

## LEGAL DESCRIPTION

### Hoffman Ranch Change of Organization to County Service Area No.21 (Riopel)

The land referred to below is situated in the unincorporated area of the County of Stanislaus, State of California and is described as follows:

Being a portion of Lot 7 as shown on the map of the Elmwood Colony filed for record on April 11, 1905, in Volume 2 of Maps, at page 13, Stanislaus County Records, lying in the west half of Section 5, Township 5 South, Range 11 East, Mount Diablo Base & Meridian, more particularly described as follows:

**BEGINNING** at the intersection of the centerline of Zeering Road and the east right-of-way line of Riopel Avenue, the following (11) eleven courses and distances:

Course 1. North 01°15'01" East, 557.32 feet along the east right-of-way line of said Riopel Avenue, also being the east line of CSA 21 to the southwesterly corner of Lott 55 as shown on the map of Riopel Subdivision filed for record on March 9, 2006, in Book 42 of Maps, at page 99;

Course 2. Departing said east right-of-way line, South 39°07'11" East, 23.61 feet;

Course 3. South 89°39'29" East, 134.71 feet, along the southern line of said Lot 55;

Course 4. North 00°20'28" East, 109.99 feet, along the eastern of said Lot 55 and Lot 54 of said Riopel Subdivision;

Course 5. South 89°39'32" East, 60.00 feet, to the eastern line of said Lot 54;

Course 6. North 01°15'01" East, 430.46 feet, along the eastern line of said Lot 54;

Course 7. North 88°44'59" West, 208.23 feet, along the northern line of said Lot 54 to the east right-of-way line of said Riopel Avenue, also being the east line of CSA 21;

Course 8. North 01°15'01" East, 244.16 feet, along said east right-of-way line to the northwest corner of Lot 7 of said Elmwood Colony map;

Course 9. Along the north line of said Lot 7, South 89°44'00" East, 630.27 feet, to the northeast corner of said Lot 7, said corner being a point on the centerline of Arnold Road;

Course 10. Along the east line of said lot 7, South 01°16'28" West, 1327.70 feet, to southeast corner of Lot 7 said corner being a point on the centerline of said Zeering Road;

Course 11. North 89°40'17" West, 629.70 feet, along the centerline of Zeering Road, also being the north line of Annexation No. 96-12 "Zeering Road Change of Organization to the Denair Community Services District", also being the **POINT OF BEGINNING**;

**LEGAL DESCRIPTION**

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Containing 16.755 Acres, more or less.

A PLAT OF THE ABOVE DESCRIBED PARCEL(S) OF LAND IS ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF.

**END DESCRIPTION**

This real property description has been prepared by me, or under my direction, in conformance with the requirements of the Professional Land Surveyors' Act.

  
\_\_\_\_\_  
Stephen J. Pyle  
Professional Land Surveyor  
California No. 8385



February 15, 2024  
\_\_\_\_\_  
Date

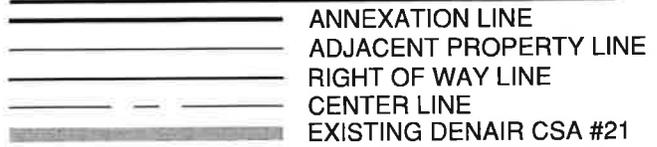
Y:\Jobs\39170 Dunkley Denair Subdivision\Survey\MapDwg\39170--EXH--ANNEXATION - CSA and Lighting District.dwg spyle 13:44:15 02/15/2024

