

ORDINANCE NO. 46

AN ORDINANCE INCLUDING CERTAIN LANDS OF DOW CHEMICAL COMPANY, A CORPORATION, AND OTHERS WITHIN IMPROVEMENT DISTRICT NO. 1 OF CONTRA COSTA COUNTY WATER DISTRICT

The Board of Directors of Contra Costa County Water District does ordain as follows:

Section 1. This Board hereby finds, determines and declares that proceedings for the annexation of the lands hereinafter described to Improvement District No. 1 of Contra Costa County Water District have been taken in accordance with the requirements of the County Water District Law of the State of California.

Section 2. There is hereby included in and made a part of Improvement District No. 1 of Contra Costa County Water District all those lands situated in the County of Contra Costa, State of California, and described as follows:

PARCEL ONE

All the land not now within Improvement District No. 1 of Contra Costa County Water District lying within the area described as follows:

Beginning at the intersection of the center line of San Miguel Road with the most northern corner of the 20.94 acre parcel of land described in the deed to Joseph Hohenrieder, et ux, recorded October 31, 1946, Records File No. 41722, being a point on the boundary line of said Improvement District No. 1; thence South 53° 30' West along the northwestern line of said 20.94 acre Hohenrieder parcel to the most northern corner of .416 acre parcel described in the deed to Bay Area Rapid Transit District, recorded June 9, 1964, in Volume 4634 of Official Records, page 628; thence Southerly along the eastern line of said .416 acre B.A.R.T.D. parcel to the most southern corner thereof; thence continuing southerly to the eastern corner of the .546 acre parcel described in the deed to B.A.R.T.D. recorded August 4, 1964 in Volume 4674 of Official Records, page 320; thence Southerly and Southwesterly along the eastern and southeastern boundary of lands of B.A.R.T.D. to the northeastern line of Oak Grove Road; thence Southeasterly along the northeastern line of Oak Grove Road to the northwestern line of the 4.74 acre, more or less, parcel of land described in the deed to the Roman Catholic Archbishop of San Francisco, recorded April 9, 1954, in Volume 2297 of Official Records, page 492; thence North 50° 26' East, along said northwestern line to the most northern corner of said 4.74 acre parcel; thence South 39° 34' East, 278.11 feet along the northeastern line of said 4.74 acre Roman Catholic parcel (2297 OR 492) to the most eastern corner thereof, being a point on the southeastern line of Lot 10,

Frandsen's Subdivision, filed May 17, 1911 in Map Book 5, page 109; thence North 50° 30' East along said southeastern line to the most eastern corner thereof; thence North 35° West along the northeastern line of said Lot 10 to the most western corner of Lot 141 Tract 2949, filed September 2, 1961 in Map Book 84, page 5; thence northeasterly along the northern boundary of said Tract 2949 to the most northern corner thereof; thence Southeasterly and Southwesterly along the eastern and southern boundary of said Tract 2949 to the most southern corner thereof, being a point on the northeastern boundary of Lot 6 Tract 2806, filed August 24, 1960, in Map Book 79, page 8; thence Southerly along the eastern boundary of said Tract 2806 to the most eastern corner of Lot 24, being a point on the northeastern line of Lot 9, Map of Frandsen's Subdivision; thence Southeasterly along the northeastern line of said Lot 9 and the extension thereof to the center line of Treat Lane (formerly 50 feet in width); thence Northeasterly along the center of Treat Lane to northeastern boundary of the parcel of land described as Parcel Three in the deed to Donald L. Stone Homes, Inc. recorded April 8, 1964 in Volume 4591 of Official Records, page 186; thence Southeasterly and Southwesterly along the northeastern and southeastern boundary of said Parcel Three to the most northern corner of Tract 3212, filed February 26, 1964, in Map Book 97, page 36, being a point on the boundary of said Improvement District No. 1; thence Southeasterly along the northeastern boundary of said Tract 3212 and Tract 3213, filed March 17, 1965 to the most eastern corner of said Tract 3213, being an angle corner in the boundary of the Contra Costa Canal; thence South 34° 28' East 60 feet, more or less, crossing said Contra Costa Canal; thence Southwesterly along the southeastern line of said Contra Costa Canal to the most northern corner of Tract 3348, filed October 15, 1964 in Map Book 101, page 14; thence Southeasterly along the northeastern boundary of said Tract 3348 to the most eastern corner thereof, being a point on the northern boundary of Tract 3060, filed August 10, 1962 in Map Book 88, page 31; thence Easterly and Southerly along the northern and eastern boundary of said Tract 3060, to the southeastern corner of Lot 70, being the northeastern corner of Lot 14, Tract 2999, filed March 16, 1962, in Map Book 86, page 18; thence Southerly along the eastern boundary of said Tract 2999 to the most southern corner of Lot 3, being the most northern corner of Lot 28, Tract 2904, filed June 19, 1949 in Map Book 82, page 49; thence Southerly along the eastern boundary of Tract 2904 to the southeastern corner thereof, being a point on the northern line of Ygnacio Valley Road Extension; thence Southerly crossing said Ygnacio Valley Road, at right angles, 100 feet to the southern line thereof; thence Westerly along the southern boundary of Ygnacio Valley Road to the northeastern line of Oak Grove Road; thence Southerly along the northeastern line of Oak Grove Road to its intersection with the northeastern extension of the southeastern line of the .67 acre parcel of land described in the deed to Texaco Inc., recorded February 15, 1960 in Volume 3556 of Official Records, page 366; thence South 63° 53' 18" West along said extension and along said southeastern line to the most southern corner of said .67 acre Texaco parcel, being a point on the boundary of Encina Grande Annexation, Parcel No. 5 of

