

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. 4165, SUBDIVISIONS OF SAN JOAQUIN COUNTY, 320 AIRPORT WAY SUBDIVISION", 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 IN FEE, ALL STREET RIGHTS-OF-WAY, THE 35-FOOT WIDENING OF RIGHT-OF-WAY ALONG AIRPORT WAY, LOT "B" FOR STORM DRAIN BASIN / PARK PURPOSES, LOTS "C" AND "D" FOR DRAINAGE PURPOSES, LOT "A" FOR LANDSCAPE 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 14 TO AND FROM AIRPORT WAY AND LOTS 26, 27, 48, 49, 64, 65, 80, 81, 96 AND 97 TO AND FROM CENTER STREET, ALL AS SHOWN ON THIS FINAL MAP.

OWNER: 320 AIRPORT WAY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Rick Kiper DATE 11/20/24

PRINT NAME AND TITLE: Rick Kiper, Manager

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 Contra Costa } s.s.
ON November 30, 2024 BEFORE ME, Kelly Ann Moriarty, A NOTARY PUBLIC,

PERSONALLY APPEARED Rick Kiper 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: Kelly Ann Moriarty PRINTED NAME: Kelly Ann Moriarty
PRINCIPAL COUNTY OF BUSINESS: Contra Costa MY COMMISSION EXPIRES: January 10, 2026
COMMISSION NUMBER: 2390098

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.

DEVELOPMENT SERVICES DEPARTMENT STATEMENT:

THE FINAL MAP OF "TRACT NO. 4165, SUBDIVISIONS OF SAN JOAQUIN COUNTY, 320 AIRPORT WAY SUBDIVISION", CITY OF MANTECA, CALIFORNIA CONFORMS TO THE APPROVED GENERAL PLAN AND THE MANTECA MUNICIPAL CODE.

DATED THIS _____ DAY OF _____, 20____.

BARBARA HARB
INTERIM DIRECTOR OF DEVELOPMENT SERVICES

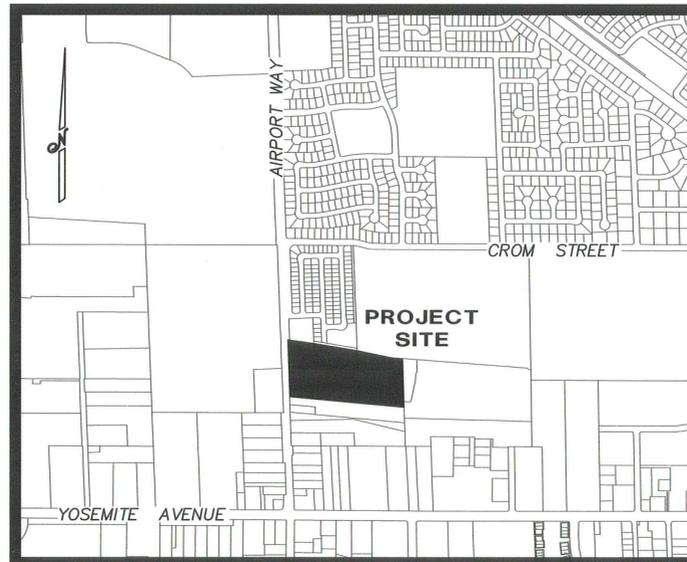
TRACT NO. 4165
SUBDIVISIONS OF SAN JOAQUIN COUNTY
320 AIRPORT WAY
SUBDIVISION

LYING IN A PORTION OF THE
SOUTHWEST QUARTER OF SECTION 31,
TOWNSHIP 1 SOUTH, RANGE 7 EAST,
MOUNT DIABLO MERIDIAN,
CITY OF MANTECA, SAN JOAQUIN COUNTY,
CALIFORNIA

JANUARY, 2024

NORTHSTAR ENGINEERING GROUP, INC.

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



VICINITY MAP
NTS

CITY COUNCIL'S CERTIFICATE OF ABANDONMENT OF RIGHT-OF-WAY AND EASEMENT:

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. 4165, SUBDIVISIONS OF SAN JOAQUIN COUNTY, 320 AIRPORT WAY SUBDIVISION" AND PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, BY ITS APPROVAL OF THIS FINAL MAP, DID ABANDON THAT PORTION OF THE 40-FOOT WIDE ROAD AS SHOWN ON BOOK 15 OF MAPS AND PLATS, AT PAGE 60, SAN JOAQUIN COUNTY RECORDS AND THE 20-FOOT RIGHT OF WAY AND EASEMENT CREATED BY DEED OF EASEMENT RECORDED DECEMBER 21, 1959 IN BOOK 2248 OF OFFICIAL RECORDS, AT PAGE 262, SAN JOAQUIN COUNTY RECORDS.

DATED THIS _____ DAY OF _____, 202____.

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

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 KIPER DEVELOPMENT, INC. ON MAY 23, 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 OCTOBER, 2025, 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 19th DAY OF November, 2024
Nicole Cannella
NICOLE CANNELLA P.L.S. 9099



COUNTY SURVEYOR'S STATEMENT:

I, JAMES E. HART, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT NO. 4165, SUBDIVISIONS OF SAN JOAQUIN COUNTY, 320 AIRPORT WAY SUBDIVISION", 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 _____, 20____.

