EXHIBIT "A"

LEGAL DESCRIPTION

ANNEXATION
TO THE CITY OF MANTECA,
SAN JOAQUIN COUNTY, CALIFORNIA
(LAFC __-__)

All that certain real property, being a portion of Sections 28 and 29, Township 1 South, Range 7 East, Mount Diablo Meridian, San Joaquin County, State of California, being more particularly described as follows:

BEGINNING at the intersection of the North line of said Section 29 and the easterly line of the existing city limit line as described in the Fry-Lathrop Road Reorganization (LAFC 37-77) recorded June 12, 1978, as Instrument No. 40457, San Joaquin County Records; thence

1. Along said North line of Section 29, South 89°38'51" East 282.08 feet to the Northwest corner of said Section 28; thence
2. Along the North line of said Section 28, South 89°35'23" East 510.17 feet to the intersection of the northerly projection of the westerly right of way line of Stockton Frontage Road (Inheritance Way) as shown on that certain Record of Survey, recorded March 11, 1965, in Book 13 of Surveys at Page 229, San Joaquin County Records; thence
3. Southerly, along said northerly extension of the westerly right of way line, the westerly right of way line of Stockton Frontage Road and the southerly extension thereof, South 04°46'16" East 1655.57 feet to a point on the existing city limit line as described in the Manteca 1973-24 Annexation recorded May 2, 1975 in Book 3978 of Official Records, at Page 482, San Joaquin County Records; thence
4. Along said existing City Limit line, North 89°29'29" West 104.90 feet to a point on the easterly line of the existing City Limit line as described in the Fry-N Main Reorganization (LAFC 9-87), Resolution dated September 21, 1987, said point being also the beginning of a non-tangent curve concave to the Southwest, having a radius of 960.00 feet, to which a radial line bears South 88°23'32" East and having a central angle of 09°26'02"; thence along said existing City Limit line the following Six (6) courses;
5. Along the arc of said curve, 158.07 feet;
6. North 07°49'34" West 586.61 feet;
7. North 11°31'54" West 213.16 feet to the beginning of a non-tangent curve concave to the Northeast, having a radius of 5048.00 feet, to which a radial line bears South 77°23'39" West and having a central angle of 07°00'42"; thence
8. Along the arc of said curve, 617.76 feet;
9. North 84°45'47" West 301.03 feet;
10. North 00°21'09" East 66.92 feet to the point of beginning.