Ordinance No. 38 Annexation to Improvement District No. 1 of Contra Costa County Water District; thence North $43^{\circ} 33' 05''$ West along the southwestern line of said Texaco .67 acre parcel and the northern extension thereof to the center of Ygnacio Valley Road; thence Easterly along the center of Ygnacio Valley Road to the center of Oak Grove Road; thence Northwesterly along the center of Oak Grove Road to its intersection with the northeastern extension of the southeastern line of the 30 acre, more or less, parcel of land described in the deed to the Dow Chemical Company, recorded April 16, 1957 in Volume 2965 of Official Records, page 12; thence South $61^{\circ} 35'$ West along said extension and along said southeastern line to the most southern corner of said 30 acre Dow parcel; thence North $36^{\circ} 30'$ West, 830.60 feet to the most western corner of said Dow parcel, being a point on the southern boundary of said Contra Costa Canal; thence Westerly along the southern boundary of said Canal to its intersection with the southeastern extension of the northeastern line of Carriage Square - Erindale Annexation, Parcel Three, Ordinance No. 38, also being the southeastern extension of the southwestern line of the 34.163 acre parcel of land described as Parcel One in the deed to the Roman Catholic Archbishop of San Francisco, recorded April 7, 1960, in Volume 3493 of Official Records, page 404; thence North $36^{\circ} 30'$ West along said extension to the most southern corner of Lot 1, E. A. Smith Subdivision No. 2, filed January 3, 1911, in Map Book 4, page 76; thence North $56^{\circ} 25'$ East along the southeastern boundary of Lot 1, E. A. Smith Subdivision No. 2 and along the southeastern boundary of E. A. Smith Subdivision No. 1 filed January 3, 1911, in Map Book 3, page 75, and the extension thereof to the center of Oak Grove Road; thence Northwesterly along the center of Oak Grove Road to its intersection with the northeastern extension of the southeastern line of Lot 1, Block 1 of said E. A. Smith Subdivision No. 1 (3 M 75); thence Southwesterly along said northeastern extension, and along the southeastern line of Lots 1, 2, and 3, Block 1, to the most southern corner of said Lot 3, being the most northern corner of Lot 8, Block 1, E. A. Smith Subdivision No. 1; thence Southeasterly along the northeastern line of said Lot 8 to the most eastern corner thereof, being a point in the center of Smith Lane; thence Southwesterly along the center of Smith Lane to the center of Johnson Lane, being the most southern corner of said Lot 8, Block 1; thence Northwesterly along the center of Johnson Lane and the extension thereof to the northwestern line of the right of way of the Sacramento Northern Railway Company, being a point on the boundary line of said Improvement District No. 1 of Contra Costa County Water District; thence in a general Easterly direction along the boundary line of said Improvement District No. 1 of Contra Costa County Water District to the point of beginning.

