

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. 3758, SUBDIVISIONS OF SAN JOAQUIN COUNTY, YOSEMITE SQUARE, UNIT NO. 1", 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, WALL EASEMENTS, LANDSCAPE EASEMENTS, ACCESS EASEMENTS, AND THE 2' WALL EASEMENT ALONG THE SOUTH PROPERTY LINE AND IN FEE, ALL STREET RIGHTS-OF-WAY, THE VARIABLE WIDTH WIDENING OF RIGHT-OF-WAY ALONG AUSTIN ROAD, LOT "G" FOR EMERGENCY VEHICLE ACCESS PURPOSES, LOT "H" FOR SEWER LIFT STATION SITE PURPOSES, LOT "J" FOR PARK/STORM DRAIN BASIN PURPOSES, LOT "K" FOR WELL SITE PURPOSES, AND LOTS "LA" THROUGH "LN" FOR LANDSCAPE AND PUBLIC UTILITY EASEMENT 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 GIANT DRIVE, LOTS 14 THROUGH 19, LOT "B" AND LOT "C" TO AND FROM AUSTIN ROAD, LOTS 89 THROUGH 113 AND LOT "F" TO AND FROM WARRIOR DRIVE AND LOTS 96 AND 97 TO AND FROM BRUIN ROAD ALL AS SHOWN ON THIS FINAL MAP.

WE ALSO IRREVOCABLY OFFER FOR DEDICATION IN FEE, LOTS "L" AND "M" FOR FUTURE HIGHWAY RIGHT-OF-WAY PURPOSES, ALL AS SHOWN ON THIS FINAL MAP.

OWNER: DRP SOLARIS MULTISTATE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Houdin Honarvar April 29, 2025 DATE

PRINT NAME: Houdin Honarvar TITLE: Authorized Signatory

OPTIONEE'S STATEMENT:

WE, THE UNDERSIGNED, AS GRANTEE UNDER THE "MEMORANDUM OF OPTION AGREEMENT" RECORDED AUGUST 2, 2023 AS DOCUMENT NUMBER 2023-060789, SAN JOAQUIN COUNTY RECORDS, AND MODIFIED BY "FIRST AMENDMENT TO MEMORANDUM OF OPTION AGREEMENT" RECORDED NOVEMBER 7, 2024 AS DOCUMENT NUMBER 2024-095767, SAN JOAQUIN COUNTY RECORDS, DO HEREBY JOIN IN AND CONSENT TO THE FOREGOING OWNER'S STATEMENT.

PURCHASER: LENNAR HOMES OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Kelley Stough 4-25-2025 DATE

PRINT NAME: KELLEY STOUGH TITLE: VICE PRESIDENT

NOTARY'S 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 New York } S.S. COUNTY OF New York ON April 29, 2025, BEFORE ME, Josephine G. Cimino, A NOTARY PUBLIC,

PERSONALLY APPEARED Houdin Honarvar 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: Josephine G. Cimino PRINTED NAME: Josephine G. Cimino

PRINCIPAL COUNTY OF BUSINESS: New York MY COMMISSION EXPIRES: 7-5-2028

COMMISSION NUMBER: 01C10026551

NOTARY'S 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 } S.S. COUNTY OF Contra Costa ON April 25, 2025, BEFORE ME, C. Leon, A NOTARY PUBLIC,

PERSONALLY APPEARED Kelley Stough 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: C. Leon PRINTED NAME: C. Leon

PRINCIPAL COUNTY OF BUSINESS: Contra Costa MY COMMISSION EXPIRES: June 15, 2026

COMMISSION NUMBER: 2404735

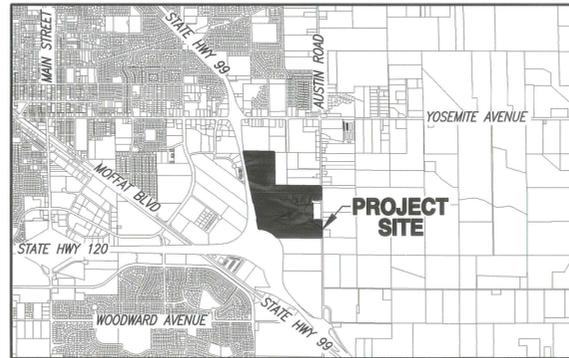
D.D. SHEET NO. 59

TRACT NO. 3758 SUBDIVISIONS OF SAN JOAQUIN COUNTY YOSEMITE SQUARE, UNIT NO. 1

BEING A SUBDIVISION OF A PORTION OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA NOVEMBER, 2023

NORTHSTAR ENGINEERING GROUP, INC.

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



VICINITY MAP

CERTIFICATE OF DEDICATION:

THE FOLLOWING REAL PROPERTY IS DEDICATED BY DRP SOLARIS MULTISTATE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR THE PURPOSE OF:

- EMERGENCY VEHICLE ACCESS PURPOSE - LOT "G" AS SHOWN ON THIS MAP
SEWER LIFT STATION PURPOSE - LOT "H" AS SHOWN ON THIS MAP
PARK/STORM DRAIN BASIN PURPOSE - LOT "J" AS SHOWN ON THIS MAP
WELL SITE PURPOSE - LOT "K" AS SHOWN ON THIS MAP
FUTURE HIGHWAY RIGHT-OF-WAY PURPOSE - LOTS "L" AND "M" AS SHOWN ON THIS MAP

THE CITY OF MANTECA SHALL RECONVEY THE PROPERTY TO THE SUBDIVIDER IF THE CITY OF MANTECA MAKES A DETERMINATION PURSUANT TO GOVERNMENT CODE SECTION 66477.5 THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES.

IRRIGATION DISTRICT'S STATEMENT:

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

DATED THIS 22nd DAY OF MAY, 2025.

Forrest Killingsworth, ENGINEERING DEPARTMENT MANAGER SOUTH SAN JOAQUIN IRRIGATION DISTRICT

DEVELOPMENT SERVICES DEPARTMENT STATEMENT:

THIS FINAL MAP OF "TRACT NO. 3758, SUBDIVISIONS OF SAN JOAQUIN COUNTY, YOSEMITE SQUARE, UNIT NO. 1", CITY OF MANTECA, CALIFORNIA CONFORMS TO THE APPROVED GENERAL PLAN AND THE MANTECA MUNICIPAL CODE.

DATED THIS DAY OF , 2025.

BRAD WUNGLUCK DIRECTOR OF DEVELOPMENT SERVICES

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 LENNAR HOMES OF CALIFORNIA, LLC, ON APRIL 20, 2023. 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, 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 16th DAY OF APRIL, 2025.

Tanya Cissell, P.L.S. 9857



COUNTY SURVEYOR'S STATEMENT:

I, JAMES E. HART, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT NO. 3758, SUBDIVISIONS OF SAN JOAQUIN COUNTY, YOSEMITE SQUARE, UNIT NO. 1", 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 , 2025.

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. 3758, SUBDIVISIONS OF SAN JOAQUIN COUNTY, YOSEMITE SQUARE, UNIT NO. 1", 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 , 2025.

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 , 2025, THE CITY COUNCIL OF THE CITY OF MANTECA, CALIFORNIA, APPROVED THIS FINAL MAP OF "TRACT NO. 3758, SUBDIVISIONS OF SAN JOAQUIN COUNTY, YOSEMITE SQUARE, UNIT NO. 1", CITY OF MANTECA, CALIFORNIA, AND ACCEPTED ON BEHALF OF THE PUBLIC FOR PUBLIC USE THE OFFER OF DEDICATION OF ALL PUBLIC UTILITY EASEMENTS, WALL EASEMENTS, LANDSCAPE EASEMENTS, ACCESS EASEMENTS AND THE 2' WALL EASEMENT ALONG THE SOUTH PROPERTY LINE 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 GIANT DRIVE, LOTS 14 THROUGH 19, LOT "B" AND LOT "C" TO AND FROM AUSTIN ROAD, LOTS 89 THROUGH 113 AND LOT "F" TO AND FROM WARRIOR DRIVE AND LOTS 96 AND 97 TO AND FROM BRUIN 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 AUSTIN ROAD, LOT "G" FOR EMERGENCY VEHICLE ACCESS PURPOSES, LOT "H" FOR SEWER LIFT STATION SITE PURPOSES, LOT "J" FOR PARK/STORM DRAIN BASIN PURPOSES, LOT "K" FOR WELL SITE PURPOSES, AND LOTS "LA" THROUGH "LN" FOR LANDSCAPE AND PUBLIC UTILITY EASEMENT PURPOSES, SUBJECT TO SATISFACTORY COMPLETION OF IMPROVEMENTS THEREON OF SAID STREET RIGHTS-OF-WAY AND LOTS "G", "H", "J", "K" AND "LA" THROUGH "LN" IN ACCORDANCE WITH TITLE 16 OF THE MANTECA MUNICIPAL CODE, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP.

WE HEREBY ACCEPT ON BEHALF OF THE PUBLIC FOR PUBLIC USE THE IRREVOCABLE OFFER OF DEDICATION OF LOTS "L" AND "M" FOR FUTURE HIGHWAY RIGHT-OF-WAY PURPOSES, AS SHOWN ON THIS FINAL MAP.

DATED THIS DAY OF , 2025.

GARY SINGH, MAYOR ATTEST: CASSANDRA TILTON, CITY CLERK

RECORDER'S STATEMENT:

FILED THIS DAY OF , 20 , AT .M. IN BOOK OF

MAPS & PLATS, AT PAGE , AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY.

