

EXHIBIT “1-A”
Open Space Easement

AREA ‘A’

Lot ‘A’ as shown on the Final Map of “Croftwood Subdivision Phase I” filed in Book BB of Maps, at Page 5 in the office of the Placer County Recorder, being a portion of Section 16, Township 11 North, Range 7 East, M.D.M., City of Rocklin, Placer County, State of California.

Containing 4.99 acres, more or less.

AREA ‘B’

Lot ‘B’ as shown on the Final Map of “Croftwood Subdivision Phase I” filed in Book BB of Maps, at Page 5 in the office of the Placer County Recorder, being a portion of Section 16, Township 11 North, Range 7 East, M.D.M., City of Rocklin, Placer County, State of California.

TOGETHER WITH a portion of Lot ‘A’ as shown on the Final Map of “Crowne Point Phase 1 Unit 3B” filed in Book DD of Maps, at Page 80 in the office of the Placer County Recorder, being a portion of Section 16, Township 11 North, Range 7 East, M.D.M., City of Rocklin, Placer County, State of California, described as follows:

Beginning at northwest corner of said Lot ‘A’, Thence, from said Point of Beginning along the boundary of said Lot ‘A’ the following Seven (7) courses:

- 1) North 87°55’05” East 431.78 feet,
- 2) North 64°50’23” East 345.80 feet,
- 3) South 40°59’56” East 164.59 feet,
- 4) South 80°25’31” East 129.18 feet,
- 5) North 89°30’04” East 68.47 feet,
- 6) South 04°46’51” East 146.19 feet,
- 7) South 67°34’32” East 185.32 feet to the beginning of a 318.00’ foot radius non-tangent curve to the left.

Thence, along said curve from a radial bearing of South 59°28’13” East, through a central angle of 10°00’32” a distance of 55.55 feet;

Thence, South 20°31’15” West 121.19 feet to the beginning of a 282.00 foot radius tangent curve to the right;

Thence, along said curve through a central angle of 41°26’32” a distance of 203.97 feet;

Thence, North 39°43’22” West 78.07 feet;

Thence, North 53°43’31” West 195.89 feet;

Thence, North 41°54’09” West 69.80 feet;

Thence, South 78°15’41” West 195.88 feet;

Thence, South 18°32’09” West 62.37 feet;

Thence, South 25°24’19” East 198.66 feet;

Thence, South 13°19’57” East 49.03 feet;

Thence, South 02°38’29” West 128.68 feet to a point which is 48.00 feet Northerly of the South line of said Lot ‘A’;

Thence, parallel to said south line South 87°36’46” West 290.82 feet;

Thence, North 30°02'40" West 126.09 feet;

Thence, North 59°28'46" West 183.43 feet;

Thence, North 89°37'31" West 150.30 feet to a point on the West line of said Lot 'A' from which the South Quarter Corner of Section 16 bears, South 00°22'29" West 266.89 feet;

Thence, along said West line North 00°22'29" East 548.03 feet to the Point of Beginning.

Containing 16.37 acres, more or less.

AREA 'C'

A portion of Lot 'A' as shown on the Final Map of "Crowne Point Phase 1 Unit 3B" filed in Book DD of Maps, at Page 80 in the office of the Placer County Recorder, being a portion of Section 16, Township 11 North, Range 7 East, M.D.M., City of Rocklin, Placer County, State of California, described as follows:

Beginning at Southeast corner of said Lot 'A', Thence, from said Point of Beginning along the Southerly boundary of said Lot 'A' South 87°36'46" West 570.10 feet; Thence, leaving said Southerly boundary along the following Six (6) courses:

- 1) North 02°23'14" West for a distance of 180.57 feet;
- 2) North 33°39'08" West for a distance of 71.21 feet to the beginning of a 318.00 foot radius non-tangent curve to the left;
- 3) Along said curve, from a radial bearing of North 33°41'07" West, through a central angle of 35°47'39", a distance of 198.66 feet;
- 4) North 20°31'15" East for a distance of 121.19 feet to the beginning of a 282.00 foot radius tangent curve to the right;
- 5) Along said curve through a central angle of 25°50'36", a distance of 127.20 feet;
- 6) North 46°21'51" East for a distance of 10.92 feet to a point on the East line of said Lot 'A'

Thence, South 43°38'09" East for a distance of 404.93 feet;

Thence, South 28°13'04" East for a distance of 74.19 feet;

Thence, South 14°22'35" East for a distance of 244.58 feet to the point of beginning.

Containing 5.40 acres, more or less.



