OWNER/APPLICANT: ARETAKIS FAMILY
c/o Mr. ALEX ARETAKIS
2137 W. BARSTOW
FRESNO, CA 93711
(559) 213-9804

SURVEYOR: NORTHSTAR ENGINEERING GROUP, INC.
RIEN GROENEWOUD, P.L.S., CFedS
620 12th STREET
MODESTO, CA 95354
(209) 524-3525
RIEN@NSENG.NET

SITE ADDRESS: 712 INDUSTRIAL PARK DRIVE
MANTECA, CA 95336

APN: 221-140-08

EXISTING ZONING: CMU (MIXED USE COMMERCIAL)

GENERAL PLAN: CMU (MIXED USE COMMERCIAL)

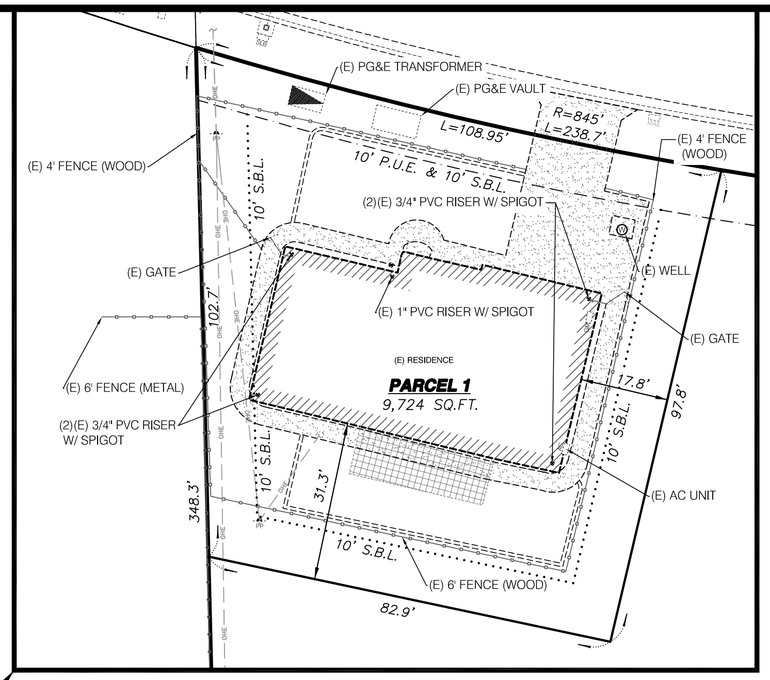
USE: SINGLE FAMILY RESIDENCE, ORCHARD

PROJECT AREA: 11.86 ACRES

EXISTING PARCELS: 1

PROPOSED PARCELS: 2

UTILITIES:
WATER: PRIVATE WELL
SANITARY SEWER: CITY OF MANTECA
STORM SEWER: CITY OF MANTECA
ELECTRICITY: P. G. & E.
GAS: P. G. & E.



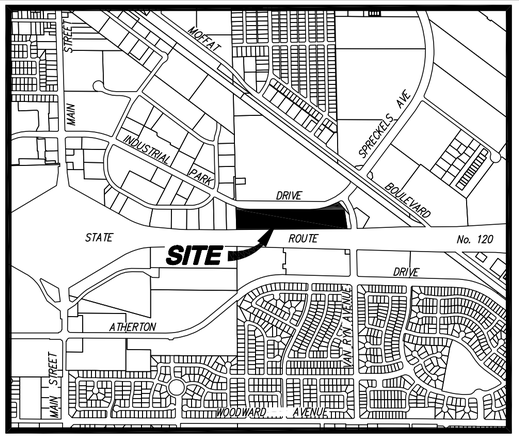
DETAIL
SCALE: 1" = 20'

LEGEND:

	PROJECT BOUNDARY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	EASEMENT LINE
	CENTERLINE
	EXISTING CURB & GUTTER
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
SQ.FT.	SQUARE FEET
(E)	EXISTING
S.B.L.	SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
S.S.J.I.D.	SOUTH SAN JOAQUIN IRRIGATION DISTRICT
I.N.	INSTRUMENT NUMBER
O.R.	OFFICIAL RECORDS
221-140-08	ASSESSOR'S PARCEL NUMBER
	CONCRETE
	EXISTING BUILDING