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

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. 4165, SUBDIVISIONS OF SAN JOAQUIN COUNTY, 320 AIRPORT WAY SUBDIVISION", 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. 4165, SUBDIVISIONS OF SAN JOAQUIN COUNTY, 320 AIRPORT WAY SUBDIVISION", CITY OF MANTECA, CALIFORNIA AND ACCEPTED ON BEHALF OF THE PUBLIC FOR PUBLIC USE THE OFFER OF DEDICATION OF ALL PUBLIC UTILITY EASEMENTS AND ACCEPTED ON BEHALF OF THE CITY, THE RIGHT TO CONTROL ACCESS OVER AND ACROSS THE ONE-FOOT ACCESS RESERVE STRIPS, THE RELINQUISHMENT TO THE CITY OF MANTECA ALL ACCESS RIGHTS OF LOTS 1 THROUGH 14 TO AND FROM AIRPORT WAY AND LOTS 26, 27, 48, 49, 64, 65, 80, 81, 96 AND 97 TO AND FROM CENTER STREET, ALL AS SHOWN ON THIS FINAL MAP AND ACCEPTED THE OFFER OF DEDICATION OF THE STREET RIGHTS-OF-WAY, THE 35-FOOT WIDENING OF RIGHT-OF-WAY ALONG AIRPORT WAY, LOT "B" FOR STORM DRAIN BASIN / PARK PURPOSES, LOTS "C" AND "D" FOR DRAINAGE PURPOSES AND LOT "A" FOR LANDSCAPE PURPOSES, SUBJECT TO SATISFACTORY COMPLETION OF IMPROVEMENTS THEREON, 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: _____
STEVE J. BESTOLARIDES ASSISTANT/DEPUTY RECORDER
ASSESSOR-RECORDER-COUNTY CLERK

TRACT NO. 4165
SUBDIVISIONS OF SAN JOAQUIN COUNTY
320 AIRPORT WAY
SUBDIVISION

LYING IN A PORTION OF THE
 SOUTHWEST QUARTER OF SECTION 31,
 TOWNSHIP 1 SOUTH, RANGE 7 EAST,
 MOUNT DIABLO MERIDIAN.
 CITY OF MANTECA, SAN JOAQUIN COUNTY,
 CALIFORNIA
 JANUARY, 2024

NORTHSTAR ENGINEERING GROUP, INC.

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



BASIS OF BEARINGS:

A COURSE OF NORTH 02°09'22" WEST BETWEEN CITY OF MANTECA MONUMENTS No. 215 AND No. 216, AS CALCULATED FROM COORDINATES SHOWN IN BOOK 33 OF SURVEYS, AT PAGE 133, S.J.C.R., WAS USED AS A BASIS FOR ALL BEARINGS SHOWN ON THIS MAP. ALL DISTANCES SHOWN ARE GROUND. TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE WITH 0.999929559.

LEGEND:

- SFN SEARCHED, FOUND NOTHING
- W.C. WITNESS CORNER
- U.O.N. UNLESS OTHERWISE NOTED
- (A) SEE REFERENCES THIS SHEET
- (M) MEASURED
- (R) RADIAL BEARING
- C18 CURVE DATA, SEE CURVE TABLE THIS SHEET
- R/W RIGHT OF WAY
- M&P MAPS & PLATS
- PM PARCEL MAPS
- RS 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
- CL CENTERLINE
- EX. EXISTING
- SF SQUARE FEET
- TYP TYPICAL
- C.O.M. CITY OF MANTECA
- CR CORNER RECORD, SAN JOAQUIN COUNTY SURVEYOR'S RECORDS
- ////// RESTRICTED ACCESS

MONUMENT LEGEND:

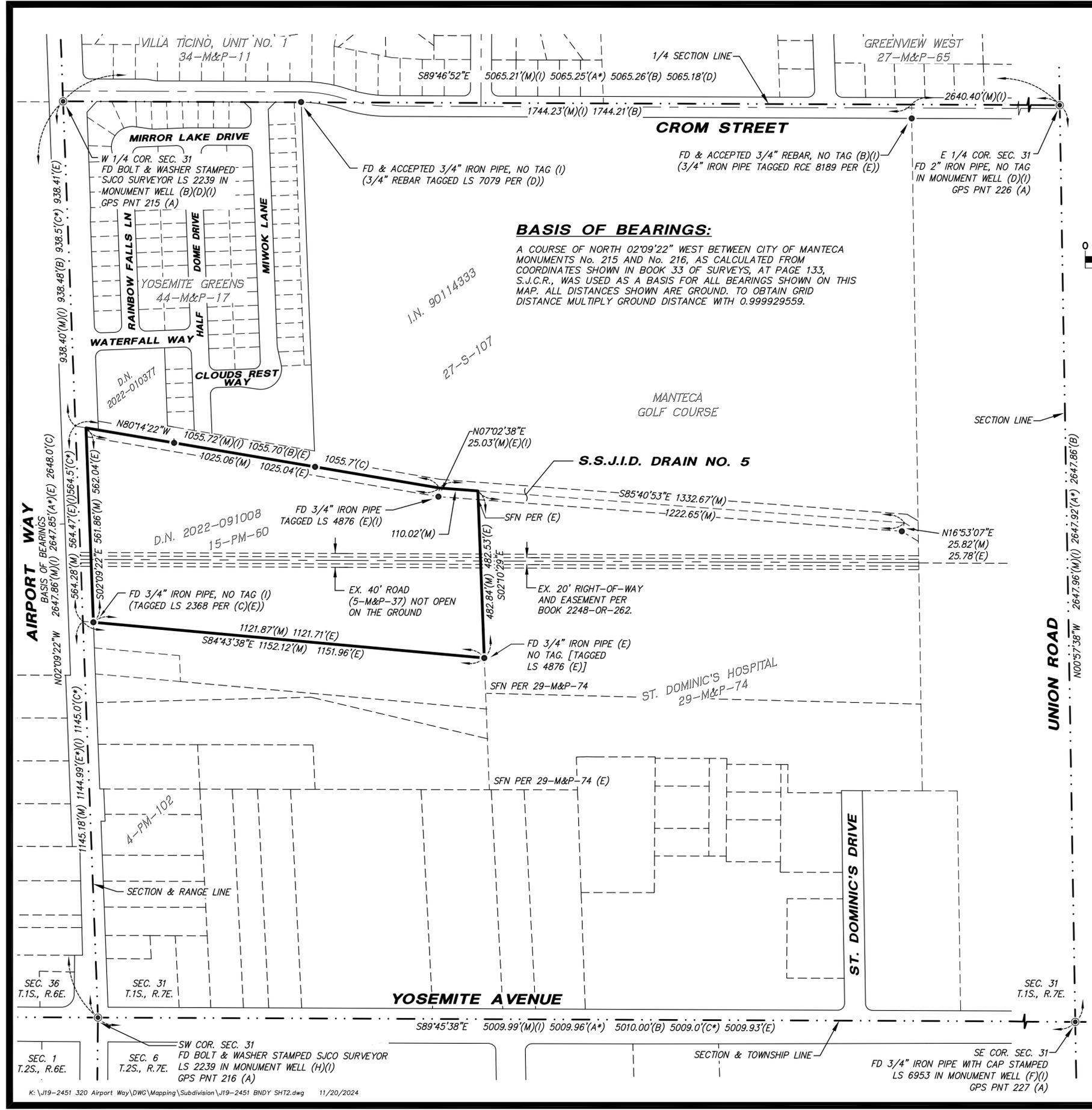
- SET 3/4" x 30" IRON PIPE, TAGGED LS 9099, U.O.N.
- ⊙ SET 3/4" x 30" IRON PIPE, TAGGED LS 9099 IN MONUMENT WELL, U.O.N.
- SET 3.00' WITNESS CORNER 3/4" x 30" IRON PIPE, TAGGED LS 9099, U.O.N.
- ⊗ SET 3.00' x 3.00' WITNESS CORNER 3/4" x 30" IRON PIPE, TAGGED LS 9099, U.O.N.
- FOUND 3/4" IRON PIPE, TAGGED LS 9099, UNLESS OTHERWISE NOTED.
- ⊙ FOUND 3/4" IRON PIPE, TAGGED LS 9099 IN MONUMENT WELL, UNLESS OTHERWISE AS NOTED.

REFERENCES:

- (A) RECORD OF SURVEY, BOOK 33, PAGE 133, S.J.C.R.
- (B) RECORD OF SURVEY, BOOK 27, PAGE 107, S.J.C.R.
- (C) RECORD OF SURVEY, BOOK 8, PAGE 177, S.J.C.R.
- (D) "VILLA TICINO, UNIT NO. 1", 34-M&P-11, S.J.C.R.
- (E) PARCEL MAP, BOOK 15, PAGE 60, S.J.C.R.
- (F) CORNER RECORD, CR-11-142, S.J.C.S.R.
- (H) RECORD OF SURVEY, BOOK 36, PAGE 39, S.J.C.R.
- (I) "YOSEMITE GREENS", 44-M&P-17, S.J.C.R.

NOTES:

1. ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
2. THIS MAP REFERS TO APPROVED TENTATIVE MAP SDJ-21-42 AND APPROVED ADDENDUMS THEREOF.
3. ALL REFERENCES ARE TO SAN JOAQUIN COUNTY RECORD, UNLESS OTHERWISE NOTED AND BOOK OR VOLUME PRECEDES PAGE, U.O.N.
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 30" IRON PIPE, TAGGED LS 9099 U.O.N.
6. WITNESS CORNERS: FRONT LOT CORNERS SAW CUT "+" IN CONCRETE AT 4.00-FOOT DISTANCE FROM LOT CORNER ON LOT LINE PROJECTION.