FEE: \$

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

# TRACT NO. 3758

## SUBDIVISIONS OF SAN JOAQUIN COUNTY

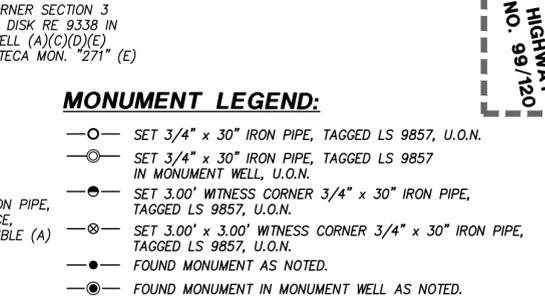
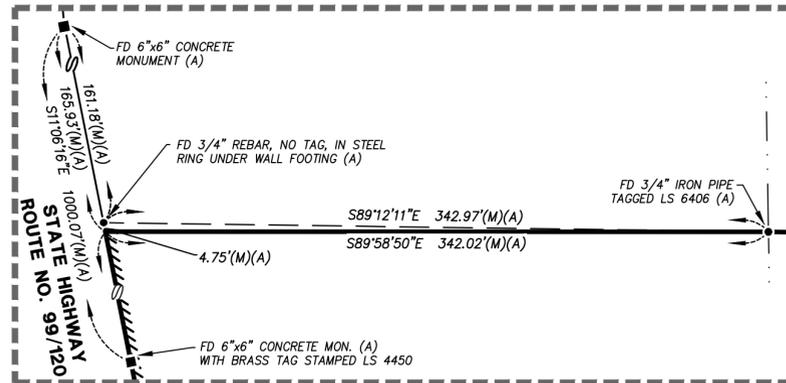
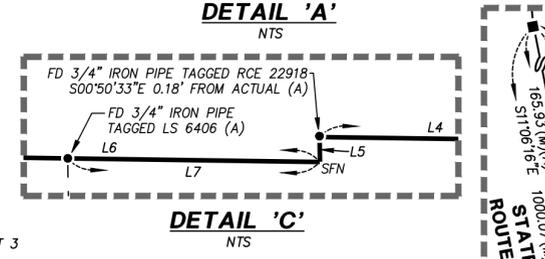
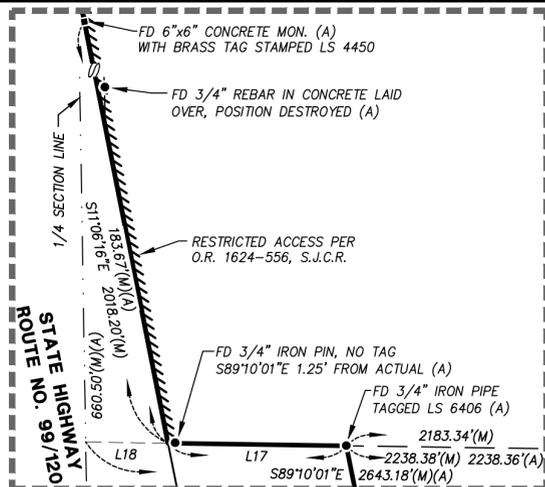
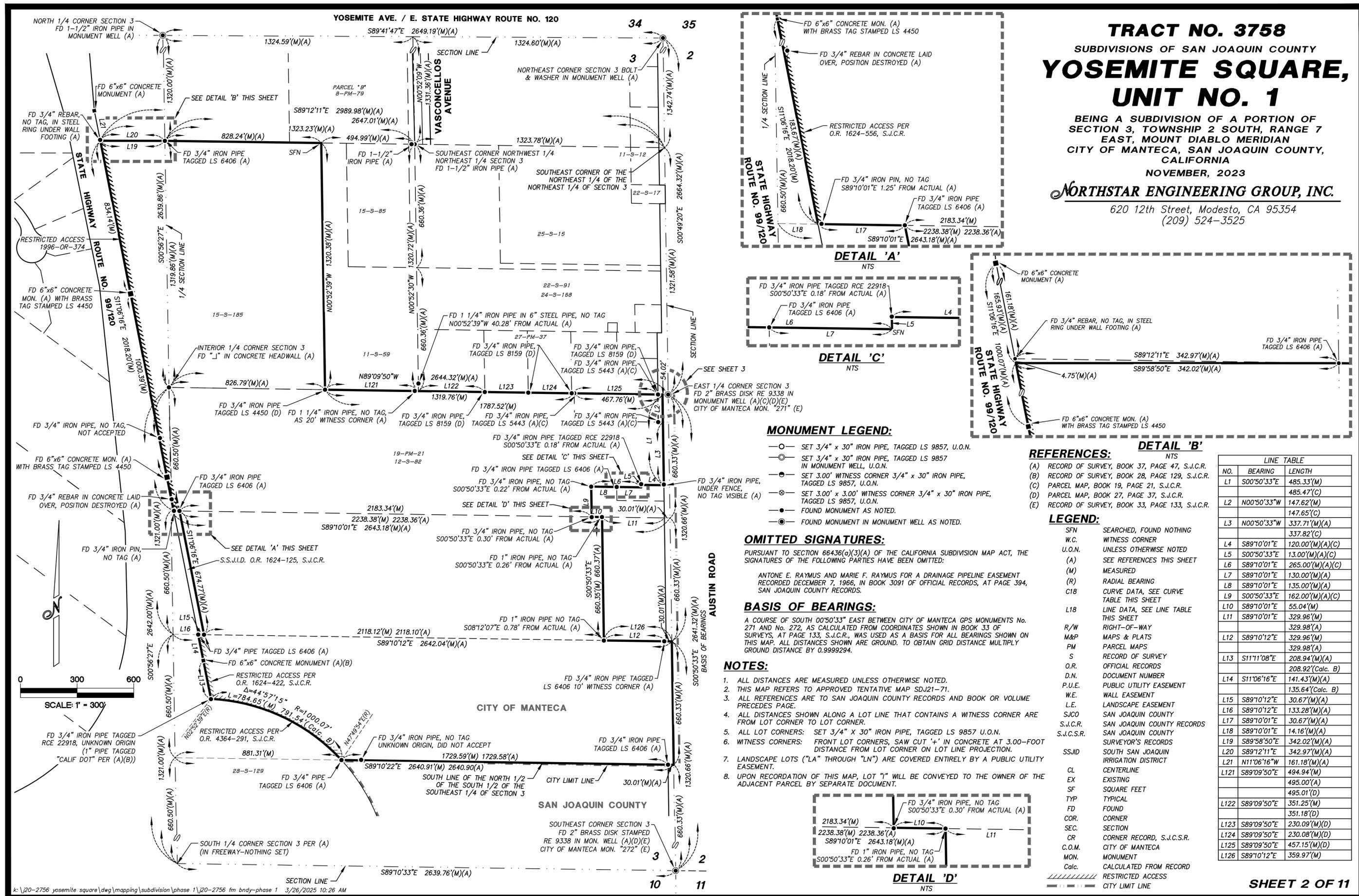
# YOSEMITE SQUARE, UNIT NO. 1

BEING A SUBDIVISION OF A PORTION OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA

NOVEMBER, 2023

**NORTHSTAR ENGINEERING GROUP, INC.**

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



**MONUMENT LEGEND:**

- SET 3/4" x 30" IRON PIPE, TAGGED LS 9857, U.O.N.
- SET 3/4" x 30" IRON PIPE, TAGGED LS 9857 IN MONUMENT WELL, U.O.N.
- SET 3.00' WITNESS CORNER 3/4" x 30" IRON PIPE, TAGGED LS 9857, U.O.N.
- SET 3.00' x 3.00' WITNESS CORNER 3/4" x 30" IRON PIPE, TAGGED LS 9857, U.O.N.
- FOUND MONUMENT AS NOTED.
- FOUND MONUMENT IN MONUMENT WELL AS NOTED.

**REFERENCES:**

- (A) RECORD OF SURVEY, BOOK 37, PAGE 47, S.J.C.R.
- (B) RECORD OF SURVEY, BOOK 28, PAGE 129, S.J.C.R.
- (C) PARCEL MAP, BOOK 19, PAGE 21, S.J.C.R.
- (D) PARCEL MAP, BOOK 27, PAGE 37, S.J.C.R.
- (E) RECORD OF SURVEY, BOOK 33, PAGE 133, S.J.C.R.

**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
- L18 LINE DATA, SEE LINE TABLE THIS SHEET
- R/W RIGHT-OF-WAY
- M&P MAPS & PLATS
- PM PARCEL MAPS
- S RECORD OF SURVEY
- O.R. OFFICIAL RECORDS
- D.N. DOCUMENT NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- W.E. WALL EASEMENT
- L.E. LANDSCAPE EASEMENT
- S/JCO SAN JOAQUIN COUNTY
- S.J.C.R. SAN JOAQUIN COUNTY RECORDS
- S.J.C.S.R. SAN JOAQUIN COUNTY SURVEYOR'S RECORDS
- SS/JID SOUTH SAN JOAQUIN IRRIGATION DISTRICT
- CL CENTERLINE
- EX EXISTING
- SF SQUARE FEET
- TYP TYPICAL
- FD FOUND
- COR. CORNER
- SEC. SECTION
- CR CORNER RECORD, S.J.C.S.R.
- C.O.M. CITY OF MANTECA
- MON. MONUMENT
- Calc. CALCULATED FROM RECORD
- RESTRICTED ACCESS
- CITY LIMIT LINE

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°50'33"E	485.33'(M)
		485.47'(C)
L2	N00°50'33"W	147.62'(M)
		147.65'(C)
L3	N00°50'33"W	337.71'(M)(A)
		337.82'(C)
L4	S89°10'01"E	120.00'(M)(A)(C)
L5	S00°50'33"E	13.00'(M)(A)(C)
L6	S89°10'01"E	265.00'(M)(A)(C)
L7	S89°10'01"E	130.00'(M)(A)
L8	S89°10'01"E	135.00'(M)(A)
L9	S00°50'33"E	162.00'(M)(A)(C)
L10	S89°10'01"E	55.04'(M)
L11	S89°10'01"E	329.96'(M)
		329.98'(A)
L12	S89°10'12"E	329.96'(M)
		329.98'(A)
L13	S11°11'08"E	208.94'(M)(A)
		208.92'(Calc. B)
L14	S11°06'16"E	141.43'(M)(A)
		135.64'(Calc. B)
L15	S89°10'12"E	30.67'(M)(A)
L16	S89°10'12"E	133.28'(M)(A)
L17	S89°10'01"E	30.67'(M)(A)
L18	S89°10'01"E	14.16'(M)(A)
L19	S89°58'50"E	342.02'(M)(A)
L20	S89°12'11"E	342.97'(M)(A)
L21	N11°06'16"W	161.18'(M)(A)
L21	S89°09'50"E	494.94'(M)
		495.00'(A)
		495.01'(D)
L22	S89°09'50"E	351.25'(M)
		351.18'(D)
L23	S89°09'50"E	230.09'(M)(D)
L24	S89°09'50"E	230.08'(M)(D)
L25	S89°09'50"E	457.15'(M)(D)
L26	S89°10'12"E	359.97'(M)

**OMITTED SIGNATURES:**

PURSUANT TO SECTION 66436(o)(3)(A) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

ANTONE E. RAYMUS AND MARIE F. RAYMUS FOR A DRAINAGE PIPELINE EASEMENT RECORDED DECEMBER 7, 1966, IN BOOK 3091 OF OFFICIAL RECORDS, AT PAGE 394, SAN JOAQUIN COUNTY RECORDS.

**BASIS OF BEARINGS:**

A COURSE OF SOUTH 00°50'33" EAST BETWEEN CITY OF MANTECA GPS MONUMENTS No. 271 AND No. 272, 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 BY 0.9999294.

**NOTES:**

1. ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
2. THIS MAP REFERS TO APPROVED TENTATIVE MAP SDJ21-71.
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: SET 3/4" x 30" IRON PIPE, TAGGED LS 9857 U.O.N.
6. WITNESS CORNERS: FRONT LOT CORNERS, SAW CUT "+" IN CONCRETE AT 3.00-FOOT DISTANCE FROM LOT CORNER ON LOT LINE PROJECTION.
7. LANDSCAPE LOTS ("LA" THROUGH "LN") ARE COVERED ENTIRELY BY A PUBLIC UTILITY EASEMENT.
8. UPON RECORDATION OF THIS MAP, LOT "I" WILL BE CONVEYED TO THE OWNER OF THE ADJACENT PARCEL BY SEPARATE DOCUMENT.

