

DESCRIPTION

THE LAND INCLUDED WITH THIS SUBDIVISION COMPRISES:

ALL THAT PORTION OF SECTIONS 17 AND 20, TOWNSHIP 10 NORTH, RANGE 7 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT A TWO INCH BRASS DISC STAMPED L.S. 5275 MARKING THE CORNER COMMON TO SECTIONS 16, 17, 20 AND 21, TOWNSHIP 10 NORTH, RANGE 7 EAST, M.D.M., AS SAID CORNER IS SHOWN ON THAT CERTAIN RECORD OF SURVEY ENTITLED "PORTION OF THE SOUTH 1/2, SECTION 17 & THE NORTH 1/2, SECTION 20, T.10 N., R.7 E., M.D.B. & M.," FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, IN BOOK 33 OF SURVEYS, AT PAGE 23, SAID POINT OF BEGINNING BEING FURTHER DESCRIBED AS THE NORTHEAST CORNER OF PARCEL 2, AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, IN BOOK 9 OF PARCEL MAPS, AT PAGE 41; THENCE, FROM SAID POINT OF BEGINNING ALONG THE EXTERIOR BOUNDARY OF SAID RECORD OF SURVEY, THE FOLLOWING SEVEN (7) COURSES: (1) ALONG THE NORTH LINE OF PARCELS 1 AND 2, AS SHOWN ON SAID PARCEL MAP, SOUTH 89°01'35" WEST 1280.34 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1, (2) ALONG THE WEST LINE OF SAID PARCEL 1, SOUTH 00°41'43" WEST 438.09 FEET TO A ONE INCH IRON PIPE MARKING THE NORTHWEST CORNER OF WILDHURST ACRES, AS SHOWN ON THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF SAID RECORDER, IN BOOK 57 OF MAPS, MAP NO. 33, (3) ALONG THE WEST LINE OF SAID WILDHURST ACRES, SOUTH 00°41'43" WEST 387.50 FEET TO A ONE-HALF INCH IRON BAR TAGGED L.S. 2457 MARKING THE NORTHWEST CORNER OF THAT CERTAIN RECORD OF SURVEY ENTITLED "PORTION OF SECTION 20, T.10 N., R.7 E., M.D.B. & M.," RECORDED IN THE OFFICE OF SAID RECORDER IN BOOK 10 OF SURVEYS, AT PAGE 30, (4) ALONG THE WEST LINE OF SAID RECORD OF SURVEYS, SOUTH 00°36'39" WEST 825.47 FEET TO A ONE-HALF INCH IRON BAR TAGGED L.S. 2457 MARKING THE NORTHWEST CORNER OF PARCEL 3, AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "PORTION OF SECTION 20, T.10 N., R.7 E., M.D.B. & M.," RECORDED IN THE OFFICE OF SAID RECORDER IN BOOK 15 OF PARCEL MAPS, AT PAGE 7, (5) ALONG THE WEST LINE OF SAID PARCEL 3, SOUTH 00°46'34" WEST 823.96 FEET TO A THREE-QUARTER INCH IRON PIPE STAMPED L.S. 3332 MARKING THE NORTHWEST CORNER OF PARCEL A, AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "PORTION OF SECTION 20, T.10 