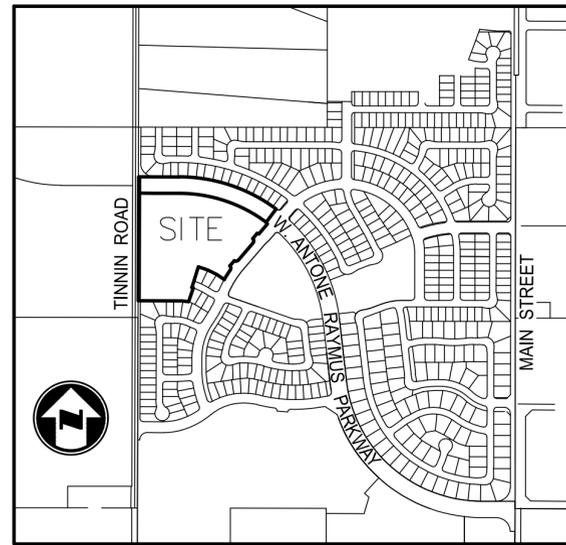


TRACT NO. 4143
SUBDIVISIONS OF SAN JOAQUIN COUNTY
GRIFFIN PARK UNIT NO. 6

A RE-SUBDIVISION OF RESULTANT PARCELS 1 & 3 AS SHOWN ON
D.N. 2022-078639 AND D.N. 2022-078641, S.J.C.R., LYING IN A PORTION OF THE
NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 7 EAST,
MOUNT DIABLO BASE AND MERIDIAN,
CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA
AUGUST, 2022



MCR ENGINEERING, INC.
1242 DUPONT COURT
MANTECA, CA 95336
TEL: (209) 239-6229
FAX: (209) 239-8839



VICINITY MAP
(NOT TO SCALE)

OWNER'S STATEMENT:

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE PARTIES HAVING RECORD TITLE INTEREST IN THE LANDS SUBDIVIDED AND SHOWN ON THIS FINAL MAP OF "TRACT NO. 4143, SUBDIVISIONS OF SAN JOAQUIN COUNTY, GRIFFIN PARK UNIT NO. 6", CITY OF MANTECA, CALIFORNIA, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

WE ALSO OFFER THE REAL PROPERTY DESCRIBED BELOW, DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: 10.00-FOOT WIDE PUBLIC UTILITY EASEMENTS ALONG ALL STREET RIGHTS-OF-WAY. WE ALSO OFFER THE REAL PROPERTY DESCRIBED BELOW, DEDICATED IN FEE TITLE FOR PUBLIC PURPOSES: ALL STREET RIGHTS-OF-WAY, LOT "A" AS A LANDSCAPE LOT AND THE VARIABLE-WIDTH WIDENING ALONG TINNIN ROAD. WE ALSO RELINQUISH TO THE CITY OF MANTECA ALL ACCESS RIGHTS OF LOTS 30 THROUGH 45 TO AND FROM W. ANTONE RAYMUS PARKWAY AND LOTS 44 THROUGH 56 TO AND FROM TINNIN ROAD, ALL AS SHOWN ON THIS FINAL MAP.

OWNER: GRIFFIN PARK DEVELOPMENT COMPANY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____ DATED: _____
ROBERT RAYMUS, MANAGING MEMBER

ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } S.S.

ON _____, BEFORE ME, _____,
A NOTARY PUBLIC, PERSONALLY APPEARED _____ ROBERT RAYMUS

_____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE COMMISSION NUMBER: _____

PRINTED NAME MY COMMISSION EXPIRES: _____

PRINCIPAL PLACE OF BUSINESS: _____

RIGHT TO FARM STATEMENT:

PER CITY OF MANTECA CODE OF ORDINANCES, TITLE 8, CHAPTER 8.24, THE CITY OF MANTECA PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICAL AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATION, CULTIVATION, PLOWING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPREDATING, AND OTHER ACTIVITIES WHICH OCCASIONALLY GENERATE DUST, SMOKE, NOISE AND ODOR. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.

COUNTY SURVEYOR'S STATEMENT:

I, JAMES E. HART, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT NO. 4143, SUBDIVISIONS OF SAN JOAQUIN COUNTY, GRIFFIN PARK UNIT NO. 6", CITY OF MANTECA, CALIFORNIA AND THAT THE SUBDIVISION SHOWN HEREON COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 202____.

JAMES E. HART, P.L.S. 8657
COUNTY SURVEYOR



SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ROBERT RAYMUS ON JULY 9, 2022. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JULY, 2028, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2025.

DOUGLAS F. BANKS, P.L.S. 8159



DEVELOPMENT SERVICES DEPARTMENT STATEMENT:

THIS FINAL MAP OF "TRACT NO. 4143, SUBDIVISIONS OF SAN JOAQUIN COUNTY, GRIFFIN PARK UNIT NO. 6", CITY OF MANTECA, CALIFORNIA CONFORMS TO THE APPROVED GENERAL PLAN AND THE MANTECA MUNICIPAL CODE.

DATED THIS _____ DAY OF _____, 202____.

BRAD WUNGLUCK,
INTERIM DIRECTOR OF DEVELOPMENT SERVICES

CITY ENGINEER'S STATEMENT:

I, KEVIN L. JORGENSEN II, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF MANTECA, CALIFORNIA AND THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT NO. 4143, SUBDIVISIONS OF SAN JOAQUIN COUNTY, GRIFFIN PARK UNIT NO. 6", CITY OF MANTECA, CALIFORNIA AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLIES WITH ALL THE PROVISIONS OF TITLE 16 OF THE MANTECA MUNICIPAL CODE, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 202____.

KEVIN L. JORGENSEN II, R.C.E. 77243
DIRECTOR OF ENGINEERING/CITY ENGINEER



CITY COUNCIL'S STATEMENT:

THIS IS TO STATE THAT AT ITS REGULARLY HELD MEETING ON

THE _____ DAY OF _____, 202____, THE CITY COUNCIL OF THE CITY OF MANTECA, CALIFORNIA, APPROVED THIS FINAL MAP OF "TRACT NO. 4143, SUBDIVISIONS OF SAN JOAQUIN COUNTY, GRIFFIN PARK UNIT NO. 6", CITY OF MANTECA, CALIFORNIA, AND ACCEPTED ON BEHALF OF THE PUBLIC FOR PUBLIC USE THE OFFER OF DEDICATION OF THE REAL PROPERTY DESCRIBED BELOW, DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: 10.00-FOOT WIDE PUBLIC UTILITY EASEMENTS ALONG ALL STREET RIGHTS-OF-WAY AND ACCEPTED ON BEHALF OF THE CITY THE RELINQUISHMENT TO THE CITY OF MANTECA ALL ACCESS RIGHTS OF LOTS 30 THROUGH 45 TO AND FROM W. ANTONE RAYMUS PARKWAY AND LOTS 44 THROUGH 56 TO AND FROM TINNIN ROAD, ALL AS SHOWN ON THIS FINAL MAP AND ACCEPTED THE OFFER OF DEDICATION OF THE REAL PROPERTY DESCRIBED BELOW, DEDICATED IN FEE TITLE FOR PUBLIC PURPOSES: ALL STREET RIGHTS-OF-WAY, LOT "A" AS A LANDSCAPE LOT AND THE VARIABLE-WIDTH WIDENING ALONG TINNIN ROAD SUBJECT TO THE SATISFACTORY COMPLETION OF IMPROVEMENTS THEREON OF SAID STREET RIGHTS-OF-WAY AND LOT "A" IN ACCORDANCE WITH TITLE 16 OF THE MANTECA MUNICIPAL CODE, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 202____.

ATTEST: _____
GARY SINGH, MAYOR CASSANDRA TILTON, CITY CLERK

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 202____, AT _____

_____.M. IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____.

AT THE REQUEST OF M.C.R. ENGINEERING.

FEE: \$ _____

BY: _____
STEVE J. BESTOLARIDES ASSISTANT/DEPUTY RECORDER
ASSESSOR-RECORDER-COUNTY CLERK

TRACT NO. 4143
 SUBDIVISIONS OF SAN JOAQUIN COUNTY
GRIFFIN PARK UNIT NO. 6
 A RE-SUBDIVISION OF RESULTANT PARCELS 1 & 3 AS SHOWN ON
 D.N. 2022-078639 AND D.N. 2022-078641, S.J.C.R.,
 LYING IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 17,
 TOWNSHIP 2 SOUTH, RANGE 7 EAST,
 MOUNT DIABLO BASE AND MERIDIAN,
 CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA
 AUGUST, 2022



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF TINNIN ROAD AS SHOWN ON THAT CERTAIN MAP OF GRIFFIN PARK FILED FOR RECORD IN BOOK 43 OF MAPS & PLATS, PAGE 143, SAN JOAQUIN COUNTY RECORDS, BEING N00°10'43"E.

NOTES:

- ALL LOT CORNERS: SET 3/4" I.D. X 24" LONG I.P. TAGGED L.S. 8159 UNLESS OTHERWISE NOTED. FRONT CORNERS REFERENCED WITH SAW CUT "+" IN CONCRETE AT 1.00-FOOT DISTANCE FROM LOT CORNER ON LOT LINE PROJECTION.
- WITNESS CORNERS: FRONT LOT CORNERS, SET 3/4" I.D. X 24" I.P. TAGGED L.S. 8159 ON LOT LINE AT .50-FOOT DISTANCE FROM LOT CORNER. REAR CORNERS: SET 3/4" I.D. X 24" LONG I.P. TAGGED L.S. 8159 ON LOT LINE AT OFFSET INDICATED.
- REFER TO CITY OF MANTECA TENTATIVE MAP SDJ-18-53.
- SUBDIVISION SUMMARY:

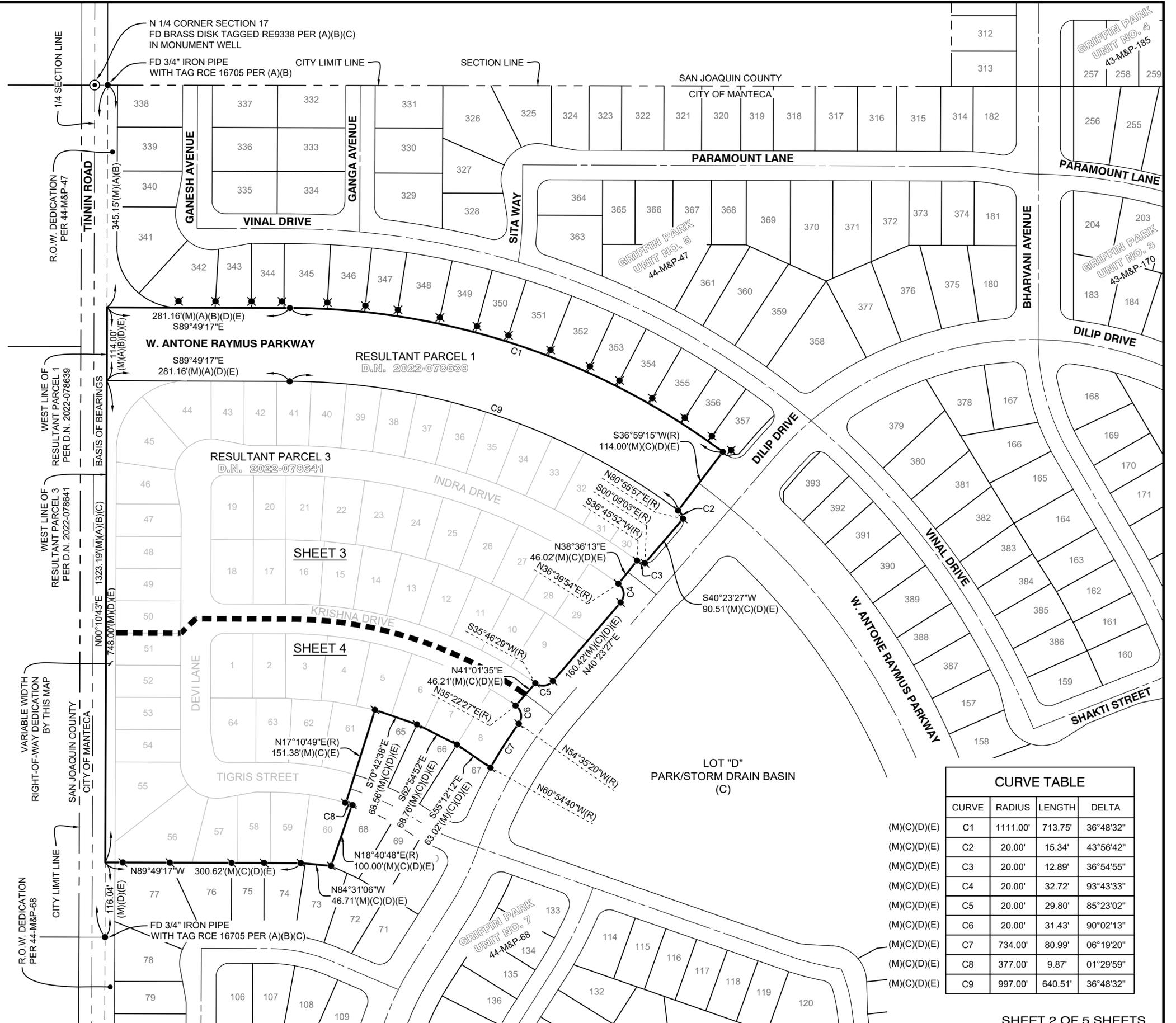
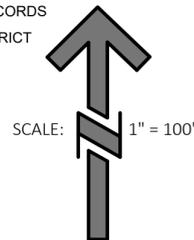
RESIDENTIAL LOTS (64) & LOT "A"	8.52 ACRES
STREET RIGHT-OF-WAYS	4.91 ACRES
TOTAL	13.43 ACRES

REFERENCES:

- (A) 43-M&P-143 - "GRIFFIN PARK", S.J.C.R.
- (B) 44-M&P-47 - "GRIFFIN PARK UNIT NO. 5", S.J.C.R.
- (C) 44-M&P-68 - "GRIFFIN PARK UNIT NO. 7", S.J.C.R.
- (D) DEED, DOCUMENT NO. 2022-078639, S.J.C.R.
- (E) DEED, DOCUMENT NO. 2022-078641, S.J.C.R.

LEGEND:

- FOUND 3/4" I.P. TAGGED L.S. 9099 PER (A), U.O.N.
- ✱ FOUND 3/4" I.P. TAGGED L.S. 8159 PER (B)
- ⊙ FOUND 3/4" I.P. TAGGED L.S. 9099 PER (C)
- ⊙ FOUND MONUMENT IN MONUMENT WELL TAGGED L.S. 9099 PER (B), U.O.N.
- SET 3/4" I.D. X 24" LONG IRON PIPE TAGGED L.S. 8159.
- ⊙ SET 3/4" I.D. X 24" LONG IRON PIPE TAGGED L.S. 8159 IN MONUMENT WELL
- //// RESTRICTED ACCESS
- CR CORNER RECORD, S.J.C.S.R.
- M&P- MAPS AND PLATS, BOOK, PAGE, S.J.C.R.
- PM- PARCEL MAPS, BOOK, PAGE, S.J.C.R.
- S.F. DENOTES SQUARE FEET
- I.P. IRON PIPE
- I.D. INSIDE DIAMETER
- (M) MEASURED DISTANCE. ALL DISTANCES ARE MEASURED UNLESS NOTED OTHERWISE.
- (R) RADIAL BEARING
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- FD FOUND
- S.J.C.R. SAN JOAQUIN COUNTY RECORDS
- S.J.C.S.R. SAN JOAQUIN COUNTY SURVEYOR'S RECORDS
- S.S.J.I.D. SAN JOAQUIN COUNTY IRRIGATION DISTRICT
- EX. EXISTING
- D.N. DOCUMENT NUMBER, S.J.C.R.
- U.O.N. UNLESS OTHERWISE NOTED

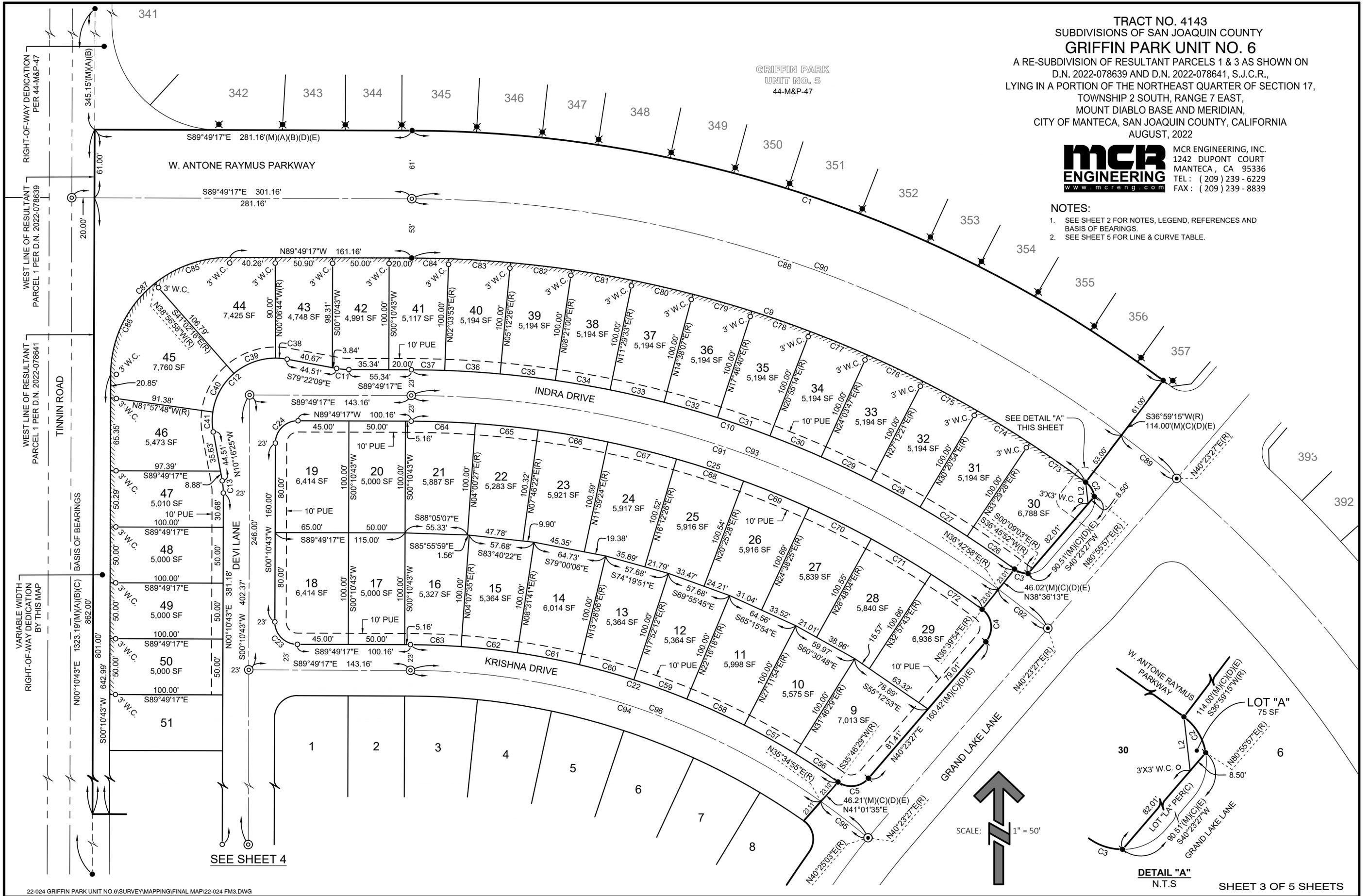


CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
(M)(C)(D)(E) C1	1111.00'	713.75'	36°48'32"
(M)(C)(D)(E) C2	20.00'	15.34'	43°56'42"
(M)(C)(D)(E) C3	20.00'	12.89'	36°54'55"
(M)(C)(D)(E) C4	20.00'	32.72'	93°43'33"
(M)(C)(D)(E) C5	20.00'	29.80'	85°02'13"
(M)(C)(D)(E) C6	20.00'	31.43'	90°02'13"
(M)(C)(D)(E) C7	734.00'	80.99'	06°19'20"
(M)(C)(D)(E) C8	377.00'	9.87'	01°29'59"
(M)(C)(D)(E) C9	997.00'	640.51'	36°48'32"

TRACT NO. 4143
 SUBDIVISIONS OF SAN JOAQUIN COUNTY
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 MCR ENGINEERING, INC.
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- NOTES:
1. SEE SHEET 2 FOR NOTES, LEGEND, REFERENCES AND BASIS OF BEARINGS.
 2. SEE SHEET 5 FOR LINE & CURVE TABLE.

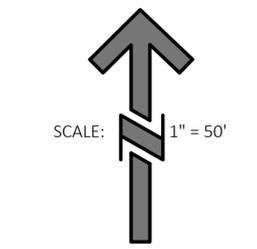
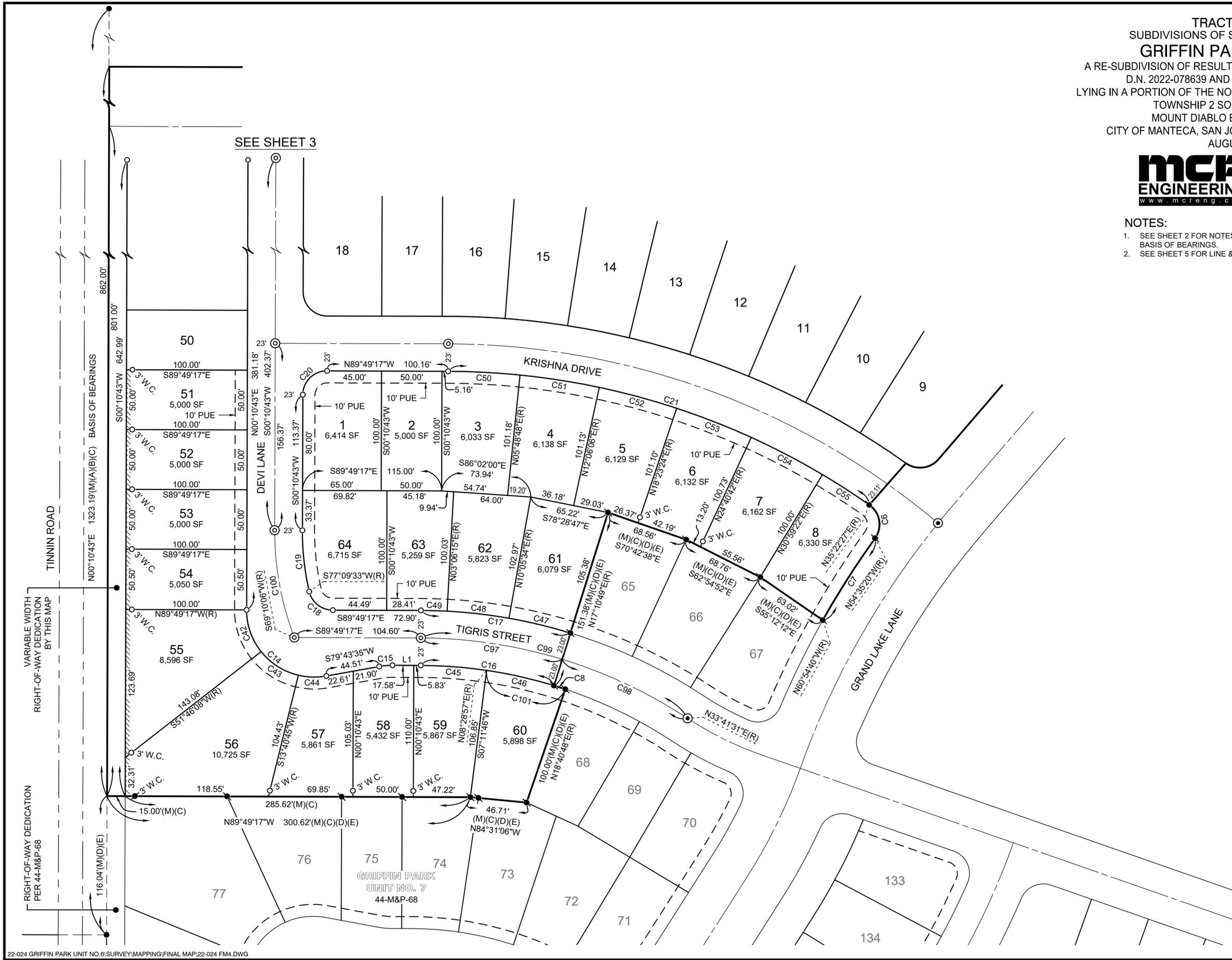


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TRACT NO. 4143
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 AUGUST, 2022



NOTES:

- SEE SHEET 2 FOR NOTES, LEGEND, REFERENCES AND BASIS OF BEARINGS.

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	23.41'	N89°49'17"W
L2	19.42'	S06°31'52"E

	CURVE TABLE			
	CURVE	RADIUS	LENGTH	DELTA
(M)(C)(D)(E)	C1	1111.00'	713.75'	36°48'32"
(M)(C)(D)(E)	C2	20.00'	15.34'	43°56'42"
(M)(C)(D)(E)	C3	20.00'	12.89'	36°54'55"
(M)(C)(D)(E)	C4	20.00'	32.72'	93°43'33"
(M)(C)(D)(E)	C5	20.00'	29.80'	85°23'02"
(M)(C)(D)(E)	C6	20.00'	31.43'	90°02'13"
(M)(C)(D)(E)	C7	734.00'	80.99'	06°19'20"
(M)(C)(D)(E)	C8	377.00'	9.87'	01°29'59"
(M)(C)(D)(E)	C9	997.00'	640.51'	36°48'32"
	C10	897.00'	572.78'	36°35'09"
	C11	60.00'	10.95'	10°27'08"
	C12	56.00'	108.40'	110°54'16"
	C13	60.00'	10.95'	10°27'08"
	C14	56.00'	98.18'	100°27'08"
	C15	60.00'	10.95'	10°27'08"
	C16	377.00'	111.87'	17°00'06"
	C17	423.00'	125.52'	17°00'06"
	C18	20.00'	26.87'	76°58'50"
	C19	227.00'	51.58'	13°01'10"
	C20	20.00'	31.42'	90°00'00"
	C21	605.00'	371.64'	35°11'44"
	C22	651.00'	404.45'	35°35'46"
	C23	20.00'	31.42'	90°00'00"
	C24	20.00'	31.42'	90°00'00"
	C25	851.00'	541.93'	36°29'11"
	C26	897.00'	51.25'	03°16'24"
	C27	897.00'	49.20'	03°08'34"

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C28	897.00'	49.20'	03°08'33"
C29	897.00'	49.20'	03°08'34"
C30	897.00'	49.20'	03°08'33"
C31	897.00'	49.20'	03°08'34"
C32	897.00'	49.20'	03°08'33"
C33	897.00'	49.20'	03°08'34"
C34	897.00'	49.20'	03°08'33"
C35	897.00'	49.20'	03°08'34"
C36	897.00'	49.20'	03°08'33"
C37	897.00'	29.53'	01°53'10"
C38	56.00'	10.50'	10°44'35"
C39	56.00'	40.00'	40°55'32"
C40	56.00'	40.00'	40°55'32"
C41	56.00'	17.90'	18°18'37"
C42	56.00'	37.54'	38°24'35"
C43	56.00'	37.23'	38°05'23"
C44	56.00'	23.41'	23°57'10"
C45	377.00'	54.64'	08°18'14"
C46	377.00'	57.23'	08°41'52"
C47	423.00'	52.33'	07°05'15"
C48	423.00'	51.59'	06°59'19"
C49	423.00'	21.60'	02°55'32"
C50	605.00'	59.50'	05°38'05"
C51	605.00'	66.40'	06°17'18"
C52	605.00'	66.40'	06°17'18"
C53	605.00'	66.40'	06°17'18"
C54	605.00'	66.64'	06°18'40"

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C55	605.00'	46.30'	04°23'05"
C56	651.00'	45.45'	04°00'00"
C57	651.00'	52.00'	04°34'35"
C58	651.00'	55.98'	04°55'36"
C59	651.00'	50.01'	04°24'06"
C60	651.00'	50.01'	04°24'06"
C61	651.00'	56.13'	04°56'25"
C62	651.00'	50.01'	04°24'06"
C63	651.00'	44.86'	03°56'52"
C64	851.00'	56.87'	03°49'44"
C65	851.00'	55.92'	03°45'55"
C66	851.00'	62.64'	04°13'02"
C67	851.00'	62.64'	04°13'02"
C68	851.00'	62.64'	04°13'02"
C69	851.00'	62.62'	04°12'57"
C70	851.00'	61.80'	04°09'39"
C71	851.00'	61.80'	04°09'39"
C72	851.00'	55.00'	03°42'11"
C73	997.00'	60.84'	03°29'47"
C74	997.00'	54.69'	03°08'34"
C75	997.00'	54.68'	03°08'33"
C76	997.00'	54.69'	03°08'34"
C77	997.00'	54.68'	03°08'33"
C78	997.00'	54.69'	03°08'34"
C79	997.00'	54.68'	03°08'33"
C80	997.00'	54.69'	03°08'34"
C81	997.00'	54.68'	03°08'33"

	CURVE TABLE			
	CURVE	RADIUS	LENGTH	DELTA
	C82	997.00'	54.69'	03°08'34"
	C83	997.00'	54.68'	03°08'33"
	C84	997.00'	32.82'	01°53'10"
	C85	105.00'	71.71'	39°07'41"
	C86	105.00'	93.23'	50°52'19"
	C87	105.00'	164.94'	90°00'00"
	C88	1050.00'	674.56'	36°48'32"
(M)(C)	C89	1050.00'	62.37'	03°24'12"
	C90	1050.00'	736.93'	40°12'44"
	C91	874.00'	557.35'	36°32'15"
(M)(C)	C92	874.00'	56.06'	03°40'29"
	C93	874.00'	613.41'	40°12'44"
	C94	628.00'	388.04'	35°24'12"
(M)(C)	C95	628.00'	53.00'	04°50'08"
	C96	628.00'	441.04'	40°14'20"
	C97	400.00'	118.69'	17°00'06"
(M)(C)	C98	400.00'	115.27'	16°30'42"
	C99	400.00'	233.96'	33°30'48"
	C100	250.00'	91.66'	21°00'37"
	C101	377.00'	67.10'	10°11'51"