

EXHIBIT 'A'
DRAINAGE EASEMENT
LEGAL DESCRIPTION

A portion of the lands granted to PC-1 Investments, LLC, a Nevada limited liability company on March 30, 2022, in Document No. 20220007028, Nevada County Records, being a portion of lands of Lot 18, as shown in Book 9 of Subdivision Maps, at page 20, Nevada County Records, situate in Sections 16 and 17, Township 17 North, Range 16 East, M.D.B.&M., being more particularly described as follows:

Beginning at a point at the intersection of the Southerly Right-of-Way (R.O.W.) line of Cold Stream Road and the Westerly R.O.W. line of Deerfield Drive, said point also being on the Northerly property line of said Lot 18, thence from the **Point of Beginning** along the said Northerly property line the following two (2) courses;

- 1) North 88° 59' 44" East a distance of 27.25 feet to the beginning of a curve to the right having a radius of 20.00 feet,
- 2) along said curve through a central angle of 86° 27' 13" and an arc length of 30.18 feet;

Thence leaving Northerly property line North 58° 56' 20" West a distance of 21.19 feet; thence South 88° 59' 44" West a distance of 27.77 feet; thence South 66° 07' 47" West a distance of 123.14 feet; thence South 23° 52' 13" East a distance of 2.50 feet; thence South 66° 07' 47" West a distance of 9.47 feet to the beginning of a curve to the left having a radius of 960.00 feet, thence along said curve through a central angle of 04° 05' 57" and an arc length of 68.68 feet; thence South 46° 14' 20" East a distance of 12.65 feet; thence to the beginning of a non-tangent curve to the right having a radius of 948.00 feet and a chord bearing North 63° 49' 46" East a distance of 50.95 feet, thence along said curve through a central angle of 03° 04' 47" and an arc length of 50.95 feet; thence South 25° 43' 54" East a distance of 29.84 feet; thence South 01° 00' 56" East a distance of 27.77 feet; thence South 65° 13' 10" East a distance of 51.98 feet; thence South 53° 45' 19" East a distance of 40.14 feet to the South property line of said Lot 18; thence along said property line the following three (3) courses;

- 1) South 88° 59' 20" West a distance of 39.45 feet;
- 2) North 00° 59' 56" West a distance of 12.00 feet;
- 3) South 88° 59' 44" West a distance of 13.01 feet;

Thence leaving said Southerly property line North 65° 13' 10" West a distance of 32.46 feet; thence South 33° 29' 19" West a distance of 13.24 feet to the Southerly property line of said Lot 18 and the beginning of a non-tangent curve to the right having a radius of 103.00 feet and a chord bearing North 62° 31' 48" West a distance of 50.31 feet, thence along the Southerly, Westerly and Northerly lines of said Lot 18 the following seven (9) courses;

- 1) along said curve through a central angle of 28° 16' 19" and an arc length of 50.82 feet;
- 2) South 40° 39' 39" West a distance of 12.00 feet to the beginning of a non-tangent curve to the right having a radius of 115.00 feet and a chord bearing North 39° 38' 28" West a distance of 35.39 feet,
- 3) along said curve through a central angle of 17° 42' 14" and an arc length of 35.53 feet;

- 4) North 30° 47' 14" West a distance of 8.95 feet to the beginning of a curve to the right having a radius of 20.01 feet,
- 5) along said curve through a central angle of 92° 13' 43" and an arc length of 32.21 feet to the Southerly line of Cold Stream Road, and the beginning of a curve to the right having a radius of 970.00 feet,
- 6) along said curve through a central angle of 04° 41' 39" and an arc length of 79.47 feet;
- 7) North 66° 07' 47" East a distance of 9.47 feet;
- 8) North 66° 07' 47" East a distance of 19.99 feet;
- 9) North 66° 07' 52" East a distance of 104.70 feet to said **Point of Beginning**.

Containing 8,788.9 Sq.Ft., more or less.

