

FAIRVIEW VILLAGE WEST REORGANIZATION TO THE CITY OF MODESTO, CALIFORNIA

DESCRIPTION

All that certain real property situate in the County of Stanislaus, State of California, being a portion of the West 1/2 of Section 7, and a portion of the North 1/2 of Section 18, Township 4 South, Range 9 East, and a portion of the northeast 1/4 of Section 13 and a portion of the East 1/2 of Section 12, Township 4 South, Range 8 East M.D. B & M, described as follows:

BEGINNING at a point South 00°17'30" East, 324.00 feet, from the northwest section corner of Section 7, Township 4 South, Range 9 East, said point being on the west line of said Section 7 and also being the most southerly corner of the McBride Addition recorded September 18, 1963 as Instrument Number 35382, Official Records Stanislaus County;

Course 1. South 62°07'35" East, 494.15 feet, along the centerline of the Tuolumne River;

Course 2. South 52°35'59" East, 412.73 feet, along the centerline of the Tuolumne River;

Course 3. South 63°51'06" East, 386.23 feet, along the centerline of the Tuolumne River;

Course 4. South 73°51'56" East, 331.10 feet, along the centerline of the Tuolumne River, to the northwest corner of Modesto City Council Resolution No. 96-207;

Course 5. South 00°05'30" West, 266.00 feet more or less to a point on the easterly line of Parcel 'A' as shown on the map recorded in Book 42 of Parcel Maps, Page 2, Stanislaus County Records, said point being on the southerly right-of-way line of a 90 foot wide Hatch Road;

Course 6. South 00°32'31" West, 1092.16 feet, along the east line of said Parcel 'A' and the westerly line of said Resolution No. 96-207;

Course 7. North 89°51'19" West, 326.43 feet, leaving the east line of said Parcel 'A', continuing along the westerly line of said Resolution No. 96-207;

Course 8. South 00°15'01" East, 918.00 feet;

Course 9. South 89°51'19" East, 975.00 feet to a point on the east line of Parcel 'C' of said Parcel Map, said east line being the westerly line of said Resolution No. 96-207;

Course 10. South 00°15'01" East, 1132.00 feet, along the east line of said Parcel 'C' and the westerly line of said Resolution No. 96-207;

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Course 11. South 00°17'15" East, 877.58 feet, along the east line of said Parcel 'C' and the southerly continuation thereof, to the southwest corner of said Resolution No. 96-207, being a point on the north line of Parcel 'A' as shown on the map recorded in Book 31 of Parcel Maps, Page 78, Stanislaus County Records;

Course 12. North 89°52'30" West, 690.25 feet, along north line of Parcel 'A' of said Book 31 of Parcel Maps, Page 78, to the west line of said Parcel 'A';

Course 13. North 00°29'00" East, 35.00 feet, along said wester line, to a point on a line lying 20.00 feet southerly of and parallel with the centerline of Whitmore Avenue as shown on said Book 31 of Parcel Maps, Page 78;

Course 14. North 89°52'30" West, 63.95 feet, along said parallel line, to the east line of Parcel 1 as shown on the map recorded in Book 26 of Parcel Maps, Page 12, Stanislaus County Records;

Course 15. South 00°05'34" West, 30.00 feet, along said east line, to a point on the north line of said Parcel 1;

Course 16. North 89°52'30" West, 148.00 feet, along said north line, to the west line of said Parcel 1;

Course 17. North 00°05'34" East, 30.00 feet, along said west line, to a point on a line lying 20.00 feet southerly of and parallel with the centerline of said Whitmore Avenue;

Course 18. North 89°52'30" West, 486.95 feet, along said parallel line, to the most easterly point of the land described in the document recorded May 8, 2018 as instrument number 2018-0031482 official records of Stanislaus County;

Thence along the southerly line of said land the following three (3) courses:

Course 19. South 84°15'39" West, 391.51 feet;

Course 20. North 89°52'30" West, 230.52 feet;

