

# CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

<b>APPLICANT</b>	Mackay & Soms Engineers, 1787 Tribute Road, Suite E, Sac., CA 95815				
<b>OWNER</b>	U. S. Home Corporation, 1525 Response Road, Suite #1, Sacramento, CA 95815				
<b>PLANS BY</b>	Mackay & Soms Engineers, 1787 Tribute Road, Suite E., Sac., CA 95815				
<b>FILING DATE</b>	7/10/87	<b>ENVIR. DET.</b>	EX. 15305(a)	<b>REPORT BY</b>	CV/vf
<b>ASSESSOR'S-PCL. NO.</b>	225-690-88-108				

**APPLICATION:** Lot Line Adjustment to relocate a common property line.

**LOCATION:** 280+ feet west of Truxel Road between Pebblewood Drive and Bridgecreek Drive.

**PROPOSAL:** The applicant is requesting the necessary entitlements to relocate the common property line between 37 lots, moving the line 1.66+ feet to the south.

**PROJECT INFORMATION:**

South Natomas Community Plan Designation:	Project consistent with the Interim Land Use Policies.
Existing Zoning of Site:	R-1, R-1A
Existing Land Use of Site:	Houses under construction

**Surrounding Land Use and Zoning:**

North: Single Family Residential; R-1  
South: Vacant, Single Family residential; R-1A  
East : Single Family Residential; R-1A  
West : Single Family Residential; R-1A

Property Dimensions:	100+ ' x 900+ '
Property Area:	1.9+ acres
Topography:	Flat
Street Improvements & Utilities:	Existing

**PROJECT EVALUATION:** Staff has the following comments:

A. Land Use/Zoning

The subject site is zoned Standard Single Family (R-1) and Single Family Alternative (R-1A). Single family houses are under construction on the subject site. Surrounding land uses include single family residential to the north, vacant and single family residential to the south, single family residential to the east and west.

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**APPLC. NO.** P87-315 **MEETING DATE:** August 13, 1987 **ITEM NO.** 24

B. Proposal

A land survey of the subject site indicated an error in the location of an existing fence separating various parcels. Presently, this fence is not located along the rear property lines as intended (See Exhibit A). To avoid future problems, the applicant proposes to relocate the existing lot line a maximum of 1.66± feet to the south to coincide with the existing fence location.

C. Interagency Review:

This proposal was reviewed by the Department of City Real Estate and the following comment was received:

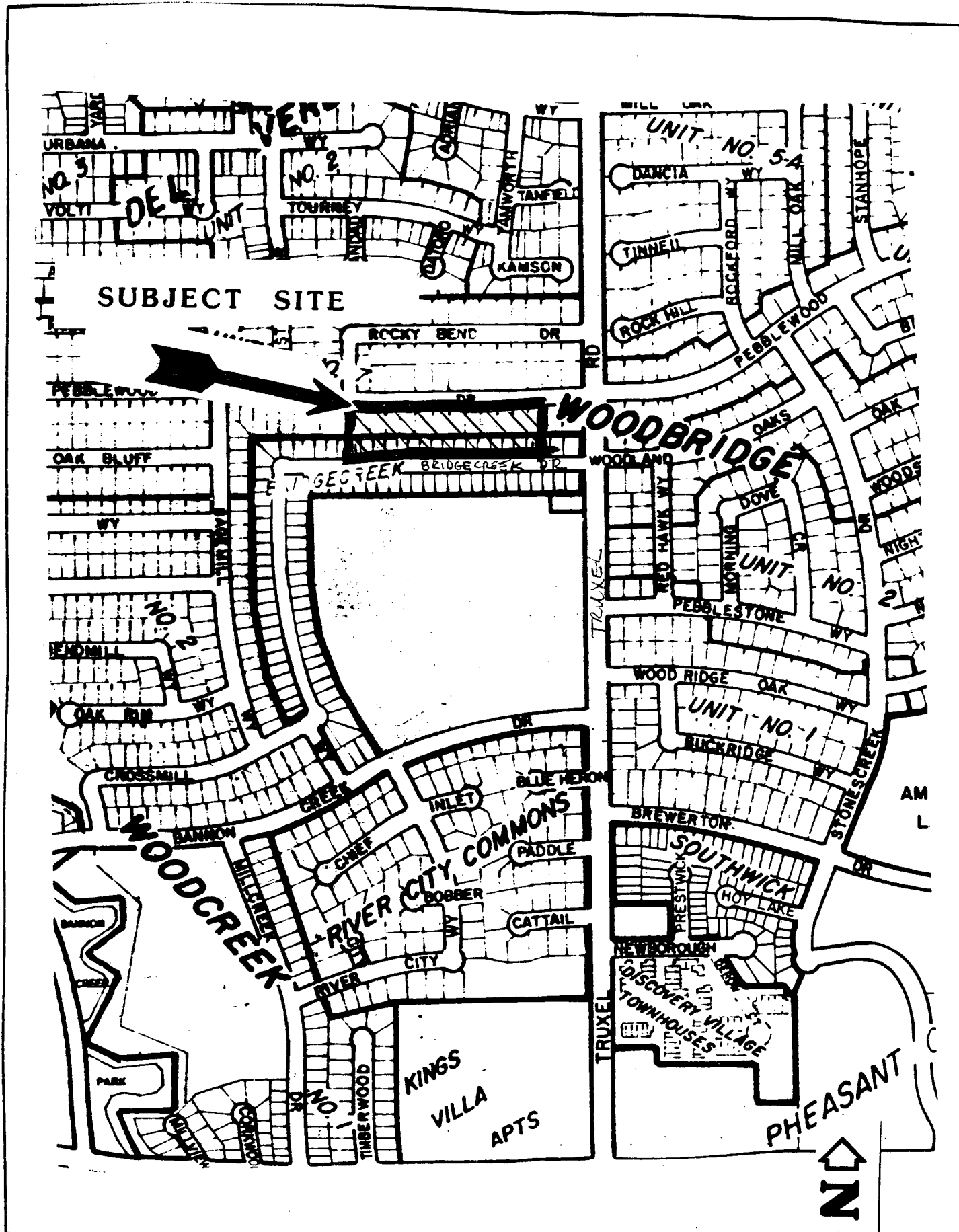
Real Estate

Pay off any existing bonds.

ENVIRONMENTAL REVIEW: The Environmental Coordinator has determined this project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)).

RECOMMENDATION: Staff recommends the Planning Commission take the following action:

Approve the lot line adjustment by adopting the attached resolution.



VICINITY MAP

P87-315

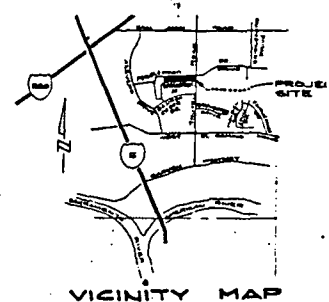
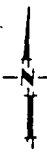
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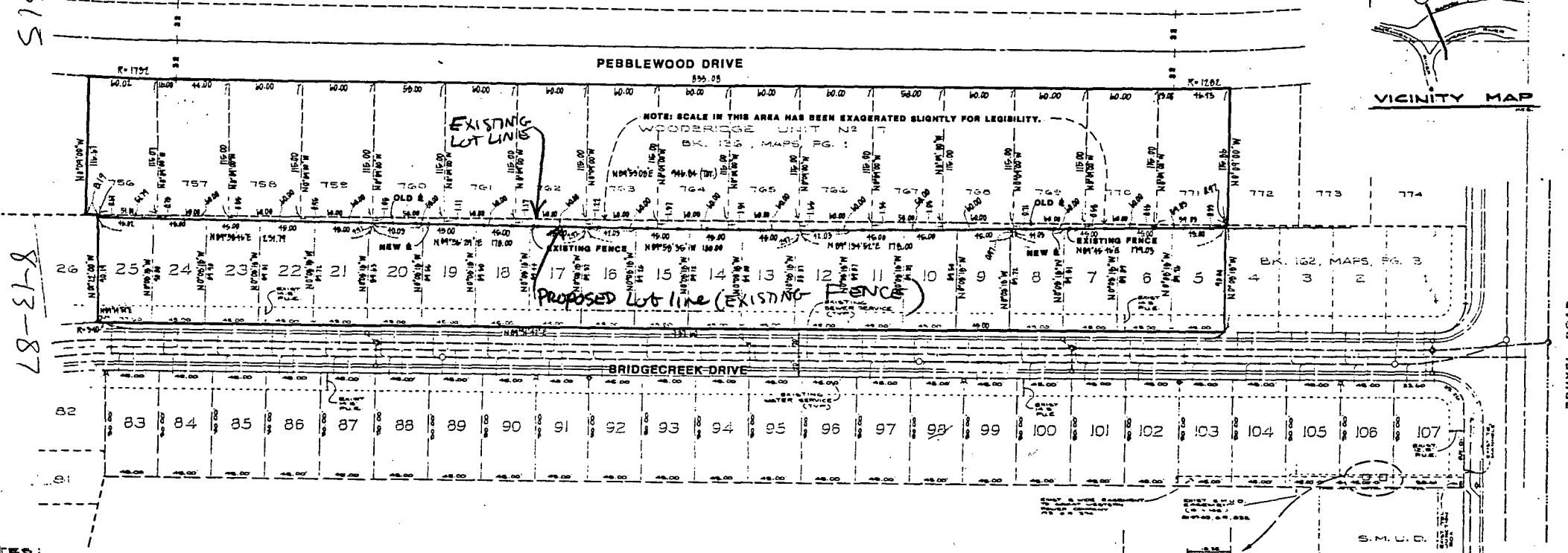


