

**EXHIBIT "A"**  
**CALITERRA RANCH**  
**LOT LINE ADJUSTMENT-LLA2025 \_\_\_\_\_**  
**RESULTANT PARCELS**

All that real property situated in the Southeast One-Quarter of Section 9, in Johnson Rancho, City of Wheatland, County of Yuba, State of California, described as follows:

**PARCEL 1:**

A portion of Lots 58, 59, and 73 as shown on that certain Final Map entitled "Tract No. 2017-0001 Final Map of Caliterra Ranch – Village 1" recorded on May 31, 2018 in Book 97 of Maps, at Page 45, and a portion of Resultant Lot 57 as described in that certain Grant Deed, recorded December 9, 2020 as Document No. 2020-020780, Yuba County Records, being more particularly described as follows:

**COMMENCING** at a point being the most northerly corner of said Lot 58; thence from said **POINT OF COMMENCMENT** along the northeasterly line of said Lot 58, South 26°10'57" East, a distance of 419.50 feet to the **POINT OF BEGINNING**, thence from said **POINT OF BEGINNING** continuing along said northeasterly line, South 26°10'57" East, a distance of 165.00 feet; thence through said Lot 59 and Resultant Lot 57, respectively, the following six (6) courses and distances:

1. South 64°01'00" West, a distance of 229.49 feet;
2. South 25°59'00" East, a distance of 26.00 feet;
3. South 64°01'00" West, a distance of 133.80 feet;
4. North 25°59'00" West, a distance of 35.00 feet;
5. South 64°01'00" West, a distance of 505.00 feet to the southwesterly line of said Resultant Lot 57;

thence along said southwesterly line, following sixteen (16) arcs, courses and distances:

1. North 25°59'00" West, a distance of 79.50 feet;
2. along a tangent curve concave to the east, having a radius of 25.50 feet, northerly 40.06 feet along said curve through a central angle of 90°00'00";
3. North 64°01'00" East, a distance of 8.00 feet;
4. North 25°59'00" West, a distance of 46.00 feet;
5. South 64°01'00" West, a distance of 8.00 feet;
6. along a tangent curve concave to the north, having a radius of 25.50 feet, westerly 40.06 feet along said curve through a central angle of 90°00'00";
7. North 25°59'00" West, a distance of 159.00 feet;
8. along a tangent curve concave to the east, having a radius of 25.50 feet, northerly 40.06 feet along said curve through a central angle of 90°00'00";
9. North 64°01'00" East, a distance of 11.00 feet;
10. North 25°59'00" West, a distance of 46.00 feet;
11. South 64°01'00" West, a distance of 8.00 feet;

12. South 25°59'00" East, a distance of 4.00 feet;
13. from a radial line which bears South 25°59'00" East, along a non-tangent curve concave to the north, having a radius of 29.50 feet, westerly 46.34 feet along said curve through a central angle of 90°00'00";
14. North 25°59'00" West, a distance of 79.00 feet;
15. along a tangent curve concave to the east, having a radius of 29.50 feet, northerly 46.34 feet along said curve through a central angle of 90°00'00";
16. North 25°59'00" West, a distance of 34.50 feet to the most westerly corner of said Resultant Lot 57;

thence along the northwesterly line of said Resultant Lot 57, North 64°01'00" East, a distance of 582.50 feet, thence through said Resultant Lot 57 and Lot 73, respectively, the following four (4) courses and distances:

1. South 25°59'00" East, a distance of 319.50 feet;
2. North 65°49'42" East, a distance of 70.04 feet;
3. South 25°59'00" East, a distance of 97.79 feet;
4. North 64°01'00" East, a distance of 186.72 feet to the **POINT OF BEGINNING**.

Containing 9.198 acres, more or less.

