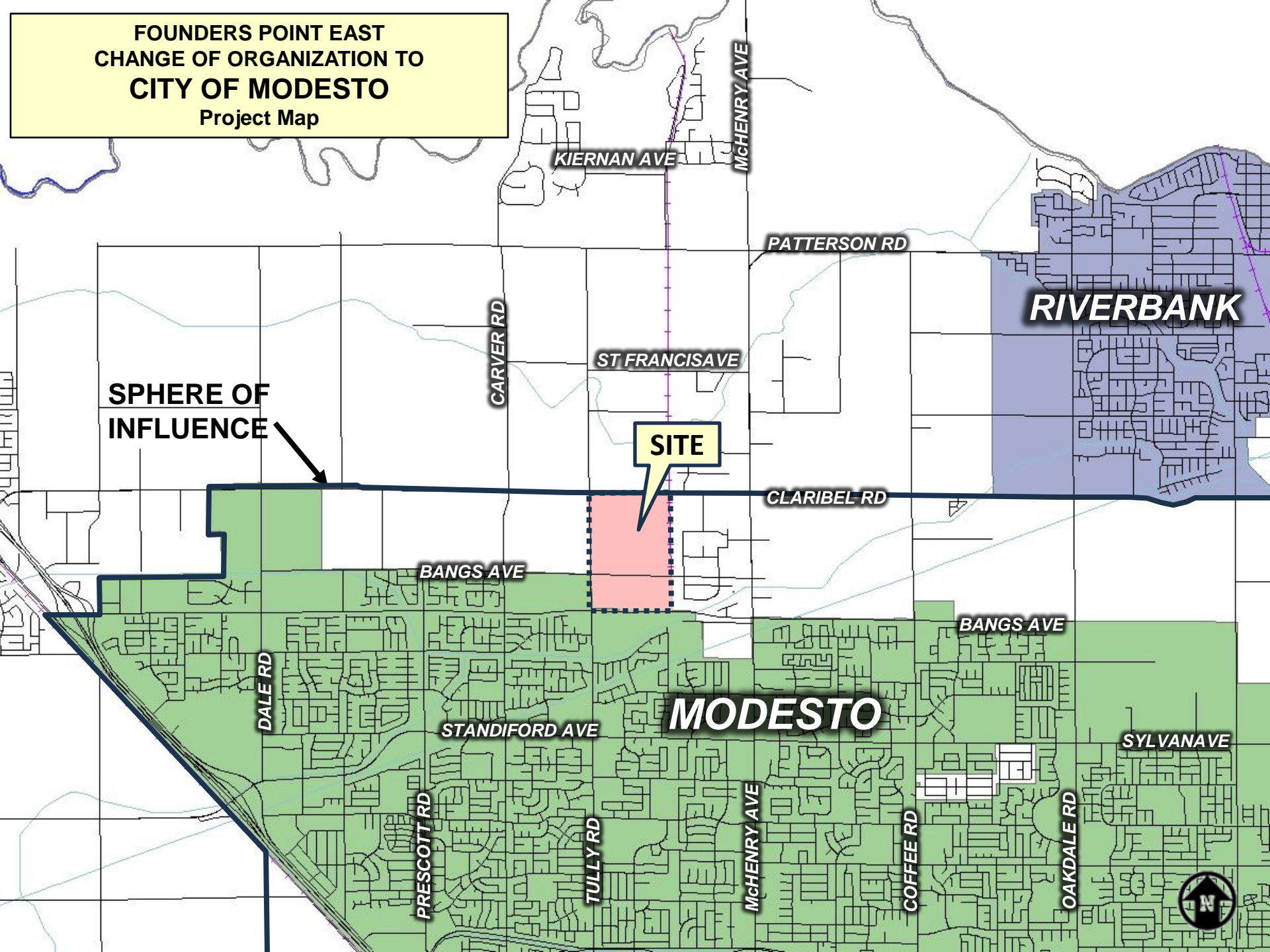


**FOUNDERS POINT EAST  
CHANGE OF ORGANIZATION TO  
CITY OF MODESTO**  
Project Map



**EXHIBIT "A"**  
**FOUNDERS POINT EAST REORGANIZATION**  
**TO THE CITY OF MODESTO**  
**LEGAL DESCRIPTION**

Being a portion of Section 5 and 6 of Township 3 South, Range 9 East and Sections 31 and 32 of Township 2 South, Range 9 East, both of Mount Diablo Base & Meridian, located in the County of Stanislaus, State of California, being more particularly described as follows:

Beginning at a point on the East Right-of-Way line of Tully Road, said point being described as the POINT OF BEGINNING of that certain grant deed recorded on December 15, 2009 as Document number 2009-0119104; THENCE along said Right-of-Way line:

1. South 88°53'11" West, a distance of 18.00 feet;
2. North 04°07'08" West, a distance of 254.18 feet;
3. North 05°33'32" West, a distance of 118.12 feet;
4. North 01°06'48" West, a distance of 369.12 feet THENCE leaving said east line:
5. North 01°06'47" West, a distance of 50.02 feet;
6. North 01°06'30" West, a distance of 19.98 feet;
7. North 88°20'15" West, a distance of 40.05 feet;
8. North 01°06'30" West, a distance of 30.00 feet to a point on the West Right-of-Way line of Tully Road THENCE along said line:
9. North 01°06'30" West, a distance of 1295.81 feet;
10. South 88°33'00" West, a distance of 31.04 feet;
11. North 02°01'07" West, a distance of 761.47 feet;
12. North 01°05'52" West, a distance of 409.37 feet;
13. North 15°02'45" West, a distance of 72.02 feet THENCE leaving said West line:
14. North 05°09'11" East, a distance of 309.98 feet to a point which marks the Northwest corner of the intersection of Tully Road and Kiernan Road, (Kiernan Road also being State Route 219); THENCE
15. South 78°07'12" East, a distance of 130.45 feet to a point which marks the Southerly most Northeast corner of said intersection of Tully Road and Kiernan Road; THENCE along the North Right-of-Way line of Kiernan Road:
16. South 89°39'53" East, a distance of 1888.53 feet; THENCE leaving said North Right-of-Way line of Kiernan Road:
17. South 67°50'23" East, a distance of 68.08 feet to a point which marks the Northeast corner of the intersection of Tunsen Road and Kiernan Road; THENCE along the North Right-of-Way line of Kiernan Road:
18. South 89°30'51" East, a distance of 137.15 feet;
19. South 00°27'55" East, a distance of 22.56 feet;
20. South 87°08'56" East, a distance of 502.52 feet to a point which marks the intersection of the North Right-of-Way line of Kiernan Road and the East line of the Union Pacific Railroad Right-of-Way; THENCE leaving both Right-of-Way lines:
21. South 00°34'55" East, a distance of 193.51 feet to a point on the South Right-of-Way line of Kiernan Road; Thence along said South Right-of-Way line:
22. North 88°54'36" West, a distance of 9.41 feet to a point which marks the intersection of the South Right-of-Way line of Kiernan Road and the East line of the Union Pacific Railroad Right-of-Way; THENCE along said East line:
23. South 01°10'01" East, a distance of 2646.97 feet;
24. South 01°12'50" East, a distance of 1105.81 feet to the intersection of the westerly prolongation of the North Right-of-Way line of Pelandale Avenue; THENCE leaving said East line along said prolongation

25. North 88°44'12" West, a distance of 30.03 feet to the center line of the Union Pacific Railroad Right-of-Way; THENCE along said center line North 01°12'49" West, a distance of 5.89 feet to a point on the easterly prolongation of the North Right-of-Way line of Pelandale Avenue; THENCE said North Right-of-Way line of Pelandale Avenue and said easterly prolongation thereof;
26. North 88°44'12" West, a distance of 970.41 feet;
27. North 89°25'39" West, a distance of 473.98 feet;
28. North 88°44'22" West, a distance of 236.59 feet;
29. North 88°43'51" West, a distance of 194.09 feet;
30. North 87°02'59" West, a distance of 315.39 feet;
31. North 01°15'38" East, a distance of 8.00 feet;
32. North 88°44'22" West, a distance of 336.21 feet to the beginning of a curve concave to the Northeast having a radius of 42.00 feet; THENCE leaving said North Right-of-Way line
33. along said curve through a central angle of 87°37'33" an arc distance of 64.23 feet to a point on the aforementioned East Right-of-Way line of Tully Road; THENCE
34. North 88°53'11" West, a distance of 8.00 feet to the point described as the beginning of a 50.00 foot radius in the aforementioned grant deed thence along the West line of that certain strip of land dedicated in said grant deed:
35. North 01°06'49" West, a distance of 40.00 feet to the beginning of a curve concave to the East having a radius of 40.00 feet; THENCE
36. along said curve through a central angle of 9°10'01" an arc distance of 6.40 feet; THENCE
37. North 08°03'12" East, a distance of 54.77 feet to the beginning of a curve concave to the West having a radius of 60.00 feet; THENCE
38. along said curve through a central angle of 9°10'01" an arc distance of 9.60 feet; THENCE
39. North 01°06'49" West, a distance of 50.00 feet to the beginning of a curve concave to the East having a radius of 60.00 feet; THENCE
40. along said curve through a central angle of 11°17'15" an arc distance of 11.82 feet; THENCE
41. North 12°24'04" West, a distance of 41.22 feet to the beginning of a curve concave to the Northeast having a radius of 40.00 feet; THENCE
42. along said curve through a central angle of 11°17'12" an arc distance of 7.88 feet; THENCE
43. North 01°06'52" West, a distance of 38.64 feet to the point of beginning.