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813-87



B BEARING  $N 00^{\circ}09'00'' N$ , OF THE CENTERLINE OF TRINITY ROAD SHOWN ON THE MAP PLAT OF WOODBRIDGE UNIT NO. 7 FILED IN DE 136 OF MAPS, AT PAGE 1, WAS TAKEN AS THE BASIS OF SURVEY HEREON.

THE RECORD INFORMATION UPON WHICH THIS SURVEY PLAT IS BASED IS PROVIDED BY PRELIMINARY TITLE REPORT NO. 85374, DATED FEB 5, 1987, PREPARED BY FOUNDERS TITLE COMPANY.

FIELD SURVEY PERFORMED BY TOD S. KAGAWA, C.P.C., AND BOUNDARY DETERMINATION AND CALCULATIONS BY JOHN C. STEFFL.

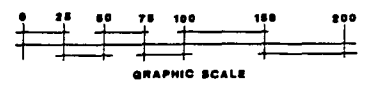
THE POSITION OF THE 8' WIDE EASEMENT TO GREAT WESTERN POWER COMPANY, RECORDED IN BOOK 183, OFFICIAL RECORDS, PAGE 374, SACRAMENTO COUNTY RECORDS, LYING WITHIN THE WEST 1,135 FEET LOT "A" OF WOODBRIDGE UNIT NO. 7 (1736, MAPS, 1) WAS DETERMINED BY DEED RECORDS RECORDED IN BOOK 85-02-07, OFFICIAL RECORDS, PAGE 1369, SACRAMENTO COUNTY RECORDS.

THE IS AN EXISTING 6 FOOT WIDE POSTAL EASEMENT LYING CONTIGUOUS TO THE HEREON SHOWN PUBLIC DRIVE.

- 6) OTHER EXISTING EASEMENTS AFFECTING THIS PROPERTY ARE AS FOLLOWS:
- A) EASEMENTS FOR LIGHT AND AIR OVER THOSE STRIPS OF LAND LYING BETWEEN THE FRONT AND/OR SIDELINES OF LOTS AND THOSE LINES DESIGNATED SETBACK LINE (SBL) IN ACCORDANCE WITH THE APPROVED SPECIAL PERMIT FOR BRIDGECREEK AND SHOWN ON THE DEVELOPMENT PLAN APPROVED BY AND ON FILE WITH THE CITY OF SACRAMENTO PLANNING DEPARTMENT. SAID STRIPS TO BE KEPT OPEN AND FREE FROM BUILDINGS.
  - B) FIVE (5) FOOT WIDE PRIVATE LIGHT AND AIR EASEMENTS TO THE ADJACENT LOT OWNER; SAID EASEMENT LIES CONTIGUOUS TO THE LOT LINE WHERE A STRUCTURE WITH A ZERO (0) SIDEYARD SETBACK ON THE ADJOINING LOT IS BUILT; TO BE KEPT OPEN AND FREE OF STRUCTURES.
  - C) FIVE (5) FOOT WIDE PRIVATE MAINTENANCE AND DRAINAGE EASEMENT, LYING COINCIDENT WITH THE LIGHT AND AIR EASEMENT IN ITEM (B) ABOVE, FOR THE PURPOSE OF PERMITTING: A) STRUCTURAL AND COSMETIC MAINTENANCE OF THE ADJOINING STRUCTURE; B) COLLECTION AND DISPOSAL OF ROOF DRAINAGE AND C) ENCROACHMENTS FROM THE ADJOINING STRUCTURES AS PROVIDED FOR IN THE FIVE FOOT LIGHT AND AIR EASEMENT (ITEM B ABOVE).

