

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. 3737, SUBDIVISIONS OF SAN JOAQUIN COUNTY, THE TRAILS OF MANTECA, UNIT NO. 5", 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: 10.00-FOOT WIDE PUBLIC UTILITY EASEMENTS ALONG ALL STREET RIGHTS-OF-WAY. WE ALSO OFFER THE REAL PROPERTY DESCRIBED BELOW, DEDICATED IN FEE TITLE FOR PUBLIC PURPOSES: ALL STREET RIGHTS-OF-WAY, LOTS "A", "B", AND "C" AS CITY LANDSCAPE LOTS AND PUBLIC UTILITY EASEMENT PURPOSES. WE ALSO RESERVE TO THE CITY OF MANTECA, THE RIGHT TO CONTROL ACCESS OVER AND ACROSS THE ONE-FOOT ACCESS RESERVE STRIPS, ALL AS SHOWN ON THIS FINAL MAP.

OWNER: MANTECA TRAILS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Toni Raymus DATED: 5-7-24
Toni Raymus, Managing Member
(PRINT NAME AND TITLE)

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 San Joaquin
ON May 07, 2024, BEFORE ME, Jill A. Turner
A NOTARY PUBLIC, PERSONALLY APPEARED Toni Raymus

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: Jill A. Turner COMMISSION NUMBER: 2485435
SIGNATURE Jill A. Turner MY COMMISSION EXPIRES: 03/26/2028
PRINTED NAME
PRINCIPAL PLACE OF BUSINESS: San Joaquin County

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 DEPREDATING, 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 NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.

TRACT NO. 3737

SUBDIVISIONS OF SAN JOAQUIN COUNTY

THE TRAILS OF MANTECA, UNIT NO. 5

BEING A RE-SUBDIVISION OF LOT 1 AS SHOWN ON THAT CERTAIN MAP FILED IN BOOK 44 OF MAPS AND PLATS, PAGE 72, SAN JOAQUIN COUNTY RECORDS, LYING IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 6 EAST,

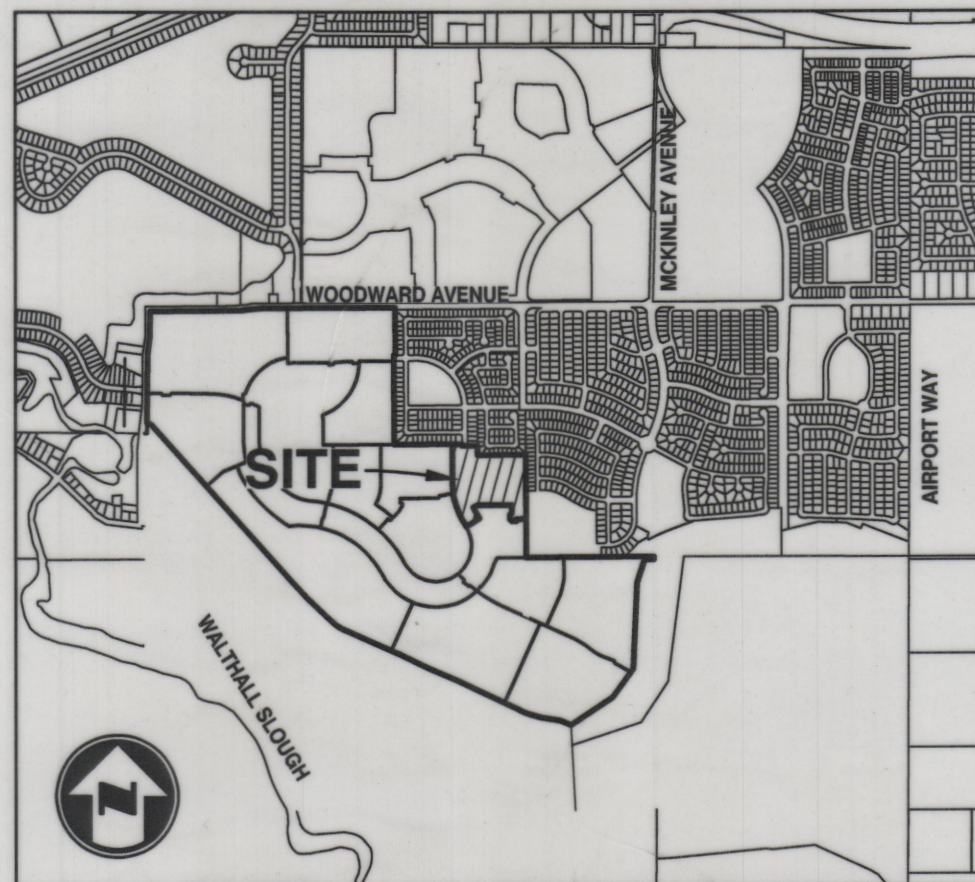
MOUNT DIABLO BASE AND MERIDIAN,

CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA

MAY, 2023



MCR ENGINEERING, INC.
1242 DUPONT COURT
MANTECA, CA 95336
TEL: (209) 239-6229
FAX: (209) 239-8839



VICINITY MAP

(NOT TO SCALE)

