

DESCRIPTION

of *22*

The Boundaries of the Proposed City of Citrus Heights

APPROVED

All that certain real property situate in the County of Sacramento, State of California, described as follows:

Beginning at the intersection of the centerline of Roseville Road and the boundary line common to Sacramento and Placer Counties; thence from said point of beginning easterly along said boundary line common to Sacramento and Placer Counties to the centerline of Old Auburn Road; thence southwesterly along said centerline of Old Auburn Road to the centerline of Wachtel Way; thence southerly along said centerline of Wachtel Way to the centerline of Oak Avenue; thence continuing southerly along the centerline of Kenneth Avenue to the southeast corner of the northeast one-quarter of Section 30, Township 10 North, Range 7 East, M. D. B. & M.; thence westerly along the south line of said northeast one-quarter of Section 30 to a point on said south line located 199.91 feet easterly of the center of said Section 30; thence leaving said south line N 00°00'08" E 1,394.84 to the south right-of-way line of Streng Avenue; thence along said south right-of-way line of Streng Avenue N 89°49'38" W 199.96 feet to the west line of said northeast one-quarter of Section 30; thence southerly along said west line to a point on said west line from which said center of Section 30 bears the following four (4) courses: (1) S 00°28'54" E 265.13 feet; (2) S 00°28'54" E 176.84 feet; (3) S 00°36'42" E 267.82 feet; and (4) S 01°24'12" E 176.80 feet; thence leaving said west line S 89°32'09" W 1236.69 feet to the centerline of Cross Drive; thence southerly along said centerline of Cross Drive to the south line of the northwest one-quarter of said Section 30; thence westerly along said south line to the centerline of Fair Oaks Boulevard; thence southerly along said centerline of Fair Oaks Boulevard to a point which lies 160 feet northerly of the easterly projection of the northerly line of that certain parcel map filed in Book 37 of Parcel Maps at Page 21, Sacramento County Records; thence westerly along said easterly projection and northerly line S 89°43'30" W 355 feet more or less to the easterly line of Walnut Grove Estates Unit No. 3 filed in Book 97 of Maps, Map No. 17, Sacramento County Records; thence S 00°16'30" E 160 feet more or less to the southeast corner of said Walnut Grove Estates Unit No. 3; thence N 89°43'30" E 35 feet more or less along the easterly extension of the southerly line of said Walnut Grove Estates Unit No. 3 to the northwest corner of said Parcel Map filed in Book 37 of Parcel Maps at Page 21; thence S 00°16'43" E 679.25 feet along the westerly line of said Parcel Map to the centerline of Madison Avenue; thence westerly along said centerline of Madison Avenue to the Southerly projection of the west line of Lot 178 of Cambridge Heights Unit No. 3, filed in Book 64 of Maps, Map No. 34, Sacramento County Records; thence continuing northwesterly along the boundary of said Cambridge Heights Unit No. 3 to its intersection with the easterly line of Lincoln Oaks Unit No. 3, filed in Book 46 of Maps, Map No. 25, Sacramento County Records; thence N 00°49'39" W 2,105 feet more or less along the easterly