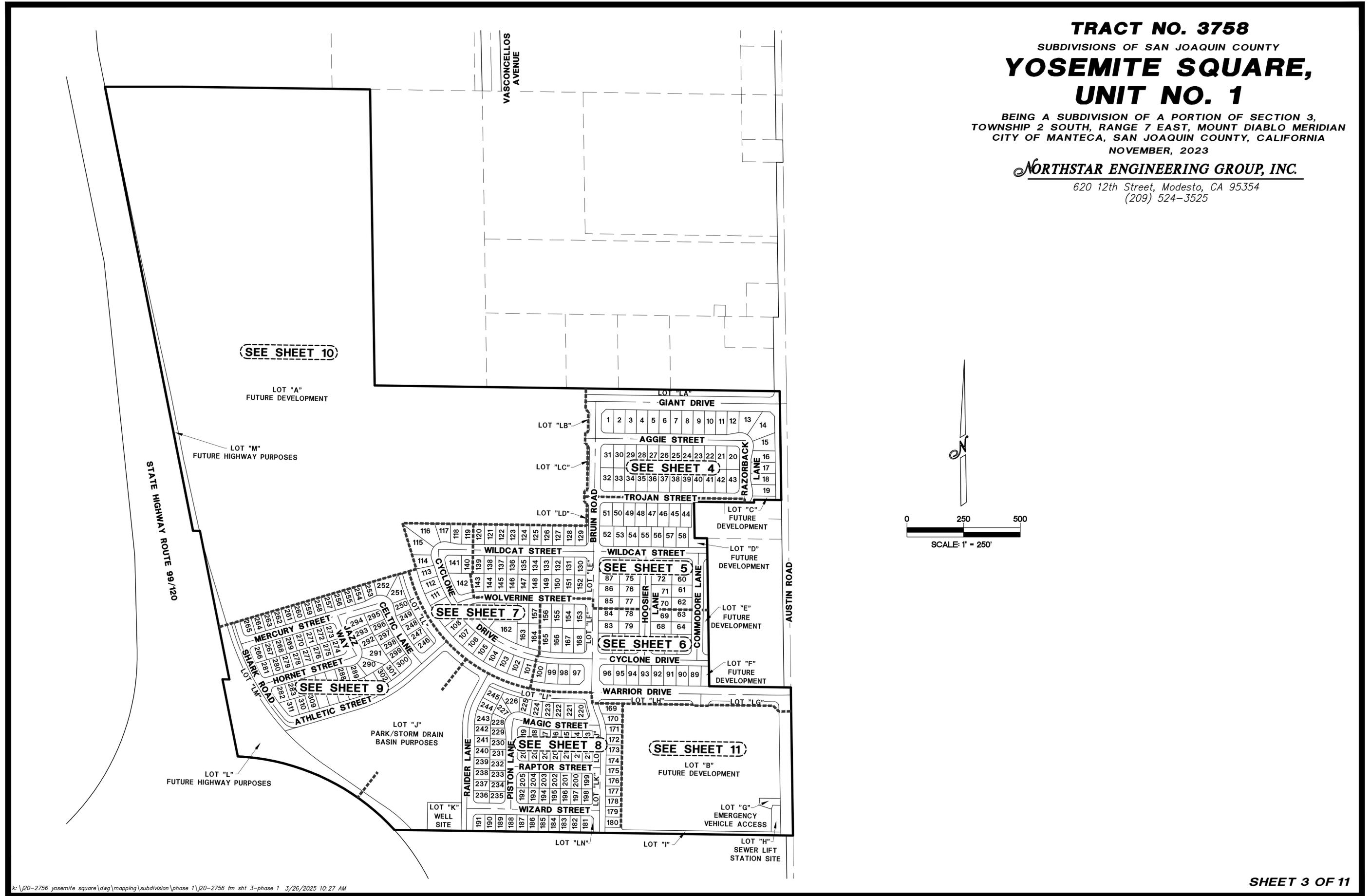


**TRACT NO. 3758**  
SUBDIVISIONS OF SAN JOAQUIN COUNTY  
**YOSEMITE SQUARE,  
UNIT NO. 1**

BEING A SUBDIVISION OF A PORTION OF SECTION 3,  
TOWNSHIP 2 SOUTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN  
CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA  
NOVEMBER, 2023

***NORTHSTAR ENGINEERING GROUP, INC.***

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



# TRACT NO. 3758

SUBDIVISIONS OF SAN JOAQUIN COUNTY

## YOSEMITE SQUARE, UNIT NO. 1

BEING A SUBDIVISION OF A PORTION OF SECTION 3,  
TOWNSHIP 2 SOUTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN  
CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA

NOVEMBER, 2023

**NORTHSTAR ENGINEERING GROUP, INC.**

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

LINE TABLE		
NO.	BEARING	LENGTH
L5	S00°50'33"E	13.00'(M)(A)(C)
L22	N89°09'27"E	39.35'
L23	N89°09'27"E	30.00'
L24	N89°09'27"E	9.35'
L25	S00°50'33"E	6.42'
L26	N45°00'12"W	27.87'
L27	S45°49'59"W	28.29'
L28	N44°10'01"W	28.28'
L29	N44°10'01"W	11.31'
L30	N80°26'28"E	44.55'
L31	S11°13'08"W	44.54'
L32	N11°13'08"E	8.66'
L33	N11°13'08"E	35.88'
L34	S09°33'32"E	44.54'
L35	S09°33'32"E	15.22'
L36	S09°33'32"E	29.32'
L101	N44°10'01"W	16.97'

**MONUMENT LEGEND:**

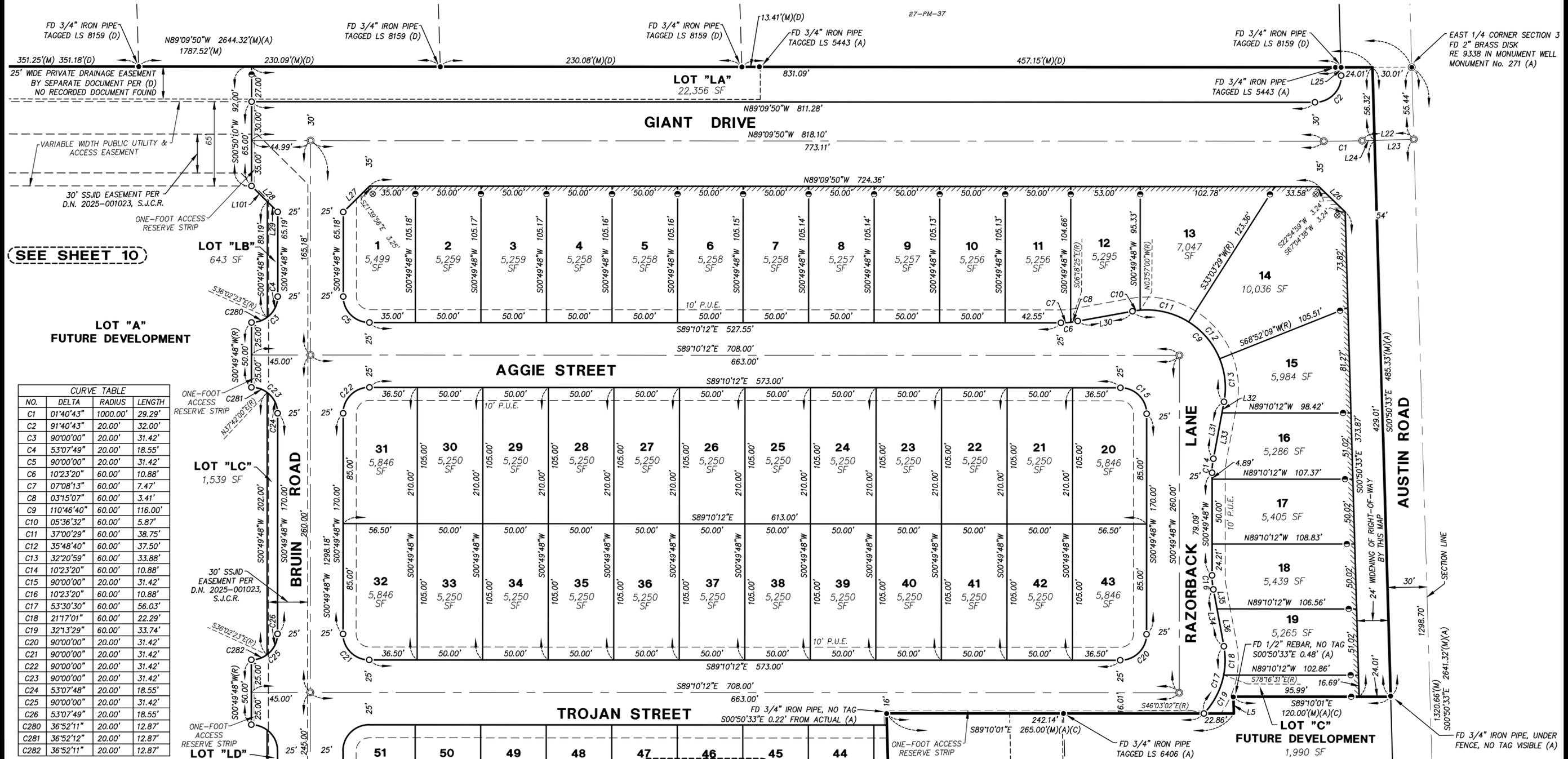
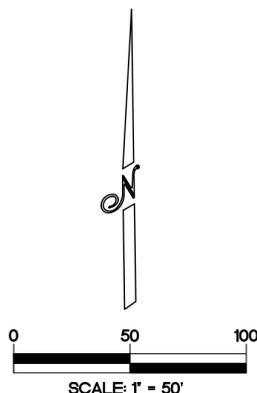
- SET 3/4" x 30" IRON PIPE, TAGGED LS 9857, U.O.N.
- ⊙ SET 3/4" x 30" IRON PIPE, TAGGED LS 9857 IN MONUMENT WELL, U.O.N.
- ⊙ SET 3.00' WITNESS CORNER 3/4" x 30" IRON PIPE, TAGGED LS 9857, U.O.N.
- ⊙ SET 3.00' x 3.00' WITNESS CORNER 3/4" x 30" IRON PIPE, TAGGED LS 9857, U.O.N.
- FOUND MONUMENT AS NOTED.
- ⊙ FOUND MONUMENT IN MONUMENT WELL AS NOTED.

