

## **EXHIBIT “A”**

**LEGAL DESCRIPTION FOR REZONING  
LANDS OF HEALEY, McGETTIGAN,  
LIGHT OF THE WORLD APOSTOLIC CHURCH,  
DELUKE COMPANY AND DIANA STATES  
BEING A PART OF ORDINANCE NO. \_\_\_\_\_, NEW SERIES  
WALNUT GROVE & DIANA AVENUE, MORGAN HILL, CA**

### **PARCEL A**

All that certain real property situated in the City of Morgan Hill, County of Santa Clara, State of California, bound on the east by the South Valley Freeway – U.S. 101, bound on the south by the northerly line of Parcel 3 as shown on that Parcel Map filed in Book 303 of Maps, at Page 54, on the west by Walnut Grove Drive and bound on the north by Diana Avenue including the following Parcels:

- Parcel 1, as said parcel is shown upon that certain Parcel Map filed for record on June 29, 1972 in Book 303 of Maps, at Page 54, excepting Parcel One as granted to the City of Morgan Hill, recorded August 10, 2006, as Document Number 19056635.
- Lot 23, as said lot is shown upon that certain Tract Map No. 8494 titled “Diana Estates – Phase 2”, filed for record on December 24, 1991 in Book 633 of Maps, at Pages 12 through 14
- Those Parcels described as Parcel 21 and Parcel 23 in Exhibits “A” and “B” in that certain Stipulated Judgement filed for record on November 12, 2009, in Document Number 20504866
- That portion of Diana Avenue described in the Quitclaim Deed from the City of Morgan Hill to The Light of the World Apostolic Church of San Jose, recorded October 5, 2006 as Document Number 19132844

Being more particularly described as follows:

**BEGINNING** at a point in the southwesterly line of the South Valley Freeway, U.S. 101 as acquired by Director’s Deed recorded August 14, 1971 in Book 9291 of Official Records, Page 465, said point being at the northernmost corner of said Parcel 3 shown on that Parcel Map filed in Book 303 of Maps, at Page 54; Thence along the northerly line of said Parcel 3 South 64°31’00” West, a distance of 223.47 feet to the west line of Walnut Grove Drive as granted to the City of Morgan Hill recorded May 27, 1992, as Document Number 11378827; Thence along the easterly line of Walnut Grove Drive the following 11 (eleven) courses:

1. Along a curve to the right from a radial bearing of South 64° 31’ 03” West, having a radius of 20.00 feet, through a central angle of 43°41’27”, for an arc length of 15.25 feet to a point of reverse curvature;
2. Thence along a curve to the left having a radius of 45.00 feet, through a central angle of 87°22’54”, for an arc length of 68.63 feet to a point of reverse curvature
3. Thence along a curve to the right having a radius of 20.00 feet, through a central angle of 43°41’27”, an arc length of 15.25 feet;
4. Thence North 25°29’00” West, a distance of 407.66 feet to a point in the southerly line of Parcel 1 as shown on that Parcel Map thereof filed in Book 303 of Maps at Page 54;
5. Thence continuing along said easterly line of Walnut Grove Drive South 64°31’00” West, a distance of 1.00 foot to the most southerly corner of said Parcel 1;

6. Thence continuing along said easterly line of Walnut Grove Drive North 25°29'00" West, a distance of 106.36 feet; to the southernmost corner of said Parcel described as Parcel 23 in Exhibit "B" in that certain Stipulated Judgement filed for record on November 12, 2009, in Document Number 20504866;
7. Thence continuing along said easterly line of Walnut Grove Drive along a tangent curve to the left having a radius of 336.00 feet, through a central angle of 14°43'08", an arc length of 86.32 feet;
8. Thence North 44°37'00" West, a distance of 53.20 feet to the southernmost corner of said Lot 23 as shown on that map thereof filed in Book 633 of Maps, at Page 14;
9. Thence continuing along said easterly line of Walnut Grove Drive North 44°37'00" West, a distance of 21.04 feet;
10. Thence along a curve to the right having a radius of 20.00 feet, through a central angle of 72°16'02", for an arc length of 25.23 feet;
11. Thence North 25°29'00" West, a distance of 4.19 feet to a point in the southeasterly line of Diana Avenue;

