

**EXHIBIT A**  
**BEAR CREEK SOUTH ZONING AREAS**

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

BEING PORTIONS OF THE LANDS DESCRIBED IN THAT QUITCLAIM DEED RECORDED SEPTEMBER 8, 2022 AS DOCUMENT NO. 2022-105528, THAT NOTICE OF LOT LINE ADJUSTMENT RECORDED AUGUST 21, 2008 AS DOCUMENT NO. 2008-137621, THAT RESOLUTION RECORDED APRIL 3, 1963 IN BOOK 2675, AT PAGE 1, THAT RESOLUTION RECORDED APRIL 3, 1963 IN BOOK 2675, AT PAGE 5, THAT EASEMENT DEED TO THE CITY OF STOCKTON RECORDED MARCH 10, 2008 AS DOCUMENT NO. 2008-038887, THAT EASEMENT DEED TO THE CITY OF STOCKTON RECORDED MARCH 10, 2008 AS DOCUMENT NO. 2008-038888, THAT EASEMENT DEED TO THE CITY OF STOCKTON RECORDED MARCH 10, 2008 AS DOCUMENT NO. 2008-038891, THAT EASEMENT DEED RECORDED APRIL 3, 2008 AS DOCUMENT NO. 2008-053542, AND THE 400-FOOT WIDE UNION PACIFIC RAIL ROAD CONGRESSIONAL GRANT, ALL OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSISTING OF EIGHT (8) AREAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PF-01**

COMMENCING AT THE SOUTHEAST CORNER OF RESULTANT PARCEL 1, AS DESCRIBED IN SAID DOCUMENT NO. 2008-137621;

THENCE, FROM SAID POINT OF COMMENCEMENT, NORTH 45°00'53" WEST 4054.90 FEET TO THE **POINT OF BEGINNING**;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 89°59'45" WEST 44.98 FEET;

THENCE, ALONG THE ARC OF A TANGENT 80.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°22'27", AN ARC DISTANCE OF 13.09 FEET;

THENCE, NORTH 80°37'48" WEST 48.74 FEET;

THENCE, ALONG THE ARC OF A TANGENT 74.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 41°00'34", AN ARC DISTANCE OF 52.97 FEET;

THENCE, SOUTH 89°59'45" WEST 116.35 FEET;

THENCE NORTHWESTERLY, ALONG THE ARC OF A NON-TANGENT 528.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 88°33'31" WEST, THROUGH A CENTRAL ANGLE OF 44°19'12", AN ARC DISTANCE OF 408.42 FEET;

THENCE NORTHERLY, ALONG THE ARC OF A REVERSE 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 80°45'47", AN ARC DISTANCE OF 28.19 FEET;

THENCE, NORTH 35°00'07" EAST 8.49 FEET;

THENCE, ALONG THE ARC OF A TANGENT 472.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 54°59'39", AN ARC DISTANCE OF 453.04 FEET;

THENCE, NORTH 89°59'45" EAST 60.00 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET;

THENCE, SOUTH 00°00'15" EAST 260.83 FEET;

THENCE, ALONG THE ARC OF A TANGENT 90.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°22'27", AN ARC DISTANCE OF 14.72 FEET;

THENCE, SOUTH 09°22'12" WEST 48.74 FEET;

THENCE, ALONG THE ARC OF A TANGENT 64.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 26°18'10", AN ARC DISTANCE OF 29.38 FEET;

THENCE, SOUTH 46°14'51" WEST 40.24 FEET;

THENCE, SOUTH 00°00'15" EAST 197.53 FEET TO **THE POINT OF BEGINNING.**

CONTAINING 4.79 ACRES OF LAND, MORE OR LESS.

**PF-02**

COMMENCING AT THE SOUTHEAST CORNER OF RESULTANT PARCEL 1, AS DESCRIBED IN SAID DOCUMENT NO. 2008-137621;

THENCE, FROM SAID POINT OF COMMENCEMENT NORTH 19°44'29" WEST 3345.20 FEET TO THE **POINT OF BEGINNING**;

THENCE, FROM SAID POINT OF BEGINNING NORTH 89°52'30" WEST 450.96 FEET;

THENCE, NORTH 46°18'44" WEST 4.13 FEET;

THENCE, NORTH 02°44'59" WEST 702.88 FEET;

THENCE, NORTH 43°41'16" EAST 4.35 FEET;

THENCE, SOUTH 89°52'30" EAST 486.21 FEET;

THENCE, SOUTH 00°07'30" WEST 708.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 7.66 ACRES OF LAND, MORE OR LESS.

**PF-03**

COMMENCING AT THE SOUTHEAST CORNER OF RESULTANT PARCEL 1, AS DESCRIBED IN SAID DOCUMENT NO. 2008-137621;

THENCE, FROM SAID POINT OF COMMENCEMENT NORTH 41°27'20" WEST 2554.17 FEET TO THE **POINT OF BEGINNING**;

THENCE, FROM SAID POINT OF BEGINNING SOUTH 23°35'29" WEST 3.98 FEET;

THENCE, SOUTH 65°07'30" WEST 258.98 FEET;

THENCE WESTERLY, ALONG THE ARC OF A TANGENT 799.99 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 12°07'40", AN ARC DISTANCE OF 169.33 FEET;

THENCE, SOUTH 77°15'10" WEST 154.69 FEET;

THENCE NORTHERLY, ALONG THE ARC OF A NON-TANGENT 959.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 78°51'58" EAST, THROUGH A CENTRAL ANGLE OF 11°07'47", AN ARC DISTANCE OF 186.29 FEET;

THENCE, NORTH 00°00'15" WEST 246.38 FEET;

THENCE, SOUTH 89°59'46" WEST 14.00 FEET;

THENCE, NORTH 00°00'15" WEST 394.00 FEET;

THENCE, NORTH 44°59'45" EAST 14.14 FEET;

THENCE, SOUTH 89°58'40" EAST 282.54 FEET;

THENCE, SOUTH 89°52'30" EAST 271.70 FEET;

THENCE, SOUTH 44°52'30" EAST 4.24 FEET;

THENCE, SOUTH 00°07'30" WEST 544.64 FEET;

THENCE, ALONG THE ARC OF A TANGENT 277.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18°04'03", AN ARC DISTANCE OF 87.35 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 9.71 ACRES OF LAND, MORE OR LESS.

**PF-04**

COMMENCING AT THE SOUTHEAST CORNER OF RESULTANT PARCEL 1, AS DESCRIBED IN SAID DOCUMENT NO. 2008-137621;

THENCE, FROM SAID POINT OF COMMENCEMENT NORTH 37°25'38" WEST TO THE **POINT OF BEGINNING**;

THENCE, FROM SAID POINT OF BEGINNING NORTH 89°52'30" WEST 364.37 FEET;

THENCE, ALONG THE ARC OF A TANGENT 223.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 65°04'34", AN ARC DISTANCE OF 253.28 FEET;

THENCE, NORTH 24°47'56" WEST 120.32 FEET;

THENCE, NORTH 65°07'30" EAST 619.85 FEET;

THENCE SOUTHERLY, ALONG THE ARC OF A NON-TANGENT 959.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 70°31'54" WEST, THROUGH A CENTRAL ANGLE OF 19°35'37", AN ARC DISTANCE OF 327.95 FEET;

THENCE, SOUTH 00°07'30" WEST 178.51 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 4.88 ACRES OF LAND, MORE OR LESS.