**SUBDIVISION SUMMARY:**

RESIDENTIAL LOTS (311)	31.51 ACRES
LETTERED LOTS "A" THROUGH "F" & "I" - PRIVATELY RETAINED (7)	73.18 ACRES
LETTERED LOTS "G", "H" & "K" - DEDICATED TO THE CITY OF MANTECA (3)	0.62 ACRES
PARK/STORM DRAIN BASIN - LOT "J" (1)	7.64 ACRES
LANDSCAPE LOTS (14)	1.60 ACRES
STREET RIGHTS-OF-WAY	19.63 ACRES
IRREVOCABLE OFFER OF DEDICATION - LOTS "L" & "M" (2)	3.41 ACRES
<b>TOTAL</b>	<b>137.59 ACRES</b>

**NOTE:**

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



SEE SHEET 10

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	01°40'43"	1000.00'	29.29'
C2	91°40'43"	20.00'	32.00'
C3	90°00'00"	20.00'	31.42'
C4	53°07'49"	20.00'	18.55'
C5	90°00'00"	20.00'	31.42'
C6	10°23'20"	60.00'	10.88'
C7	07°08'13"	60.00'	7.47'
C8	03°15'07"	60.00'	3.41'
C9	110°46'40"	60.00'	116.00'
C10	05°36'32"	60.00'	5.87'
C11	37°00'29"	60.00'	38.75'
C12	35°48'40"	60.00'	37.50'
C13	32°20'59"	60.00'	33.88'
C14	10°23'20"	60.00'	10.88'
C15	90°00'00"	20.00'	31.42'
C16	10°23'20"	60.00'	10.88'
C17	53°30'30"	60.00'	56.03'
C18	21°17'01"	60.00'	22.29'
C19	32°13'29"	60.00'	33.74'
C20	90°00'00"	20.00'	31.42'
C21	90°00'00"	20.00'	31.42'
C22	90°00'00"	20.00'	31.42'
C23	90°00'00"	20.00'	31.42'
C24	53°07'49"	20.00'	18.55'
C25	90°00'00"	20.00'	31.42'
C26	53°07'49"	20.00'	18.55'
C281	36°52'11"	20.00'	12.87'
C282	36°52'11"	20.00'	12.87'

SEE SHEET 5

# TRACT NO. 3758

SUBDIVISIONS OF SAN JOAQUIN COUNTY

## YOSEMITE SQUARE, UNIT NO. 1

BEING A SUBDIVISION OF A PORTION OF SECTION 3,  
TOWNSHIP 2 SOUTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN  
CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA  
NOVEMBER, 2023

**NORTHSTAR ENGINEERING GROUP, INC.**

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

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C27	90°00'00"	20.00'	31.42'
C28	90°00'00"	20.00'	31.42'
C29	53°07'48"	20.00'	18.55'
C30	90°00'00"	20.00'	31.42'
C31	36°52'11"	20.00'	12.87'
C32	53°07'49"	20.00'	18.55'
C33	90°00'00"	20.00'	31.42'
C34	75°53'58"	20.00'	26.49'
C35	90°00'00"	20.00'	31.42'
C36	90°00'00"	20.00'	31.42'
C37	90°00'00"	20.00'	31.42'
C38	90°00'00"	20.00'	31.42'
C39	90°00'00"	20.00'	31.42'
C40	36°52'12"	20.00'	12.87'
C41	53°07'48"	20.00'	18.55'
C42	90°00'00"	20.00'	31.42'
C43	53°07'49"	20.00'	18.55'
C44	36°52'11"	20.00'	12.87'
C45	19°20'59"	275.00'	92.88'
C46	09°43'22"	275.00'	46.67'
C47	27°22'10"	250.00'	119.42'
C283	36°52'12"	20.00'	12.87'

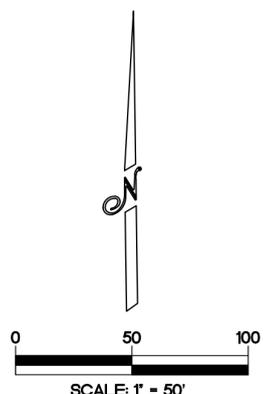
LINE TABLE		
NO.	BEARING	LENGTH
L10	S89°10'01"E	55.04'(M)(A)(C)

**MONUMENT LEGEND:**

- SET 3/4" x 30" IRON PIPE, TAGGED LS 9857, U.O.N.
- ⊙ SET 3/4" x 30" IRON PIPE, TAGGED LS 9857 IN MONUMENT WELL, U.O.N.
- SET 3.00' WITNESS CORNER 3/4" x 30" IRON PIPE, TAGGED LS 9857, U.O.N.
- ⊗ SET 3.00' x 3.00' WITNESS CORNER 3/4" x 30" IRON PIPE, TAGGED LS 9857, U.O.N.
- FOUND MONUMENT AS NOTED.
- ⊙ FOUND MONUMENT IN MONUMENT WELL AS NOTED.

**NOTE:**

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



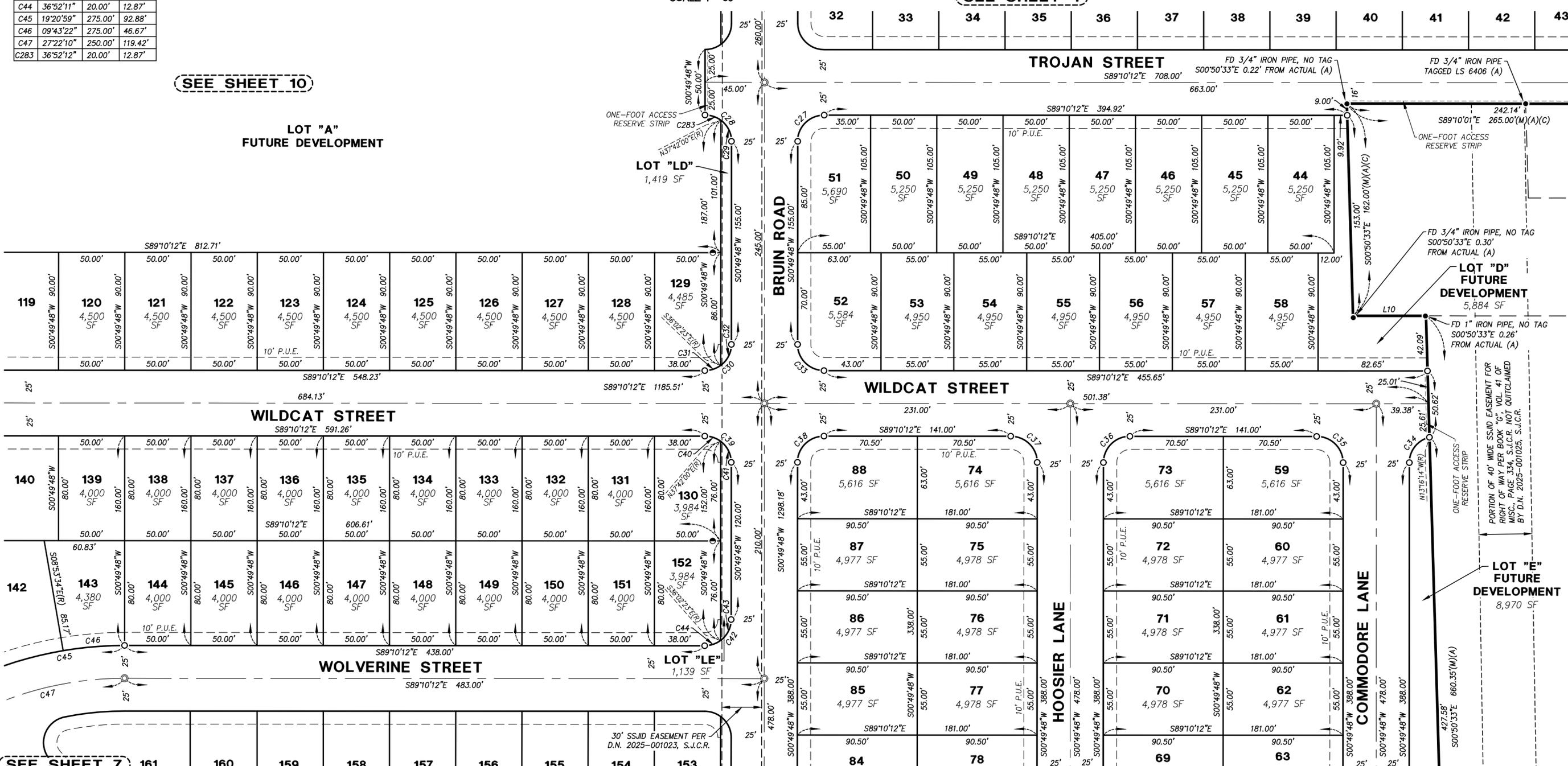
SEE SHEET 10

**LOT "A"  
FUTURE DEVELOPMENT**

**LOT "LD"  
1,419 SF**

**LOT "D"  
FUTURE DEVELOPMENT  
5,884 SF**

**LOT "E"  
FUTURE DEVELOPMENT  
8,970 SF**



SEE SHEET 7

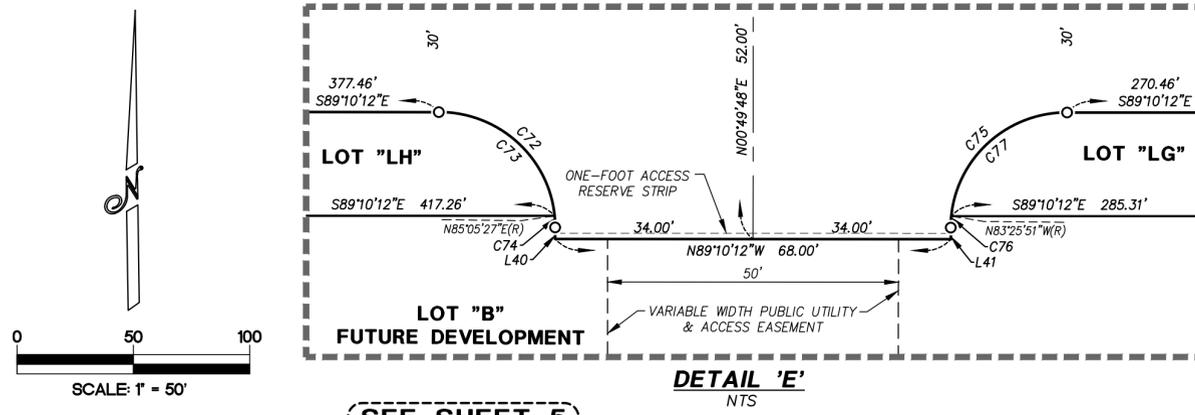
SEE SHEET 6

**MONUMENT LEGEND:**

- SET 3/4" x 30" IRON PIPE, TAGGED LS 9857, U.O.N.
- SET 3/4" x 30" IRON PIPE, TAGGED LS 9857 IN MONUMENT WELL, U.O.N.
- SET 3.00' WITNESS CORNER 3/4" x 30" IRON PIPE, TAGGED LS 9857, U.O.N.
- SET 3.00' x 3.00' WITNESS CORNER 3/4" x 30" IRON PIPE, TAGGED LS 9857, U.O.N.
- FOUND MONUMENT AS NOTED.
- FOUND MONUMENT IN MONUMENT WELL AS NOTED.

