

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 FINAL MAP OF "TRACT NO. 4259, SUBDIVISIONS OF SAN JOAQUIN COUNTY, GRIFFIN PARK UNIT NO. 10", 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, ALL PUBLIC UTILITY EASEMENTS AND STORM DRAIN EASEMENTS, AND IN FEE, ALL STREET RIGHTS-OF-WAY, THE VARIABLE-WIDTH WIDENING OF RIGHT-OF-WAY ALONG TINNIN ROAD, LOTS "LA", "LB", "LC", "LD AND "LE" FOR LANDSCAPE, PUBLIC UTILITY AND PEDESTRIAN ACCESS EASEMENT PURPOSES AND LOT "E" FOR PARK/STORM DRAIN BASIN PURPOSES AND RESERVE TO THE CITY OF MANTECA, THE RIGHT TO CONTROL ACCESS OVER AND ACROSS THE ONE-FOOT ACCESS RESERVE STRIPS AND RELINQUISH TO THE CITY OF MANTECA ALL ACCESS RIGHTS OF LOTS 1 THROUGH 5 TO AND FROM TINNIN ROAD, ALL AS SHOWN ON THIS FINAL MAP.

OWNER: KB HOME NORTH BAY LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ DATE _____

PRINT: _____

NOTARY'S 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 _____ } s.s.
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: _____ PRINTED NAME: _____
PRINCIPAL COUNTY OF BUSINESS: _____ MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

DEVELOPMENT SERVICES DEPARTMENT STATEMENT:

THE FINAL MAP OF "TRACT NO. 4259, SUBDIVISIONS OF SAN JOAQUIN COUNTY, GRIFFIN PARK UNIT NO. 10", CITY OF MANTECA, CALIFORNIA CONFORMS TO THE APPROVED GENERAL PLAN AND THE MANTECA MUNICIPAL CODE.

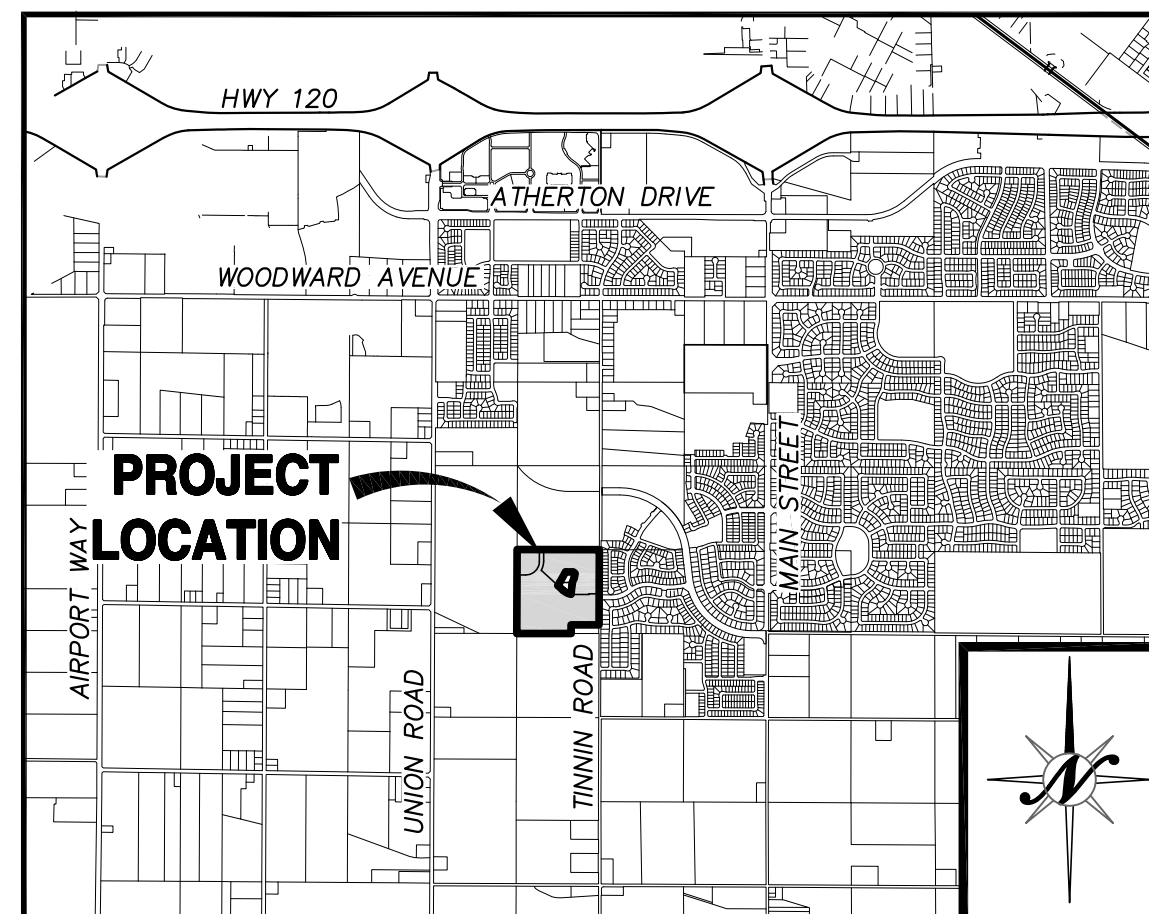
DATED _____ DAY OF _____, 20____.

BRAD WUNGLUCK
DIRECTOR OF DEVELOPMENT SERVICES

TRACT NO. 4259
SUBDIVISIONS OF SAN JOAQUIN COUNTY
GRIFFIN PARK
UNIT NO. 10
LYING IN A PORTION OF THE
NORTHWEST QUARTER OF SECTION 17,
TOWNSHIP 2 SOUTH, RANGE 7 EAST, M.D.M.
CITY OF MANTECA, SAN JOAQUIN COUNTY,
CALIFORNIA
JANUARY, 2026

NORTHSTAR ENGINEERING GROUP, INC.

620 12th Street, Modesto, CA 95354
(209) 524-3525



VICINITY MAP
NTS

IRRIGATION DISTRICT'S STATEMENT:

SOUTH SAN JOAQUIN IRRIGATION DISTRICT:

THE EASEMENTS FOR SOUTH SAN JOAQUIN IRRIGATION DISTRICT AS SHOWN ON THIS MAP ARE CORRECT AND SOUTH SAN JOAQUIN IRRIGATION DISTRICT APPROVES THE FILING OF THIS MAP.

DATED THIS _____ DAY OF _____, 20____.

FORREST KILLINGSWORTH, ENGINEERING DEPARTMENT MANAGER
SOUTH SAN JOAQUIN IRRIGATION DISTRICT

RIGHT TO FARM STATEMENT:

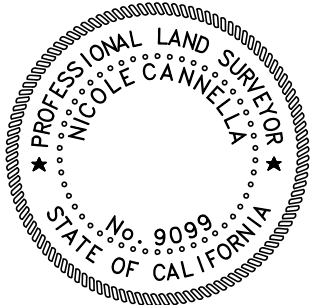
PER CITY OF MANTECA CODE OF ORDINANCES, TITLE 8, CHAPTER 8.24, THE CITY OF MANTECA PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY 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 DEPREDATION, 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 A NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.

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 KB HOMES ON APRIL 26, 2024. 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 DECEMBER, 2026, 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 _____, 20____.

NICOLE CANNELLA P.L.S. 9099



COUNTY SURVEYOR'S STATEMENT:

I, _____, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT NO. 4259, SUBDIVISIONS OF SAN JOAQUIN COUNTY, GRIFFIN PARK UNIT NO. 10", 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____.

COUNTY SURVEYOR

CITY ENGINEER'S STATEMENT:

I, MICHAEL SELLING, 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. 4259, SUBDIVISIONS OF SAN JOAQUIN COUNTY, GRIFFIN PARK UNIT NO. 10", 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____.