Thence along said southeasterly line of Diana Avenue North 45°23'00" East, a distance of 64.28 to the westernmost corner of Parcel One, as said parcel is described in that certain Grant of Street Right-Of-Way filed for record on August 10, 2006, as Document Number 19056635; Thence along said Parcel One the following 4 (four) courses:

1. North 59°07'17" East, a distance of 7.24 feet;
2. Thence along a curve to the left having a radius of 80.87 feet, through a central angle of 22°15'58", an arc length of 31.43 feet to a point of reverse curvature;
3. Thence along a curve to the right having a radius of 14.00 feet, through a central angle of 24°35'57", for an arc length of 6.01 feet to a point of reverse curvature;
4. Thence along a curve to the left having a radius of 16.00 feet, through a central angle of 58°19'30", an arc length of 16.29 feet to a point on said southeasterly line of Diana Avenue;

Thence along said southeasterly line North 45°23'00" East, a distance of 5.00 feet to the westernmost corner of said portion of Diana Avenue Quitclaimed by Document Number 19132844; Thence along said portion of Diana Avenue Quitclaimed along a curve to the left from a radial bearing of South 71° 30' 17" East, having a radius of 74.00 feet, through a central angle of 36°37'41", for an arc length of 47.31 feet to the northwesterly line of said Quitclaim; Thence along said northwesterly line North 45°23'00" East, a distance of 118.39 feet to the easterly line of said Quitclaim: Thence along said easterly line a curve to the right from a radial bearing of South 44°23'36" West, having a radius of 42.00 feet, through a central angle of 11°56'45", for an arc length of 8.76 feet to a point in the said southwesterly line of the South Valley Freeway, U.S. 101 as shown on said Parcel Map filed in Book 303 of Maps, Page 54; Thence along said southwesterly line of the South Valley Freeway, U.S. 101 the following 4 (four) courses;

1. Along a curve to the right from a radial bearing of North 57° 57' 44" East, having a radius of 7381.00 feet, through a central angle of 2° 37' 16", for an arc length of 337.66 feet to a point of non-tangency;
2. Thence along a curve to the right from a radial bearing of South 65° 23' 55" West, having a radius of 7447.00 feet, through a central angle of 0° 29' 57" for an arc length of 64.88 feet to the easternmost corner of Parcel 1 as shown on said Parcel Map filed in Book 303 of Maps, Page 54;
3. Thence continuing along said curve to the right from a radial bearing of North 65° 54' 15" East, having a radius of 7447.00 feet, through a central angle of 2° 12' 55", for an arc length of 287.93 feet;
4. Thence South 21° 53' 00" East, 210.59 feet to the **POINT OF BEGINNING**.

Containing 4.76 acres more or less.

**END OF DESCRIPTION.**

**See Exhibit "B" attached hereto and made a part hereof.**

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors' Act.



