

EXHIBIT "A"
PARCEL 16785-01-01

Being a portion of Section 2, Township 2 South, Range 6 East, Mount Diablo Base and Meridian, State of California, County of San Joaquin, and more particularly that portion of the lands conveyed in Document No. 97064503, Official Records San Joaquin County, described as follows:

Beginning at the southeast corner of said land, said point also being on the northerly line of Bronzan Road; thence along the easterly line of said land North 00°22'31" East, 150.41 feet; thence North 89°37'29" West, 120.30 feet to the westerly line of said land; thence along the westerly line of said land South 00°22'31" West, 150.74 feet to the southwest corner of said land and said northerly line of Bronzan Road; thence along the southerly line of said land South 89°46'53" East, 120.30 feet to the **Point of Beginning**.

Reserving therefrom the northerly twenty-five feet (25') thereof as a public utility easement for sewer purposes.

Containing: 18,114 Sq. Ft. (0.43 acres), more or less

Subject to all covenants, rights, right-of-way and easements of record.

All as shown on the plat attached hereto as "EXHIBIT B" and by this reference made a part hereof.

This legal description was prepared by me or under my direction in conformance with the Land Surveyors' Act.

Prepared By

NV5, Inc.



Robert A. Stevenson, PLS 9833

09/26/2025

Date



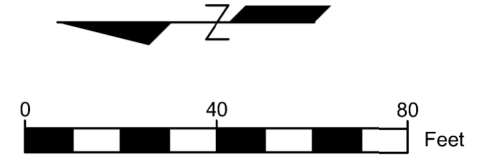
EXHIBIT "B"



