

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**RESULTANT BUILDING ENVELOPE**

A portion of the parcel of land situated in the northeast quarter of Section 3, Township 17 North, Range 16 East, M.D.M., Nevada County California, being a portion of the parcel described to Luke Greenley Stone and Kasson Carter Stone in Document No. 2021-0007733, Official Records, also being a portion of Parcel 3 as shown on Parcel Map 98-067, recorded in Book 19 of Parcel Maps at page 120, Official Records of Nevada County, CA. Said Resultant Building Envelope is more particularly described as follows :

**COMMENCING** at the northwest corner of said Parcel 3, South 24°26'42" West a distance of 686.44 feet to the **POINT OF BEGINNING** of said Building Envelope containing the following seven (7) courses and distances:

1. North 90°00'00" West a distance of 274.80 feet to an angle point;
2. South 00°01'01" West a distance of 102.07 feet to an angle point;
3. South 49°15'34" West a distance of 59.87 feet to an angle point;
4. South 42°44'26" West a distance of 152.79 feet to an angle point;
5. South 00°02'13" West a distance of 96.78 feet to an angle point;
6. North 68°52'07" West a distance of 136.58 feet to an angle point;
7. North 00°18'29" East to the **POINT OF BEGINNING.**

Said Building Envelope contains 67,178 square feet or 1.54 acres.

Attached hereto is a plat labeled Exhibit "A-1" and by this reference made a part hereof.

**END OF DESCRIPTION.**

Prepared By:



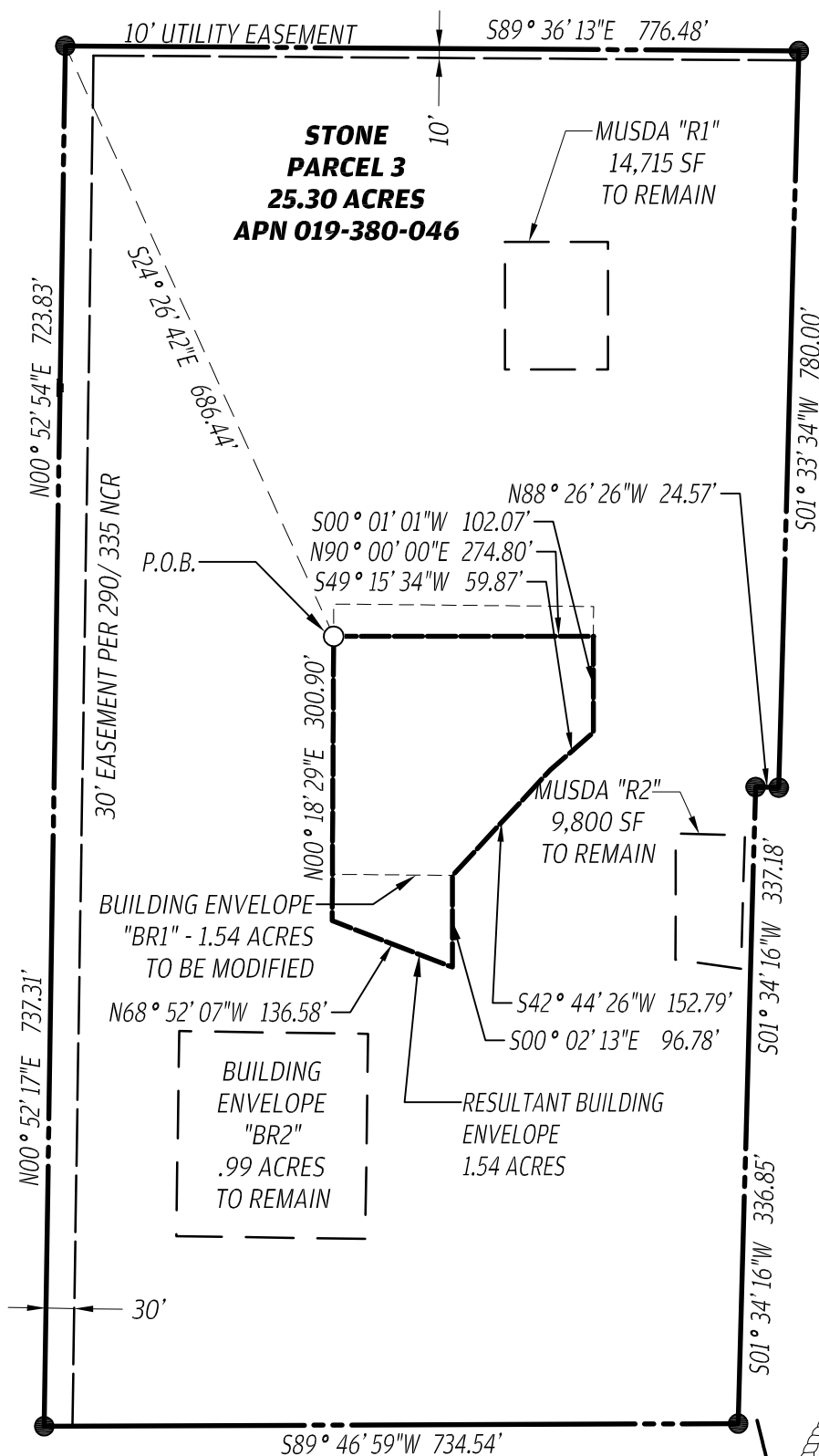
A handwritten signature in black ink, appearing to read "Travis T. Pachacki", with a small "x" mark at the end.

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Travis T Pachacki	P.L.S. 9186
License expires	03/31/2023

TerraGraphic Land Surveying  
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Tahoe City, CA 96145  
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**EXHIBIT "A-1"**  
**MAP MODIFICATION EXHIBIT**  
**BEING A PORTION OF PARCEL 3, BOOK 19 OF PARCEL MAPS, PAGE 120**  
**COUNTY OF NEVADA, CA**



**NOTES:**

P.O.B. = POINT OF BEGINNING LEGAL DESCRIPTION  
BEARINGS AND DISTANCES ARE RECORD PER PM 19/120