**NOTE:**

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

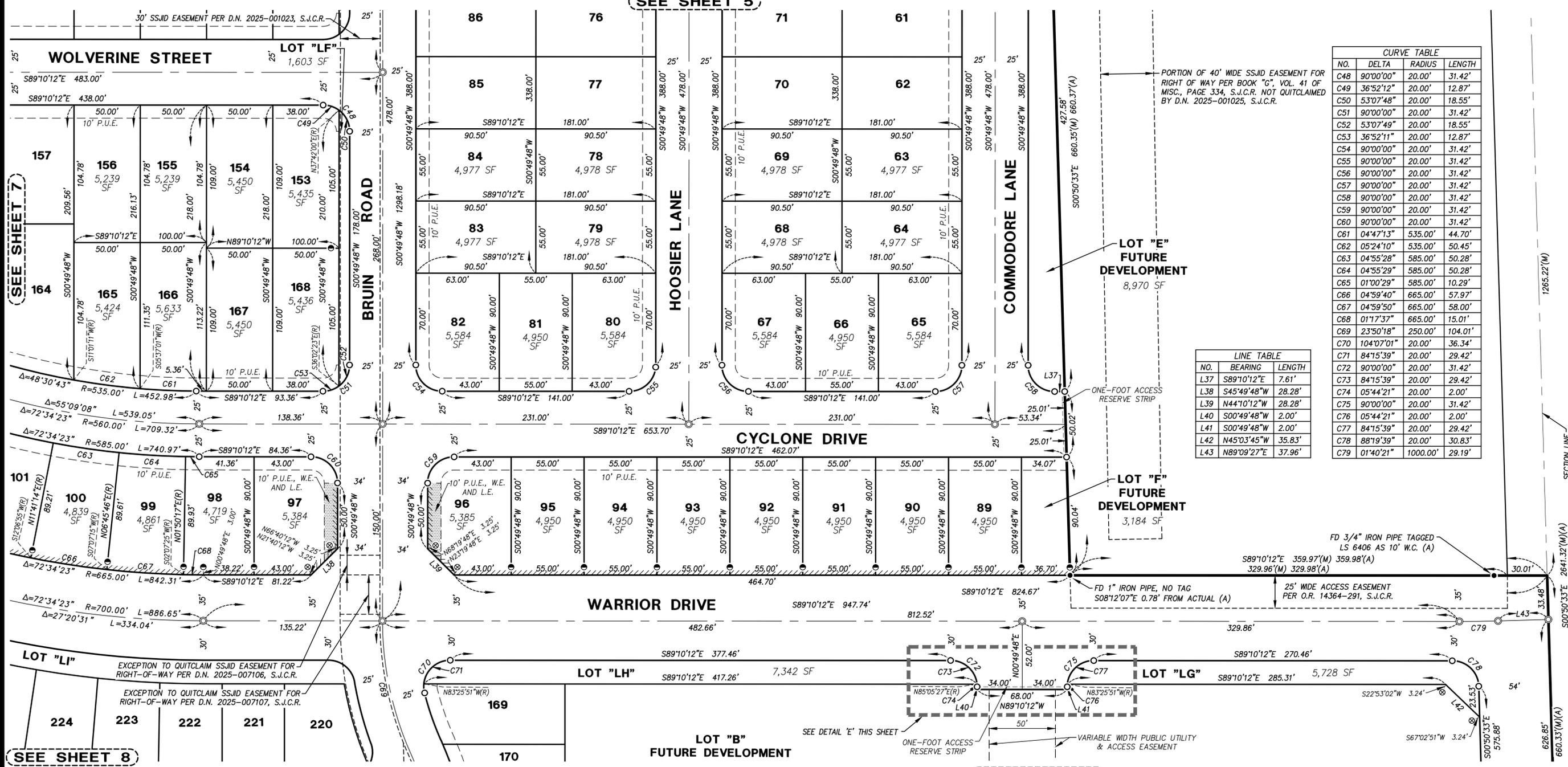
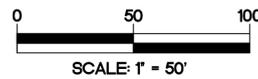


**TRACT NO. 3758**  
 SUBDIVISIONS OF SAN JOAQUIN COUNTY  
**YOSEMITE SQUARE,**  
**UNIT NO. 1**

BEING A SUBDIVISION OF A PORTION OF SECTION 3,  
 TOWNSHIP 2 SOUTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN  
 CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA  
 NOVEMBER, 2023

**NORTHSTAR ENGINEERING GROUP, INC.**

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



**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH
C48	90°00'00"	20.00'	31.42'
C49	36°52'12"	20.00'	12.87'
C50	53°07'48"	20.00'	18.55'
C51	90°00'00"	20.00'	31.42'
C52	53°07'49"	20.00'	18.55'
C53	36°52'11"	20.00'	12.87'
C54	90°00'00"	20.00'	31.42'
C55	90°00'00"	20.00'	31.42'
C56	90°00'00"	20.00'	31.42'
C57	90°00'00"	20.00'	31.42'
C58	90°00'00"	20.00'	31.42'
C59	90°00'00"	20.00'	31.42'
C60	90°00'00"	20.00'	31.42'
C61	04°47'13"	535.00'	44.70'
C62	05°24'10"	535.00'	50.45'
C63	04°55'28"	585.00'	50.28'
C64	04°55'29"	585.00'	50.28'
C65	01°00'29"	585.00'	10.29'
C66	04°59'40"	665.00'	57.97'
C67	04°59'50"	665.00'	58.00'
C68	01°17'37"	665.00'	15.01'
C69	23°50'18"	250.00'	104.01'
C70	104°07'01"	20.00'	36.34'
C71	84°15'39"	20.00'	29.42'
C72	90°00'00"	20.00'	31.42'
C73	84°15'39"	20.00'	29.42'
C74	05°44'21"	20.00'	2.00'
C75	90°00'00"	20.00'	31.42'
C76	05°44'21"	20.00'	2.00'
C77	84°15'39"	20.00'	29.42'
C78	88°19'39"	20.00'	30.83'
C79	01°40'21"	1000.00'	29.19'

**LINE TABLE**

NO.	BEARING	LENGTH
L37	S89°10'12"E	7.61'
L38	S45°49'48"W	28.28'
L39	N44°10'12"W	28.28'
L40	S00°49'48"W	2.00'
L41	S00°49'48"W	2.00'
L42	N45°03'45"W	35.83'
L43	N89°09'27"E	37.96'

**TRACT NO. 3758**  
 SUBDIVISIONS OF SAN JOAQUIN COUNTY  
**YOSEMITE SQUARE,**  
**UNIT NO. 1**

BEING A SUBDIVISION OF A PORTION OF SECTION 3,  
 TOWNSHIP 2 SOUTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN  
 CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA  
 NOVEMBER, 2023

**NORTHSTAR ENGINEERING GROUP, INC.**

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

**MONUMENT LEGEND:**

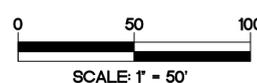
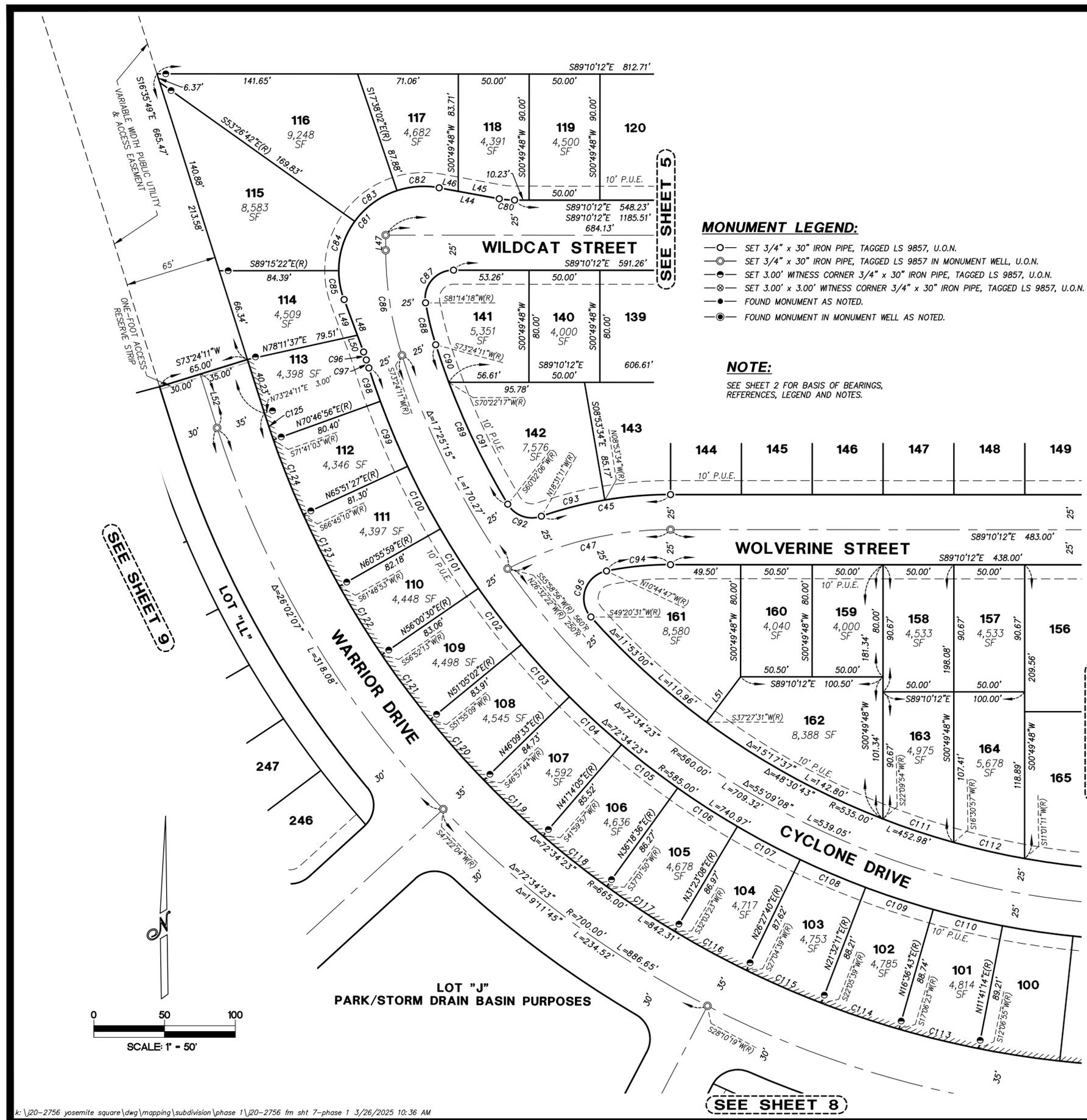
- SET 3/4" x 30" IRON PIPE, TAGGED LS 9857, U.O.N.
- ⊙ SET 3/4" x 30" IRON PIPE, TAGGED LS 9857 IN MONUMENT WELL, U.O.N.
- SET 3.00' WITNESS CORNER 3/4" x 30" IRON PIPE, TAGGED LS 9857, U.O.N.
- ⊗ SET 3.00' x 3.00' WITNESS CORNER 3/4" x 30" IRON PIPE, TAGGED LS 9857, U.O.N.
- FOUND MONUMENT AS NOTED.
- ⊙ FOUND MONUMENT IN MONUMENT WELL AS NOTED.

