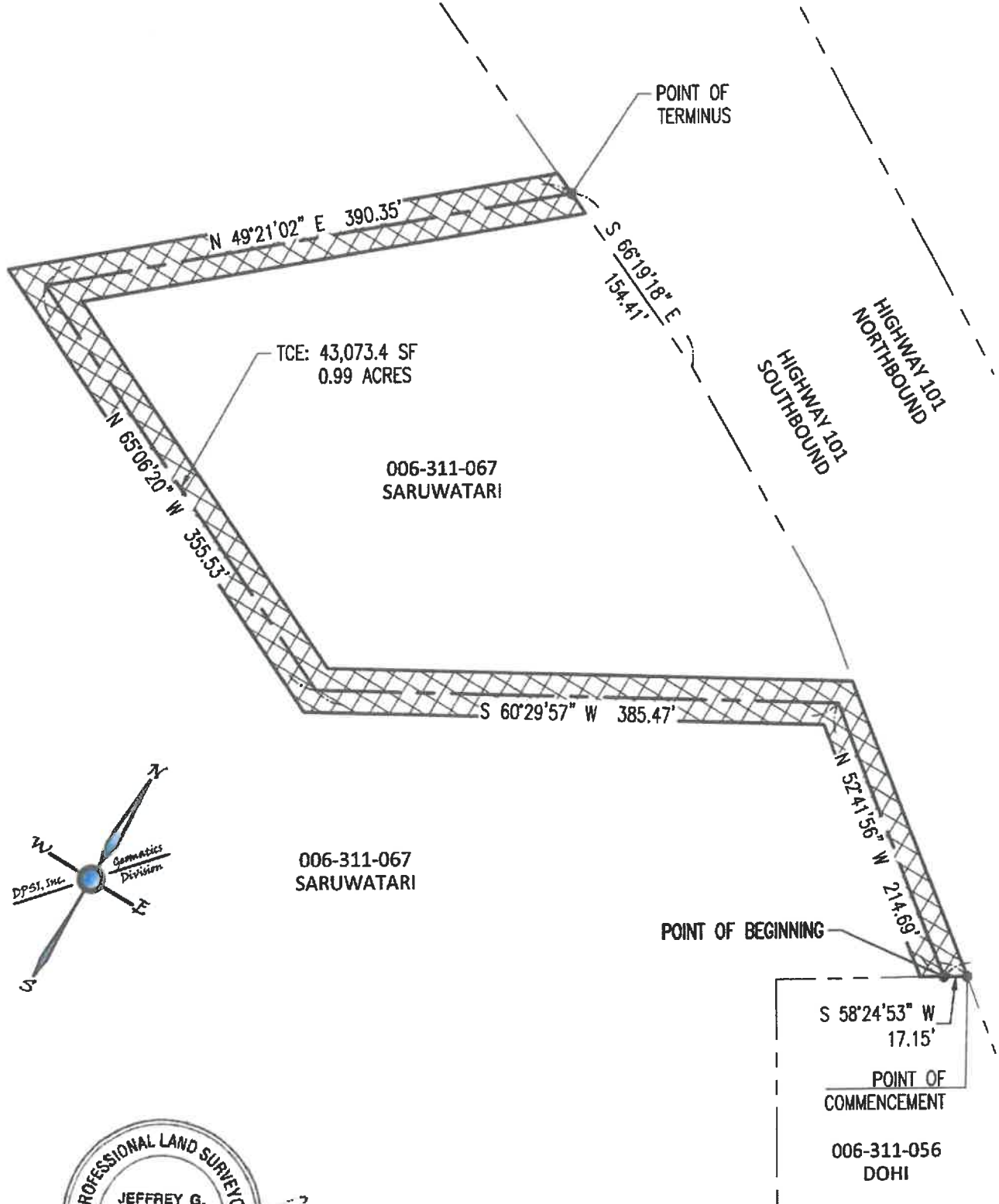


EXHIBIT "B" TEMPORARY CONSTRUCTION EASEMENT APN 006-311-067 SARUWATARI			
PROJ. MGR:	JZ	NO.	REV.
DRAFTED BY:	DW	1	0
DATE: 02/08/24	SCALE: 1"=100'		