**PF-05**

COMMENCING AT THE SOUTHEAST CORNER OF RESULTANT PARCEL 1, AS DESCRIBED IN SAID DOCUMENT NO. 2008-137621;

THENCE, FROM SAID POINT OF COMMENCEMENT NORTH 71°49'02" WEST 3381.30 FEET TO THE **POINT OF BEGINNING**;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 00°07'30" WEST 235.55 FEET;

THENCE, ALONG THE ARC OF A TANGENT 98.95 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 155.43 FEET;

THENCE, NORTH 89°52'30" WEST 460.70 FEET;

THENCE, NORTH 00°07'30" EAST 442.50 FEET;

THENCE, NORTH 45°07'28" EAST 4.24 FEET;

THENCE, SOUTH 89°52'30" EAST 319.64 FEET;

THENCE, ALONG THE ARC OF A TANGENT 87.42 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°29'23", AN ARC DISTANCE OF 14.48 FEET;

THENCE, SOUTH 80°31'18" EAST 48.83 FEET;

THENCE, ALONG THE ARC OF A TANGENT 64.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 54°10'34", AN ARC DISTANCE OF 60.52 FEET;

THENCE, SOUTH 44°41'57" EAST 168.66 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 5.52 ACRES OF LAND, MORE OR LESS.

**PF-06**

COMMENCING AT THE SOUTHEAST CORNER OF RESULTANT PARCEL 1, AS DESCRIBED  
IN SAID DOCUMENT NO. 2008-137621;

THENCE FROM SAID POINT OF COMMENCEMENT NORTH 09°39'01" WEST 86.38 FEET  
TO THE **POINT OF BEGINNING**;

THENCE, FROM SAID POINT OF BEGINNING NORTH 03°44'16" EAST 5427.23  
FEET;

THENCE, SOUTH 89°52'30" EAST 20.04 FEET;

THENCE, NORTH 03°44'16" EAST 229.65 FEET;

THENCE, SOUTH 86°15'44" EAST 150.00 FEET;

THENCE, SOUTH 03°44'16" WEST 5,647.41 FEET;

THENCE, NORTH 89°52'30" 170.34 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 21.96 ACRES OF LAND, MORE OR LESS.

**PF-07**

COMMENCING AT THE SOUTHEAST CORNER OF RESULTANT PARCEL 1, AS DESCRIBED  
IN SAID DOCUMENT NO. 2008-137621;

THENCE, FROM SAID POINT OF COMMENCEMENT NORTH 74°43'35" EAST 158.65  
FEET TO THE **POINT OF BEGINNING**;

THENCE, FROM SAID POINT OF BEGINNING NORTH 89°52'30" WEST 4,606.52  
FEET;

THENCE, NORTH 45°15'00" WEST 56.94 FEET;

THENCE, NORTH 00°37'38" WEST 2,054.99 FEET;

THENCE, NORTH 02°28'25" WEST 425.72 FEET;

THENCE, NORTH 86°37'27" EAST 16.99 FEET;

THENCE, SOUTH 02°27'54" EAST 309.82 FEET;  
THENCE, SOUTH 46°14'05" EAST 20.75 FEET;  
THENCE, SOUTH 04°41'13" EAST 96.32 FEET;  
THENCE, SOUTH 47°14'10" WEST 8.98 FEET;  
THENCE, SOUTH 00°37'38" EAST 250.32 FEET;  
THENCE, SOUTH 04°00'14" WEST 161.01 FEET;  
THENCE, SOUTH 00°37'38" EAST 833.94 FEET;  
THENCE, SOUTH 02°09'06" EAST 114.51 FEET;  
THENCE, SOUTH 46°00'48" EAST 11.03 FEET;  
THENCE, SOUTH 15°46'07" EAST 58.23 FEET;  
THENCE, SOUTH 43°59'12" WEST 12.97 FEET;  
THENCE, SOUTH 02°09'06" EAST 181.52 FEET;  
THENCE, SOUTH 03°33'32" WEST 120.60 FEET;  
THENCE, SOUTH 02°09'06" EAST 74.25 FEET;  
THENCE, SOUTH 00°37'38" EAST 163.67 FEET;  
THENCE, SOUTH 44°50'49" EAST 16.31 FEET;  
THENCE, SOUTH 89°52'30" EAST 416.62 FEET;  
THENCE, SOUTH 88°17'08" EAST 432.62 FEET;  
THENCE, SOUTH 89°52'30" EAST 371.58 FEET;  
THENCE, NORTH 45°07'30" EAST 12.02 FEET;  
THENCE, NORTH 83°00'00" EAST 96.75 FEET;

THENCE, SOUTH 44°52'30" EAST 12.02 FEET;  
THENCE, SOUTH 89°52'30" EAST 245.51 FEET;  
THENCE, SOUTH 82°16'50" EAST 90.80 FEET;  
THENCE, SOUTH 89°52'30" EAST 901.40 FEET;  
THENCE, NORTH 45°07'30" EAST 12.02 FEET;  
THENCE, NORTH 83°00'15" EAST 96.75 FEET;  
THENCE, SOUTH 44°52'30" EAST 12.02 FEET;  
THENCE, SOUTH 89°52'30" EAST 245.98 FEET;  
THENCE, SOUTH 82°16'52" EAST 90.80 FEET;  
THENCE, SOUTH 89°52'30" EAST 800.75 FEET;  
THENCE, NORTH 45°07'30" EAST 12.02 FEET;  
THENCE, NORTH 83°00'00" EAST 96.75 FEET;  
THENCE, SOUTH 44°52'30" EAST 12.02 FEET;  
THENCE, SOUTH 89°52'30" EAST 257.49 FEET;  
THENCE, SOUTH 82°16'49" EAST 90.80 FEET;  
THENCE, SOUTH 89°52'30" EAST 325.79 FEET;  
THENCE, SOUTH 03°44'16" WEST 43.08 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 6.46 ACRES OF LAND, MORE OR LESS.

**OS-01**

COMMENCING AT THE SOUTHEAST CORNER OF RESULTANT PARCEL 1, AS DESCRIBED  
IN SAID DOCUMENT NO. 2008-137621;

THENCE, FROM SAID POINT OF COMMENCEMENT NORTH 03°44'16" EAST 5512.52  
FEET TO THE **POINT OF BEGINNING**;

THENCE, NORTH  $89^{\circ}52'30''$  WEST 872.78 FEET;

THENCE, ALONG THE ARC OF A TANGENT 1,031.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF  $29^{\circ}22'19''$ , AN ARC DISTANCE OF 528.53 FEET;

THENCE, SOUTH  $60^{\circ}45'11''$  WEST 677.53 FEET;

THENCE, ALONG THE ARC OF A TANGENT 781.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF  $12^{\circ}01'01''$ , AN ARC DISTANCE OF 163.80 FEET;

THENCE, SOUTH  $48^{\circ}44'10''$  WEST 564.16 FEET;

THENCE, ALONG THE ARC OF A TANGENT 222.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF  $23^{\circ}30'51''$ , AN ARC DISTANCE OF 91.11 FEET;

THENCE, SOUTH  $72^{\circ}15'01''$  WEST 140.26 FEET;

THENCE, ALONG THE ARC OF A TANGENT 225.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF  $18^{\circ}13'35''$ , AN ARC DISTANCE OF 71.57 FEET;

THENCE, NORTH  $89^{\circ}31'24''$  WEST 341.32 FEET;

THENCE, ALONG THE ARC OF A TANGENT 278.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF  $41^{\circ}58'06''$ , AN ARC DISTANCE OF 203.63 FEET;

THENCE, SOUTH  $48^{\circ}30'30''$  WEST 554.13 FEET;

THENCE, ALONG THE ARC OF A TANGENT 278.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF  $03^{\circ}30'28''$ , AN ARC DISTANCE OF 17.02 FEET;

THENCE, SOUTH  $45^{\circ}00'01''$  WEST 105.13 FEET;

THENCE, ALONG THE ARC OF A TANGENT 222.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF  $03^{\circ}27'07''$ , AN ARC DISTANCE OF 13.38 FEET;

THENCE, SOUTH 48°27'09" WEST 165.74 FEET;

THENCE, ALONG THE ARC OF A TANGENT 278.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13°27'02", AN ARC DISTANCE OF 65.26 FEET;

THENCE, SOUTH 35°00'07" WEST 863.20 FEET;

