

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**KEYES CFD-2020 AREA A & B**

All that portion of the Northeast Quarter of Section 31, Township 4 South, Range 10 East, Mount Diablo Meridian, County of Stanislaus, State of California, more particularly described as follows:

**COMMENCING** at the southwest corner of the Diehl Annexation to Keyes, Resolution #112, dated November 22, 1971, said point also being the intersection of the north right-of-way line of Nunes Road (formerly Keyes Road) and the northeasterly right-of-way line of 9<sup>th</sup> Street in the Town of Keyes; thence,

from the **POINT OF COMMENCEMENT**:

Course 1. South 00°00'00" East, a distance of 40.00 feet to a point on the south right-of-way line of Nunes Road, thence continuing,

Course 2. South 00°00'00" East, a distance of 88.19 feet to the **POINT OF BEGINNING** of Area A, said point also lying on the south right-of-way line of North Golden State Boulevard; thence from the **POINT OF BEGINNING** of Area A along last said south right-of-way line the following 2 courses:

Course 3. South 45°47'56" East, a distance of 84.04 feet to a point on a curve concave to the northeast and having a radius of 2040.14 feet, to which a radial line bears South 48°03'39" West, thence,

Course 4. A chord bearing of South 46°07'20" East, a chord length of 297.63 feet, a delta angle of 08°21'58", an arc length of 297.89 feet, thence

Course 5. South 00°40'00" West, a distance of 517.27 feet to a point on a curve concave to the southwest and having a radius of 690.05 feet, to which a radial line bears North 40°16'36" East, said point also lying on the north right-of-way line of State Route Highway 99, thence along last said north right-of-way line the following 3 courses,

Course 6. A chord bearing of North 63°44'19" West, a chord length of 334.23 feet, a delta angle of 28°01'49", an arc length of 337.59 feet, thence,

Course 7. North 78°41'20" West, a distance of 280.44, thence,

Course 8. North 65°07'29" West, a distance of 87.42 feet, thence,.

Course 9. North 0°16'34" East, a distance of 502.49 feet, thence,

Course 10. South 89°43'26" East, a distance of 382.85 feet, thence,

Course 11. North 0°00'00" West, a distance of 41.81 feet to the **POINT OF BEGINNING** of Area A.

**AREA A CONTAINING** 8.45 acres, more or less.

**TOGETHER WITH** all that portion of the Northeast Quarter of Section 31, Township 4 South, Range 10 East, Mount Diablo Meridian, County of Stanislaus, State of California, more particularly described as follows:

**COMMENCING** at the southwest corner of the Diehl Annexation to Keyes, Resolution #112, dated November 22, 1971, said point also being the intersection of the north right-of-way line of Nunes Road (formerly Keyes Road) and the northeasterly right-of-way line of 9<sup>th</sup> Street in the Town of Keyes; thence,

from the **POINT OF COMMENCEMENT**:

Course 1. South 00°00'00" East, a distance of 40.00 feet to a point on the south right-of-way line of Nunes Road, thence,

Course 12. South 89°43'26" East, a distance of 150.65 feet to the **POINT OF BEGINNING** of Area B; thence from the **POINT OF BEGINNING** of Area B along last said south right-of-way line,

Course 13. South 89°43'26" East, a distance of 128.23 feet, thence,

Course 14. South 00°40'00" West, a distance of 247.34 feet to a point on the north right-of-way line of North Golden State Boulevard, said point also lying on a curve concave to the northeast and having a radius of 1960.14 feet, to which a radial line bears South 41°37'01" West; thence along last said curve and said right-of-way line the following 3 courses:

Course 15. A chord bearing of North 45°54'10" West, a chord length of 169.65 feet, a delta angle of 04°57'38", an arc length of 169.70 feet, thence,

Course 16. North 36°32'44" West, a distance of 99.41 feet, thence,

Course 17. North 48°03'39" East, a distance of 74.85 feet to the **POINT OF BEGINNING** of Area B

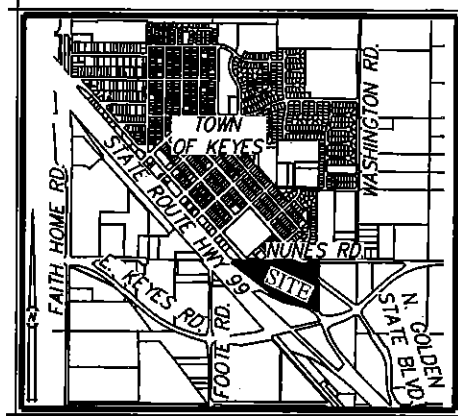
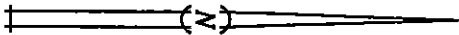
**AREA B CONTAINING** 24,475 square feet, more or less.