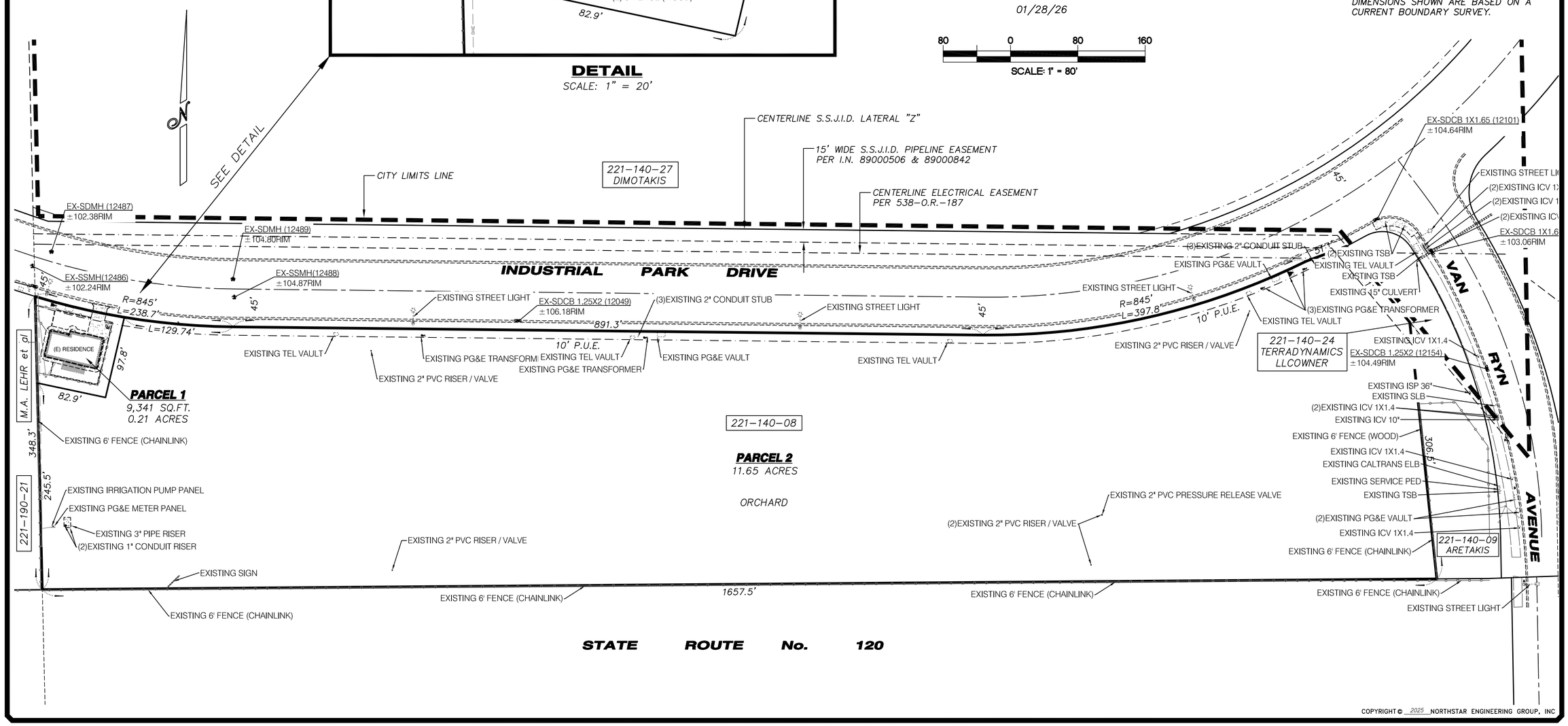
PROFESSIONAL LAND SURVEYOR
RIEN GROENEWOUD
No. 6946
STATE OF CALIFORNIA
01/28/26

80 0 80 160
SCALE: 1" = 80'



VICINITY MAP
NOT TO SCALE

NOTE:
DIMENSIONS SHOWN ARE BASED ON A CURRENT BOUNDARY SURVEY.



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CALL BEFORE YOU DIG
800-227-2600

NO.	DESCRIPTIONS	DATE	APPROVED
	REVISIONS		

TENTATIVE PARCEL MAP

OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN.
MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA

NorthStar Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

JOB #:	25-3724
DATE:	01/28/26
SCALE:	1"=80'
DRAWN:	RG

SHEET NUMBER
1
OF 1