

EXHIBIT B

ROAD AND UTILITY EASEMENT

A 20-foot wide road and utility easement over, under and across a portion of that certain 36.03 parcel of land shown on that certain record of survey map filed October 24, 1958 in Volume 5 of Surveys at Page 193, in the Office of the County Recorder, County of Monterey, State of California, lying within that certain real property containing 100 acres, more or less, described in a Grant Deed from Charles G. and Marian S. Sawyer to William H. and Catherine C. Craven, and Milton A. and Cecile V. Nation, recorded in Reel 357 of Official Records of said County and State, the centerline of said road and utility easement being more particularly described as follows:

BEGINNING AT A POINT on the northerly boundary of said 100 acre parcel and in the center of an existing roadbed, distant North 73°00' East, 58.54 feet from the southwesterly terminus of course numbered twelve (12) as shown and so designated on said grant deed of the 100 acre parcel; thence southwesterly and along the approximate centerline of said roadbed

- 1) South 11°42'48" West, 23.52 feet ; thence
- 2) South 49°36'54" West, 51.85 feet ; thence
- 3) South 14°11'38" West, 56.64 feet ; thence
- 4) South 49°11'29" West, 86.86 feet ; thence
- 5) South 29°05'35" West, 68.67 feet ; thence
- 6) South 60°06'45" West, 94.32 feet ; thence
- 7) South 44°42'57" West, 71.22 feet ; thence
- 8) South 17°53'34" West, 50.35 feet ; thence leaving the existing roadbed and continuing easterly
- 9) Along a tangent curve to the left, with a radius of 50.00 feet, through a central angle of 147°59'49", an arc distance of 129.15 feet ;thence
- 10) North 49°53'46" East, 16.29 feet ; thence
- 11) Along a tangent curve to the right, with a radius of 144.71 feet, through a central angle of 30°23'08", an arc distance of 76.74 feet ;thence
- 12) North 80°16'53" East, 69.90 feet ; thence
- 13) Along a tangent curve to the left, with a radius of 85.00 feet, through a central

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angle of $56^{\circ}56'39''$, an arc distance of 84.48 feet ;thence

- 14) North $23^{\circ}20'14''$ East, 58.94 feet ; thence
- 15) North $41^{\circ}14'36''$ East, 106.14 feet ; thence
- 16) Along a tangent curve to the right, with a radius of 150.00 feet, through a central angle of $70^{\circ}20'34''$, an arc distance of 184.16 feet ;thence
- 17) South $68^{\circ}24'50''$ East, 47.53 feet to the easterly boundary of said 36.03 parcel, common with the westerly boundary of that parcel of land described in Grant Deed from Charles G. and Marion S. Sawyer to Bar-Bar, Inc., a California corporation, recorded September 24, 1959 in Reel 1992, Page 215, records of said County and State, distant South $01^{\circ}29'$ East, 189.94 feet from the easterly terminus of course numbered eleven (11) as shown and so designated on said grant deed of the 100 acre parcel.

See Exhibit "B-1"

END OF DESCRIPTION





SCALE: 1"=300'

CALIFORNIA STATE HIGHWAY NO. 1

$\Delta = 8^{\circ}16'24''$
 $L = 283.03$
 $R = 1960'$

$\Delta = 5^{\circ}37'40''$
 $L = 192.52$
 $R = 1960'$

36.03 AC.
5-SUR-193

20' WIDE ROAD &
UTIL. EASEMENT

15-PAR-157

EXISTING
ROADED

POINT OF
BEGINNING

$S08^{\circ}05'30''E$
1257.75

36.03 AC.
5-SUR-193

BK 1992-OR-PG 215

TERMINUS OF
EASEMENT

GARRAPATA STATE PARK

R. 357-O.R.-P 116

$N61^{\circ}04'00''E$
5492.27

$N81^{\circ}00'00''W$
350.00

$S78^{\circ}00'00''W$
430.00

$S58^{\circ}30'00''W$
125.00

$S80^{\circ}45'00''W$
101.00

$S16^{\circ}45'00''W$
85.00

WEST
211.68

$S73^{\circ}00'00''W$
140.00

$N81^{\circ}00'00''W$
350.00

$S78^{\circ}00'00''W$
430.00

$S58^{\circ}30'00''W$
125.00

$S80^{\circ}45'00''W$
101.00

$S16^{\circ}45'00''W$
85.00

$S30^{\circ}43'30''W$
347.17

$N75^{\circ}50'30''W$
194.97

$S66^{\circ}49'30''W$
450.59

$S73^{\circ}00'00''W$
140.00

$N81^{\circ}00'00''W$
350.00

$S78^{\circ}00'00''W$
430.00

$S58^{\circ}30'00''W$
125.00

$S80^{\circ}45'00''W$
101.00

$S16^{\circ}45'00''W$
85.00

EXHIBIT B-1