Course 21. South 42°21'10" West, 38.65 feet to a point on a line lying 20.00 feet easterly of and parallel with centerline of Carpenter Road;

Course 22. South 89°43'27" West, 80.00 feet, leaving said southerly line, to a point on the westerly line of the land described in the document recorded April 5, 2018 as instrument number 2018-0023460 official records of Stanislaus County;

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Course 23. North 39°48'24" West, 38.17 feet, along the southwesterly line of said land, to a point on the south line of said land, said south line lying 60.00 feet southerly of and parallel with the centerline line of said Whitmore Avenue;

Course 24. North 02°25'04" West, 80.08 feet, leaving the southerly line of said land across said Whitmore Avenue, to a point on the southerly line of the 50.00 foot wide TID Canal described in Book 311, Page 103 official records of Stanislaus County;

Course 25. North 67°37'29" East, 51.10 feet, along the southerly line of said 50.00 foot wide canal, to a point on a line lying 40.00 feet west of and parallel with the centerline of said Carpenter Road;

Course 26. North 00°17'30" West, 53.96 feet, along said parallel line, to the northerly line of said 50.00 foot wide canal.

Course 27. South 67°37'29" West, 21.58 feet, along said north line, to a point on a line lying 60.00 feet west of and parallel with the centerline line of said Carpenter Road, said line also being the westerly line of the dedicated right-of-way as described in the road deed recorded June 8, 2018 as instrument number 2018-0039639 official records of Stanislaus County;

Course 28. North 00°17'30" West, 330.97 feet, along said parallel line;

Course 29. North 03°34'04" East, 297.13 feet, leaving said parallel line and continuing along the westerly line of said land, to point on a line lying 40.00 feet west of and parallel with the centerline of said Carpenter Road, said line being the westerly line of said Carpenter Road;

Thence along said westerly line the following twelve (12) courses:

Course 30. North 00°17'30" West, 1,934.89 feet;

Course 31. North 00°17'46" West, 329.67 feet;

Course 32. South 89°42'14" West, 5.00 feet;

Course 33. North 00°17'46" West, 59.62 feet;

Course 34. North 89°42'14" East, 5.00 feet;

Course 35. North 00°17'46" West, 587.11 feet;

Course 36. South 89°42'14" West, 5.00 feet;

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- Course 37. North 00°17'46" West, 200.36 feet;
- Course 38. Northerly along a tangent curve having a radius of 5,955.00 feet, concave westerly, through a central angle of 01°54'33", an arc distance of 198.43 feet;
- Course 39. North 02°11'54" West, 397.37 feet;
- Course 40. Northerly along a tangent curve having a radius of 6,045.00 feet, concave easterly, through central angle of 01°54'33", an arc distance of 201.43 feet;
- Course 41. North 0°17'21" West, 282.11 feet;
- Course 42. North 52°32'31" West, 31.58 feet;
- Course 43. North 00°17'21" West 114.42 feet more or less, to a point on the centerline of the Tuolumne River, said point also being on the southerly line of the said McBride Addition described above;
- Course 44. South 54°06'44" East 111.55 feet, along the centerline of said River, to the **POINT OF BEGINNING**;

Containing 177.75 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 Pyle
Stephen J. Pyle
Professional Land Surveyor
California No. 8385



