

**EXHIBIT "B"**

**LEGAL DESCRIPTION FOR RECOMMENDED  
BOUNDARY**

## **Legal Description**

### **Boundary Alternative Scenario - 2**

**The Arden Arcade Incorporation Proponents have not yet provided a legal description for Boundary Alternative Scenario 2**

## **Legal Description**

### **Petition Boundary - Scenario 1**

**Legal Description  
City of Arden Arcade**

**Beginning** at the intersection of Mission Avenue and Fair Oaks Boulevard as said intersection is shown on the map of "Plat of Del Dayo Estates Unit No. 19" filed in Book 96 Page 6 of Maps, in the office of the County Recorder of Sacramento County, said centerline of Fair Oaks Boulevard also being the southeasterly lines of Lots 23, 24, 34, and 35 as shown on the Map of "Plat of Citrus Heights Addition No. 16" filed in Book 14 Page 6 of Maps, records of said County; thence along said southeasterly lines South  $46^{\circ}51'40''$  West a distance of 1356.50 feet and South  $46^{\circ}55'00''$  West a distance of 948.10 feet to an angle point in the southeasterly line of said Lot 35; thence along the southeasterly lines of said Lot 35 and Lot 36 of said "Plat of Citrus Heights Addition No. 16" South  $57^{\circ}45'43''$  West a distance of 1,538.74 feet to the southwest corner of Section 58 as shown on the map of "Map of Survey and Subdivision of Rancho Del Paso" filed in Book A Page 94 of Records of Survey, records of said County, and as said corner is shown on Map of "Plat of Columbia Rancho" filed in Book 40 at Page 7 of Maps records of said County; thence along the northwesterly line of said "Plat of Columbia Rancho", the northwesterly line of the map of "Plat of Fair East" as shown on map filed in Book 66 Page 38 of Maps, the southeasterly lines of the map of "Plat of Wright & Kimbrough Arden Park Vista Unit No. 6" filed in Book 27 Page 23 of Maps and the southeasterly lines of the map of "Plat of Wright & Kimbrough Arden Park Vista Unit No. 2" filed in Book 23 Page 3 of Maps, all records of said County South  $57^{\circ}48'45''$  West a distance of 3389.57 feet to an angle point in said southeasterly line of said "Plat of Wright & Kimbrough Arden Park Vista Unit No. 2"; thence continuing along the southeasterly line of said last mentioned map and the southeasterly line of the map of "Plat of Arden Park Vista" as shown on map filed in Book 22 Page 49 of Maps, records of said County South  $67^{\circ}57'56''$  West a distance of 2,523.11 feet to the south east corner of the map of "Plat of Sierra Oaks Vista Unit No. 3" filed in Book 21 Page 22 of Maps, records of said County also being the centerline intersection of Watt Avenue (Walston Street) and Fair Oaks Boulevard (80 feet wide) as shown on said map; thence along the centerline of said Fair Oaks Boulevard as shown on said map and as shown on map of "Plat of Sierra Oaks Vista" filed in Book 20 Page 12 of Maps, records of said County South  $89^{\circ}02'30''$  West a distance of 5260.16 feet to the northeast corner of Lot 49 as shown on map of "Swanson Acres" filed in Book 16 Page 53 of Maps, records of said County, said corner also being the centerline intersection of said Fair Oaks Boulevard and Munroe Avenue as shown on the map of "Sierra Oaks Vista No. 2" filed in Book 20 Page 40 of Maps, records of said County; thence along said centerline and the east line of said Lot 49 South  $01^{\circ}46'30''$  East a distance of 1003.17 feet to the south line of said Lot 49 and being a point on the **Boundary of the City of Sacramento**; thence continuing along the **Boundary of the City of Sacramento** the following courses and distances:

- 1.) North  $80^{\circ}11'30''$  West a distance of 1077.87 feet along the south lines of said Lot 49 and the south line of Lot 50 of said "Swanson Acres" to the southwest corner of said lot 50; thence
- 2.) South  $0^{\circ}15'00''$  East a distance of 518.31 feet along the east line of Lot 51 of said "Swanson Acres" to the southeast corner of said Lot 51; thence

