

EXHIBIT "A"

LEGAL DESCRIPTION OF FAIRWAY 7 ESTATES

ANNEXATION TO CSA 18 – ATLAS PARK SUBDIVISION

All that real property situates in the east half of Section 12, Township 2 South, Range 10 East, Mount Diablo Meridian, County of Stanislaus, State of California, being more particularly described as follows:

COMMENCING at the east quarter corner of Section 12, Township 2 South, Range 10 East; thence North 0°14'03" East 37.82 feet to a point on the north right-of-way line of State Highway 120/108, said point also being the southeast corner of "Adjusted Parcel 1" as shown on the Certificate of Lot Line Adjustment filed for record on November 7, 2016 as Document No.2016-0087845, Stanislaus County Records and the true POINT OF BEGINNING of this description; thence along said north right-of-way line of State Highway 120/108 the following three courses;

- 1) North 85°54'00" West 78.31 feet;
- 2) thence South 87°09'53" West 260.55 feet to the beginning of a non-tangent curve concave to the south with a radius of 3560.00 feet, a radial line through said beginning of curve bears South 0°12'02" West;
- 3) thence westerly 780.57 feet along the arc of said curve through a central angle of 12°33'46" to a point on the east right-of-way line of Steams Road;
- 4) thence along said east right-of-way line the following four courses, North 11°28'05" West 97.41;
- 5) thence North 89°57'03" West 28.96 feet;
- 6) thence North 0°04'27" East 11.48 to the beginning of a tangent curve concave to the west with a radius of 580.00 feet;
- 7) thence northerly 189.95 feet along the arc of said curve through a central angle of 18°45'50" to a point on the west line of said "Adjusted Parcel 1";
- 8) thence along said west line, North 0°04'27" East 8.63 to a point on the north line of said "Adjusted Parcel 1";
- 9) thence along said north line the following five courses, North 88°45'44" East 451.83;
- 10) thence South 85°01'07" East 90.00 feet;
- 11) thence North 86°43'41" East 80.00 feet;
- 12) thence North 82°27'53" East 154.00 feet;

13) thence North 5047'05" East 543.00 feet to a point on the east line of said "Adjusted Parcel 1";

14) thence along said east line, South 014'03" West 568.01 feet to the POINT OF BEGINNING.

All as shown on attached Exhibit 'B' and made a part hereof and containing 8.44 acres, more or less.

END DESCRIPTION



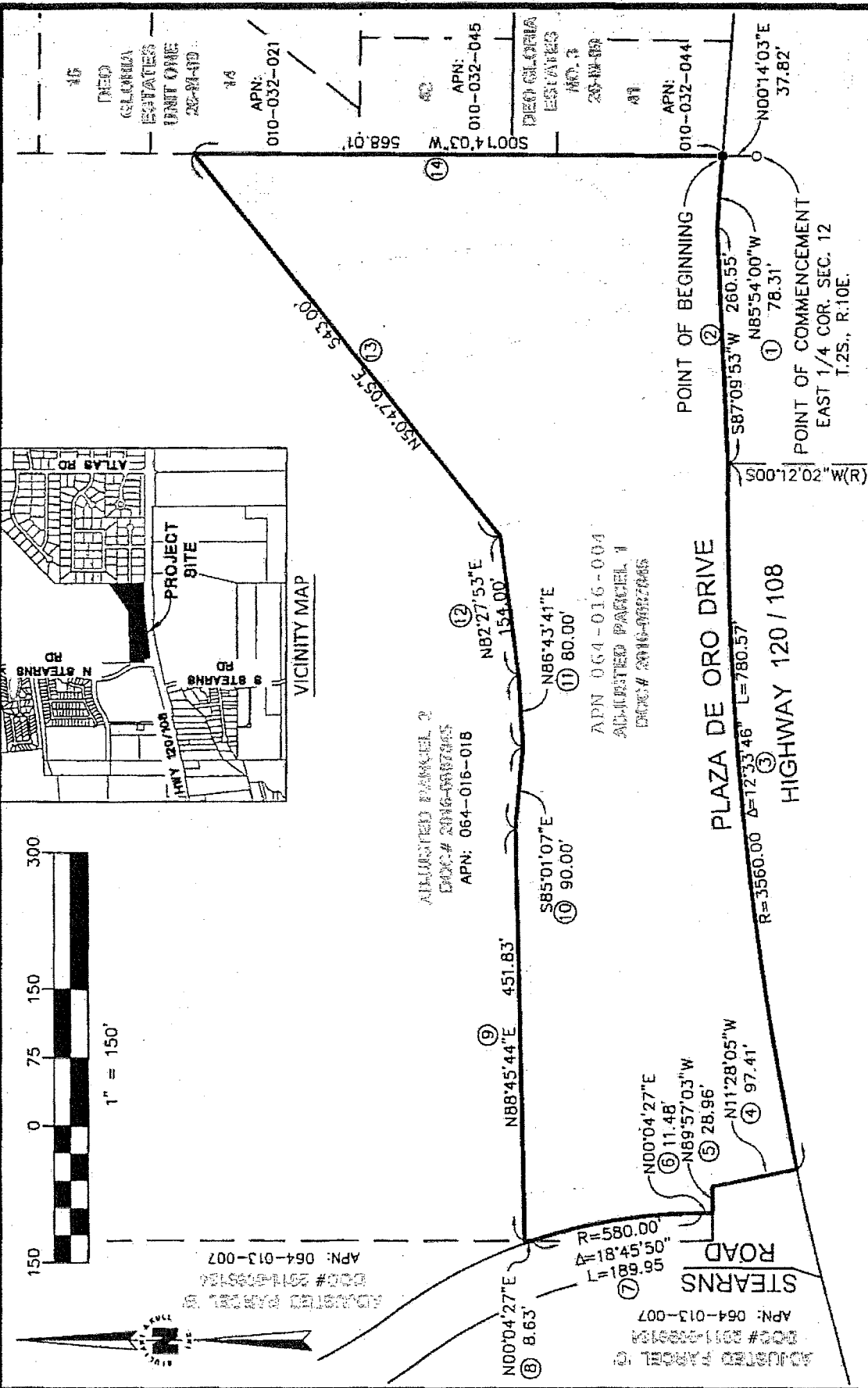
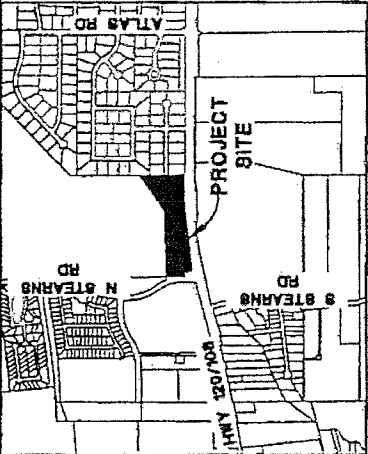
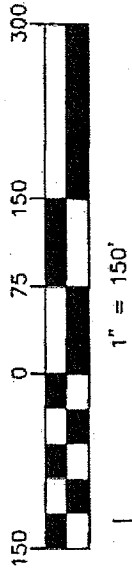


EXHIBIT "B"
COUNTY SERVICE AREA No. 18
STANISLAUS COUNTY, CALIFORNIA

SCALE:	1" = 150'
DRAWN:	TRM
CHECKED:	KSC
JOB NO.:	13199
SHEET:	02 OF 02

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