Braden Barnum

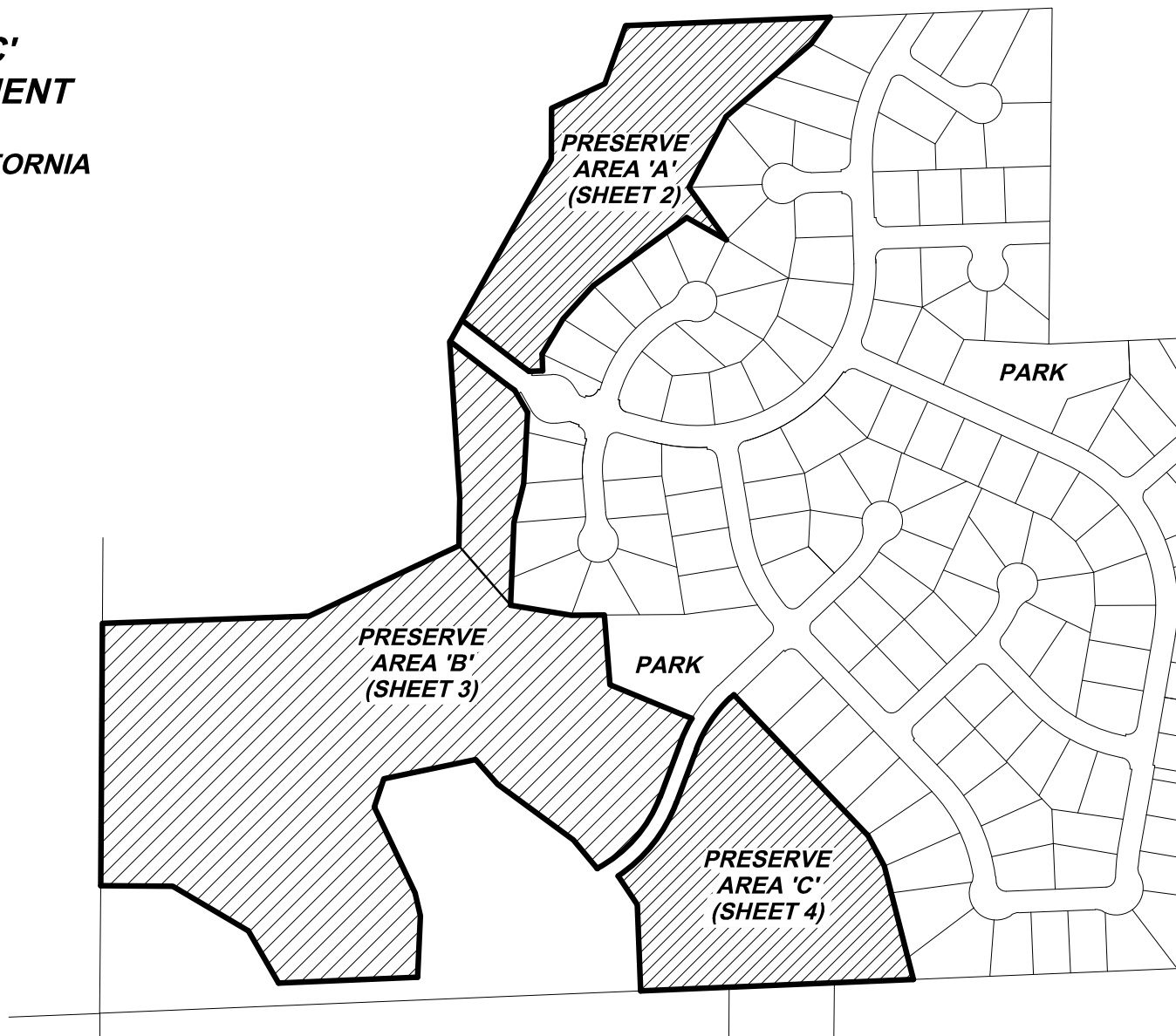
9-28-2022

EXHIBIT "1-B"
AREAS 'A', 'B' & 'C'
OPEN SPACE EASEMENT
CITY OF ROCKLIN,
COUNTY OF PLACER, CALIFORNIA



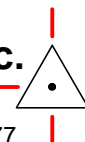
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9-28-2022



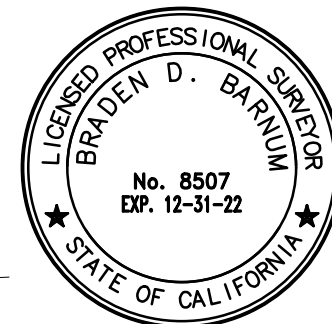
CenterPoint Engineering, Inc.