EXHIBIT 2

APN 007-482-006

Record Owner: Pacific Fuel Group

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF LAND OF LOT 104 OF THE RANCHO CORRAL DE PIEDRA, PISMO AND BOLSA DE CHEMISAL, IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MAY 19, 1954 AS DOCUMENT VOL 757, PAGE 241 OFFICIAL RECORDS IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, THE DESCRIBED PROPERTY IS ALSO SHOWN ON RECORD OF SURVEY, BOOK 42, PAGE 74 OF OFFICIAL RECORDS, IN SAID COUNTY OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT OF THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 101 PER CALTRANS RIGHT-OF-WAY MAP, 05-SLO-101, P.M. 00-12.95, DISTRICT 5, DIVISIONS OF HIGHWAYS AND AT THE SOUTHERLY PROPERTY CORNER OF SAID GRANT DEED, ALSO BEING A SET 1" I.P. W/ PLASTIC PLUG STAMPED "SAN LUIS ENGR" PER SAID RECORD OF SURVEY, AND THE POINT OF BEGINNING;

THENCE, NORTH 33°19'00" WEST A DISTANCE OF 350.04 FEET ALONG THE EASTERLY BOUNDARY OF SAID DEED;

THENCE, LEAVING SAID EASTERLY BOUNDARY NORTH 59°46'20" WEST A DISTANCE OF 65.14 FEET;

THENCE, NORTH 30°13'40" EAST A DISTANCE OF 32.75 FEET TO A POINT ON SAID EASTERLY BOUNDARY;

THENCE, NORTH 32°56'54" WEST A DISTANCE OF 5.51 FEET ALONG SAID EASTERLY BOUNDARY ALSO BEING A POINT ON THE EASTERLY BOUNDARY OF LOT 12, MAP OF LOWE'S ADDITION PER BOOK B, PAGE 008 OF MAP BOOKS OF OFFICIAL RECORDS IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA;

THENCE, LEAVING SAID EASTERLY BOUNDARY OF LOT 12 SOUTH 56°52'06" WEST A DISTANCE OF 69.94 FEET ALONG THE SOUTHERLY BOUNDARY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED APRIL 21, 2023 AS DOCUMENT #2023010997 OFFICIAL RECORDS IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO;

THENCE, LEAVING SAID SOUTHERLY BOUNDARY NORTH 32°59'34" WEST A DISTANCE OF 4.17' FEET ALONG THE WESTERLY BOUNDARY OF SAID GRANT DEED;

THENCE, LEAVING SAID WESTERLY BOUNDARY OF SAID GRANT DEED SOUTH 30°13'40" WEST A DISTANCE OF 142.93' FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 101;

THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY OF HIGHWAY 101 SOUTH 61°28'01" WEST, A DISTANCE OF 418.71 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 1.00 ACRES OR 43,616.6 SQUARE FEET MORE OR LESS AND AS SHOWN ON EXHIBIT "B"
ATTACHED HERETO AND REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION


Jeffrey Zambo


Date:



EXHIBIT "B"

"TEMPORARY CONSTRUCTION EASEMENT"