MICHAEL SELLING, R.C.E. 61944
ASSISTANT 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. 4259, SUBDIVISIONS OF SAN JOAQUIN COUNTY, GRIFFIN PARK UNIT NO. 10", CITY OF MANTECA, CALIFORNIA AND ACCEPTED ON BEHALF OF THE PUBLIC FOR PUBLIC USE THE OFFER OF DEDICATION OF ALL PUBLIC UTILITY EASEMENTS AND STORM DRAIN EASEMENTS AND ACCEPTED ON BEHALF OF THE CITY THE RIGHT TO CONTROL ACCESS OVER AND ACROSS THE ONE-FOOT ACCESS RESERVE STRIPS, AND THE RELINQUISHMENT TO THE CITY OF MANTECA, ALL ACCESS RIGHTS OF LOTS 1 THROUGH 5 TO AND FROM TINNIN ROAD, ALL AS SHOWN ON THIS FINAL MAP AND ACCEPTED THE OFFER OF DEDICATION OF THE STREET RIGHTS-OF-WAY, THE VARIABLE-WIDTH WIDENING OF RIGHT-OF-WAY ALONG TINNIN ROAD, LOTS "LA", "LB", "LC", "LD" AND "LE" FOR LANDSCAPE, PUBLIC UTILITY AND PEDESTRIAN ACCESS EASEMENT PURPOSES AND LOT "E" FOR PARK/STORM DRAIN BASIN PURPOSES, SUBJECT TO SATISFACTORY COMPLETION OF IMPROVEMENTS THEREON OF SAID STREET RIGHTS-OF-WAY AND LOTS "LA", "LB", "LC", "LD", "LE" & LOT "E" 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 _____, 20____, AT _____
M. IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____.

AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY.

FEE: \$ _____

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

TRACT NO. 4259
 SUBDIVISIONS OF SAN JOAQUIN COUNTY
GRIFFIN PARK
UNIT NO. 10

LYING IN A PORTION OF THE
 NORTHWEST QUARTER OF SECTION 17,
 TOWNSHIP 2 SOUTH, RANGE 7 EAST, M.D.M.
 CITY OF MANTECA, SAN JOAQUIN COUNTY,
 CALIFORNIA
 JANUARY, 2026

NORTHSTAR ENGINEERING GROUP, INC.

620 12th Street, Modesto, CA 95354
 (209) 524-3525

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM NAD 83, ZONE 3 (1991.35). A LINE BETWEEN CITY OF MANTECA MONUMENTS No. 244 AND No. 243 BEARS SOUTH 00°02'18" WEST AS CALCULATED FROM CITY OF MANTECA CONTROL MONUMENT SURVEY FILED IN BOOK 33 OF SURVEYS, AT PAGE 133, SAN JOAQUIN COUNTY RECORDS.

REFERENCES:

- (A) GRIFFIN PARK, 43 - M&P - 143, S.J.C.R.
- (B) GRIFFIN PARK UNIT NO. 7, 44 - M&P - 68, S.J.C.R.
- (C) DOCUMENT NO. 2024-035600, S.J.C.R.
- (D) GRIFFIN PARK UNIT NO. 8, 44 - M&P - 139, S.J.C.R.
- (E) 14 - PM - 178, S.J.C.R.

MONUMENT LEGEND:

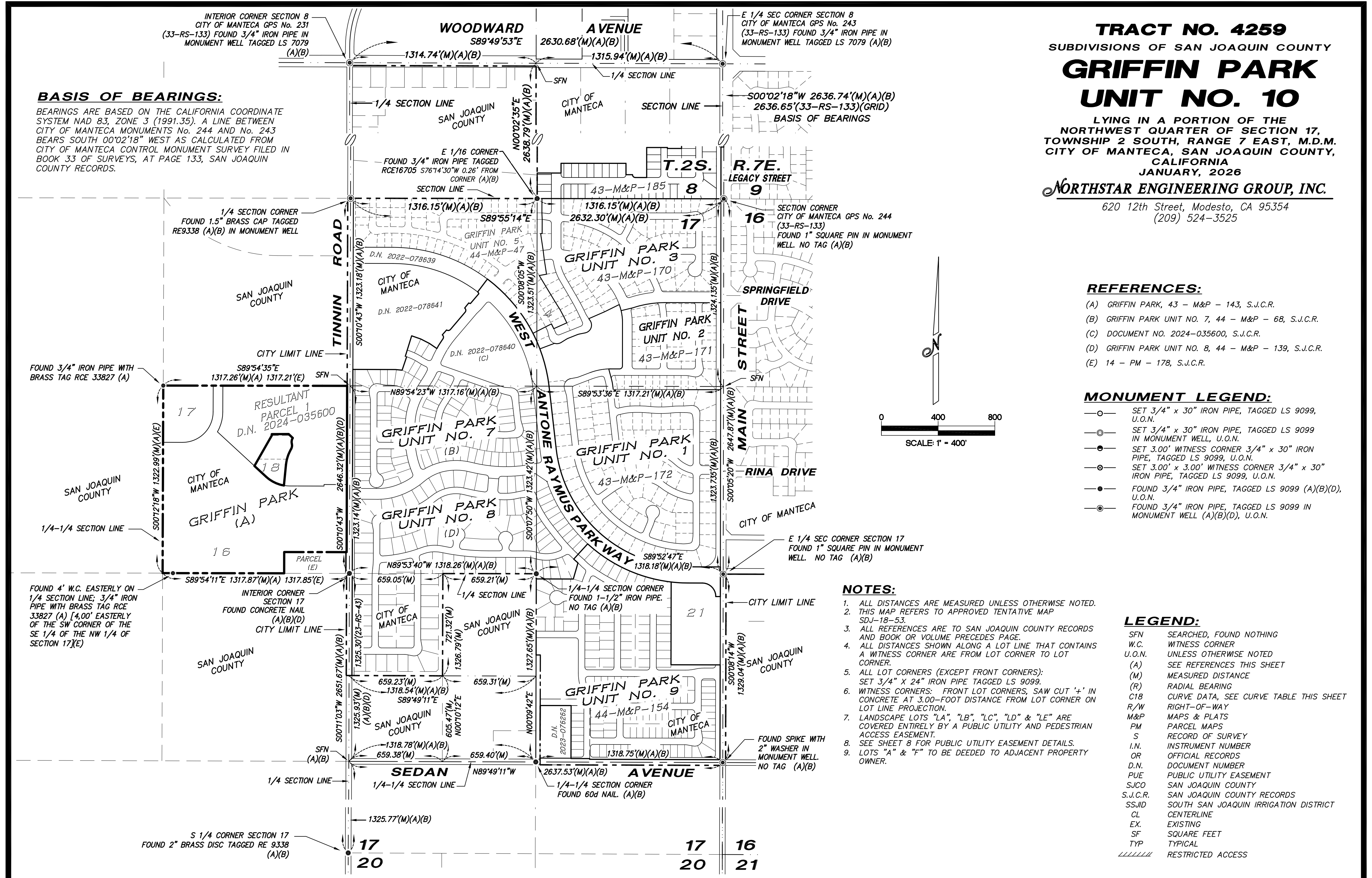
- SET 3/4" x 30" IRON PIPE, TAGGED LS 9099, U.O.N.
- ⊙ SET 3/4" x 30" IRON PIPE, TAGGED LS 9099 IN MONUMENT WELL, U.O.N.
- SET 3.00' WITNESS CORNER 3/4" x 30" IRON PIPE, TAGGED LS 9099, U.O.N.
- ⊗ SET 3.00' x 3.00' WITNESS CORNER 3/4" x 30" IRON PIPE, TAGGED LS 9099, U.O.N.
- FOUND 3/4" IRON PIPE, TAGGED LS 9099 (A)(B)(D), U.O.N.
- ⊙ FOUND 3/4" IRON PIPE, TAGGED LS 9099 IN MONUMENT WELL (A)(B)(D), U.O.N.

