

**GENERAL PLAN CHANGE FOR
CANNERY PARK UNIT NO. 1, LOTS 4 & 5
AND CANNERY PARK NO. 12, REMAINDER
LEGAL DESCRIPTION**

Being a portion of Lot 4, and Lot 5, as shown on that certain map entitled "Tract No. 3465, Cannery Park Unit No. 1" filed for record in Book 40 of Maps and Plats, Page 51, Amended per Certificate of Correction recorded as Document No. 2006-081669, and on the map entitled "Tract No. 4076, Cannery Park No. 12-Village C", San Joaquin County Records, City of Stockton, County of San Joaquin, State of California, more particularly described as follows:

PARCEL 1

COMMERCIAL PROPOSED CHANGE IN SIZE:

APN: 122-020-32 & 33

Being a portion of said Lot 4, more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 4; thence, along the Easterly and Southeaster lines of said Lot 4 the following five (5) courses: (L12) South 08°37'05" West 74.09 feet; thence, (L13) South 32°05'10" West 155.94 feet; thence, (L14) South 31°56'19" West 279.44 feet; thence, (L15) South 37°30'51" West 40.68 feet; thence, (L16) South 39°35'53" West 74.78 feet; thence, (L17) North 58°03'48" West 166.20 feet; thence, (L18) North 00°29'52" East 82.94 feet; thence, (L19) North 44°30'08" West 57.26 feet; thence, (L20) North 89°30'08" West 160.61 feet to a non-tangent curve concave to the North having a radius of 63.00 feet, to which a radial line bears (L67) South 66°07'20" East; thence, along said curve (C1) through a central angle of 133°14'25" an arc distance of 146.51 feet, and a chord course of North 89°30'08" West 115.65 feet; thence, (L21) North 89°30'08" West 636.15 feet; thence, (L22) South 00°29'52" West 307.70 feet to a non-tangent curve concave to the West having a radius of 62.50 feet, to which a radial line bears South 24°04'33" West thence, along said curve (C2) through a central angle of 132°50'37" an arc distance of 144.91 feet, and a chord course of South 0°29'52" West 114.56 feet; thence, (L23) South 0°29'52" West 159.64 feet; thence, (L24) North 87°51'54" East 157.64 feet to a tangent curve concave to the Southwest having a radius of 70.00; thence, along said curve (C3) through a central angle of 65°49'23" an arc distance of 80.42 feet, and a chord course of South 59°13'24" East 76.07 feet; thence; thence, (L25) South 26°18'43" East 37.14 feet; thence, (L26) South 88°51'17" West 78.07 feet; thence, (L27) South 89°34'20" West 130.36 feet to a non-tangent curve concave to the Southeast having a radius of 725.76 feet, to which a radial line bears (L69) North 4°48'44" West; thence, along said curve (C4) through a central angle 29°30'30" an arc distance of 373.78 feet, and a chord course of South 70°26'01" West 369.66 feet; thence, (L28) South 61°07'39" West 42.51 feet; thence, (L29) North 78.92 feet; thence, (L30) North 41°27'48" West 30.21 feet; thence, (L31) North 274.78 feet; thence, (L32) North 45°00'00" East 21.21 feet; thence, (L33) North 78.00 feet; thence, (L34) North 45°00'00" West 21.21 feet; thence, (L35) North 269.29 feet to a beginning of curve concave to the East having a radius of 250.00 feet; thence, along said curve

(C5) through a central angle of 05°42'38" an arc distance of 24.92 feet, and a chord course of North 2°51'19" East 24.91 feet; thence, (L36) North 05°42'38" East 63.09 feet to a tangent curve concave to the West having a radius of 500.00 feet; thence, along said curve (C6) through a central angle of 05°42'38" an arc distance of 49.83 feet, and a chord course of North 2°51'19" East 49.81 feet; thence, (L37) North 195.15 feet; thence, (L1) North 45°14'56" East 21.31 feet; thence, (L2) South 79°50'37" East 59.60 feet; thence, (L3) South 89°30'08" East 101.98 feet; thence, (L4) North 84°52'07" East 141.07 feet; thence, (L5) North 87°29'58" East 136.92 feet; thence, (L6) South 89°30'08" East 514.31 feet; thence, (L7) South 44°30'08" East 49.50 feet; thence, (L8) South 89°30'08" East 96.00 feet; thence, (L9) North 00°29'52" East 11.00 feet; thence, (L10) North 45°29'52" East 49.50 feet; thence, (L11) South 89°30'08" East 643.27 feet to **THE POINT OF BEGINNING**.

