

EXHIBIT "A"
LEGAL DESCRIPTION
FOR: LOT LINE ADJUSTMENT

ALL THAT CERTAIN PROPERTY SITUATE IN THE CITY OF EL DORADO HILLS, COUNTY OF EL DORADO, STATE OF CALIFORNIA, AS DESCRIBED AS FOLLOWS:

PARCEL A

BEING ALL OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD ON DECEMBER 28, 2018, IN BOOK 52 OF PARCEL MAPS, AT PAGE 10, OFFICIAL RECORDS OF EL DORADO COUNTY;

EXCEPTING THEREFROM:

COMMENCING ON THE EASTERLY RIGHT OF WAY LINE OF CLARKSVILLE CROSSING, FORMERLY SILVA VALLEY PARKWAY, AT THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE "N13°37'08"W 533.79'" ALSO ON THE WESTERLY LINE OF SAID PARCEL 1;

THENCE ALONG SAID WESTERLY LINE NORTH 13°37'08" WEST, 134.77 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID WESTERLY LINE AND NORTHERLY LINE OF SAID PARCEL 1, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) NORTH 13°37'08" WEST, 399.02 FEET,
- 2) ALONG THE ARC OF A 170.02 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°42'36", AN ARC DISTANCE OF 61.45 FEET,
- 3) ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 113°40'27", AN ARC DISTANCE OF 49.60 FEET,
- 4) ALONG THE ARC OF A 1160.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 7°23'15", AN ARC DISTANCE OF 149.57 FEET,
- 5) SOUTH 66°37'20" EAST, 251.64 FEET;

THENCE LEAVING SAID NORTHERLY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) SOUTH 43°29'48" WEST, 403.90 FEET,
- 2) SOUTH 76°22'52" EAST, 26.99 FEET, TO THE **POINT OF BEGINNING**;

IN ADDITION THERETO:

ALL OF TRACT 2 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, FILED FOR RECORD ON OCTOBER 10, 1989 IN BOOK 16 OF RECORD OF SURVEYS, AT PAGE 147, OFFICIAL RECORDS OF EL DORADO COUNTY.

CONTAINING 15.4834± ACRES.

PARCEL B

BEING A PORTION OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD ON DECEMBER 28, 2018, IN BOOK 52 OF PARCEL MAPS, AT PAGE 10, OFFICIAL RECORDS OF EL DORADO COUNTY;

COMMENCING ON THE EASTERLY RIGHT OF WAY LINE OF CLARKSVILLE CROSSING, FORMERLY SILVA VALLEY PARKWAY, AT THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE "N13°37'08"W 533.79'" ALSO ON THE WESTERLY LINE OF SAID PARCEL 1;

THENCE ALONG SAID WESTERLY LINE NORTH 13°37'08" WEST, 134.77 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID WESTERLY LINE AND NORTHERLY LINE OF SAID PARCEL 1, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) NORTH 13°37'08" WEST, 399.02 FEET,
- 2) ALONG THE ARC OF A 170.02 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°42'36", AN ARC DISTANCE OF 61.45 FEET,
- 3) ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 113°40'27", AN ARC DISTANCE OF 49.60 FEET,
- 4) ALONG THE ARC OF A 1160.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 7°23'15", AN ARC DISTANCE OF 149.57 FEET,
- 5) SOUTH 66°37'20" EAST, 251.64 FEET;

THENCE LEAVING SAID NORTHERLY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) SOUTH 43°29'48" WEST, 403.90 FEET,
- 2) SOUTH 76°22'52" EAST, 26.99 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING 2.1466± ACRES.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

LEGAL DESCRIPTION PREPARED BY KIER & WRIGHT CIVIL ENGINEERS AND SURVEYORS, INC.

