

**EXHIBIT A**  
**ROW ABANDONMENT**  
**AREA 1**  
**LEGAL DESCRIPTION**

All that real property situated in the City of Grass Valley, Nevada County, California being a portion of the Idaho Maryland Road Right-of-Way situated within a portion of Block No. 3 of the Townsite of East Grass Valley as said Block is designated upon the official map of said townsite as made by Samuel J. Alderman, completed in May, 1890, being more particularly described as follows:

All that portion of said Idaho Maryland Road lying Southerly of the following described line:

Beginning at a point on the West line of lands of F. Mark Heuser and Teri S. Heuser as described in Document Number 2020-0033121, official Records of Nevada County, from which the Southerly most corner of Parcel 1 as shown on that Parcel Map filed for record with the Nevada County Recorder in Book 22 of Parcel Maps at Page 5 bears the following 3 courses; 1) North 18°58'49" West a distance of 64.00 feet to a point on the North Right-of-Way line of Idaho Maryland Road also being the beginning of a non-tangent curve, concave southerly having a radius of 2,037.00 feet with a Radial line to said point that bears North 18°58'49" West; 2) Northeasterly along said curve thru a central angle of 2°09'43" an arc length of 76.86 feet 3) North 26°18'17" West a distance of 7.15 feet; Thence from the **POINT OF BEGINNING** leaving said West line in a Easterly direction along a curve concave Southerly, having a radius of 1,973.00 feet with a Radial line to said point that bears North 18°58'49" West thru a central angle of 0°47'56" an arc length of 27.51 feet; thence North 71°49'07" East a distance of 107.42 feet to the beginning of a curve to the right having a radius of 472.00 feet; thence Northeasterly along said curve thru a central angle of 27°52'58" an arc length of 229.70 feet to the beginning of a curve to the left having a radius of 4,621.00 feet; thence Northeasterly along said curve thru a central angle of 0°34'57" an arc length of 46.98 feet more or less to the east line of said lands of Heuser.

Area described here-in is graphically depicted on Exhibit B, attached hereto, and made a part of hereof.

Containing 3,215.8 Square Feet, more or less.

Robert J. Lawless, P.L.S. 8928  
Expires 9-30-2024



\_\_\_\_\_  
Date:

**EXHIBIT A**  
**ROW DEDICATION**  
**AREAS A & B**  
**LEGAL DESCRIPTION**

All that real property situate in the City of Grass Valley, Nevada County, California being a portion of lands of F. Mark Heuser and Teri S. Heuser as described in Document Number 2020-0033121, Official Records of Nevada County, situated within a portion of Lot No. 1 of Block No. 3 of the Townsite of East Grass Valley as said Lot and Block are designated upon the official map of said townsite as made by Samuel J. Alderman, completed May, 1890, being more particularly described as follows:

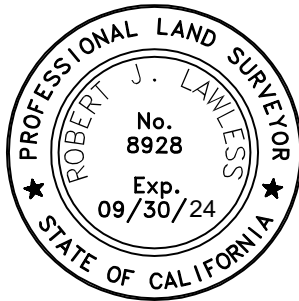
All that portion of said lands of Heuser lying Northerly of the following described line:

Beginning at a point on the West line of said lands Heuser from which the Southerly most corner of Parcel 1 as shown on that Parcel Map filed for record with the Nevada County Recorder in Book 22 of Parcel Maps at Page 5 bears the following 3 courses; 1) North 18°58'49" West a distance of 64.00 feet to a point on the North Right-of-Way line of Idaho Maryland Road also being the beginning of a non-tangent curve, concave southerly having a radius of 2,037.00 feet with a Radial line to said point that bears North 18°58'49" West; 2) Northeasterly along said curve thru a central angle of 2°09'43" an arc length of 76.86 feet 3) North 26°18'17" West a distance of 7.15 feet; Thence from the **POINT OF BEGINNING** leaving said West line in a Easterly direction along a curve concave Southerly having a radius of 1,973.00 feet with a Radial line to said point that bears North 18°58'49" West thru a central angle of 0°47'56" an arc length of 27.51 feet; thence North 71°49'07" East a distance of 107.42 feet to the beginning of a curve to the right having a radius of 472.00 feet; thence Northeasterly along said curve thru a central angle of 27°52'58" an arc length of 229.70 feet to the beginning of a curve to the left having a radius of 4,621.00 feet; thence Northeasterly along said curve thru a central angle of 0°34'57" an arc length of 46.98 feet more or less to the east line of said lands of Heuser.