THENCE, ALONG THE ARC OF A TANGENT 281.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°48'04", AN ARC DISTANCE OF 8.83 FEET;

THENCE, SOUTH 33°12'02" WEST 276.81 FEET;

THENCE, ALONG THE ARC OF A TANGENT 686.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°39'52", AN ARC DISTANCE OF 127.78 FEET;

THENCE, ALONG THE ARC OF A REVERSE 92.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 03°21'52", AN ARC DISTANCE OF 5.40 FEET;

THENCE, SOUTH 25°54'02" WEST 36.08 FEET;

THENCE SOUTHERLY, ALONG THE ARC OF A TANGENT 62.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 64°46'24", AN ARC DISTANCE OF 70.09 FEET;

THENCE, SOUTH 51°07'38" WEST 174.60 FEET;

THENCE, NORTH 02°27'54" WEST 155.22 FEET;

THENCE, NORTH 58°04'17" EAST 2.86 FEET;

THENCE, NORTH 45°04'17" EAST 100.00 FEET;

THENCE, NORTH 25°34'17" EAST 300.00 FEET;

THENCE, NORTH 29°59'17" EAST 600.00 FEET;

THENCE, NORTH 34°54'17" EAST 560.00 FEET;

THENCE, NORTH 58°04'17" EAST 600.00 FEET;

THENCE, NORTH 47°49'17" EAST 175.00 FEET;  
THENCE, NORTH 40°24'17" EAST 300.00 FEET;  
THENCE, NORTH 87°19'17" EAST 75.00 FEET;  
THENCE, SOUTH 71°40'43" EAST 300.00 FEET;  
THENCE, NORTH 85°34'17" EAST 150.00 FEET;  
THENCE, NORTH 64°49'17" EAST 303.19 FEET;  
THENCE, NORTH 02°44'59" WEST 167.61 FEET;  
THENCE, NORTH 43°18'39" EAST 225.05 FEET;  
THENCE, NORTH 57°27'39" EAST 201.25 FEET;  
THENCE, NORTH 62°57'39" EAST 272.00 FEET;  
THENCE, NORTH 37°27'39" EAST 328.76 FEET;  
THENCE, NORTH 61°58'39" EAST 227.52 FEET;  
THENCE, NORTH 34°24'39" EAST 231.08 FEET;  
THENCE, NORTH 76°49'39" EAST 74.27 FEET;  
THENCE, SOUTH 66°44'21" EAST 73.25 FEET;  
THENCE, SOUTH 49°52'21" EAST 187.39 FEET;  
THENCE, SOUTH 73°05'21" EAST 153.97 FEET;  
THENCE, SOUTH 87°08'21" EAST 285.17 FEET;  
THENCE, NORTH 78°45'39" EAST 173.60 FEET;  
THENCE, NORTH 63°06'39" EAST 297.56 FEET;  
THENCE, SOUTH 88°28'21" EAST 86.79 FEET;

THENCE, SOUTH 60°52'03" EAST 52.83 FEET;

THENCE, SOUTH 60°52'21" EAST 95.09 FEET;

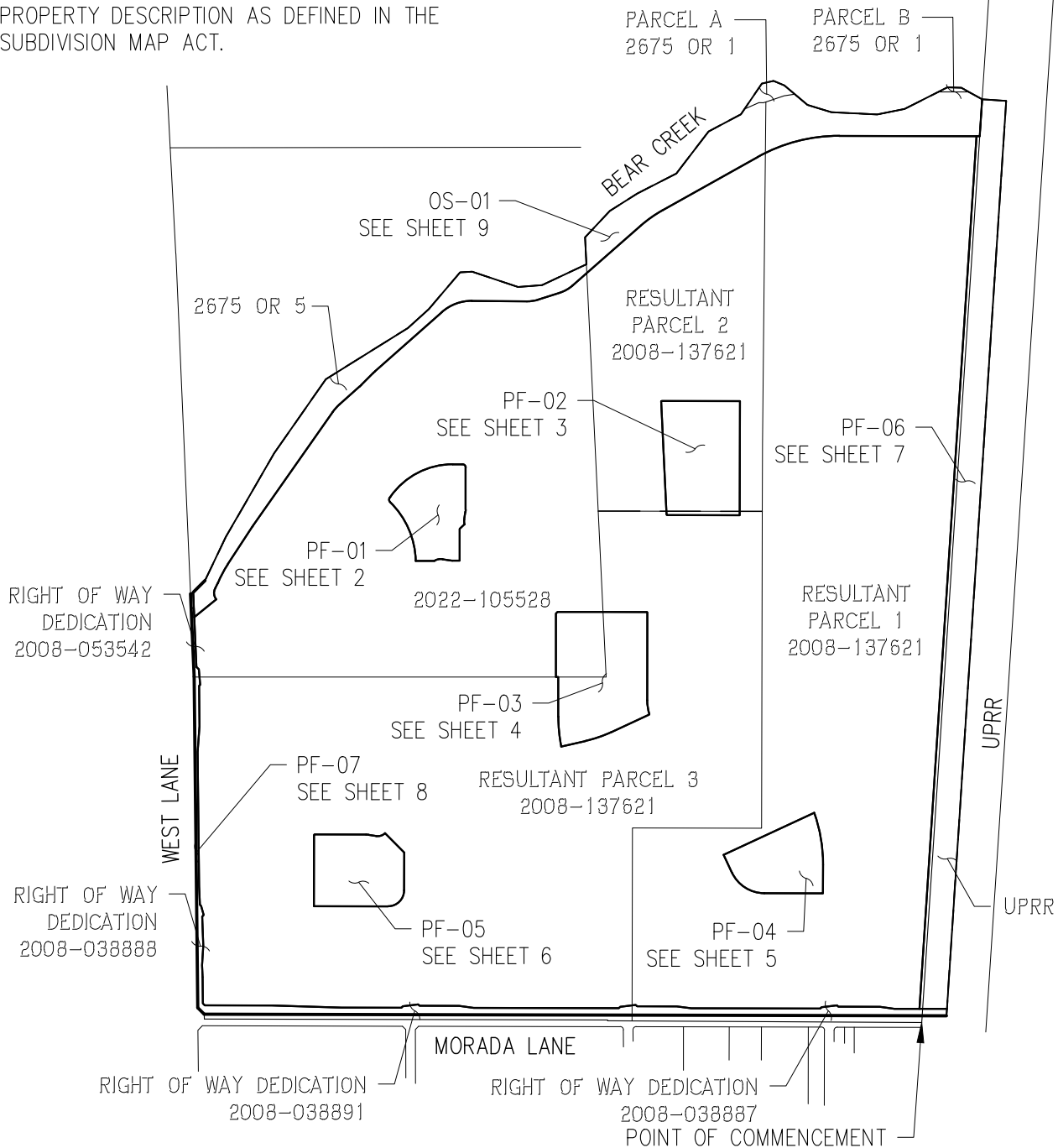
THENCE, SOUTH 03°44'16" WEST 229.65 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 22.93 ACRES OF LAND, MORE OR LESS.

ATTACHED HERETO IS EXHIBIT B, A PLAT TO ACCOMPANY LEGAL DESCRIPTION,  
AND BY THIS REFERENCE MADE A PART HEREOF.

**END OF DESCRIPTION**

DISCLAIMER:  
THIS DESCRIPTION OF LAND IS NOT A LEGAL  
PROPERTY DESCRIPTION AS DEFINED IN THE  
SUBDIVISION MAP ACT.