**PARCEL 2 :**

A portion of Lots 58 and 73 as shown on that certain Final Map entitled "Tract No. 2017-0001 Final Map of Caliterra Ranch – Village 1" recorded on May 31, 2018 in Book 97 of Maps, at Page 45, and a portion of Resultant Lot 57 as described in that certain Grant Deed, recorded December 9, 2020 as Document No. 2020-020780, Yuba County Records, being more particularly described as follows:

**BEGINNING** at a point being the most northerly corner of said Lot 58; thence from said **POINT OF BEGINNING**, along the northeasterly line of said Lots 58 and 73, respectively, South 26°10'57" East, a distance of 327.61 feet; thence through said Lots 73, 58, and Resultant Lot 57, respectively, the following two (2) courses and distances:

1. South 65°49'42" West, a distance of 256.53 feet;
2. North 25°59'00" West, a distance of 319.50 feet to the northwesterly line of said Resultant Lot 57;

thence along the northwesterly line of said Resultant Lot 57 and Lot 58, respectively, North 64°01'00" East, a distance of 255.26 feet to the **POINT OF BEGINNING**.

Containing 1.900 acres, more or less.

**PARCEL 3:**

A portion of Lots 58 and 73 as shown on that certain Final Map entitled "Tract No. 2017-0001 Final Map of Caliterra Ranch – Village 1" recorded on May 31, 2018 in Book 97 of Maps, at Page 45, and a portion of Resultant Lot 57 as described in that certain Grant Deed, recorded December 9, 2020 as Document No. 2020-020780, Yuba County Records, being more particularly described as follows:

**COMMENCING** at a point being the most northerly corner of said Lot 58; thence from said **POINT OF COMMENCMENT** along the northeasterly line of said Lots 58 and 73, respectively, South 26°10'57" East, a distance of 327.61 feet to the **POINT OF BEGINNING**, thence from said **POINT OF BEGINNING** continuing along said northeasterly line, South 26°10'57" East, a distance of 91.89 feet; thence through said Lots 73, Resultant 57, 58, and 73, respectively, the following three (3) courses and distances:

1. South 64°01'00" West, a distance of 186.72 feet;
2. North 25°59'00" West, a distance of 97.79 feet;
3. North 65°49'42" East, a distance of 186.49 feet to the **POINT OF BEGINNING**.

Containing 0.406 acres, more or less.

**PARCEL 4:**

A portion of Lot 59 as shown on that certain Final Map entitled "Tract No. 2017-0001 Final Map of Caliterra Ranch – Village 1" recorded on May 31, 2018 in Book 97 of Maps, at Page 45, and a portion of Resultant Lot 57 as described in that certain Grant Deed, recorded December 9, 2020 as Document No. 2020-020780, Yuba County Records, being more particularly described as follows:

**COMMENCING** at a point being the most northerly corner of Lot 58 as shown on said Final Map; thence from said **POINT OF COMMENCMENT** along the northeasterly line of said Lot 58, Lot 73 as shown on said Final Map, and said Lot 59, respectively, South 26°10'57" East, a distance of 584.50 feet to the **POINT OF BEGINNING**; thence from said **POINT OF BEGINNING**, continuing along said northeasterly line, South 26°10'57" East, a distance of 315.02 feet to the most easterly corner of said Lot 59; thence along the southeasterly line of said Lot 59 and Resultant Lot 57, respectively, the following three (3) arcs, courses and distances:

1. from a radial line which bears North 37°21'56" West, along a non-tangent curve concave to the southeast, having a radius of 650.00 feet, southwesterly 116.56 feet along said curve through a central angle of 10°16'29";
2. along a reverse curve concave to the northwest, having a radius of 650.00 feet, southwesterly 245.69 feet along said curve through a central angle of 21°39'25";
3. South 64°01'00" West, a distance of 478.90 feet to the most southerly corner of said Resultant Lot 57;

thence along the southwesterly line of said Resultant Lot 57, the following four (4) arcs, courses and distances:

1. North 25°59'00" West, a distance of 298.00 feet;
2. South 64°01'00" West, a distance of 13.50 feet;
3. along a tangent curve concave to the north, having a radius of 25.50 feet, westerly 40.06 feet along said curve through a central angle of 90°00'00";
4. North 25°59'00" West, a distance of 79.50 feet;

thence through said Resultant Lot 57 and said Lot 59, respectively, the following five (5) courses and distances:

1. North 64°01'00" East, a distance of 505.00 feet;
2. South 25°59'00" East, a distance of 35.00 feet;
3. North 64°01'00" East, a distance of 133.80 feet;
4. North 25°59'00" West, a distance of 26.00 feet;
5. North 64°01'00" East, a distance of 229.49 feet to the **POINT OF BEGINNING**.

