

EXHIBIT 'A'
MESA COURT ABANDONMENT
FRONTING LOT 5 OF MESA VISTA SUBDIVISION

Lying within the Town of Yountville, County of Napa, State of California and being a portion of Mesa Court as shown on the Final Map of Mesa Vista Subdivision filed February 27, 1981 in Book 12 of Maps at Pages 69 and 70, Napa County Records, said portion is more particularly described as follows:

COMMENCING at the most southeasterly corner of Lot 5 as shown on said Final Map; thence along the general southwesterly line of said Mesa Court, North 31°24'52" West 4.25 feet to the POINT OF BEGINNING; thence continuing along said general southwesterly line, North 31°24'52" West 13.25 feet to an angle point therein; thence continuing along said general southwesterly line, North 58°45'08" East 11.50 feet to a second angle point therein; thence leaving said general southwesterly line, South 31°24'52" East 13.25 feet; thence South 58°45'08" West 11.50 feet to the POINT OF BEGINNING.

Containing 152 Square Feet more or less.

BASIS OF BEARINGS

Being a grid bearing of South 28°51'07" East between Control Points 2 and 6 as shown on the Record of Survey of the Town of Yountville Survey Control Network, recorded July 21, 2016 in Book 45 of Surveys at Pages 65-67 inclusive, Napa County Records.

END OF DESCRIPTION

Prepared by Cinquini & Passarino, Inc.



Mark P. Andrilla, PLS 8985

2.14.23

Date

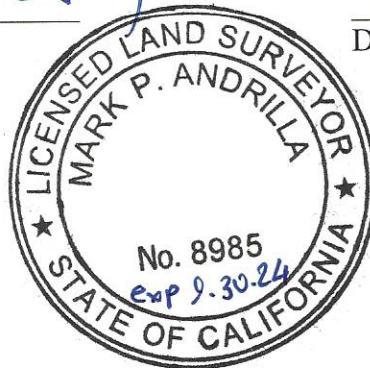
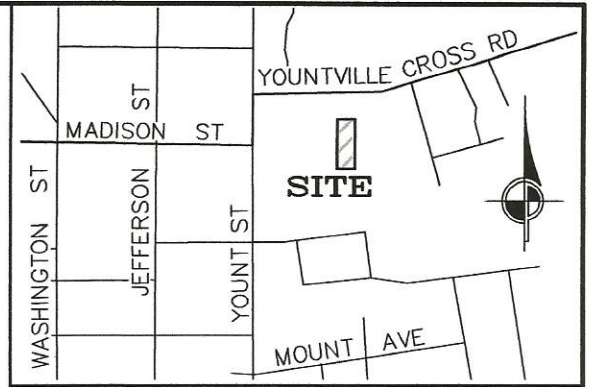


EXHIBIT 'B'

THIS DIAGRAM IS FOR GRAPHIC PURPOSES ONLY. ANY
ERRORS OR OMISSIONS SHALL NOT AFFECT THE LEGAL
DESCRIPTION.



SITE MAP
NO SCALE

LANDS OF
CABRAL FAMILY TRUST
APN 036-041-012
DN 2016-0025261 O.R.

LOT 5
12 RM
69-70

N58°45'08"E 11.50'

N31°24'52"W 13.25'

S31°24'52"E 13.25'

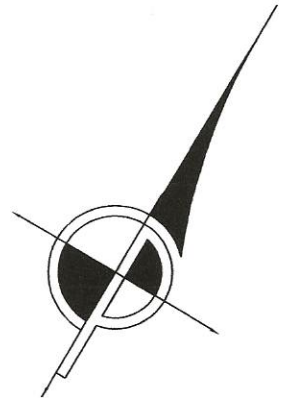
POB

N31°24'52"W 4.25'

POC

S58°45'08"W 11.50'

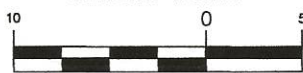
MESA
COURT



LEGEND

	ADJACENT PROPERTY BOUNDARY
	AREA OF ABANDONMENT (152 SF±)
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
APN	ASSESSOR'S PARCEL NUMBER
DN	DOCUMENT NUMBER
O.R.	OFFICIAL RECORDS

GRAPHIC SCALE



1 inch = 10 ft.

CINQUINI & PASSARINO, INC. LAND SURVEYING

△ BOUNDARY 1804 Soscol Avenue, STE 202
△ TOPOGRAPHIC Napa, CA. 94559
△ CONSTRUCTION Phone: (707) 690-9025
△ SUBDIVISIONS Fax: (707) 542-2106
WWW.CINQUINIPASSARINO.COM

JOB NAME: MESA COURT ABANDONMENT

DRAWN BY: AJD

CHECKED BY: MPA

DESCRIPTION: ABANDONMENT FRONTING
LOT 5-MESA VISTA SUBD.

SCALE: 1"=10'

DATE: 2/14/23

JOB #: 10050-23

PAGE: 1 OF 1