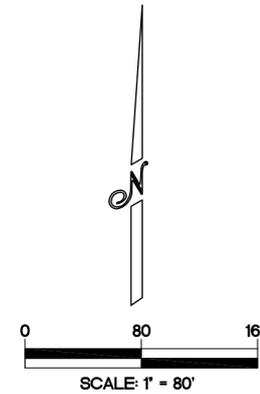
TRACT NO. 4165
SUBDIVISIONS OF SAN JOAQUIN COUNTY
320 AIRPORT WAY
SUBDIVISION

LYING IN A PORTION OF THE
 SOUTHWEST QUARTER OF SECTION 31,
 TOWNSHIP 1 SOUTH, RANGE 7 EAST,
 MOUNT DIABLO MERIDIAN,
 CITY OF MANTECA, SAN JOAQUIN COUNTY,
 CALIFORNIA

JANUARY, 2024

NORTHSTAR ENGINEERING GROUP, INC.

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



SUBDIVISION SUMMARY:

RESIDENTIAL LOTS (116)	6.77 ACRES
LOTS "A", "B", "C" & "D"	1.43 ACRES
RIGHT-OF-WAY DEDICATION	5.02 ACRES
TOTAL	13.22 ACRES

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. AT BEARING AND DISTANCE SHOWN.
- FOUND 3/4" IRON PIPE, TAGGED LS 9099 (I) UNLESS NOTED OTHERWISE.
- ⊙ FOUND 3/4" IRON PIPE, TAGGED LS 9099 IN MONUMENT WELL (I) UNLESS NOTED OTHERWISE.

REFERENCES:

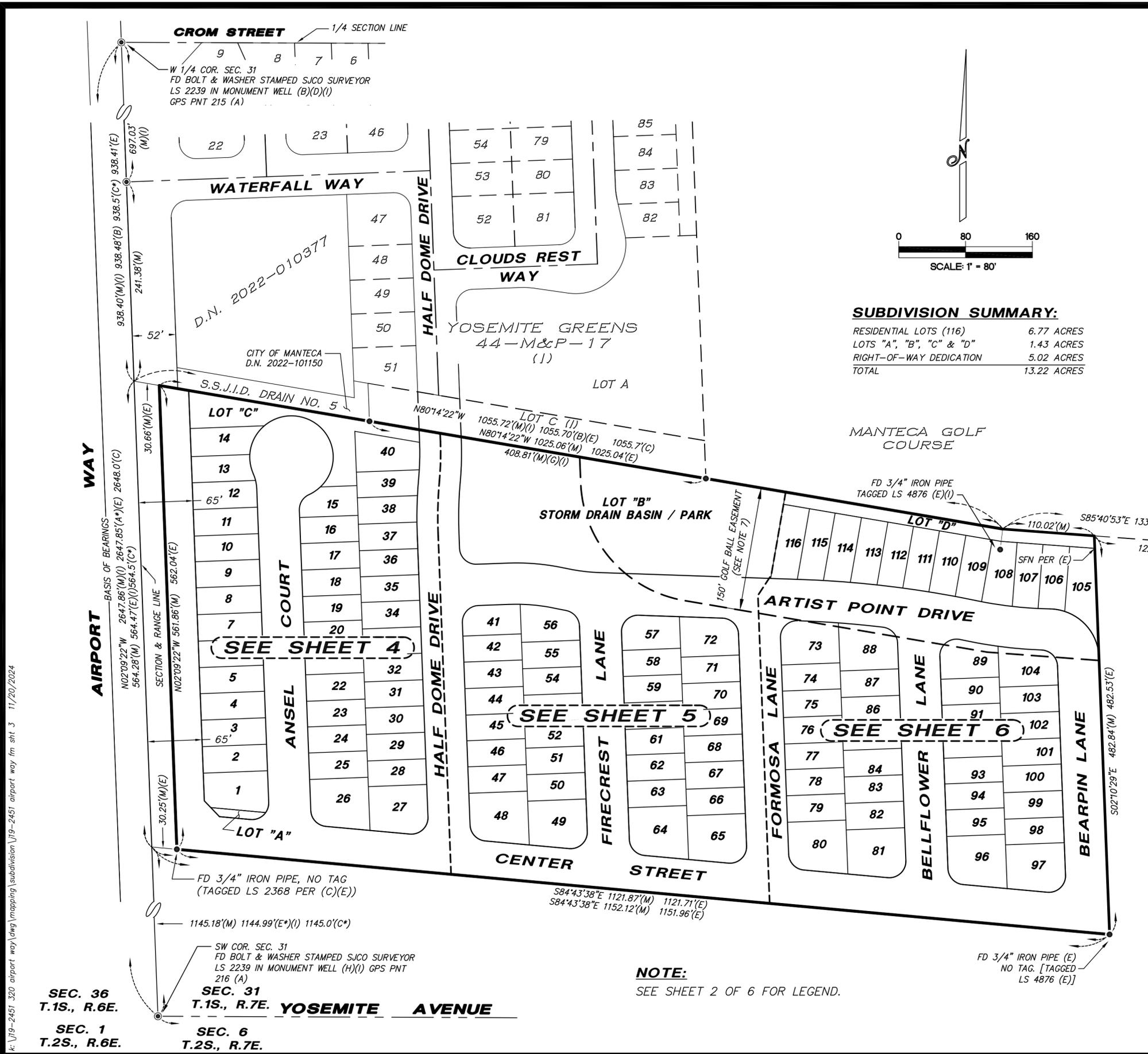
- (A) RECORD OF SURVEY, BOOK 33, PAGE 133, S.J.C.R.
- (B) RECORD OF SURVEY, BOOK 27, PAGE 107, S.J.C.R.
- (C) RECORD OF SURVEY, BOOK 8, PAGE 177, S.J.C.R.
- (D) "VILLA TICINO, UNIT NO. 1", 34-M&P-11, S.J.C.R.
- (E) PARCEL MAP, BOOK 15, PAGE 60, S.J.C.R.
- (F) CORNER RECORD, CR-11-142, S.J.C.R.
- (H) RECORD OF SURVEY, BOOK 36, PAGE 39, S.J.C.R.
- (I) "YOSEMITE GREENS", 44-M&P-17, S.J.C.R.

