

LAFC \_\_-25

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TO THE CITY OF STOCKTON**EXHIBIT "A" - Annexation Legal Description**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED AREA OF SAN JOAQUIN COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE GRANT DEED TO REVOCABLE TRUST RECORDED MARCH 22, 2024 AS INSTRUMENT NO. 2024-024121, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY AND A PORTION OF PARCEL THREE OF THE TRUST TRANSFER DEED RECORDED MARCH 30, 2016 AS INSTRUMENT NO. 2016-035593, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY AND A PORTION OF SOUTH MCKINLEY AVENUE AND A PORTION OF THE UNION PACIFIC RAILROAD(FORMERLY WESTERN PACIFIC RAILROAD), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT MARKING THE INTERSECTION OF THE WEST LINE OF MCKINLEY AVENUE WITH THE CENTERLINE OF AN UNNAMED SLOUGH, WHICH EXTENDS EASTERLY FROM THE FRENCH CAMP SLOUGH AS SHOWN ON THE MAP OF SURVEY FILED FOR RECORD IN BOOK 31 OF SURVEYS, PAGE 77, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, SAID POINT BEING THE NORTHEASTERLY CORNER OF SAID DEED (2024-024121) AND BEING ON THE WESTERLY RIGHT OF WAY LINE OF SOUTH MCKINLEY AVENUE;

THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE NORTH 79° 16' 00" EAST, 136.00 FEET TO THE EAST LINE OF SAID UNION PACIFIC RAILROAD.

THENCE ALONG SAID EAST LINE OF THE UNION PACIFIC RAILROAD SOUTH 10° 44' 00" EAST, 1441.45 FEET TO THE INTERSECTION WITH THE EXTENTION OF THE SOUTHWESTERLY LINE OF SAID DEED (2024-024121);

THENCE ALONG SAID SOUTHWESTERLY EXTENTION AND SOUTHERLY AND WESTERLY LINES OF SAID DEED (2024-024121) FOR THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) NORTH 53° 39' 06" WEST, 845.17 FEET,
- 2) NORTH 29° 16' 34" WEST, 185.33 FEET,
- 3) NORTH 55° 56' 40" WEST, 221.79 FEET,
- 4) NORTH 02° 55' 39" EAST, 270.60 FEET, AND
- 5) NORTH 09° 16' 08" WEST, 200.22 FEET TO THE NORTHERLY LINE OF SAID DEED (2024-024121);

THENCE ALONG SAID NORTHERLY LINE FOR THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) NORTH 61° 04' 00" EAST, 108.00 FEET,
- 2) NORTH 58° 59' 00" EAST, 130.95 FEET,
- 3) SOUTH 72° 27' 00" EAST, 190.33 FEET,
- 4) NORTH 68° 27' 00" EAST, 98.80 FEET, AND

5) NORTH 67° 36' 00" EAST, 98.79 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 760,456 SQUARE FEET OR 17.4577 ACRES, MORE OR LESS.

FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT (GOVERNMENT CODE SECTION 66410) AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

**EXHIBIT "B"** A PLAT IS ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

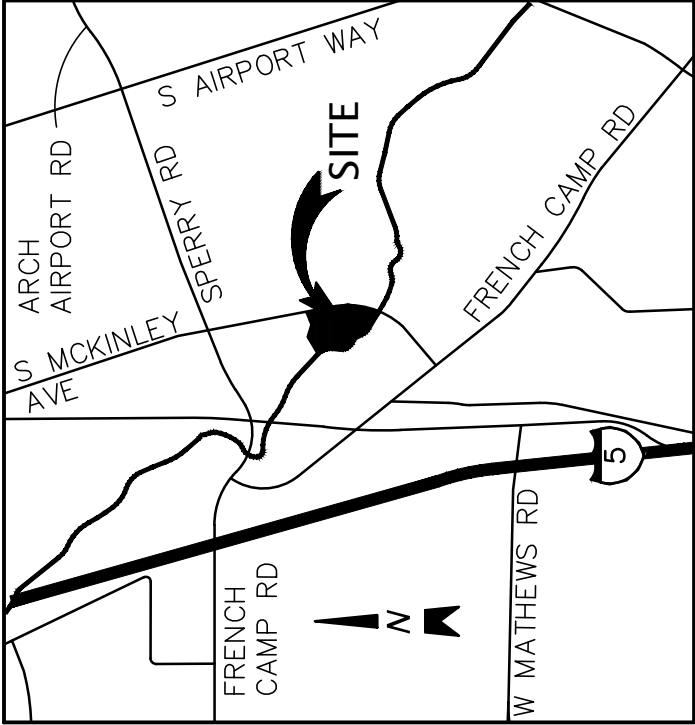
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.