# EXHIBIT B PLAT TO ACCOMPANY DESCRIPTION

BEAR CREEK SOUTH ZONING AREAS  
UNINCORPORATED AREA OF SAN JOAQUIN COUNTY, CALIFORNIA

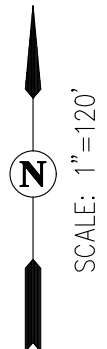
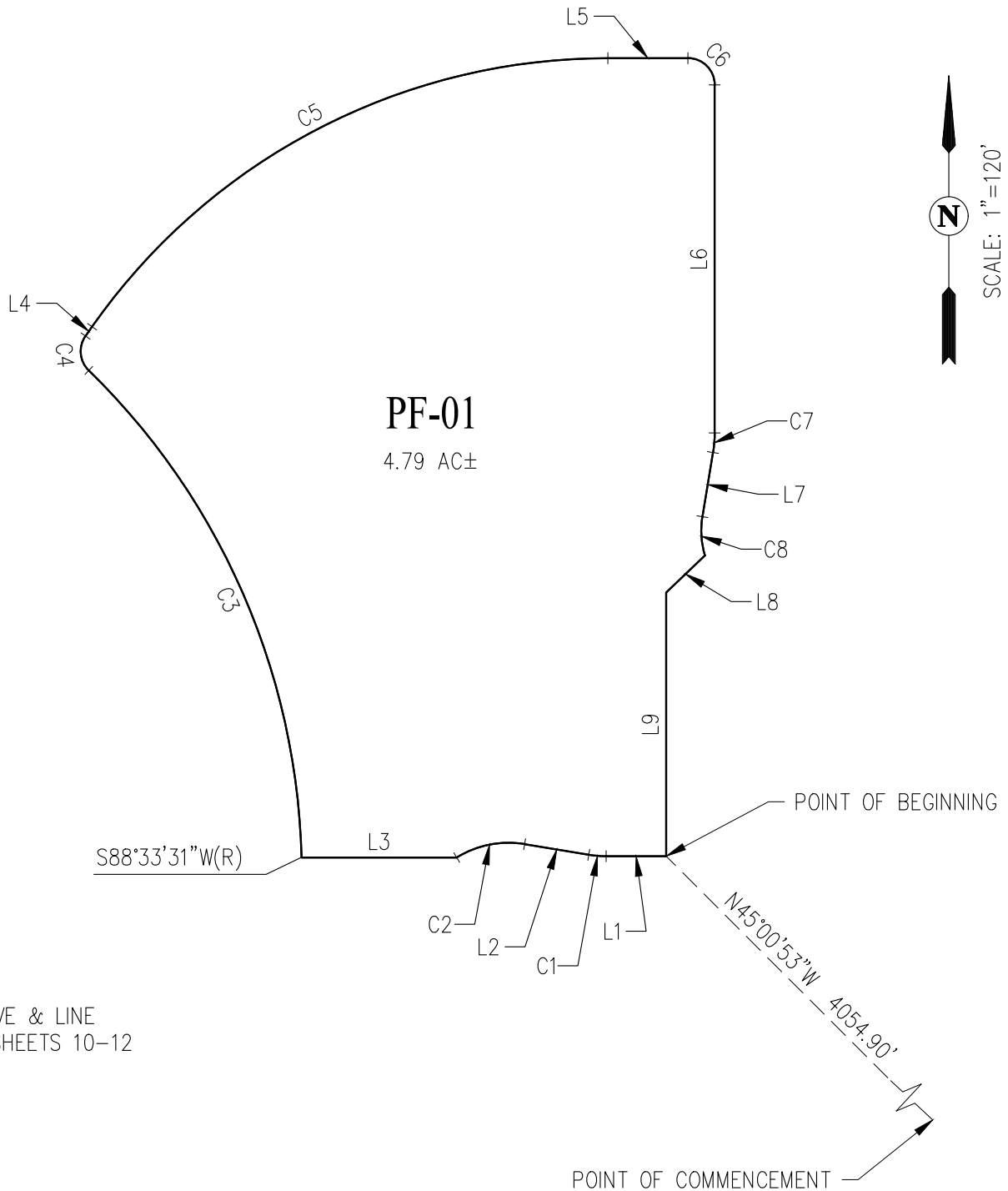
JUNE 10, 2026

SHEET 1 OF 12



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ROSEVILLE ■ (916) 788-4456  
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SEE CURVE & LINE  
TABLES SHEETS 10-12

EXHIBIT B  
**PLAT TO ACCOMPANY DESCRIPTION**

BEAR CREEK SOUTH ZONING AREAS  
UNINCORPORATED AREA OF SAN JOAQUIN COUNTY, CALIFORNIA

JUNE 10, 2026

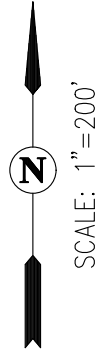
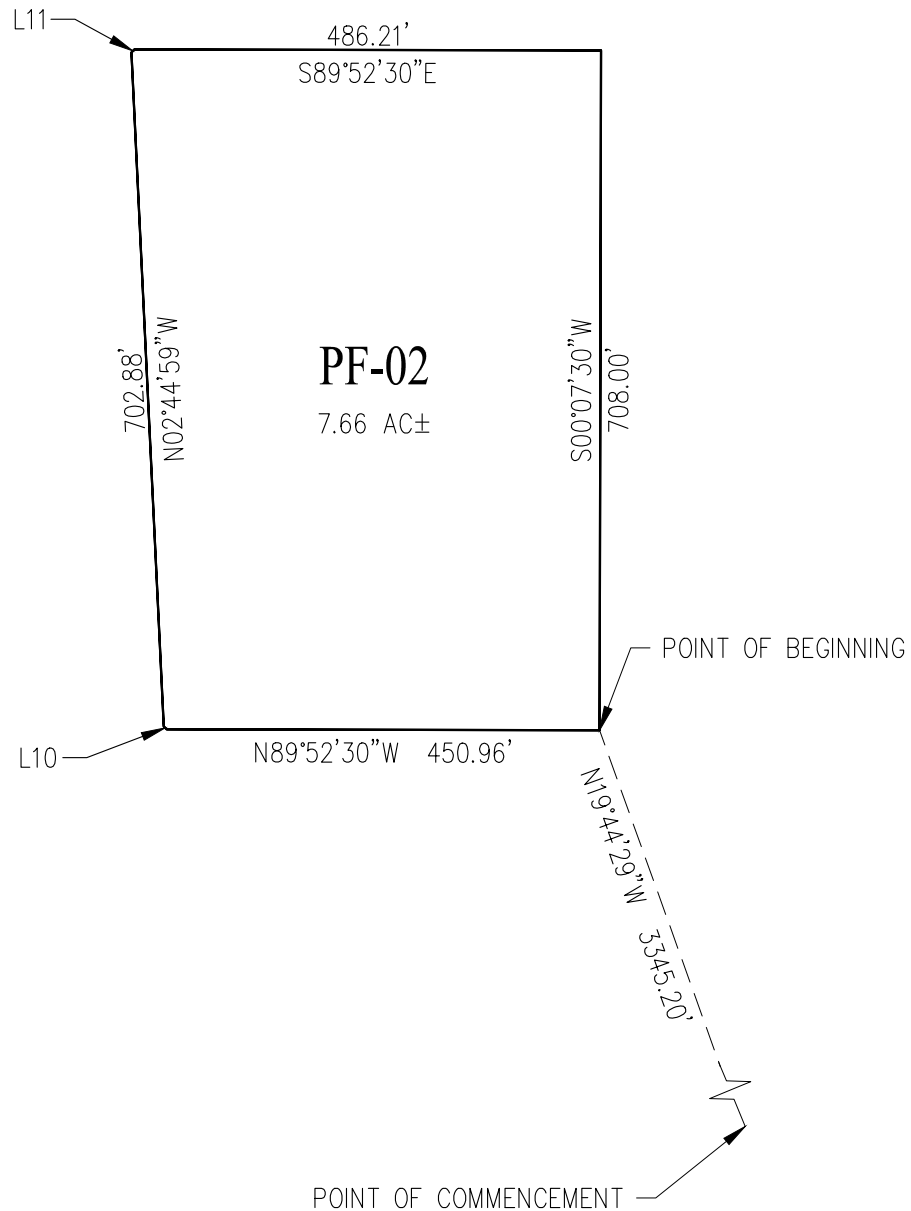
SHEET 2 OF 12