LEGEND:

- SFN SEARCHED, FOUND NOTHING
- W.C. WITNESS CORNER
- U.O.N. UNLESS OTHERWISE NOTED
- (A) SEE REFERENCES THIS SHEET
- (M) MEASURED DISTANCE
- (R) RADIAL BEARING
- C18 CURVE DATA, SEE CURVE TABLE THIS SHEET
- R/W RIGHT-OF-WAY
- M&P MAPS & PLATS
- PM PARCEL MAPS
- S RECORD OF SURVEY
- I.N. INSTRUMENT NUMBER
- OR OFFICIAL RECORDS
- D.N. DOCUMENT NUMBER
- PUE PUBLIC UTILITY EASEMENT
- SJCO SAN JOAQUIN COUNTY
- S.J.C.R. SAN JOAQUIN COUNTY RECORDS
- SSJID SOUTH SAN JOAQUIN IRRIGATION DISTRICT
- CL CENTERLINE
- EX. EXISTING
- SF SQUARE FEET
- TYP TYPICAL
- ////// RESTRICTED ACCESS

NOTES:

1. ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
2. THIS MAP REFERS TO APPROVED TENTATIVE MAP SDJ-18-53.
3. ALL REFERENCES ARE TO SAN JOAQUIN COUNTY RECORDS AND BOOK OR VOLUME PRECEDES PAGE.
4. ALL DISTANCES SHOWN ALONG A LOT LINE THAT CONTAINS A WITNESS CORNER ARE FROM LOT CORNER TO LOT CORNER.
5. ALL LOT CORNERS (EXCEPT FRONT CORNERS): SET 3/4" x 24" IRON PIPE TAGGED LS 9099.
6. WITNESS CORNERS: FRONT LOT CORNERS, SAW CUT '4' IN CONCRETE AT 3.00-FOOT DISTANCE FROM LOT CORNER ON LOT LINE PROJECTION.
7. LANDSCAPE LOTS "LA", "LB", "LC", "LD" & "LE" ARE COVERED ENTIRELY BY A PUBLIC UTILITY AND PEDESTRIAN ACCESS EASEMENT.
8. SEE SHEET 8 FOR PUBLIC UTILITY EASEMENT DETAILS.
9. LOTS "A" & "F" TO BE DEEDED TO ADJACENT PROPERTY OWNER.

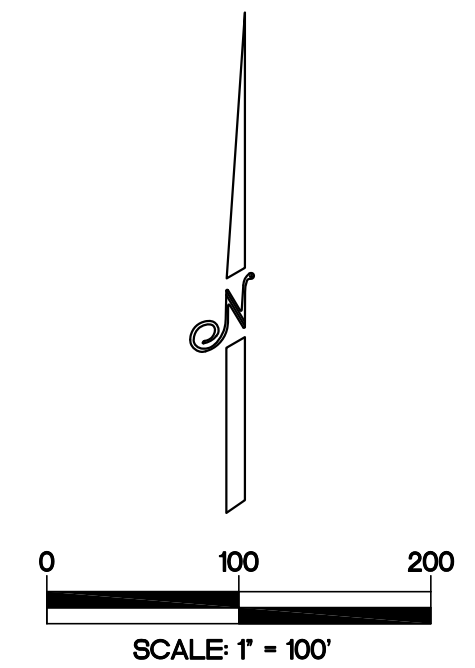


TRACT NO. 4259
 SUBDIVISIONS OF SAN JOAQUIN COUNTY
GRIFFIN PARK
UNIT NO. 10

LYING IN A PORTION OF THE
 NORTHWEST QUARTER OF SECTION 17,
 TOWNSHIP 2 SOUTH, RANGE 7 EAST, M.D.M.
 CITY OF MANTECA, SAN JOAQUIN COUNTY,
 CALIFORNIA
 JANUARY, 2026

NORTHSTAR ENGINEERING GROUP, INC.

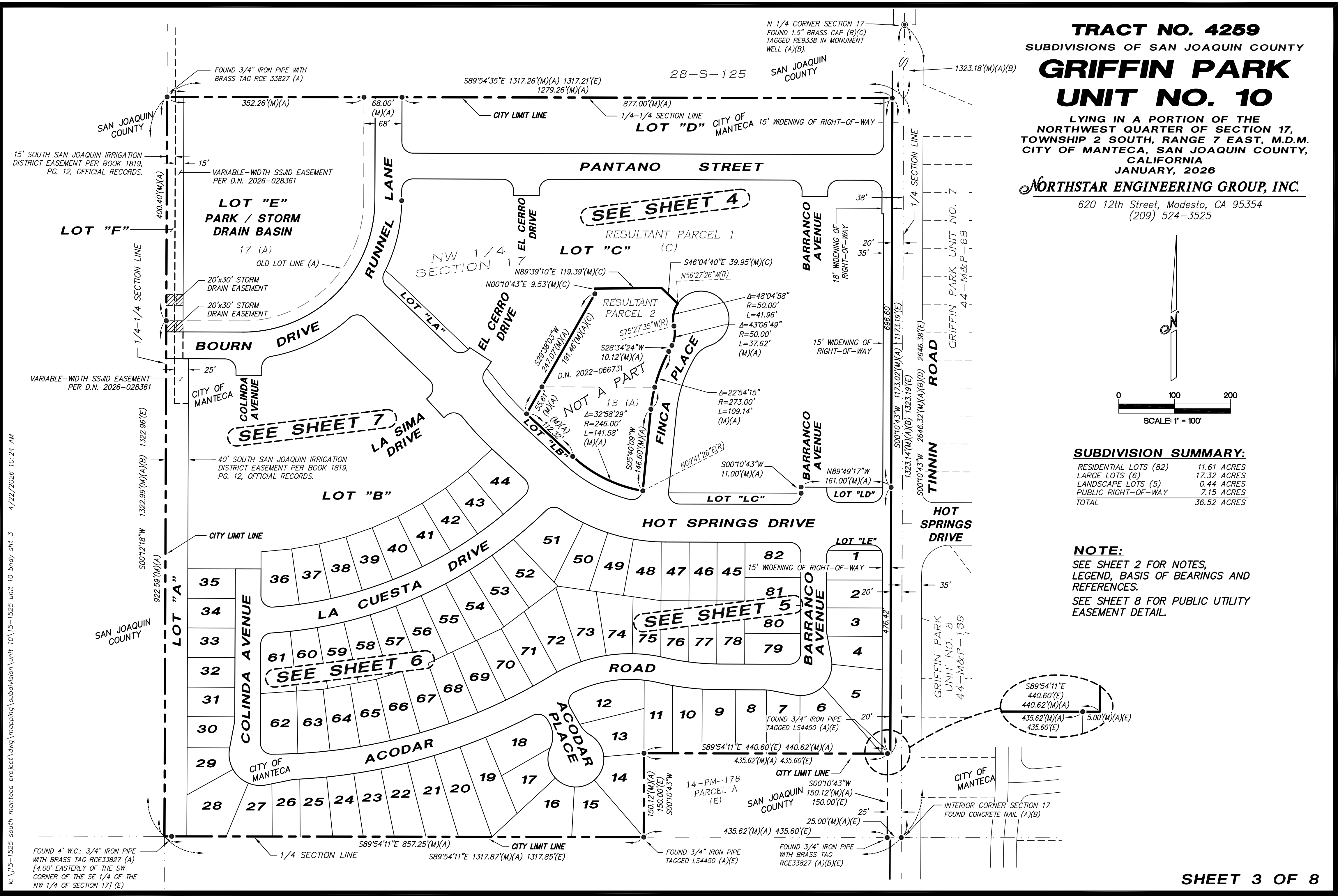
620 12th Street, Modesto, CA 95354
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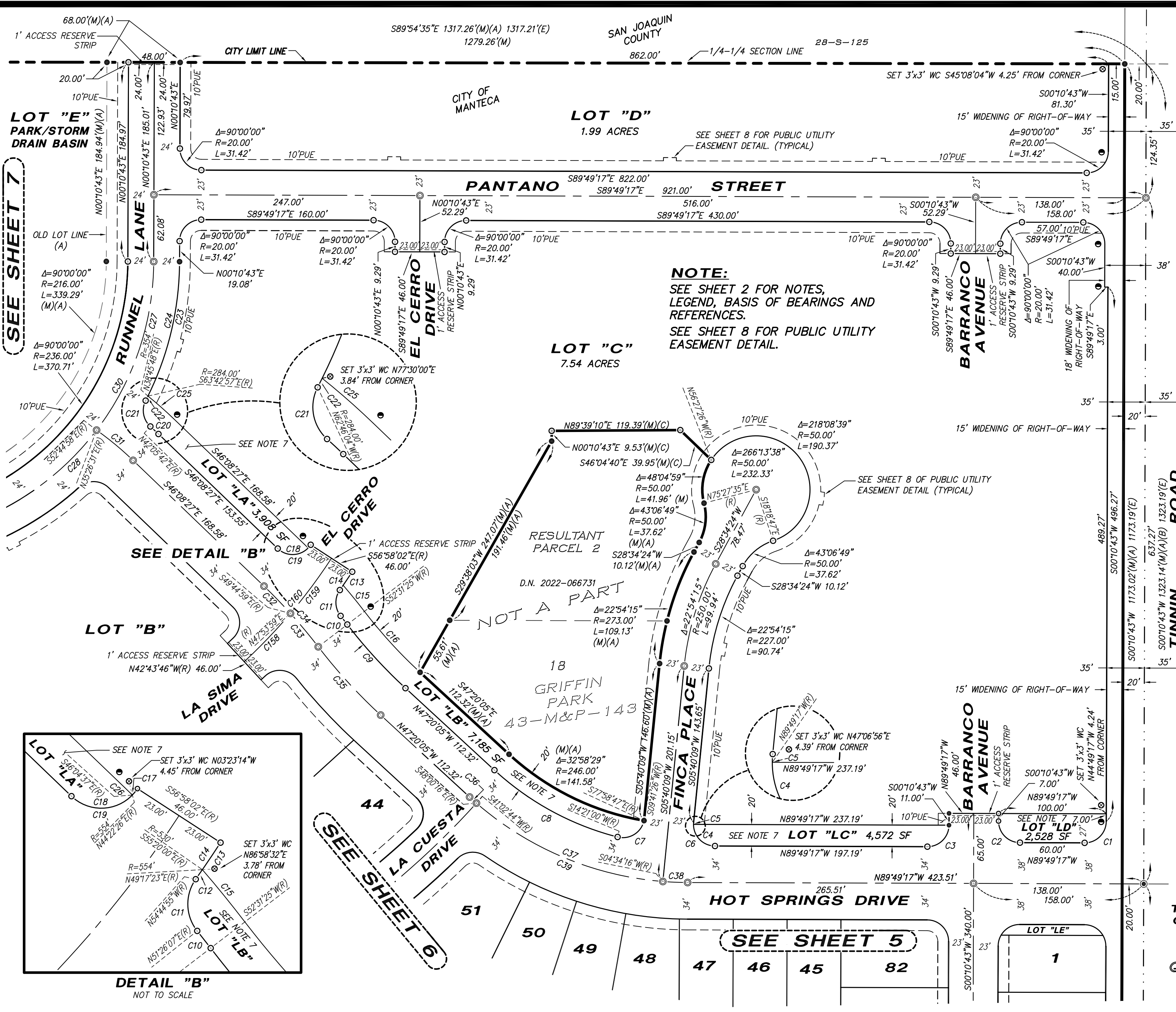
SUBDIVISION SUMMARY:

RESIDENTIAL LOTS (82)	11.61 ACRES
LARGE LOTS (6)	17.32 ACRES
LANDSCAPE LOTS (5)	0.44 ACRES
PUBLIC RIGHT-OF-WAY	7.15 ACRES
TOTAL	36.52 ACRES

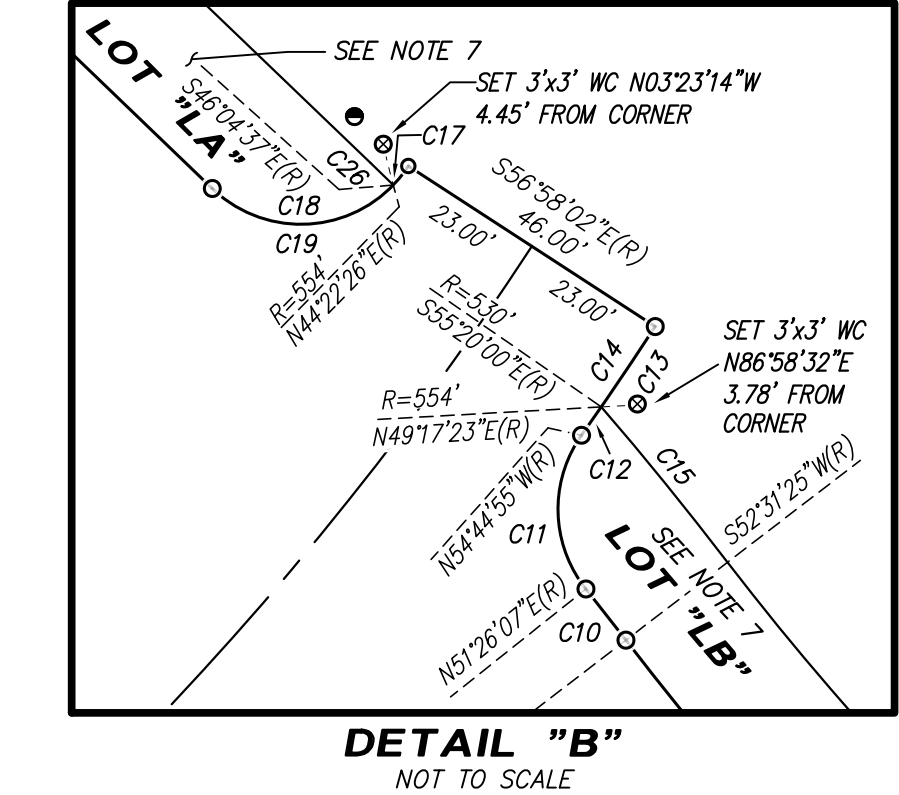
NOTE:
 SEE SHEET 2 FOR NOTES,
 LEGEND, BASIS OF BEARINGS AND
 REFERENCES.
 SEE SHEET 8 FOR PUBLIC UTILITY
 EASEMENT DETAIL.



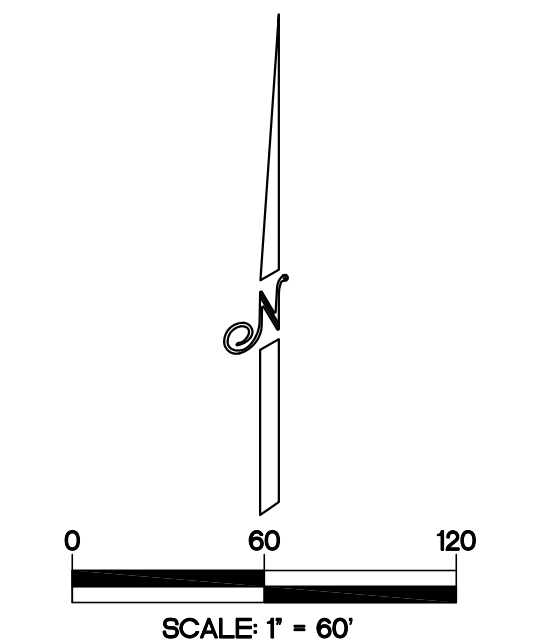
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SEE SHEET 7



NOTE:
SEE SHEET 2 FOR NOTES,
LEGEND, BASIS OF BEARINGS AND
REFERENCES.
SEE SHEET 8 FOR PUBLIC UTILITY
EASEMENT DETAIL.



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	20.00'	31.42'
C2	90°00'00"	20.00'	31.42'
C3	90°00'00"	20.00'	31.42'
C4	90°00'00"	20.00'	31.42'
C5	5°29'26"	20.00'	1.92'
C6	95°29'26"	20.00'	33.33'
C7	92°19'47"	20.00'	32.23'
C8	28°18'55"	266.00'	131.46'
C9	9°51'30"	466.00'	80.18'
C10	1°05'18"	534.00'	10.14'
C11	73°48'58"	20.00'	25.77'
C12	0°35'05"	530.00'	5.41'
C13	1°38'02"	530.00'	15.11'
C14	2°13'07"	530.00'	20.52'
C15	3°14'02"	554.00'	31.27'
C16	9°51'30"	446.00'	76.74'
C17	10°53'25"	20.00'	3.81'
C18	89°56'10"	20.00'	31.39'
C19	100°49'35"	20.00'	35.20'
C20	1°45'51"	334.00'	10.28'
C21	75°08'14"	20.00'	26.23'
C22	0°56'53"	284.00'	4.70'
C23	26°06'20"	284.00'	129.40'
C24	27°03'13"	284.00'	134.10'
C25	5°05'45"	354.00'	31.48'
C26	0°30'53"	554.00'	4.98'
C27	37°04'19"	260.00'	168.23'
C28	50°23'04"	260.00'	228.64'
C30	90°00'00"	260.00'	408.41'
C31	8°25'02"	300.00'	44.07'
C32	4°02'26"	500.00'	35.26'
C33	4°37'26"	500.00'	40.35'
C34	8°39'52"	500.00'	75.61'
C35	9°51'30"	500.00'	86.03'
C36	1°37'11"	300.00'	8.48'
C37	36°28'28"	300.00'	190.98'
C38	4°23'33"	300.00'	23.00'
C39	42°29'12"	300.00'	222.46'
C158	7°01'13"	507.00'	62.12'
C159	7°13'03"	507.00'	63.87'
C160	14°14'16"	507.00'	125.99'