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. 3737, SUBDIVISIONS OF SAN JOAQUIN COUNTY, THE TRAILS OF MANTECA, UNIT NO. 5", CITY OF MANTECA, CALIFORNIA, AND ACCEPTED ON BEHALF OF THE PUBLIC FOR PUBLIC USE THE OFFER OF DEDICATION OF THE REAL PROPERTY DESCRIBED BELOW, DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: 10.00-FOOT WIDE PUBLIC UTILITY EASEMENTS ALONG ALL STREET RIGHTS-OF-WAY AND ACCEPTED ON BEHALF OF THE CITY THE RIGHT TO CONTROL ACCESS OVER AND ACROSS THE ONE-FOOT ACCESS RESERVE STRIPS, ALL AS SHOWN ON THIS FINAL MAP AND ACCEPTED THE OFFER OF DEDICATION OF THE REAL PROPERTY DESCRIBED BELOW, DEDICATED IN FEE TITLE FOR PUBLIC PURPOSES: ALL STREET RIGHTS-OF-WAY, LOTS "A", "B", AND "C" FOR CITY LANDSCAPE LOTS AND PUBLIC UTILITY EASEMENT PURPOSES, SUBJECT THE SATISFACTORY COMPLETION OF IMPROVEMENTS THEREON OF SAID STREET RIGHTS-OF-WAY AND LOTS "A", "B" AND "C" 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____.

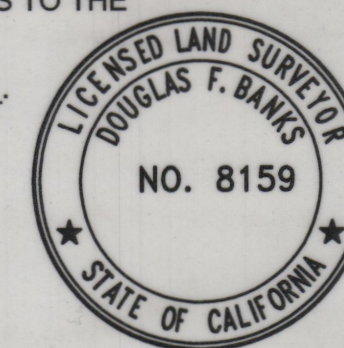
ATTEST: _____
GARY SINGH, MAYOR CASSANDRA TILTON, CITY CLERK

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 RAYMUS HOMES IN NOVEMBER, 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 DECEMBER, 2027, 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 7th DAY OF MAY, 2024.

Douglas F. Banks
DOUGLAS F. BANKS, P.L.S. 8159

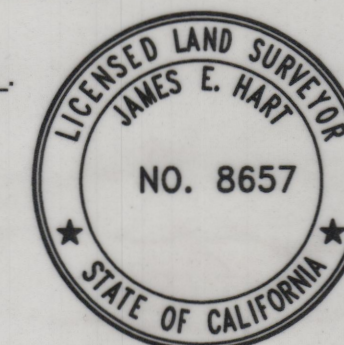


COUNTY SURVEYOR'S STATEMENT:

I, JAMES E. HART, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT NO. 3737, SUBDIVISIONS OF SAN JOAQUIN COUNTY, THE TRAILS OF MANTECA, UNIT NO. 5", 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 20th DAY OF MAY, 2024.

James E. Hart
JAMES E. HART, P.L.S. 8657
COUNTY SURVEYOR

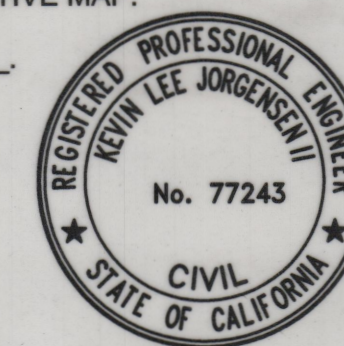


CITY ENGINEER'S STATEMENT:

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. 3737, SUBDIVISIONS OF SAN JOAQUIN COUNTY, THE TRAILS OF MANTECA, UNIT NO. 5", 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



DEVELOPMENT SERVICES DEPARTMENT STATEMENT:

THIS FINAL MAP OF "TRACT NO. 3737, SUBDIVISIONS OF SAN JOAQUIN COUNTY, THE TRAILS OF MANTECA, UNIT NO. 5", CITY OF MANTECA, CALIFORNIA CONFORMS TO THE APPROVED GENERAL PLAN AND THE MANTECA MUNICIPAL CODE.

DATED THIS _____ DAY OF _____, 202____.

CHRIS ERAS,
DIRECTOR OF DEVELOPMENT SERVICES

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 202____, AT _____

_____ .M. IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____,

AT THE REQUEST OF M.C.R. ENGINEERING.