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BEAR CREEK SOUTH ZONING AREAS  
 UNINCORPORATED AREA OF SAN JOAQUIN COUNTY, CALIFORNIA

JUNE 10, 2026

SHEET 3 OF 12

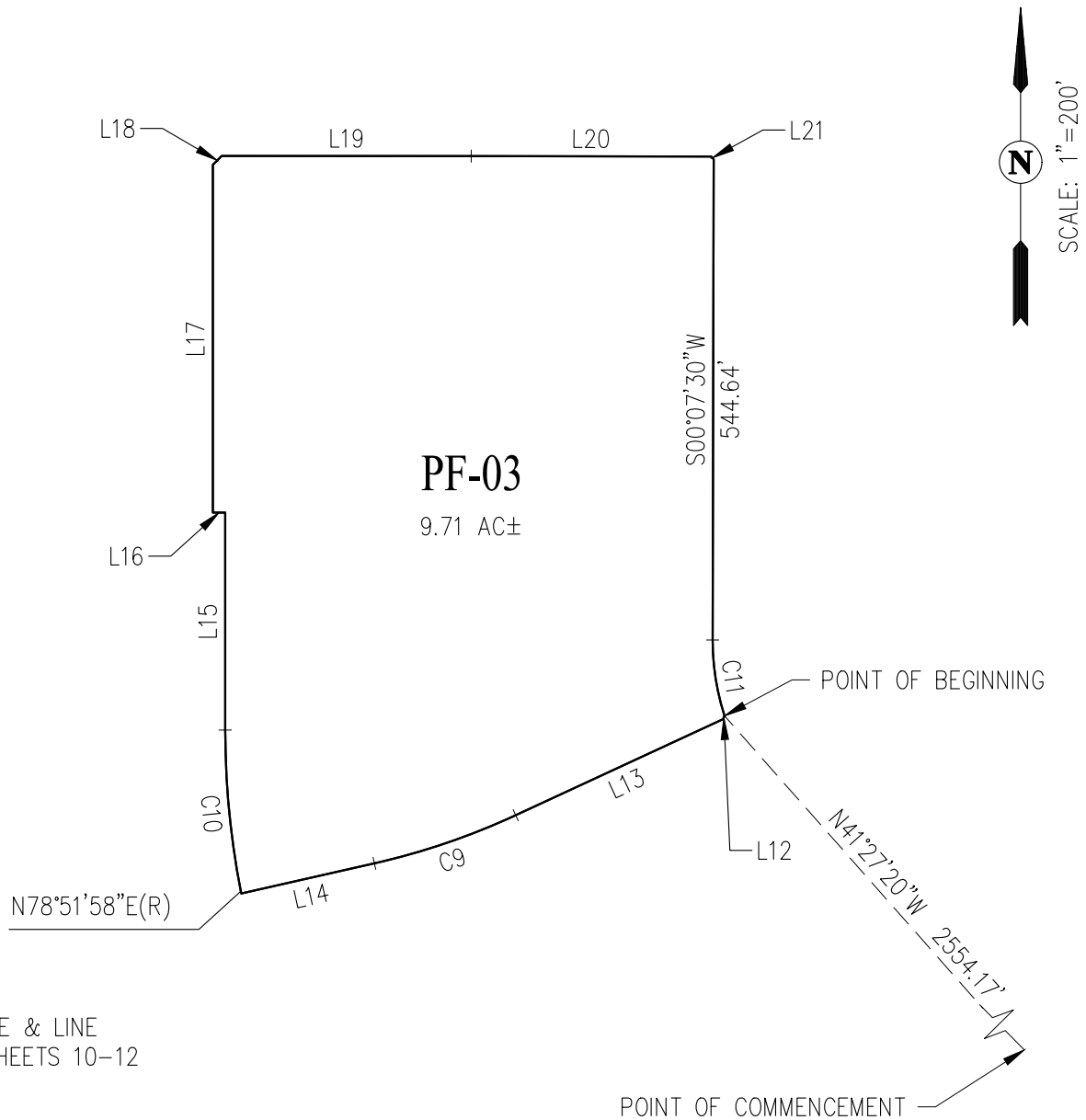


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JUNE 10, 2026

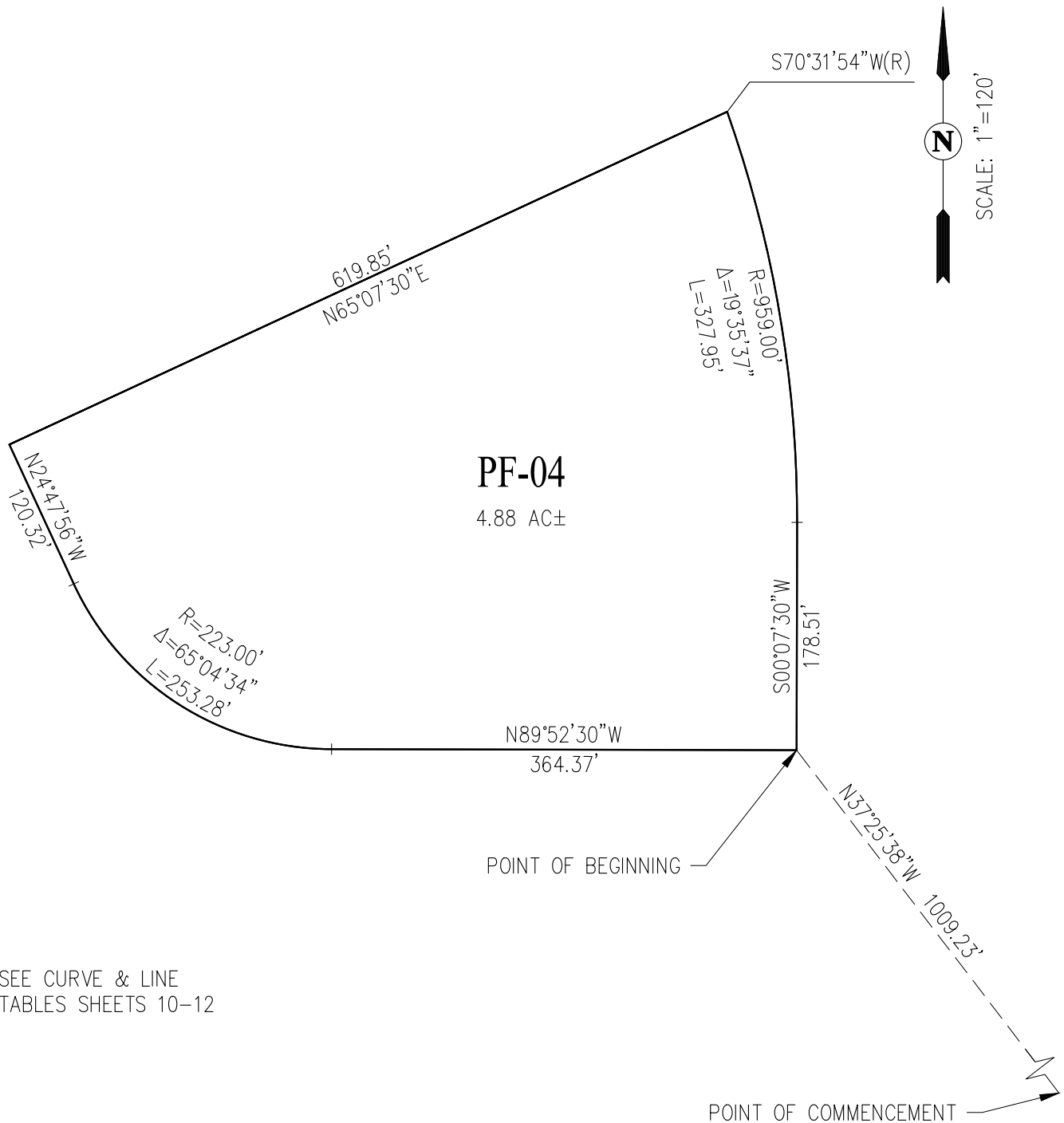