- 3.) North 59°54'00" West a distance of 2091.56 feet along the southwesterly lines of said Lot 51 and the southwesterly lines of Lots 52 and 53 of said "Swanson Acres" to an angle point in the northeasterly line of Lot J as shown on map of "Plat of Campus Commons Unit No. 1" filed in Book 78 Page 3 of Maps, records of said County; thence
- 4.) North 12°37'52" East a distance of 233.35 feet along the east line of said Lot J and the east line of Lot H of said "Plat of Campus Commons Unit No. 1" and its northerly prolongation North 12°37'52" East a distance of 249.42 feet to the north line of said "Plat of Campus Commons Unit No. 1"; thence
- 5.) South 88°45'27" West a distance of 588.61 feet along said north line, thence
- 6.) North 28°05'16" West a distance of 44.08 feet to the southwesterly line of Lot 43 of said "Swanson Acres" thence along said southwesterly line
- 7.) North 67°07'00" West a distance of 617.70 feet to the southwest corner of said Lot 43 and being a point on the centerline of Howe Avenue (County Road) as shown on said "Swanson Acres" thence along said centerline North 1°44'57" West a distance of 71.86 feet to the centerline of Cadillac Drive (54 feet wide) as shown on Parcel Map filed in Book 87 Page 25 of Parcel Maps, records of said County; thence along said centerline
- 8.) South 88°17'17" West a distance of 134.10 feet to the beginning of a curve concave to the north having a radius of 395.00 feet; thence
- 9.) Westerly 169.57 feet along said curve through a central angle of 24°35'48"; thence
- 10.) North 67°06'57" West a distance of 305.26 feet; thence leaving said centerline
- 11.) North 26°18'55" West a distance of 40.29 feet to the northeasterly line of Record of Survey filed in Book 21 Page 4 of Records of Survey, records of said County; thence along said northeasterly line
- 12.) North 67°07'00" West a distance of 1359.18 feet to an angle point in the **Boundary of the City of Sacramento**; thence continuing along said **Boundary**
- 13.) North 15°02'06" East a distance of 313.99 feet; thence
- 14.) North 22°51'12" East a distance of 406.56 feet; thence
- 15.) North 40°21'07" East a distance of 103.97 feet to the beginning of a non-tangent curve concave to the west having a radius of 884.95 feet; a radial line of said curve to said beginning bears South 53°30'45" West; thence
- 16.) Northerly 368.52 feet along said curve through a central angle of 23°51'36" to the beginning of a non-tangent curve concave to the west having a radius of 689.22 feet, a radial line of said curve to said beginning bears South 73°30'16" East; thence
- 17.) Northerly 384.29 feet along said curve through a central angle of 31°56'48"; thence non-tangent to said curve
- 18.) North 5°07'10" West a distance of 207.51 feet; thence
- 19.) North 1°46'30" West a distance of 464.90 feet to the west line of Section 65 of the "Rancho Del Paso" filed in Book A page 94 of Records of Survey, records of said County; thence along the west lines of Sections 65 and 28 as shown on said map
- 20.) North 1°51'13" West a distance of 8720.19 feet to the Northwest corner of Lot 24, of the "Plat of Subdivision of Section No. 28 of the Rancho Del Paso" filed in Book 14 Page 9 of Maps, records of said County; thence continuing along the west line of said Section