**TOTAL** computed acreage containing 9.02 acres, more or less.

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

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Rodrick H. Hawkins, P.L.S. 9489  
October 16, 2020



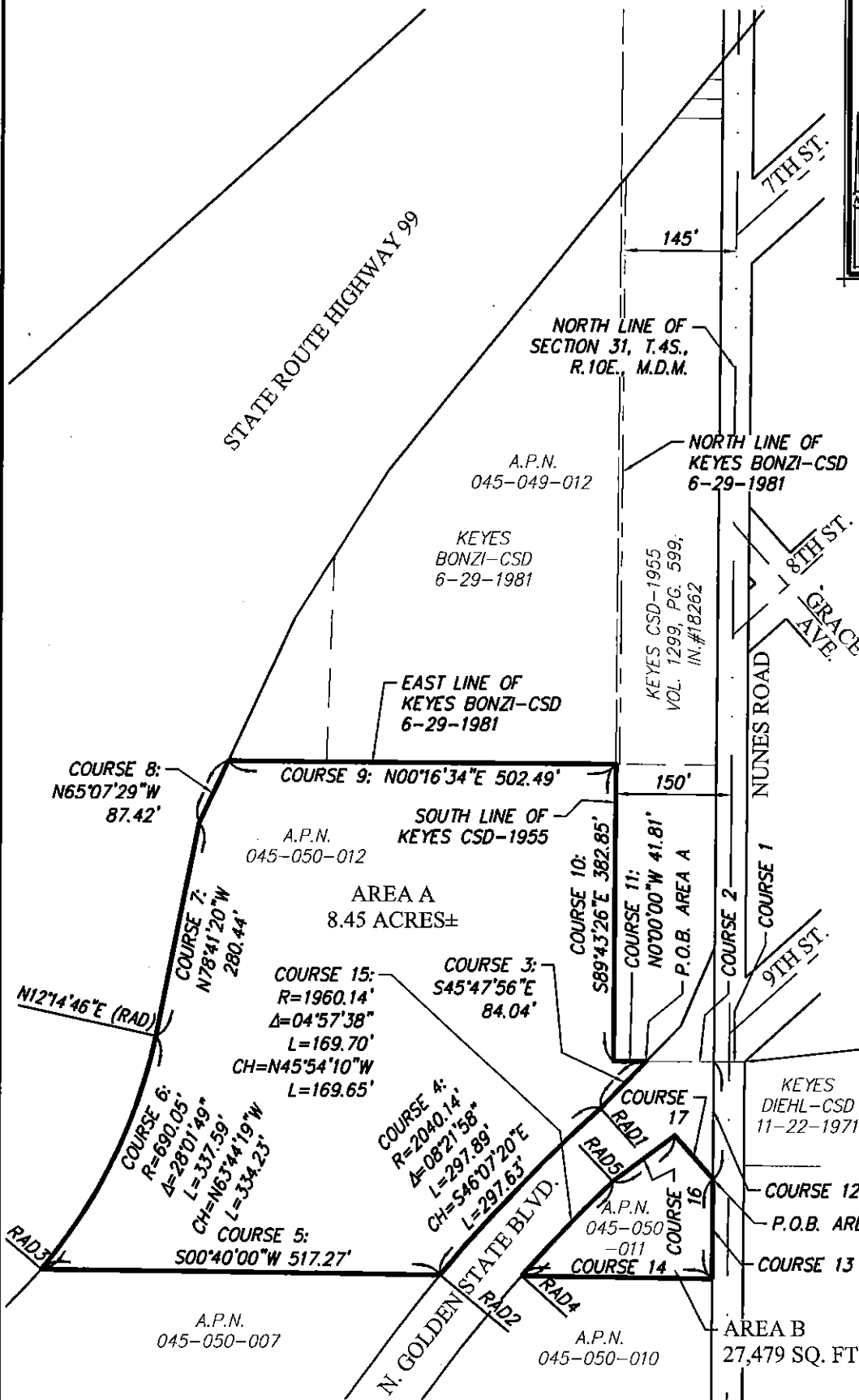
VICINITY MAP

NO SCALE

COURSE TABLE		
COURSE	BEARING	LENGTH
1	S00°00'00"E	40.00'
2	S00°00'00"E	88.19'
12	S89°43'26"E	150.65'
13	S89°43'26"E	128.23'
14	S00°40'00"W	247.34'
16	N36°32'44"W	99.41'
17	N48°03'39"E	74.85'

**LEGEND**

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- CAL DOT CALIFORNIA DEPT. OF TRANSPORTATION
- I.P. IRON PIPE
- A.P.N. ASSESSOR'S PARCEL NUMBER
- R RADIUS
- RAD RADIAL
- Δ DELTA
- L LENGTH
- CH CHORD
- SQ. FT. SQUARE FEET



P.O.C. SOUTHWEST CORNER OF DIEHL ANNEXATION TO KEYES, 11-22-1971

RADIAL TABLE	
NO.	BEARING
1	S48°03'39"W
2	S39°41'41"W
3	N40°16'36"E
4	S41°37'01"W
5	S46°34'39"W

1  
OF  
1



**HAWKINS & ASSOCIATES ENGINEERING, INC.**  
 436 MITCHELL ROAD  
 MODESTO, CA. 95354  
 PH: (209) 575 - 4295  
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**EXHIBIT "B"**  
**KEYES CFD-2020 AREA A & B MAP**  
**KEYES TRUCK CENTER**  
**4612 NUNES ROAD, TURLOCK, CA 95382**

BY: RCS  
 CHK: RHH  
 DATE: 10/6/2020  
 SCALE: 1"=200'  
 JOB #: 3233.02  
 FILE: SUR/LAFCO

3233.02 Keyes Truck Center

Name: AREA A

End North: 382146.32' East: 1883044.34'

Segment #1 : Curve

Length: 337.59' Radius: 690.05'  
Delta: 028°01'49" Tangent: 172.24'  
Chord: 334.23' Course: N63°44'19"W  
Course In: S40°16'36"W Course Out: N12°14'46"E  
RP North: 381619.86' East: 1882598.24'  
End North: 382294.20' East: 1882744.61'

Segment #2 : Line

Course: N78°41'20"W Length: 280.44'  
North: 382349.21' East: 1882469.62'

Segment #3 : Line

Course: N65°07'29"W Length: 87.42'  
North: 382385.98' East: 1882390.31'

Segment #4 : Line

Course: N00°16'34"E Length: 502.49'  
North: 382888.46' East: 1882392.73'

Segment #5 : Line

Course: S89°43'26"E Length: 382.85'  
North: 382886.62' East: 1882775.57'

Segment #6 : Line

Course: N00°00'00"E Length: 41.81'  
North: 382928.43' East: 1882775.57'

Segment #7 : Line

Course: S45°47'56"E Length: 84.04'  
North: 382869.84' East: 1882835.82'

Segment #8 : Curve

Length: 297.89' Radius: 2040.14'  
Delta: 008°21'58" Tangent: 149.21'  
Chord: 297.63' Course: S46°07'20"E  
Course In: N48°03'39"E Course Out: S39°41'41"W  
RP North: 384233.35' East: 1884353.39'  
End North: 382663.54' East: 1883050.36'

Segment #9 : Line

Course: S00°40'00"W Length: 517.27'  
North: 382146.31' East: 1883044.34'

Perimeter: 2531.81' Area: 8.45acres

3233.02 Keyes Truck Center  
Error Closure: 0.01 Course: S05°44'20"W  
Error North: -0.008 East: -0.001  
Precision 1: 252818.00

3233.02 Keyes Truck Center

Name: AREA B

North: 383015.28' East: 1883054.46'

Course #16 : Line  
Course: S00°40'00"W Length: 247.34'  
North: 382767.96' East: 1883051.58'

Course #17 : Curve  
Length: 169.70' Radius: 1960.14'  
Delta: 004°57'38" Tangent: 84.90'  
Chord: 169.65' Course: N45°54'10"W  
Course In: N41°37'01"E Course Out: S46°34'39"W  
RP North: 384233.36' East: 1884353.40'  
End North: 382886.01' East: 1882929.74'

Course #18 : Line  
Course: N36°32'44"W Length: 99.41'  
North: 382965.88' East: 1882870.55'

Course #19 : Line  
Course: N48°03'39"E Length: 74.85'  
North: 383015.90' East: 1882926.22'

Course #15 : Line  
Course: S89°43'26"E Length: 128.23'  
North: 383015.28' East: 1883054.45'

Perimeter: 719.54' Area: 27474.83 square feet  
Error Closure: 0.00 Course: N30°56'15"W  
Error North: 0.004 East: -0.003  
Precision 1: 719480000.00