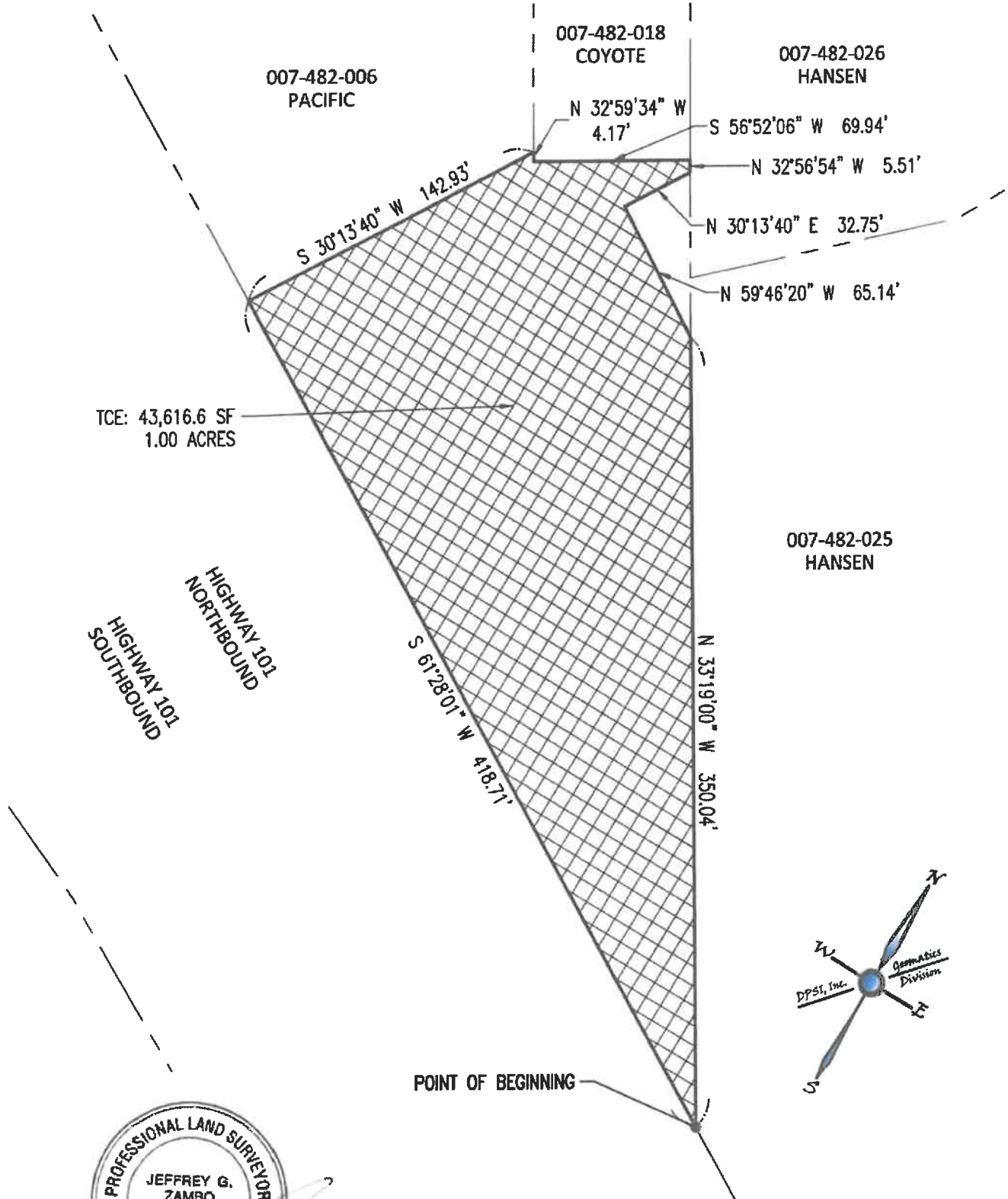


EXHIBIT "B" TEMPORARY CONSTRUCTION EASEMENT APN 007-482-006 PACIFIC			
PROJ. MGR:	JZ	NO.	REV.
DRAFTED BY:	DW	1	0
DATE: 02/08/24	SCALE: 1"=80'		

EXHIBIT 3

APN 007-481-011

Record Owner: Kaloosian

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF LOT 84 OF THE RANCHO CORRAL DE PIEDRA, PISMO AND BOLSA DE CHEMISAL, IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED IN BOOK A, PAGE 65 OF MAPS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH EAST CORNER OF SAID LOT 84, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY OF BRIDGE STREET AS SHOWN ON SAID RANCHO CORRAL DE PIEDRA, THENCE LEAVING SAID WESTERLY RIGHT OF WAY ALONG THE NORTHERLY BOUNDARY OF SAID LOT 84 SOUTH 58°23'55" WEST A DISTANCE OF 329.26 FEET TO A POINT ON THE EASTERLY BOUNDARY OF GRANT DEED RECORDED AS DOCUMENT VOL 1681, PAGE 454 OFFICIAL RECORDS, CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA TO THE POINT OF BEGINNING;

THENCE, ALONG THE EASTERLY BOUNDARY OF SAID GRANT DEED SOUTH 31°36'05" EAST A DISTANCE OF 39.21 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF TRAFFIC WAY AS SHOWN ON PARCEL MAP AG 88-025 IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED DECEMBER 18, 1989 IN BOOK 46 PAGE 27 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER;

