

EXHIBIT "A"

LEGAL DESCRIPTION FOR PUBLIC UTILITY EASEMENT (P.U.E.) Page 1 of 1

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF ROCKLIN, COUNTY OF PLACER, STATE OF CALIFORNIA, BEING A PORTION OF LOT 29 AS SHOWN ON THAT CERTAIN MAP ENTITLED "SUNSET WEST SUBDIVISION" FILED FOR RECORD ON DECEMBER 31, 1996 IN BOOK T OF MAPS AT PAGE 81, PLACER COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE COMMON LINE OF LOT 29 AND LOT 30 OF SAID MAP, WITH THE INTERSECTION OF SAID LINE AND THE SOUTHERLY EASEMENT LINE OF THAT CERTAIN TWELVE AND ONE-HALF FOOT (12.50') PUBLIC UTILITY EASEMENT AS SHOWN ON SAID MAP, BEING 12.53 FEET DISTANT FROM THE MOST NORTHEASTERLY CORNER OF SAID LOT 29;

THENCE ALONG SAID COMMON LINE OF LOT 29 AND LOT 30, **SOUTH, 78.33 FEET;**

THENCE LEAVING SAID COMMON LINE, **WEST, 20.00 FEET;**

THENCE PARALLEL TO AND 20.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID COMMON LINE, **NORTH, 77.10 FEET** TO A POINT ON THE SOUTHERLY EASEMENT LINE OF SAID 12.50' PUBLIC UTILITY EASEMENT;

THENCE ALONG SAID SOUTHERLY EASEMENT LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF **2254.00 FEET** AND TO WHICH POINT A RAIDAL LINE BEARS NORTH 03°16'17" WEST, THROUGH A CENTRAL ANGLE OF **00°30'34"** FOR AN ARC DISTANCE OF **20.04 FEET** TO THE POINT OF BEGINNING.

CONTAINING 1,554 SQUARE FEET, MORE OR LESS.

AS SHOWN ON "EXHIBIT B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Date 04 FEB 2020


Shane R. Barber LS 9097



EXHIBIT "B"

WEST OAKS BOULEVARD

FND RR SPIKE
SURFACE MON
"RCE 21478"

R=2000.00'

D=12°15'05"

L=427.65'

D=3°57'29"
L=138.16'

FND CUT X

31.80'

12.53'

C1

POINT OF
BEGINNING

20.00' P.U.E.

1,554 ± SQFT

12.50' P.U.E.
T M 81

12.50' P.U.E.
T M 81

N 03°16'17" W(R)

NORTH
77.10'

78.33'

P.U.E.

LOT 29
T M 81

LANDS OF
CITY OF ROCKLIN
Doc No. 1999-46533

RECORD OF SURVEY
16 RS 95

WEST
20.00'

SOUTH

210.05'

LOT 30
T M 81

CURVE TABLE:

CURVE	RADIUS	DELTA	LENGTH
C1	R=2254.00'	D=00°30'34"	L=20.04'
CB: N 86°28'26" E			



EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION

SCALE	1" = 40'
DATE	FEB. 2020
PROJECT	19-047
DRAWN	SB
CHECKED	SB

SHEET

1

OF 1 SHEETS



713 Nacomis Court
Tracy, CA 95304 (925) 344-6461

ROCKLIN

PUBLIC UTILITY EASEMENT
WEST OAKS BOULEVARD

CALIFORNIA