**NOTE:**

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

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C45	19°20'59"	275.00'	92.88'
C47	27°22'10"	250.00'	119.42'
C80	10°23'20"	60.00'	10.88'
C81	120°38'54"	60.00'	126.34'
C82	28°51'10"	60.00'	30.21'
C83	35°48'40"	60.00'	37.50'
C84	35°48'40"	60.00'	37.50'
C85	20°10'24"	60.00'	21.13'
C86	17°25'37"	250.00'	76.04'
C87	99°35'30"	20.00'	34.76'
C88	07°50'07"	225.00'	30.77'
C89	13°22'05"	535.00'	124.82'
C90	03°01'54"	535.00'	28.31'
C91	10°20'11"	535.00'	96.51'
C92	78°33'17"	20.00'	27.42'
C93	09°37'37"	275.00'	46.21'
C94	11°34'35"	225.00'	45.46'
C95	119°54'42"	20.00'	41.86'
C96	03°44'17"	60.00'	3.91'
C97	00°54'20"	275.00'	4.35'
C98	02°37'15"	585.00'	26.76'
C99	04°55'29"	585.00'	50.28'
C100	04°55'28"	585.00'	50.28'
C101	04°55'29"	585.00'	50.28'
C102	04°55'28"	585.00'	50.28'
C103	04°55'29"	585.00'	50.28'
C104	04°55'28"	585.00'	50.28'
C105	04°55'29"	585.00'	50.28'
C106	04°55'28"	585.00'	50.28'
C107	04°55'28"	585.00'	50.28'
C108	04°55'29"	585.00'	50.28'
C109	04°55'28"	585.00'	50.28'
C110	04°55'29"	585.00'	50.28'
C111	05°38'57"	535.00'	52.75'
C112	05°29'46"	535.00'	51.32'
C113	04°59'28"	665.00'	57.93'
C114	04°59'16"	665.00'	57.89'
C115	04°59'00"	665.00'	57.84'
C116	04°58'44"	665.00'	57.79'
C117	04°58'27"	665.00'	57.73'
C118	04°58'07"	665.00'	57.67'
C119	04°57'47"	665.00'	57.60'
C120	04°57'25"	665.00'	57.53'
C121	04°57'04"	665.00'	57.46'
C122	04°56'40"	665.00'	57.39'
C123	04°56'17"	665.00'	57.31'
C124	04°55'53"	665.00'	57.24'
C125	01°43'08"	665.00'	19.95'

LINE TABLE		
NO.	BEARING	LENGTH
L44	N78°46'52"W	43.06'
L45	S78°46'52"E	29.44'
L46	S78°46'52"E	13.62'
L47	N00°49'48"E	10.84'
L48	N19°25'46"W	41.88'
L49	S19°25'46"E	27.01'
L50	S19°25'46"E	14.87'
L51	S37°27'31"W	40.31'
L52	S16°35'49"E	40.23'



# TRACT NO. 3758

## SUBDIVISIONS OF SAN JOAQUIN COUNTY

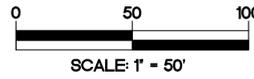
# YOSEMITE SQUARE, UNIT NO. 1

BEING A SUBDIVISION OF A PORTION OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA

NOVEMBER, 2023

**NORTHSTAR ENGINEERING GROUP, INC.**

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



NO.	DELTA	RADIUS	LENGTH
C69	23°50'18"	250.00'	104.01'
C70	104°07'01"	20.00'	36.34'
C126	19°51'22"	20.00'	6.93'
C127	09°43'17"	225.00'	38.18'
C128	23°50'18"	275.00'	114.42'
C129	00°55'21"	275.00'	4.43'
C130	09°52'10"	275.00'	47.37'
C131	09°29'09"	275.00'	45.53'
C132	03°33'38"	275.00'	17.09'
C133	23°50'18"	250.00'	104.01'
C134	10°39'44"	250.00'	46.52'
C135	13°10'34"	250.00'	57.49'
C136	90°00'00"	20.00'	31.42'
C137	53°07'48"	20.00'	18.55'
C138	36°52'12"	20.00'	12.87'
C146	90°00'00"	20.00'	31.42'
C147	90°00'00"	20.00'	31.42'
C148	90°00'00"	20.00'	31.42'
C149	90°00'00"	20.00'	31.42'
C150	90°00'00"	20.00'	31.42'
C151	36°52'11"	20.00'	12.87'
C152	53°07'49"	20.00'	18.55'
C153	90°00'00"	20.00'	31.42'
C154	53°07'48"	20.00'	18.55'
C155	36°52'12"	20.00'	12.87'

NO.	DELTA	RADIUS	LENGTH
C156	90°00'00"	20.00'	31.42'
C157	90°00'00"	20.00'	31.42'
C158	90°00'00"	20.00'	31.42'
C159	36°52'11"	20.00'	12.87'
C160	53°07'49"	20.00'	18.55'
C161	03°21'07"	225.00'	13.16'
C162	86°38'53"	20.00'	30.25'
C163	55°20'05"	20.00'	19.32'
C164	31°18'48"	20.00'	10.93'
C165	07°41'58"	217.00'	29.16'
C166	02°16'30"	870.00'	34.54'
C167	03°06'09"	870.00'	47.11'
C168	03°07'07"	870.00'	47.35'
C169	01°53'32"	870.00'	28.73'
C170	99°07'36"	20.00'	34.60'
C171	01°15'42"	225.00'	4.95'
C172	13°33'12"	250.00'	59.14'
C173	08°16'35"	870.00'	8.67'
C174	118°25'20"	60.00'	124.01'
C175	33°25'10"	60.00'	35.00'
C176	33°39'50"	60.00'	35.25'
C177	33°39'50"	60.00'	35.25'
C178	17°40'30"	60.00'	18.51'
C179	12°58'11"	60.00'	13.58'
C180	07°10'34"	820.00'	102.70'

NO.	DELTA	RADIUS	LENGTH
C181	01°50'14"	820.00'	26.30'
C182	03°35'53"	820.00'	51.49'
C183	01°44'27"	820.00'	24.91'
C184	109°50'03"	20.00'	38.34'
C185	58°16'27"	20.00'	20.34'
C186	51°33'36"	20.00'	18.00'
C187	10°04'34"	275.00'	48.36'
C188	80°14'31"	20.00'	28.01'
C189	13°14'32"	283.00'	65.41'
C190	02°30'39"	748.00'	32.78'
C191	03°35'43"	748.00'	46.94'
C192	03°35'21"	748.00'	46.86'
C193	04°20'10"	748.00'	56.61'
C194	05°42'18"	748.00'	74.48'
C195	05°22'55"	748.00'	70.26'
C196	86°15'15"	20.00'	30.11'
C197	83°30'01"	20.00'	29.15'
C198	02°45'14"	20.00'	0.96'
C199	27°20'31"	221.00'	105.46'
C200	09°24'25"	221.00'	36.28'
C201	17°56'06"	221.00'	69.18'
C202	27°20'31"	250.00'	119.30'
C203	86°42'48"	20.00'	30.27'
C204	12°39'50"	730.00'	161.35'

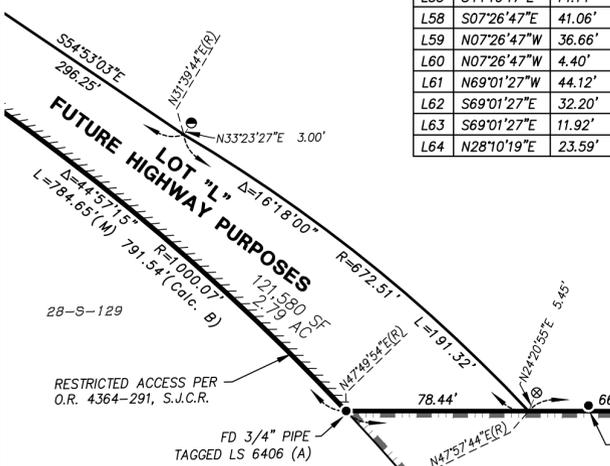
**MONUMENT LEGEND:**

- SET 3/4" x 30" IRON PIPE, TAGGED LS 9857, U.O.N.
- SET 3/4" x 30" IRON PIPE, TAGGED LS 9857 IN MONUMENT WELL, U.O.N.
- SET 3.00" WITNESS CORNER 3/4" x 30" IRON PIPE, TAGGED LS 9857, U.O.N.
- SET 3.00" x 3.00" WITNESS CORNER 3/4" x 30" IRON PIPE, TAGGED LS 9857, U.O.N.
- FOUND MONUMENT AS NOTED.
- FOUND MONUMENT IN MONUMENT WELL AS NOTED.

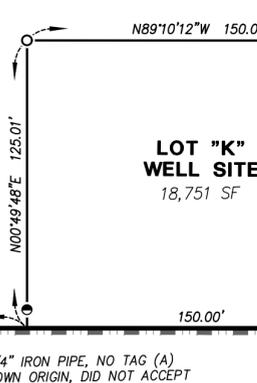
**NOTE:**

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

NO.	BEARING	LENGTH
L53	N00°49'48"E	55.00'
L54	N00°49'48"E	71.00'
L55	S44°10'17"E	14.14'
L58	S07°26'47"E	41.06'
L59	N07°26'47"W	36.66'
L60	N07°26'47"W	4.40'
L61	N69°01'27"W	44.12'
L62	S69°01'27"E	32.20'
L63	S69°01'27"E	11.92'
L64	N28°10'19"E	23.59'



**LOT "J" PARK/STORM DRAIN BASIN PURPOSES**  
7.64 AC



SEE SHEET 9



SEE SHEET 6

EXCEPTION TO QUITCLAIM SSJID EASEMENT FOR RIGHT-OF-WAY PER D.N. 2025-007106, S.J.C.R.  
EXCEPTION TO QUITCLAIM SSJID EASEMENT FOR RIGHT-OF-WAY PER D.N. 2025-007107, S.J.C.R.

