

LEGAL DESCRIPTION

ALL that certain real property, being a portion of Lot 94, as shown on that certain map titled "Tract No. 3406, Subdivisions of San Joaquin County, Cornerstone II", filed for record February 22, 2008 in Book 41 of Maps and Plats, at Page 55, San Joaquin County Records, and situate in Section "D" of the C.M. Weber Grant, County of San Joaquin, State of California, being more particular described as follows:

COMMENCING at the northeast corner of said Lot 94; thence South 50°53'02" West 11.82 feet to the **TRUE POINT OF BEGINNING**;

thence parallel with and distant 10.00 feet at right angles from the easterly line of said Lot 94

South 06°52'15" East 2.52 feet;

thence parallel with and distant 10.00 feet at right angles from the North line of said Lot 94

North 89°44'45" West 65.10 feet;

thence parallel with and distant 10.00 feet at right angles from the northwest line of said Lot 94

South 45°15'15" West 15.66 feet;

thence parallel with and distant 10.00 feet at right angles from the West line of said Lot 94

North 00°15'15" East 3.54 feet;

thence parallel with and distant 7.50 feet at right angles from said northwest line of Lot 94

North 45°15'15" East 14.19 feet;

thence parallel with and distant 7.50 feet at right angles from said North line of Lot 94

South 89°44'45" East 65.82 feet to the Point of Beginning.

Containing 201 square feet, more or less.

SUBJECT TO all easements and/or rights-of-way of record.

Bearings and distances are based on the California Coordinate System 83, Zone 3 (1991.35). A line between City of Stockton monuments no. 317 (10s-13) and no. 269 (8s-24) bears North 65°05'58" East as calculated from City of Stockton traverse control monument survey, phase xiv, filed for record in Book 35 of Surveys, at Page 5, San Joaquin County records. All distances shown are ground level distances and must be multiplied by 0.99993664 to obtain grid distances.

All as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof.


Rien Groenewoud, P.L.S. 6946



3/26/2020