

EXHIBIT A
LEGAL DESCRIPTION
Proposed Parcel 1

All that real property in Section 6, Township 1 North, Range 15 East, Mount Diablo Meridian, in the City of Sonora, State of California, more particularly described as follows:

BEGINNING at the most westerly corner of Parcel "B-1" as shown on that certain map recorded October 30, 2000 in Book 39 of Parcel Maps, at Pages 98-99, Tuolumne County Records; thence along the west line of Parcel "B-1 and "A-1 of said parcel map the following 4 courses: 1) South 18°45'22" East, a distance of 35.41 feet to a point on a non-tangent curve concave to the west and having a radius of 330.00 feet, to which a radial line bears North 71°13'06" East; 2) thence southeasterly along said curve through a central angle of 17°00'29", a distance of 97.96 feet; thence 3) South 01°46'25" East, a distance of 59.90 feet; thence 4) South 11°04'01" East, a distance of 28.42 feet; thence North 89°48'52" West, a distance of 35.73 feet to the point on a tangent curve concave to the northeast and having a radius of 30.00 feet; thence northwesterly along said curve through a central angle of 66°30'31", a distance of 34.82 feet to the point of reverse with a curve concave to the southwest and having a radius of 340.00 feet; thence northwesterly along said curve through a central angle of 12°29'37", a distance of 74.14 feet to the point on a compound curve concave to the southwest and having a radius of 3241.00 feet; thence northwesterly along said curve through a central angle of 0°14'40", a distance of 13.82 feet; thence North 30°07'31" East, a distance of 142.81 feet to the **POINT OF BEGINNING**.

CONTAINING 13,418 square feet, more or less.

SUBJECT TO all rights-of-way and easements of record.

This description was created by me or under my direction in conformance with the Professional Land Surveyors' Act.

Rodrick H. Hawkins, P.L.S. 9489
July 18, 2025

EXHIBIT A
LEGAL DESCRIPTION
Proposed Parcel 2

All that real property in Section 6, Township 1 North, Range 15 East, Mount Diablo Meridian, in the City of Sonora, State of California, more particularly described as follows:

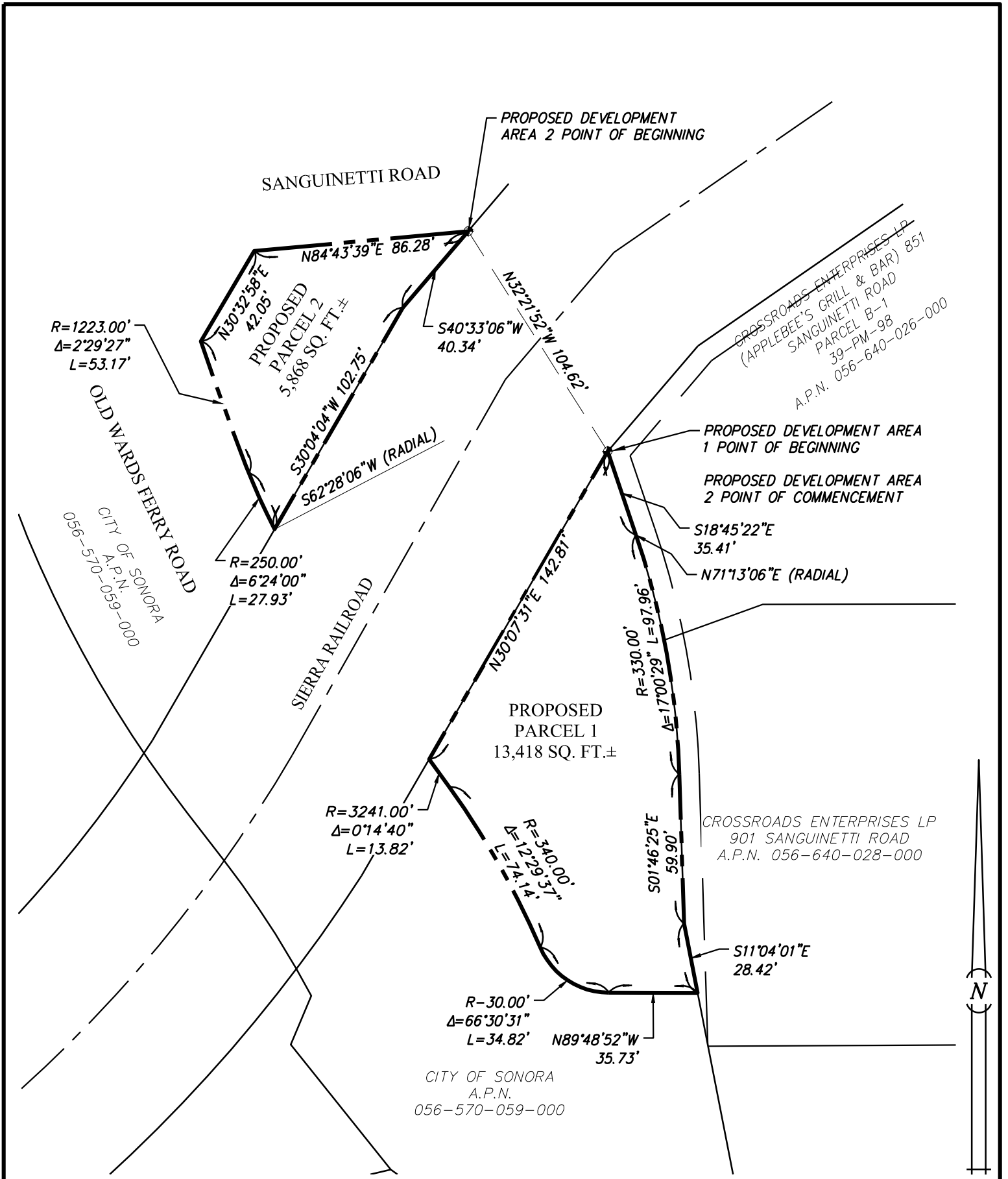
COMMENCING at the most westerly corner of Parcel "B-1" as shown on that certain map recorded October 30, 2000 in Book 39 of Parcel Maps, at Pages 98-99, Tuolumne County Records; thence North 32°21'52" West, a distance of 104.62 feet to the **POINT OF BEGINNING**; thence South 40°33'06" West, a distance of 40.34 feet; thence South 30°04'04" West, distance of 102.75 feet to a point on a curve concave to the northeast and having a radius of 250.00 feet, to which a radial line bears South 62°28'06" West; thence northwesterly along said curve through a central angle of 6°24'00", a distance of 27.93 feet to the point of compound curve concave to the northeast and having a radius of 1223.00 feet; thence northwesterly along said curve through a central angle of 2°29'27", a distance of 53.17 feet; thence North 30°32'58" East, a distance of 42.05 feet; thence North 84°43'39" East, a distance of 86.28 feet to the **POINT OF BEGINNING**.

CONTAINING 5,868 square feet, more or less.

SUBJECT TO all rights-of-way and easements of record.

This description was created by me or under my direction in conformance with the Professional Land Surveyors' Act.

Rodrick H. Hawkins, P.L.S. 9489
July 18, 2025



**HAWKINS & ASSOCIATES
ENGINEERING, INC.**
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EXHIBIT "B"
PROPOSED PARCELS 1 & 2

A.P.N. 056-570-059-000 (PORTION)
OLD WARDS FERRY ROAD, SONORA, CA

BY: RCS
CHK: RHH
DATE: 07/18/25
SCALE: 1"=50'
JOB #: 3727.00

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OF
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