GRANT UNION HIGH SCHOOL DISTRICT

- LEGEND
- EXIST. SAN. SEWER & MANHOLE
  - EXIST. STORM DRAIN & MANHOLE
  - EXIST. WATER MAIN
  - EXIST. STREET LIGHT
  - EXIST. FIRE HYDRANT
  - EXIST. POWER POLE



1 ADDED BOUNDARY OF WOODBRIDGE LOT

NO. REVISION

SITE PLAN TO ACCON LOT LINE ADJUSTMI

BRIDGECREEK

CITY OF SACRAMENTO

**MACKAY & S**

SACTO 1"=40' MAR. 1988

EXHIBIT A

**EXHIBIT B**

7225-13  
6-23-87  
0107A/1033A

DESCRIPTION

RESULTANT PARCELS CREATED  
BY LOT LINE ADJUSTMENT  
BRIDGECREEK

BRIDGECREEK LOTS

ALL THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA; BEING A PORTION OF THE PLAT OF BRIDGECREEK, FILED FOR RECORD IN BOOK 162 OF MAPS, PAGE 3, SACRAMENTO COUNTY RECORDS; DESCRIBED AS FOLLOWS:

LOTS 5 THRU 25, INCLUSIVE, AS SHOWN ON SAID PLAT OF BRIDGECREEK.

EXCEPTING THEREFROM THAT PORTION OF SAID LOTS LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 5, WHICH LIES S 00°08'18" E, 0.33 FEET ON SAID EAST LINE FROM THE NORTHEAST CORNER THEREOF; THENCE ON A FENCE LINE ON THE FOLLOWING FIVE COURSES: 1) S 89°45'46" W, 179.03 FEET; 2) S 89°34'52" W, 178.00 FEET; 3) N 89°58'35" W, 180.00 FEET; 4) S 89°56'29" W, 178.00 FEET; AND 5) S 89°58'46" W, 231.79 FEET TO A POINT ON THE WEST LINE OF SAID LOT 25 WHICH LIES S 01°27'00" E, 0.67 FEET ON SAID LINE FROM THE NORTHWEST CORNER THEREOF.

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ITEM 24

WOODBIDGE UNIT NO. 7 LOTS

ALL THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA; BEING A PORTION OF THE PLAT OF WOODBRIDGE UNIT NO. 7, FILED FOR RECORDATION IN BOOK 136 OF MAPS, PAGE 1, AND A PORTION OF THE PLAT OF BRIDGECREEK, FILED FOR RECORDATION IN BOOK 162 OF MAPS, PAGE 3, SACRAMENTO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

LOT 756

ALL OF LOT 756 OF SAID PLAT OF WOODBRIDGE UNIT NO. 7

TOGETHER WITH THE FOLLOWING:

ALL THAT PORTION OF LOTS 24 AND 25 OF SAID PLAT OF BRIDGECREEK, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 756, THENCE ON THE SOUTHERLY EXTENSION OF THE EAST LINE THEREOF S 00°09'00" E, 0.75 FEET TO A FENCE LINE; THENCE ON SAID FENCE LINE S 89°58'46" W, 51.79 FEET TO THE WEST LINE OF SAID LOT 25; THENCE ON SAID WEST LINE N 01°22'00" W, 0.67 FEET TO THE SOUTH LINE OF SAID LOT 756; THENCE ON SAID SOUTH LINE N 89°53'08" E, 51.81 FEET TO THE POINT OF BEGINNING.

LOT 757

ALL OF LOT 757 OF SAID PLAT OF WOODBRIDGE UNIT NO. 7

TOGETHER WITH THE FOLLOWING:

ALL THAT PORTION OF LOTS 23 AND 24 OF SAID PLAT OF BRIDGECREEK, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 757; THENCE ON THE SOUTHERLY EXTENSION OF THE EAST LINE THEREOF S 00°09'00" E, 0.85 FEET TO A FENCE LINE; THENCE ON SAID FENCE LINE S 89°58'46" W, 60.00 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 757; THENCE ON SAID EXTENSION N 00°09'00" W, 0.75 FEET TO THE SOUTHWEST CORNER OF SAID LOT 757; THENCE ON THE SOUTH LINE THEREOF N 89°53'08" E, 60.00 FEET TO THE POINT OF BEGINNING.