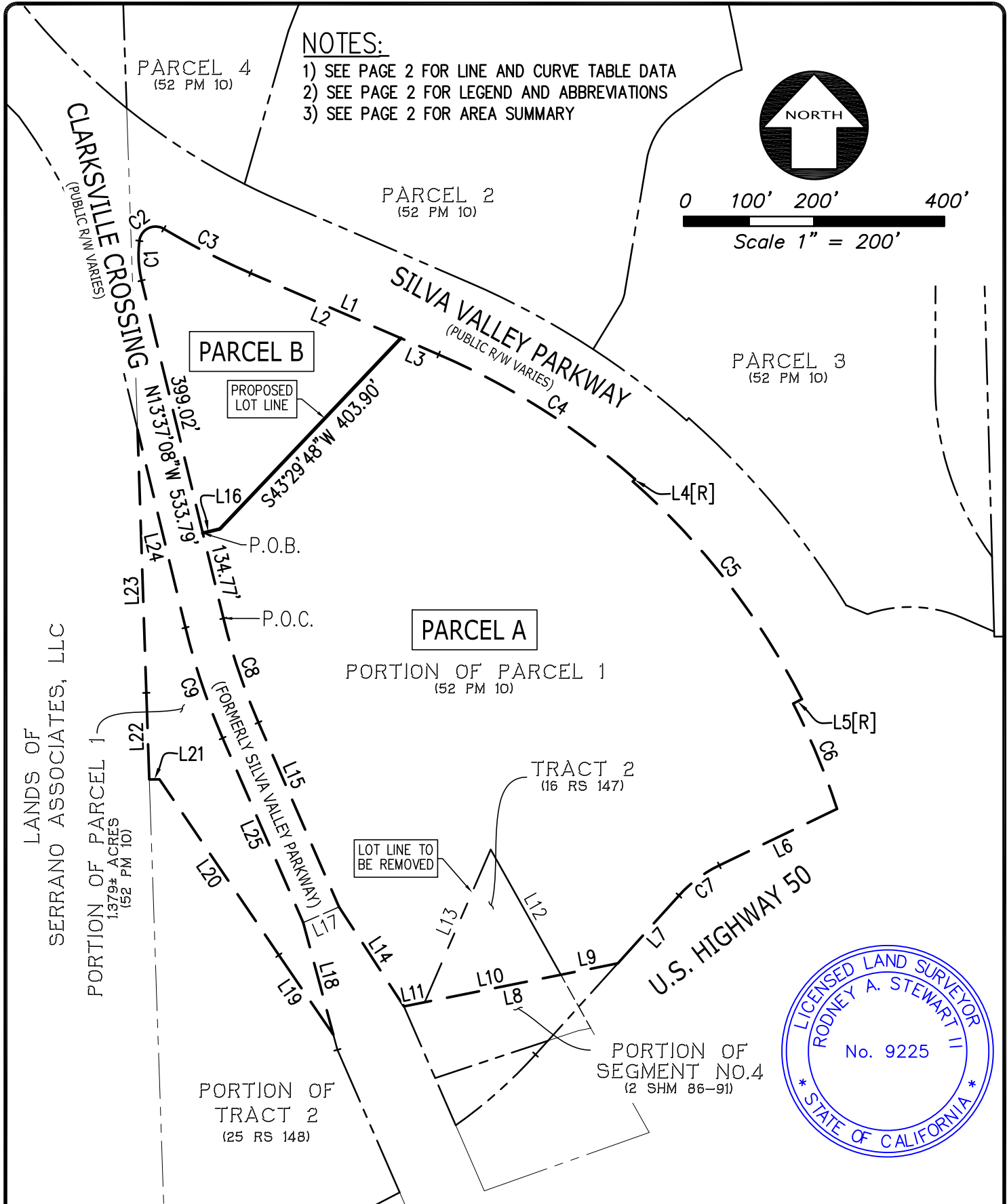
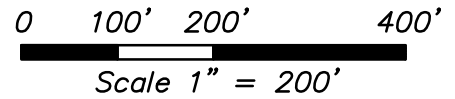
RODNEY A. STEWART II, P.L.S. 9225



DATE

NOTES:

- 1) SEE PAGE 2 FOR LINE AND CURVE TABLE DATA
- 2) SEE PAGE 2 FOR LEGEND AND ABBREVIATIONS
- 3) SEE PAGE 2 FOR AREA SUMMARY



KIER+WRIGHT

3350 Scott Boulevard, Building 22 Phone: (408) 727-6665
 Santa Clara, California 95054 www.kierwright.com

EXHIBIT "B"

**PLAT TO ACCOMPANY LEGAL DESCRIPTION
 LOT LINE ADJUSTMENT**

EL DORADO HILLS CALIFORNIA

DATE	JUNE, 2021
SCALE	1" = 200'
BY	LEII
JOB NO.	A18655
SHEET	1 OF 2

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S66°37'20"E	314.93'
L2	S66°37'20"E	251.64'
L3	S66°37'20"E	63.29'
L4	S41°24'12"W	5.00'
L5	S62°53'21"W	15.00'
L6	S64°22'00"W	200.62'
L7	S42°03'35"W	140.15'
L8	S78°36'58"W	335.25'
L9	S78°36'58"W	89.24'
L10	S78°36'58"W	213.44'
L11	S78°36'58"W	32.57'
L12	N29°15'50"W	220.57'
L13	S23°23'01"W	255.53'
L14	N33°08'15"W	182.36'
L15	N23°35'17"W	309.16'
L16	S76°22'52"W	26.99'

[R]
[R]

LINE TABLE		
LINE #	DIRECTION	LENGTH
L17	S66°24'43"W	60.00'
L18	S15°03'26"E	178.49'
L19	N34°22'28"W	148.24'
L20	N34°10'42"W	326.44'
L21	S89°03'27"W	15.65'
L22	N1°56'13"W	133.00'
L23	N1°55'44"W	404.52'
L24	S13°37'08"E	312.84'
L25	S23°35'17"E	309.16'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	170.02'	20°42'36"	61.45'
C2	25.00'	113°40'27"	49.60'
C3	1160.00'	7°23'15"	149.57'
C4	1126.55'	18°14'39"	358.72'
C5	1135.10'	21°29'09"	425.66'
C6	1120.10'	8°57'48"	175.23'
C7	200.02'	22°18'25"	77.87'
C8	970.00'	9°58'09"	168.77'
C9	1030.00'	9°58'09"	179.21'

LEGEND & ABBREVIATIONS

— — — — —	PROPERTY LINE
- - - - -	ADJACENT PROPERTY LINE
— — — — —	LOT LINE TO BE REMOVED
— — — — —	PROPOSED LOT LINE
- - - - -	FORMER PROPERTY LINE
NO.	NUMBER
PM	PARCEL MAP
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
[R]	RADIAL BEARING
R/W	RIGHT OF WAY
RS	RECORD OF SURVEY
SHM	STATE HIGHWAY MAP

AREA SUMMARY		
	AREA (±ACRES)	
	EXISTING	PROPOSED
PORTION OF PARCEL 1	15.7364	
PORTION OF PARCEL 1	1.3793	
TRACT 2	0.5143	
PARCEL A		14.1041
		1.3793
PARCEL B		2.1466
TOTAL	17.6300	17.6300



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PLAT TO ACCOMPANY LEGAL DESCRIPTION
LOT LINE ADJUSTMENT
EL DORADO HILLS CALIFORNIA

DATE	JUNE, 2021
SCALE	NO SCALE
BY	LEII
JOB NO.	A18655
SHEET	2 OF 2