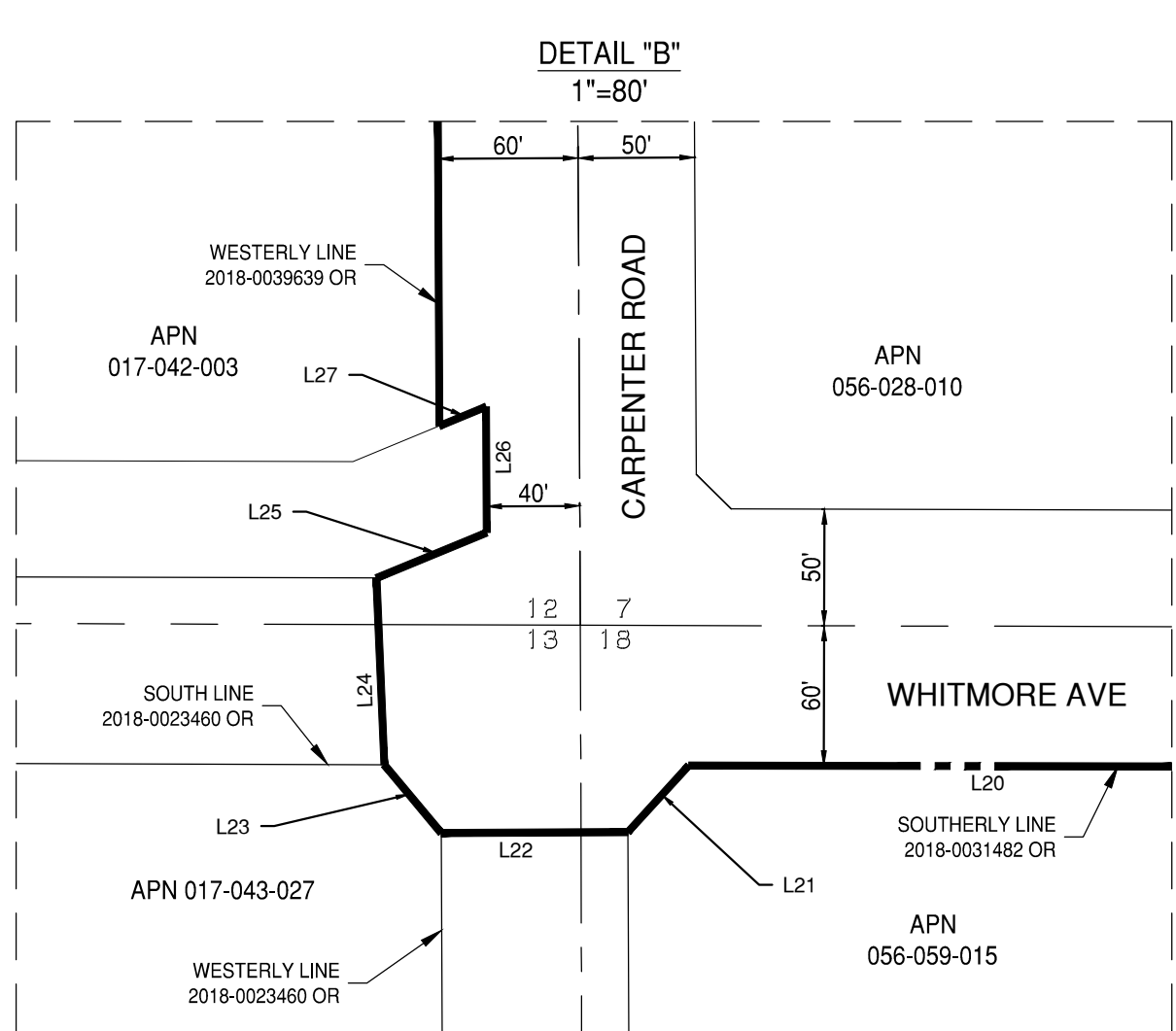
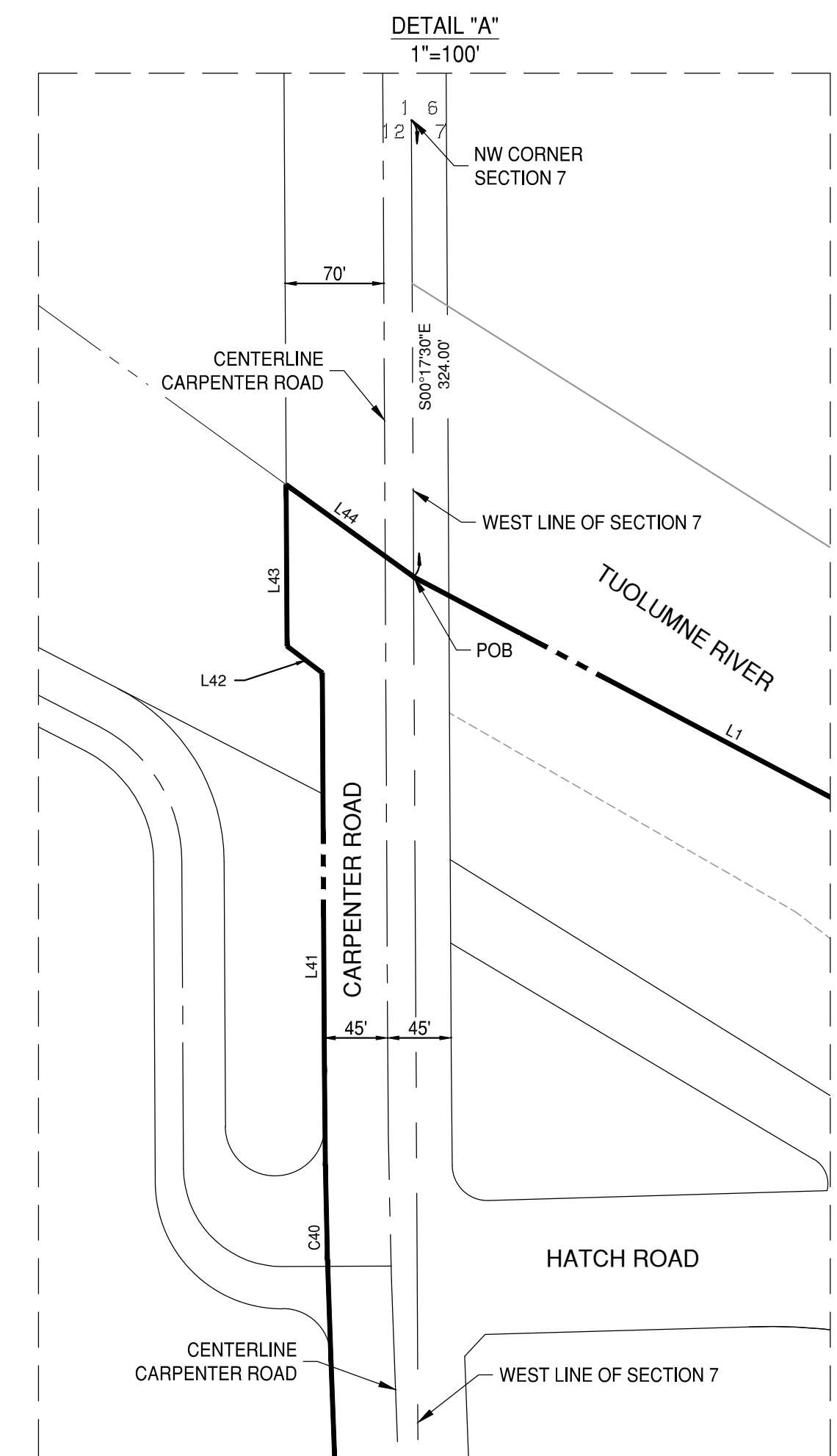
