

LEGAL DESCRIPTION
PUE ABANDONMENT
CORNERSTONE II, LOT 49

ALL that certain real property, being a portion of Lot 49, 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 southwest corner of said Lot 49; thence along the South line of said Lot 49 South 89°44'45" East 7.50 feet to the **TRUE POINT OF BEGINNING**;
thence leaving said South line and proceeding parallel with and 7.50 feet distant at right angles from the West line of said Lot 49 the following two (2) courses:

1. North 00°15'15" East 78.82 feet;
2. Northeasterly 4.31 feet along the arc of a curve concave to the southeast having a radius of 6.50 feet through a central angle of 37°58'48" to a point which is 10.00 feet distant at right angles from the North line of said Lot 49;

thence parallel with said North line and along a non-tangent line South 89°44'45" East 5.12 feet to a point of cusp with a curve concave to southeast having a radius of 4.00 feet and to which point a radial line bears North 00°15'15" East;
thence parallel with and 10.00 feet distant at right angles from said West line of Lot 49 the following two (2) courses:

1. southwesterly 6.28 feet along the arc of said curve through a central angle of 90°00'00";
2. South 00°15'15" West 78.82 feet to the True Point of Beginning.

Containing 209 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.



6/4/2020

R. Groenewoud

Rien Groenewoud, P.L.S. 6946