N., R.7 E., M.D.B. & M.," RECORDED IN THE OFFICE OF SAID RECORDER IN BOOK 2 OF PARCEL MAPS, AT PAGE 42, (6) ALONG THE WEST LINE OF SAID PARCEL A, SOUTH 00°46'34" WEST 124.49 FEET TO A FIVE-EIGHTS INCH IRON BAR TAGGED L.S. 2901 MARKING THE NORTHEAST CORNER OF PARCEL A, AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "A PORTION OF THE SOUTH 1/2 SECTION 20, TOWNSHIP 10 NORTH, RANGE 7 EAST, M.D.B. & M.," RECORDED IN THE OFFICE OF SAID RECORDER IN BOOK 3 OF PARCEL MAPS, AT PAGE 43, AND (7) ALONG THE NORTH LINE OF SAID PARCEL MAP, NORTH 89°41'40" WEST 729.23 FEET; THENCE, LEAVING SAID NORTH LINE NORTH 48°00'00" WEST 643.35 FEET; THENCE, NORTH 74°37'12" WEST 238.70 FEET; THENCE, SOUTH 79°14'00" WEST 223.24 FEET; THENCE, NORTH 43°16'34" WEST 583.22 FEET; THENCE, NORTH 46°00'28" EAST 230.82 FEET; THENCE, NORTH 13°49'51" EAST 348.73 FEET; THENCE, NORTH 15°50'17" WEST 732.82 FEET; THENCE, NORTH 46°42'23" WEST 927.09 FEET TO A POINT IN THE WESTERLY LINE OF AFORESAID RECORD OF SURVEY (BOOK 33 R.S. PAGE 23) DISTANT SOUTH 00°38'48" WEST 922.64 FEET FROM A ONE AND ONE-QUARTER INCH IRON PIPE TAGGED L.S. 2651, AS SHOWN ON SAID RECORD OF SURVEY; THENCE, ALONG THE WESTERLY LINE OF SAID RECORD OF SURVEY, NORTH 00°38'48" EAST 567.64 FEET; THENCE, LEAVING SAID WESTERLY LINE SOUTH 54°27'36" EAST 66.10 FEET; THENCE, NORTH 88°10'00" EAST 323.00 FEET; THENCE, NORTH 78°40'00" EAST 150.00 FEET; THENCE, SOUTH 57°40'00" EAST 65.00 FEET; THENCE, SOUTH 49°04'02" EAST 694.68 FEET; THENCE, SOUTH 52°41'08" EAST 329.14 FEET; THENCE, SOUTH 15°14'35" EAST 68.41 FEET; THENCE, NORTH 74°45'25" EAST 54.00 FEET; THENCE, NORTH 64°32'28" EAST 274.42 FEET; THENCE, NORTH 17°27'47" EAST 51.38 FEET; THENCE, NORTH 24°40'00" EAST 545.99 FEET; THENCE, NORTH 54°58'00" EAST 285.79 FEET; THENCE, NORTH 44°46'00" EAST 346.22 FEET TO A POINT ON THE COUNTY LINE COMMON TO PLACER AND SACRAMENTO COUNTIES; THENCE, ALONG SAID COUNTY LINE SOUTH 84°55'02" EAST 1592.09 FEET TO A 6" X 6" GRANITE MONUMENT WITH BRASS CAP; THENCE, CONTINUING ALONG SAID COUNTY LINE SOUTH 84°55'02" EAST 26.68 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 17; THENCE, ALONG SAID EAST LINE SOUTH 00°35'41" EAST 773.79 FEET TO THE POINT OF BEGINNING; CONTAINING 164.125 ACRES, MORE OR LESS.