FEE: \$ _____

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

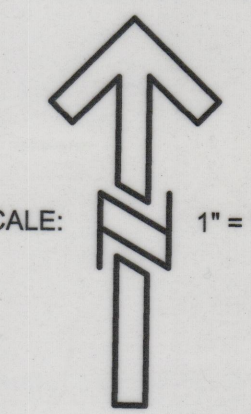
10 11

11 12

BASIS OF BEARINGS
S89°46'40"W 5293.55'(M)(A)(B)(D)(E)(F)
1/4" SECTION LINE

TRACT NO. 3737
SUBDIVISIONS OF SAN JOAQUIN COUNTY
THE TRAILS OF MANTECA, UNIT NO. 5
BEING A RE-SUBDIVISION OF LOT 1 AS SHOWN ON THAT CERTAIN
MAP FILED IN BOOK 44 OF MAPS AND PLATS, PAGE 72, SAN JOAQUIN
COUNTY RECORDS, LYING IN THE SOUTHEAST 1/4 OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE AND
MERIDIAN, CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA
MAY, 2023

MCR ENGINEERING
MCR ENGINEERING, INC.
1242 DUPONT COURT
MANTECA, CA 95336
TEL : (209) 239 - 6229
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www.mcreng.com



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	
C1	20.00'	31.42'	90°00'00"	(M)(F)
C2	20.00'	31.42'	90°00'00"	(M)(F)
C3	670.00'	115.07'	09°50'26"	(M)(F)
C4	537.00'	19.23'	02°03'05"	(M)(F)

LINE TABLE

LINE	BEARING	LENGTH	
L1	N00°13'20"W	140.00'	(M)(D)

- REFERENCES:**
- (A) 27-PM-22, S.J.C.R.
 - (B) 43-M&P-158, S.J.C.R.
 - (C) 44-M&P-6, S.J.C.R.
 - (D) 44-M&P-36, S.J.C.R.
 - (E) 44-M&P-56, S.J.C.R.
 - (F) 44-M&P-72, S.J.C.R.
 - (G) 33-RS-133, S.J.C.R.

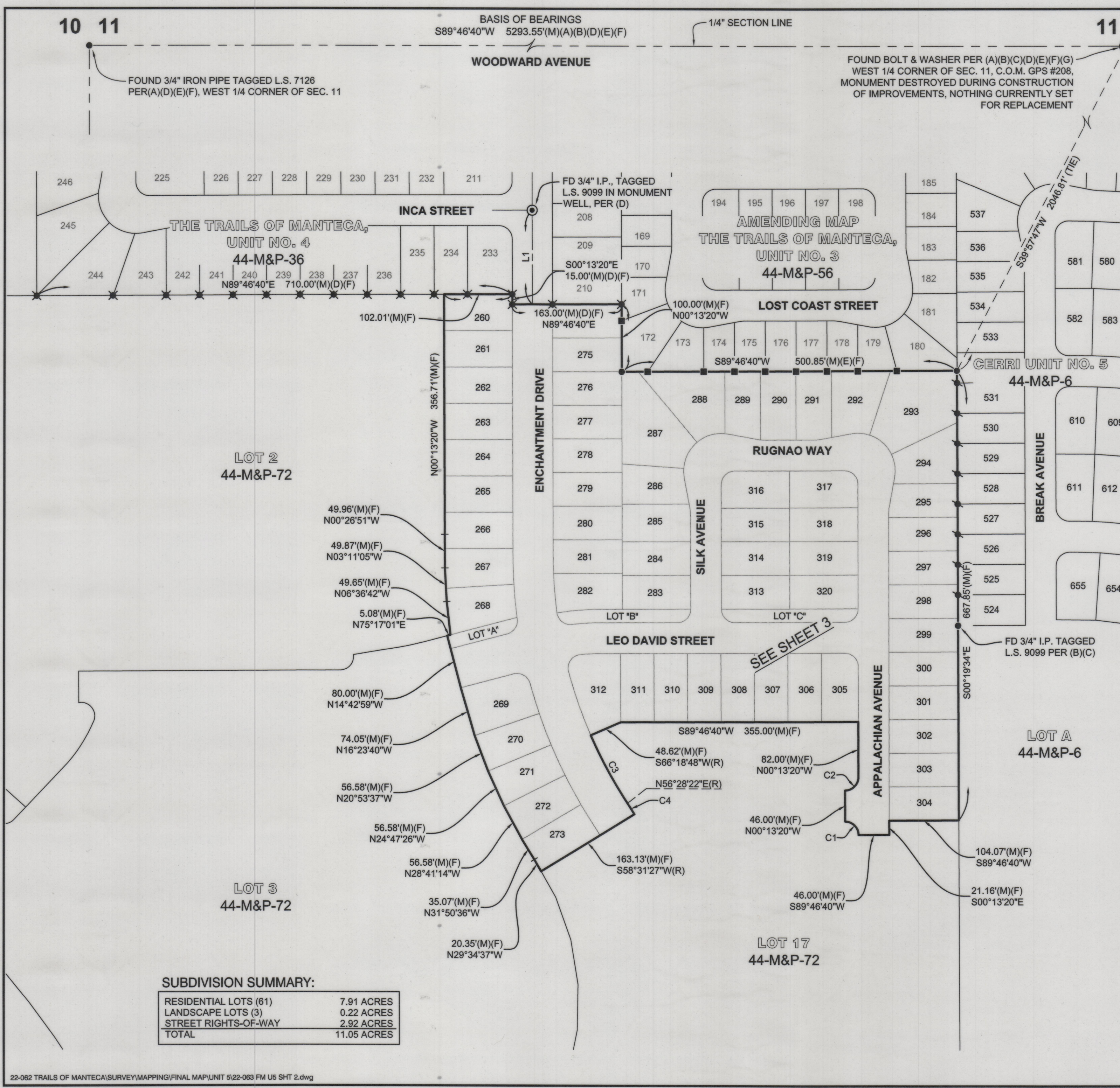
- NOTES:**
- ALL LOT CORNERS: SET 3/4" I.D. X 24" LONG I.P. TAGGED L.S. 8159 UNLESS OTHERWISE NOTED. FRONT CORNERS REFERENCED WITH SAW CUT "*" IN CONCRETE AT 1.00-FOOT DISTANCE FROM LOT CORNER ON LOT LINE PROJECTION.
 - WITNESS CORNERS: FRONT LOT CORNERS, SET 3/4" I.D. x 24" I.P. TAGGED L.S. 8159 ON LOT LINE AT .50-FOOT DISTANCE FROM LOT CORNER. REAR CORNERS: SET 3/4" I.D. x 24" LONG I.P. TAGGED L.S. 8159 ON LOT LINE AT OFFSET INDICATED.
 - ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
 - REFER TO CITY OF MANTECA TENTATIVE MAP TSM 14-75-01 AND APPROVED ADDENDUMS THEREOF.
 - LANDSCAPE LOTS "A", "B" & "C" ARE COVERED ENTIRELY BY A PUBLIC UTILITY EASEMENT. TO BE DEDICATED TO THE CITY BY THIS MAP.

