

ANNEXATION TO THE DENAIR COMMUNITY SERVICES DISTRICT

LAND DESCRIPTION

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 all 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 Zeering Road and Riopel Road, also being the existing boundary of the Denair Community Services District the following four courses and distances:

Course 1. North 01°15'01" East, 1326.98 feet to the northwest corner of said Lot 7;

Course 2. South 89°44'00" East, 660.27 feet to a point on the centerline of Arnold Road also being the northeast corner of Lot 7;

Course 3. South 01°16'28" West, 1327.70 feet to southeast corner of Lot 7;

Course 4. North 89°40'17" West, 659.70 feet to the **POINT OF BEGINNING**;

Containing 20.107 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.

DRAFT






Stephen J. Pyle
Professional Land Surveyor
California No. 8385



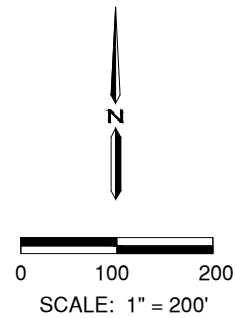
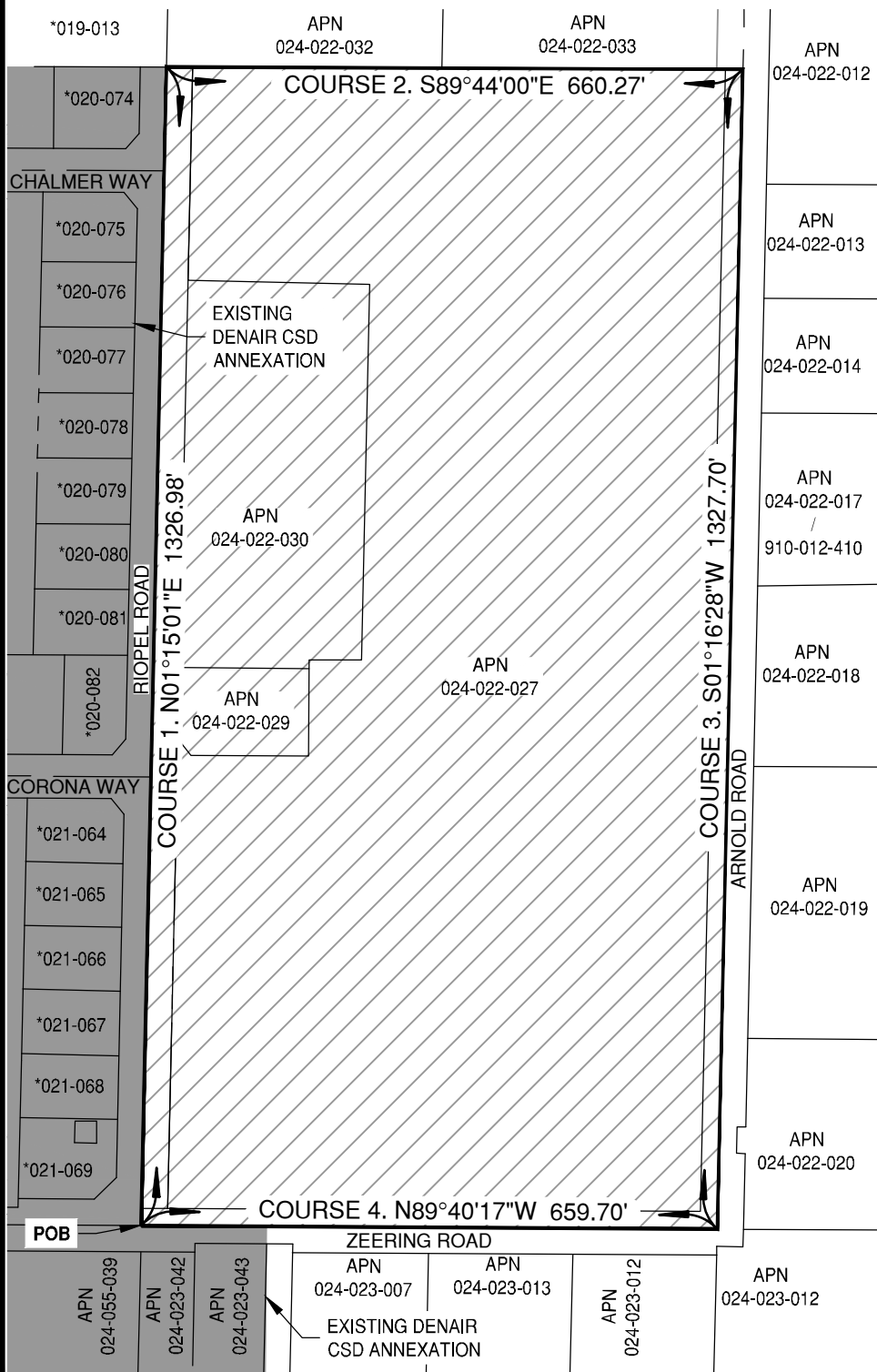
August 29, 2023
Date

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LEGEND

-  ANNEXATION LINE
-  ADJACENT PROPERTY LINE
-  RIGHT OF WAY LINE
-  CENTER LINE
-  EXISTING DENAIR CSD

NOTE: * = APN 024-



ABBREVIATIONS

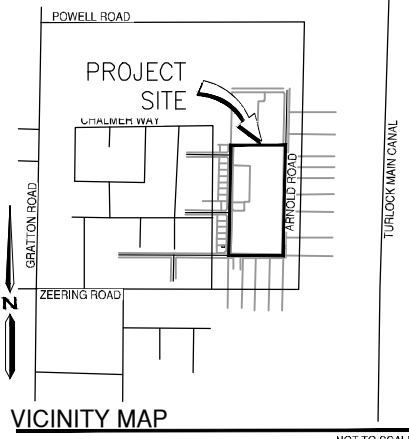
- CSD COMMUNITY SERVICES DISTRICT
- POB POINT OF BEGINNING

APN INFORMATION

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

ACRES

- 024-022-027 = 16.77 ACRES
- 024-022-029 = 0.339 ACRES
- 024-022-030 = 2.099 ACRES
- RIOPEL ROAD = 0.899 ACRES
- TOTAL = 20.107 ACRES



NOT TO SCALE



1165 Scenic Drive, Suite A
Modesto, CA 95350
odellengineering.com

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|---------------------------|--------------------------|-------|------------|
| DENAIR CSD REORGANIZATION | | | |
| SCALE: | 1"=200' | DATE: | 2023-08-29 |
| JOB NO.: | 39170 | | |
| FILE: | 39170-EXH-ANNEXATION.DWG | | |

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