THENCE, ALONG THE SAID RIGHT OF WAY LINE OF TRAFFIC WAY, ALONG THE ARC OF A 1,850.00 FOOT CURVE, HAVING A RADIAL BEARING NORTH 19°30'30" EAST, CONCAVE SOUTHERLY THROUGH A CENTRAL ANGLE OF 04°15'23", AN ARC DISTANCE OF 137.44 FEET TO A POINT OF INTERSECTION ON SAID RIGHT OF WAY HAVING A RADIAL BEARING NORTH 23°45'53" EAST;

THENCE, LEAVING SAID EASTERLY RIGHT OF WAY LINE OF TRAFFIC WAY NORTH 50°13'17" WEST A DISTANCE OF 69.52 FEET

THENCE, NORTH 67°20'58" WEST A DISTANCE OF 102.77 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 0.06 ACRES OR 2,547.3 SQUARE FEET MORE OR LESS AND AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION


Jeffrey Zambo

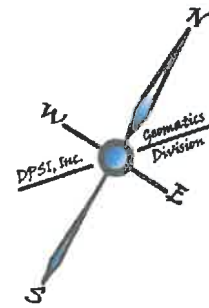
Date:



EXHIBIT "B"

"TEMPORARY CONSTRUCTION EASEMENT"

W. BRANCH ST.



007-481-007
PEARL

007-481-007
VENTURES

POINT OF
BEGINNING

POINT OF
COMMENCEMENT

S 31°36'05" E 39.21'

S 58°23'55" W 329.26'

007-481-011
KALOOSIAN

BRIDGE ST.

PTN. LOT 84

N 19°30'30" E
(RAD)

TCE: 2,547.3 SF
0.06 ACRES

Δ=4°15'23"
L=137.44'
R=1850.00

N 67°20'58" W 102.77'

N 50°13'17" W 69.52'

(RAD)
N 23°45'53" E

TRAFFIC WAY



EXHIBIT "B"
TEMPORARY CONSTRUCTION EASEMENT
APN 007-481-011
KALOOSIAN

PROJ. MGR:	JZ	NO.	1	REV.	0
DRAFTED BY:	DW				
DATE:	02/08/24	SCALE:	1"=30'		

EXHIBIT 4

APN 007-482-026

Record Owner: Hansen

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF LAND OF PARCEL 1 DESCRIBED IN THE CERTIFICATE OF LOT LINE ADJUSTMENT AS DOCUMENT NO. 1995-019571 IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH WEST CORNER OF SAID PARCEL 1, THENCE SOUTH 31°22'59" EAST A DISTANCE OF 108.56 FEET ALONG THE MOST WESTERLY BOUNDARY OF SAID PARCEL 1 TO THE POINT OF BEGINNING;

THENCE, LEAVING SAID MOST WESTERLY BOUNDARY NORTH 31°47'35" EAST A DISTANCE OF 133.14 FEET;

THENCE, NORTH 45°28'18" EAST A DISTANCE OF 87.19 FEET;

THENCE, NORTH 21°19'14" WEST A DISTANCE OF 23.65 FEET;

THENCE, NORTH 74°23'36" WEST A DISTANCE OF 10.07 FEET TO A POINT ON NORTHERLY BOUNDARY OF PARCEL 1;

THENCE, ALONG THE SAID NORTHERLY BOUNDARY NORTH 58°02'46" EAST A DISTANCE OF 44.50 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF TRAFFIC WAY AS SHOWN ON BOOK 42, PAGE 74 OF RECORD OF SURVEY;

THENCE, ALONG SAID WESTERLY RIGHT OF WAY LINE OF TRAFFIC WAY, ALONG THE ARC OF A 1,750.00 FOOT CURVE, HAVING A RADIAL BEARING NORTH 15°49'50" EAST, CONCAVE SOUTHERLY THROUGH A CENTRAL ANGLE OF 03°49'39", AN ARC DISTANCE OF 116.90 FEET TO A POINT OF INTERSECTION ON SAID RIGHT OF WAY HAVING A RADIAL BEARING NORTH 19°39'28" EAST;

THENCE, LEAVING SAID WESTERLY RIGHT OF WAY LINE OF TRAFFIC WAY SOUTH 26°18'18" WEST A DISTANCE OF 24.90;

THENCE, NORTH 64°52'51" WEST A DISTANCE OF 46.00' FEET;