Civil Engineering & Land Surveying
4230 Rocklin Rd. Suite 200 • Rocklin, CA • 95677
Phone: 916-773-4006 Fax: 916-773-4498

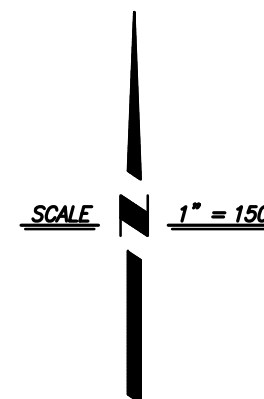
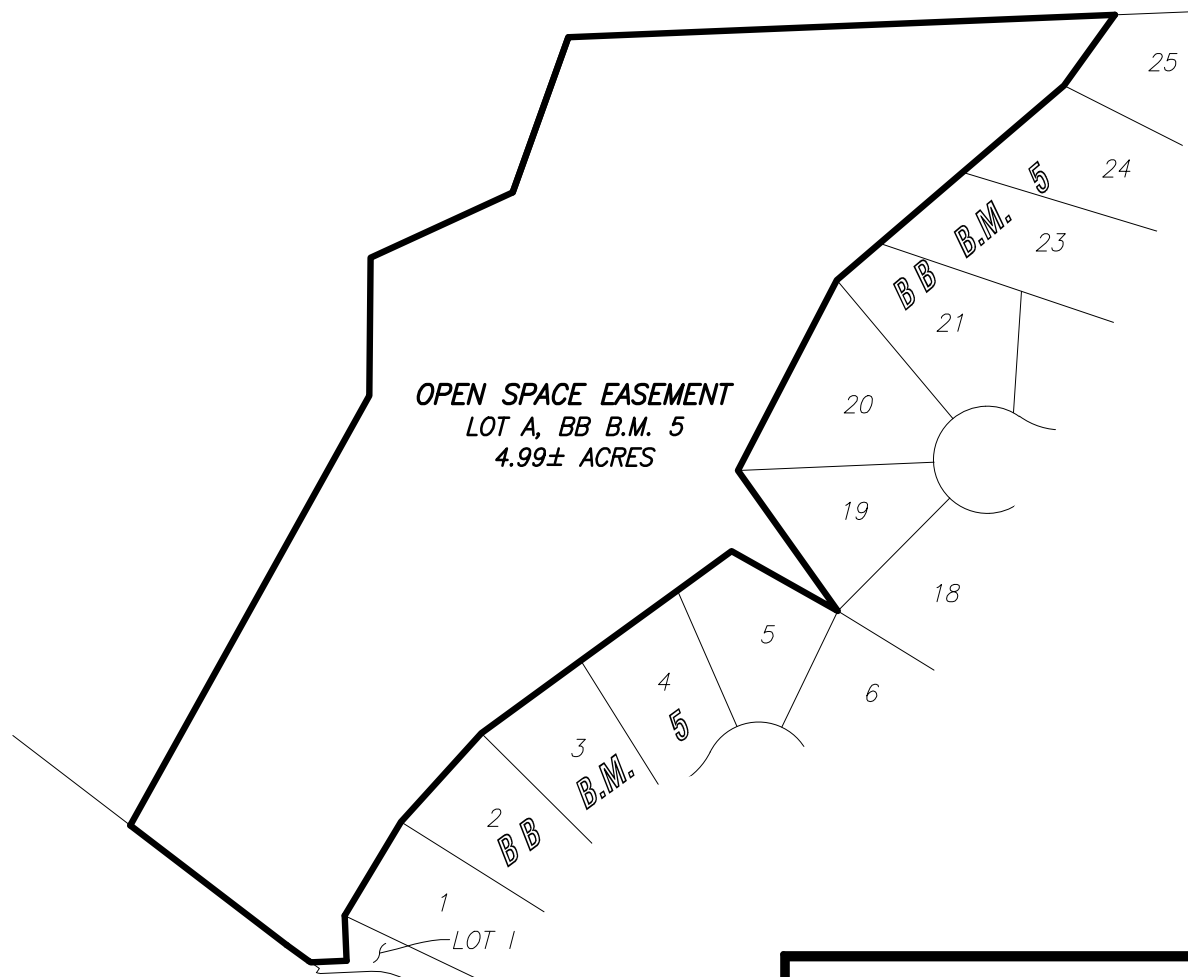