BASIS OF BEARINGS:

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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 30" IRON PIPE, TAGGED LS 9099 U.O.N.
6. WITNESS CORNERS: FRONT LOT CORNERS SAW CUT "+" IN CONCRETE AT 1.00-FOOT DISTANCE FROM LOT CORNER ON LOT LINE PROJECTION.
7. THE CITY OF MANTECA AND/OR THE MANTECA GOLF COURSE SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE/INJURY CAUSED BY AN ERRANT GOLF BALL WITHIN THE 150' GOLF BALL EASEMENT PER "CITY OF MANTECA-HOLD HARMLESS, RELEASE, AND INDEMNIFICATION AGREEMENT" C2024-175 ON FILE IN THE CITY CLERK'S OFFICE OF THE CITY OF MANTECA.
8. LOTS "A", "B" "C" AND "D" ARE COVERED ENTIRELY BY A PUBLIC UTILITY EASEMENT.



NOTE:
 SEE SHEET 2 OF 6 FOR LEGEND.

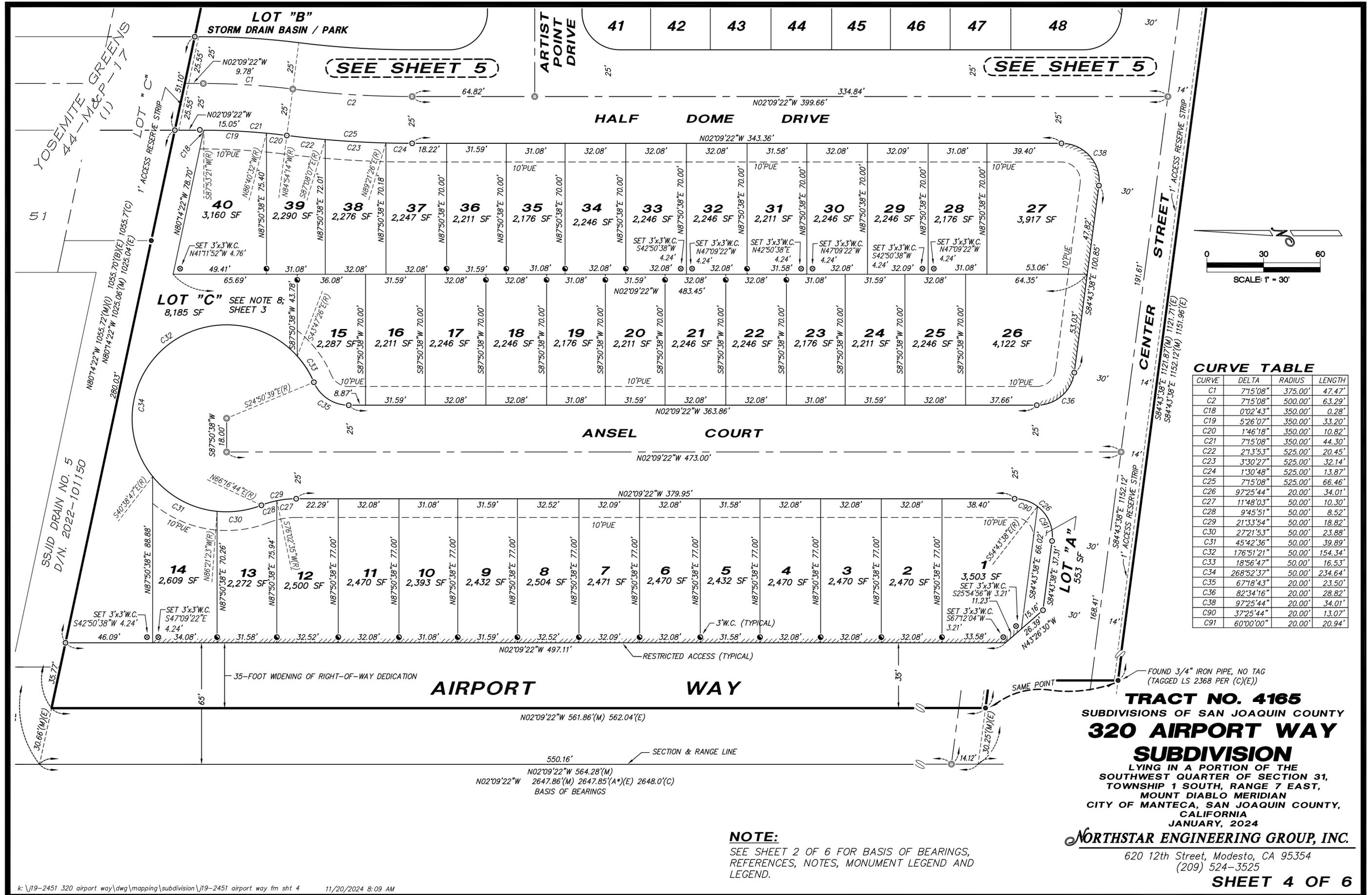
k:\j19-2451_320 airport way\mwp\subdivision\j19-2451 airport way fm shi 3 11/20/2024