LOTS A, B, C, D, E, F, AND G SHOWN HEREON ARE TO BE CONVEYED TO THE WOODBRIDGE RANCH ASSOCIATION.

PLAT OF WOODBRIDGE RANCH UNIT NO. 1

A PORTION OF THAT 249.977 ACRE PARCEL AS SHOWN ON THAT RECORD OF SURVEY RECORDED IN BOOK 33 OF SURVEYS, MAP 23 COUNTY OF SACRAMENTO, CALIFORNIA FEBRUARY 1978

MURRAY-McCORMICK, INC. SHEET 1 OF 5 SHEETS

OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDING OF THIS MAP OF WOODBRIDGE RANCH UNIT NO. 1 AND PURSUANT TO THE PROVISIONS OF SECTION 7050 OF THE GOVERNMENT CODE IRREVOCABLY OFFERS FOR DEDICATION TO THE COUNTY OF SACRAMENTO FOR ANY PUBLIC PURPOSE THE RIGHT-OF-WAY ON, OVER, ACROSS AND UNDER THE STRIPS OF LAND SHOWN HEREON AND DESIGNATED AS IRREVOCABLE OFFER OF DEDICATION AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE AVENUES, COURTS AND DRIVES SHOWN HEREON AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

- (A) RIGHTS-OF-WAY AND EASEMENTS FOR INSTALLATION & MAINTENANCE OF WATER, GAS, SEWER AND DRAINAGE PIPES AND FOR POLES AND OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND LYING BETWEEN THE REAR AND/OR SIDELINES OF LOTS & THE LINES SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT." (B) EASEMENTS FOR PLANTING AND MAINTAINING TREES, ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS STRIPS OF LAND 12.5 FEET IN WIDTH LYING CONTIGUOUS TO AVENUES, COURTS AND DRIVES SHOWN HEREON. (C) A PERPETUAL RIGHT-OF-WAY OVER, UPON AND ACROSS THOSE STRIPS OF LAND LYING BETWEEN THE REAR AND/OR SIDELINES OF LOTS AND THE LINES SHOWN HEREON AND DESIGNATED FLOODWAY EASEMENT FOR THE PURPOSE OF MAINTAINING A FLOODWAY FOR THE PASSAGE OF STORM WATERS, SAID STRIPS TO BE KEPT FREE FROM BUILDINGS AND FENCES. (D) RIGHTS-OF-WAY AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE PIPES, DITCHES & ANY AND ALL APPURTENANCES THERETO, SAID EASEMENTS TO BE STRIPS OF LAND SHOWN HEREON & DESIGNATED "DRAINAGE EASEMENT." (E) RIGHTS-OF-WAY AND EASEMENTS FOR CONSTRUCTING & MAINTAINING THEREON TRAILS FOR PEDESTRIAN & EQUESTRIAN USES ACROSS THOSE STRIPS OF LAND SHOWN AND DESIGNATED HEREON "I.O.D. FOR PEDESTRIAN AND EQUESTRIAN EASEMENT." (F) EASEMENT FOR LIGHT AND AIR OVER THOSE STRIPS OF LAND LYING BETWEEN THE FRONT AND/OR SIDELINES OF LOTS AND THE LINES SHOWN HEREON AND DESIGNATED "SETBACK LINE," SAID STRIPS TO BE KEPT OPEN AND FREE FROM BUILDINGS. (G) EASEMENTS FOR CONSTRUCTING & FOREVER MAINTAINING CUT AND FILL SLOPES THEREON, ACROSS THOSE STRIPS OF LAND SHOWN & DESIGNATED HEREON AS "SLOPE EASEMENT."

PROSPECT PROPERTIES, IN., A CALIFORNIA CORPORATION

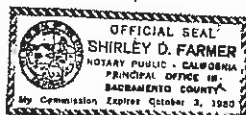
Edward H. Lillya, PRESIDENT

STATE OF CALIFORNIA COUNTY OF SACRAMENTO

ON THIS 3rd DAY OF February 1978, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED EDWARD H. LILLYA KNOWN TO ME TO BE THE PRESIDENT OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 10-3-80

Shirley D. Farmer, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF WOODBRIDGE RANCH UNIT NO. 1 MADE UNDER MY DIRECTION IN OCTOBER 1977, IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY OCTOBER 1979 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED Feb. 3, 1978

Carl D. Rodolf, R.C.S. 14260

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WOODBRIDGE RANCH UNIT NO. 1 AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SACRAMENTO; THAT ALL PROVISIONS OF SUBDIVISION MAP ACT AND ALL APPLICABLE COUNTY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT SAID PLAT IS TECHNICALLY CORRECT.

DATED FEB 27, 1978

B. M. Pitt, COUNTY SURVEYOR

BOARD OF SUPERVISORS' CERTIFICATE

I HEREBY CERTIFY THAT THE BOARD OF SUPERVISORS OF SACRAMENTO COUNTY HAS APPROVED THIS PLAT OF WOODBRIDGE RANCH UNIT NO. 1, AND HAS ACCEPTED IN BEHALF OF THE PUBLIC ALL LANDS, RIGHTS-OF-WAY & EASEMENTS HEREON OFFERED FOR DEDICATION SUBJECT TO THE IMPROVEMENT THEREOF, AND CONSENTS TO THE IRREVOCABLE OFFER OF DEDICATION OF THOSE STRIPS OF LAND SHOWN HEREON & DESIGNATED "I.O.D. FOR PEDESTRIAN AND EQUESTRIAN EASEMENT."