THENCE, SOUTH 75°01'34" WEST A DISTANCE OF 25.90' FEET;

THENCE, SOUTH 25°19'05" WEST A DISTANCE OF 49.92' FEET;

THENCE, SOUTH 71°03'52" WEST A DISTANCE OF 14.14' FEET;

THENCE, SOUTH 25°27'09" WEST A DISTANCE OF 91.11' FEET;

THENCE, SOUTH 19°07'06" EAST A DISTANCE OF 14.25' FEET;

THENCE, SOUTH 24°43'28" WEST A DISTANCE OF 38.07' FEET;

THENCE, NORTH 57°17'56" WEST A DISTANCE OF 45.49' FEET;

THENCE, SOUTH 32°37'52" WEST A DISTANCE OF 71.61' FEET TO A POINT ON SAID MOST WESTERLY BOUNDARY OF PARCEL 1;

THENCE, ALONG SAID WESTERLY BOUNDARY NORTH 31°22'59" WEST A DISTANCE OF 44.82' FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 0.422 ACRES OR 18,388.4 SQUARE FEET MORE OR LESS AND AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION


Jeffrey Zambo

Date:



EXHIBIT "B"

"TEMPORARY CONSTRUCTION EASEMENT"

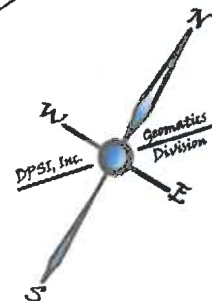
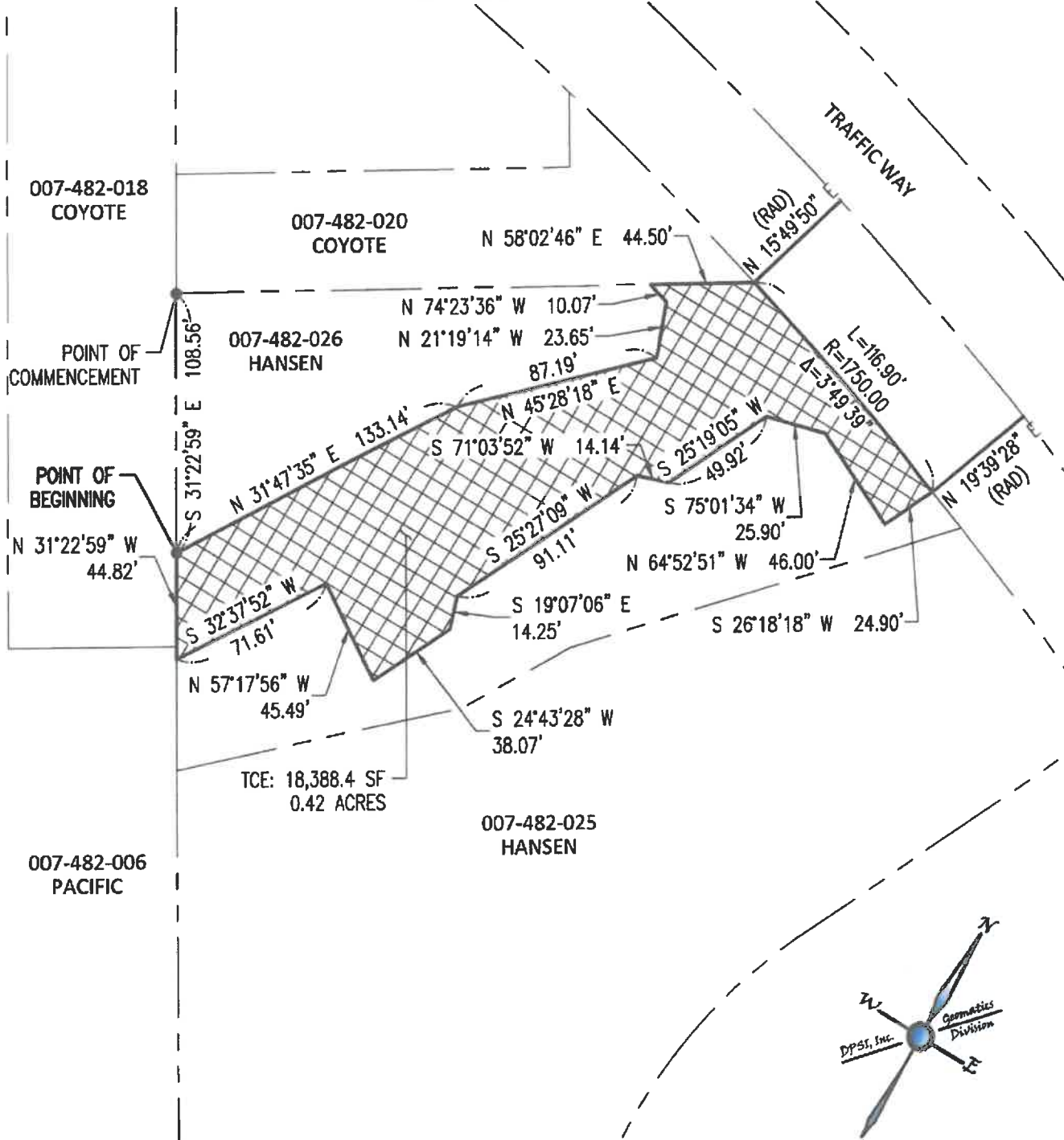


