

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PEDESTRIAN EASEMENT AND**  
**PUBLIC UTILITY EASEMENT PARTIAL ABANDONMENT**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL TWO AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON AUGUST 13, 2021, IN DOCUMENT NO. 2021-0103005, OFFICIAL RECORDS OF PLACER COUNTY, ALSO BEING A PORTION OF A 25-FOOT WIDE PEDESTRIAN EASEMENT AND PUBLIC UTILITY EASEMENT, AS SHOWN ON THE FINAL MAP OF "FIDDYMENT RANCH PHASE 2", FILED IN BOOK BB OF MAPS AT PAGE 24, PLACER COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE EASTERLY TERMINUS OF A COURSE ON THE SOUTHWESTERLY LINE OF SAID PARCEL TWO, DESIGNATED AS "NORTH 85°17'29" WEST 8.04 FEET" IN SAID GRANT DEED, THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 85°17'29" WEST 1.69 FEET TO THE NORTHWESTERLY LINE OF SAID 25-FOOT WIDE PEDESTRIAN EASEMENT AND PUBLIC UTILITY EASEMENT AND THE BEGINNING OF A NON-TANGENT CURVE; THENCE ALONG SAID NORTHWESTERLY LINE AND THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 310.00 FEET AND A RADIAL BEARING OF NORTH 81°46'39" WEST, THROUGH A CENTRAL ANGLE OF 03°31'38" FOR AN ARC LENGTH OF 19.08 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE AND SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 310.00 FEET, THROUGH A CENTRAL ANGLE OF 45°18'24" FOR AN ARC LENGTH OF 245.13 FEET TO THE BEGINNING OF A REVERSE CURVE; THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE AND THE ARC OF SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 1.00 FOOT, THROUGH A CENTRAL ANGLE OF 80°44'54" FOR AN ARC LENGTH OF 1.41 FEET; THENCE LEAVING SAID NORTHWESTERLY LINE, SOUTH 23°41'31" EAST 6.93 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 304.00 FEET AND A RADIAL BEARING OF NORTH 32°58'03" WEST, THROUGH A CENTRAL ANGLE OF 44°00'15" FOR AN ARC LENGTH OF 233.48 FEET TO THE BEGINNING OF A REVERSE CURVE; THENCE ALONG THE ARC OF SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 7.00 FEET, THROUGH A CENTRAL ANGLE OF 81°08'53" FOR AN ARC LENGTH OF 9.91 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A TOTAL AREA OF 1,449 SQUARE FEET, MORE OR LESS.

THE ATTACHED PLAT ENTITLED "EXHIBIT B" IS MADE A PART OF THIS LEGAL DESCRIPTION.