DATED Feb. 27, 1978

Betty Poohar, CLERK OF THE BOARD OF SUPERVISORS

CLERK OF THE BOARD OF SUPERVISORS' CERTIFICATE

I, BETTY POOHAR, CLERK OF THE BOARD OF SUPERVISORS OF SACRAMENTO COUNTY, DO HEREBY CERTIFY THAT ALL CERTIFICATES AND SECURITY REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE GOVERNMENT CODE HAVE BEEN FILED AND DEPOSITED WITH ME AND ARE APPROVED BY SACRAMENTO COUNTY.

DATED Feb. 27, 1978

Betty Poohar, CLERK OF THE BOARD OF SUPERVISORS

RECORDER'S CERTIFICATE

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, IN BOOK 119 OF MAPS, MAP NO. 1 THIS 7th DAY OF March, 1978, 8 HOURS 00 MINUTES 4. M., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. 3639, ON FILE IN THIS OFFICE.

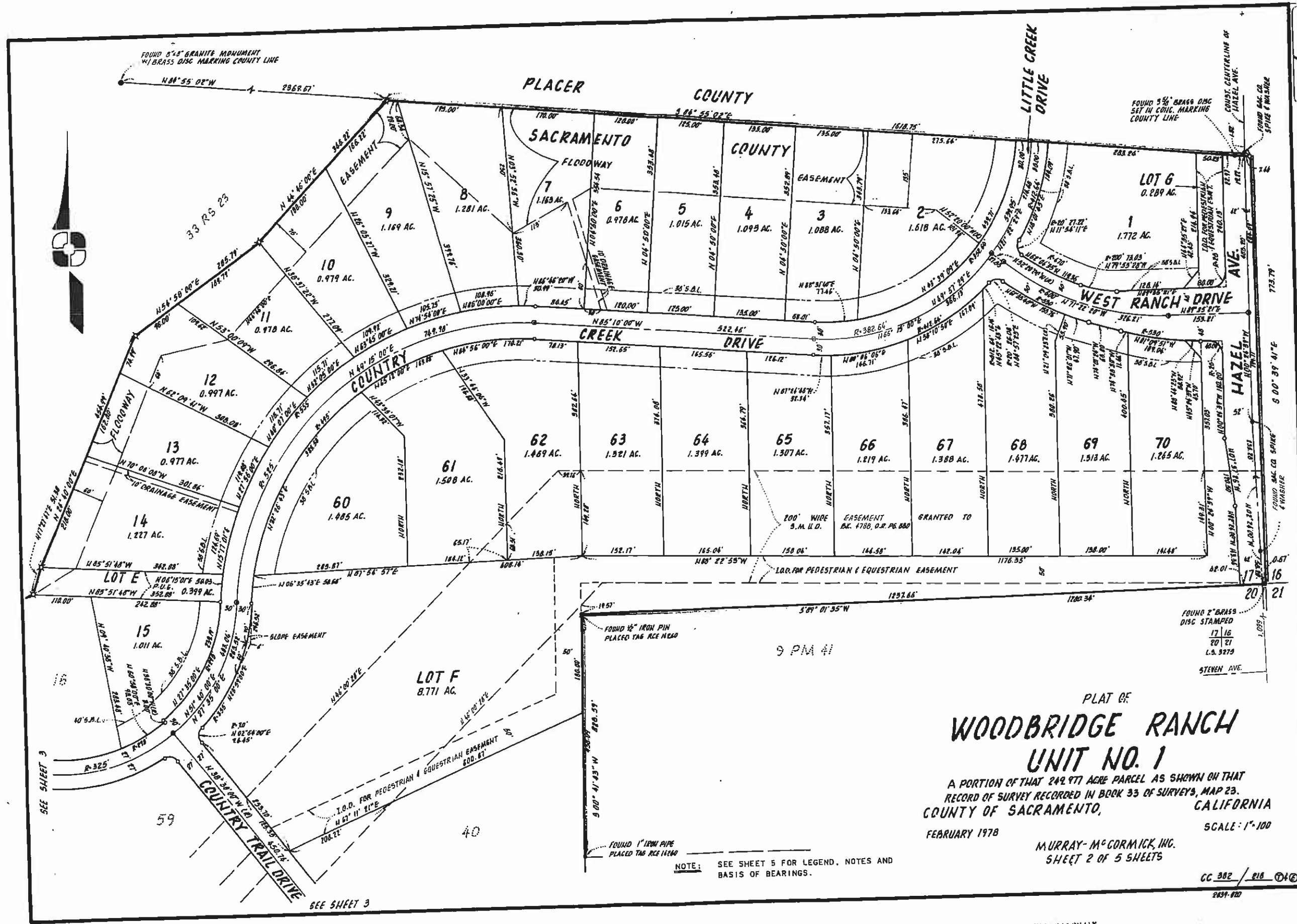
Leonard J. Hooper, COUNTY RECORDER OF SACRAMENTO

By Kenneth D. King, DEPUTY

CC 302/218 ①②

2857-070

119/1-A



PLAT OF
WOODBIDGE RANCH
UNIT NO. 1
 A PORTION OF THAT 242.977 ACRE PARCEL AS SHOWN ON THAT
 RECORD OF SURVEY RECORDED IN BOOK 33 OF SURVEYS, MAP 23,
 COUNTY OF SACRAMENTO, CALIFORNIA
 FEBRUARY 1978
 SCALE: 1"=100'

MURRAY-M^cCORMICK, INC.
 SHEET 2 OF 5 SHEETS

NOTE: SEE SHEET 5 FOR LEGEND, NOTES AND BASIS OF BEARINGS.

CC 302 / P16 040



SEE SHEET 3

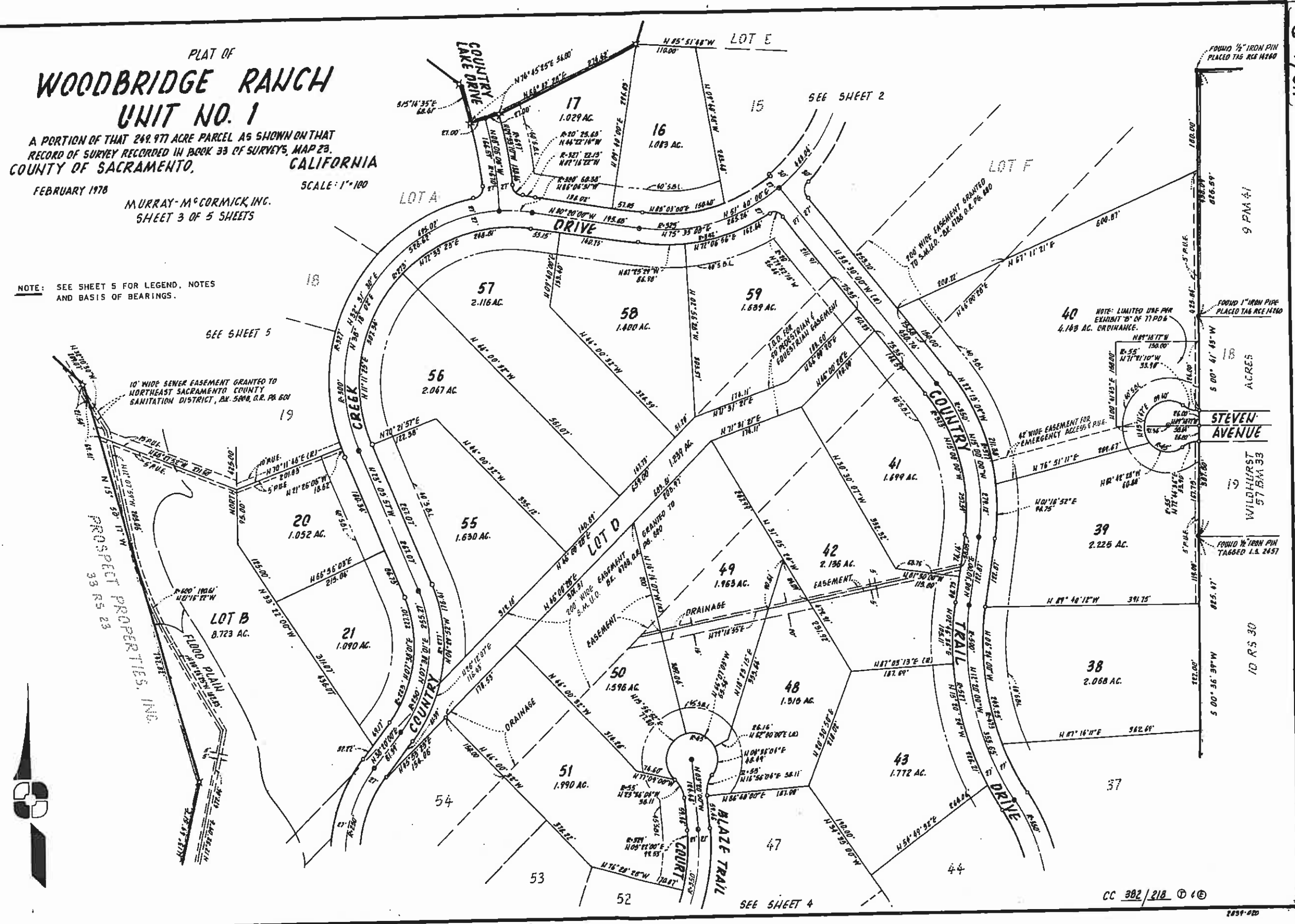
SEE SHEET 3

FIRST ANGLE PROJECTION

BY LASALLE PRINT CO.

PLAT OF
WOODBIDGE RANCH
UNIT NO. 1