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ITEM 24

LOT 758

ALL OF LOT 758 OF SAID PLAT OF WOODBRIDGE UNIT NO. 7.

TOGETHER WITH THE FOLLOWING:

ALL THAT PORTION OF LOTS 22 AND 23 OF SAID PLAT OF BRIDGECREEK,  
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 758; THENCE ON  
THE SOUTHERLY EXTENSION OF THE EAST LINE THEREOF S 00°09'00" E,  
0.95 FEET TO A FENCE LINE; THENCE ON SAID FENCE LINE  
S 89°58'46" W, 60.00 FEET TO A POINT ON THE SOUTHERLY EXTENSION  
OF THE WEST LINE OF SAID LOT 758; THENCE ON SAID EXTENSION  
N 00°09'00" W, 0.85 FEET TO THE SOUTHWEST CORNER OF SAID LOT  
758; THENCE ON THE SOUTH LINE THEREOF N 89°53'08" E, 60.00 FEET  
TO THE POINT OF BEGINNING.

LOT 759

ALL OF LOT 759 OF SAID PLAT OF WOODBRIDGE UNIT NO. 7.

TOGETHER WITH THE FOLLOWING:

ALL THAT PORTION OF LOTS 20, 21, AND 22 OF SAID PLAT OF  
BRIDGECREEK, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 759; THENCE ON  
THE SOUTHERLY EXTENSION OF THE EAST LINE THEREOF S 00°09'00" E,  
1.05 FEET TO A FENCE LINE; THENCE ON SAID FENCE LINE  
S 89°58'46" W, 60.00 FEET TO A POINT ON THE SOUTHERLY EXTENSION  
OF THE WEST LINE OF SAID LOT 759; THENCE ON SAID EXTENSION  
N 00°09'00" W, 0.95 FEET TO THE SOUTHWEST CORNER OF SAID LOT  
759; THENCE ON THE SOUTH LINE THEREOF N 89°53'08" E, 60.00 FEET  
TO THE POINT OF BEGINNING.

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ITEM 24

LOT 760

ALL OF LOT 760 AS SHOWN ON SAID PLAT OF WOODBRIDGE UNIT NO. 7.

TOGETHER WITH THE FOLLOWING:

ALL THAT PORTION OF LOTS 19 AND 20 AS SHOWN ON SAID PLAT OF BRIDGECREEK, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 760; THENCE ON THE SOUTHERLY EXTENSION OF THE EAST LINE THEREOF S 00°09'00" E, 1.11 FEET TO A FENCE LINE; THENCE ON SAID FENCE LINE S 89°56'29" W, 58.00 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 760; THENCE ON SAID EXTENSION N 00°09'00" W, 1.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 760; THENCE ON THE SOUTH LINE THEREOF N 89°53'08" E, 58.00 FEET TO THE POINT OF BEGINNING.

LOT 761

ALL OF LOT 761 AS SHOWN ON SAID PLAT OF WOODBRIDGE UNIT NO. 7.

TOGETHER WITH THE FOLLOWING:

ALL THAT PORTION OF LOTS 18 AND 19 OF SAID PLAT OF BRIDGECREEK, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 761; THENCE ON THE SOUTHERLY EXTENSION OF THE EAST LINE THEREOF S 00°09'00" E, 1.17 FEET TO A FENCE LINE; THENCE ON SAID FENCE LINE S 89°56'29" W, 60.00 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 761; THENCE ON SAID EXTENSION N 00°09'00" W, 1.11 FEET TO THE SOUTHWEST CORNER OF SAID LOT 761; THENCE ON THE SOUTH LINE THEREOF N 89°56'29" E, 60.00 FEET TO THE POINT OF BEGINNING.

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ITEM 24

LOT 762

ALL OF LOT 762 AS SHOWN ON SAID PLAT OF WOODBRIDGE UNIT NO. 7.

TOGETHER WITH THE FOLLOWING:

ALL THAT PORTION OF LOTS 16, 17, AND 18 OF SAID PLAT OF BRIDGECREEK, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 762; THENCE ON THE SOUTHERLY EXTENSION OF THE EAST LINE THEREOF S 00°09'00" E, 1.22 FEET TO A FENCE LINE; THENCE ON SAID FENCE LINE S 89°56'29" W, 60.00 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 762; THENCE ON SAID EXTENSION N 00°09'00" W, 1.17 FEET TO THE SOUTHWEST CORNER OF SAID LOT 762; THENCE ON THE SOUTH LINE THEREOF N 89°56'29" E, 60.00 FEET TO THE POINT OF BEGINNING.