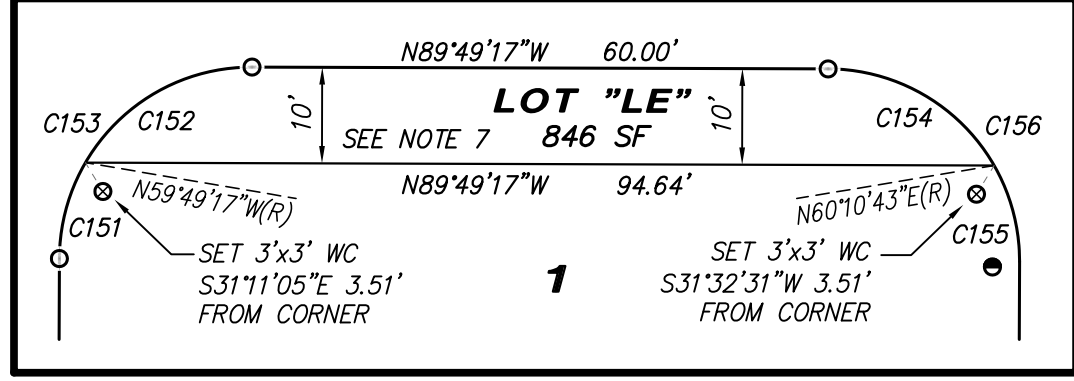
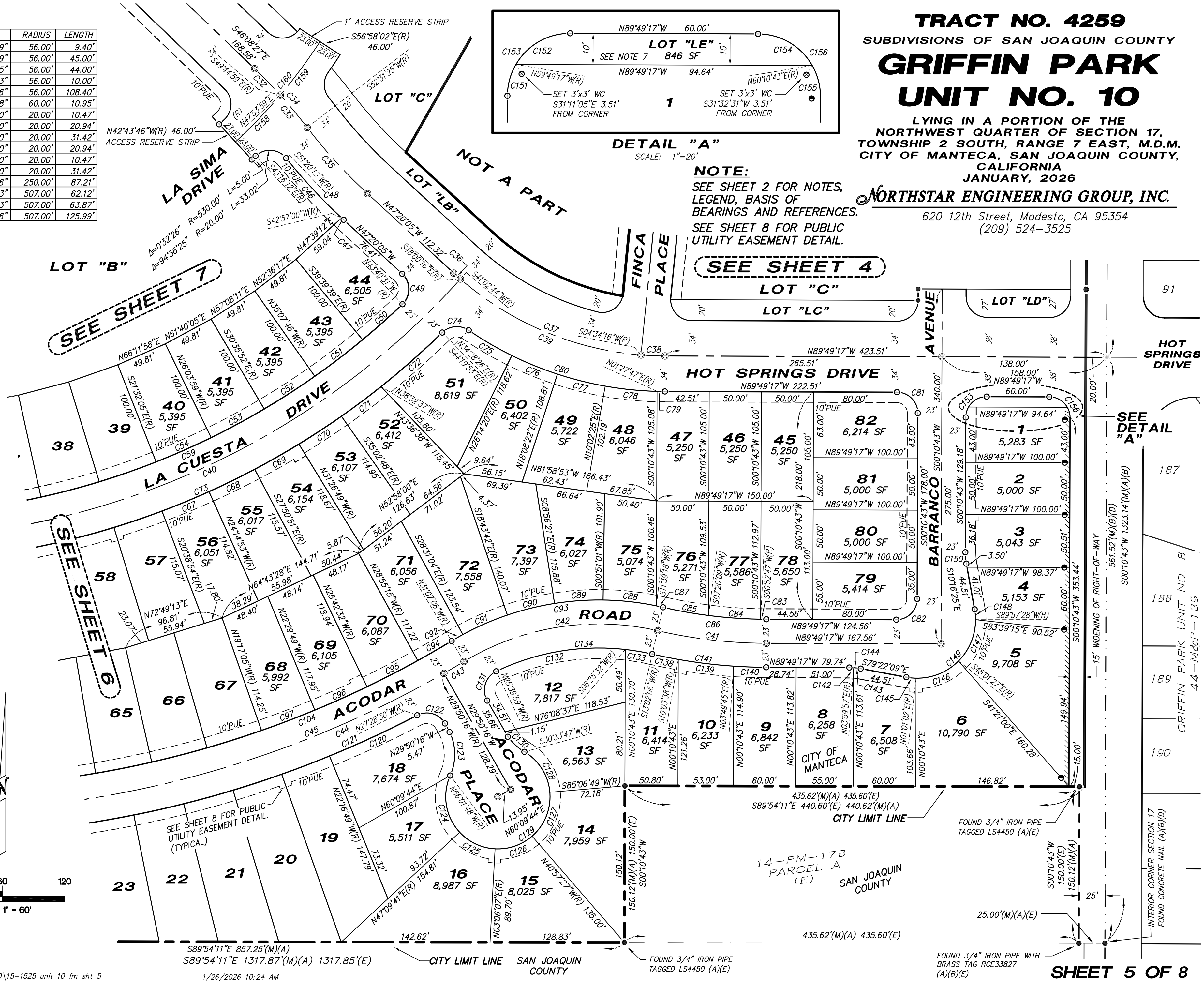
TRACT NO. 4259
SUBDIVISIONS OF SAN JOAQUIN COUNTY
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JANUARY, 2026

NORTHSTAR ENGINEERING GROUP, INC.
620 12th Street, Modesto, CA 95354
(209) 524-3525

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
C32	4°02'26"	500.00'	35.26'	C145	9°36'49"	56.00'	9.40'
C33	4°37'26"	500.00'	40.35'	C146	46°02'29"	56.00'	45.00'
C34	8°39'52"	500.00'	75.61'	C147	45°01'05"	56.00'	44.00'
C35	9°51'30"	500.00'	86.03'	C148	10°13'53"	56.00'	10.00'
C36	1°37'11"	300.00'	8.48'	C149	110°54'16"	56.00'	108.40'
C37	36°28'28"	300.00'	190.98'	C150	10°27'08"	60.00'	10.95'
C38	4°23'33"	300.00'	23.00'	C151	30°00'00"	20.00'	10.47'
C39	42°29'12"	300.00'	222.46'	C152	60°00'00"	20.00'	20.94'
C40	47°19'21"	753.00'	621.93'	C153	90°00'00"	20.00'	31.42'
C41	12°51'23"	468.00'	105.01'	C154	60°00'00"	20.00'	20.94'
C42	44°09'14"	250.00'	192.66'	C155	30°00'00"	20.00'	10.47'
C43	1°16'52"	1000.00'	22.35'	C156	90°00'00"	20.00'	31.42'
C44	30°02'34"	1000.00'	524.35'	C157	19°59'16"	250.00'	87.21'
C45	31°19'26"	1000.00'	546.70'	C158	7°01'13"	507.00'	62.12'
C46	8°23'13"	534.00'	78.17'	C159	7°13'03"	507.00'	63.87'
C47	0°17'05"	534.00'	2.65'	C160	14°14'16"	507.00'	125.99'
C48	8°40'18"	534.00'	80.82'				
C49	93°39'34"	20.00'	32.69'				
C50	4°00'52"	730.00'	51.14'				
C51	4°31'53"	730.00'	57.74'				
C52	4°31'54"	730.00'	57.74'				
C53	4°31'53"	730.00'	57.74'				
C54	4°31'54"	730.00'	57.74'				
C59	39°27'55"	730.00'	502.82'				
C67	3°35'59"	776.00'	48.75'				
C68	3°35'58"	776.00'	48.75'				
C69	3°35'58"	776.00'	48.75'				
C70	3°35'59"	776.00'	48.75'				
C71	3°29'49"	776.00'	47.36'				
C72	5°47'16"	776.00'	78.39'				
C73	40°35'57"	776.00'	549.86'				
C74	78°48'19"	20.00'	27.51'				
C75	8°14'06"	334.00'	48.01'				
C76	8°05'58"	334.00'	47.21'				
C77	8°05'58"	334.00'	47.21'				
C78	8°34'38"	334.00'	50.00'				
C79	1°17'04"	334.00'	7.49'				
C80	34°17'43"	334.00'	199.92'				
C81	90°00'00"	20.00'	31.42'				
C82	90°00'00"	20.00'	31.42'				
C83	0°42'04"	445.00'	5.44'				
C84	6°27'22"	445.00'	50.14'				
C85	5°41'57"	445.00'	44.25'				
C86	12°51'23"	445.00'	99.85'				
C87	1°22'48"	273.00'	6.58'				
C88	10°48'17"	273.00'	51.48'				
C89	9°47'22"	273.00'	46.64'				
C90	9°47'21"	273.00'	46.64'				
C91	9°47'22"	273.00'	46.38'				
C92	2°36'04"	273.00'	12.38'				
C93	44°09'14"	273.00'	210.38'				
C94	2°11'53"	977.00'	37.48'				
C95	3°12'43"	977.00'	54.77'				
C96	3°12'43"	977.00'	54.77'				
C97	3°12'44"	977.00'	54.77'				
C104	30°49'33"	977.00'	525.64'				
C120	5°11'41"	1023.00'	92.75'				
C121	24°42'46"	1023.00'	441.24'				
C122	87°38'14"	20.00'	30.59'				
C123	53°48'28"	50.00'	46.96'				
C124	66°48'31"	50.00'	58.30'				
C125	44°03'34"	50.00'	38.45'				
C126	44°03'34"	50.00'	38.45'				
C127	53°55'44"	50.00'	47.06'				
C128	54°33'02"	50.00'	47.60'				
C129	26°32'25"	50.00'	229.86'				
C130	29°35'57"	50.00'	25.83'				
C131	94°10'17"	20.00'	32.87'				
C132	32°05'31"	227.00'	127.14'				
C133	6°36'34"	227.00'	26.19'				
C134	38°42'05"	227.00'	153.33'				
C137	44°09'14"	227.00'	174.93'				
C138	2°58'28"	491.00'	25.49'				
C139	6°13'53"	491.00'	53.40'				
C140	3°39'02"	491.00'	31.28'				
C141	12°51'23"	491.00'	110.17'				
C142	3°49'14"	60.00'	4.00'				
C143	6°37'54"	60.00'	6.93'				
C144	10°27'08"	60.00'	10.95'				