**END OF DESCRIPTION**

# Exhibit A

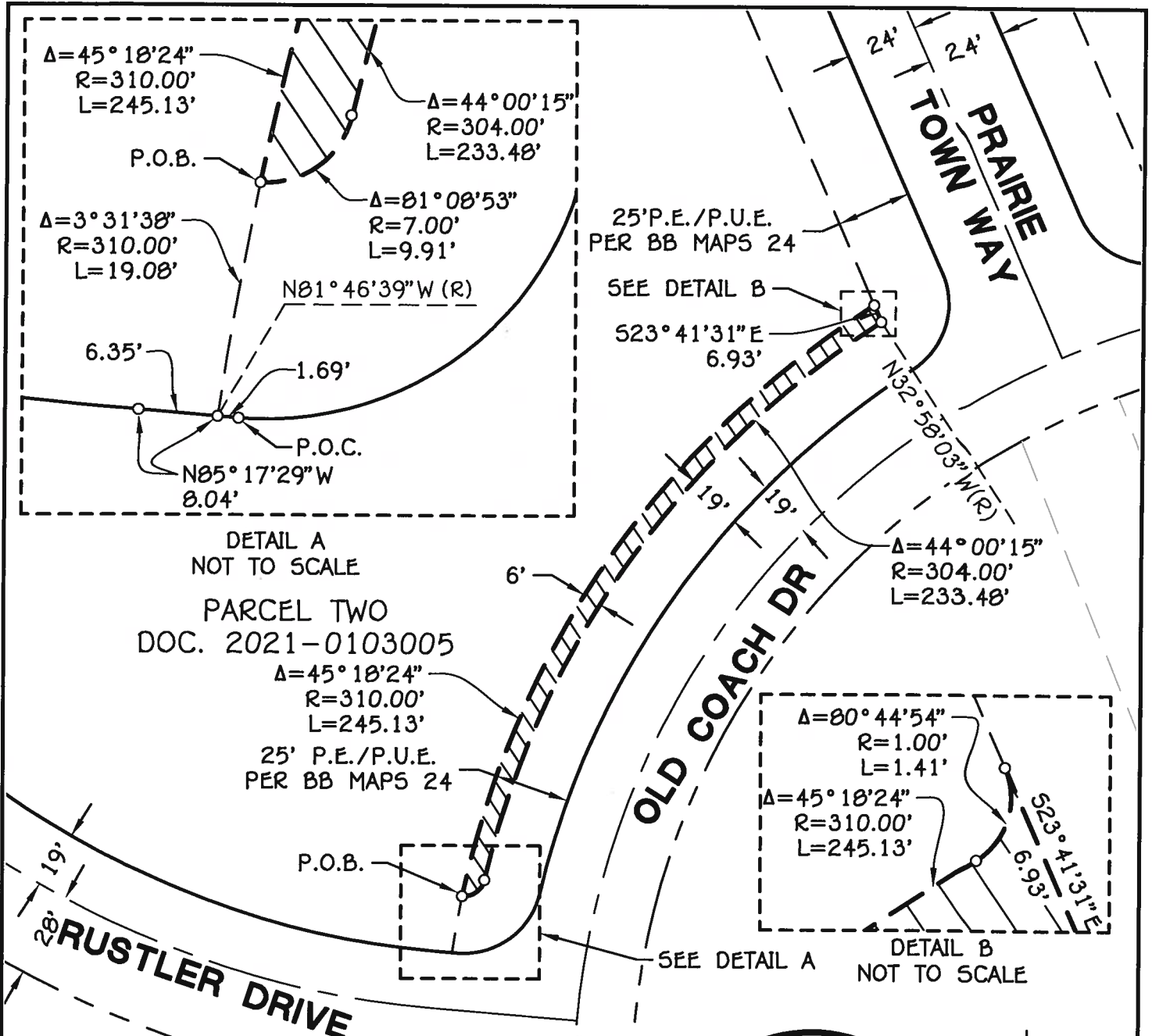
THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION PURSUANT TO THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

*Jim C. Koo*

PREPARED BY: JIM C. KOO, P.L.S. 7829  
DATE: SEPTEMBER 23, 2022

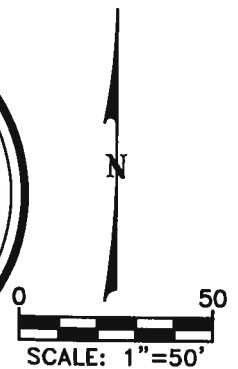
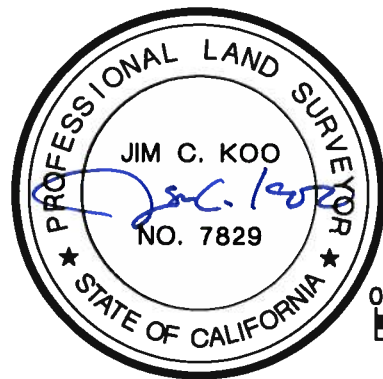


# Exhibit A



## LEGEND

- ..... DIMENSION POINT
- P.O.B. .... POINT OF BEGINNING
- P.O.C. .... POINT OF COMMENCEMENT
- P.E. .... PEDESTRIAN EASEMENT
- P.U.E. .... PUBLIC UTILITY EASEMENT
- ▨ ..... P.E./P.U.E. ABANDONMENT  
AREA = 1,449± S.F.



**B BURRELL CONSULTING GROUP, INC.**  
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Roseville, CA 95678 (916) 783-8898

**EXHIBIT "B"**  
FIDDYMENT RANCH PHASE 2 - F25  
DOC. 2021-0103005  
**P.E./P.U.E. PARTIAL ABANDONMENT**  
CITY OF ROSEVILLE CALIFORNIA

DRAWN BY: F5	CHECKED BY: JCK
DATE: 09/23/2022	
<b>SHEET 1 OF 1</b>	
JOB NO. 2354-00-1196	