

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 \_\_\_\_\_ ; SS \_\_\_\_\_

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 \_\_\_\_\_ ; SS \_\_\_\_\_

COUNTY OF \_\_\_\_\_ ; SS \_\_\_\_\_

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PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT  
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HIS/HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH  
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I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING  
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PRINCIPAL COUNTY OF BUSINESS \_\_\_\_\_

COMMISSION #: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

TPM 23-076

# PARCEL MAP

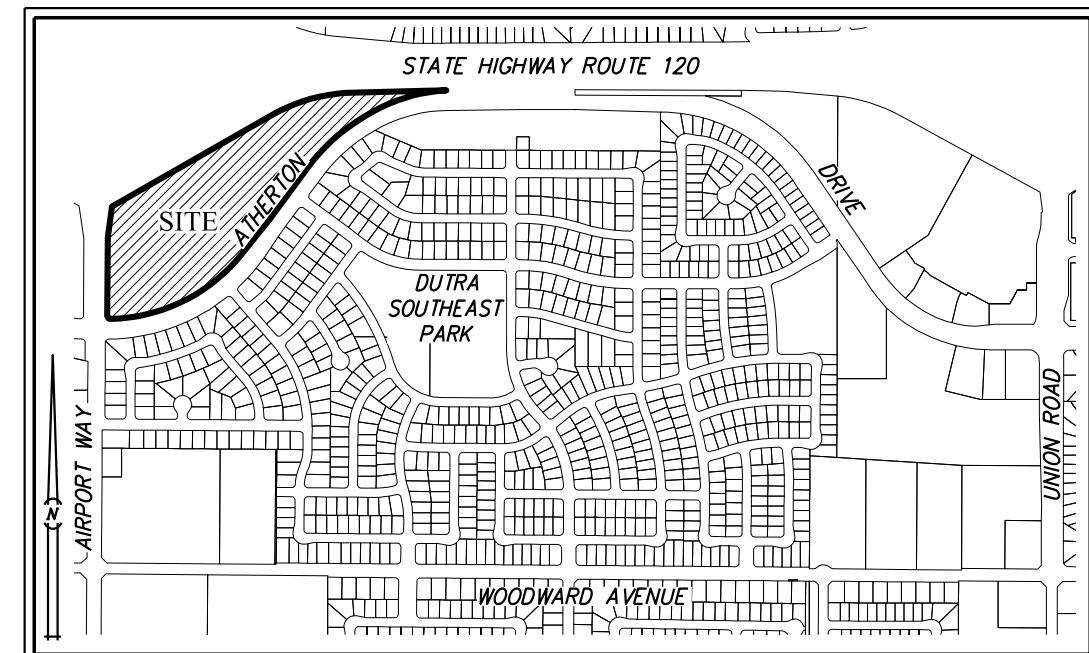
## FOR RYNCOR, LLC AND THE REYNOLDS FAMILY PARTNERS

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

PAGE 1 OF 2

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:

GARY SINGH, MAYOR

ATTEST:

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.

D.D SHEET NO. 58 &amp; 58A

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

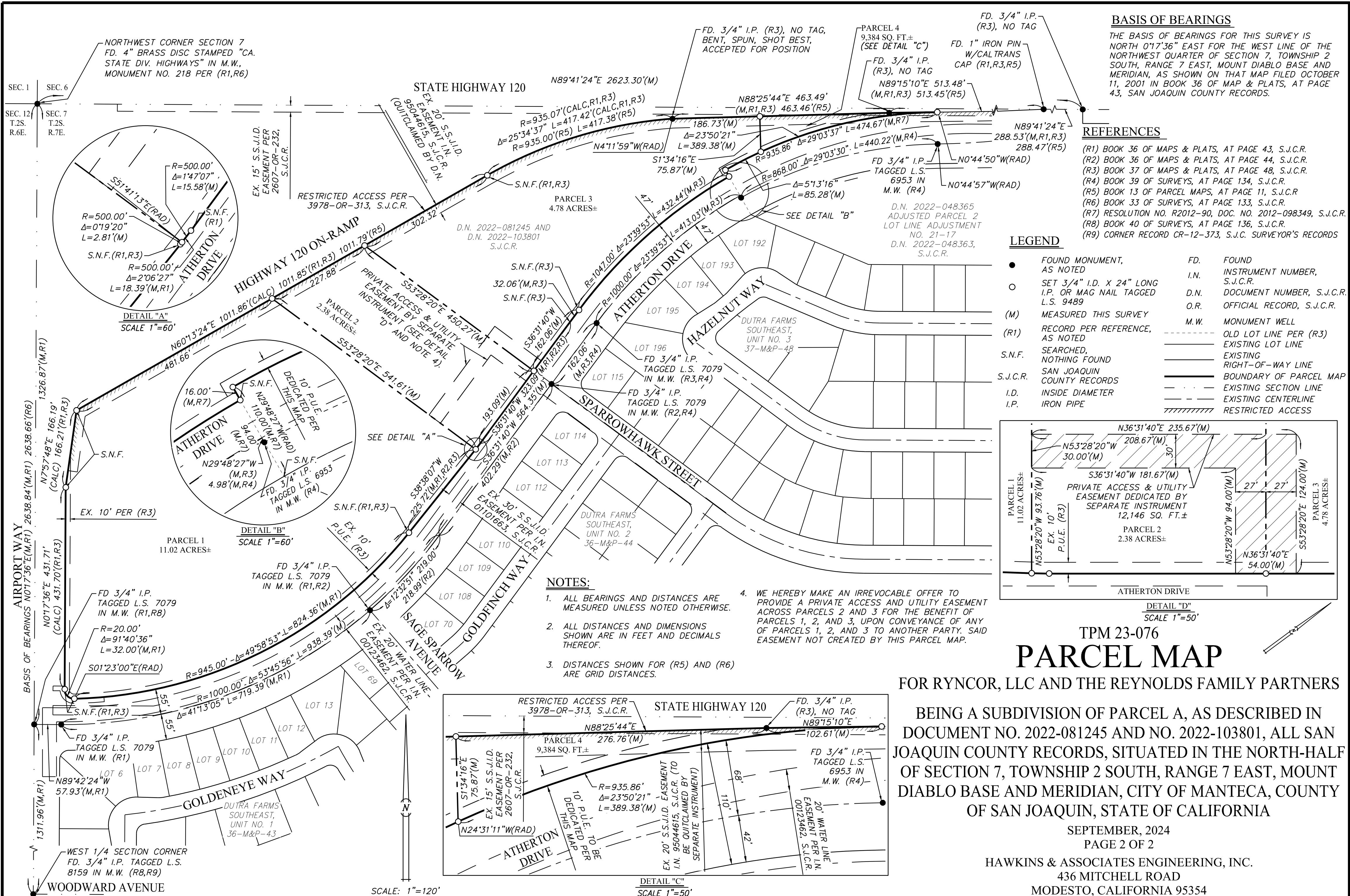
RECORDER'S STATEMENT

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: \$ \_\_\_\_\_

STEVE J. BESTOLARIDES  
ASSESSOR/COUNTY RECORDER/  
COUNTY CLERK

BY: ASSISTANT/DEPUTY RECORDER



## **BASIS OF BEARINGS**

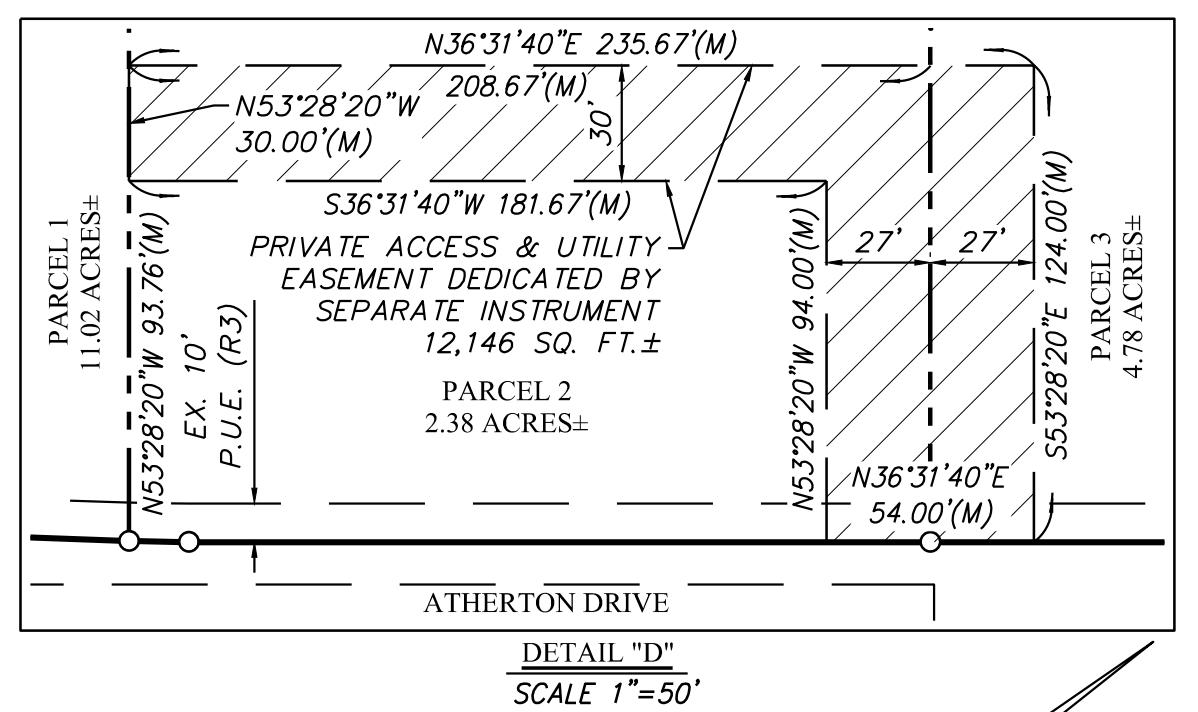
THE BASIS OF BEARINGS FOR THIS SURVEY IS  
NORTH 0°17'36" EAST FOR THE WEST LINE OF THE  
NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2  
SOUTH, RANGE 7 EAST, MOUNT DIABLO BASE AND  
MERIDIAN, AS SHOWN ON THAT MAP FILED OCTOBER  
1, 2001 IN BOOK 36 OF MAP & PLATS, AT PAGE  
33, SAN JOAQUIN COUNTY RECORDS.

## 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,<br>AS NOTED                                      | FD.   | FOUND                          |
| ○        | SET 3/4" I.D. X 24" LONG<br>I.P. OR MAG NAIL TAGGED<br>L.S. 9489 | I.N.  | INSTRUMENT NUMBER,<br>S.J.C.R. |
| (M)      | MEASURED THIS SURVEY   | D.N.  | DOCUMENT NUMBER, S.J.C.R.      |
| (R1)     | RECORD PER REFERENCE,<br>AS NOTED                                | O.R.  | OFFICIAL RECORD, S.J.C.R.      |
| S.N.F.   | SEARCHED,<br>NOTHING FOUND                                       | M.W.  | MONUMENT WELL                  |
| S.J.C.R. | SAN JOAQUIN<br>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              |



HFM25 670

# 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  
PAGE 2 OF 2

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436 MITCHELL ROAD  
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