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Beginning at the intersection of the centerline of Roseville Road and the boundary line common to Sacramento and Placer Counties; thence from said point of beginning easterly along said boundary line common to Sacramento and Placer Counties to the centerline of Old Auburn Road; thence southwesterly along said centerline of Old Auburn Road to the centerline of Wachtel Way; thence southerly along said centerline of Wachtel Way to the centerline of Oak Avenue; thence continuing southerly along the centerline of Kenneth Avenue to the southeast corner of the northeast one-quarter of Section 30, Township 10 North, Range 7 East, M. D. B. & M.; thence westerly along the south line of said northeast one-quarter of Section 30 to a point on said south line located 199.91 feet easterly of the center of said Section 30; thence leaving said south line N 00°00'08" E 1,394.84 to the south right-of-way line of Streng Avenue; thence along said south right-of-way line of Streng Avenue N 89°49'38" W 199.96 feet to the west line of said northeast one-quarter of Section 30; thence southerly along said west line to a point on said west line from which said center of Section 30 bears the following four (4) courses: (1) S 00°28'54" E 265.13 feet; (2) S 00°28'54" E 176.84 feet; (3) S 00°36'42" E 267.82 feet; and (4) S 01°24'12" E 176.80 feet; thence leaving said west line S 89°32'09" W 1236.69 feet to the centerline of Cross Drive; thence southerly along said centerline of Cross Drive to the south line of the northwest one-quarter of said Section 30; thence westerly along said south line to the centerline of Fair Oaks Boulevard; thence southerly along said centerline of Fair Oaks Boulevard to a point which lies 160 feet northerly of the easterly projection of the northerly line of that certain parcel map filed in Book 37 of Parcel Maps at Page 21, Sacramento County Records; thence westerly along said easterly projection and northerly line S 89°43'30" W 355 feet more or less to the easterly line of Walnut Grove Estates Unit No. 3 filed in Book 97 of Maps, Map No. 17, Sacramento County Records; thence S 00°16'30" E 160 feet more or less to the southeast corner of said Walnut Grove Estates Unit No. 3; thence N 89°43'30" E 35 feet more or less along the easterly extension of the southerly line of said Walnut Grove Estates Unit No. 3 to the northwest corner of said Parcel Map filed in Book 37 of Parcel Maps at Page 21; thence S 00°16'43" E 679.25 feet along the westerly line of said Parcel Map to the centerline of Madison Avenue; thence westerly along said centerline of Madison Avenue to the Southerly projection of the west line of Lot 178 of Cambridge Heights Unit No. 3, filed in Book 64 of Maps, Map No. 34, Sacramento County Records; thence continuing northwesterly along the boundary of said Cambridge Heights Unit No. 3 to its intersection with the easterly line of Lincoln Oaks Unit No. 3, filed in Book 46 of Maps, Map No. 25, Sacramento County Records; thence N 00°49'39" W 2,105 feet more or less along the easterly

line of said Lincoln Oaks Unit No. 3 and the easterly line of Lincoln Oaks Unit No. 2, filed in Book 44 of Maps, Map No. 6, Sacramento County Records to the northeast corner of said Lincoln Oaks Unit No. 2 and the southeast corner of Brooktree North Unit No. 3, filed in Book 73 of Maps, Map No. 29, Sacramento County Records; thence N 89°40'39" W 1,311.08 feet along the southerly line of said Brooktree North Unit No. 3 to the southwest corner thereof; thence continuing N 89°40'39" W 831.36 feet along the south line of Section 34, Township 10 North, Range 6 East, M. D. B. & M. to the southeast corner of Dewey Hills No. 2, filed in Book 118 of Maps, Map No. 12, Sacramento County Records; thence continuing N 89°40'39" W 556 feet more or less along the south line of said Dewey Hills No. 2 and its extension to the centerline of Dewey Drive; thence northerly along said centerline of Dewey Drive to the northeast corner of Oak Brook Park, filed in Book 44 of Maps, Map No. 36, Sacramento County Records; thence westerly along the northerly boundary of said Oak Brook Park 592 feet more or less to the centerline of Shadowbrook Way; thence northwesterly along said centerline of Shadowbrook Way to the southerly line of Lot 6 of No. 2 amended Record of Survey for N B McAdams et al filed in Book 07 of Survey Maps at Page 40, Sacramento County Records; thence easterly along the southerly line of said Lot 6 to the centerline of said Dewey Drive; thence northwesterly along said centerline of Dewey Drive 280.91 feet more or less to the northeast corner of said Lot 6; thence westerly along the northerly line of said Lot 6 to the northwest corner of said Lot 6 and the easterly line of Merrihill North Unit No. 7, filed in Book 78 of Maps, Map No. 21, Sacramento County Records; thence southerly along the easterly line of said Merrihill North Unit No. 7 and Merrihill North Unit No. 8, filed in Book 82 of Maps, Map No. 14, Sacramento County Records to the southeast corner of said Merrihill North Unit No. 8; thence westerly along the southerly line of said Merrihill North Unit No. 8 and Merrihill North Unit No. 9, filed in Book 87 of Maps, Map No. 14, Sacramento County Records to the southwest corner of said Merrihill North Unit No. 9; thence northerly along the westerly boundary of said Merrihill North Unit No. 9 to the southeast corner of Park Woods Unit No. 3, filed in Book 57 of Maps, Map No. 8, Sacramento County Records; thence westerly along the southerly boundary of said Park Woods Unit No. 3 to the southwest corner of said Park Woods Unit No. 3; thence northerly along the westerly boundary of said Park Woods Unit No. 3 to the southeast corner of Parcel B of that certain Parcel Map filed in Book 161 of Maps at Page 10, Sacramento County Records; thence S 89°58'40" W 777.50 feet; thence N 13°47'16" W 40.00 feet to the northeast corner of Western Hills Unit No. 3 filed in Book 64 of Maps, Map No. 9, Sacramento County Records; thence southwestwesterly along the northerly boundary of said Western Hills Unit No. 3 and its westerly projection S 79°08'45" W 482.03 feet; thence S 00°38'00" W 160.00 feet more or less to the northeasterly corner of Lot D of that certain Parcel Map filed in Book 27 of Maps at Page 4, Sacramento County Records; thence along the following ten (10) courses: (1) S 89°46'00" W 30.00 feet; (2) N 01°09'59" W 96.51 feet; (3) S 69°20'39" W 69.82 feet; (4) N 01°09'59" W 87.00 feet; (5) S 69°20'39" W 75.00 feet; (6) S 17°46'35" W 86.45 feet; (7) S 14°22'21" E 19.00 feet; (8) S 69°20'39" W 544.57 feet; (9) N 88°59'00" W 110.00 feet; and (10) S