SEE SHEET 11

LOT "B" FUTURE DEVELOPMENT

SEE SHEET 10

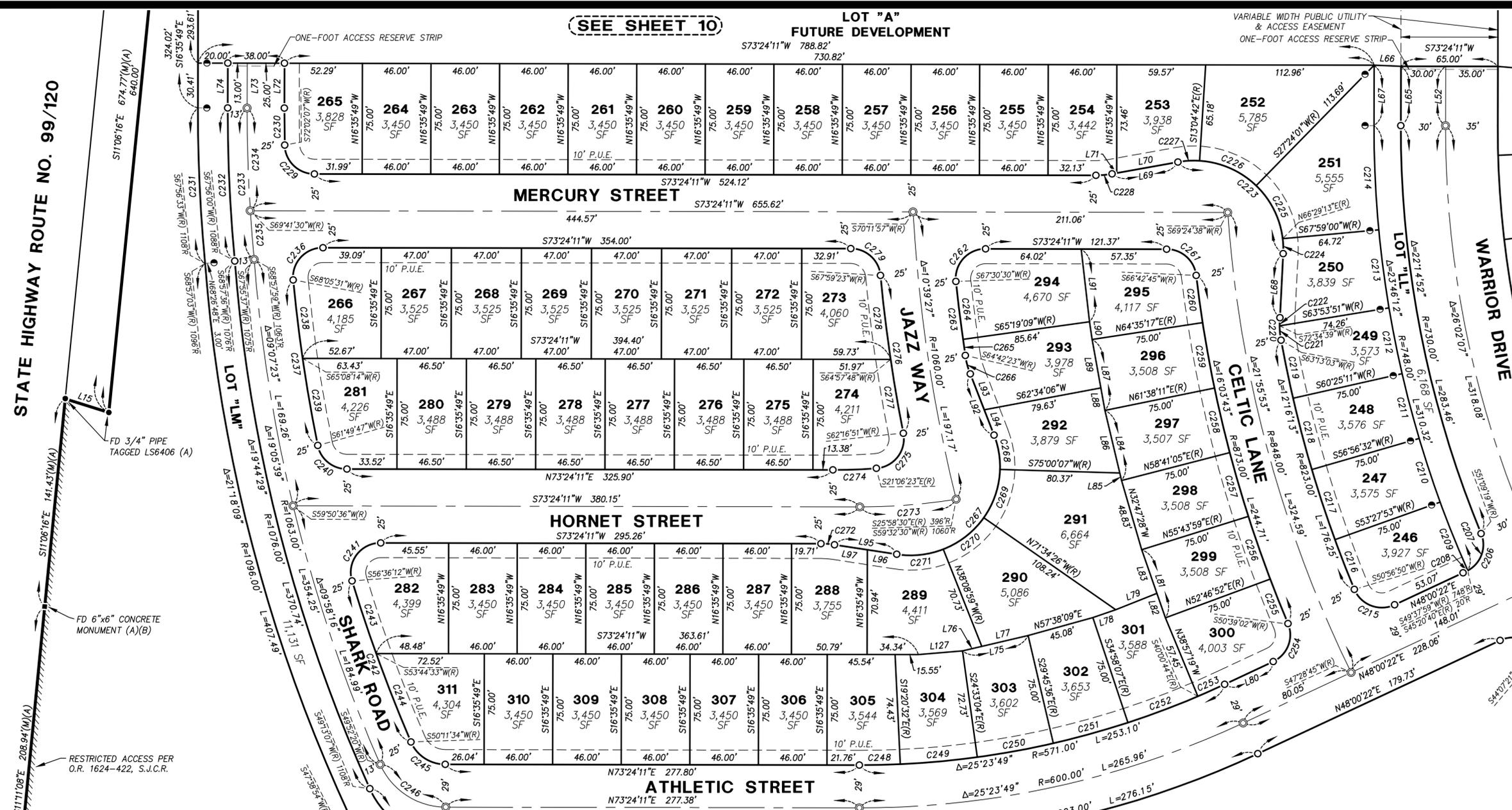
LOT "A" FUTURE DEVELOPMENT

VARIABLE WIDTH PUBLIC UTILITY & ACCESS EASEMENT ONE-FOOT ACCESS RESERVE STRIP

LINE TABLE

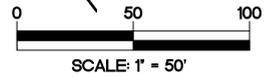
NO.	BEARING	LENGTH
L15	S89°10'12"E	30.67'(M)
L52	S16°35'49"E	40.23'
L65	S16°35'49"E	40.23'
L66	S75°42'40"W	18.01'
L67	S16°35'49"E	40.96'
L68	S13°49'17"E	45.18'
L69	S63°00'51"W	44.85'
L70	N63°00'51"E	41.75'
L71	N63°00'51"E	3.10'
L72	S16°35'49"E	30.41'
L73	S16°35'49"E	30.41'
L74	S16°35'49"E	30.41'
L75	N59°58'21"E	45.24'
L76	N59°58'21"E	13.34'
L77	N59°58'21"E	31.90'
L78	N54°05'31"E	16.26'
L79	N51°25'59"E	29.76'
L80	N48°00'22"E	35.96'
L81	N35°44'34"W	48.83'
L82	S35°44'34"E	17.61'
L83	S35°44'34"E	31.22'
L84	N29°50'22"W	48.83'
L85	S29°50'22"E	5.25'
L86	S29°50'22"E	43.58'
L87	N26°53'16"W	48.83'
L88	S26°53'16"E	15.42'
L89	S26°53'16"E	33.42'
L90	N25°02'46"W	12.10'
L91	N23°10'54"W	49.59'
L92	S37°42'41"E	44.35'
L93	N37°42'41"W	26.03'
L94	N37°42'41"W	18.32'
L95	S82°06'36"W	42.30'
L96	N82°06'36"E	20.05'
L97	N82°06'36"E	22.25'
L127	N68°31'48"E	29.72'

STATE HIGHWAY ROUTE NO. 99/120



SEE SHEET 7

SEE SHEET 8



LOT "L" FUTURE HIGHWAY PURPOSES 2.79 AC

LOT "J" PARK/STORM DRAIN BASIN PURPOSES 7.64 AC

**TRACT NO. 3758**  
 SUBDIVISIONS OF SAN JOAQUIN COUNTY  
**YOSEMITE SQUARE,**  
**UNIT NO. 1**

BEING A SUBDIVISION OF A PORTION OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 7 EAST, MOUNT Diablo MERIDIAN CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA

NOVEMBER, 2023

**NORTHSTAR ENGINEERING GROUP, INC.**

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

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

**MONUMENT LEGEND:**

- SET 3/4" x 30" IRON PIPE, TAGGED LS 9857, U.O.N.
- SET 3/4" x 30" IRON PIPE, TAGGED LS 9857 IN MONUMENT WELL, U.O.N.
- SET 3.00" WITNESS CORNER 3/4" x 30" IRON PIPE, TAGGED LS 9857, U.O.N.
- SET 3.00" x 3.00" WITNESS CORNER 3/4" x 30" IRON PIPE, TAGGED LS 9857, U.O.N.
- FOUND MONUMENT AS NOTED.
- FOUND MONUMENT IN MONUMENT WELL AS NOTED.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C204	12°39'50"	730.00'	161.35'
C205	86°06'59"	20.00'	30.06'
C206	86°51'03"	20.00'	30.32'
C207	83°30'01"	20.00'	29.15'
C208	03°21'02"	20.00'	1.17'
C209	03°49'54"	748.00'	50.02'
C210	03°28'39"	748.00'	45.40'
C211	03°28'39"	748.00'	45.40'
C212	03°28'40"	748.00'	45.40'
C213	04°05'09"	748.00'	53.34'
C214	05°25'11"	748.00'	70.76'
C215	92°56'28"	20.00'	32.44'
C216	02°31'03"	823.00'	36.16'
C217	03°28'39"	823.00'	49.95'
C218	03°28'39"	823.00'	49.95'
C219	02°47'52"	823.00'	40.19'
C220	12°57'40"	60.00'	13.57'
C221	09°21'36"	60.00'	9.80'
C222	03°36'04"	60.00'	3.77'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C223	103°09'52"	60.00'	108.03'
C224	09°41'30"	60.00'	10.15'
C225	39°05'12"	60.00'	40.93'
C226	40°28'43"	60.00'	42.39'
C227	13°54'27"	60.00'	14.56'
C228	10°23'20"	60.00'	10.88'
C229	88°37'56"	20.00'	30.94'
C230	01°22'04"	1050.00'	25.07'
C231	05°27'38"	1108.00'	105.60'
C232	05°28'11"	1088.00'	103.87'
C233	05°28'34"	1075.00'	102.74'
C234	03°42'41"	1075.00'	69.64'
C235	01°45'52"	1075.00'	33.11'
C236	95°18'40"	20.00'	33.27'
C237	06°15'44"	1038.00'	113.45'
C238	02°57'17"	1038.00'	53.53'
C239	03°18'27"	1038.00'	59.92'
C240	78°25'36"	20.00'	27.38'
C241	106°47'59"	20.00'	37.28'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C242	06°24'38"	1038.00'	116.14'
C243	02°51'39"	1038.00'	51.83'
C244	03°32'59"	1038.00'	64.31'
C245	66°47'23"	25.00'	29.14'
C246	66°28'09"	48.00'	55.68'
C247	65°48'56"	60.00'	68.92'
C248	02°44'43"	571.00'	27.36'
C249	05°12'32"	571.00'	51.91'
C250	05°12'32"	571.00'	51.91'
C251	05°12'31"	571.00'	51.91'
C252	05°02'37"	571.00'	50.26'
C253	01°58'54"	571.00'	19.75'
C254	87°21'20"	20.00'	30.49'
C255	02°07'50"	873.00'	32.46'
C256	02°57'07"	873.00'	44.97'
C257	02°57'06"	873.00'	44.97'
C258	02°57'06"	873.00'	44.97'
C259	02°57'06"	873.00'	44.97'
C260	02°07'28"	873.00'	32.37'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C261	83°18'34"	20.00'	29.08'
C262	95°53'41"	20.00'	33.47'
C263	02°48'07"	1035.00'	50.61'
C264	02°11'21"	1035.00'	39.55'
C265	00°36'46"	1035.00'	11.06'
C266	12°25'04"	60.00'	13.00'
C267	119°49'17"	60.00'	125.48'
C268	22°42'48"	60.00'	23.79'
C269	33°25'27"	60.00'	35.00'
C270	33°25'27"	60.00'	35.00'
C271	30°15'35"	60.00'	31.69'
C272	08°42'25"	60.00'	9.12'
C273	09°22'41"	396.00'	64.82'
C274	04°30'34"	371.00'	29.20'
C275	96°36'46"	20.00'	33.72'
C276	05°42'32"	1085.00'	108.11'
C277	02°40'57"	1085.00'	50.80'
C278	03°01'35"	1085.00'	57.31'
C279	84°35'12"	20.00'	29.53'

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# TRACT NO. 3758

## SUBDIVISIONS OF SAN JOAQUIN COUNTY

# YOSEMITE SQUARE,

## UNIT NO. 1

BEING A SUBDIVISION OF A PORTION OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA

NOVEMBER, 2023

**NORTHSTAR ENGINEERING GROUP, INC.**

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

LINE TABLE		
NO.	BEARING	LENGTH
L17	S89°10'01"E	30.67'
L28	N44°10'01"W	28.28'
L66	S75°42'40"W	18.01'
L98	S00°50'10"W	92.00'
L99	N00°50'10"E	27.00'
L100	N00°50'10"E	65.00'
L101	N44°10'01"W	16.97'
L102	S00°49'48"W	89.19'
L103	S00°49'48"W(R)	50.00'
L104	S00°49'48"W	202.00'
L105	S00°49'48"W(R)	50.00'
L106	S00°49'48"W	187.00'
L107	S00°49'48"W	101.00'
L108	S73°24'11"W	65.00'
L109	S89°10'01"E	1.94'
L110	S89°10'01"E	28.73'
L111	S45°01'15"E	38.93'
L112	N00°52'39"W	8.89'
L113	N89°07'21"E	60.00'
L114	N00°52'39"W	5.00'
L115	S46°25'39"W	47.62'
L116	S04°11'11"W(R)	50.00'
L117	N46°45'01"W	40.55'
L118	N41°23'10"E	35.10'