Containing 7.367 acres, more or less.

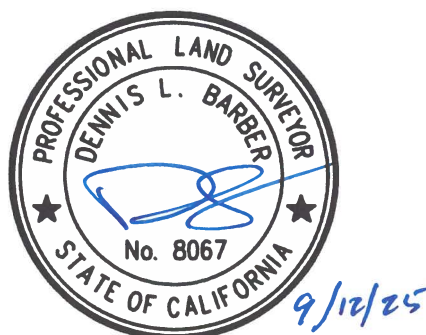
See Exhibit 'B', plat to accompany description, attached hereto and made a part hereof.

Basis of Bearings for this description is the east line of that certain Final Map entitled "Tract No. 2017-0001 Final Map of Caliterra Ranch - Village 1" recorded on May 31, 2018 in Book 97 of Maps, at Page 45, Yuba County Records. Said line taken to bear North 26°10'57" West.

JUNE 13, 2025

END OF DESCRIPTION

PREPARED BY WOOD-RODGERS, INC.  
SACRAMENTO, CALIFORNIA





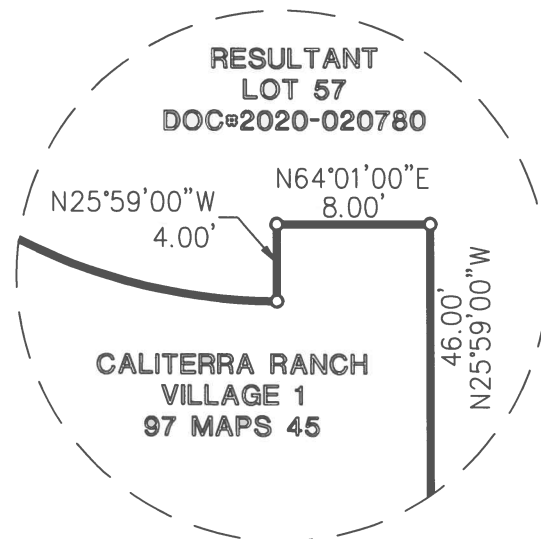
**EXHIBIT 'B'**

PLAT TO ACCOMPANY  
DESCRIPTION

**CALITERRA RANCH  
LOT LINE ADJUSTMENT-LLA2025-  
RESULTANT PARCELS  
CITY OF WHEATLAND  
COUNTY OF YUBA STATE OF CALIFORNIA**

LINE TABLE - SHEET 1		
NO.	BEARING	LENGTH
L1	N64°01'00"E	11.00'
L2	N64°01'00"E	8.00'
L3	N64°01'00"E	13.50'
L4	N25°59'00"W	34.50'
L5	N25°59'00"W	46.00'
L6	N25°59'00"W	35.00'
L7	N25°59'00"W	26.00'
L8	N64°01'00"E	229.49'
L9	N64°01'00"E	186.72'
L10	N64°01'00"E	8.00'
L11	N65°49'42"E	186.49'

CURVE TABLE - SHEET 1			
NO.	RADIUS	DELTA	LENGTH
C1	29.50'	90°00'00"	46.34'
C2	25.50'	90°00'00"	40.06'



DETAIL "A"  
N.T.S.

**EASEMENTS TABLE**

- (A) IOD/SE/DE PER 97 MAPS 45
- (B) GRANT OF UTILITY EASEMENT PER DOC.#2021-01453
- (C) 30' GRANT OF TEMPORARY ACCESS EASEMENT PER DOC.#2023-8712
- (D) TEMPORARY ACCESS AND UTILITY EASEMENT PER DOC.#2015-006715
- (E) 30' IOD PER 1 MAPS 29



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