

**CROSSROADS WEST  
REORGANIZATION TO  
THE CITY OF RIVERBANK**

All that certain real property being a portion of Section 34 & 27 of Township 2 South, Range 9 East Mt. Diablo Base and Meridian; situate in the County of Stanislaus, State of California, more particularly described as follows:

**COMMENCING** at the Section Corner common to Sections 2 and 3, Township 3 South, Range 9 East, Mt. Diablo Base and Meridian and Sections 34 and 35, Township 2 South, Range 9 East Mt. Diablo Base and Meridian, said point also being the centerline intersection of Claribel Road and Oakdale Road; thence North 89°38'50" West 50.01 feet (North 88°48'33" West 50.01 per LAFCO document Riv77-1) to a point 50.00 feet westerly of the West line of said Section 2 to the **TRUE POINT OF BEGINNING**; said point also being the Southwest corner of the current City of Riverbank City Limits as shown on that LAFCO document Riv77\_1 at page 8;

Thence northerly along said Westerly City Limits Line the following four (4) courses:

- 1.) thence 50.00 feet westerly and parallel with the West line of said Section 35, North 00°29'06" West a distance of 500.75 feet (North 00°30'23" East 500.89 feet per said LAFCO Riv77-1) to an angle point in the current City Limit line;
- 2.) thence North 89°30' 54" East a distance of 25.00 feet (South 89°29'37" East 25.00 feet per said LAFCO Riv77-1) to an angle point in the current City Limit line;
- 3.) thence 25.00 feet West of and parallel with the West line of said Section 35, North 00°29'06" West a distance of 4782.92 feet (North 00°30'32" East 4761.67 feet per said LAFCO Riv77-1) to a point on the Southerly line of Section 27;
- 4.) thence 25.00 feet West of and parallel with the East line of said Section 37, North 00°36'08" West a distance of 260.71 feet (North 00°14'03" East 254.41 feet per said LAFCO Riv77-1) to a point on a 276.00 foot radius curve, concave northeasterly, on the Southerly City Limit line of that September 8, 1987 Khatri Annexation (revised) to the City of Riverbank in Section 26 and 27;

Thence northwesterly along said Khatri Annexation Line; said line also being the Southwesterly line of the 100.00 foot wide Right-of-Way for the Modesto Irrigation

District's Main Canal; said 276.00 foot radius curve being non-tangent to the previous course, the radius of said curve bears North 30°32'21" East 276.00 feet; along said current City Limits Line the following six (6) courses:

- 1) thence westerly along the arc of said curve, through a central angle of 5°36'24", an arc distance of 27.01 feet;
- 2.) thence westerly along said Khatri City Limit Line, North 53°51' 15" West a distance of 295.42 feet (North 53°11'15" West 362.55 feet per said Khatri Annexation) to the beginning of a 450.00 foot radius curve concave northeasterly; the radius of which bears North 36°10'15" East;
- 3.) thence northwesterly along the arc of said curve, through a central angle of 14°52'48", an arc distance of 116.87 feet;
- 4.) thence northwesterly along said Khatri City Limit Line, North 38°56' 57" West a distance of 1409.99 feet (North 38°07'45" West 1468.28 feet per said Khatri Annexation) to the beginning of a 300.00 foot radius curve concave southwesterly; the radius of which bears South 36°10'15" West;
- 5) thence northwesterly along the arc of said curve, through a central angle of 16°41'58", an arc distance of 87.44 feet (central angle of 16°19'53" and a distance of 85.51 feet per said Khatri Annexation) to a point on said curve; said point being the southwesterly corner of said Khatri Annexation and the southeasterly corner of the Patterson Road No 2 Annexation to the City of Riverbank, approved July 2<sup>nd</sup> 1991.

Thence leaving said Khatri Annexation and continuing northwesterly along the southerly City Limit Line of said Patterson Road No 2 Annexation the following six (6) courses;

- 1) thence continuing northwesterly along the arc of said 300.00 foot curve, through a central angle of 19°14'26", an arc distance of 100.74 feet (North 67°67'30" West 97.36 feet per said Patterson R Annexation);
- 2.) thence northwesterly along said Patterson Road Annexation City Limit Line, North 74°53'21" West a distance of 534.61 feet (North 74°17'00" West 585.34 feet per said Patterson Road Annexation) to the beginning of a 400.00 foot radius curve concave northeasterly; the radius of which bears North 15°06'39" East;
- 3.) thence continuing northwesterly along the arc of said 400.00 foot curve, through a central angle of 32°56'36", an arc distance of 229.99 feet (North 58°12'00" West 126.46 feet per said Patterson Road Annexation);

