

Exhibit A

Legal Description and Map of Higgins Woodridge Permanent Road Division

Higgins Woodridge Permanent Road Division

That portion of land within portions of the Southeast Quarter of the Southwest Quarter of Section 21 and the North Half of Section 28, Township 14 North, Range 8 East, M.D.B.&M, in the unincorporated area of County of Nevada, State of California, and being more particularly described as follows:

Beginning at the northeast corner of Parcel 1 as shown on that certain Parcel Map No. 79-89 recorded April 8, 1980 in Book 14 of Parcel Maps at Page 158, Nevada County Official Records; thence from said Point of Beginning around the perimeter of said Parcel 1 the following thirteen (13) consecutive courses: 1) South 14° 39' 23" West, 233.39 feet, 2) South 06° 07' 08" West, 192.35 feet, 3) South 05° 20' 53" West, 180.11 feet, 4) South 06° 33' 02" West, 123.04 feet, 5) South 20° 17' 56" West, 160.45 feet, 6) South 22° 07' 13" West, 115.87 feet, 7) South 88° 21' 19" West, 800.41 feet, 8) North 47° 36' 50" West, 20.99 feet, 9) North 30° 51' 32" West, 52.30 feet, 10) North 04° 44' 10" West, 50.00 feet, 11) North 04° 44' 10" West, 148.72 feet, 12) North 04° 22' 18" East, 614.44 feet, and 13) North 82° 46' 00" East, 778.12 feet to the southeast corner of Parcel 6 of that certain Parcel Map No. 99-002 recorded April 1, 2002 in Book 19 of Parcel Map at Page 88, Nevada County Official Records and also being a point on the westerly right-of-way line of Higgins Road as dedicated to the County of Nevada in Deed Document No. 2002-0012743; thence northerly along said westerly right-of-way of Higgins Road the following seven (7) consecutive courses: 1) North 07° 44' 00" West, 161.00 feet, 2) South 81° 55' 04" West, 20.00 feet, 3) North 07° 44' 00" West, 53.90 feet to the beginning of a curve to the left and having a radius of 684.73 feet, 4) along said curve through a central angle of 09° 48' 15" and an arc length of 117.17 feet to the beginning of a curve to the right and having a radius of 684.73 feet, 5) along said curve through a central angle of 09° 48' 16" and an arc length of 117.17 feet, 6) North 07° 44' 00" West, 169.00 feet to the beginning of a curve to the left and having a radius of 25.00 feet, 7) along said curve through a central angle of 110° 28' 56" and an arc length of 48.21 feet to a point on the southerly right-of-way line of Combie Road; thence easterly along the said southerly right-of-way line of Combie Road, North 61° 47' 04" East, 10.07 feet to the beginning of a curve to the right and having a radius of 400.00 feet; thence along said curve through a central angle of 15° 47' 39" and an arc length of 110.26 feet to the beginning of a non-tangent curve concave southeasterly and having a radius of 25.00 feet whose chord bears South 34° 55' 21" West, 33.88 feet; thence along said curve through a central angle of 85° 18' 43" and an arc length of 37.22 feet; thence South 07° 44' 00" West, 181.99 feet to the beginning of a curve to the left and having a radius of 659.11 feet; thence along said curve through a central angle of 9° 33' 57" and an arc length of 110.04 feet to the beginning of a curve to the right and having a radius of 779.11 feet; thence along said curve through a central angle of 9° 33' 57" and an arc length of 130.08 feet; thence South 07° 44' 00" East, 222.30 feet to the north line of said Parcel 1; thence easterly along said north line of said Parcel 1, North 82° 46' 00" East, 211.73 feet to said Point of Beginning.

The herein described property contains an area of 20.92 acres, more or less.

This description has been prepared by me, or under my direct supervision, in conformance with the Professional Land Surveyors Act, on August 8, 2018.

Kevin J. Nelson

Kevin J. Nelson, P.L.S. 8423
Expires 12-31-18



COUNTY SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME FROM RECORD INFORMATION AT THE REQUEST OF THE ALBANY WOODSIDE PERMANENT ROAD DIVISION ON THE _____ DAY OF _____, 2015.



KEVIN J. NELSON, P.L.S. 84023
REGISTRATION EXPIRES 12/31/19
COUNTY SURRENDER

COUNTY RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2018 AT _____ M.
IN BOOK _____ OF SURVEYS, AT PAGE _____, AT THE REQUEST
OF COUNTY OF NEBADA.

FEE: _____

COUNTY RECORDER
 CREGG J. DAZ

DOC, Mol _____

DT₅₀ _____

LEGEND

PROPOSED PERMANENT ROAD DIVISION BOUNDARY
TOTAL AREA TO BE ANNEXED = 20.92± Acres

Boundary Map for
the formation of the

HIGGINS WOODRIDGE
PERMANENT ROAD DIVISION

RANGE 8 EAST, M.D.M., IN THE UNINCORPORATED
TERRITORY OF NEVADA COUNTY, CALIFORNIA

August 2018 Scale 1' = 100'



NEVADA COUNTY

Sheet 1 of 1 Sheets