

EXHIBIT "A"
LEGAL DESCRIPTION
PUBLIC UTILITY EASEMENT ABANDONMENT
APNs: 169-030-09, 169-040-17

REAL PROPERTY IN THE CITY OF STOCKTON, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA,
DESCRIBED AS FOLLOWS:

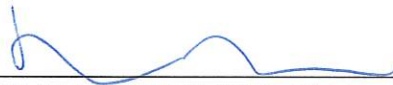
ALL THAT PORTION OF THE 25.00 FOOT WIDE PUBLIC UTILITY EASEMENT DEDICATED ON THE MAP
FILED IN BOOK 10 AT PAGE 48 OF MAPS AND PLATS, SAN JOAQUIN COUNTY RECORDS LYING WITHIN
THE WEST 25.00 FEET OF PARCEL ONE AND PARCEL TWO AS DESCRIBED IN THE GRANT DEED FROM
JOHN J.M. VOGEL TO J & K PROPERTY, LLC, RECORDED ON JANUARY 19, 2023, AS DOCUMENT
NUMBER 2023-004623, SAN JOAQUIN COUNTY RECORDS.

CONTAINING 5,338 SQ. FEET, MORE OR LESS.

SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

ATTACHED HERETO AND MADE A PART HEREOF IS THE PLAT TITLED "EXHIBIT B".

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE
PROFESSIONAL LAND SURVEYORS' ACT.


KEVIN J. GENASCI, P.L.S. 8660
JUNE 25, 2024