- 4.) thence continuing northwesterly along said Patterson Road City Limit Line, North 41°56' 45" West a distance of 423.66 feet (North 42°12'00" West 439.76 feet per said Patterson Road Annexation) to the beginning of a 300.00 foot curve concave southwesterly, the radius of which bears South 48°03'15" West;
- 5) thence northwesterly along the arc of said 300.00 foot curve, through a central angle of 18°01'38", an arc distance of 94.39 feet (North 49°27'00" 136.20 feet per said Patterson Road Annexation)
- 6) thence continuing northwesterly along said Patterson Road City Limit Line North 59°58'22" West a distance of 197.60 feet (North 58°55'00" West) to a point on the City Limit Line, the Southerly Right-of-Way line of said canal and the North-South centerline of said Section 27;

Thence leaving said current southerly City Limit Line and said southerly canal Right-of-Way line; South 00°25'20" East, along said North-South centerline, a distance of 2431.39 feet to a point on the southerly line on said Section 27;

Thence continuing southerly along the North-South centerline of Section 34 South 00°23'10" East a distance of 2643.64 feet to the Center One-Quarter Corner of said Section 34;

Thence continuing southerly along the North-South centerline of Section 34 South 00°22'42 East a distance of 2652.00 feet to a point on the centerline of Claribel Road and the Southerly line of said Section 34;

Thence easterly along the centerline of Claribel Road and the Southerly line of said Section 34; South 89°38'50" East a distance of 2592.85 feet to the **TRUE POINT OF BEGINNING.**

Containing 403.79 Acres, more or less.

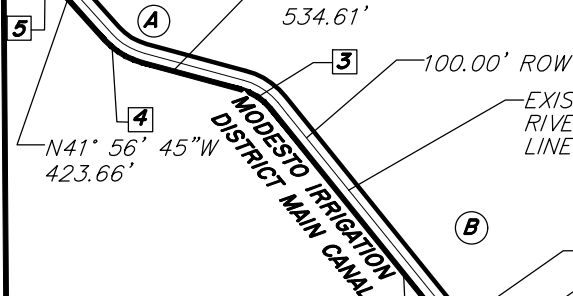


**CROSSROADS WEST  
REORGANIZATION TO  
THE CITY OF RIVERBANK**

EXISTING CITY OF  
RIVERBANK CITY LIMIT  
LINE

N59° 58' 22"W  
197.60'

N74° 53' 21"W  
534.61'



EXISTING CITY OF  
RIVERBANK CITY LIMIT  
LINE

N53° 51' 15"W  
295.42'

N38° 56' 57"W  
1409.99'

S00° 25' 20"E  
2431.39'

N00° 36' 08"W  
260.71'

**MORRILL ROAD**

**EXISTING ANNEXATIONS**

- (A) PATTERSON ROAD NO. 2
- (B) KHATRI ANNEXATION
- (C) CROSSROADS

**CURVE DATA**

- 1 RADIUS: 276.00'  
DELTA: 5°36'24"  
ARC LENGTH: 27.01'
- 2 RADIUS: 450.00'  
DELTA: 14°52'48"  
ARC LENGTH: 116.87'
- 3 RADIUS: 300.00'  
DELTA: 35°56'44"  
ARC LENGTH: 188.18'
- 4 RADIUS: 400.00'  
DELTA: 32°56'36"  
ARC LENGTH: 229.99'
- 5 RADIUS: 400.00'  
DELTA: 18°01'38"  
ARC LENGTH: 197.60'

**BASIS OF BEARING**

CETERLINE OF CLARIBEL  
ROAD BETWEEN FOUND  
SECTION 34 MONUMENTS  
AS S89°38'50"E

403.79 AC.

**CRAWFORD ROAD**

N00° 29' 06"W  
2140.93'

S00° 22' 42"E  
2652.00'

**M.I.D LATERAL NO. 6**

N00° 29' 06"W  
500.75'

**TRUE POINT OF  
BEGINNING**

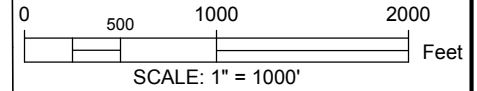
**CLARIBEL ROAD**

S89° 38' 50"E  
2592.85'

S89° 38' 50"E  
50.01'

**OAKDALE ROAD**

(C)



N89° 30' 54"E  
25.00'

EXISTING CITY OF  
RIVERBANK CITY LIMIT  
LINE

**POINT OF  
COMMENCEMENT**

Drawn By:	JNL
Date:	03/25/19
Scale:	1"=1000'
Job No.:	06293
Phone:	866.526.4214

**CROSSROADS WEST  
REORGANIZATION**  
BEING A PORTION OF SECTION 34 & SECTION 27  
TOWNSHIP 2 SOUTH, RANGE EAST 9, M.D.B.&M,  
COUNTY OF STANISLAUS, STATE OF CALIFORNIA  
RIVERBANK CALIFORNIA

**MVE Inc.**  
1117 L Street, Modesto, CA 95354  
866.526.4214 | www.mve.net  
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SHEET  
**4**  
OF **4**

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