The herein described area is shown on Exhibit B, attached hereto, and made part of thereof.



Robert J. Lawless, P.L.S. 8928
Expires 9-30-24



8-9-2024
Dated:



DUNDAS GEOMATICS, INC.

GEOMATIC ENGINEERS

Grass Valley Office

159 South Auburn Street

Grass Valley, Ca. 95945

EXHIBIT 'B'

DRAINAGE EASEMENT

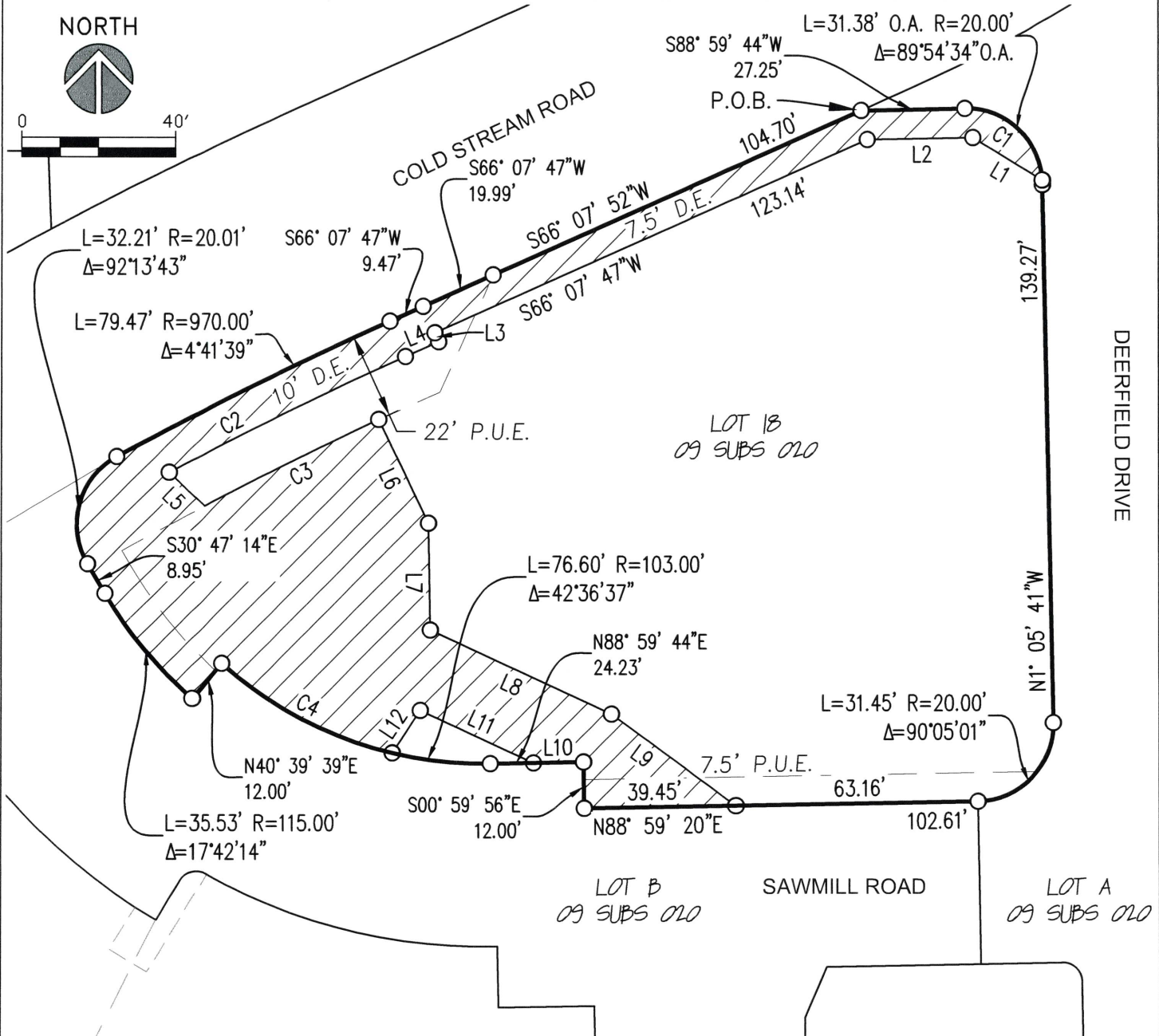
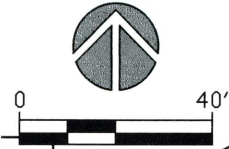
BEING A PORTION OF SECTIONS 16 & 17, T.17N., R.16E.,
M.D.B.&M. IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF NEVADA, STATE OF CALIFORNIA

SCALE: 1"=40'

DATE: 07-02-24

SHEET: 1
OF
2

NORTH

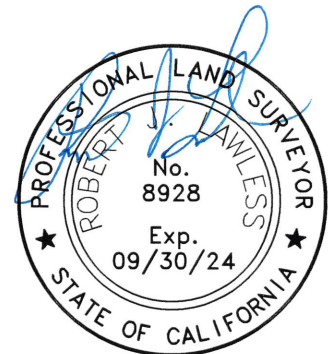


LEGEND

- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT AREA
- DIMENSION POINT (DOES NOT INDICATE MONUMENT)

BASIS OF BEARING:

IDENTICAL TO THAT SUBDIVISION
MAP IN BK 9 SUBS PG 20.



DUNDAS GEOMATICS, INC.
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 BEING A PORTION OF SECTIONS 16 & 17, T.17N., R.16E.,
 M.D.B.&M. IN THE UNINCORPORATED TERRITORY OF THE
 COUNTY OF NEVADA, STATE OF CALIFORNIA

SCALE: N.T.S.
 DATE: 07-02-24
 SHEET: 2
 OF
 2

Line Table		
Line #	Length	Direction
L1	21.19	N58° 56' 20"W
L2	27.77	S88° 59' 44"W
L3	2.50	S23° 52' 13"E
L4	9.47	S66° 07' 47"W
L5	12.65	S46° 14' 20"E
L6	29.84	S25° 43' 54"E
L7	27.77	S1° 00' 56"E
L8	51.98	S65° 13' 10"E
L9	40.14	S53° 45' 19"E
L10	13.01	S88° 59' 44"W
L11	32.46	N65° 13' 10"W
L12	13.24	S33° 29' 19"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	30.18	20.00	86°27'13"	S47° 46' 39"E	27.40
C2	68.68	960.00	4°05'57"	S64° 05' 58"W	68.67
C3	50.95	948.00	3°04'47"	N63° 49' 46"E	50.95
C4	50.82	103.00	28°16'19"	N62° 31' 48"W	50.31

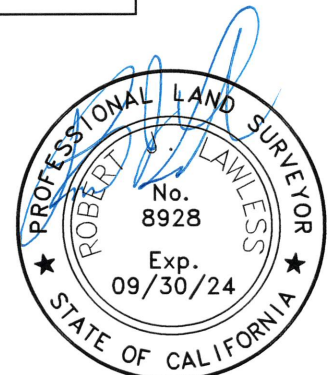


EXHIBIT 'A'
DRAINAGE EASEMENT ABANDONMENT
LEGAL DESCRIPTION

A portion of the lands granted to PC-1 Investments, LLC, a Nevada limited liability company on March 30, 2022, in Document No. 20220007028, Nevada County Records, situate in Sections 16 and 17, Township 17 North, Range 16 East, M.D.B.&M., being more particularly described as follows:

All that portion of lot 18 described as a Drainage Easement (D.E.), as shown in Book 9 of Subdivision Maps, at Page 20, Nevada County Records.

Containing 8,951.3 Sq.Ft., more or less.

The herein described area is shown on Exhibit B, attached hereto, and made part of thereof.



Robert J. Lawless, P.L.S. 8928
Expires 9-30-24



8-9-2024

Dated:



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159 South Auburn Street

Grass Valley, Ca. 95945

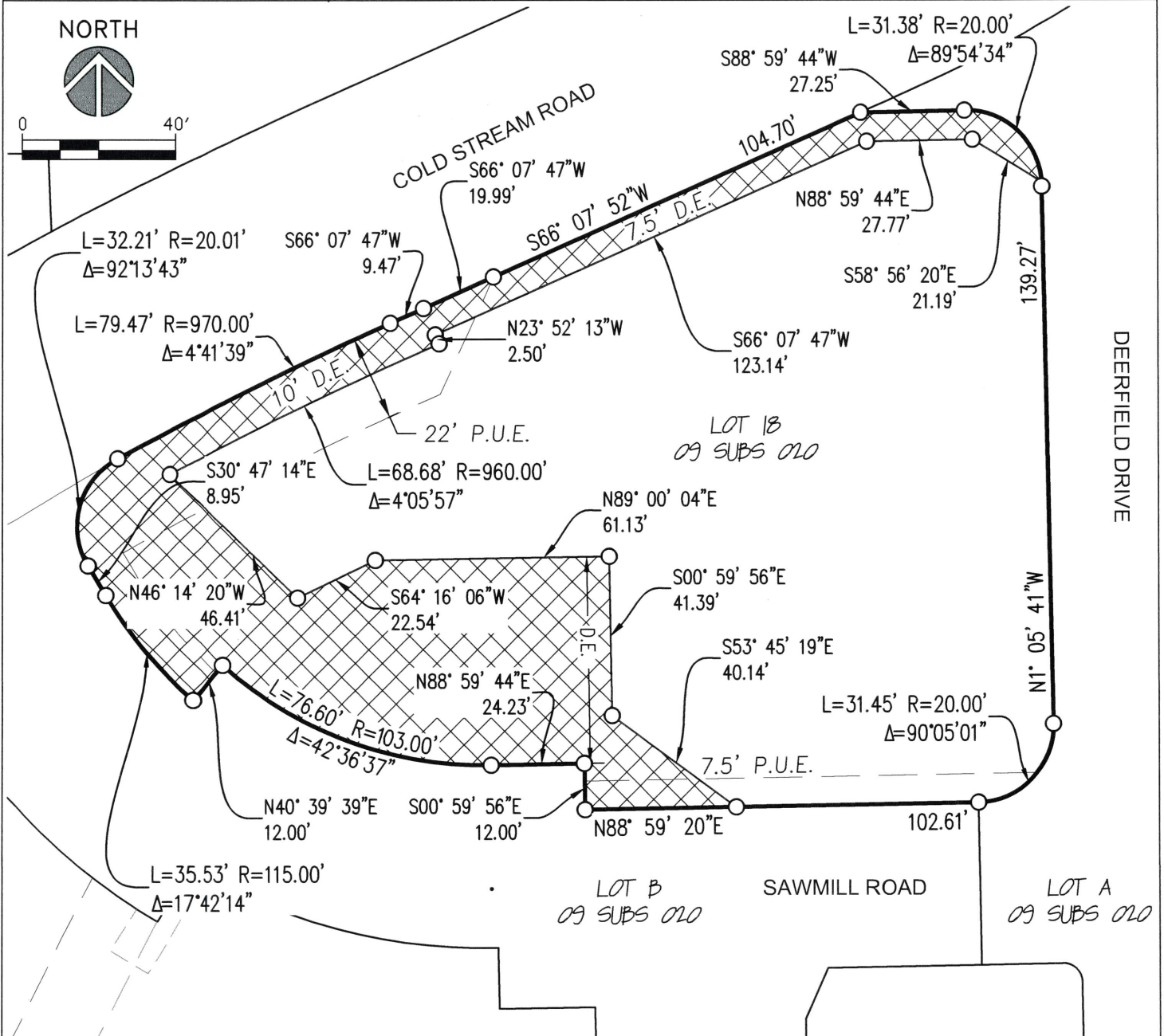
EXHIBIT 'B'

DRAINAGE EASEMENT ABANDONMENT
BEING A PORTION OF SECTIONS 16 & 17, T.17N., R.16E.,
M.D.B.&M. IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF NEVADA, STATE OF CALIFORNIA

SCALE: 1"=40'

DATE: 06-06-24

SHEET: 1
OF
1



LEGEND

- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EASEMENT AREA TO BE ABANDONED
- DIMENSION POINT (DOES NOT INDICATE MONUMENT)

BASIS OF BEARING:

IDENTICAL TO THAT SUBDIVISION
MAP IN BK 9 SUBS PG 20.



EXHIBIT 'A'
DRAINAGE EASEMENT
LEGAL DESCRIPTION

A portion of the lands granted to PC-1 Investments, LLC, a Nevada limited liability company on March 30, 2022, in Document No. 20220007028, Nevada County Records, being a portion of lands of Lot 19, as shown in Book 9 of Subdivision Maps, at Page 20, Nevada County Records, situate in Sections 16 and 17, Township 17 North, Range 16 East, M.D.B.&M., being more particularly described as follows:

Beginning at the Northeast corner of said Lot 19, thence from the **Point of Beginning** along the East and South property lines the following Four (4) courses;

- 1) South 01° 00' 16" East a distance of 37.30 feet;
- 2) South 88° 59' 44" West a distance of 10.66 feet;
- 3) South 01° 00' 16" East a distance of 65.63 feet;
- 4) South 88° 59' 44" West a distance of 90.74 feet;

Thence leaving said South property line North 76° 20' 00" East a distance of 28.08 feet; thence North 01° 03' 55" West a distance of 17.26 feet; thence North 88° 56' 05" East a distance of 18.85 feet; thence North 01° 06' 59" West a distance of 59.81 feet; thence South 88° 58' 34" West a distance of 5.49 feet; thence North 01° 09' 30" West a distance of 20.12 feet to the North property line of said Lot 19, thence along said North property line North 89° 29' 55" East a distance of 49.87 feet to said **Point of Beginning**.

Containing 5,414.6 Sq.Ft., more or less.

The herein described area is shown on Exhibit B, attached hereto, and made part of thereof.



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8-9-2024
Dated:

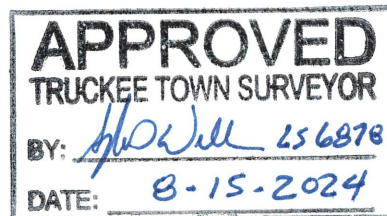




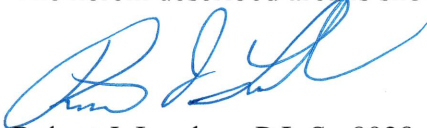
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All that portion of Lot 19, described as a Drainage Easement (D.E.), as shown in Book 9 of Subdivision Maps, at page 20, Nevada County Records.

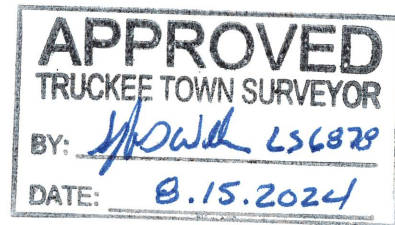
Containing 4,577.3 Sq.Ft., more or less.

The herein described area is shown on Exhibit B, attached hereto, and made part of thereof.