PARCEL TWO

S. D. L. M. ASSOCIATES

Portion of Rancho San Miguel, described as follows:

Beginning at the intersection of the center line of Ygnacio Valley Road with the northwestern extension of the northeastern line of Walnut Avenue; thence Northeasterly along the center line of Ygnacio Valley Road to its intersection with the northwestern extension of the southwestern line of the parcel of land described in the deed to George L. Kline, et ux, recorded November 16, 1956, under Recorder's File No. 72401; thence Southeasterly along said northwestern extension and the southwestern line of said Kline parcel (File No. 72401) to the most southern corner thereof; thence Northeasterly along the southeastern line of said Kline parcel (File No. 72401) to the most western corner of Parcel Four as described in the deed to Theodore H. Stein, et ux, recorded March 4, 1960, in Volume 3569 of Official Records, page 413; thence Southeasterly along the southwestern lines of Parcels Four and Two of said Stein deed (3569 OR 413) to the most northern corner of the parcel of land described in the deed to Eleanor M. Birbeck, recorded February 16, 1956, under Recorder's File No. 9700; thence Southwesterly along the northwestern line of said Birbeck parcel (File No. 9700) to the northeastern line of said Walnut Avenue; thence Northwesterly along the northeastern line of said Walnut Avenue and the northwesterly extension thereof, to the point of beginning.

PARCEL THREE

Portion of the Rancho Las Juntas, Contra Costa County, State of California, described as follows:

Beginning at the Northwestern corner of the parcel of land described in the deed to the Central Contra Costa Sanitary District recorded October 29, 1947, in Volume 1141 of Official Records of said County, at page 402 being the southwestern corner of the parcel of land described in the deed to the Central Contra Costa Sanitary District, recorded January 22, 1963, in Volume 4287 of Official Records of said County, at page 64, also being an angle corner in the boundary of said Improvement District No. 1; thence North $0^{\circ} 12' 24''$ East 364.90 feet to the northwestern corner of said Central Contra Costa Sanitary District parcel (4287 OR 64); thence South $89^{\circ} 27' 30''$ East 2040.00 feet, more or less, to the eastern boundary of the parcel of land described in the deed to the Contra Costa County Flood Control and Water Conservation District recorded August 14, 1962, in Volume 4181 of Official Records of said County, at page 31; thence South $20^{\circ} 55' 22''$ West, along said eastern boundary to a point on the northern boundary of the parcel of land described in the deed to the State of California, recorded July 27, 1957, in Volume 3018 of Official Records of said County, at page 191; thence South $23^{\circ} 18'$ East crossing the Arnold Highway to the southeastern line thereof, being a point on the boundary line of said Improvement District No. 1; thence counter-clockwise along the northern boundary of said Improvement District No. 1 to the point of beginning.

Exception No. 1

Portion of the Rancho Las Juntas, containing 8.45 acres, more or less, described as follows:

Beginning on the East line of the County Road known as Blum Road, at the southwest corner of the 8.0 acre parcel of land described in the deed from Ethel R. Claeys, et al, to Martinez Gun Club, dated June 4, 1938 and recorded June 6, 1938 in Volume 448 of Official Records at page 487; thence from said point of beginning North $0^{\circ} 28'$ West, along said east line, 956.70 feet to the southwest line of the 10.966 acre parcel of land described in the deed from Martinez Gun Club to State of California, dated January 20, 1959 and recorded March 18, 1959 in Volume 3338 of Official Records, at page 53; thence Southeasterly, along the southwest and west lines of said 10.966 acre parcel to the most southerly corner thereof; thence South $85^{\circ} 10'$ West along the south line of the 20.011 acre parcel of land described in the deed from Annie Loucks to Martinez Gun Club, dated June 6, 1947 and recorded July 2, 1947 in Volume 1095 of Official Records, at page 100 and along the south line of said 8.0 acre parcel, 623.38 feet to the point of beginning.

