

EXHIBIT "A"
LEGAL DESCRIPTION

Elmwood Estates Change of
Organization to County Service Area
No.19 (Tuolumne-Gratton)

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING LOT "A" OF BLOCK 12 OF SUBDIVISION OF THE LOTS 9 TO 16 OF THE ELMWOOD COLONY ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF STANISLAUS COUNTY, CALIFORNIA, ON JANUARY 14, 1907, IN VOLUME 2 OF MAPS AT PAGE 41 LYING IN THE SOUTHWEST 1/4 OF SECTION 5 T. 5 S., R. 11 E., M.D.B.&M, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" I.P. AT THE SOUTHWEST CORNER OF LOT "D" OF SAID BLOCK 12, SAID CORNER ALSO BEING THE INTERSECTION OF THE CENTERLINES OF WALTON STREET AND STORY ROAD; THENCE NORTHERLY ALONG SAID CENTERLINE OF STORY ROAD, **COURSE 1**, NORTH 0°56'10" EAST A DISTANCE OF 331.59 FEET; THENCE LEAVING SAID CENTERLINE, **COURSE 2**, SOUTH 89°55'11" EAST A DISTANCE OF 25.00 FEET MORE OR LESS TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STORY ROAD, SAID POINT ALSO BEING THE **POINT OF BEGINNING**.

THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY, **COURSE 3**, NORTH 0°56'10" EAST A DISTANCE OF 331.59 FEET; TO A POINT ON THE NORTHERLY LINE OF SAID LOT "A"; THENCE LEAVING SAID EASTERLY RIGHT OF WAY, **COURSE 4**, SOUTH 89°56'42" EAST A DISTANCE OF 635.13 FEET ALONG SAID NORTHERLY LINE TO THE NORTHEAST CORNER OF SAID LOT "A"; THENCE LEAVING SAID NORTHERLY LINE ALONG THE EASTERLY LINE OF SAID LOT "A", **COURSE 5**, SOUTH 0°58'39" WEST A DISTANCE OF 331.88 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID LOT "A"; THENCE LEAVING SAID EASTERLY LINE ALONG THE SOUTHERLY LINE OF SAID LOT "A", **COURSE 6**, NORTH 89°55'11" WEST A DISTANCE OF 634.88 FEET MORE OR LESS TO A POINT ON SAID EASTERLY RIGHT OF WAY AND THE **POINT OF BEGINNING**.

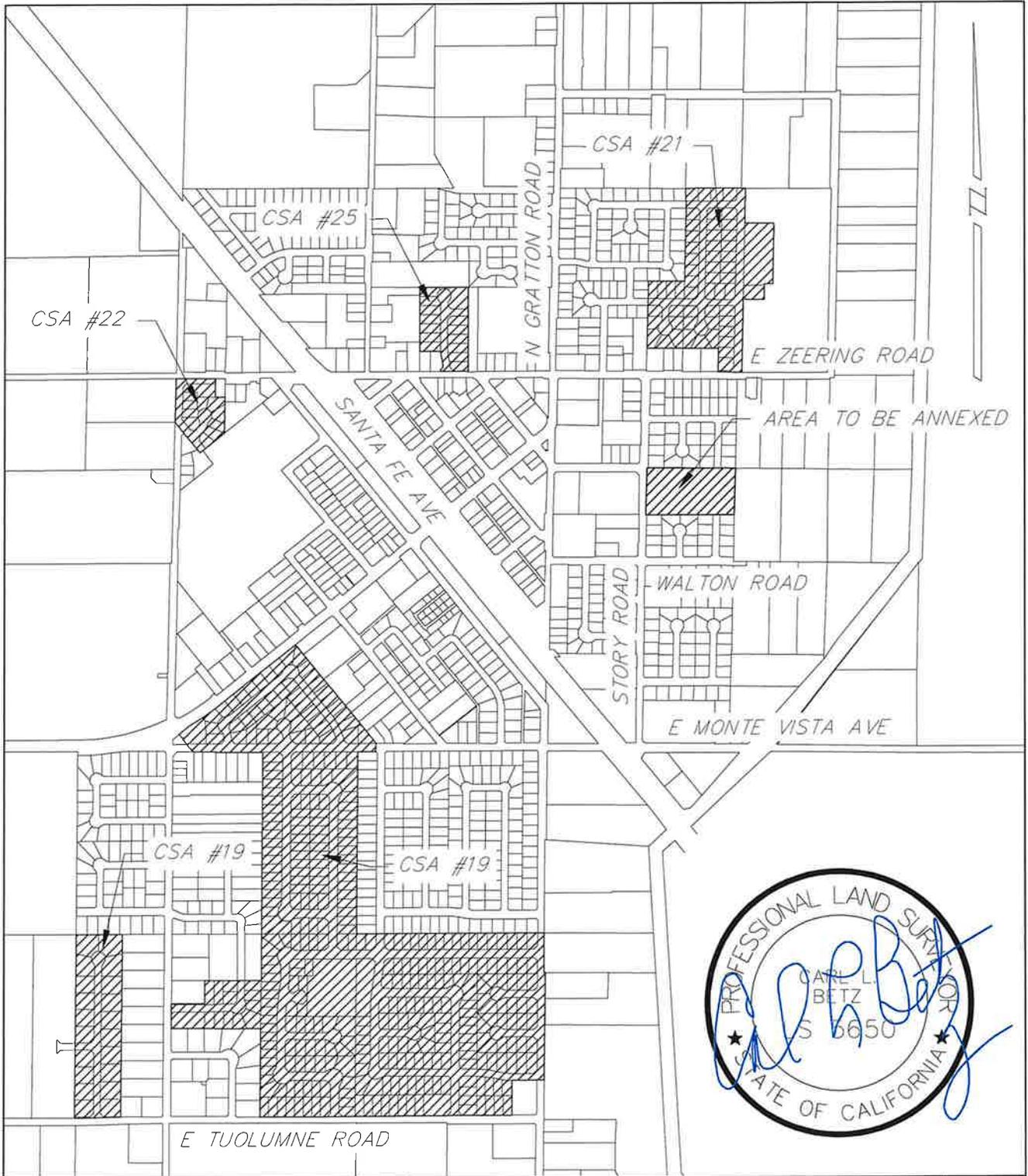
SAID ANNEXATION AREA CONTAINING 210,629 SQUARE FEET, OR 4.835 ACRES MORE OR LESS.

