

Olivehurst Public Utility District



Agenda Item Staff Report

Meeting Date: March 17, 2022

Item description/summary:

Discuss lot-line adjustment for OPUD's North community park site on Broadway. We are adjusting the lot lines so that the canal parcel going to 784 only includes the ground needed for floodwaters. We are maximizing the useable ground going to OPUD on the east side of the canal and the County (for future development) on the west side of the canal. The County surveyor has performed the adjustment attached.

Fiscal Analysis:

N/A

Employee Feedback

None

Sample Motion:

Move to approve the lot-line adjustment of the OPUD North community park per the attached survey exhibits.

Prepared by:

John Tillotson, P.E., General Manager

EXHIBIT A - A
LEGAL DESCRIPTION
PARCEL A
LOT LINE ADJUSTMENT 22 - ___

All that certain real property situate County of Yuba, State of California, being a portion of Parcels 1 and 2 of "Parcel Map No. 2008-05" filed in Book 90 of Maps at Pages 34-35, being a portion of Lots 4, and 5 in Block 19 of "Arboga Colony" filed in Book 1 of Maps at Page 31, Yuba County Records and a portion of Section 19, Township 14 North, Range 4 East, M.D.B. & M., described as follows:

Beginning at the Northwest corner of said Parcel 1; thence easterly along the north line of said Parcels 1 and 2, South 89°58'33" East 455.16 feet; thence leaving said north line, South 33°42'01" East 209.95 feet; thence South 06°55'01" West 208.59 feet; thence South 42°07'26" West 110.25 feet; thence South 23°34'37" West 615.57 feet; thence North 82°39'34" West 228.61 feet; thence northerly along the west line of said Parcel 1, North 00°01'15" East 998.68 feet to the point of beginning. Containing 10.13 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 the westerly line of Parcel 1 as defined in "Parcel Map No. 2008-05" filed in Book 90 of Maps at Pages 34-35, Yuba County Records.

END OF DESCRIPTION



EXHIBIT A - B
LEGAL DESCRIPTION
PARCEL B
LOT LINE ADJUSTMENT 22 - ___

All that certain real property situate County of Yuba, State of California, being a portion of Parcels 1 and 2 of "Parcel Map No. 2008-05" filed in Book 90 of Maps at Pages 34-35, being a portion of Lots 4, and 5 in Block 19 of "Arboga Colony" filed in Book 1 of Maps at Page 31, Yuba County Records and a portion of Section 19, Township 14 North, Range 4 East, M.D.B. & M., described as follows:

Commencing from the Northwest corner of said Parcel 1; thence easterly along the north line of said Parcels 1 and 2, South 89°58'33" East 632.39 feet to the true **Point of Beginning**; thence leaving said north line, South 33°42'01" East 180.21 feet; thence South 06°55'01" West 277.33 feet; thence South 42°07'26" West 123.54 feet; thence South 21°13'52" West 590.39 feet; thence South 68°46'08" East 202.01 feet; thence South 06°56'16" West 320.21 feet; thence South 42°31'41" West 249.73 feet to the beginning of a tangent curve; thence along the arc of said tangent curve, concave southeasterly, having a radius of 15.00 feet, through a central angle of 90°49'26", an arc distance of 23.78 feet; thence South 48°17'44" East 415.13 feet to the south line of said Parcel 2; thence westerly along the said south line North 89°58'49" West 93.94 feet; thence leaving said south line, North 43°05'04" West 328.72 feet; thence North 00°01'15" East 515.00 feet; thence North 14°49'41" East 85.86 feet; thence North 89°58'49" West 221.00 feet to the west line of said Parcel 1; thence northerly along said west, North 00°01'15" East 103.00 feet; thence leaving said west line, South 82°39'34" East 228.61 feet; thence North 23°34'37" East 615.57 feet; thence North 42°07'26" East 110.25 feet; thence North 06°55'01" East 208.59 feet; thence North 33°42'01" West 209.95 feet to the north line of said Parcel 2; thence easterly along said north, South 89°58'33" East 120.23 feet to the point of beginning. Containing 7.35 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 the westerly line of Parcel 1 as defined in "Parcel Map No. 2008-05" filed in Book 90 of Maps at Pages 34-35, Yuba County Records.