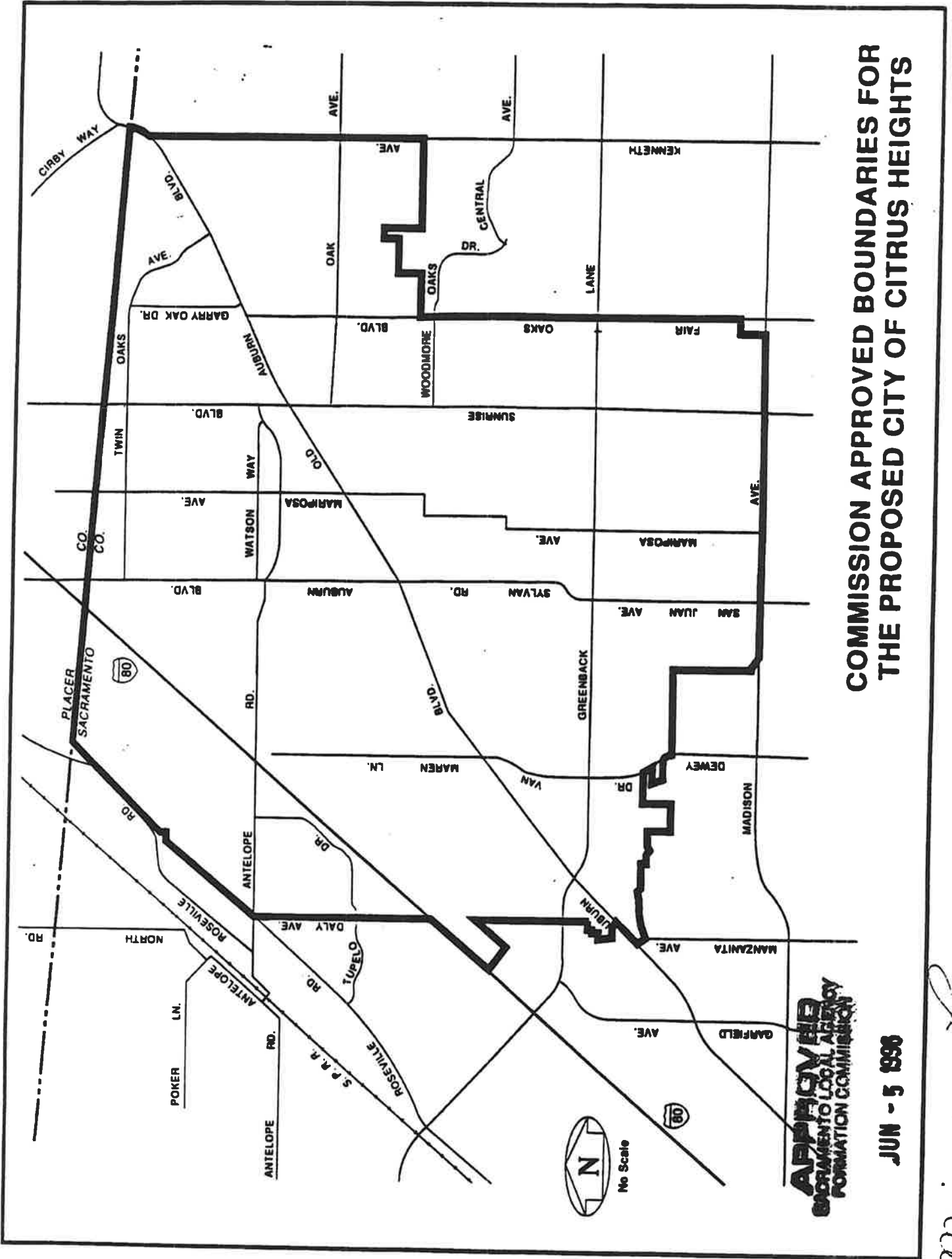
53° 52'00" W 48.80 feet more or less to the northeasterly line of Manzanita Avenue; thence northwesterly along said northeasterly line of Manzanita Avenue and its northwesterly projection thereof to the centerline of Auburn Boulevard; thence northeasterly along said centerline of Auburn Boulevard to the east line of Rancho Del Paso; thence northerly along said east line of Rancho Del Paso to the northeasterly line of Devecchi Avenue; thence northwesterly along said northeasterly line of Devecchi Avenue 175.81 feet more or less to the southerly line of that certain parcel of land described in deed to Kayland of Sacramento recorded in Book 82-09-30, at Page 1584, Sacramento County Records; thence S 89°02'30" W 231.15 feet more or less to the southwest corner of said Kayland of Sacramento parcel of land; thence N 06°11'39" W 644.82 feet along the westerly line of said Kayland of Sacramento parcel of land to an angle point in the boundary thereof; thence N 89°02'30" E 200.10 feet and N 00°30'00" W 153.80 feet more or less along the boundary of said Kayland of Sacramento parcel of land to the southeast corner of that certain Parcel Map filed in Book 3 of Parcel Maps at Page 13, Sacramento County Records; thence continuing N 00°30'00" W 191.00 feet along the westerly line of said Parcel Map to the southwest corner of Parcel A of said Parcel Map; thence S 89°02'30" W 32.00 feet along the southerly line of said Parcel A to the southwest corner of that certain parcel of land described in deed to Michael and Ninna Traugott et al, recorded in Book 84-12-14, at Page 1118, Sacramento County Records; thence following along said deed line N 00°30'00" W 119.00 feet and N 89°02'30" E 218.70 feet to the east line of said Parcel A and the east line of said Rancho Del Paso; thence northerly along said east line of Rancho Del Paso, crossing Greenback Lane to a point on said east line located northerly 2000 feet from the southeast corner of Section 50 of said Rancho Del Paso; thence S 38°43'13" W 1339.56 feet; thence N 58°18'47" W 700.00 feet to the southeasterly line of State of California Highway Interstate 80; thence northeasterly along said southeasterly line of