BASIS OF BEARINGS:
THE BEARING OF S89°46'40"W BEING THE
EAST/WEST 1/4 SECTION LINE OF SECTION 11
AS SHOWN IN BOOK 44 OF MAPS AND PLATS,
PAGE 72, SAN JOAQUIN COUNTY RECORDS.

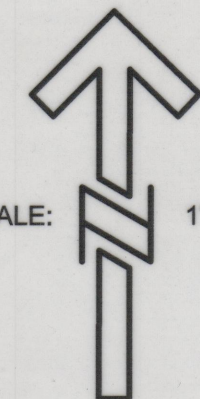
- LEGEND:**
- FOUND 3/4" I.P. TAGGED L.S. 9099 PER (A), U.O.N.
 - ⊙ FOUND 3/4" I.P. TAGGED L.S. 9099 PER (C)
 - ⊗ FOUND 3/4" I.P. TAGGED L.S. 9099 PER (D)
 - FOUND 3/4" I.P. TAGGED L.S. 9099 PER (E)
 - ⊙ FOUND MONUMENT IN MONUMENT WELL, AS NOTED
 - ⊙ SET 3/4" I.D. X 24" LONG IRON PIPE TAGGED L.S. 8159, IN MONUMENT WELL
 - SET 3/4" I.D. X 24" LONG IRON PIPE TAGGED L.S. 8159
 - W.C. WITNESS CORNER
 - SNF SEARCHED NOT FOUND
 - FD FOUND
 - EX. EXISTING
 - SF DENOTES SQUARE FEET
 - I.P. IRON PIPE
 - I.D. INSIDE DIAMETER
 - (M) MEASURED DISTANCE. ALL DISTANCES ARE MEASURED UNLESS NOTED OTHERWISE.
 - (R) RADIAL BEARING
 - P.U.E PUBLIC UTILITY EASEMENT
 - S.J.C.R. SAN JOAQUIN COUNTY RECORDS
 - S.J.C.S.R. SAN JOAQUIN COUNTY SURVEYOR'S RECORDS
 - M&P- MAPS AND PLATS, BOOK, PAGE, S.J.C.R.
 - I.N. INSTRUMENT NUMBER, S.J.C.R.
 - D.N. DOCUMENT NUMBER, S.J.C.R.
 - C.R. CORNER RECORD, S.J.C.S.R.
 - MON. MONUMENT
 - RS- RECORD OF SURVEY
 - U.O.N. UNLESS OTHERWISE NOTED
 - PM- PARCEL MAPS, BOOK, PAGE, S.J.C.R.