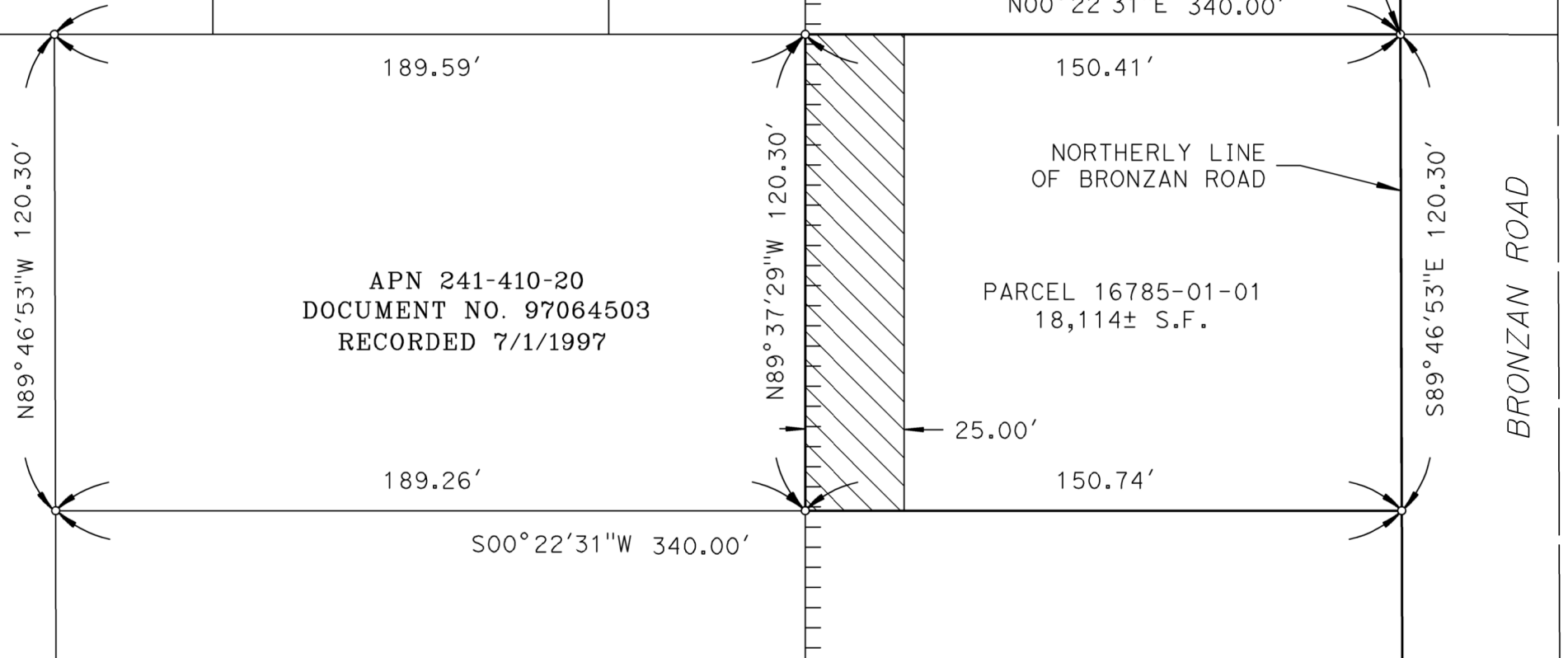
Robert A. Stevenson

APN 241-410-18

APN 241-410-19
DOCUMENT NO. 97073040
RECORDED 7/25/1997



POR. SE $\frac{1}{4}$
SEC 2
T2S R6E
MDBM



APN 241-410-20
DOCUMENT NO. 97064503
RECORDED 7/1/1997



2100 West Bullard Avenue, Suite 145
559.6615220 TEL 559.492.3457 FAX

FRESNO, CA 93711
WWW.NV5.COM

DATE: 9/26/2025 TIME: _____
NETWORK: _____
PATH: 2262\2262116-0000037.00\Cadd\Exhibits
DWG NAME: PARCEL 16785-01-01
LAYOUT: 8.5 X 11
DESIGNER: JM MGR: RS

RTE 120 & MCKINLEY AVENUE
RIGHT OF WAY ACQUISITION
CITY OF MANTECA

PREPARED FOR: CITY OF MANTECA

LEGEND
○ CALC. PNT.
(NOT MON.)
□ ACQUISITION
AREA
▨ SEWER
EASEMENT

SHEET NUMBER

1

OF 1 SHEETS

DATE SUBMITTED: 9/26/2025

JOB NUMBER
226216-0000037

EXHIBIT "A"
PARCEL 16797-01-01

Being a portion of Section 2, Township 2 South, Range 6 East, Mount Diablo Base and Meridian, State of California, County of San Joaquin, and more particularly that portion of the lands conveyed in Document No. 97073040, Official Records San Joaquin County, described as follows:

Beginning at the intersection of the westerly line of said lands with the northerly line of Bronzan Road, said point also being the southeast corner of the lands conveyed in Document No. 97064503, thence along the westerly line of said lands conveyed in Document No. 97073040 North 00°22'31" East, 150.41 feet; thence leaving said westerly line South 89°37'29" East, 97.22 feet; thence South 44°37'29" East, 90.91 feet; thence South 00°22'31" West, 85.69 feet to said northerly line of Bronzan Road, said point lies 58.50 feet westerly along said northerly line from the intersection with the westerly line of McKinley Avenue; thence along said northerly line North 89°46'53" West, 161.50 feet to the **Point of Beginning**.

Reserving therefrom the northerly twenty-five feet (25') thereof as a public utility easement for sewer purposes.

Containing: 22,189 Sq. Ft. (0.51 acres), more or less

Subject to all covenants, rights, right-of-way and easements of record.

All as shown on the plat attached hereto as "EXHIBIT B" and by this reference made a part hereof.

This legal description was prepared by me or under my direction in conformance with the Land Surveyors' Act.

Prepared By

NV5, Inc.



Robert A. Stevenson, PLS 9833

09/26/2025

Date



POR. SE $\frac{1}{4}$
SEC 2
T2S R6E
MDBM

APN 241-410-18

N89°46'52"W 219.98'

APN 241-410-19
DOCUMENT NO. 97073040
RECORDED 7/25/1997

S89°37'29"E 97.22'

S44°37'29"E 90.91'

APN 241-410-20
DOCUMENT NO. 97064503
RECORDED 7/1/1997

N00°22'31"E 200.00'

150.41'

PARCEL 16797-01-01
22,189± S.F.

25.00'

S00°22'31.00"W
85.69'

S00°22'09"W 200.00'

POINT OF BEGINNING
161.50'

N89°46'53"W 220.00'

58.50'

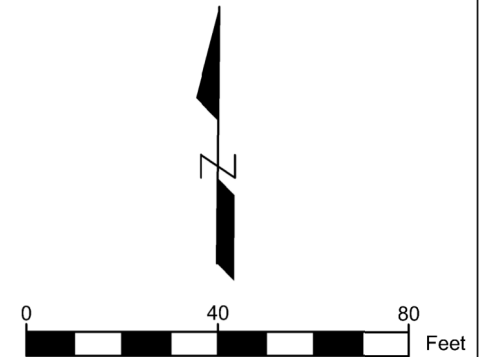
NORTHERLY LINE
OF BRONZAN ROAD

BRONZAN ROAD

MCKINLEY AVENUE

WESTERLY LINE OF
McKINLEY AVENUE

EXHIBIT "B"



Robert A. Stevenson



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Fresno, CA 93711
559.6615220 TEL 559.492.3457 FAX

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DWG NAME: PARCEL 16797-01-01
LAYOUT: 8.5 X 11
DESIGNER: JM MGR: RS

RTE 120 & MCKINLEY AVENUE
RIGHT OF WAY ACQUISITION
CITY OF MANTECA

PREPARED FOR: CITY OF MANTECA

DATE SUBMITTED: 9/26/2025

LEGEND	
	ACQUISITION AREA
	SEWER EASEMENT

SHEET NUMBER

1

OF 1 SHEETS

JOB NUMBER
226216-0000037