SHEET 4 OF 12



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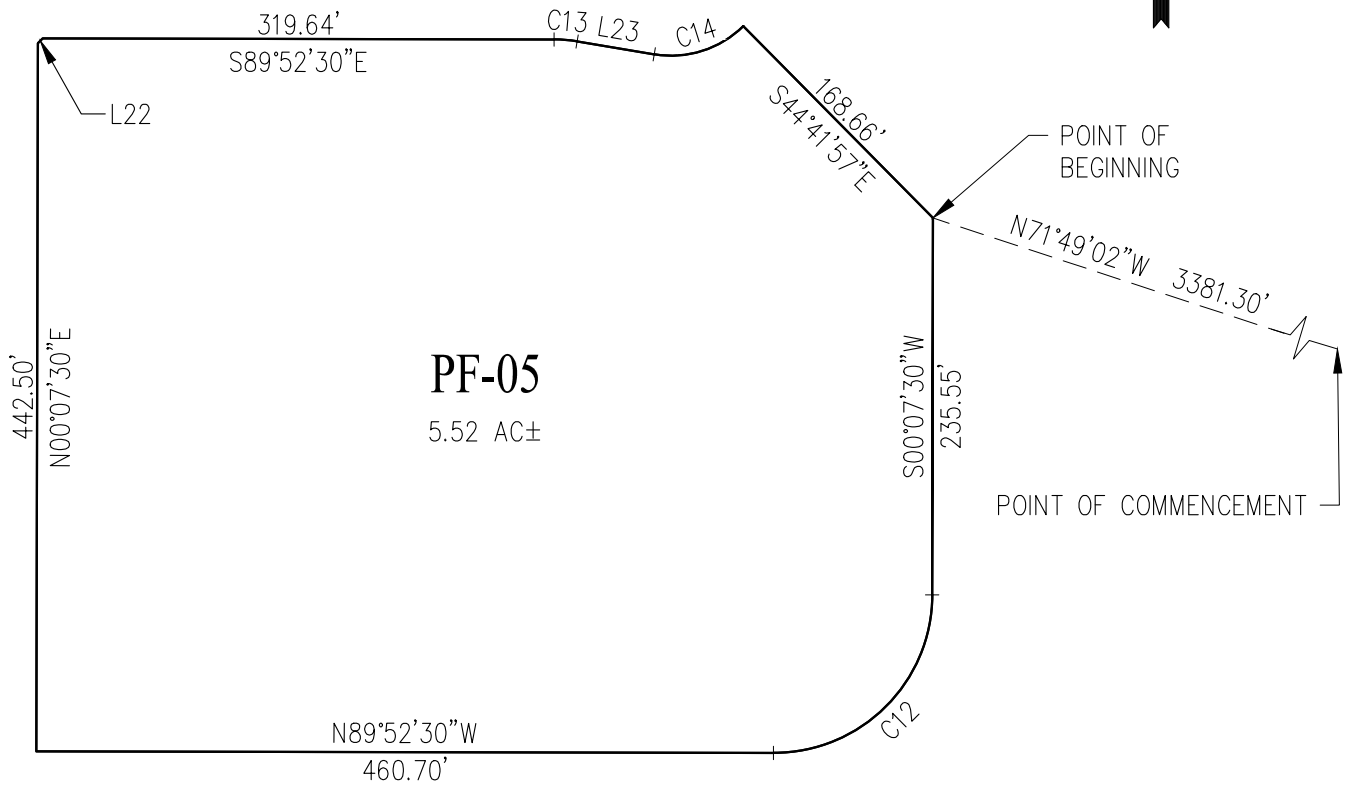
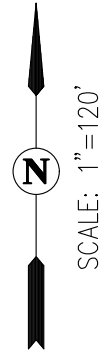
SHEET 5 OF 12



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SHEET 6 OF 12

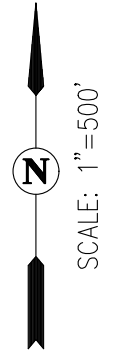
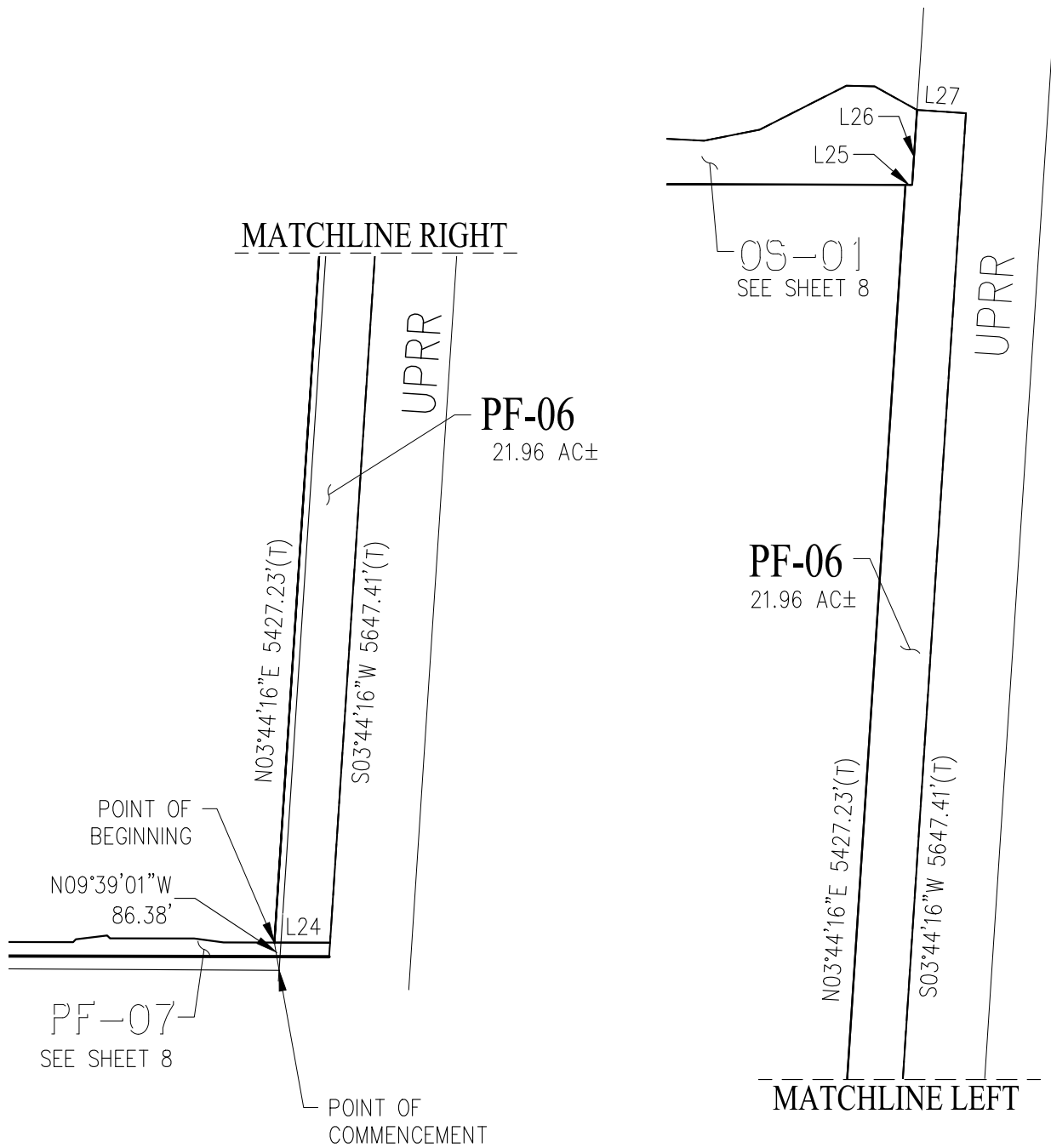