Containing 244.68 acres more or less

The above described area also depicted on Exhibit "B1" and B2", attached hereto and made a part herein.

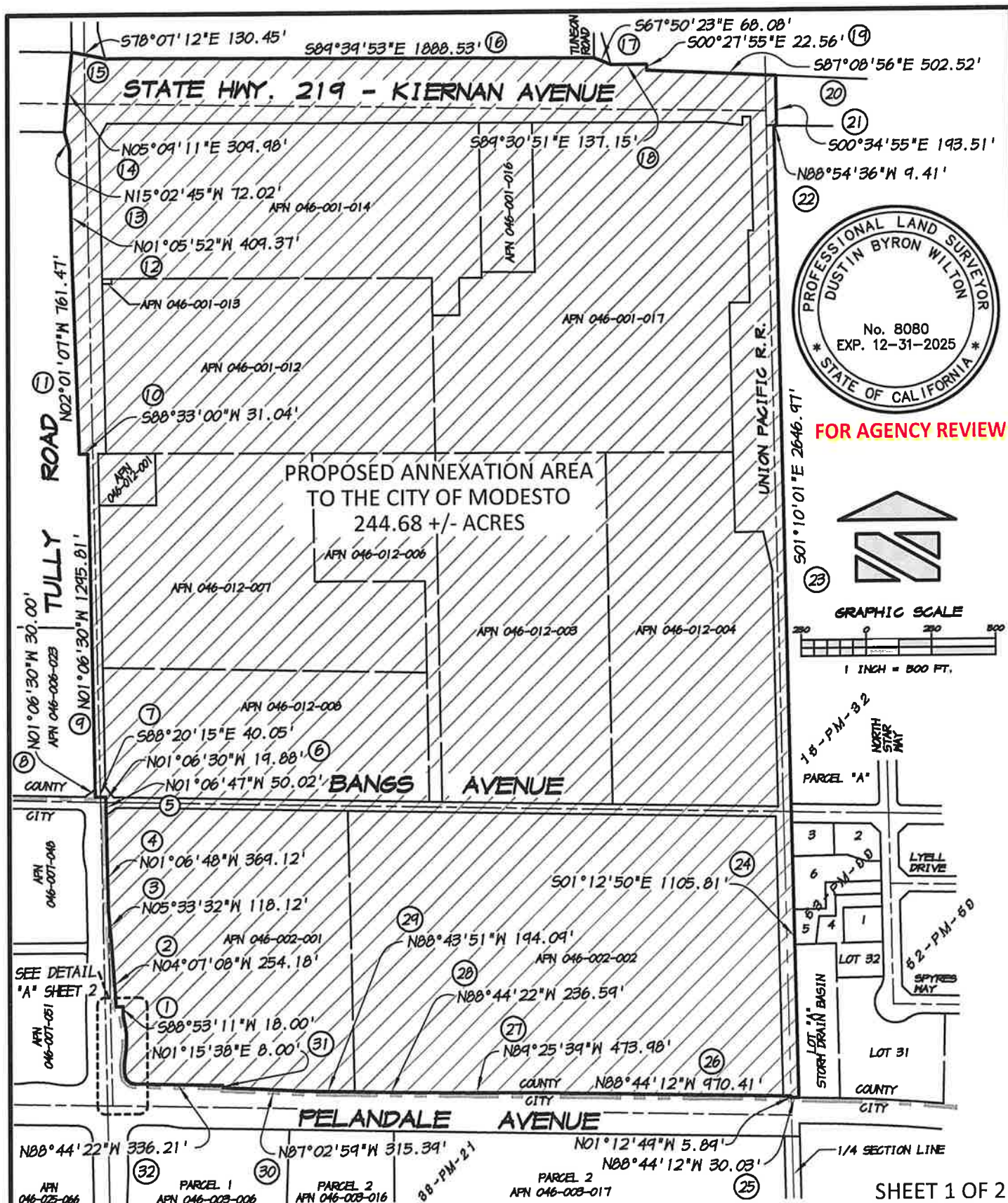


**FOR AGENCY REVIEW**

Dustin B. Wilton, P.L.S. 8080

Date





DRAWN: JF

DATE: 7/21/25

SCALE: 1"=500'