Area described here-in is graphically depicted on Exhibit B, attached hereto, and made a part of hereof.

Containing 189.8 Square Feet, more or less.

Robert J. Lawless, P.L.S. 8928  
Expires 9-30-2024



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Date:

**DUNDAS GEOMATICS, INC.**

**GEOMATIC ENGINEERS**

Grass Valley Office

159 S. Auburn Street

Grass Valley, Ca. 95945

**EXHIBIT "B"**

A PTN. OF SEC. 26, T. 16 N., R. 8 E. M.D.B. & M. IN  
THE INCORPORATED TERRITORY OF THE COUNTY OF  
NEVADA, CITY OF GRASS VALLEY, STATE OF CALIFORNIA

SCALE: 1"=60'

DATE: 12/01/2023

SHEET: 1  
OF  
2



PARCEL 2  
22 P.M. 005

MARK AND SAMANTHA  
LONDON  
DOC.# 2018-001197

L=46.98, R=4621.00  
 $\Delta=0^{\circ}34'57''$

MARK F. AND TERI  
S. HEAUSER  
DOC.# 2004-0132171

AREA B  
ROW DEDICATION  
AREA: 172.8±

PARCEL 1  
22 P.M. 005

IDAHO MARYLAND ROAD

L=229.70, R=472.00  
 $\Delta=27^{\circ}52'58''$

AREA 1 ROW  
ABANDONMENT  
AREA: 3,215.8± SQ. FT

MARK F. AND TERI S.  
HEAUSER, TRSTE  
DOC.# 2020-0033121

TIMOTHY & MARGIE DEMARTINI  
PARCEL 1  
17 PARCEL MAPS 165

SHEET 2

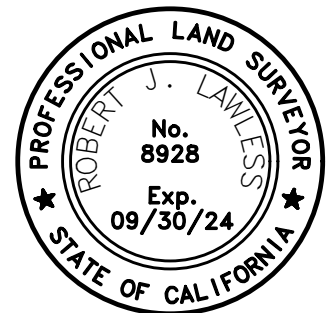
AREA A ROW  
DEDICATION

**LEGEND**

- P.O.B.** POINT OF BEGINNING
- NEW BOUNDARY LINE
- ADJOINING PARCEL
- EXIST. BOUNDARY LINE TO BE ABANDONED
- EXIST. UNCHANGED BOUNDARY LINE

**BASIS OF BEARING:**

IDENTICAL TO THAT SURVEY  
DESCRIBED IN NEVADA COUNTY  
DOCUMENT #2020-0033121.