LOT 763

ALL OF LOT 763 AS SHOWN ON SAID PLAT OF WOODBRIDGE UNIT NO. 7.

TOGETHER WITH THE FOLLOWING:

ALL THAT PORTION OF LOTS 15 AND 16 OF SAID PLAT OF BRIDGECREEK, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 763; THENCE ON THE SOUTHERLY EXTENSION OF THE EAST LINE THEREOF S 00°09'00" E, 1.37 FEET TO A FENCE LINE; THENCE ON THE SAID FENCE LINE N 89°58'35" W, 60.00 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 763; THENCE ON SAID SOUTHERLY EXTENSION N 00°09'00" W, 1.22 FEET TO THE SOUTHWEST CORNER OF SAID LOT 763; THENCE ON THE SOUTH LINE THEREOF N 89°53'08" E, 60.00 FEET TO THE POINT OF BEGINNING.

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ITEM 24

LOT 764

ALL OF LOT 764 AS SHOWN ON SAID PLAT OF WOODBRIDGE UNIT NO. 7.

TOGETHER WITH THE FOLLOWING:

ALL THAT PORTION OF LOTS 14 AND 15 OF SAID PLAT OF BRIDGECREEK,  
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 764; THENCE ON  
THE SOUTHERLY EXTENSION OF THE EAST LINE THEREOF S 00°09'00" E,  
1.51 FEET TO A FENCE LINE; THENCE ON SAID FENCE LINE  
N 89°58'35" W, 60.00 FEET TO A POINT ON THE SOUTHERLY EXTENSION  
OF THE WEST LINE OF SAID LOT 764; THENCE ON SAID SOUTHERLY  
EXTENSION N 00°09'00" W, 1.37 FEET TO THE SOUTHWEST CORNER OF  
SAID LOT 764; THENCE ON THE SOUTH LINE THEREOF N 89°53'08" E,  
60.00 FEET TO THE POINT OF BEGINNING.

LOT 765

ALL OF LOT 765 AS SHOWN ON SAID PLAT OF WOODBRIDGE UNIT NO. 7.

TOGETHER WITH THE FOLLOWING:

ALL THAT PORTION OF LOTS 12, 13 AND 14 OF SAID PLAT OF  
BRIDGECREEK, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 765; THENCE ON  
THE SOUTHERLY EXTENSION OF THE EAST LINE THEREOF S 00°09'00" E,  
1.66 FEET TO A FENCE LINE; THENCE ON SAID FENCE LINE  
N 89°58'35" W, 60.00 FEET TO A POINT ON THE SOUTHERLY EXTENSION  
OF THE WEST LINE OF SAID LOT 765; THENCE ON SAID SOUTHERLY  
EXTENSION N 00°09'00" W, 1.51 FEET TO THE SOUTHWEST CORNER OF  
SAID LOT 765; THENCE ON THE SOUTH LINE THEREOF N 89°53'08" E,  
60.00 FEET TO THE POINT OF BEGINNING.

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LOT 766

ALL OF LOT 766 AS SHOWN ON SAID PLAT OF WOODBRIDGE UNIT NO. 7.

TOGETHER WITH THE FOLLOWING:

ALL THAT PORTION OF LOTS 11 AND 12 OF SAID PLAT OF BRIDGECREEK,  
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 766; THENCE ON  
THE SOUTHERLY EXTENSION OF THE EAST LINE THEREOF S 00°09'00" E,  
1.34 FEET TO A FENCE LINE; THENCE ON SAID FENCE LINE  
S 89°34'52" W, 60.00 FEET TO A POINT ON THE SOUTHERLY EXTENSION  
OF THE WEST LINE OF SAID LOT 766; THENCE ON SAID SOUTHERLY  
EXTENSION N 00°09'00" W, 1.66 FEET TO THE SOUTHWEST CORNER OF  
SAID LOT 766; THENCE ON THE SOUTH LINE THEREOF N 89°53'08" E,  
60.00 FEET TO THE POINT OF BEGINNING.

LOT 767

ALL OF LOT 767 AS SHOWN ON SAID PLAT OF WOODBRIDGE UNIT NO. 7.