Exception No. 2

Portion of the Rancho Las Juntas, containing 8.52 acres, more or less, described as follows:

Beginning at a 1" iron pipe set on the north line of the 20.011 acre parcel of land described in the deed from Annie Loucks to Martinez Gun Club, dated June 6, 1947 and recorded July 2, 1947 in Volume 1095 of Official Records, at page 100, at the northeast line of the 10.966 acre parcel of land described in the deed from Martinez Gun Club to State of California, dated January 20, 1959 and recorded March 18, 1959 in Volume 3338 of Official Records, at page 53; thence from said point of beginning along said northeast line, South $31^{\circ} 26' 34''$ East (the bearing of South $31^{\circ} 26' 34''$ East is taken for the purpose of this description) 6.94 feet and South $41^{\circ} 51' 05''$ East, 506.77 feet; thence leaving said northeast line southeasterly, along the arc of a curve to the left, with a radius of 558.00 feet, the center of which bears North $46^{\circ} 23' 45''$ East, an arc distance of 218.34 feet; thence South $66^{\circ} 01' 24''$ East, tangent to the last curve, 364.96 feet to a 1" iron pipe set on the east line of said 20.011 acre parcel; thence along the east and north lines of said 20.011 acre parcel North $1^{\circ} 10' 55''$ East, 720.37 feet and South $85^{\circ} 48' 64''$ West, 869.68 feet to the point of beginning.

PARCEL FOUR

Portion of the Rancho San Miguel, containing 1.0 acre, more or less, described as follows:

Beginning at the most eastern corner of the 1.0 acre parcel of land described in the deed from Robert A. Butler, et ux, to Bruce W. Bettis, et ux, recorded July 16, 1964 in Volume 4661 of Official Records, page 197, being a point on the boundary line of said Improvement District No. 1; thence South $57^{\circ} 14'$ West along the southeastern line of said Bettis 1.0 acre parcel, 150.00 feet, more or less, to the most southern corner thereof; thence North $36^{\circ} 25'$ West along the southwestern line of said Bettis parcel to the most western corner thereof, being a point in the center of Dorsch Road; thence North $57^{\circ} 27' 30''$ East 151.334 feet along the northwestern line of said Bettis parcel to the most northern corner thereof, being a point on the boundary of said Improvement District No. 1; thence $36^{\circ} 25'$ East along the northeastern line of said Bettis parcel to the point of beginning.

PARCEL FIVE

That certain tract of land situated in the County of Contra Costa, State of California, being a portion of the Rancho Monte del Diablo, and particularly described as follows:

Beginning at an iron post situated at the intersection of the Easterly line of the right of way of the San Ramon Branch of the Southern Pacific Railway Company with the Southerly line of the right of way of the S.F. & S.J.V. Ry. Co., thence N. $48^{\circ} 57'$ E., running along the Southerly line of the right of way of the S.F. & S.J.V. Ry. Co. 1241 $\frac{53}{100}$ feet to station, an iron post; thence S. $41^{\circ} 03'$ E. 500 feet to station, an iron post; thence S. $48^{\circ} 57'$ W. 1372 $\frac{7}{100}$ feet to station, an iron post, in the Easterly line of the San Ramon Branch of the Southern Pacific Railway Co., thence running along the Easterly line of the right of way of said San Ramon Branch Ry. N. $26^{\circ} 23'$ W. 516 $\frac{77}{100}$ feet into the place of beginning, containing an area of fifteen acres of land.

Section 3. That the Secretary of this District be, and she hereby is, instructed to transmit to and file with the following a copy of this ordinance and such other documents as are required by law in connection with the inclusion of said lands within this District:

Secretary of State of the State of California
 Clerk of the Board of Supervisors of the County of Contra Costa
 County Assessor of the County of Contra Costa
 County Recorder of the County of Contra Costa
 State Board of Equalization of the State of California

Section 4. This ordinance shall take effect and be in force on its final adoption.


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First read at a regular meeting of the Board of Directors of Contra Costa County Water District held September 1, 1965, and finally passed and adopted as read at a regular meeting held September 15, 1965, by the following vote:

Ayes: Directors Bollman, Thompson, Siino, Graham and Tuft.

Noes: None.

Absent: None.

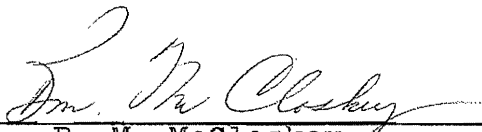

Secretary

Attest:


President

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I hereby certify that the foregoing is a true and correct copy of Ordinance No. 46, duly and regularly adopted by the Board of Directors of Contra Costa County Water District on September 15, 1965.


B. M. McCloskey
Secretary to Board of Directors of
Contra Costa County Water District