END OF DESCRIPTION

BASIS OF BEARINGS FOR THIS DESCRIPTION:

A BEARING OF NORTH 0°56'10" EAST FOR THE CENTERLINE OF STORY ROAD AS SHOWN ON MAP FILED FOR RECORD ON JULY 3, 1973 IN VOL. 24 OF MAPS ON PAGE 53 STANISLAUS COUNTY RECORDS.





Drawn By: DAM
 Date: 7/22/25
 Scale: NTS
 Job No.: NC22280
 Phone: 866.526.4214

EXHIBIT "B"
CSA #19 ANNEXATION PLAT
VICINITY MAP
 DENAIR CALIFORNIA

MVE
MVE Inc.
 1117 L Street, Modesto, CA 95354
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SHEET
1
 OF **2**

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 Plt July 22, 2025 at 2:12 PM

BASIS OF BEARINGS

A BEARING OF NORTH 0°56'10" EAST FOR THE CENTERLINE OF STORY ROAD AS SHOWN ON MAP FILED FOR RECORD ON JULY 3, 1973 IN VOL. 24 OF MAPS ON PAGE 53 STANISLAUS COUNTY RECORDS.



STORY ROAD

HILLSDALE DRIVE

DAK MONT VISTA
24-M-53

ROMIE WAY

LOT 17
24-M-53

COURSE 4

S89°56'42"E 635.13'

SE CNR LOT 17
24-M-53 AND NE CNR
LOT "A" BLOCK 12

LOT A OF BLOCK 12
2-M-41

APN
024-055-050

POINT OF
BEGINNING

NE CNR LOT 17
29-M-13

N89°55'11"W 634.88'

COURSE 5
500°58'39"W 331.88'

COURSE 2
S89°55'11"E
25.00'

COURSE 3
N00°56'10"E 331.59'

COURSE 1
N00°56'10"E 331.59'

COURSE 6

MYSTY LAND ESTATES
29-M-13

LOT 17
29-M-13

FD 3/4" IP AT SW
CORNER LOT "D",
BLOCK 12

ROMIE WAY

WALTON STREET

POINT OF
COMMENCEMENT

0 150 300 450



CSA #19 ANNEXATION
AREA - 4.835 ACRES

Drawn By: DAM
Date: 7/22/25
Scale: 1"=150'
Job No.: NC22280
Phone: 866.526.4214

EXHIBIT "B"
CSA #19 ANNEXATION PLAT

DENAIR

CALIFORNIA



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SHEET

2

OF 2