- 21.) North 1°49'43" West a distance of 1320.00 feet to the Northwest corner of said Lot 28 and the southwest corner of the map of "Plat of Anna Bell Tract" filed in Book 32 Page 12 of Maps, records of said County; thence along said west line
- 22.) North 01°46'04" West a distance of 1123.51 feet to the southwest corner of the "Plat of Darwin Park" filed in Book 46 page 13 of Maps, records of said County; thence along said west line and the west line of the "Plat of Pierce Tract" filed in Book 33 Page 10 of Maps, records of said County
- 23.) North 1°51'28" West a distance of 600.00 feet; thence continuing along said west line and the west line of the "Map of Marconi Tract" filed in Book 27 Page 14 of Maps, records of said County
- 24.) North 1°50'58" West a distance of 516.05 feet to the southeasterly line of State Highway Business 80; thence
- 25.) North 5°35'46" East a distance of 211.68 feet to the centerline of said State Highway Business 80 having a radius of 1500.00 feet, a radial line of said curve to said beginning bears South 71°40'56" East; thence northerly along said curve 532.24 feet through a central angle of 20°19'48" thence
- 26.) North 2°00'44" West a distance of 352.64 feet to the intersection of the centerline of Marconi Avenue (60 feet wide) as shown on the map of "Plat of Sunshine Tract" filed in Book 19 Page 6 of Maps, records of said County; thence
- 27.) South 62°55'59" East a distance of 1382.66 feet along said centerline to the centerline of Howe Avenue (Howe Street, 60 feet wide) as shown on said map and as shown on the map of "Plat of Del Paso Park View Tract No. 1" filed in Book 13 page 37 of Maps, records of said County; thence along the centerline of Howe Avenue as shown on said Maps
- 28.) North 1°51'59" West a distance of 1287.99 feet and
- 29.) North 1°55'23" West a distance of 1033.04 feet to an angle point in the **Boundary of the City of Sacramento**; thence continuing along said **Boundary**
- 30.) North 62°02'50" East a distance of 1310.35 feet to the beginning of a non-tangent curve concave to the northwest having a radius of 416.76 feet, a radial line of said curve to said beginning bears South 30°09'02" East; thence
- 31.) Northeasterly 185.01 feet along said curve through a central angle of 25°26'08"; thence non-tangent to said curve
- 32.) North 39°48'21" East a distance of 16.23 feet; thence
- 33.) North 46°36'48" East a distance of 8.06 feet; thence
- 34.) North 48°33'05" East a distance of 16.95 feet; thence
- 35.) North 57°18'00" East a distance of 17.97 feet to the centerline of Auburn Boulevard (60 feet wide) as shown on said map of "Plat of Del Paso Park View Tract No. 1" and as shown on map of "Plat of Arcade Park" filed in Book 13 Page 30 of Maps; both records of said County; thence along said centerline the following;
- 36.) North 61°55'55" East a distance of 2907.93 feet; thence
- 37.) North 61°59'51" East a distance of 5864.29 feet; thence
- 38.) North 62°00'27" East a distance of 1448.67 feet; thence
- 39.) North 63°19'16" East a distance of 244.85 feet; thence
- 40.) North 64°32'03" East a distance of 589.22 feet; thence

- 41.) North 65°59'59" East a distance of 421.09 feet; thence
- 42.) North 67°06'30" East a distance of 2038.07 feet to the intersection with the construction centerline of Winding Way as shown on the map of Parcel Map filed in Book 104 page 18 of Parcel Maps, records of said County; thence along said centerline
- 43.) South 76°51'18" East a distance of 204.71 feet to the beginning of a curve concave to the south a radius of 700.00 feet; thence
- 44.) Easterly 178.05 along said curve through a central angle 14°34'25"; thence
- 45.) South 62°16'54" East a distance of 58.72 feet to the beginning of a curve concave to the north having a radius of 700.00 feet; thence
- 46.) Easterly 107.24 feet through a central angle of 8°46'40" to an angle point in the **Boundary of the City of Sacramento**; thence leaving said **Boundary of the City of Sacramento**

continuing easterly along said curve 217.59 feet through a central angle of 17°48'35"; thence South 88°52'09" East a distance of 296.94 feet to the beginning of a curve concave to north having a radius of 1000.00 feet; thence easterly 283.49 feet along said curve through a central angle of 16°14' 34"; thence North 74°53'17" East a distance of 294.41 feet to the beginning of a non-tangent curve concave to the south having a radius of 1555.25 feet, a radial line of said curve to said beginning bears North 15°58'40" West; thence leaving said construction centerline easterly 240.07 feet along said curve through a central angle of 8°50'39" to the intersection with the easterly prolongation of the centerline of Winding Way as shown on the map of "Plat of Evergreen Estates Unit No. 9" filed in Book 135 Page 11 of Maps, records of said County; thence along said prolongation and said centerline North 83°43'15" East a distance of 495.48 feet to the beginning of a curve concave to the north having a radius of 1432.69 feet as shown on the map of "Plat of Evergreen Estates Unit No 4" filed in Book 46 Page 4 of Maps, records of said County; thence 349.23 feet along said curve through a central angle of 13°57'59"; thence North 69°45'16" East a distance of 241.85 feet to the beginning of a curve concave to the south having a radius of 119.36 feet as shown on the map of "Plat of Arcade Park" filed in Book 13 Page 30 of Maps, records of said County and being the centerline of Pasadena Avenue; thence along the centerline as shown on said map and the centerline of Pasadena Avenue southeasterly 167.87 feet along said curve through central angle of 80°35'00"; thence South 29°39'44" East a distance of 242.66 feet to the beginning of a curve concave to the southwest having a radius of 716.78 feet; thence 241.60 feet along said curve through a central angle of 19°18'45"; thence South 10°20'59" East a distance of 149.04 feet to the beginning of a curve concave to the east having a radius of 601.00 feet; thence leaving the centerline of said "Plat of Arcade Park" and along the centerline line of Pasadena Avenue southerly 589.51 along said curve through a central angle of 56°12'00" to the west line of the map of "Plat of Pasadena Heights" filed in Book 56 Page 3 of Maps, records of said County; thence along said west line and the east lines of Parcel Map filed in Book 48 Page 35 of Parcel Maps, "Plat of Rolling Meadows" filed in Book 100 Page 1, "Plat of Edison Estates Unit No 1" filed in Book 67 Page 26 of Maps, "Plat of Edison Estates" filed in Book 63 Page 10 of Maps and as shown on the "Map of The Haven" filed in Book 176 Page 8 of Maps, all records of said County South 1°44'29" East a distance of 2704.28 feet to the intersection of Engle Road and Mission Avenue as shown on said "Map of The Haven"; thence along the