 A PORTION OF THAT 249.971 ACRE PARCEL AS SHOWN ON THAT
 RECORD OF SURVEY RECORDED IN BOOK 33 OF SURVEYS, MAP 23,
 COUNTY OF SACRAMENTO, CALIFORNIA
 FEBRUARY 1978
 MURRAY-McCORMICK, INC.
 SHEET 3 OF 5 SHEETS
 SCALE: 1"=100'

NOTE: SEE SHEET 5 FOR LEGEND, NOTES
 AND BASIS OF BEARINGS.



119/1-B

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2-1-111

PLAT OF WOODBIDGE RANCH UNIT NO. 1

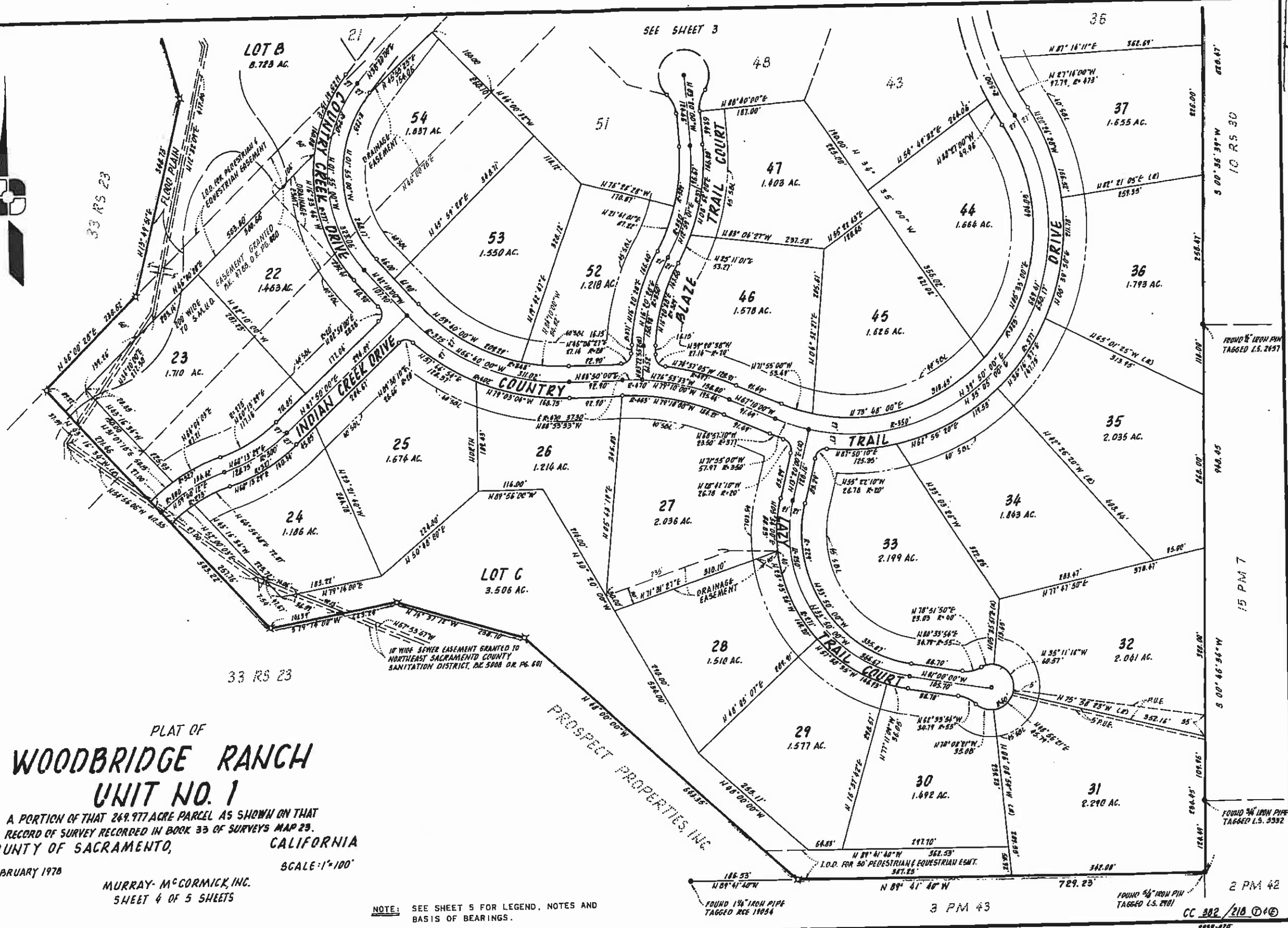
A PORTION OF THAT 249.977 ACRE PARCEL AS SHOWN ON THAT
RECORD OF SURVEY RECORDED IN BOOK 33 OF SURVEYS MAP 29,
COUNTY OF SACRAMENTO, CALIFORNIA