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TABLES SHEETS 10-12

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JUNE 10, 2026

SHEET 7 OF 12



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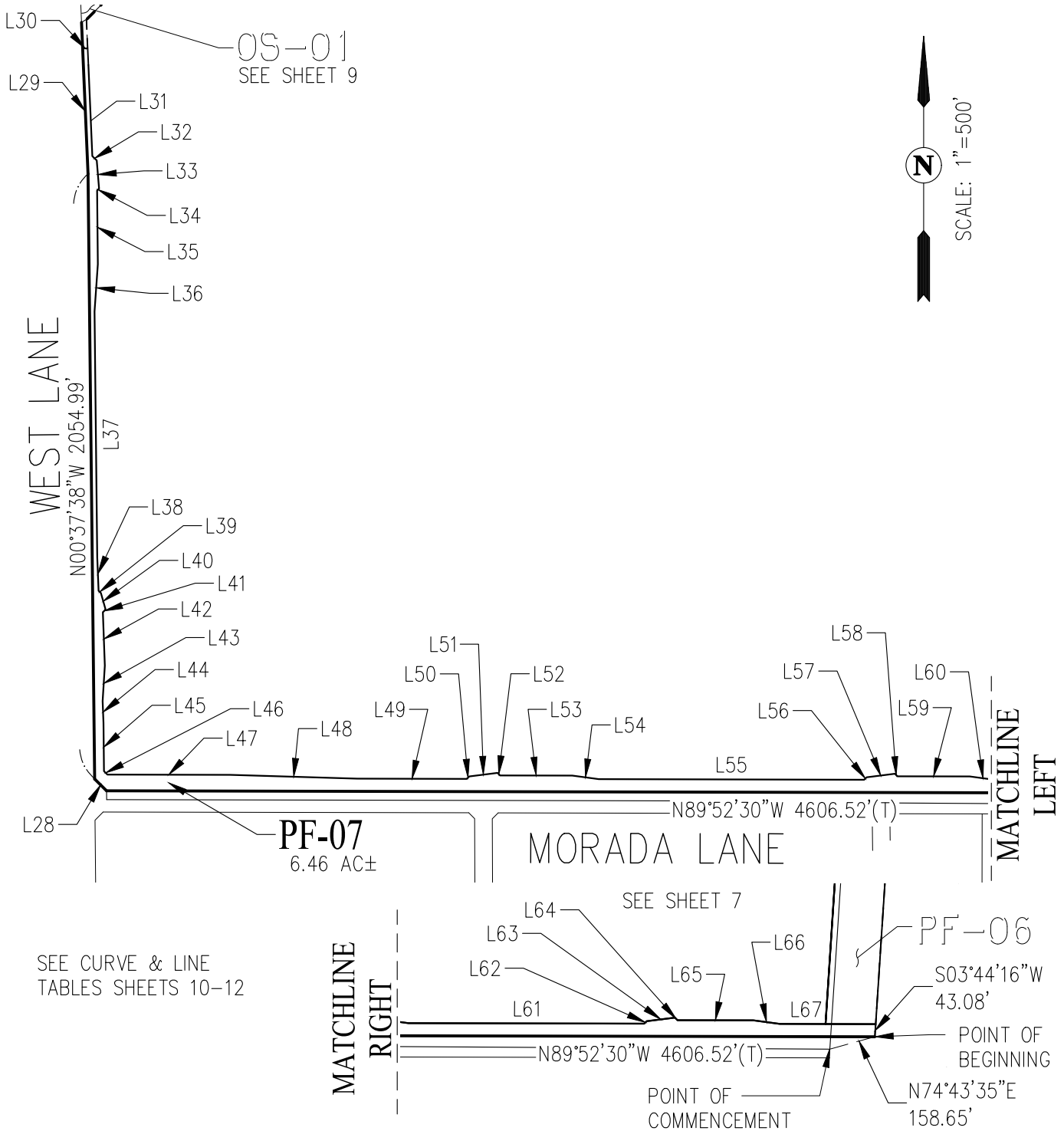


EXHIBIT B

PLAT TO ACCOMPANY DESCRIPTION

BEAR CREEK SOUTH ZONING AREAS  
UNINCORPORATED AREA OF SAN JOAQUIN COUNTY, CALIFORNIA

JUNE 10, 2026

SHEET 8 OF 12



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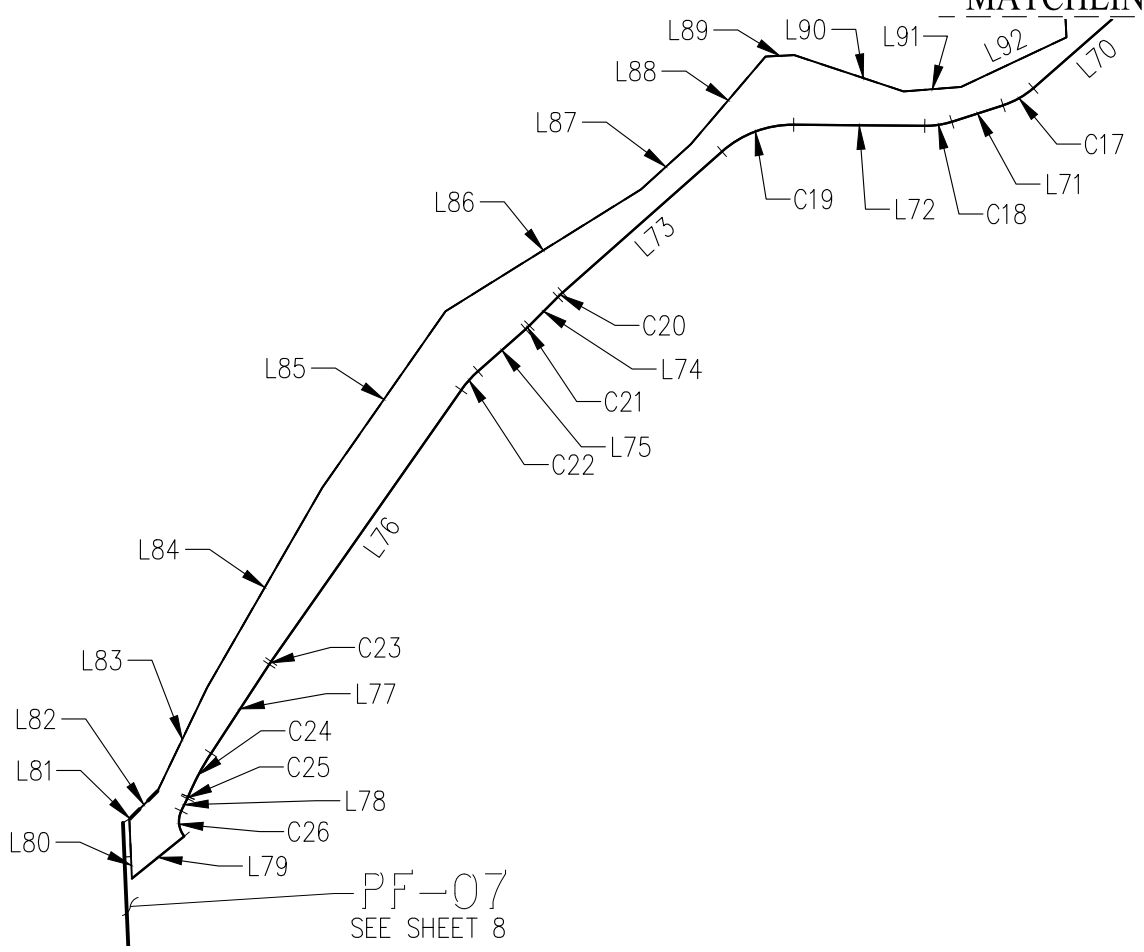
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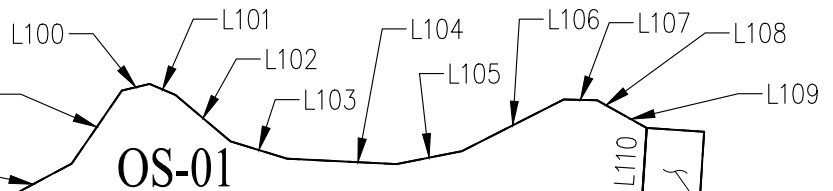
MATCHLINE LEFT