SUBDIVISION SUMMARY:

RESIDENTIAL LOTS (61)	7.91 ACRES
LANDSCAPE LOTS (3)	0.22 ACRES
STREET RIGHTS-OF-WAY	2.92 ACRES
TOTAL	11.05 ACRES



TRACT NO. 3737
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THE TRAILS OF MANTECA, UNIT NO. 5
 BEING A RE-SUBDIVISION OF LOT 1 AS SHOWN ON THAT CERTAIN MAP FILED IN
 BOOK 44 OF MAPS AND PLATS, PAGE 72, SAN JOAQUIN COUNTY RECORDS,
 LYING IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 6 EAST,
 MOUNT DIABLO BASE AND MERIDIAN,
 CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA
 MAY, 2023 SCALE: 1"=60'



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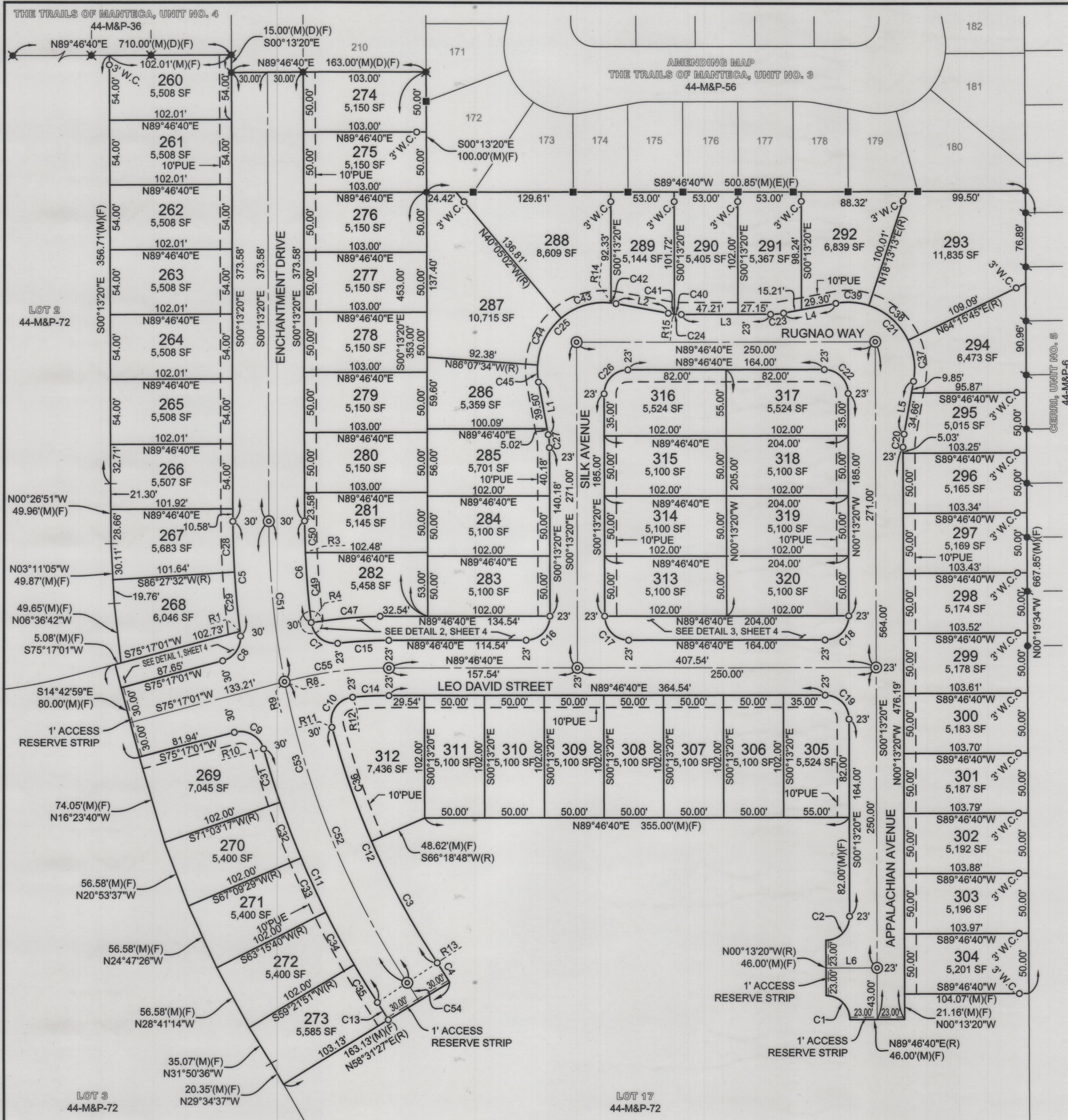
NOTES:
 1. SEE SHEET 2 FOR ADDITIONAL NOTES, LEGEND, REFERENCES AND BASIS OF BEARINGS.