SEC. 36
T.1S., R.6E.

SEC. 31
T.1S., R.7E. **YOSEMITE AVENUE**

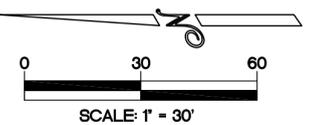
SEC. 1
T.2S., R.6E.

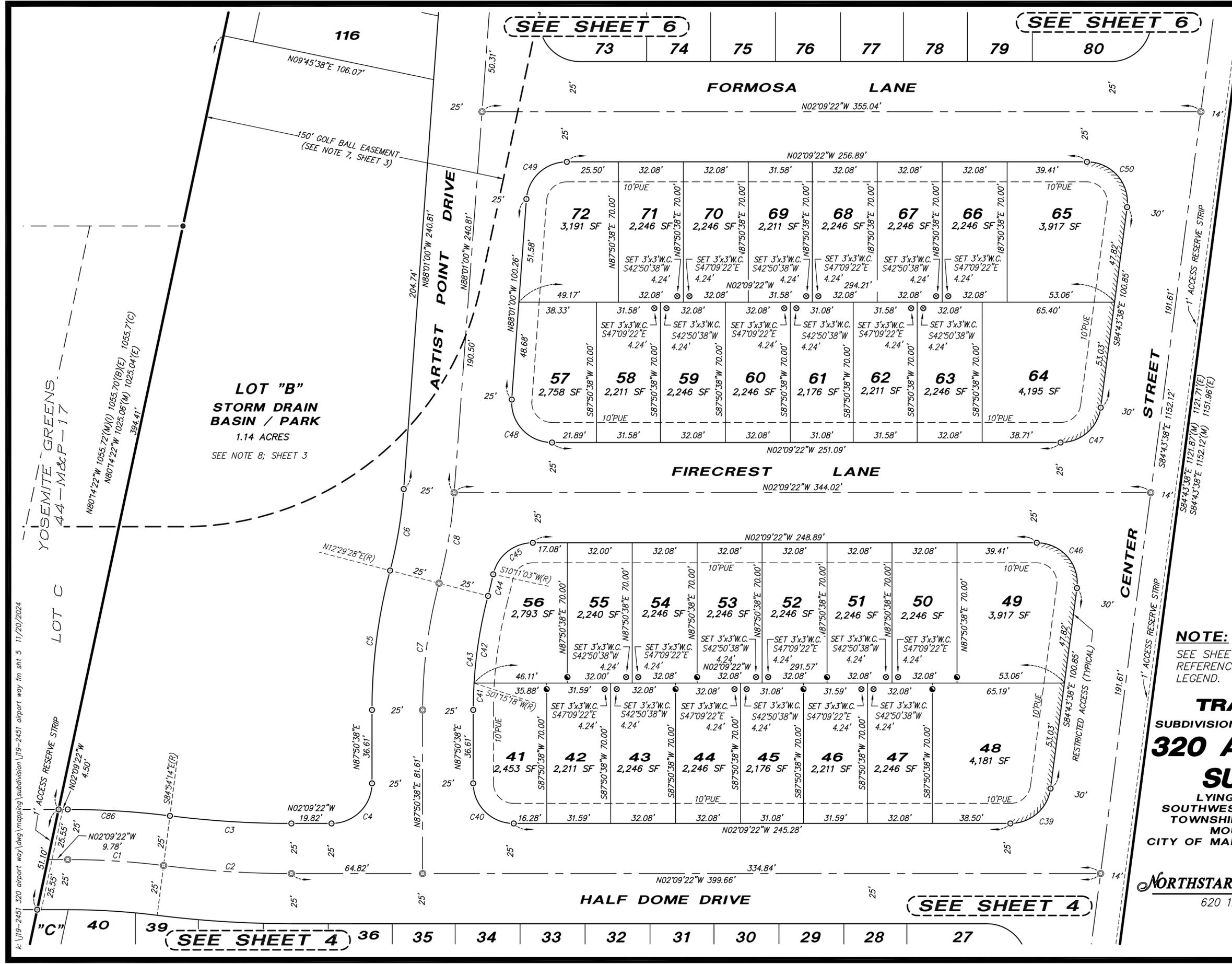
SEC. 6
T.2S., R.7E.