TRACT NO. 4259
 SUBDIVISIONS OF SAN JOAQUIN COUNTY
GRIFFIN PARK
UNIT NO. 10
 LYING IN A PORTION OF THE
 NORTHWEST QUARTER OF SECTION 17,
 TOWNSHIP 2 SOUTH, RANGE 7 EAST, M.D.M.
 CITY OF MANTECA, SAN JOAQUIN COUNTY,
 CALIFORNIA
 JANUARY, 2026
NORTHSTAR ENGINEERING GROUP, INC.
 620 12th Street, Modesto, CA 95354
 (209) 524-3525

NOTE:
 SEE SHEET 2 FOR NOTES,
 LEGEND, BASIS OF
 BEARINGS AND REFERENCES.
 SEE SHEET 8 FOR PUBLIC
 UTILITY EASEMENT DETAIL.

SEE SHEET 4

SEE DETAIL 'A'

GRIFFIN PARK UNIT NO. 8
 44-M&P-139

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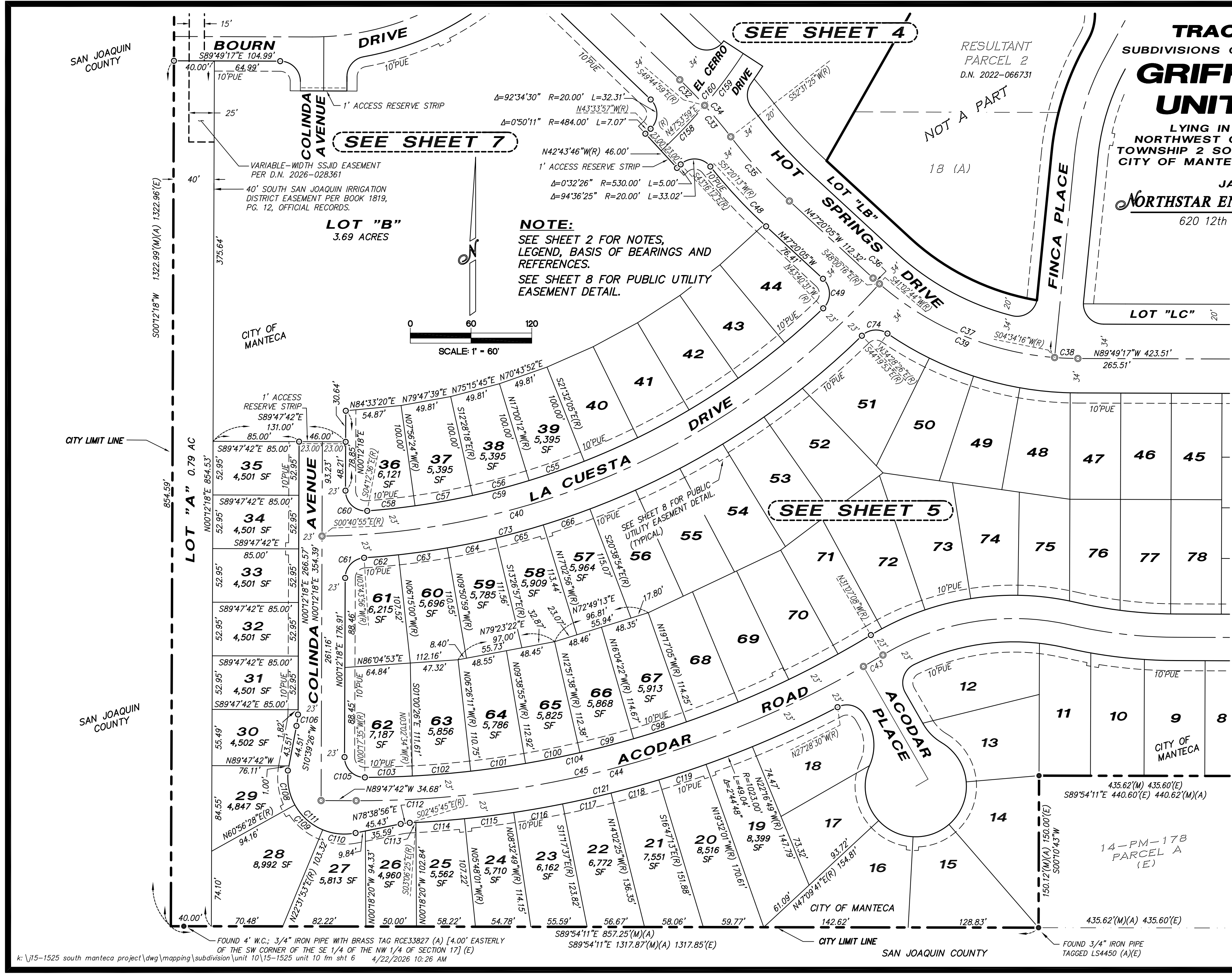
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TRACT NO. 4259
 SUBDIVISIONS OF SAN JOAQUIN COUNTY
GRIFFIN PARK
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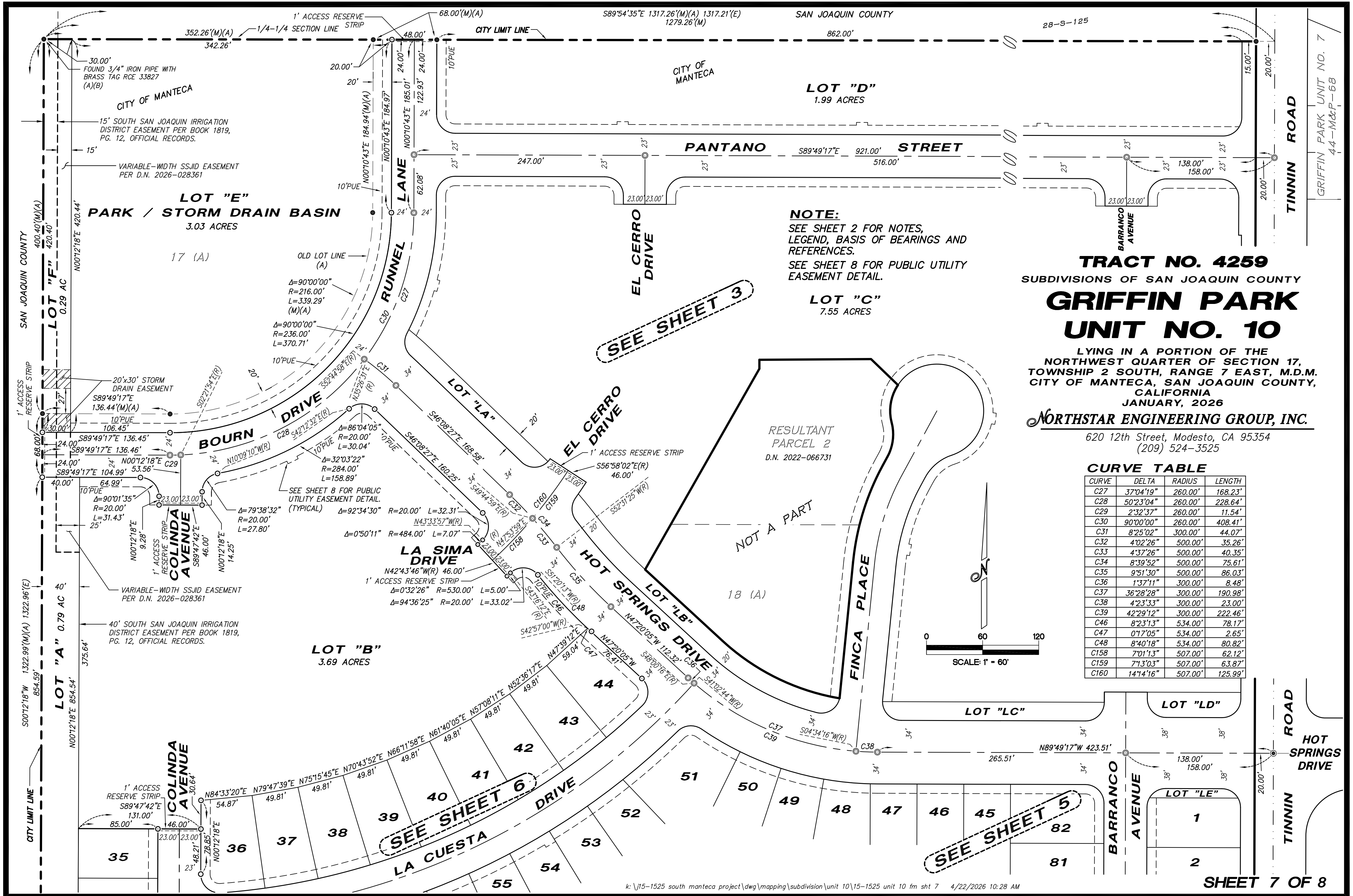
620 12th Street, Modesto, CA 95354
 (209) 524-3525