END OF DESCRIPTION



EXHIBIT A - C
LEGAL DESCRIPTION
PARCEL C
LOT LINE ADJUSTMENT 22 - ___

All that certain real property situate County of Yuba, State of California, being a portion of Parcels 2 and 3 of "Parcel Map No. 2008-05" filed in Book 90 of Maps at Pages 34-35, being a portion of Lots 4, and 5 in Block 19 of "Arboga Colony" filed in Book 1 of Maps at Page 31, Yuba County Records and a portion of Section 19, Township 14 North, Range 4 East, M.D.B. & M., described as follows:

Commencing from the Northwest corner of Parcel 1 of said Parcel Map No. 2008-05; thence easterly along the north line of said Parcels 1 and 2, South 89°58'33" East 632.39 feet to the true **Point of Beginning**; thence along said north line, South 89°58'33" East 608.76 feet to the east line of said Parcel 3; thence southerly along the east line of said Parcel 3, South 00°01'20" West 1939.69 feet to the south line of said Parcel 3; thence westerly along said south line, North 89°58'49" West 546.27 feet; thence leaving said south line, North 48°17'44" West 415.13 feet to the beginning of a tangent curve; thence along the arc of said tangent curve, concave southeasterly, having a radius of 15.00 feet, through a central angel of 90°49'26", an arc distance of 23.78 feet; thence North 42°31'41" East 249.73 feet; thence North 06°56'16" East 320.21 feet; thence North 68°46'08" West 202.01 feet; thence North 21°13'52" East 590.39 feet; thence North 42°07'26" East 123.54 feet; thence North 06°55'01" East 277.33 feet; thence South 33°42'01" West 180.21 feet to the point of beginning. Containing 29.98 acres more or less.

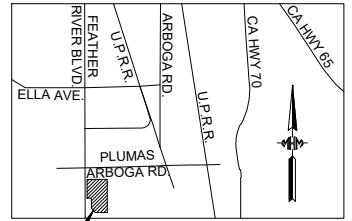
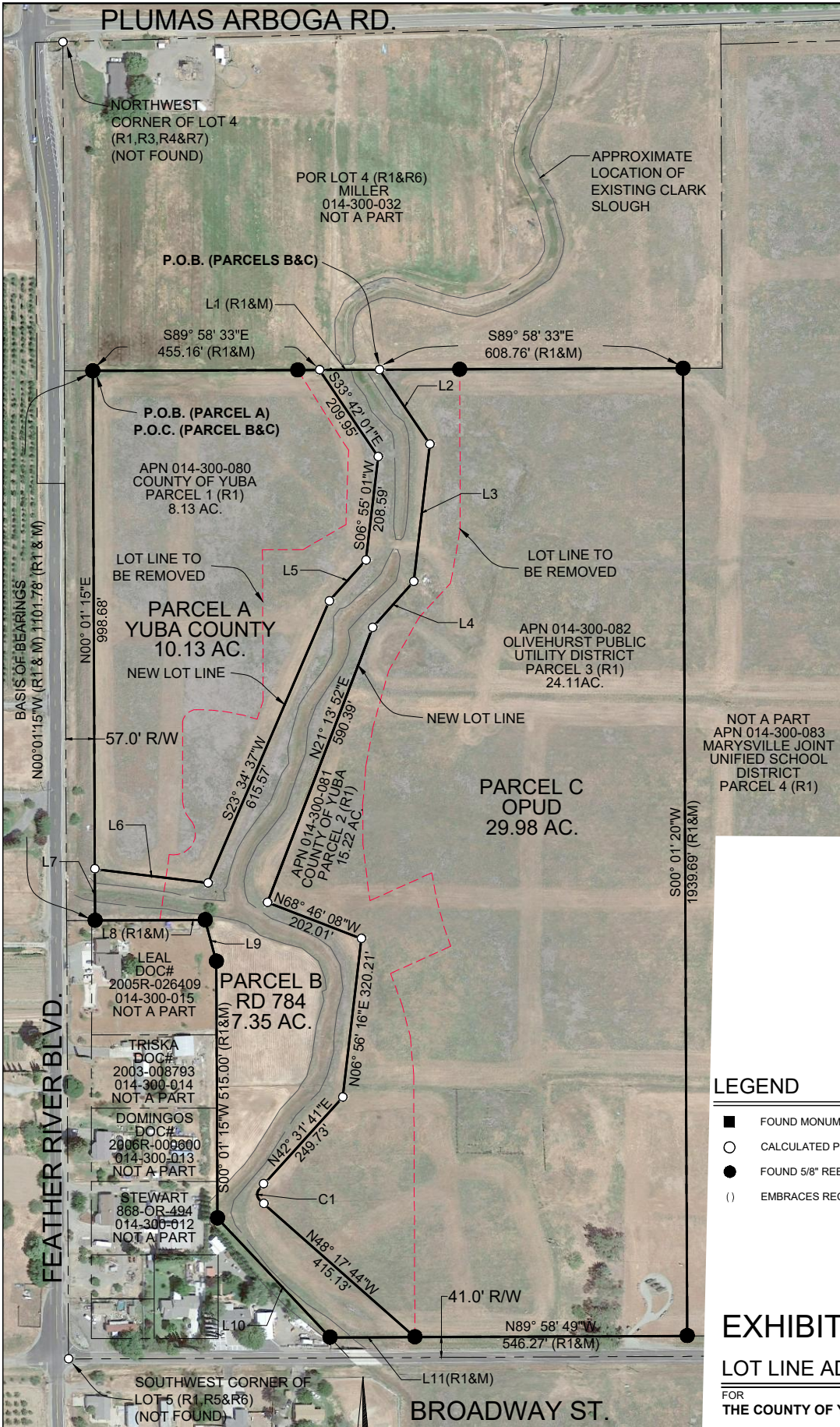
See Exhibit B attached hereto and made a part of this description.