\_\_\_\_\_  
KC J. KELLER, P.L.S. 9731

6/10/2025

\_\_\_\_\_  
DATE



THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION.  
FOR ASSESSMENT PURPOSES ONLY, THIS DESCRIPTION IS NOT A LEGAL PROPERTY  
DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED  
AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

**DRAFT**

KC JAMES KELLER P.L.S. NO. 9731

**BASIS OF BEARINGS**

THE BEARING OF SOUTH 13° 22' 54" EAST  
TAKEN ON THE MONUMENT LINE AS SHOWN  
ON THAT CERTAIN RECORD OF SURVEY  
FILED FOR RECORD ON JULY 13, 2020, IN  
BOOK 39 OF MAPS AT PAGE 185, OFFICIAL  
RECORDS OF SAN JOAQUIN COUNTY WAS  
TAKEN AS THE BASIS FOR ALL BEARINGS  
SHOWN HEREON.



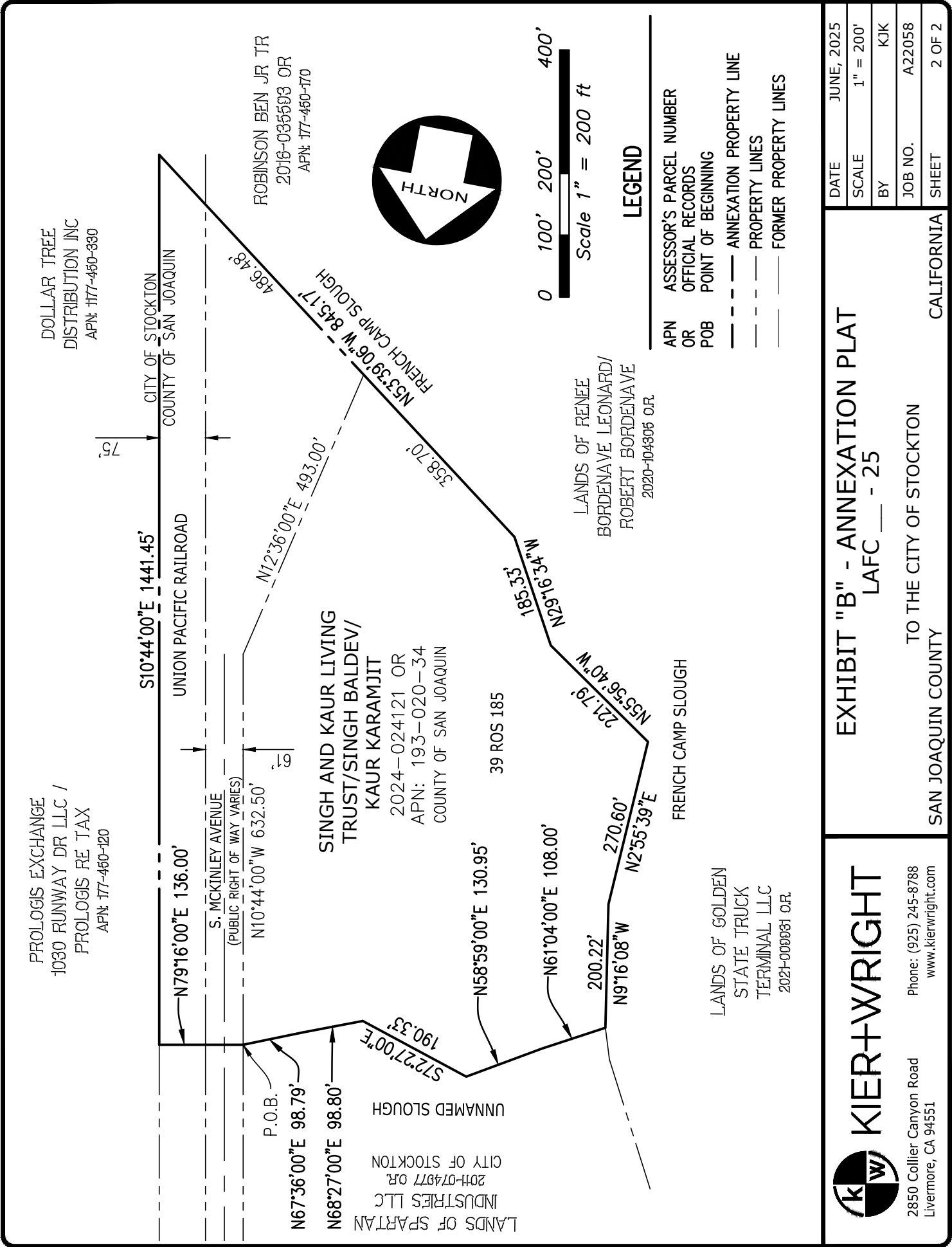
2850 Collier Canyon Road  
Livermore, CA 94551  
Phone: (925) 245-8788  
www.kierwright.com

