

LEGAL DESCRIPTION

ALL that certain real property, being a portion of Lot 76, 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 northwest corner of said Lot 76; thence along the West line of said Lot 76 South 00°15'15" West 7.50 feet to the **TRUE POINT OF BEGINNING**;
thence parallel with and distant 7.50 feet at right angles from the North line of said Lot 76 South 89°44'45" East 79.96 feet;
thence parallel with and distant 7.50 feet at right angles from the northeast line of said Lot 76 South 44°44'45" East 14.19 feet;
thence parallel with and distant 10.00 feet at right angles from the East line of said Lot 76 South 00°15'15" West 3.54 feet;
thence parallel with and distant 10.00 feet at right angles from said northeast line of Lot 76 North 44°44'45" West 15.66 feet;
thence parallel with and distant 10.00 feet at right angles from said North line of Lot 76 North 89°44'45" West 78.93 feet to a point on said West line of Lot 76;
thence along said West line North 00°15'15" East 2.50 feet to the Point of Beginning.

Containing 236 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