The Basis of Bearings for this description is the same as the westerly line of Parcel 1 as defined in "Parcel Map No. 2008-05" filed in Book 90 of Maps at Pages 34-35, Yuba County Records.

END OF DESCRIPTION



PLUMAS ARBOGA RD.



VICINITY MAP
NOT TO SCALE

SITE

LINE TABLE

LINE	LENGTH	BEARING
L1	120.23'	S89°58'33"E
L2	180.21'	S33°42'01"E
L3	277.33'	S06°55'01"W
L4	123.54'	S42°07'26"W
L5	110.25'	S42°07'26"W
L6	228.61'	N82°39'34"W
L7	103.10'	N00°01'15"E
L8	221.00'	S89°58'49"E
L9	85.86'	S14°49'41"E
L10	328.72'	S43°05'04"E
L11	93.94'	S89°58'49"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	23.78'	15.00	90°49'26"

RECORD REFERENCES

- (R1) BOOK 90 OF MAPS, PAGE 34 - PARCEL MAP # 2008-05
- (R2) BOOK 1 OF MAPS, PAGE 31
- (R3) BOOK 89 OF MAPS, PAGE 44
- (R4) BOOK 79 OF MAPS, PAGE 1
- (R5) BOOK 40 OF MAPS, PAGE 21
- (R6) BOOK 31 OF MAPS, PAGE 49
- (R7) BOOK 24 OF MAPS, PAGE 7
- (R8) BOOK 48 OF MAPS, PAGE 28
- (R9) 90-12183
- (R10) 20005R-004135

LEGEND

- FOUND MONUMENT AS DESCRIBED
- CALCULATED POINT ONLY
- FOUND 5/8" REBAR PER (R1)
- () EMBRACES RECORD DATA



EXHIBIT B

LOT LINE ADJUSTMENT NO. 2022-

FOR THE COUNTY OF YUBA

BEING A PORTION OF SECTION 19, T14N, R4E, M.D.B.&M., AND PARCELS 1, 2 & 3 AS IDENTIFIED ON "PARCEL MAP NO. 2008-05", BOOK 90 OF MAPS, PAGES 35-36.

YUBA COUNTY CALIFORNIA

FEBRUARY 2022 SCALE 1"=500'

PREPARED BY: M.H.M. INC., 1204 "E" STREET, MARYSVILLE, CA. 95901 21-667

SHEET 1 OF 1