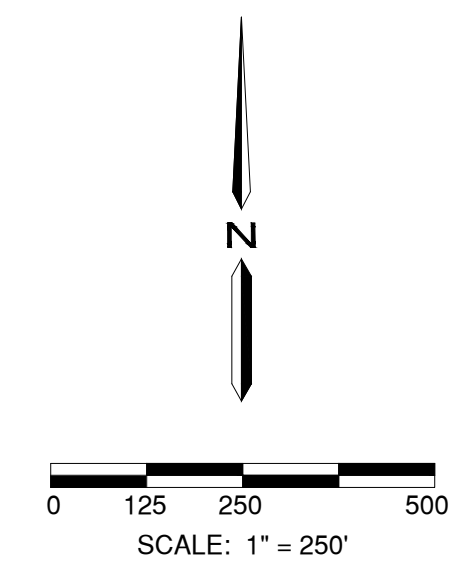
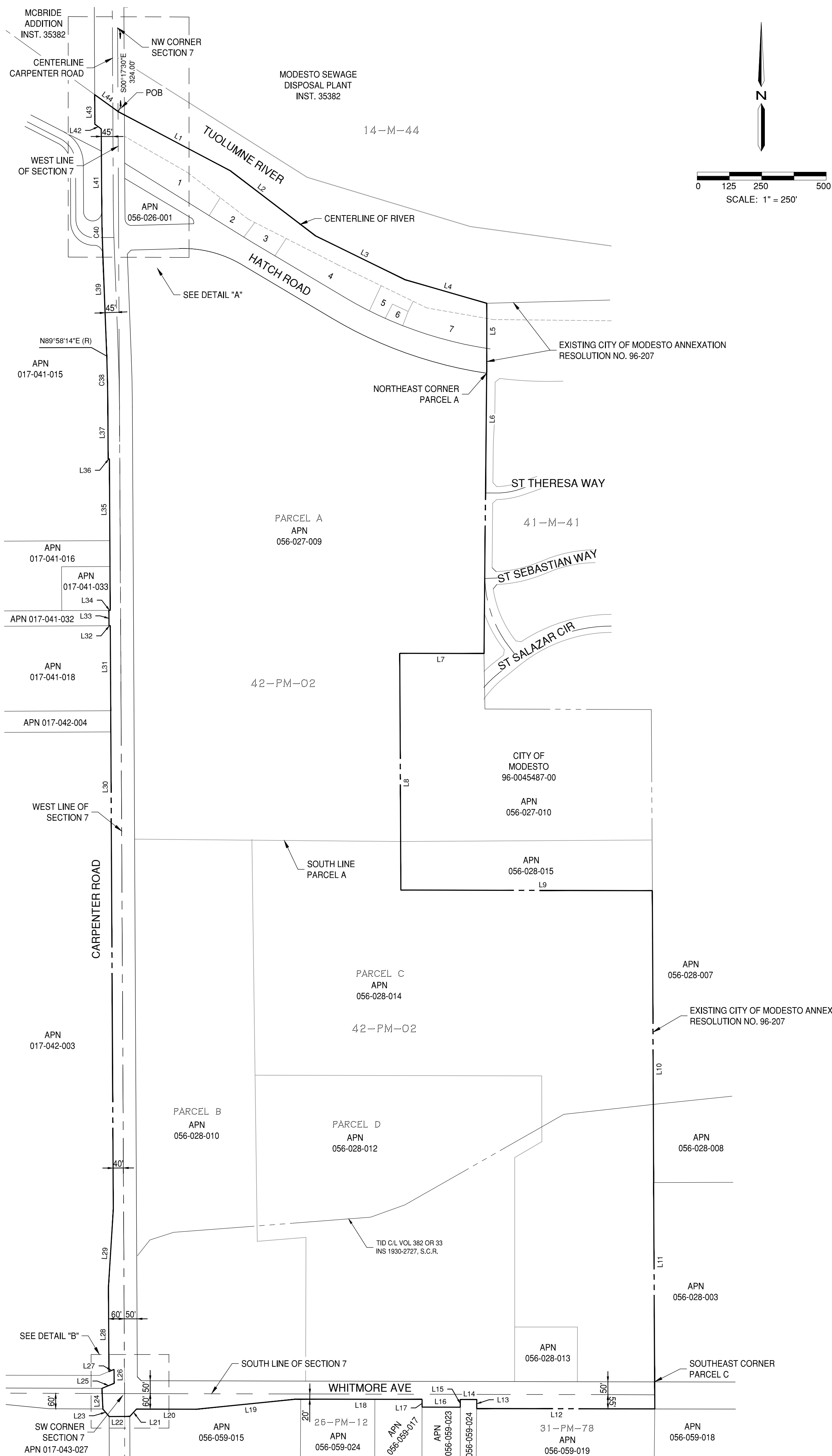
November 9, 2021
Date