Containing 19.77 acres, more or less.

PARCEL 2

PROPOSED HIGH DENSITY RESIDENTIAL, CHANGE FROM COMMERCIAL

APN: 122-020-32 & 33

Being a portion of said Lot 4, more particularly described as follows:

COMMENCING at a the Northeast corner of said Lot 4; thence, along Easterly and Southeasterly of said Lot 4 the following five (5) courses: (L12) South 8°37'05" West 74.09 feet; (L13) South 32°05'10" West 155.94 feet; (L14) South 31°56'19" West 279.44 feet ; (L15) South 37°30'51" West 40.68 feet; (L16) South 39°55'53" West 74.78 feet to **THE POINT OF BEGINNING**; thence, continue on the Southeasterly line of said Lot 4 (L60) South 39°35'53" West 17.04 feet; thence, (L38) South 53°01'55" West 331.26 feet; thence, (L39) South 53°36'09" West 268.60 feet; thence, (L40) South 63°23'39" West 92.55 feet; thence, (L41) South 80°36'49" West 68.05 feet; thence, (L42) South 88°51'17" West 216.98 feet; thence, leaving last said line (L25) North 26°18'43" West 37.14 feet to a tangent curve concave to the Southwest having a radius of 70.00 feet; thence along said curve (C3) through a central angle of 65°49'23" an arc distance of 80.42 feet, and a chord course of North 59°13'24" West 76.07 feet; thence, (L24) South 87°51'54" West 157.64 feet; thence, (L23) North 0°29'52" East 159.64 feet to beginning of a non-tangent curve concave to the West having a radius of 62.50 feet, to which a radial line bears (L61) South 23°04'49" East; thence, (L22) North 0°29'52" East 307.70 feet; thence, (L21) South 89°30'08" East 636.15 feet to a non-tangent curve concave to the North having a radius of 63.00 feet, to which a radial line bears (L62) South 67°07'04" West; thence, along said curve (C1) through a central angle of 133°14'25" an arc distance of 146.51 feet, and a chord course of South 89°30'08" East 115.65 feet; thence, (L20) South 89°30'08" East 160.61 feet; thence, (L19) South 44°30'08" East 57.26 feet; thence, (L18) South 0°29'52" West 82.94 feet ; thence, (L17) South 58°03'48" East 166.20 feet to **THE POINT OF BEGINNING**.

Containing 12.34 acres, more or less.

PARCEL 3**PROPOSED LOW DENSITY RESIDENTIAL, CHANGE FROM COMMERCIAL & HIGH DENSITY RESIDENTIAL:**

APN: 122-020-38

Being a portion of said Lot 5, more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 5; thence, (L43) North 89°22'15" East 150.78 feet to beginning of a non-tangent curve concave to the Northwest having a radius of 623.00 feet, to which a radial line bears (L63) South 3°06'54" West; thence, along said curve (C7) through a central angle of 40°11'56" an arc distance of 437.10 feet, and a chord course of North 73°00'56" East 428.19 feet; thence, (L44) North 53°35'08" East, a distance of 513.88 feet to a non-tangent curve concave to the Northwest having a radius of 843.00 feet, to which a radial line bears (L65) South 37°57'44" East; thence, along said curve (C8) through a central angle of 21°16'16" an arc distance of 312.96 feet, and a chord course of North 41°24'08" East 311.17 feet; thence, (L45) North 31°57'15" East 248.32 feet; thence, (L46) North 30°48'26" East 278.36 feet; thence, (L47) North 32°06'05" East 10.36 feet to the most Northerly corner of said Lot 5; thence, (L48) South 62°54'17" East 28.98 feet; thence, (L49) South 12°39'10" East 82.92 feet; thence, (L50) South 29°35'46" East 256.86 feet; thence, (L51) South 28°16'08" East 505.61 feet; thence, (L52) South 22°04'50" East 187.54 feet; thence, (L53) South 09°20'57" East 198.35 feet; thence, (L54) South 02°48'08" East 788.53 feet; thence, (L55) South 87°11'52" West 46.62 feet; thence, (L56) South 43°35'56" West 19.33 feet; thence, West 1,950.75 feet; thence, North 812.38 feet to **THE POINT OF BEGINNING**.

Containing 55.876 acres, more or less.