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	20.00'	31.42'	90°00'00"
C2	20.00'	31.42'	90°00'00"
C3	670.00'	115.07'	09°50'26"
C4	537.00'	19.23'	02°03'05"
C5	730.00'	94.24'	07°23'48"
C6	670.00'	84.79'	07°15'02"
C7	20.00'	31.20'	89°21'46"
C8	20.00'	28.94'	82°54'09"
C9	20.00'	31.22'	89°26'23"
C10	20.00'	34.73'	99°30'07"
C11	730.00'	232.53'	18°15'03"
C12	670.00'	215.61'	18°26'20"
C13	477.00'	17.08'	02°03'06"
C14	327.00'	30.62'	05°21'51"
C15	373.00'	43.05'	06°36'48"
C16	20.00'	31.42'	90°00'00"
C17	20.00'	31.42'	90°00'00"
C18	20.00'	31.42'	90°00'00"
C19	20.00'	31.42'	90°00'00"
C20	60.00'	10.95'	10°27'08"
C21	56.00'	108.39'	110°54'15"
C22	20.00'	31.42'	90°00'00"
C23	60.00'	10.95'	10°27'07"
C24	60.00'	10.95'	10°27'08"
C25	56.00'	108.39'	110°54'15"
C26	20.00'	31.42'	90°00'00"
C27	60.00'	10.95'	10°27'07"
C28	730.00'	42.29'	03°19'08"

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C29	730.00'	49.46'	03°52'56"
C31	730.00'	46.74'	03°40'08"
C32	730.00'	49.65'	03°53'48"
C33	730.00'	49.65'	03°53'49"
C34	730.00'	49.65'	03°53'49"
C35	730.00'	36.84'	02°53'29"
C36	670.00'	100.54'	08°35'54"
C37	56.00'	35.15'	35°58'03"
C38	56.00'	45.00'	46°02'32"
C39	56.00'	28.24'	28°53'40"
C40	60.00'	5.80'	05°32'12"
C41	60.00'	5.15'	04°54'56"
C42	56.00'	4.17'	04°16'17"
C43	56.00'	45.00'	46°02'33"
C44	56.00'	45.00'	46°02'32"
C45	56.00'	14.22'	14°32'53"
C47	393.00'	65.36'	09°31'46"
C49	670.00'	58.36'	04°59'26"
C50	670.00'	26.43'	02°15'36"
C51	700.00'	134.39'	10°59'58"
C52	700.00'	272.51'	22°18'20"
C53	700.00'	406.90'	33°18'18"
C54	507.00'	18.15'	02°03'06"
C55	350.00'	88.54'	14°29'39"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S10°40'27"E	44.51'
L2	N79°46'12"W	44.51'
L3	N89°46'40"E	74.36'
L4	S79°19'33"W	44.51'
L5	N10°13'48"E	44.51'
L6	N89°46'40"E	43.00'

RADIAL TABLE	
RADIAL	BEARING
R1	S82°34'36"W (R)
R3	S87°31'04"W (R)
R4	S82°31'38"W (R)
R8	S78°46'42"W (R)
R9	N14°42'59"W (R)
R10	N74°43'25"E (R)
R11	S74°54'42"W (R)
R12	N05°35'11"W (R)
R13	N56°28'22"E (R)
R14	N05°57'31"E (R)
R15	S05°18'52"W (R)