FAIRVIEW VILLAGE WEST REORGANIZATION TO THE CITY OF MODESTO

BEING A PORTION OF SECTION 7, TOWNSHIP 4
SOUTH, RANGE 9 EAST, MOUNT DIABLO BASE AND
MERIDIAN
STANISLAUS COUNTY, CALIFORNIA
NOVEMBER 2021



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



LEGEND

- ANNEXATION LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- RIGHT OF WAY LINE
- CENTER LINE

APN INFORMATION

- 1 056-026-032 CITY OF MODESTO
- 2 056-026-006 MICHAEL LEONARD
- 3 056-026-007 MAYRA NUNEZ
- 4 056-026-033 CITY OF MODESTO
- 5 056-026-031 JOEL SANDOVAL
- 6 056-026-012 ROGER A. WILLIMAS
- 7 056-026-034 CITY OF MODESTO

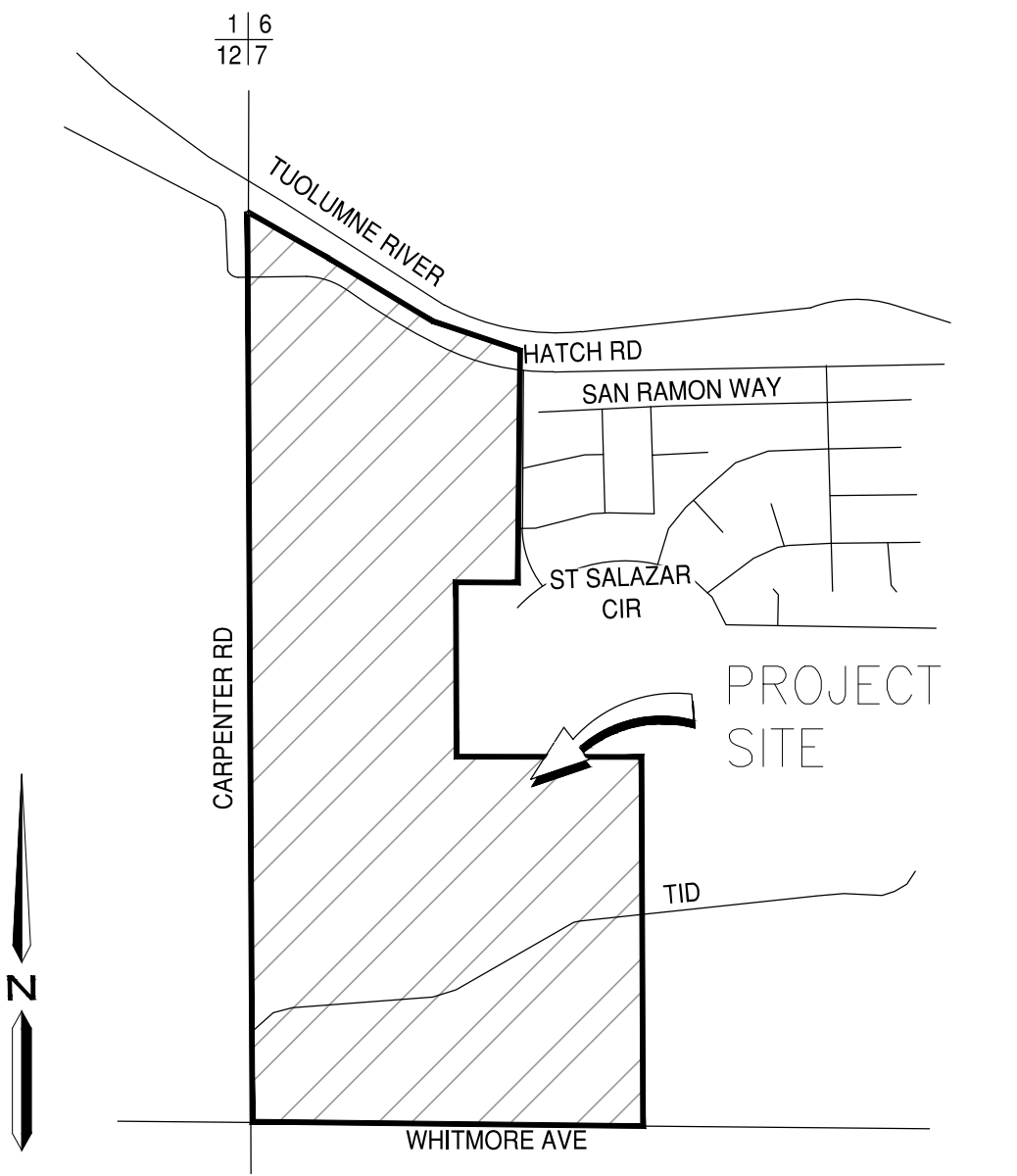
TOTAL ACRES
ACRES: 177.75 SQ FT

ABBREVIATIONS

- C/L CENTERLINE
- ESMT EASEMENT
- INST INSTRUMENT
- IRR IRRIGATION
- PM PARCEL MAP
- (R) RADIAL
- R/W RIGHT OF WAY
- OR OFFICIAL RECORDS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- TID TURLOCK IRRIGATION DISTRICT

COURSES			COURSES		
Course #	Direction	Length	Course #	Direction	Length
L1	S62° 07' 35"E	494.15	L22	N89° 43' 27"E	80.00
L2	S52° 35' 59"E	412.73	L23	N39° 48' 24"W	38.17
L3	S63° 51' 06"E	386.23	L24	N02° 25' 04"W	80.08
L4	S73° 51' 56"E	331.10	L25	N67° 37' 29"E	51.10