EXHIBIT "B" TEMPORARY CONSTRUCTION EASEMENT APN 007-482-026 HANSEN			
PROJ. MGR:	JZ	NO.	1
DRAFTED BY:	DW	REV.	0
DATE:	02/08/24	SCALE:	1"=80'

THESE DRAWINGS ARE PREPARED BY OR FOR THE PROPERTY OF DPST, INC. ALL RIGHTS ARE RESERVED BY DPST, INC. FOR THE USE OF THE SPECIFIC PROJECT AND SHALL NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF DPST, INC.

EXHIBIT 5

APN 006-311-056

Record Owner: Dohi

EXHIBIT "A"

LEGAL DESCRIPTION

A STRIP OF LAND 32 FEET WIDE, BEING 16 FEET ON EITHER SIDE OF THE CENTERLINE, SAID CENTERLINE BEING A PORTION OF LOT 104 OF THE RANCHO CORRAL DE PIEDRA, PISMO AND BOLSA DE CHEMISAL, IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED AUGUST 24, 1954 AS DOCUMENT VOL 769, PAGE 405 OFFICIAL RECORDS IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID GRANT DEED, A FOUND 6"X6" C.H.C. MONUMENT ON THE WESTERLY BOUNDARY OF STATE HIGHWAY 101 PER CALTRANS RIGHT-OF-WAY MAP, 05-SLO-101, P.M. 00-13.696, DISTRICT 5, DIVISIONS OF HIGHWAYS, THENCE SOUTH 58°24'53" WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF FAIR OAKS AVENUE A DISTANCE OF 88.15 FEET TO THE POINT OF BEGINNING;

THENCE, LEAVING SAID NORTHERLY RIGHT-OF-WAY NORTH 22°29'20" WEST, A DISTANCE OF 246.67 FEET;

THENCE, NORTH 44°26'52" WEST, A DISTANCE OF 36.93 FEET, ALSO BEING PARALLEL WITH SAID WESTERLY RIGHT-OF-WAY OF STATE HIGHWAY 101;

THENCE, NORTH 52°41'56" WEST, A DISTANCE OF 101.89 FEET TO THE NORTHERLY PROPERTY LINE OF SAID GRANT DEED, AND THE POINT OF TERMINUS, ALSO BEING PARALLEL TO SAID WESTERLY RIGHT-OF-WAY OF STATE HIGHWAY 101, SAID POINT BEING SOUTH 58°24'53" WEST, A DISTANCE OF 125.17 FEET TO NORTHWEST CORNER OF SAID GRANT DEED, A FOUND 5/8 INCH REBAR AND CAP LS9210;

THE SIDE LINES OF SAID STRIP TO BE SHORTENED OR LENGTHENED TO TERMINATE AT SAID NORTHERLY PROPERTY LINE;

CONTAINING 0.28 ACRES OR 12,336 SQUARE FEET MORE OR LESS AND AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION


Jeffrey Zambo Date: 

EXHIBIT "B"

"TEMPORARY CONSTRUCTION EASEMENT"