Robert J. Lawless, P.L.S. 8928
Expires 9-30-24



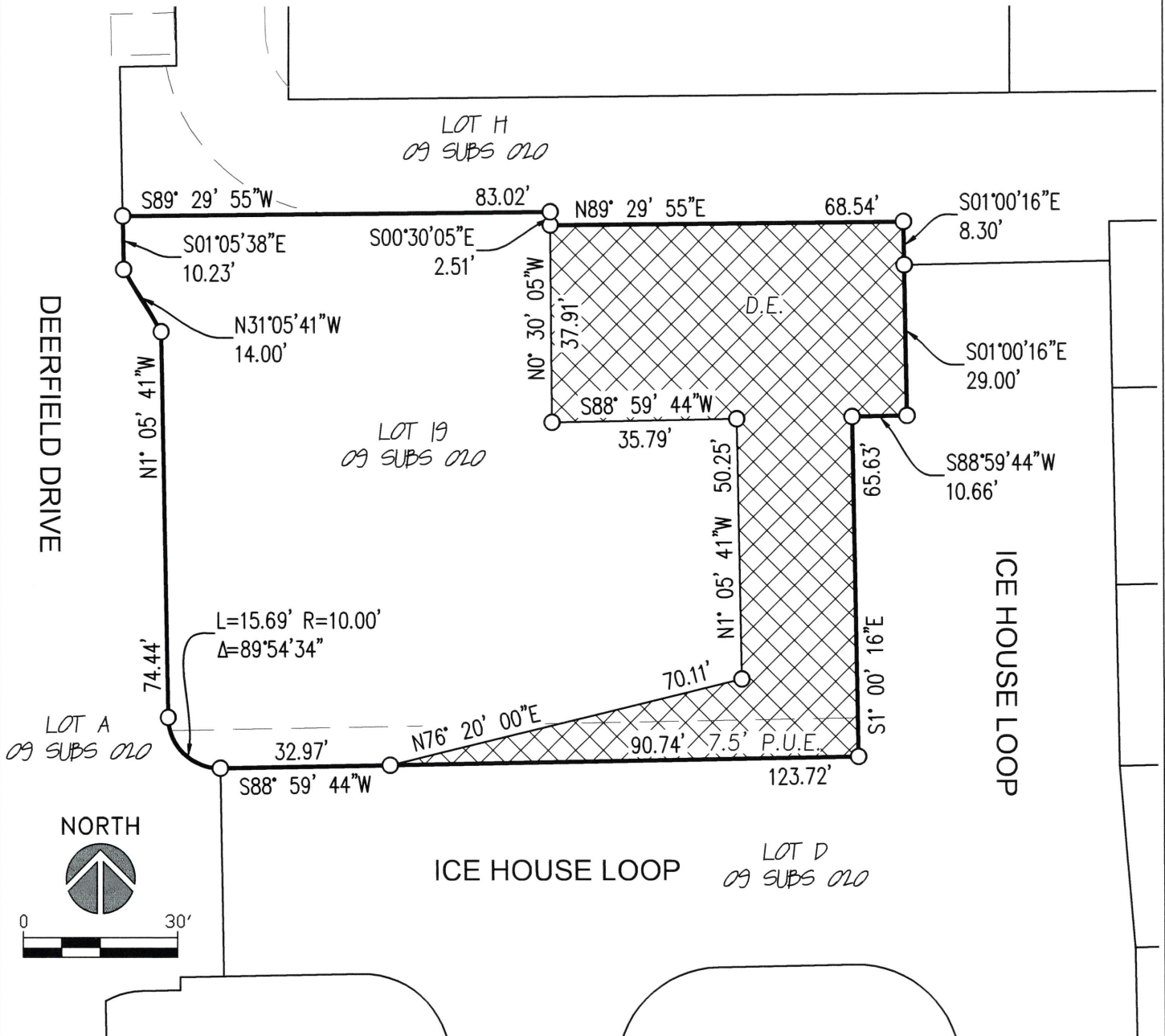
8-9-2024
Dated:



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M.D.B.&M. IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF NEVADA, STATE OF CALIFORNIA

SCALE: 1' = 30'
DATE: 08-01-24
SHEET: 1
OF
1



LEGEND

- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EASEMENT AREA TO BE ABANDONED
- DIMENSION POINT (DOES NOT INDICATE MONUMENT)

BASIS OF BEARING:

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MAP IN BK 9 SUBS PG 20.

