

Parcel 1 of Parcel Map 94-11 for F. Gates and L. Miller recorded October 18, 1995, in Book 18 of Parcel Maps, at Page 280, Nevada County Records; said parcel being situated within the Southeast quarter of Section 7, Township 16N, Range 8E, M.D.M.

Together with and Reserving therefrom the easements as shown on said Parcel Map and as set forth in that certain Deed recorded on October 18, 1995, as Document #095026937 in the Official Records of Nevada County, California.

EXHIBIT "A"

Exhibit A
Legal Description
Miller Parcel for Williamson Act
Nevada County Lot Line Adjustment No. LLA20-0004

ALL THAT PORTION of the northwest quarter of Section 14, Township 16 North, Range 7 East, M.D.M., Nevada County, California, **BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:**

BEGINNING AT A POINT in the center line of Bitney Springs Road, a County Road, from which the north quarter corner of said Section 14 bears the following two successive courses: North 29°08'00" East 203.70 feet and North 88°28'25" East 980.28 feet; **THENCE FROM SAID POINT OF BEGINNING** leaving said road center line South 66°11'00" East 111.53 feet; thence South 12°56'00" West 129.30 feet; thence South 04°42' East 71.67 feet; thence South 60°00'00" West 126.21 feet; thence South 69°32'00" West 151.80 feet to a point in the center line of a natural ravine; thence southeasterly down the center line of the natural ravine to its intersection with the center line of Deer Creek; thence along said creek center line downstream in a westerly and southwesterly direction to its intersection with the east-west center line of said Section 14; thence leaving said creek center line westerly along said east-west centerline to the west quarter corner of said Section 14; thence northerly along the west line of said Section 14 to its intersection with the center line of Bitney Springs Road; thence easterly and northeasterly along said road center line to the point of beginning.

THIS LEGAL DESCRIPTION was prepared by me based on a partial field survey and record data in accordance with Lot Line Adjustment LLA20-0004 approved by the County of Nevada on April 16, 2020.



Andrew R. Cassano, PLS 4370 July 8, 2020
Professional Land Surveyor
Nevada City Engineering, Inc.