**EXHIBIT "B" - ANNEXATION PLAT**  
**LAFC \_\_\_\_ - 25**

**SAN JOAQUIN COUNTY**  
**TO THE CITY OF STOCKTON**

**CALIFORNIA**

DATE	JUNE, 2025
SCALE	NTS
BY	KJK
JOB NO.	A22058
SHEET	1 OF 2



# Parcel Map Check Report

Prepared by Kier & Wright

Date: 6/9/2025

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Parcel Name: ANNEXATION AREA

North: 12,871.9265'

East: 13,669.0773'

Segment# 1: Line

Course: N79°16'00"E

Length: 136.00'

North: 12,897.2549'

East: 13,802.6979'

Segment# 2: Line

Course: S10°44'00"E

Length: 1,441.45'

North: 11,481.0237'

East: 14,071.1510'

Segment# 3: Line

Course: N53°39'06"W

Length: 845.17'

North: 11,981.9499'

East: 13,390.4269'

Segment# 4: Line

Course: N29°16'34"W

Length: 185.33'

North: 12,143.6083'

East: 13,299.7971'

Segment# 5: Line

Course: N55°56'40"W

Length: 221.79'

North: 12,267.8099'

East: 13,116.0452'

Segment# 6: Line

Course: N2°55'39"E

Length: 270.60'

North: 12,538.0567'

East: 13,129.8653'

Segment# 7: Line

Course: N9°16'08"W

Length: 200.22'

North: 12,735.6625'

East: 13,097.6163'

Segment# 8: Line

Course: N61°04'00"E	Length: 108.00'
North: 12,787.9120'	East: 13,192.1361'

Segment# 9: Line	
Course: N58°59'00"E	Length: 130.95'
North: 12,855.3889'	East: 13,304.3625'

Segment# 10: Line	
Course: S72°27'00"E	Length: 190.33'
North: 12,797.9972'	East: 13,485.8335'

Segment# 11: Line	
Course: N68°27'00"E	Length: 98.80'
North: 12,834.2877'	East: 13,577.7271'

Segment# 12: Line	
Course: N67°36'00"E	Length: 98.79'
North: 12,871.9337'	East: 13,669.0630'

Perimeter: 3,927.42'	Area: 760,455.73Sq.Ft.
Error Closure: 0.0160	Course: N63°28'34"W
Error North : 0.00712	East: -0.01427

Precision 1: 245,464.37