JOB #: 1415C-22

DWG: 1415C\_EXHIBITB1

## EXHIBIT B1

**FOUNDERS POINT EAST  
REORGANIZATION  
TO THE CITY OF MODESTO**

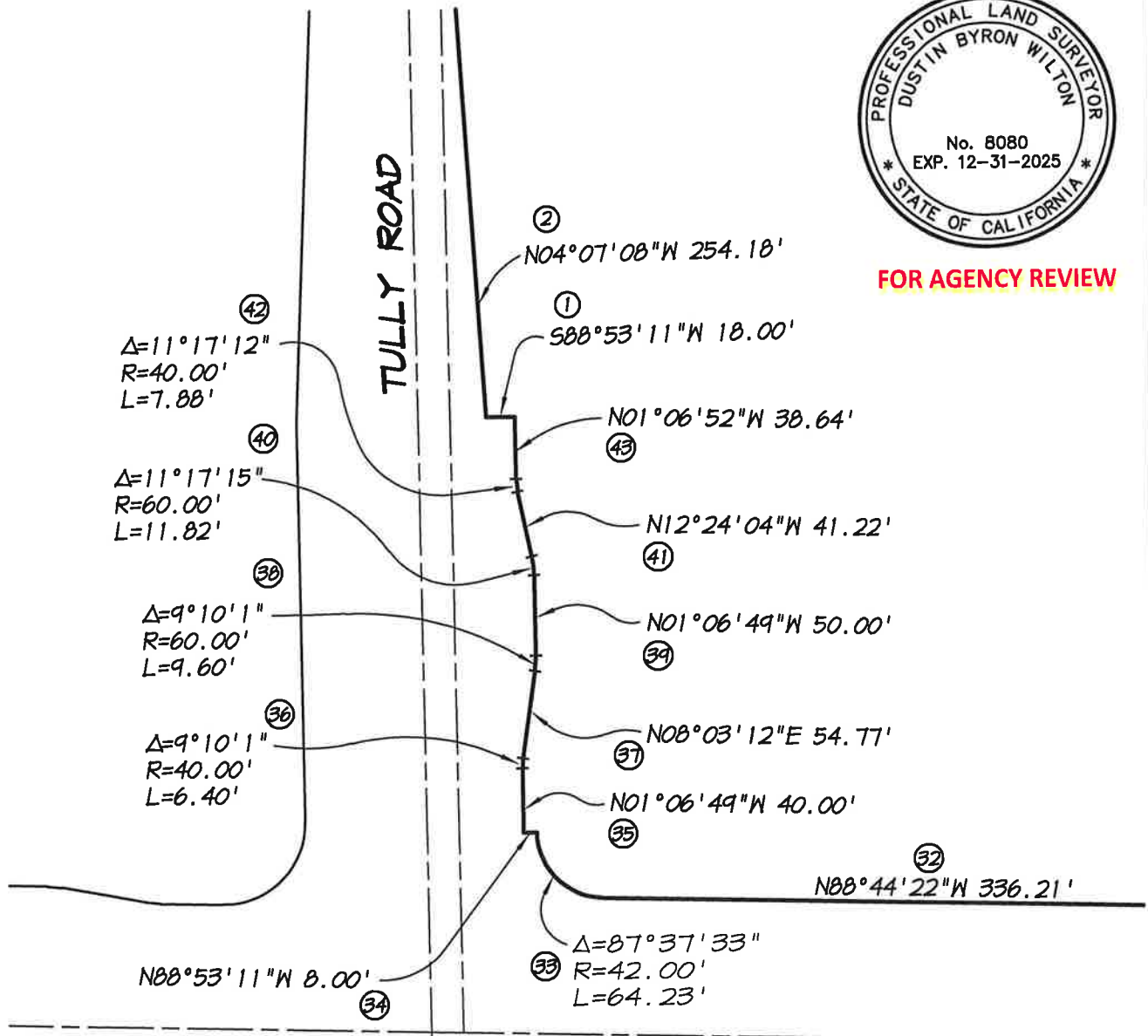


**ASSOCIATED  
ENGINEERING  
GROUP**

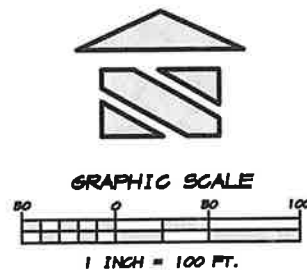
4206 TECHNOLOGY DRIVE, SUITE 4, MODESTO, CA 95356  
PHONE: (209) 545-3390 FAX: (209) 545-3875 www.assoceng.com



FOR AGENCY REVIEW



DETAIL "A"



SHEET 2 OF 2

DRAWN: JF  
DATE: 7/21/25  
SCALE: 1"=100'  
JOB #: 1415C-22  
DWG: 1415C\_EXHIBITB2

**EXHIBIT B2**  
**FOUNDERS POINT EAST**  
**REORGANIZATION**  
**TO THE CITY OF MODESTO**



**ASSOCIATED  
ENGINEERING  
GROUP**

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