SHEET: 1 OF 4
SCALE: 1" = 350'
DATE: 9-28-2022
DRAWN BY: BB
FILE: 191200

EXHIBIT "1-B"
AREA 'A'
OPEN SPACE EASEMENT
LOT A, BB B.M. 5
CITY OF ROCKLIN,
COUNTY OF PLACER, CALIFORNIA



Braden Barnum
9-28-2022



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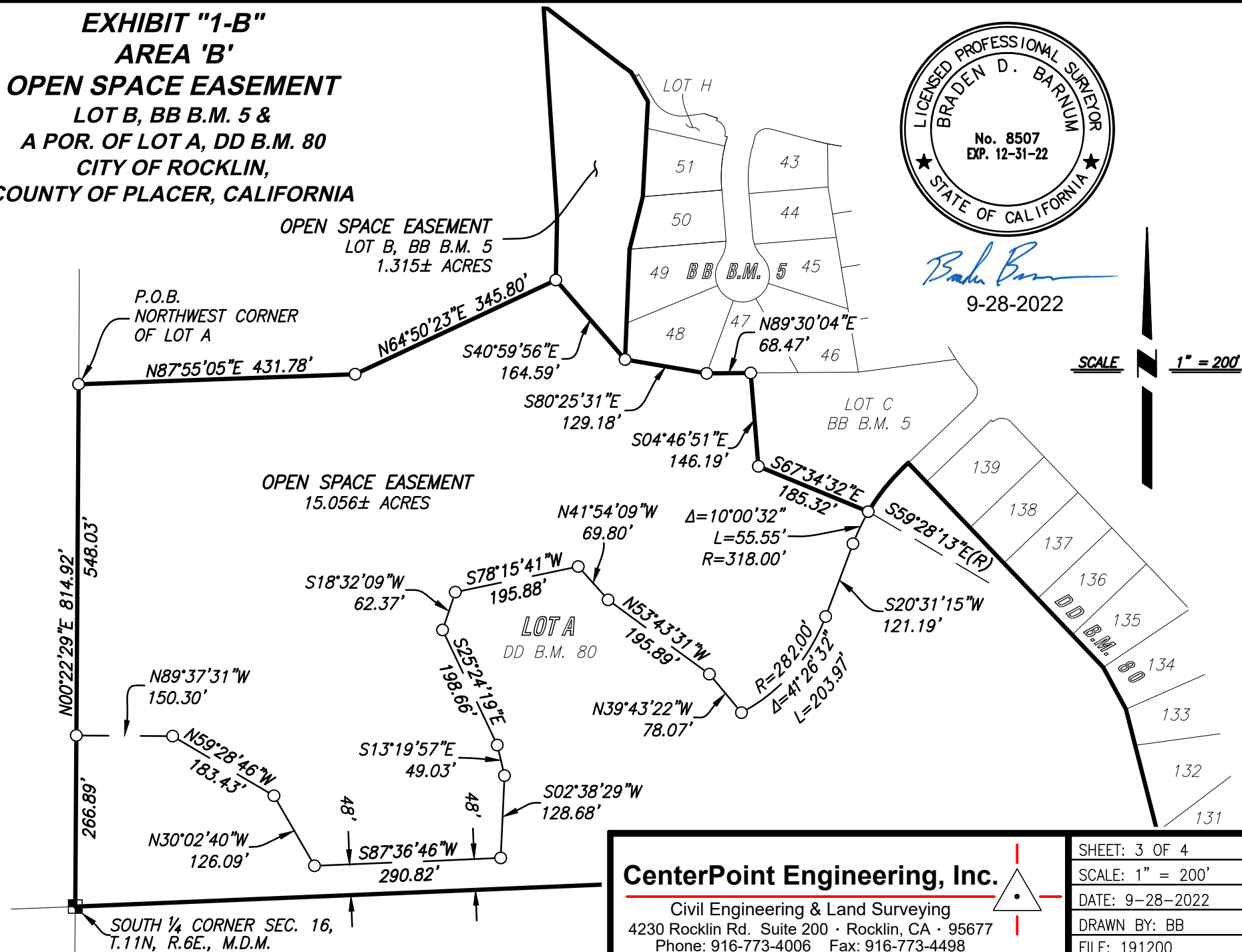


SHEET: 2 OF 4
SCALE: 1" = 150'
DATE: 9-28-2022
DRAWN BY: BB
FILE: 191200

The seal is circular with a double-lined border. The outer ring contains the text "LICENSED PROFESSIONAL SURVEYOR" at the top and "STATE OF CALIFORNIA" at the bottom, separated by two five-pointed stars. The inner circle contains the name "BRADEN D. BARNUM" in an arc at the top, and the license number "No. 8507" and expiration date "EXP. 12-31-22" in the center.