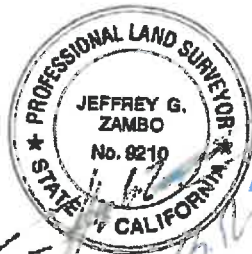
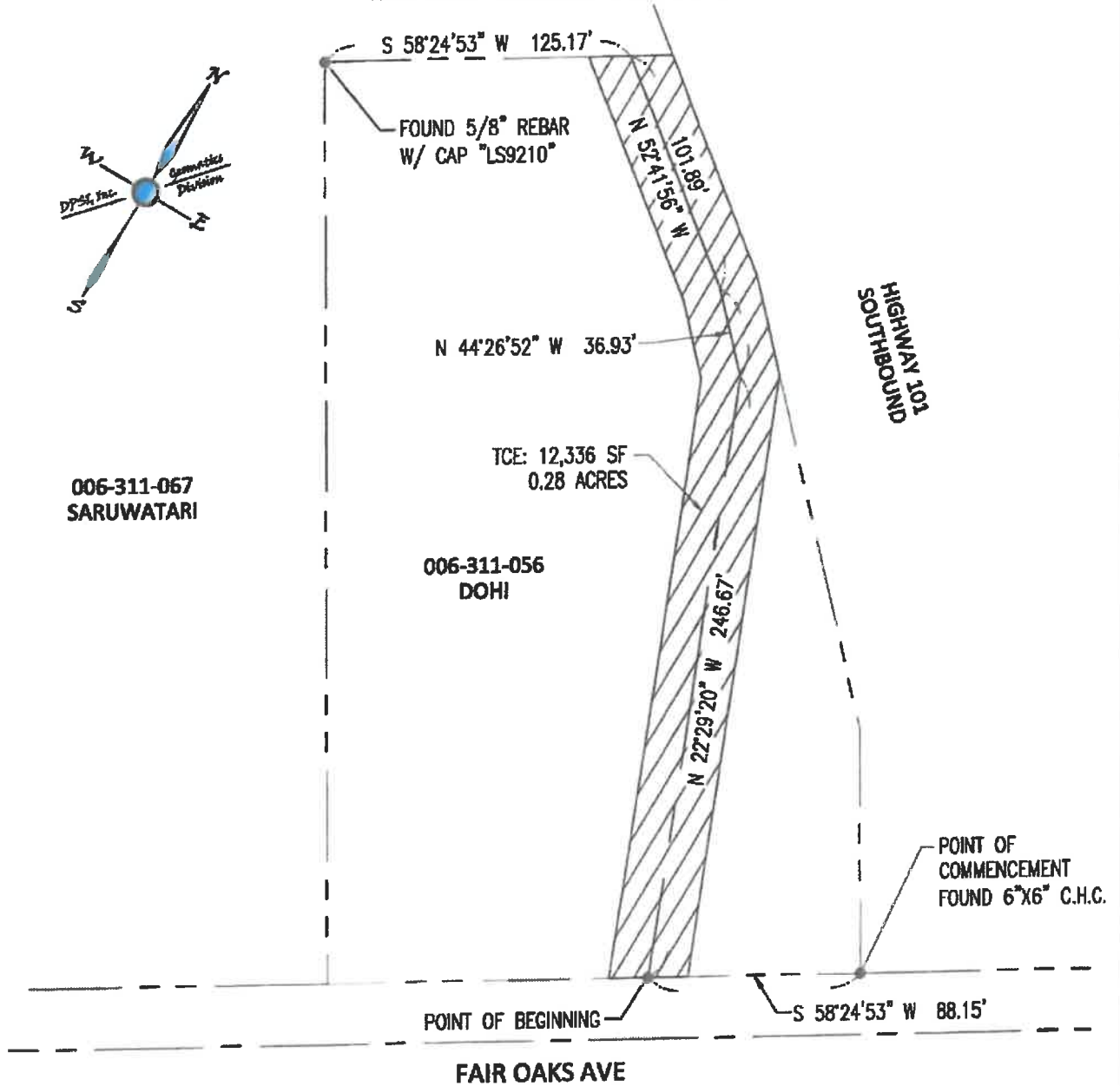


EXHIBIT "B"			
TEMPORARY CONSTRUCTION EASEMENT			
APN 006-311-056			
DOHI			
PROJ. MGR:	JZ	NO.	REV.
DRAFTED BY:	DW	1	1
DATE:	03/08/24	SCALE:	1"=80'