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	7°15'08"	375.00'	47.47'
C2	7°15'08"	500.00'	63.29'
C18	0°02'43"	350.00'	0.28'
C19	5°26'07"	350.00'	33.20'
C20	1°46'18"	350.00'	10.82'
C21	7°15'08"	350.00'	44.30'
C22	2°13'53"	525.00'	20.45'
C23	3°30'27"	525.00'	32.14'
C24	1°30'48"	525.00'	13.87'
C25	7°15'08"	525.00'	66.46'
C26	9°25'44"	20.00'	34.01'
C27	11°48'03"	50.00'	10.30'
C28	9°45'51"	50.00'	8.52'
C29	21°33'54"	50.00'	18.82'
C30	27°21'53"	50.00'	23.88'
C31	45°42'36"	50.00'	39.89'
C32	176°51'21"	50.00'	154.34'
C33	18°56'47"	50.00'	16.53'
C34	268°52'37"	50.00'	234.64'
C35	67°18'43"	20.00'	23.50'
C36	82°34'16"	20.00'	28.82'
C38	97°25'44"	20.00'	34.01'
C90	37°25'44"	20.00'	13.07'
C91	60°00'00"	20.00'	20.94'



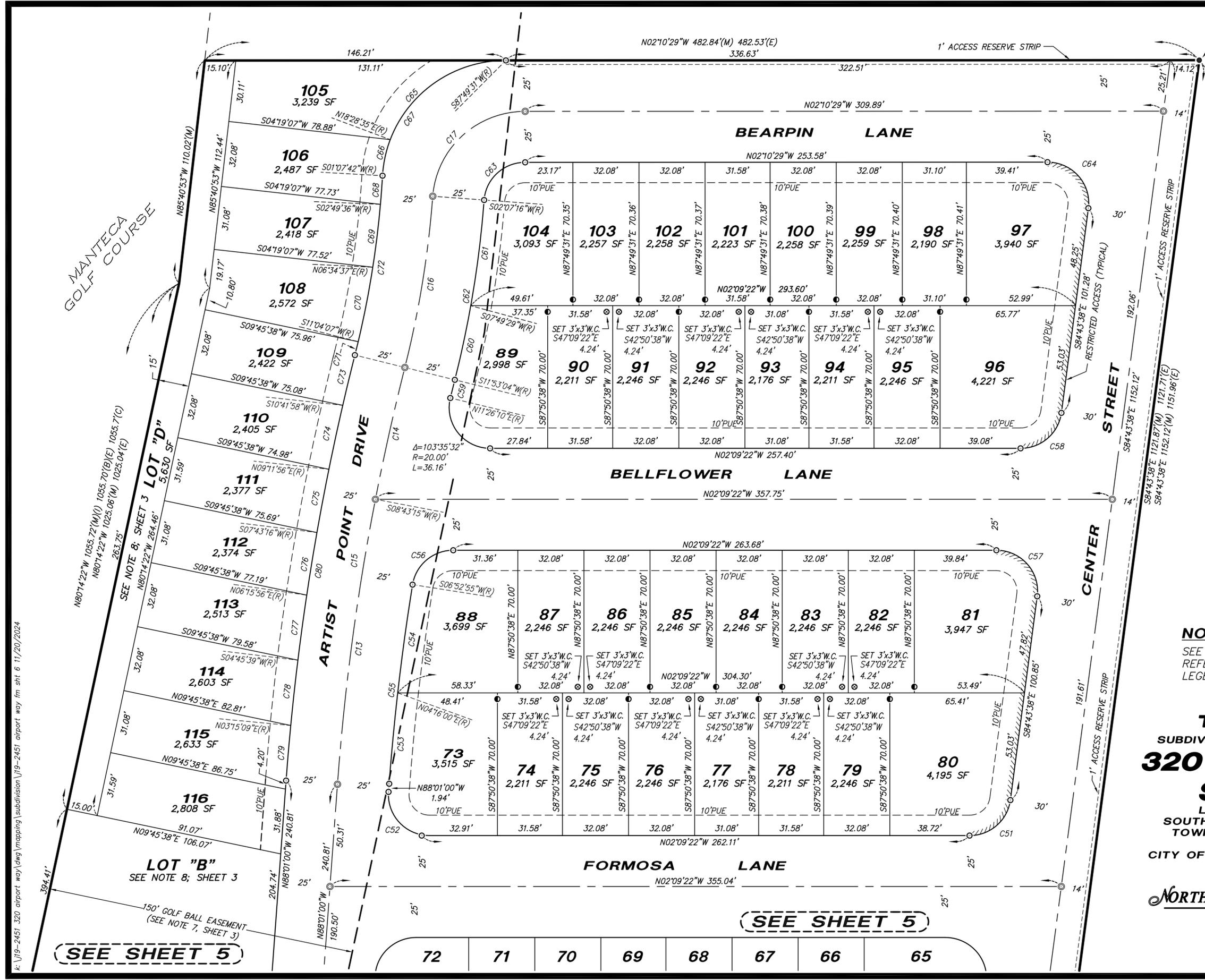


CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	7°15'08"	375.00'	47.47'
C2	7°15'08"	500.00'	63.29'
C3	7°15'08"	475.00'	60.12'
C4	90°00'00"	20.00'	31.42'
C5	14°38'50"	275.00'	70.30'
C6	10°30'28"	225.00'	41.26'
C7	14°38'50"	250.00'	63.91'
C8	10°30'28"	250.00'	45.85'
C39	82°34'16"	20.00'	28.82'
C40	90°00'00"	20.00'	31.42'
C41	3°24'40"	225.00'	13.40'
C42	11°14'10"	225.00'	44.12'
C43	14°38'50"	225.00'	57.52'
C44	2°18'25"	275.00'	11.07'
C45	77°39'35"	20.00'	27.11'
C46	97°25'44"	20.00'	34.01'
C47	82°34'16"	20.00'	28.82'
C48	94°08'22"	20.00'	32.86'
C49	85°51'38"	20.00'	29.97'
C50	97°25'44"	20.00'	34.01'
C86	7°15'08"	400.00'	50.63'

NOTE:
SEE SHEET 2 OF 6 FOR BASIS OF BEARINGS, REFERENCES, NOTES, MONUMENT LEGEND AND LEGEND.

TRACT NO. 4165
SUBDIVISIONS OF SAN JOAQUIN COUNTY
320 AIRPORT WAY
SUBDIVISION
LYING IN A PORTION OF THE
SOUTHWEST QUARTER OF SECTION 31,
TOWNSHIP 1 SOUTH, RANGE 7 EAST,
MOUNT DIABLO MERIDIAN