L5	S00° 05' 30"W	266.00	L26	N00° 17' 30"W	53.96
L6	S00° 32' 31"W	1092.16	L27	S67° 37' 29"W	21.58
L7	N89° 51' 19"W	326.43	L28	N00° 17' 30"W	330.97
L8	S00° 15' 01"E	918.00	L29	N03° 34' 04"E	297.13
L9	S89° 51' 19"E	975.00	L30	N00° 17' 30"W	1934.89
L10	S00° 15' 01"E	1132.00	L31	N00° 17' 46"W	329.67
L11	S00° 17' 15"E	877.58	L32	S89° 42' 14"W	5.00
L12	N89° 52' 30"W	690.25	L33	N00° 17' 46"W	59.62
L13	N00° 29' 00"E	35.00	L34	N89° 42' 14"E	5.00
L14	N89° 52' 30"W	63.95	L35	N00° 17' 46"W	587.11
L15	S00° 05' 34"W	30.00	L36	S89° 42' 14"W	5.00
L16	N89° 52' 30"W	148.00	L37	N00° 17' 46"W	200.36
L17	N00° 05' 34"E	30.00	L38	N02° 11' 54"W	397.37
L18	N89° 52' 30"W	486.95	L41	N00° 17' 22"W	282.11
L19	S84° 15' 39"W	391.51	L42	N52° 32' 31"W	31.58
L20	N89° 52' 30"W	230.52	L43	N00° 17' 21"W	114.42
L21	S42° 21' 10"W	38.65	L44	S54° 06' 44"E	111.55

Curve Table			
Curve #	Length	Radius	Delta
C38	198.43	5955.00	001°54'33"
C40	201.43	6045.00	001°54'33"



VICINITY MAP
NOT TO SCALE



APPROVED: _____
 DESIGNED: N/A
 DRAWN: ZM
 CHECKED: SP
 SCALE: 1"=250'
 DATE: 2021-11-08
 JOB NO.: 36601
 FILE NO.: 36601-ANNEXATION.DWG

Y:\Jobs\36601 Fairview Village TLC\SURVEY\Maping\36601-ANNEXATION.dwg Zmunoz 16/04/05 11/05/2021