SCALE: 1"=500'



SEE CURVE & LINE TABLES SHEETS 10-12



PF-06 SEE SHEET 7

POINT OF BEGINNING

POINT OF COMMENCEMENT

MATCHLINE RIGHT

EXHIBIT B

# PLAT TO ACCOMPANY DESCRIPTION

BEAR CREEK SOUTH ZONING AREAS  
UNINCORPORATED AREA OF SAN JOAQUIN COUNTY, CALIFORNIA

JUNE 10, 2026

SHEET 9 OF 12



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LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°59'45"W	44.98'
L2	N80°37'48"W	48.74'
L3	S89°59'45"W	116.35'
L4	N35°00'07"E	8.49'
L5	N89°59'45"E	60.00'
L6	S00°00'15"E	260.83'
L7	S09°22'12"W	48.74'
L8	S46°14'51"W	40.24'
L9	S00°00'15"E	197.53'
L10	N46°18'44"W	4.13'
L11	N43°41'16"E	4.35'
L12	S23°35'29"W	3.98'
L13	S65°07'30"W	258.98'
L14	S77°15'10"W	154.69'
L15	N00°00'15"W	246.38'
L16	S89°59'46"W	14.00'
L17	N00°00'15"W	394.00'
L18	N44°59'45"E	14.14'
L19	S89°58'40"E	282.54'
L20	S89°52'30"E	271.70'
L21	S44°52'30"E	4.24'
L22	N45°07'28"E	4.24'

LINE TABLE		
NO.	BEARING	LENGTH
L23	S80°31'18"E	48.83'
L24	N89°52'30"W	170.34'
L25	S89°52'30"E	20.04'
L26	N03°44'16"E	229.65'
L27	S86°15'44"E	150.00'
L28	N45°15'00"W	56.94'
L29	N02°28'25"W	425.72'
L30	N86°37'27"E	16.99'
L31	S02°27'54"E	366.71'
L32	S46°14'05"E	20.75'
L33	S04°41'13"E	96.32'
L34	S47°14'10"W	8.98'
L35	S00°37'38"E	250.32'
L36	S04°00'14"W	161.01'
L37	S00°37'38"E	833.94'
L38	S02°09'06"E	114.51'
L39	S46°00'48"E	11.03'
L40	S15°46'07"E	58.23'
L41	S43°59'12"W	12.97'
L42	S02°09'06"E	181.52'
L43	S03°33'32"W	120.60'
L44	S02°09'06"E	74.25'

LINE TABLE		
NO.	BEARING	LENGTH
L45	S00°37'38"E	163.67'
L46	S44°50'49"E	16.31'
L47	S89°52'30"E	416.62'
L48	S88°17'08"E	432.62'
L49	S89°52'30"E	371.58'
L50	N45°07'30"E	12.02'
L51	N83°00'00"E	96.75'
L52	S44°52'30"E	12.02'
L53	S89°52'30"E	245.51'
L54	S82°16'50"E	90.80'
L55	S89°52'30"E	901.40'
L56	N45°07'30"E	12.02'
L57	N83°00'15"E	96.75'
L58	S44°52'30"E	12.02'
L59	S89°52'30"E	245.98'
L60	S82°16'52"E	90.80'
L61	S89°52'30"E	800.75'
L62	N45°07'30"E	12.02'
L63	N83°00'00"E	96.75'
L64	S44°52'30"E	12.02'
L65	S89°52'30"E	257.49'
L66	S82°16'49"E	90.80'

## EXHIBIT B

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BEAR CREEK SOUTH ZONING AREAS  
UNINCORPORATED AREA OF SAN JOAQUIN COUNTY, CALIFORNIA

JUNE 10, 2026

SHEET 10 OF 12



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LINE TABLE		
NO.	BEARING	LENGTH
L67	S89°52'30"E	325.79'
L68	N89°52'30"W	872.78'
L69	S60°45'11"W	677.53'
L70	S48°44'10"W	564.16'
L71	S72°15'01"W	140.26'
L72	N89°31'24"W	341.32'
L73	S48°30'30"W	554.13'
L74	S45°00'01"W	105.13'
L75	S48°27'09"W	165.74'
L76	S35°00'07"W	863.20'
L77	S33°12'02"W	276.81'
L78	S25°54'02"W	36.08'
L79	S51°07'38"W	174.60'
L80	N02°27'54"W	155.22'
L81	N58°04'17"E	2.86'
L82	N45°04'17"E	100.00'
L83	N25°34'17"E	300.00'
L84	N29°59'17"E	600.00'
L85	N34°54'17"E	560.00'
L86	N58°04'17"E	600.00'
L87	N47°49'17"E	175.00'
L88	N40°24'17"E	300.00'

LINE TABLE		
NO.	BEARING	LENGTH
L89	N87°19'17"E	75.00'
L90	S71°40'43"E	300.00'
L91	N85°34'17"E	150.00'
L92	N64°49'17"E	303.19'
L93	N02°44'59"W	167.61'
L94	N43°18'39"E	225.05'
L95	N57°27'39"E	201.25'
L96	N62°57'39"E	272.00'
L97	N37°27'39"E	328.76'
L98	N61°58'39"E	227.52'
L99	N34°24'39"E	231.08'
L100	N76°49'39"E	74.27'
L101	S66°44'21"E	73.25'
L102	S49°52'21"E	187.39'
L103	S73°05'21"E	153.97'
L104	S87°08'21"E	285.17'
L105	N78°45'39"E	173.60'
L106	N63°06'39"E	297.56'
L107	S88°28'21"E	86.79'
L108	S60°52'03"E	52.83'
L109	S60°52'21"E	95.09'
L110	N03°44'16"E	229.65'

**EXHIBIT B**  
**PLAT TO ACCOMPANY DESCRIPTION**  
 BEAR CREEK SOUTH ZONING AREAS  
 UNINCORPORATED AREA OF SAN JOAQUIN COUNTY, CALIFORNIA

JUNE 10, 2026

SHEET 11 OF 12



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CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	80.00'	9°22'27"	13.09'
C2	74.00'	41°00'34"	52.97'
C3	528.00'	44°19'12"	408.42'
C4	20.00'	80°45'47"	28.19'
C5	472.00'	54°59'39"	453.04'
C6	20.00'	90°00'00"	31.42'
C7	90.00'	9°22'27"	14.72'
C8	64.00'	26°18'10"	29.38'
C9	799.99'	12°07'40"	169.33'
C10	959.00'	11°07'47"	186.29'
C11	277.00'	18°04'03"	87.35'
C12	98.95'	90°00'00"	155.43'
C13	87.42'	9°29'23"	14.48'
C14	64.00'	54°10'34"	60.52'
C15	1031.00'	29°22'19"	528.53'
C16	781.00'	12°01'01"	163.80'
C17	222.00'	23°30'51"	91.11'
C18	225.00'	18°13'35"	71.57'
C19	278.00'	41°58'06"	203.63'
C20	278.00'	3°30'28"	17.02'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C21	222.00'	3°27'07"	13.38'
C22	278.00'	13°27'02"	65.26'
C23	281.00'	1°48'04"	8.83'
C24	686.50'	10°39'52"	127.78'
C25	92.00'	3°21'52"	5.40'
C26	62.00'	64°46'24"	70.09'

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**PLAT TO ACCOMPANY DESCRIPTION**

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SHEET 12 OF 12



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