9-28-2022

SCALE  1" = 200'



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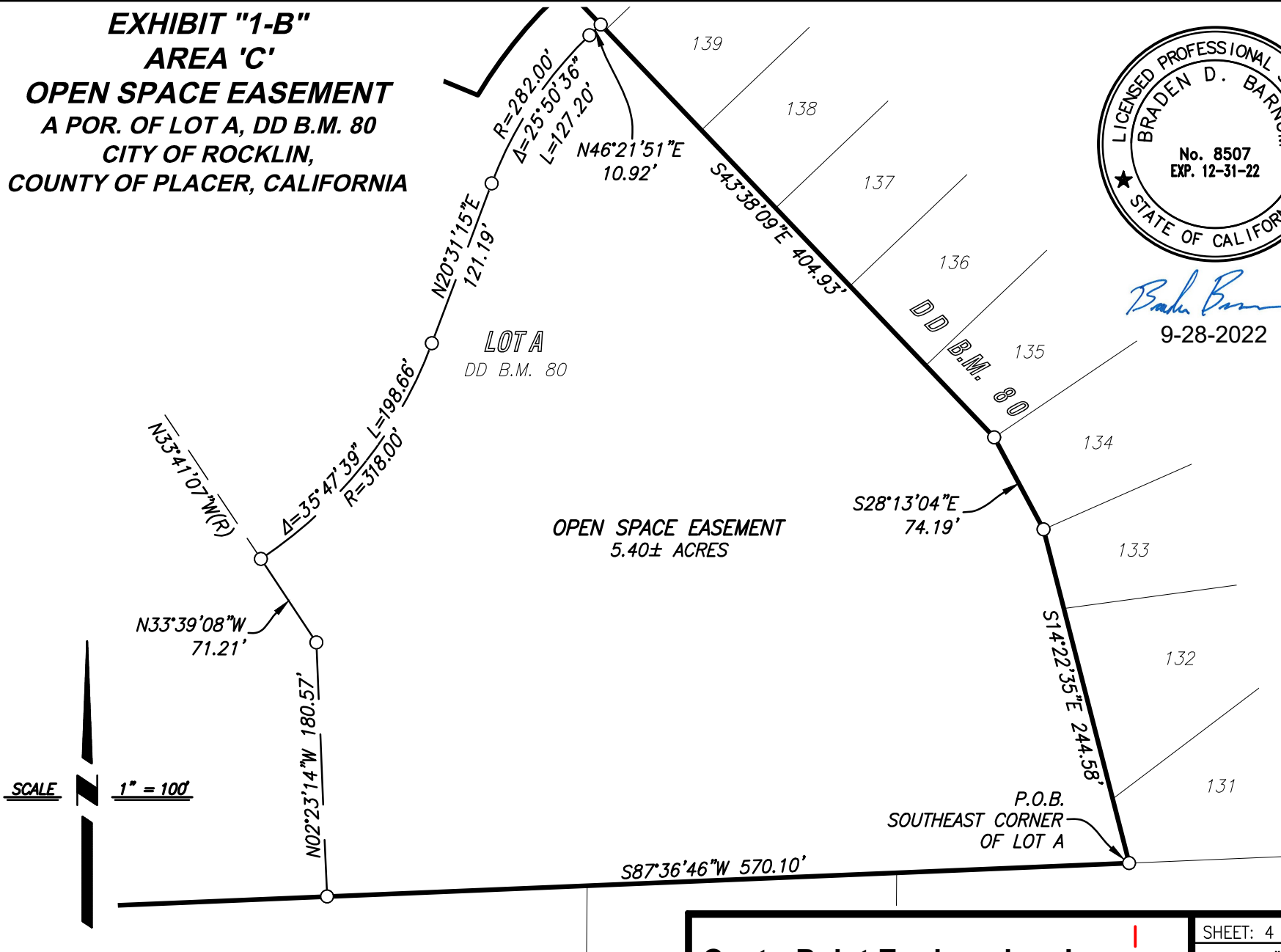
SHEET: 3 OF 4
SCALE: 1" = 200'
DATE: 9-28-2022
DRAWN BY: BB
FILE: 191200

EXHIBIT "1-B"
AREA 'C'
OPEN SPACE EASEMENT
 A POR. OF LOT A, DD B.M. 80
 CITY OF ROCKLIN,
 COUNTY OF PLACER, CALIFORNIA



Braden Barnum

9-28-2022



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SHEET: 4 OF 4

SCALE: 1" = 100'

DATE: 9-28-2022

DRAWN BY: BB

FILE: 191200