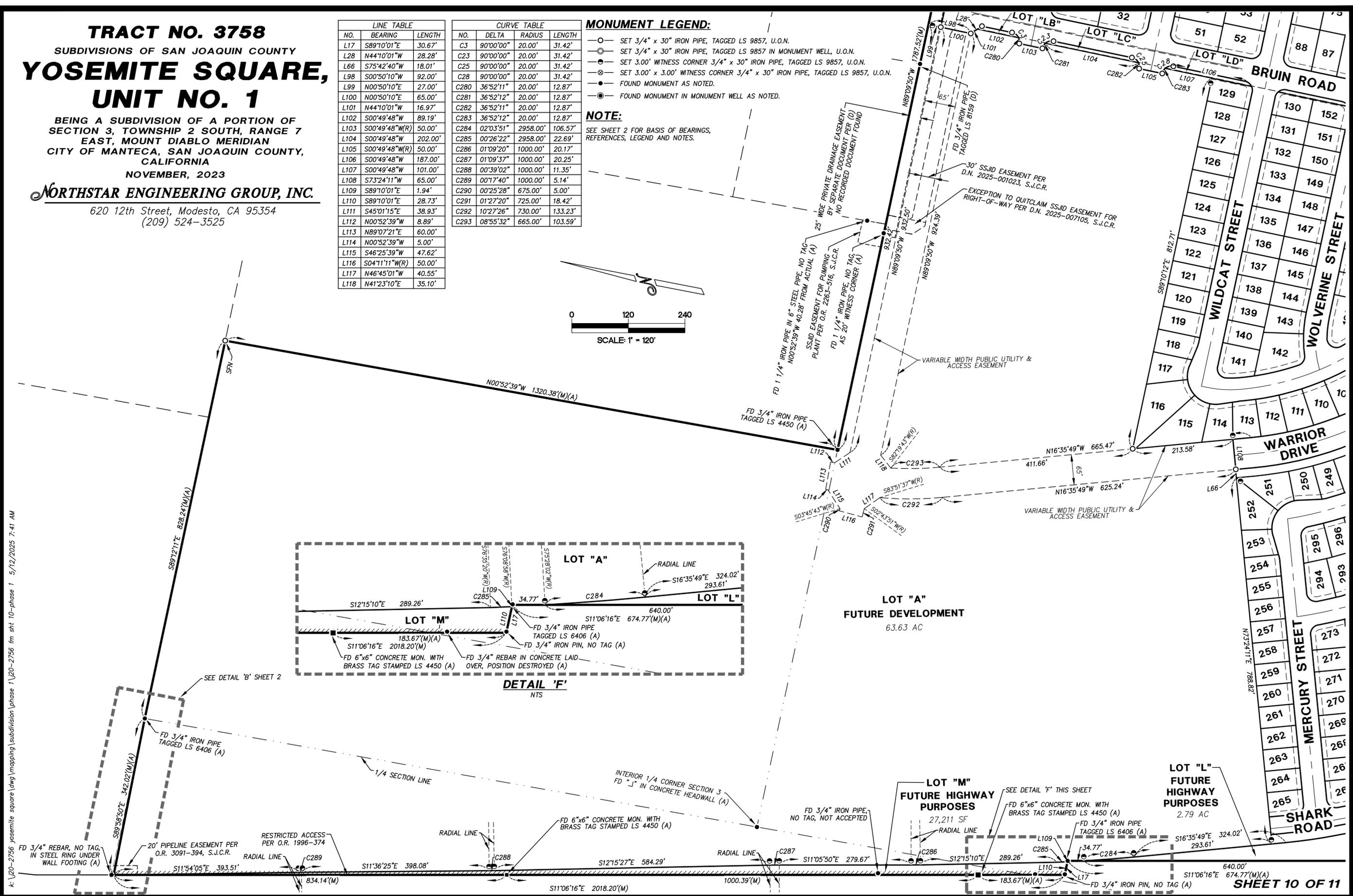
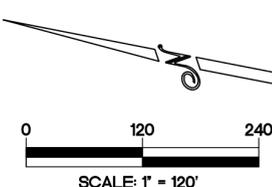
CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C3	90°00'00"	20.00'	31.42'
C23	90°00'00"	20.00'	31.42'
C25	90°00'00"	20.00'	31.42'
C28	90°00'00"	20.00'	31.42'
C280	36°52'11"	20.00'	12.87'
C281	36°52'12"	20.00'	12.87'
C282	36°52'11"	20.00'	12.87'
C283	36°52'12"	20.00'	12.87'
C284	02°03'51"	2958.00'	106.57'
C285	00°26'22"	2958.00'	22.69'
C286	01°09'20"	1000.00'	20.17'
C287	01°09'37"	1000.00'	20.25'
C288	00°39'02"	1000.00'	11.35'
C289	00°17'40"	1000.00'	5.14'
C290	00°25'28"	675.00'	5.00'
C291	01°27'20"	725.00'	18.42'
C292	10°27'26"	730.00'	133.23'
C293	08°55'32"	665.00'	103.59'

### MONUMENT LEGEND:

- SET 3/4" x 30" IRON PIPE, TAGGED LS 9857, U.O.N.
- ⊙ SET 3/4" x 30" IRON PIPE, TAGGED LS 9857 IN MONUMENT WELL, U.O.N.
- ⊙ SET 3.00' WITNESS CORNER 3/4" x 30" IRON PIPE, TAGGED LS 9857, U.O.N.
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### NOTE:

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



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**TRACT NO. 3758**  
 SUBDIVISIONS OF SAN JOAQUIN COUNTY  
**YOSEMITE SQUARE,**  
**UNIT NO. 1**

BEING A SUBDIVISION OF A PORTION OF SECTION 3,  
 TOWNSHIP 2 SOUTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN  
 CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA  
 NOVEMBER, 2023

**NORTHSTAR ENGINEERING GROUP, INC.**  
 620 12th Street, Modesto, CA 95354  
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**NOTE:**

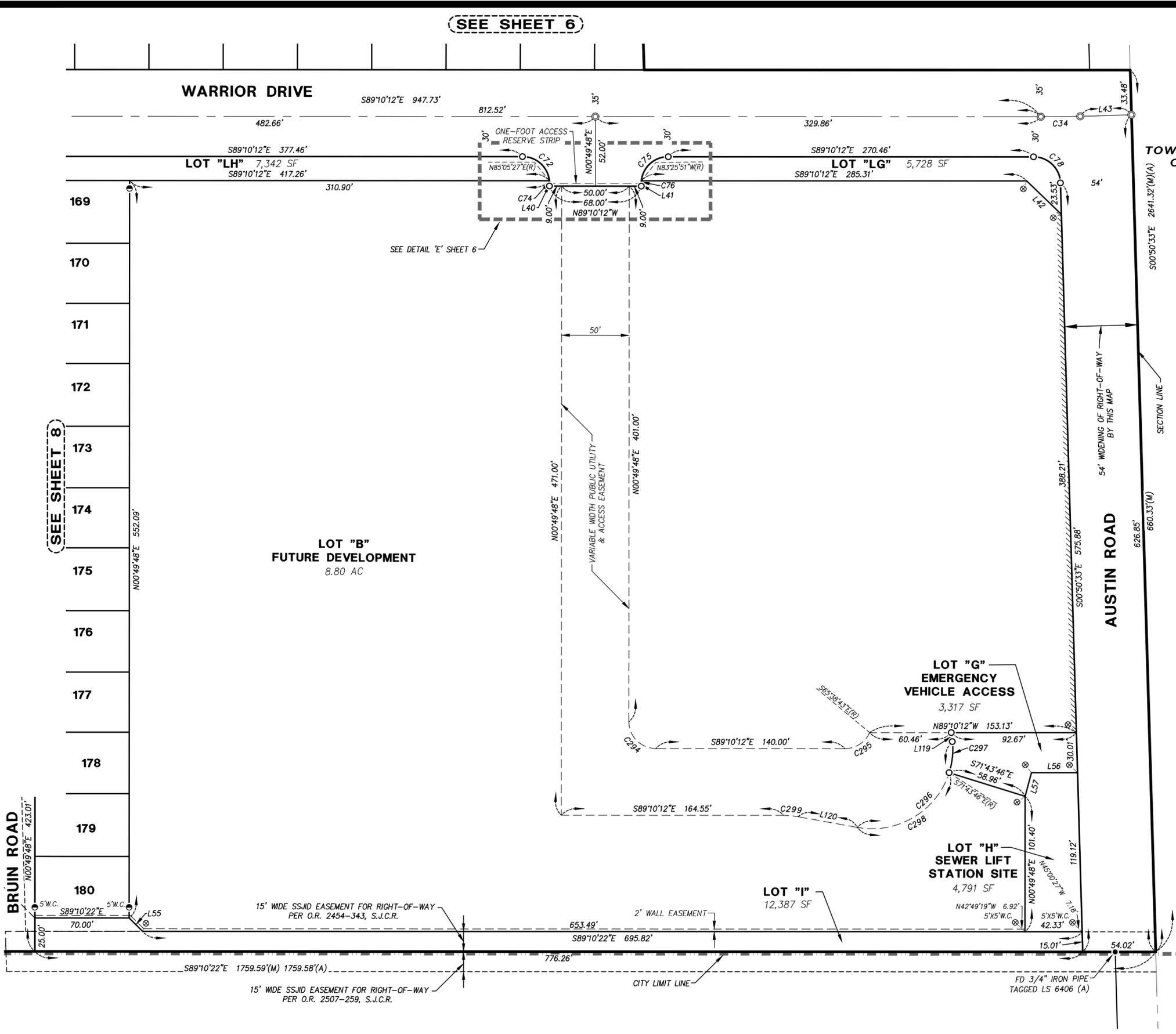
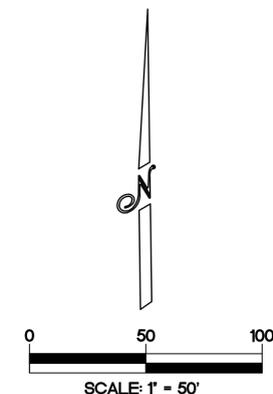
SEE SHEET 2 FOR BASIS OF BEARINGS,  
 REFERENCES, LEGEND AND NOTES.

LINE TABLE

NO.	BEARING	LENGTH
L40	S00°49'48"W	2.00'
L41	S00°49'48"W	2.00'
L42	N45°03'45"W	35.83'
L43	N89°09'27"E	37.96'
L55	S44°10'17"E	14.14'
L56	S89°10'12"E	34.15'
L57	N15°43'00"E	18.29'
L119	N09°33'32"W	1.22'
L120	N78°46'52"W	44.55'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C34	01°40'21"	1000.00'	29.19'
C72	90°00'00"	20.00'	31.42'
C74	05°44'21"	20.00'	2.00'
C75	90°00'00"	20.00'	31.42'
C76	05°44'21"	20.00'	2.00'
C78	88°19'39"	20.00'	30.83'
C294	90°00'00"	20.00'	31.42'
C295	66°28'31"	20.00'	23.20'
C296	110°46'40"	60.00'	116.00'
C297	27°49'46"	60.00'	29.14'
C298	82°56'54"	60.00'	86.86'
C299	10°23'20"	60.00'	10.88'



SEE SHEET 6

SEE SHEET 8