CITY OF MANTECA, SAN JOAQUIN COUNTY,
CALIFORNIA
JANUARY, 2024
NORTHSTAR ENGINEERING GROUP, INC.
620 12th Street, Modesto, CA 95354
(209) 524-3525



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C13	6°44'15"	1200.00'	141.11'
C14	3°09'49"	1200.00'	66.26'
C15	9°54'04"	1200.00'	207.37'
C16	9°45'48"	500.00'	85.20'
C17	85°42'15"	45.00'	67.31'
C51	82°34'16"	20.00'	28.82'
C52	94°08'22"	20.00'	32.86'
C53	2°17'00"	1175.00'	46.83'
C54	2°36'55"	1175.00'	53.63'
C55	4°53'55"	1175.00'	100.46'
C56	80°57'43"	20.00'	28.26'
C57	97°25'44"	20.00'	34.01'
C58	82°34'16"	20.00'	28.82'
C59	0°26'54"	1175.00'	9.19'
C60	4°03'35"	525.00'	37.20'
C61	5°42'13"	525.00'	52.26'
C62	9°45'48"	525.00'	89.46'
C63	85°42'15"	20.00'	29.92'
C64	97°26'51"	20.00'	34.02'
C65	69°20'56"	60.00'	72.62'
C66	17°20'53"	60.00'	18.17'
C67	86°41'49"	60.00'	90.79'
C68	1°41'54"	475.00'	14.08'
C69	3°45'01"	475.00'	31.09'
C70	4°29'30"	475.00'	37.24'
C71	0°48'57"	475.00'	6.76'
C72	10°45'22"	475.00'	89.17'
C73	1°11'06"	1225.00'	25.34'
C74	1°30'02"	1225.00'	32.08'
C75	1°28'40"	1225.00'	31.59'
C76	1°27'20"	1225.00'	31.12'
C77	1°30'17"	1225.00'	32.17'
C78	1°30'30"	1225.00'	32.25'
C79	1°16'09"	1225.00'	27.14'
C80	9°54'04"	1225.00'	211.69'

NOTE:
SEE SHEET 2 OF 6 FOR BASIS OF BEARINGS, REFERENCES, NOTES, MONUMENT LEGEND AND LEGEND.

TRACT NO. 4165
SUBDIVISIONS OF SAN JOAQUIN COUNTY
320 AIRPORT WAY
SUBDIVISION
LYING IN A PORTION OF THE
SOUTHWEST QUARTER OF SECTION 31,
TOWNSHIP 1 SOUTH, RANGE 7 EAST,
MOUNT DIABLO MERIDIAN
CITY OF MANTECA, SAN JOAQUIN COUNTY,
CALIFORNIA
JANUARY, 2024
NORTHSTAR ENGINEERING GROUP, INC.

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

k:\19-2451-320 airport way\dwg\mapping\subdivision\19-2451 airport way sht 6 11/20/2024