PARCEL 4**CHANGE FROM COMMERCIAL TO PROPOSED LOW DENSITY RESIDENTIAL:**

APN: 122-020-43

Being said Remainder, more particularly described as follows:

BEGINNING at the Northwest corner of said Remainder; thence, along the Northerly line of said Remainder East 1100.56 feet; thence, (L57) South 46°24'04" East 13.79 feet; thence, (L58) South 2°48'08" East 453.16 feet; thence, North 89°53'30" West 1132.71 feet; thence, (L59) North 459.98 feet to **THE POINT OF BEGINNING**.

Containing 11.90 acres, more or less.

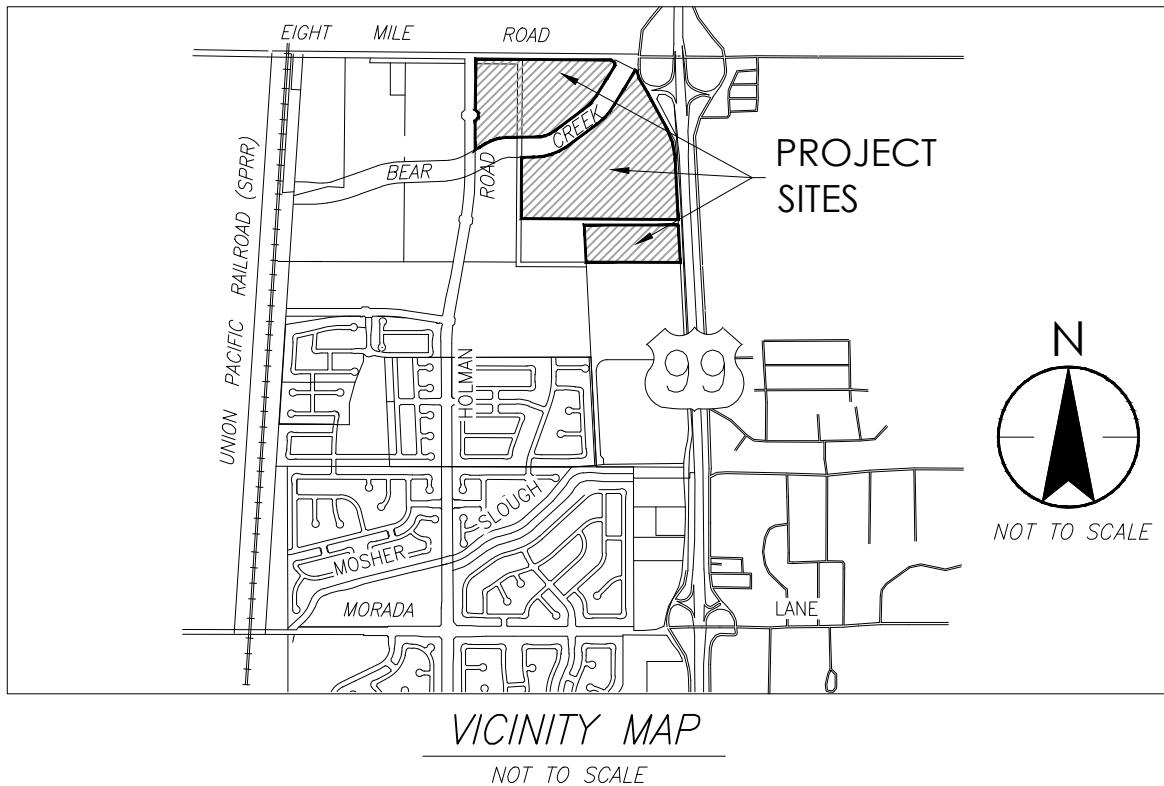
All Parcels are subject to covenants, conditions, restrictions, reservations, rights, rights-of-way, and easements of record, if any.

See Exhibit B attached hereto and made a part hereof.


Kaiser I. Shahbaz, L. S. 8599

2/08/2024
Date



ABBREVIATIONS:

AC	ACRE
APN	ASSESSOR'S PARCEL NUMBER
EXIST	EXISTING
PROP	PROPOSED
POB-1	POINT OF BEGINNING OF PARCEL 1 (TYP)
POC-2	POINT OF COMMENCING OF PARCEL 2 (TYP)

PROPERTY OWNER:

HOLMAN INVESTORS LLC
4114 E EIGHT MILE RD
STOCKTON, CA 95212
122-020-32, 22, 38 & 43

REFERENCE:

(R1) BK 40 OF MAPS & PLATS, PAGE 51, SJCR
(R2) BK 44 OF MAPS & PLATS, PAGE 46, SJCR

BASIS OF BEARINGS:

ALL BEARINGS AND DISTANCES SHOWN ARE BASED
ON BK 40 OF MAPS AND PLATS, PAGE 51 PER (R1)