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C32	4°02'26"	500.00'	35.26'
C33	4°37'26"	500.00'	40.35'
C34	8°39'52"	500.00'	75.61'
C35	9°51'30"	500.00'	86.03'
C36	1°37'11"	300.00'	8.48'
C37	36°28'28"	300.00'	190.98'
C38	4°23'33"	300.00'	23.00'
C39	42°29'12"	300.00'	222.46'
C40	47°19'21"	753.00'	621.93'
C43	1°16'52"	1000.00'	22.35'
C44	30°02'34"	1000.00'	524.35'
C45	31°19'26"	1000.00'	546.70'
C48	8°40'18"	534.00'	80.82'
C49	93°39'34"	20.00'	32.69'
C55	4°31'53"	730.00'	57.73'
C56	4°31'54"	730.00'	57.74'
C57	4°31'54"	730.00'	57.73'
C58	3°43'48"	730.00'	47.52'
C59	39°27'55"	730.00'	502.82'
C60	94°24'54"	20.00'	32.96'
C61	86°03'46"	20.00'	30.04'
C62	2°31'04"	776.00'	34.10'
C63	3°35'59"	776.00'	48.75'
C64	3°35'58"	776.00'	48.75'
C65	3°35'59"	776.00'	48.76'
C66	3°35'58"	776.00'	48.75'
C73	40°35'57"	776.00'	549.86'
C74	78°48'19"	20.00'	27.51'
C98	3°12'43"	977.00'	54.77'
C99	3°12'44"	977.00'	54.77'
C100	3°12'43"	977.00'	54.77'
C101	3°12'44"	977.00'	54.78'
C102	3°23'37"	977.00'	57.87'
C103	2°44'59"	977.00'	46.89'
C104	30°49'33"	977.00'	525.64'
C105	90°29'53"	20.00'	31.59'
C106	10°27'08"	60.00'	10.95'
C108	39°42'58"	56.00'	38.82'
C109	38°24'35"	56.00'	37.54'
C110	33°52'57"	56.00'	33.12'
C111	112°00'30"	56.00'	109.48'
C112	8°35'19"	60.00'	8.99'
C113	0°20'40"	1023.00'	6.15'
C114	2°41'36"	1023.00'	48.09'
C115	2°44'48"	1023.00'	49.04'
C116	2°44'48"	1023.00'	49.04'
C117	2°44'48"	1023.00'	49.04'
C118	2°44'48"	1023.00'	49.04'
C119	2°44'48"	1023.00'	49.04'
C121	24°42'45"	1023.00'	441.23'
C158	7°01'13"	507.00'	62.12'
C159	7°13'03"	507.00'	63.87'
C160	14°14'16"	507.00'	125.99'

FOUND 4" W.C.; 3/4" IRON PIPE WITH BRASS TAG RCE33827 (A) [4.00' EASTERLY OF THE SW CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 17] (E)
 k:\j15-1525 south manteca project\dwg\mapping\subdivision\unit 10\j15-1525 unit 10 fm sht 6 4/22/2026 10:26 AM



NOTE:
 SEE SHEET 2 FOR NOTES,
 LEGEND, BASIS OF BEARINGS AND
 REFERENCES.
 SEE SHEET 8 FOR PUBLIC UTILITY
 EASEMENT DETAIL.

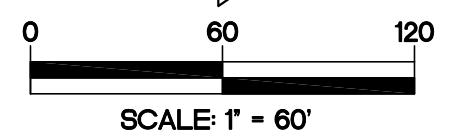
TRACT NO. 4259
 SUBDIVISIONS OF SAN JOAQUIN COUNTY
GRIFFIN PARK
UNIT NO. 10

LYING IN A PORTION OF THE
 NORTHWEST QUARTER OF SECTION 17,
 TOWNSHIP 2 SOUTH, RANGE 7 EAST, M.D.M.
 CITY OF MANTECA, SAN JOAQUIN COUNTY,
 CALIFORNIA
 JANUARY, 2026

NORTHSTAR ENGINEERING GROUP, INC.
 620 12th Street, Modesto, CA 95354
 (209) 524-3525

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C27	37°04'19"	260.00'	168.23'
C28	50°23'04"	260.00'	228.64'
C29	2°32'37"	260.00'	11.54'
C30	90°00'00"	260.00'	408.41'
C31	8°25'02"	300.00'	44.07'
C32	4°02'26"	500.00'	35.26'
C33	4°37'26"	500.00'	40.35'
C34	8°39'52"	500.00'	75.61'
C35	9°51'30"	500.00'	86.03'
C36	1°37'11"	300.00'	8.48'
C37	36°28'28"	300.00'	190.98'
C38	4°23'33"	300.00'	23.00'
C39	42°29'12"	300.00'	222.46'
C46	8°23'13"	534.00'	78.17'
C47	0°17'05"	534.00'	2.65'
C48	8°40'18"	534.00'	80.82'
C158	7°01'13"	507.00'	62.12'
C159	7°13'03"	507.00'	63.87'
C160	14°14'16"	507.00'	125.99'