Allen T. Andrade, P.L.S. 7741  
Expires: 12/31/2017



Date

Prepared by the firm of MH engineering Company, Morgan Hill, CA

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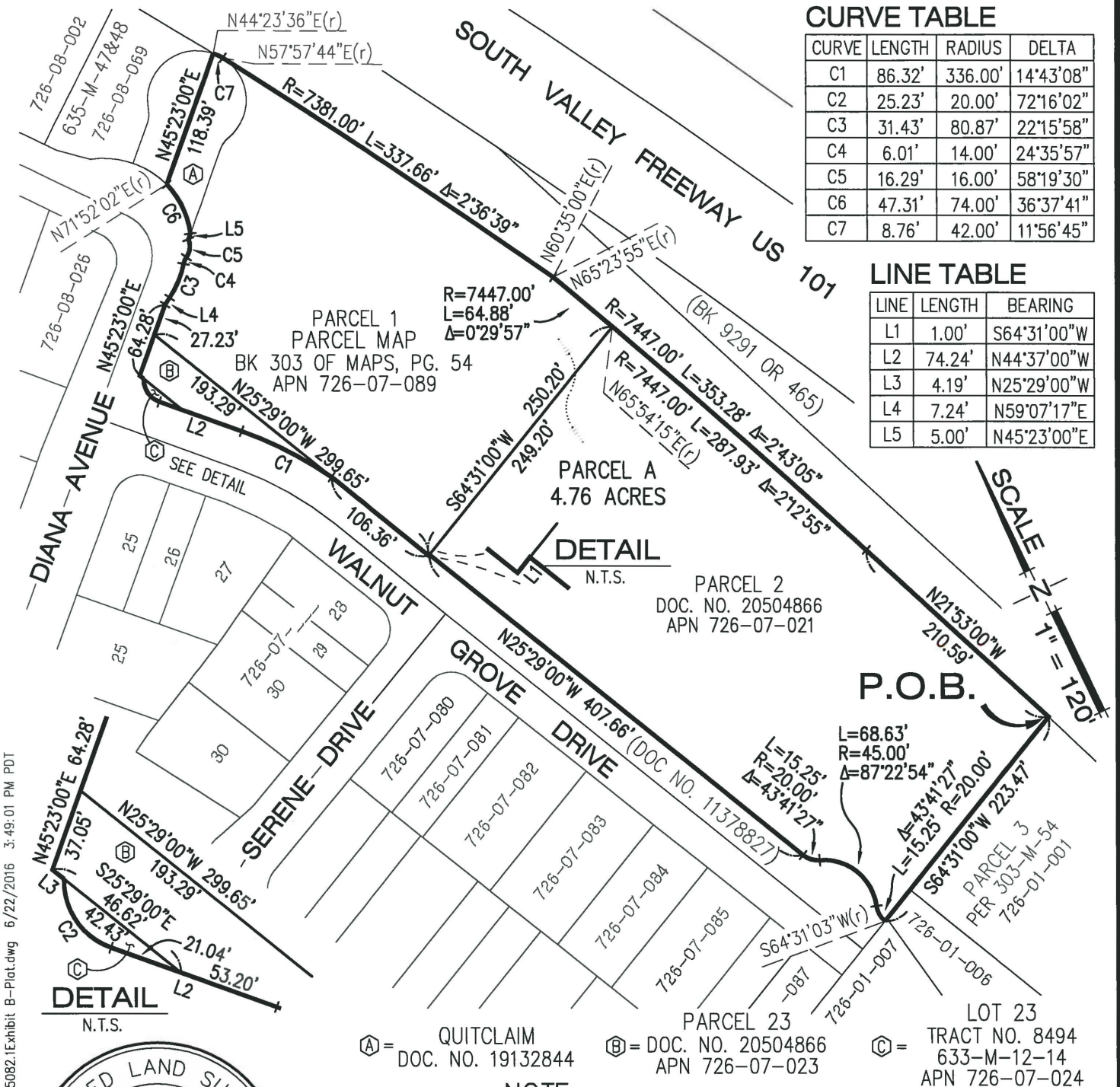


# CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	86.32'	336.00'	14°43'08"
C2	25.23'	20.00'	72°16'02"
C3	31.43'	80.87'	22°15'58"
C4	6.01'	14.00'	24°35'57"
C5	16.29'	16.00'	58°19'30"
C6	47.31'	74.00'	36°37'41"
C7	8.76'	42.00'	11°56'45"

# LINE TABLE

LINE	LENGTH	BEARING
L1	1.00'	S64°31'00"W
L2	74.24'	N44°37'00"W
L3	4.19'	N25°29'00"W
L4	7.24'	N59°07'17"E
L5	5.00'	N45°23'00"E



DETAIL  
N.T.S.

# NOTE:

AREA TO BE CHANGED FROM OFFICE INDUSTRIAL (MO)  
TO R1-9,000

# LEGEND

APN  
BK  
DOC. NO.  
N.T.S.  
OR  
P.O.B.

ASSESSOR'S PARCEL NUMBER  
BOOK  
DOCUMENT NUMBER  
NOT TO SCALE  
OFFICIAL RECORD  
POINT OF BEGINNING

EXISTING RIGHT-OF-WAY LINE  
EXISTING PROPERTY LINE  
REZONING AREA



# EXHIBIT "B"

PLAT TO ACCOMPANY  
LEGAL DESCRIPTION FOR REZONING

SANTA CLARA COUNTY, STATE OF CALIFORNIA



**MH engineering Co.**

16075 Vineyard Boulevard  
Morgan Hill, CA 95037

DRAWN BY: MM

JUNE 22, 2016

215082.1

SHEET 1 OF 1