TOGETHER WITH THE FOLLOWING:

ALL THAT PORTION OF LOTS 11 AND 12 OF SAID PLAT OF BRIDGECREEK,  
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 767; THENCE ON  
THE SOUTHERLY EXTENSION OF THE EAST LINE THEREOF S 00°09'00" E,  
1.03 FEET TO A FENCE LINE; THENCE ON SAID FENCE LINE  
S 89°34'52" W, 58.00 FEET TO A POINT ON THE SOUTHERLY EXTENSION  
OF THE WEST LINE OF SAID LOT 767; THENCE ON SAID SOUTHERLY  
EXTENSION N 00°09'00" W, 1.34 FEET TO THE SOUTHWEST CORNER OF  
SAID LOT 767; THENCE ON THE SOUTH LINE THEREOF  
N 89°53'08" E, 58.00 FEET TO THE POINT OF BEGINNING.

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ITEM 24

LOT 768

ALL OF LOT 768 AS SHOWN ON SAID PLAT OF WOODBRIDGE UNIT NO. 7.

TOGETHER WITH THE FOLLOWING:

ALL THAT PORTION OF LOTS 8, 9 AND 10 OF SAID PLAT OF BRIDGECREEK, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 768; THENCE ON THE SOUTHERLY EXTENSION OF THE EAST LINE THEREOF S 00°09'00" E, 0.71 FEET TO A FENCE LINE; THENCE ON SAID FENCE LINE S 89°34'52" W, 60.00 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 768; THENCE ON SAID SOUTHERLY EXTENSION N 00°09'00" W, 1.03 FEET TO THE SOUTHWEST CORNER OF SAID LOT 768; THENCE ON THE SOUTH LINE THEREOF N 89°53'08" E, 60.00 FEET TO THE POINT OF BEGINNING.

LOT 769

ALL OF LOT 769 AS SHOWN ON SAID PLAT OF WOODBRIDGE UNIT NO. 7.

TOGETHER WITH THE FOLLOWING:

ALL THAT PORTION OF LOTS 7 AND 8 OF SAID PLAT OF BRIDGECREEK, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 769; THENCE ON THE SOUTHERLY EXTENSION OF THE EAST LINE THEREOF S 00°09'00" E, 0.58 FEET TO A FENCE LINE; THENCE ON SAID FENCE LINE S 89°45'46" W, 60.00 FEET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 769; THENCE ON SAID SOUTHERLY EXTENSION N 00°09'00" W, 0.71 FEET TO THE SOUTHWEST CORNER OF SAID LOT 769; THENCE ON THE SOUTH LINE THEREOF N 89°53'08" E, 60.00 FEET TO THE POINT OF BEGINNING.

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LOT 770

ALL OF LOT 770 AS SHOWN ON SAID PLAT OF WOODBRIDGE UNIT NO. 7.

TOGETHER WITH THE FOLLOWING:

ALL THAT PORTION OF LOTS 6 AND 7 OF SAID PLAT OF BRIDGECREEK DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 770; THENCE ON THE SOUTHERLY EXTENSION OF THE EAST LINE THEREOF S 00°09'00" E, 0.46 FEET TO A FENCE LINE; THENCE ON SAID FENCE LINE S 89°45'46" W, 60.00 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 770; THENCE ON SAID SOUTHERLY EXTENSION N 00°09'00" W, 0.58 FEET TO THE SOUTHWEST CORNER OF SAID LOT 770; THENCE ON THE SOUTH LINE THEREOF N 89°53'08" E, 60.00 FEET TO THE POINT OF BEGINNING.

LOT 771

ALL OF LOT 771 AS SHOWN ON SAID PLAT OF WOODBRIDGE UNIT NO. 7.

TOGETHER WITH THE FOLLOWING:

ALL THAT PORTION OF LOTS 5 AND 6 OF SAID PLAT OF BRIDGECREEK DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 771; THENCE ON THE SOUTHERLY EXTENSION OF THE WEST LINE THEREOF S 00°09'00" E, 0.46 FEET TO A FENCE LINE; THENCE ON SAID FENCE LINE N 89°45'46" E, 59.03 FEET TO A POINT ON THE EAST LINE OF SAID LOT 5 OF BRIDGECREEK; THENCE ON SAID EAST LINE N 00°08'18" W, 0.33 FEET TO THE SOUTH LINE OF SAID LOT 771; THENCE ON SAID SOUTH LINE S 89°53'08" W, 59.03 FEET TO THE POINT OF BEGINNING.

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