

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 LOT 24 AS SHOWN ON THE FINAL MAP OF "FIDDYMENT RANCH PHASE 2", FILED IN BOOK BB OF MAPS AT PAGE 24, PLACER COUNTY RECORDS, ALSO BEING A PORTION OF A 25-FOOT WIDE PEDESTRIAN EASEMENT AND PUBLIC UTILITY EASEMENT, AS SHOWN ON SAID FINAL MAP, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY TERMINUS OF A COURSE ON THE WESTERLY LINE OF SAID LOT 24, DESIGNATED AS "NORTH 23°41'31" WEST 447.51 FEET" ON SAID FINAL MAP, THENCE NORTH 68°15'32" EAST 25.01 FEET TO AN ANGLE POINT ON SAID 25-FOOT WIDE PUBLIC UTILITY EASEMENT AND THE **POINT OF BEGINNING**; THENCE ALONG THE NORTHERLY LINE OF SAID 25-FOOT WIDE PUBLIC UTILITY EASEMENT AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 310.00 FEET AND A RADIAL BEARING OF NORTH 14°35'50" WEST, THROUGH A CENTRAL ANGLE OF 35°30'56" FOR AN ARC LENGTH OF 192.16 FEET TO AN ANGLE POINT ON SAID 25-FOOT WIDE PUBLIC UTILITY EASEMENT; THENCE ALONG THE EASTERLY LINE OF SAID 25-FOOT WIDE PUBLIC UTILITY EASEMENT, SOUTH 20°55'05" WEST 6.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE LEAVING SAID EASTERLY LINE AND ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 304.00 FEET AND A RADIAL BEARING OF NORTH 20°55'05" EAST, THROUGH A CENTRAL ANGLE OF 35°20'04" FOR AN ARC LENGTH OF 187.48 FEET; THENCE NORTH 23°41'31" WEST 6.08 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A TOTAL AREA OF 1,139 SQUARE FEET, MORE OR LESS.

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

END OF DESCRIPTION

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

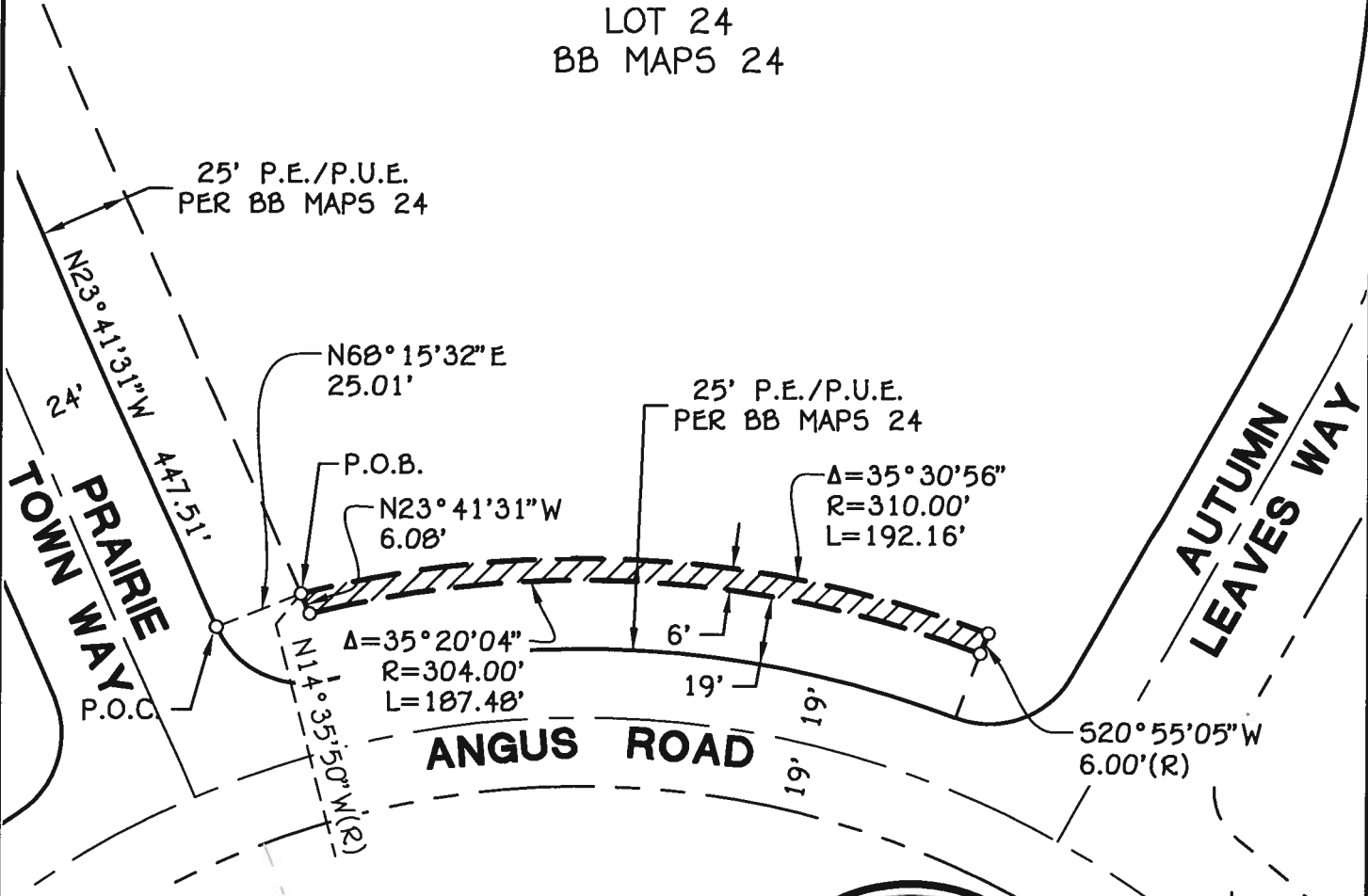


PREPARED BY: JIM C. KOO, P.L.S. 7829
DATE: OCTOBER 17, 2022



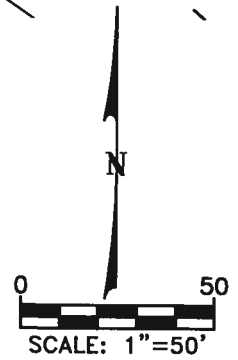
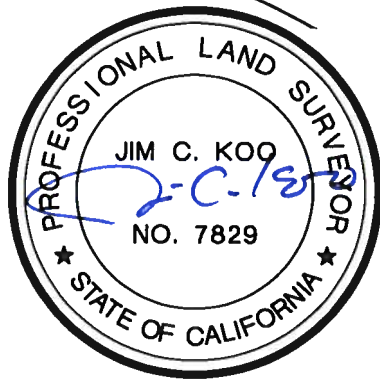
Exhibit B

LOT 24
BB MAPS 24



LEGEND

- DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- ▨ P.E./P.U.E. ABANDONMENT
AREA = 1,139± S.F.



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EXHIBIT "B"
FIDDYMENT RANCH PHASE 2 – F26
LOT 24, BB MAPS 24
P.E./P.U.E. PARTIAL ABANDONMENT
CITY OF ROSEVILLE CALIFORNIA

DRAWN BY: F5	CHECKED BY: JCK
DATE: 10/17/2022	
SHEET 1 OF 1	
JOB NO. 2354-00-1422	