FEBRUARY 1978

MURRAY-McCORMICK, INC.
SHEET 4 OF 5 SHEETS

SCALE: 1"=100'

NOTE: SEE SHEET 5 FOR LEGEND, NOTES AND
BASIS OF BEARINGS.



2 PM 42

3 PM 43

CC 302 / 210 (14) ©

PLAT SCALE PRINT DO

1978-02

119/1-D

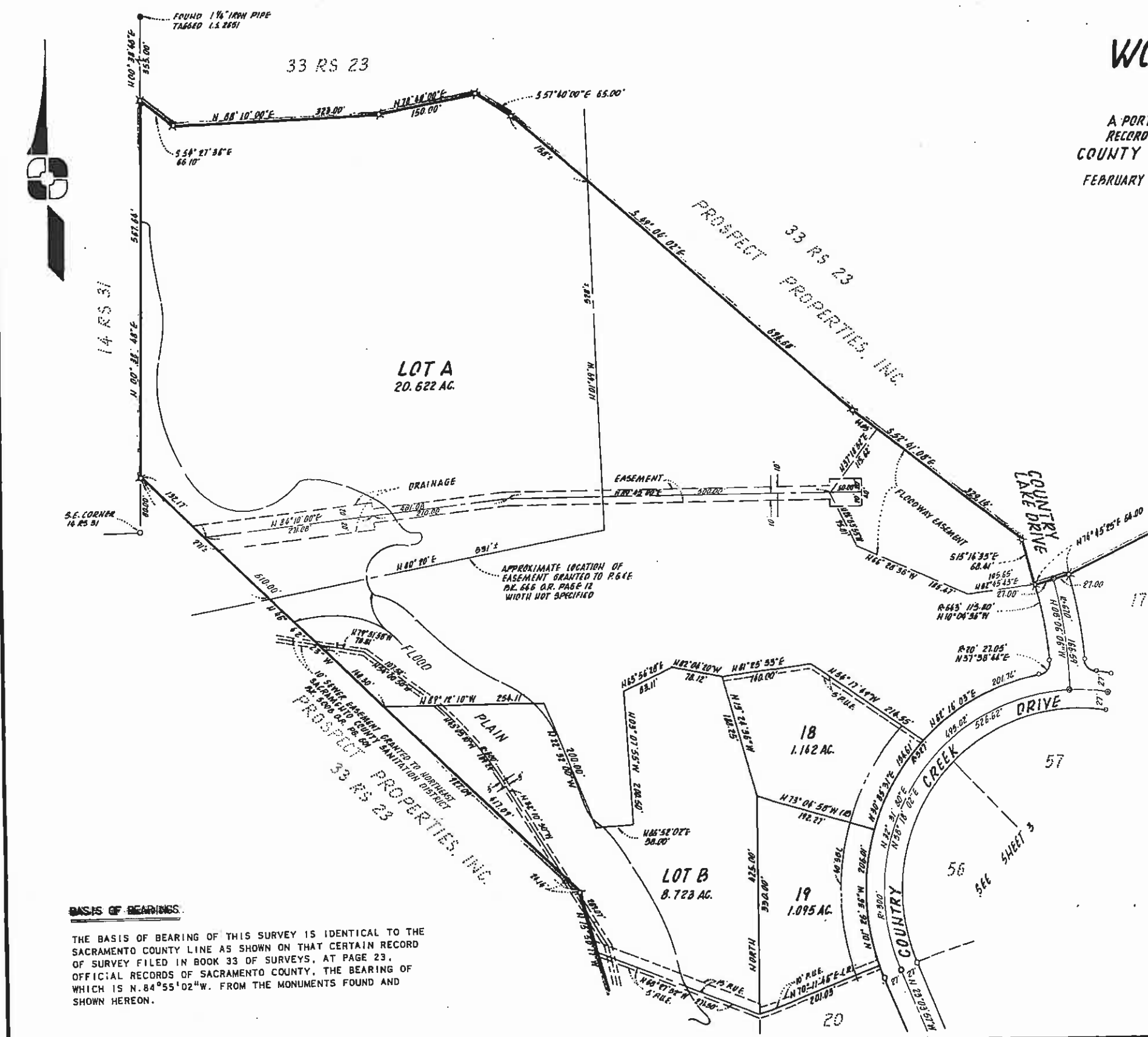
PLAT OF WOODBIDGE RANCH UNIT NO. 1

A PORTION OF THAT 242.977 ACRE PARCEL AS SHOWN ON THAT
RECORD OF SURVEY RECORDED IN BOOK 33 OF SURVEYS, MAP 23
COUNTY OF SACRAMENTO, CALIFORNIA

FEBRUARY 1978

MURRAY-McCORMICK, INC.
SHEET 5 OF 5 SHEETS

SCALE: 1"=100'



LEGEND

- MONUMENT FOUND & DESCRIBED HEREON
- ⊗ SET 1-1/2" IRON PIPE TAGGED
RCE 14260
- ⊙ SET 3/4" IRON PIPE TAGGED
RCE 14260
- DIMENSION POINT
- (R) INDICATES RADIAL LINE
- P.U.E. — PUBLIC UTILITY EASEMENT
- - - DRAINAGE EASEMENT LINE
- S.O.L. — SETBACK LINE
- I.R.O. IRREVOCABLE OFFER OF DEDICATION TO
SACRAMENTO COUNTY
- - - SLOPE EASEMENT LINE
- FLOODPLAIN LINE

ALL FRONT AND REAR LOT CORNERS NOT INDICATED
BY ONE OF THE ABOVE SYMBOLS TO BE SET WITH
3/4" IRON PIN TAGGED RCE 14260.

NOTES

1. ALL DISTANCES ON CURVED LINES ARE CHORD MEASUREMENTS.
2. DISTANCES ALONG STREET FRONTAGES OF CORNER LOTS ARE TO THE INTERSECTION OF STREET LINES PRODUCED UNLESS SHOWN OTHERWISE.
3. THIS MAP WAS PREPARED IN CONFORMANCE WITH P.D. ORDINANCE NO. 77PD6.

BASIS OF BEARINGS

THE BASIS OF BEARING OF THIS SURVEY IS IDENTICAL TO THE SACRAMENTO COUNTY LINE AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 33 OF SURVEYS, AT PAGE 23, OFFICIAL RECORDS OF SACRAMENTO COUNTY, THE BEARING OF WHICH IS N. 84° 55' 02" W. FROM THE MONUMENTS FOUND AND SHOWN HEREON.

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