Kaia I. Shelly
2/08/2024

LOTS 4 & 5 OF CANNERY PARK UNIT NO. 1, TRACT NO. 3465, FILED AS BOOK
40 OF MAPS AND PLATS, PAGE 51, SAN JOAQUIN COUNTY RECORDS, AND BEING
A PORTION OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 6 EAST, MOUNT DIABLO
MERIDIAN, CITY OF STOCKTON, SAN JOAQUIN COUNTY, CALIFORNIA



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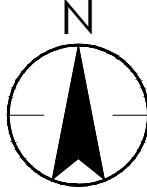
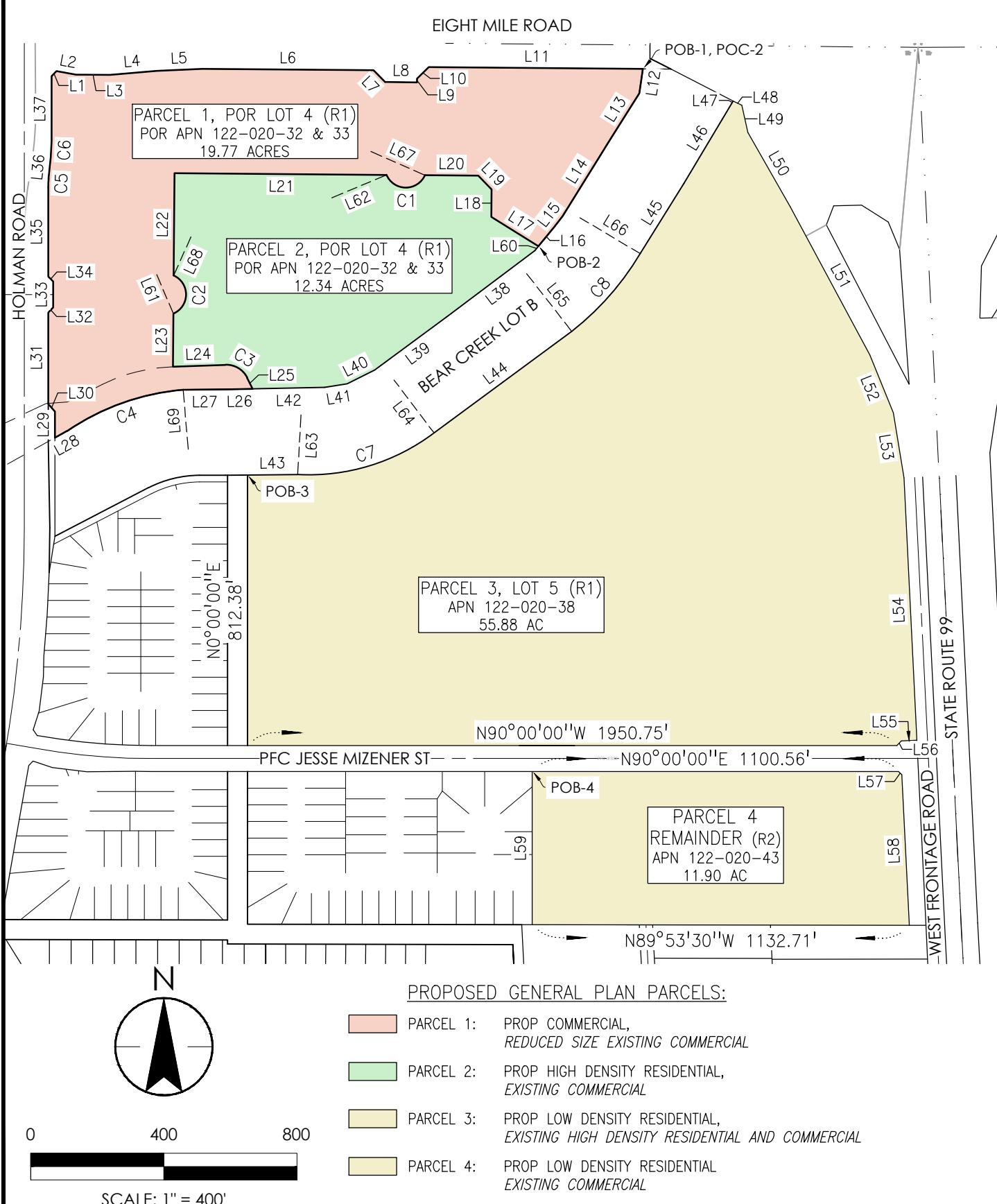
2/08/2024