State of California Highway Interstate 80 to said east line of Rancho Del Paso; thence northerly along said east line of Rancho Del Paso to the centerline of Tupelo Drive; thence easterly along said centerline of Tupelo Drive to the centerline of Daly Avenue; thence northerly along said centerline of Daly Avenue 2,750 feet more or less to the centerline of Roseville Road; thence northeasterly along said centerline of Roseville Road and its northerly extension 765 feet more or less to the centerline of Antelope Road, said point also being the southwest corner of Larchmont Rosewood Unit No. 1, filed in Book 151 of Maps, Map No. 16, Sacramento County Records; thence N 40°14'40" E 3,292.81 feet more or less along the northwesterly line of said Larchmont Rosewood Unit No. 1 and the northwesterly line of Larchmont Rosewood Unit No. 2 filed in Book 151 of Maps, Map No. 17, Sacramento County Records to the west line of Section 22, Township 10 North, Range 6 East, M. D. B. & M.; thence N 00°53'03" W 165.49 feet along the west line of said Section 22 to the northwest corner of said Section 22; thence N 89°18'30" E 472.61 feet along the north line of said Section 22 to the southwest corner of Grand Oaks Unit No. 7, filed in Book 57 of Maps, Map No. 21, Sacramento County Records; thence along the westerly line of said Grand Oaks Unit No. 7 the following three (3) courses: (1) N 00°41'30"

W 300.00 feet; (2) N 23°17'00" E 184.74 feet; and (3) N 40°11'00" E 432.70 feet to the most westerly corner of Grand Oaks Unit No. 8, filed in Book 61 of Maps, Map No. 7, Sacramento County Records; thence along the northwesterly line of said Grand Oaks Unit No. 8 N 40°11'00" E 675.00 feet to the centerline of Butternut Drive; thence westerly along said centerline of Butternut Drive to the centerline of said Roseville Road; thence northeasterly along said centerline of Roseville Road 2,230 feet more or less to the point of beginning.

APPROVED
SACRAMENTO LOCAL AGENCY
FORMATION COMMISSION

JUN - 5, 1996


Commission Clerk



**COMMISSION APPROVED BOUNDARIES FOR
THE PROPOSED CITY OF CITRUS HEIGHTS**

APPROVED
SACRAMENTO LOCAL AGENCY
FORMATION COMMISSION

JUN - 5 1996

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