PUBLIC UTILITY EASEMENT DETAIL

TRACT NO. 4259
 SUBDIVISIONS OF SAN JOAQUIN COUNTY
GRIFFIN PARK
UNIT NO. 10

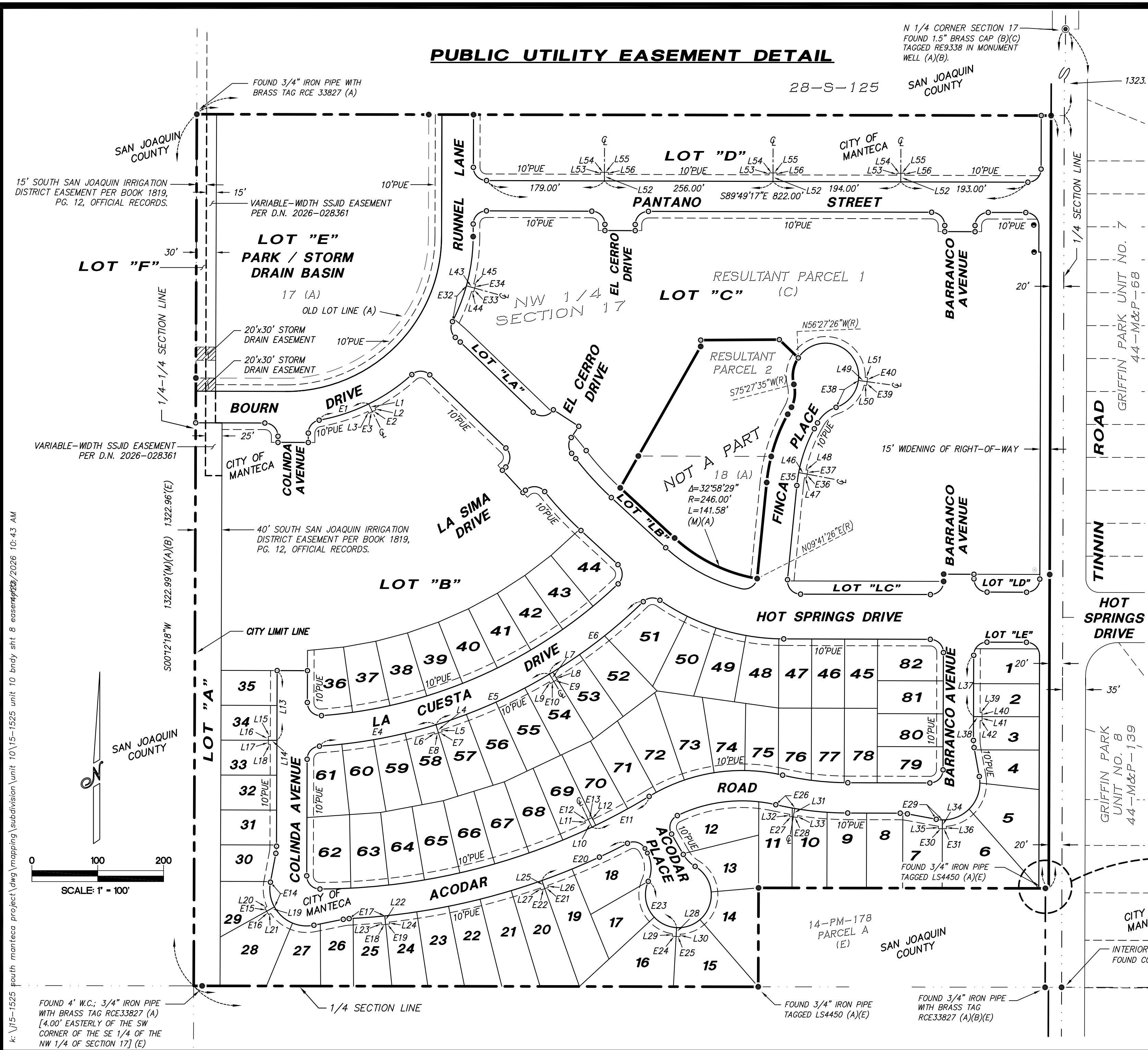
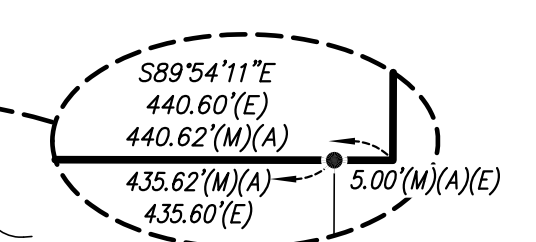
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NOTE:
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 REFERENCES.

CURVE TABLE				LINE TABLE		
CURVE	DELTA	RADIUS	LENGTH	LINE	BEARING	LENGTH
E1	16°00'11"	284.00'	79.32'	L1	N26°09'21"W	39.47'
E2	1°09'27"	297.00'	6.00'	L2	S26°09'21"E	3.00'
E3	1°09'27"	297.00'	6.00'	L3	N26°09'21"W	3.00'
E4	13°18'59"	776.00'	180.35'	L4	N17°02'56"W	13.00'
E5	13°57'45"	776.00'	189.11'	L5	N17°02'56"W	3.00'
E6	13°19'12"	776.00'	180.40'	L6	S17°02'56"E	3.00'
E7	0°26'09"	789.00'	6.00'	L7	N31°00'41"W	13.00'
E8	0°26'09"	789.00'	6.00'	L8	S31°26'49"E	3.00'
E9	0°26'09"	789.00'	6.00'	L9	N31°26'49"W	3.00'
E10	0°26'09"	789.00'	6.00'	L10	S25°19'43"E	13.00'
E11	5°47'25"	977.00'	98.74'	L11	S25°19'43"E	3.00'
E12	0°21'24"	964.00'	6.00'	L12	N25°19'43"W	3.00'
E13	0°21'24"	964.00'	6.00'	L13	N00°12'18"E	105.90'
E14	39°42'58"	56.00'	38.82'	L14	S89°47'42"E	13.00'
E15	4°57'09"	69.50'	6.01'	L15	S89°47'42"E	3.00'
E16	4°57'09"	69.50'	6.01'	L16	N00°12'18"E	6.00'
E17	3°02'16"	1023.00'	54.24'	L17	N00°12'18"E	6.00'
E18	0°19'55"	1036.00'	6.00'	L18	N89°47'42"W	3.00'
E19	0°19'55"	1036.00'	6.00'	L19	N60°56'28"E	13.50'
E20	7°56'29"	1023.00'	141.79'	L20	N60°56'28"E	3.51'
E21	0°19'55"	1036.00'	6.00'	L21	S60°56'28"W	3.51'
E22	0°19'55"	1036.00'	6.00'	L22	N05°48'01"W	13.00'
E23	110°52'05"	50.00'	96.75'	L23	S05°48'01"E	3.00'
E24	5°25'19"	63.50'	6.01'	L24	N05°48'01"W	3.00'
E25	5°25'19"	63.50'	6.01'	L25	N19°32'01"W	13.00'
E26	3°25'37"	491.00'	29.37'	L26	N19°32'01"W	3.00'
E27	0°40'56"	504.00'	6.00'	L27	S19°32'01"E	3.00'
E28	0°40'56"	504.00'	6.00'	L28	N03°06'07"E	13.50'
E29	9°36'49"	56.00'	9.40'	L29	S03°06'07"W	3.52'
E30	4°57'10"	69.50'	6.01'	L30	N03°06'07"E	3.52'
E31	4°57'10"	69.50'	6.01'	L31	N09°36'30"E	13.00'
E32	11°46'32"	284.00'	58.37'	L32	S09°36'30"W	3.00'
E33	1°09'27"	297.00'	6.00'	L33	S09°36'30"W	3.00'
E34	1°09'27"	297.00'	6.00'	L34	N00°11'30"E	13.50'
E35	5°00'02"	227.00'	19.81'	L35	N00°10'43"E	3.52'
E36	1°36'24"	214.00'	6.00'	L36	N00°10'43"E	3.51'
E37	1°36'24"	214.00'	6.00'	L37	S00°10'43"W	93.00'
E38	6°35'10"	50.00'	55.84'	L38	N89°49'17"W	13.00'
E39	5°25'19"	63.50'	6.01'	L39	S89°49'17"E	3.00'
E40	5°25'19"	63.50'	6.01'	L40	S00°10'43"W	6.00'
				L41	S00°10'43"W	6.00'
				L42	N89°49'17"W	3.00'
				L43	N74°32'37"W	13.00'
				L44	N74°32'37"W	3.00'
				L45	S74°32'37"E	3.00'
				L46	N79°19'49"W	13.00'
				L47	S79°19'49"E	3.00'
				L48	S79°19'49"E	3.00'
				L49	N82°17'57"W	13.50'
				L50	S82°17'57"E	3.52'
				L51	S82°17'57"E	3.52'
				L52	S00°10'43"W	13.00'
				L53	N00°10'43"E	3.00'
				L54	S89°49'17"E	6.00'
				L55	S89°49'17"E	6.00'
				L56	S00°10'43"W	3.00'



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