HOLMAN INVESTORS LLC
4114 E EIGHT MILE ROAD
STOCKTON, CA 95212

PROPOSED GENERAL PLAN CHANGE
CANNERY PARK UNIT NO. 1, LOTS 4 & 5
AND UNIT NO. 12, REMAIDER
APN 122-020-32, 22, 38 & 43

EXHIBIT

1



0 400 800

SCALE: 1" = 400'



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2/07/2024

HOLAM INVESTORS LLC

4114 E RIGHT MILE ROAD
STOCKTON, CA 95212

PROPOSED GENERAL PLAN CHANGE
CANNERY PARK UNIT NO. 1, LOTS 4 & 5
AND UNIT NO. 12, REMAINDER
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LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N45°14'56"E	21.31'
L2	S79°50'37"E	59.60'
L3	S89°30'08"E	101.98'
L4	N84°52'07"E	141.07'
L5	N87°29'58"E	136.92'
L6	S89°30'08"E	514.31'
L7	S44°30'08"E	49.50'
L8	S89°30'08"E	96.00'
L9	N0°29'52"E	11.00'
L10	N45°29'52"E	49.50'
L11	S89°30'08"E	643.27'
L12	S8°37'05"W	74.09'
L13	S32°05'10"W	155.94'
L14	S31°56'19"W	279.44'
L15	S37°30'51"W	40.68'
L16	S39°35'53"W	74.78'
L17	N58°03'48"W	166.20'
L18	N0°29'52"E	82.94'
L19	N44°30'08"W	57.26'
L20	N89°30'08"W	160.61'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L21	N89°30'08"W	636.15'
L22	S0°29'52"W	307.70'
L23	S0°29'52"W	159.64'
L24	N87°51'54"E	157.64'
L25	S26°18'43"E	37.14'
L26	S88°51'17"W	78.07'
L27	S89°34'20"W	130.36'
L28	S61°07'39"W	42.51'
L29	N0°00'00"E	78.92'
L30	N41°27'48"W	30.21'
L31	N0°00'00"E	274.78'
L32	N45°00'00"E	21.21'
L33	N0°00'00"E	78.00'
L34	N45°00'00"W	21.21'
L35	N0°00'00"E	269.29'
L36	N5°42'38"E	63.09'
L37	N0°00'00"E	195.15'
L38	S53°01'55"W	331.26'
L39	S53°36'09"W	268.60'
L40	S63°23'39"W	92.55'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L41	S80°36'49"W	68.05'
L42	S88°51'17"W	216.98'
L43	N89°22'15"E	150.78'
L44	N53°35'08"E	513.88'
L45	N31°57'15"E	248.32'
L46	N30°48'26"E	278.36'
L47	N32°06'05"E	10.36'
L48	S62°54'17"E	28.98'
L49	S12°39'10"E	82.92'
L50	S29°35'46"E	256.86'
L51	S28°16'08"E	505.61'
L52	S22°04'50"E	187.54'
L53	S9°20'57"E	198.35'
L54	S2°48'08"E	788.53'
L55	S87°11'52"W	46.62'
L56	S43°35'56"W	19.33'
L57	S46°24'04"E	13.79'
L58	S2°48'08"E	453.16'
L59	N0°00'00"E	459.98'
L60	S39°35'53"W	17.04'

CURVE DATA TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH.BEARING	CHORD
C1	133°14'25"	63.00'	146.51'	N89°30'08"W	115.65'
C2	132°50'37"	62.50'	144.91'	S0°29'52"W	114.56'
C3	65°49'23"	70.00'	80.42'	S59°13'24"E	76.07'
C4	29°30'30"	725.76'	373.78'	S70°26'01"W	369.66'
C5	5°42'38"	250.00'	24.92'	N2°51'19"E	24.91'
C6	5°42'38"	500.00'	49.83'	N2°51'19"E	49.81'
C7	40°11'56"	623.00'	437.10'	N73°00'56"E	428.19'
C8	21°16'16"	843.00'	312.96'	N41°24'08"E	311.17'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L61	S23°04'49"E	(R)
L62	S67°07'04"W	(R)
L63	S3°06'54"W	(R)
L64	S37°05'02"E	(R)
L65	S37°57'44"E	(R)
L66	S59°14'00"E	(R)
L67	S66°07'20"E	(R)
L68	N24°04'33"E	(R)
L69	N4°48'44"W	(R)



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2/07/2024

HOLAM INVESTORS LLC

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CANNERY PARK UNIT NO. 1, LOTS 4 & 5
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EXHIBIT

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