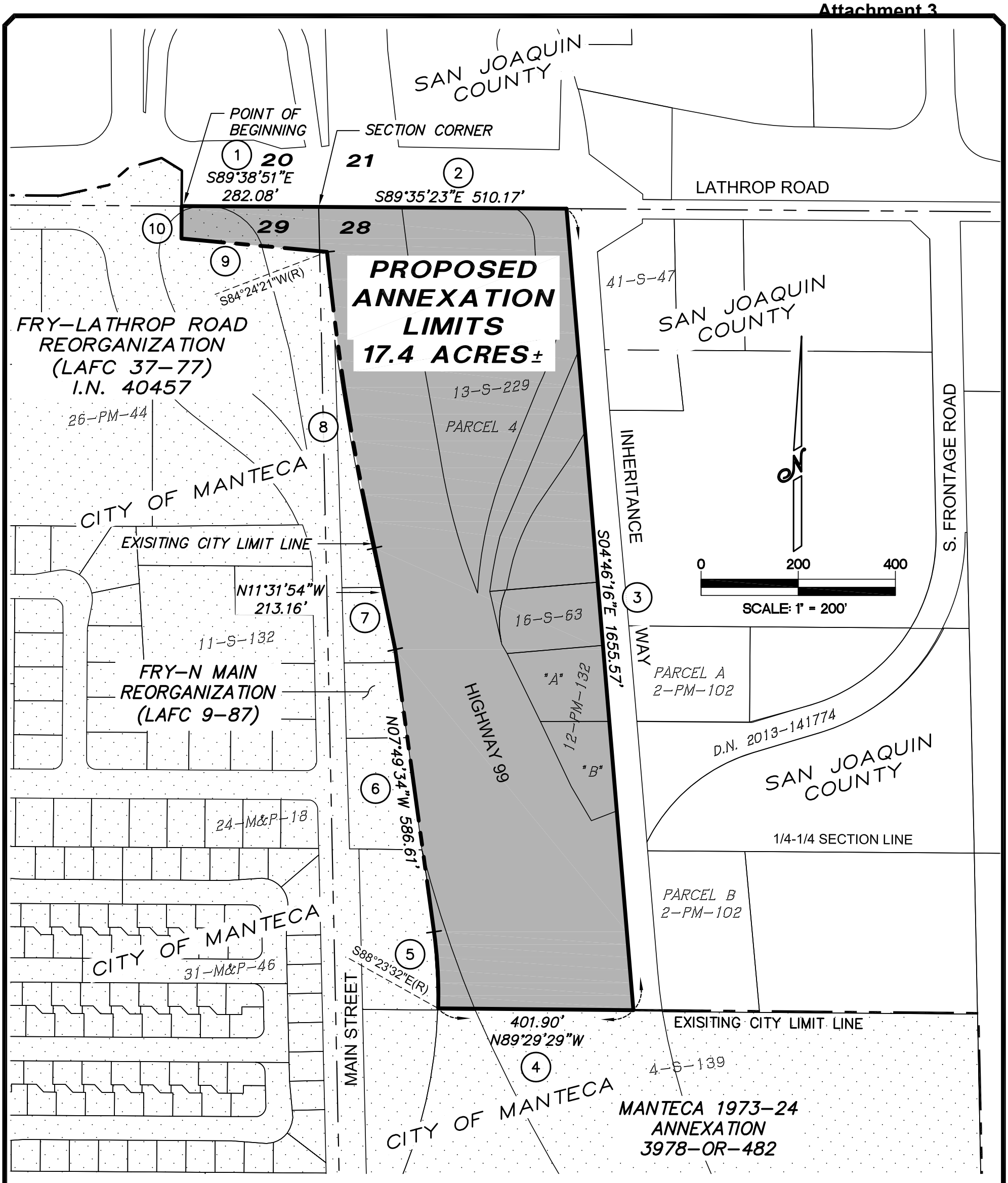
Containing 17.4 acres, more or less

This legal description as described is delineated on the accompanying "Exhibit B" and made a part hereof for reference purposes.

PROFESSIONAL LAND SURVEYOR
NICOLE CANNELLA
FOR CHECKING ONLY
No. 9099
STATE OF CALIFORNIA

_____

Nicole Cannella, P.L.S. 9099



LINE TABLE

LINE	BEARING	LENGTH
1	S89°38'51"E	282.08'
2	S89°35'23"E	510.17'
3	S04°46'16"E	1655.57'
4	N89°29'29"W	401.90'
6	N07°49'34"W	586.61'
7	N11°31'54"W	213.16'
9	N84°45'47"W	301.03'
10	N00°21'09"E	66.92'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
5	9°26'02"	960.00'	158.07'
8	7°00'42"	5048.00'	617.76'

PROFESSIONAL LAND SURVEYOR NICOLE CANNELLA STATE OF CALIFORNIA

For Review
03/24/2026 7:54:16 AM

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(209) 524-3525 Phone (209) 524-3526 Fax

LAFC-____

REORGANIZATION TO THE CITY OF MANTECA

CITY OF MANTECA CALIFORNIA

JOB:	J25-3821
DATE:	3/24/26
SCALE:	1"=200'
DRAWN:	NC
DESIGN:	NC
CHK'D:	NC
SHEET	01 OF 01

PLOTTED: 03/24/26 06:48 PLOTTED BY: nikki
DWG NAME: K:\J25-3821 City of Manteca Billboard Parcel\DWG\Mapping\Annexation\J25-3821 Annexation base.dwg

Attachment 3

3/24/2026

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City of Manteca Annexation

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                                        North: 2124192.3157 East : 6354130.5610
Line Course: S 89°38'51" E   282.08'   North: 2124190.5800 East : 6354412.6400
Line Course: S 89°35'23" E   510.17'   North: 2124186.9268 East : 6354922.8005
Line Course: S 04°46'16" E  1655.57'   North: 2122537.0896 East : 6355060.5035
Line Course: N 89°29'29" W   401.90'   North: 2122540.6576 East : 6354658.6188

Curve Delta:    09°26'02"  Radius: 960.00    Length: 158.07     Tangent: 79.21
                                             Chord:  N 03°06'33" W   157.89
 Radial In:   N 88°23'32" W
 Radial Out:  N 82°10'26" E         RP North: 2122567.5935  East: 6353698.9967
                                   End North: 2122698.3130  East: 6354650.0553

Line Course: N 07°49'34" W   586.61'   North: 2123279.4593 East : 6354570.1789
Line Course: N 11°31'54" W   213.16'   North: 2123488.3166 East : 6354527.5664

Curve Delta:    07°00'42"  Radius: 5048.00   Length: 617.76     Tangent: 309.26
                                             Chord:  N 09°06'00" W   617.37
 Radial In:   N 77°23'39" E
 Radial Out:  S 84°24'21" W         RP North: 2124590.0006  East: 6359453.8831
                                   End North: 2124097.9183  East: 6354429.9246

Line Course: N 84°45'47" W   301.03'   North: 2124125.3955 East : 6354130.1492
Line Course: N 00°21'09" E    66.92'   North: 2124192.3157 East : 6354130.5610

Perimeter:  4,793.28         AREA:  758,830 SF        17.420 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure:   0.00179     Course:   N61°26'04"E
Error North:  -0.00086       East:  -0.00157
Precision 1:2,678,936.74
```