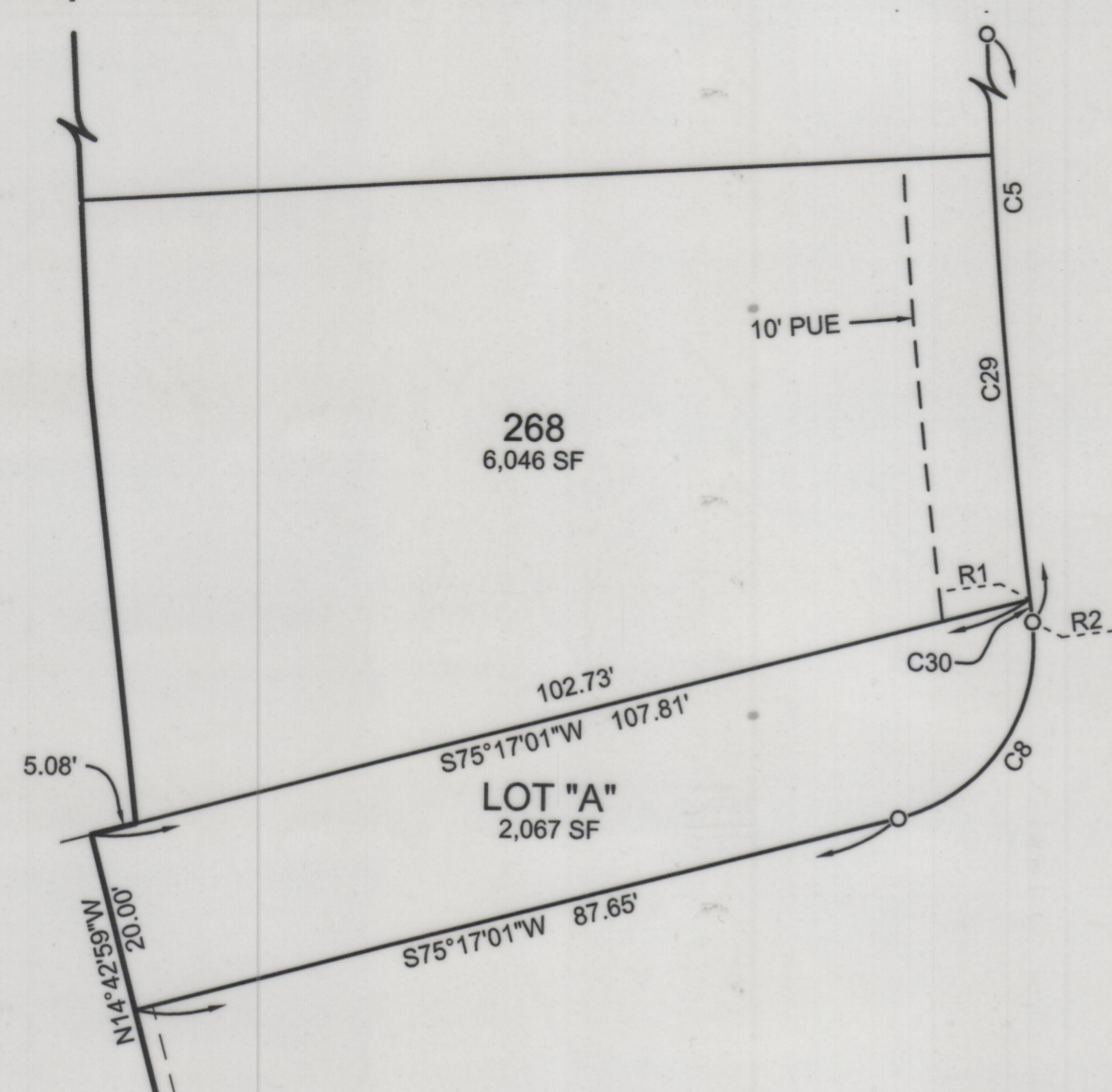


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THE TRAILS OF MANTECA, UNIT NO. 5
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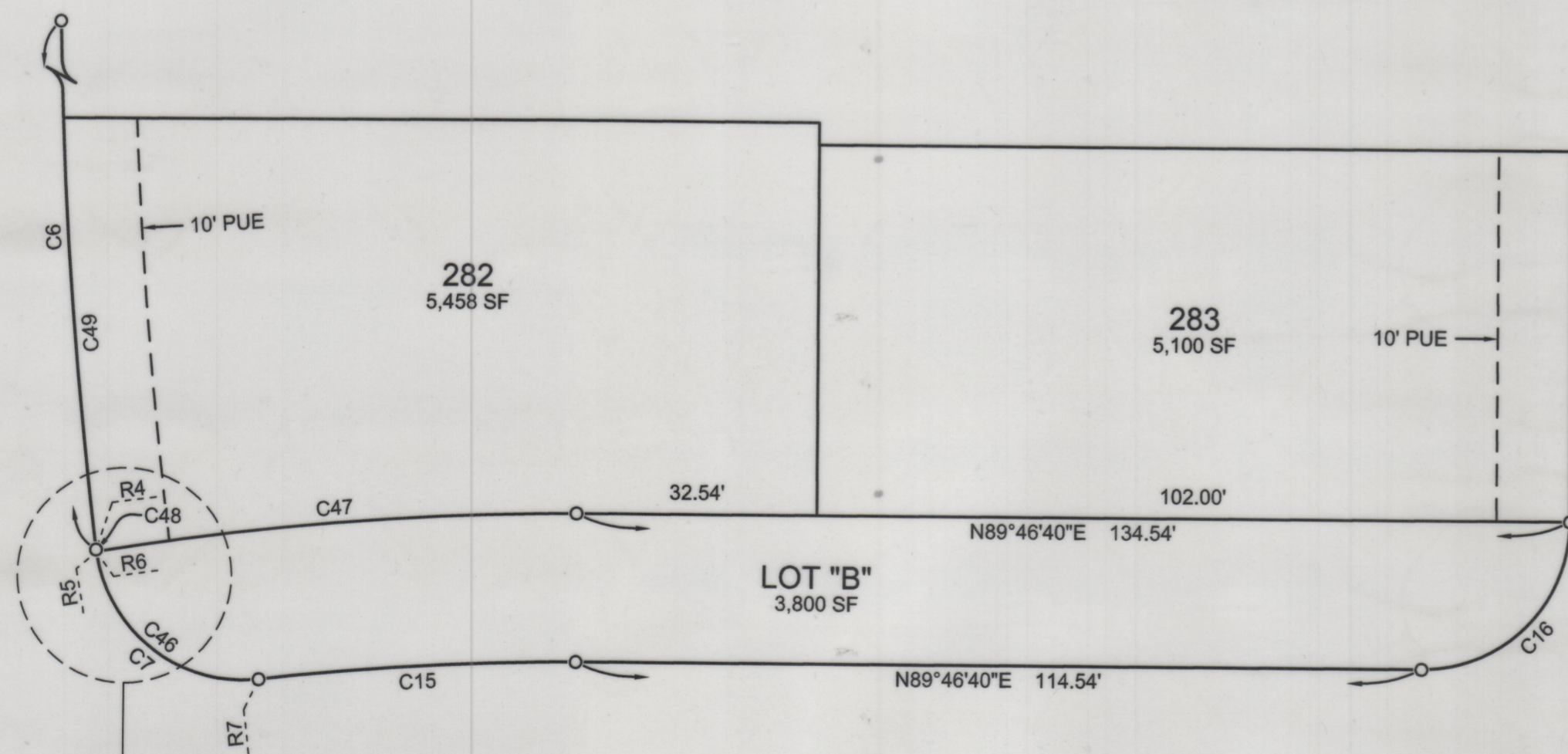
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NOTES:
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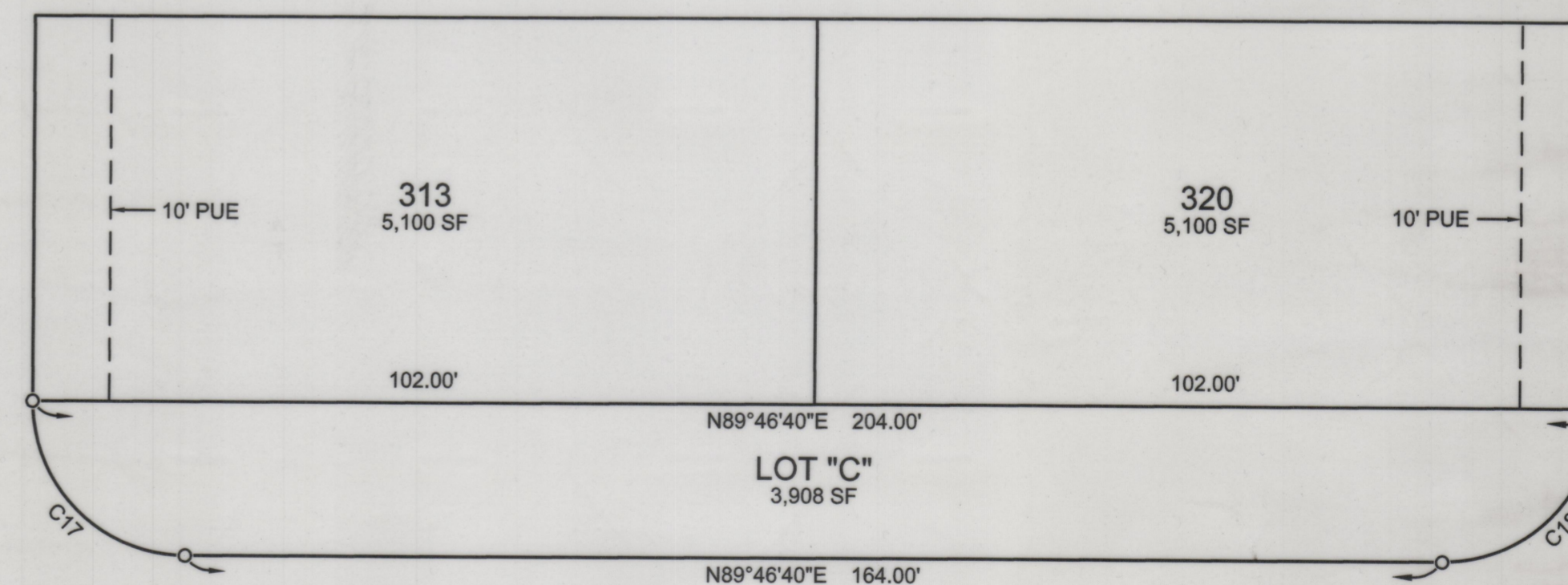
CURVE TABLE				RADIAL TABLE	
CURVE	RADIUS	LENGTH	DELTA	RADIAL	BEARING
C5	730.00'	94.24'	07°23'48"	R1	S82°34'36"W (R)
C6	670.00'	84.79'	07°15'02"	R2	S82°22'52"W (R)
C7	20.00'	31.20'	89°21'46"	R4	S82°31'38"W (R)
C8	20.00'	28.94'	82°54'09"	R5	N09°45'06"W (R)
C15	373.00'	43.05'	06°36'48"	R6	S81°42'23"W (R)
C16	20.00'	31.42'	90°00'00"	R7	N06°50'08"W (R)
C17	20.00'	31.42'	90°00'00"		
C18	20.00'	31.42'	90°00'00"		
C29	730.00'	49.46'	03°52'56"		
C30	730.00'	2.49'	00°11'44"		
C46	20.00'	30.91'	88°32'31"		
C47	393.00'	65.36'	09°31'46"		
C48	20.00'	0.29'	00°49'15"		
C49	670.00'	58.36'	04°59'26"		



1 LOT "A"
 SCALE: 1" = 20'



2 LOT "B"
 SCALE: 1" = 20'



3 LOT "C"
 SCALE: 1" = 20'