**DUNDAS GEOMATICS, INC.**

**GEOMATIC ENGINEERS**

Grass Valley Office

159 S. Auburn Street

Grass Valley, Ca. 95945

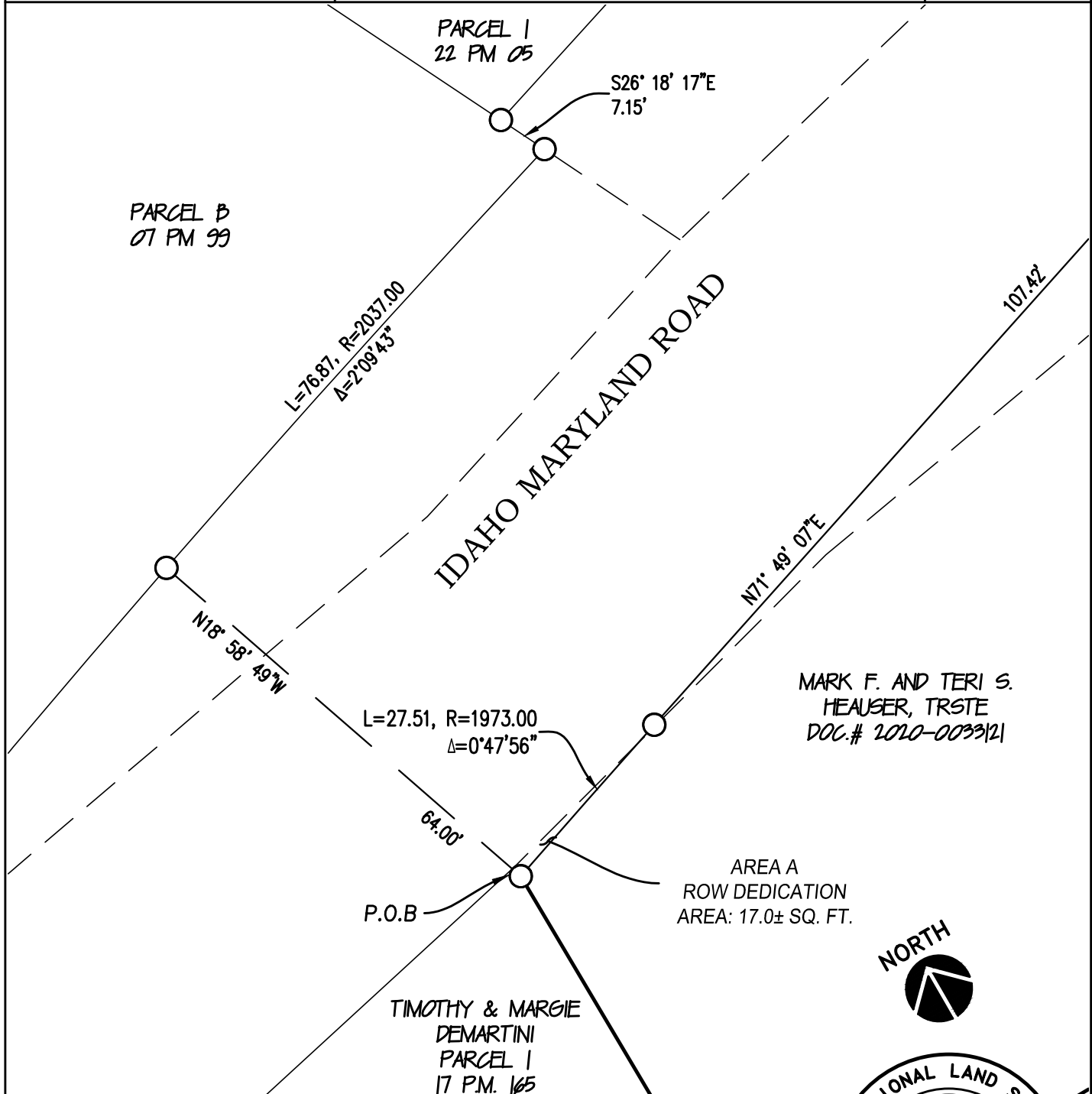
**EXHIBIT "B"**

A PTN. OF SEC. 26, T. 16 N., R. 8 E. M.D.B. & M. IN  
THE INCORPORATED TERRITORY OF THE COUNTY OF  
NEVADA, CITY OF GRASS VALLEY, STATE OF CALIFORNIA

SCALE: 1"=20'

DATE: 12/01/2023

SHEET: 2  
OF  
2



MARK F. AND TERI S.  
HEAUSER, TRSTE  
DOC.# 2020-0033121

AREA A  
ROW DEDICATION  
AREA: 17.0± SQ. FT.

TIMOTHY & MARGIE  
DEMARTINI  
PARCEL 1  
17 PM. 165



LEGEND

- P.O.B. POINT OF BEGINNING
- NEW BOUNDARY LINE
- ADJOINING PARCEL
- - - - EXIST. BOUNDARY LINE TO BE ABANDONED
- EXIST. UNCHANGED BOUNDARY LINE