**APN INFORMATION**

- 1 024-022-027 DUNKLEY ARTHUR W TRS
- 2 024-022-029 COUNTY OF STANISLAUS
- 3 024-022-030 COUNTY OF STANISLAUS

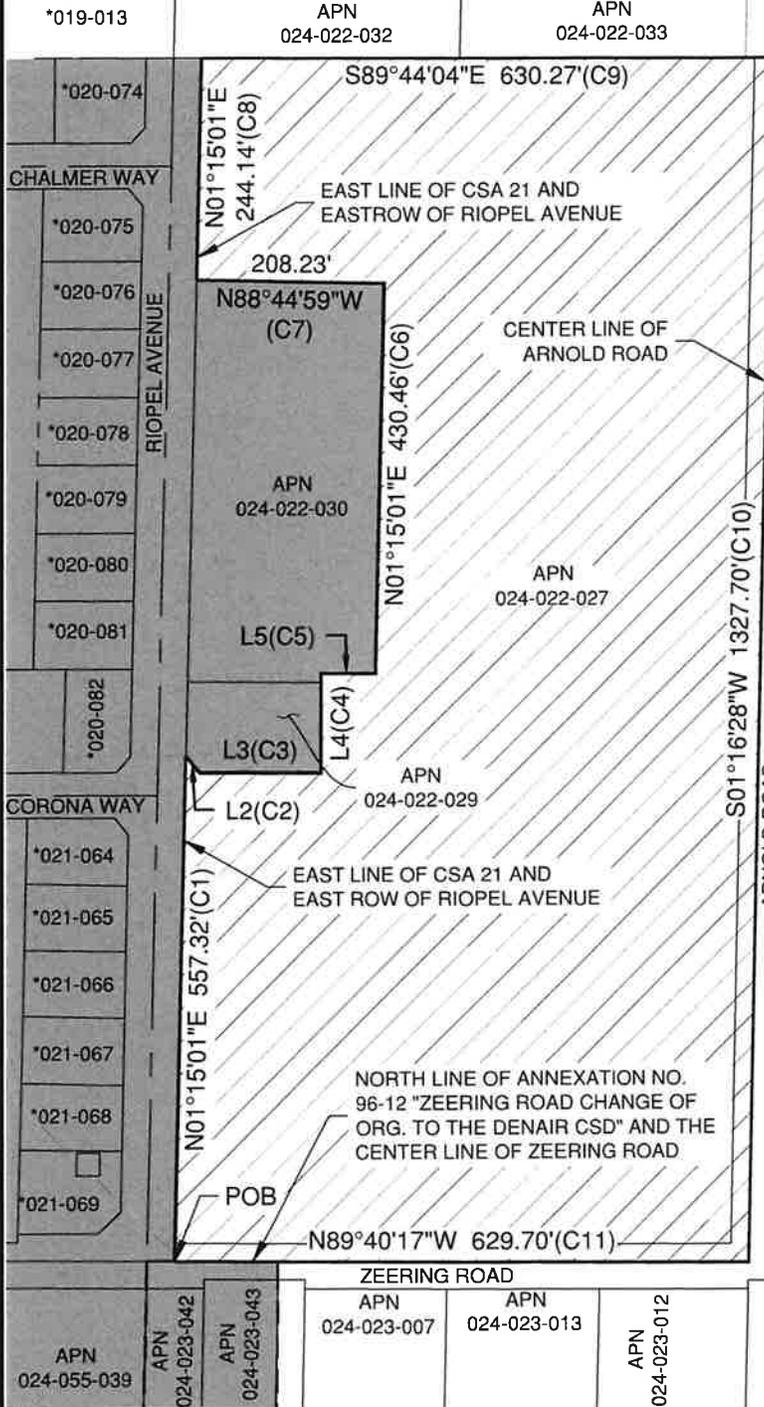
NOTE: \* = APN 024-

**LEGEND**

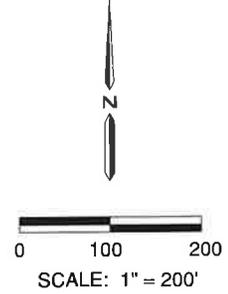


**ABBREVIATIONS**

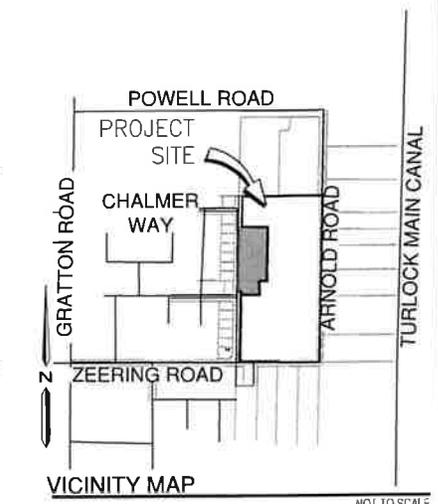
- ROW RIGHT-OF-WAY
- POB POINT OF BEGINNING
- CSA COMMUNITY SERVICE AREA
- CSD COMMUNITY SERVICES DISTRICT
- (C#) COURSE NUMBER



- APN 024-022-012
- APN 024-022-013
- APN 024-022-014
- APN 024-022-017 / 910-012-410
- APN 024-022-018
- APN 024-022-019
- APN 024-022-020
- APN 024-023-012



LINE TABLE		
LINE #	DIRECTION	LENGTH
L2	S39°07'11"E	23.61'
L3	S89°39'29"E	134.71'
L4	N0°20'28"E	109.99'
L5	S89°39'32"E	60.00'



**Hoffman Ranch Change of Organization to County Service Area No.21 (Riopel)**

HOFFMAN RANCH COUNTY SERVICE AREA (CSA) NO. 21 ANNEXATION	
SCALE: 1"=200'	DATE: 2024-02-15
JOB NO.: 39170	
FILE: 39170-CSA AND LIGHTING DIST.DWG	

1 of 1