centerline of Mission Avenue as shown on Parcel Map filed in Book 74 Page 19, of Parcel Maps and Parcel Map filed in Book 71 Page 75 of Parcel Maps, both records of said County South  $1^{\circ}46'30''$  East a distance of 2641.42 feet to the centerline intersection of Mission Avenue and North Avenue; thence continuing along the centerline of Mission Avenue as shown on Maps of "Plat of Woodcrest Estates Unit No 1" filed in Book 61 Page 15 of Maps, "Plat of Parkland Estates Unit No. 2" filed in Book 31 Page 5 of Maps, Parcel Map filed in Book 91 Page 1 of Parcel Maps, "Map Of Rancho San Lucas-Unit No 2" filed in Book 90 Page 6 of Maps and map of "Plat of Rancho San Lucas" filed in Book 57 Page 11 of Maps, all records of said County South  $1^{\circ}49'00''$  East a distance of 8801.81 feet to the beginning of a curve concave to the east having 281.84 feet as shown on said map of "Plat of Rancho San Lucas"; thence southerly 210.46 feet along said curve through a central angle of  $42^{\circ}47'02''$  to the beginning reverse curve having a radius of 281.84 feet; thence southerly 210.46 feet along said curve through a central angle of  $42^{\circ}47'02''$ ; thence continuing along said centerline as shown thereon and as shown on map of "Plat of Greenwood Estates" filed in Book 40 Page 3 of Maps, records of said County South  $1^{\circ}49'00''$  East a distance of 137.43 feet to the beginning of a curve concave to the west having a radius of 493.13 feet; thence southerly 86.12 feet along said curve through a central angle of  $10^{\circ}00'22''$  to the beginning of a reverse curve concave to the east having a radius of 493.13 feet; thence southerly 86.12 feet along said curve through a central angle of  $10^{\circ}00'22''$ ; thence South  $1^{\circ}49'00''$  East a distance of 1166.12 feet to the centerline of Arden Way as shown on said map of "Plat of Greenwood Estates" thence along the centerline of Arden Way South  $89^{\circ}00'00''$  West a distance of 136.53 feet to the centerline of Mission Avenue as shown on Parcel Map filed in Book 168 Page 3 of Parcel Maps, records of said County; thence along said centerline and the centerline of Mission Avenue as shown on map of "Plat of Del Dayo Estates Unit No. 6" filed in Book 63 Page 2 of Maps, records of said County South  $1^{\circ}50'00''$  East a distance of 1905.00 feet to the beginning of a curve concave to the east having a radius of 360.58 feet as shown on said "Plat of Del Rayo Estates Unit No. 6"; thence southerly 147.89 feet along said curve through a central angle of  $23^{\circ}30'00''$ ; thence continuing along the centerline of Mission Avenue as shown on "Plat of Survey of Lot 16 of Citrus Heights Add'n No. 16" filed in Book 9 Page 39 of Records of Survey, records of said County South  $25^{\circ}20'00''$  East a distance of 976.94 feet to the **Point of Beginning**.

Containing 391,891,953 sq.ft. or 8,996.60 acres +/-.

#### **End of Description**

**Basis of Bearings:** The bearings shown here-on are based the bearing of North  $57^{\circ}48'45''$  East as shown on the southerly boundary of the map of Plat of Wright & Kimbrough Arden Park Vista Unit No. 6" filed in Book 27 Page 23 of Maps, records of Sacramento County.



This Legal Description was prepared by me or under my direction pursuant to the requirements of the Professional Land Surveyor's Act.

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Jon Crawford  
R.C.E. 32935  
Registration Expires: 6/30/2010

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Date: