

OWNERS' STATEMENT

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE PARTIES HAVING RECORD TITLE INTEREST IN THE LANDS SUBDIVIDED AND SHOWN ON THIS PARCEL MAP AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS PARCEL 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, THE 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE FRONTAGE OF PARCELS 3 AND 4, AS SHOWN ON THIS PARCEL MAP.

DATED THIS _____ DAY OF _____, 2024.

OWNER: RYNCOR, LIMITED LIABILITY COMPANY, A CALIFORNIA LIMITED LIABILITY COMPANY; AND THE REYNOLDS FAMILY PARTNERS, A CALIFORNIA GENERAL PARTNERSHIP

BY: _____ TITLE _____

BY: _____ TITLE _____

NOTARY ACKNOWLEDGMENT

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 _____ } SS

ON _____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, 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 AND OFFICIAL SEAL.

NOTARY'S SIGNATURE _____
PRINT NOTARY'S NAME _____
PRINCIPAL COUNTY OF BUSINESS _____
COMMISSION # _____
MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

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STATE OF CALIFORNIA }
COUNTY OF _____ } SS

ON _____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, 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.

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NOTARY'S SIGNATURE _____
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PRINCIPAL COUNTY OF BUSINESS _____
COMMISSION # _____
MY COMMISSION EXPIRES: _____

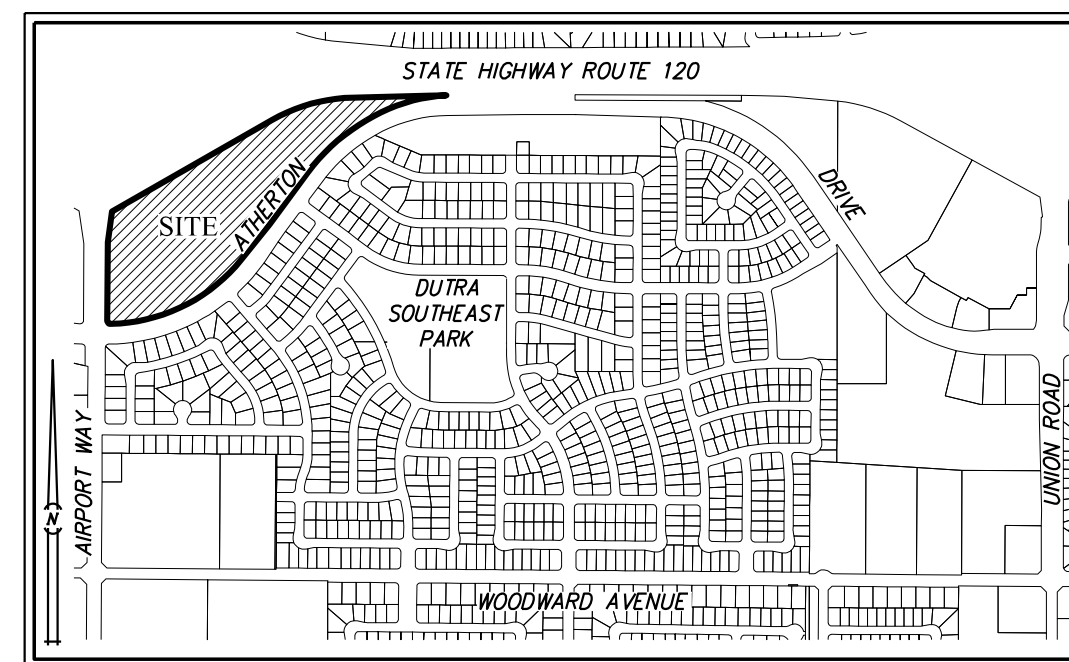
D.D SHEET NO. 58 & 58A

TPM 23-076
PARCEL MAP
FOR RYNCOR, LLC AND THE
REYNOLDS FAMILY PARTNERS

BEING A SUBDIVISION OF PARCEL A, AS DESCRIBED IN DOCUMENT NO. 2022-081245 AND NO. 2022-103801, ALL SAN JOAQUIN COUNTY RECORDS, SITUATED IN THE NORTH-HALF OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MANTECA, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

SEPTEMBER, 2024
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HAWKINS & ASSOCIATES ENGINEERING, INC.
436 MITCHELL ROAD
MODESTO, CALIFORNIA 95354



VICINITY MAP
NTS

SIGNATURE OMISSION NOTE

PURSUANT TO SECTION 66436 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED

- 1) AN EASEMENT GRANTED TO SOUTH SAN JOAQUIN IRRIGATION DISTRICT FOR PIPE LINE AND INCIDENTAL PURPOSES, RECORDED OCTOBER 10, 1962, IN BOOK 2607, OF OFFICIAL RECORD, PAGE 232, SAN JOAQUIN COUNTY RECORDS.
- 2) AN EASEMENT GRANTED TO SOUTH SAN JOAQUIN IRRIGATION DISTRICT FOR WATER TRANSMISSION FACILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 16, 1995 AS INSTRUMENT NO. 95044615, SAN JOAQUIN COUNTY RECORDS.

CITY COUNCIL'S STATEMENT

THIS IS TO STATE THAT AT ITS REGULARLY HELD MEETING ON THE _____ DAY OF _____, 2024, THE CITY COUNCIL OF THE CITY OF MANTECA, CALIFORNIA, APPROVED THIS PARCEL MAP AND ACCEPTED ON BEHALF OF THE PUBLIC FOR PUBLIC USE THE OFFER OF DEDICATION OF THE 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE FRONTAGE OF PARCELS 3 AND 4, AS SHOWN ON THIS PARCEL MAP, 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 _____, 2024

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

IMPROVEMENT CERTIFICATE

STREET IMPROVEMENTS INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNAL, MEDIAN CURB, GUTTER, BIKE PATH, PAVE-OUT, STREET LIGHTS, SIGNAGE, AND STRIPING ALONG ATHERTON DRIVE AND AIRPORT WAY WILL BE REQUIRED WITH DEVELOPMENT OF THESE PARCELS. SPECIFIC IMPROVEMENTS WILL BE REQUIRED TO BE INSTALLED CORRELATING TO EACH DEVELOPMENT, PHASE, OR AS DEEMED NECESSARY BY THE CITY.

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 RYNCOR, LLC AND THE REYNOLDS FAMILY PARTNERS IN MAY 2024. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED THIS _____ DAY OF _____, 2024

RODRICK H. HAWKINS, P.L.S. 9489

COUNTY SURVEYOR'S STATEMENT

I, JAMES E. HART, HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP AND IT COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS PARCEL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2024

BY: _____
JAMES E. HART, P.L.S. 8657
COUNTY SURVEYOR

CITY ENGINEER'S STATEMENT

I, KEVIN L. JORGENSEN II, HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS PARCEL 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, IF REQUIRED.

DATED THIS _____ DAY OF _____, 2024

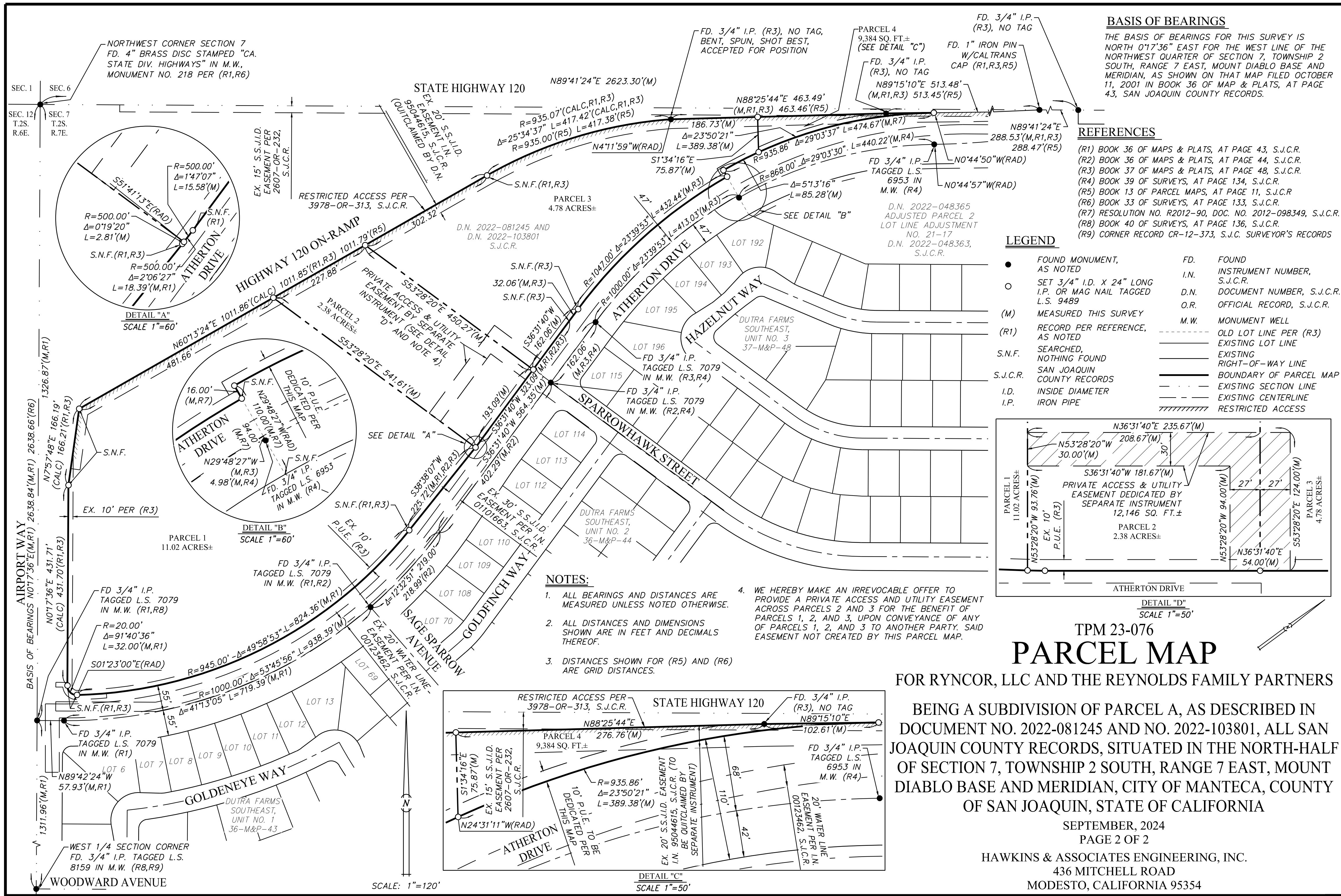
BY: _____
KEVIN L. JORGENSEN II, R.C.E. 77243,
DIRECTOR OF ENGINEERING / CITY ENGINEER

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2024, AT _____ M. IN BOOK _____ OF PARCEL MAPS, AT PAGE _____, AT THE REQUEST OF RYNCOR, LLC AND THE REYNOLDS FAMILY PARTNERS.

FEE: \$ _____

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

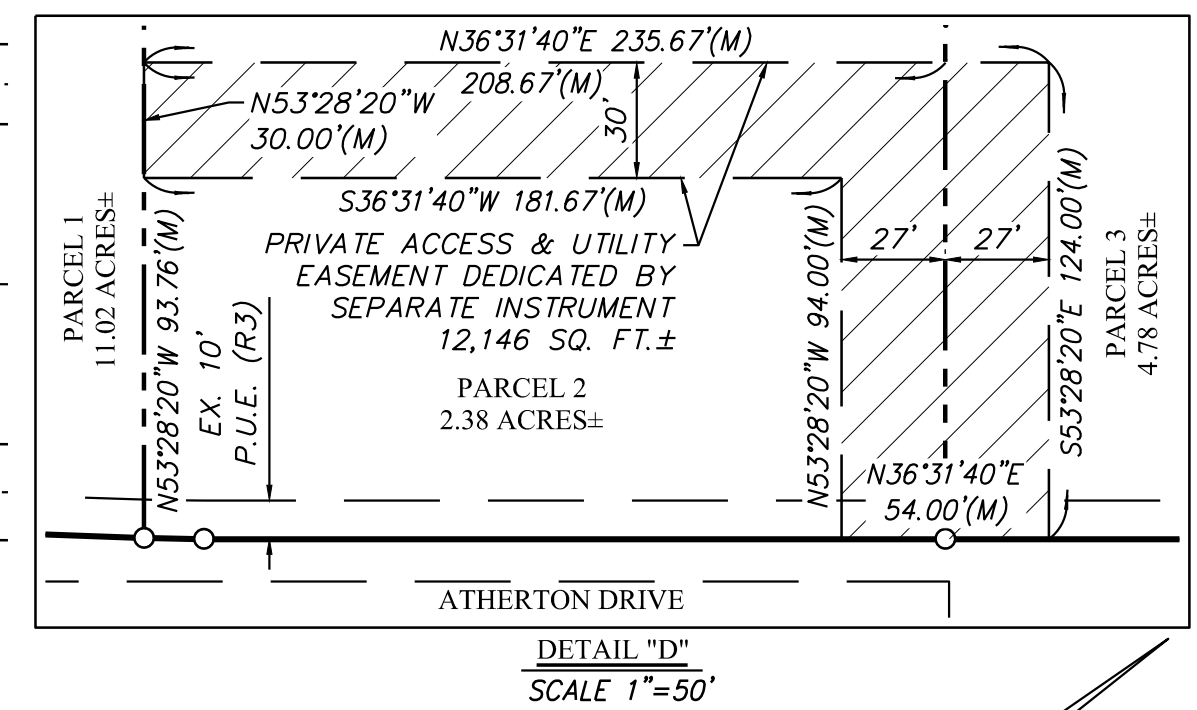


BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 0°17'36" EAST FOR THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS SHOWN ON THAT MAP FILED OCTOBER 11, 2001 IN BOOK 36 OF MAP & PLATS, AT PAGE 43, SAN JOAQUIN COUNTY RECORDS.

- REFERENCES**
- (R1) BOOK 36 OF MAPS & PLATS, AT PAGE 43, S.J.C.R.
 - (R2) BOOK 36 OF MAPS & PLATS, AT PAGE 44, S.J.C.R.
 - (R3) BOOK 37 OF MAPS & PLATS, AT PAGE 48, S.J.C.R.
 - (R4) BOOK 39 OF SURVEYS, AT PAGE 134, S.J.C.R.
 - (R5) BOOK 13 OF PARCEL MAPS, AT PAGE 11, S.J.C.R.
 - (R6) BOOK 33 OF SURVEYS, AT PAGE 133, S.J.C.R.
 - (R7) RESOLUTION NO. R2012-90, DOC. NO. 2012-098349, S.J.C.R.
 - (R8) BOOK 40 OF SURVEYS, AT PAGE 136, S.J.C.R.
 - (R9) CORNER RECORD CR-12-373, S.J.C. SURVEYOR'S RECORDS

LEGEND

●	FOUND MONUMENT, AS NOTED	FD.	FOUND
○	SET 3/4" I.D. X 24" LONG I.P. OR MAG NAIL TAGGED L.S. 9489	I.N.	INSTRUMENT NUMBER, S.J.C.R.
(M)	MEASURED THIS SURVEY	D.N.	DOCUMENT NUMBER, S.J.C.R.
(R1)	RECORD PER REFERENCE, AS NOTED	O.R.	OFFICIAL RECORD, S.J.C.R.
S.N.F.	SEARCHED, NOTHING FOUND	M.W.	MONUMENT WELL
S.J.C.R.	SAN JOAQUIN COUNTY RECORDS	---	OLD LOT LINE PER (R3)
I.D.	INSIDE DIAMETER	---	EXISTING LOT LINE
I.P.	IRON PIPE	---	EXISTING
		---	RIGHT-OF-WAY LINE
		---	BOUNDARY OF PARCEL MAP
		---	EXISTING SECTION LINE
		---	EXISTING CENTERLINE
			RESTRICTED ACCESS



- NOTES:**
- ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS NOTED OTHERWISE.
 - ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
 - DISTANCES SHOWN FOR (R5) AND (R6) ARE GRID DISTANCES.
 - WE HEREBY MAKE AN IRREVOCABLE OFFER TO PROVIDE A PRIVATE ACCESS AND UTILITY EASEMENT ACROSS PARCELS 2 AND 3 FOR THE BENEFIT OF PARCELS 1, 2, AND 3 TO ANOTHER PARTY. SAID EASEMENT NOT CREATED BY THIS PARCEL MAP.

TPM 23-076
PARCEL MAP

FOR RYNCOR, LLC AND THE REYNOLDS FAMILY PARTNERS

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