

**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. 4260, SUBDIVISIONS OF SAN JOAQUIN COUNTY, GRIFFIN PARK UNIT NO. 11", 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 AND RELINQUISH TO THE CITY OF MANTECA ALL ACCESS RIGHTS OF LOTS 83 THROUGH 92 AND LOT 171 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: \_\_\_\_\_

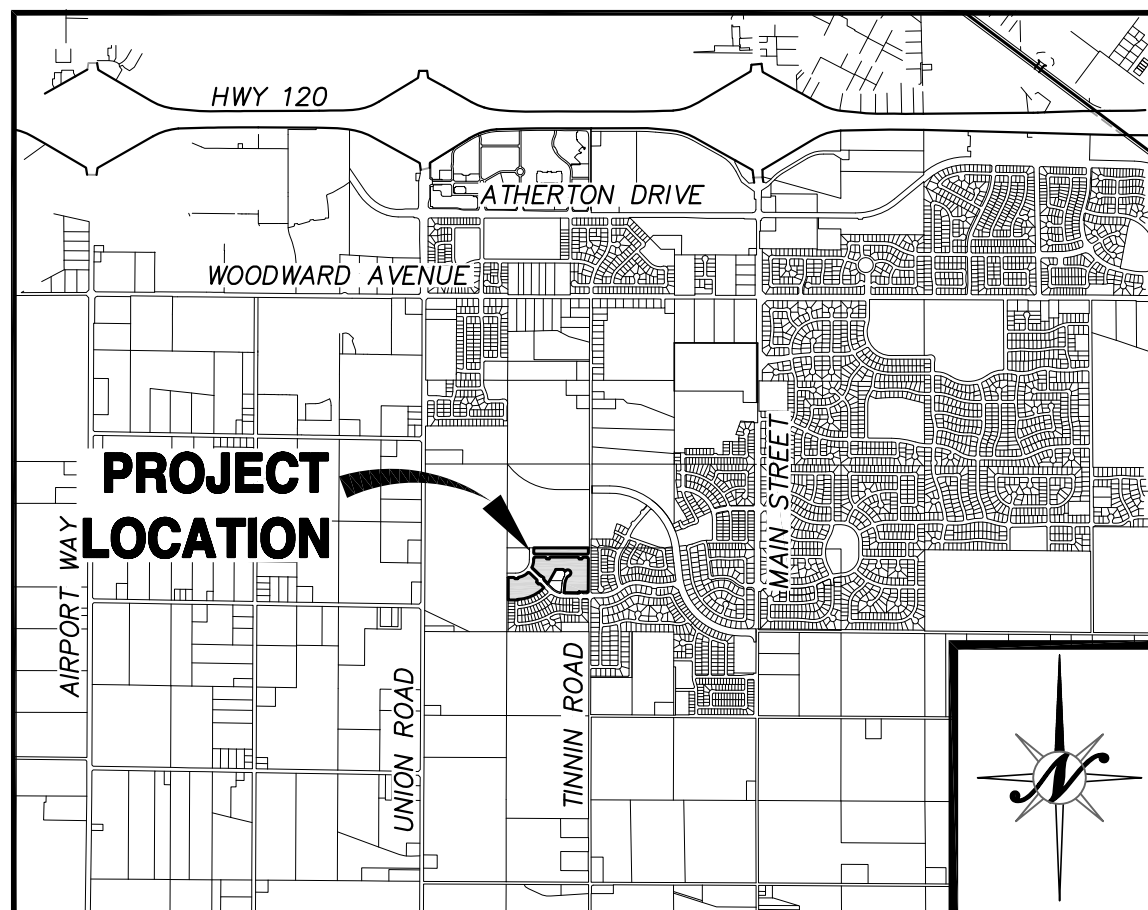
COMMISSION NUMBER: \_\_\_\_\_

**TRACT NO. 4260**  
**SUBDIVISIONS OF SAN JOAQUIN COUNTY**  
**GRIFFIN PARK**  
**UNIT NO. 11**

BEING LOTS "B", "C" & "D" OF GRIFFIN PARK UNIT NO. 10, RECORDED IN BOOK \_\_\_\_\_ OF MAPS & PLATS, AT PAGE \_\_\_\_\_, S.J.C.R. AND 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.

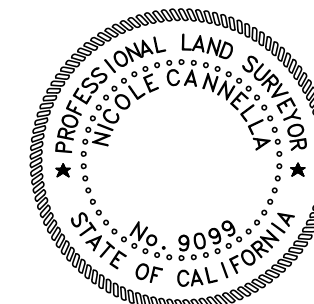
(D.D. SHEET NO. 58)

**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 JUNE, 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. 4260, SUBDIVISIONS OF SAN JOAQUIN COUNTY, GRIFFIN PARK UNIT NO. 11", 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. 4260, SUBDIVISIONS OF SAN JOAQUIN COUNTY, GRIFFIN PARK UNIT NO. 11", 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. 4260, SUBDIVISIONS OF SAN JOAQUIN COUNTY, GRIFFIN PARK UNIT NO. 11", 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 RELINQUISHMENT TO THE CITY OF MANTECA, ALL ACCESS RIGHTS OF LOTS 83 THROUGH 92 AND LOT 171 TO AND FROM TINNIN ROAD, ALL AS SHOWN ON THIS FINAL MAP AND ACCEPTED THE OFFER OF DEDICATION OF THE STREET RIGHTS-OF-WAY, SUBJECT TO SATISFACTORY COMPLETION OF IMPROVEMENTS THEREON OF SAID STREET RIGHTS-OF-WAY 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\_\_\_\_.

GARY SINGH, MAYOR ATTEST: 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..

SEE: \$ \_\_\_\_\_

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

**TRACT NO. 4260**  
 SUBDIVISIONS OF SAN JOAQUIN COUNTY  
**GRIFFIN PARK**  
**UNIT NO. 11**

BEING LOTS "B", "C" & "D" OF  
 GRIFFIN PARK UNIT NO. 10, RECORDED IN  
 BOOK \_\_\_ OF MAPS & PLATS, AT PAGE \_\_\_  
 S.J.C.R. AND 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) GRIFFIN PARK UNIT NO. 10, \_\_\_ - M&P - \_\_\_, S.J.C.R.

**MONUMENT LEGEND:**

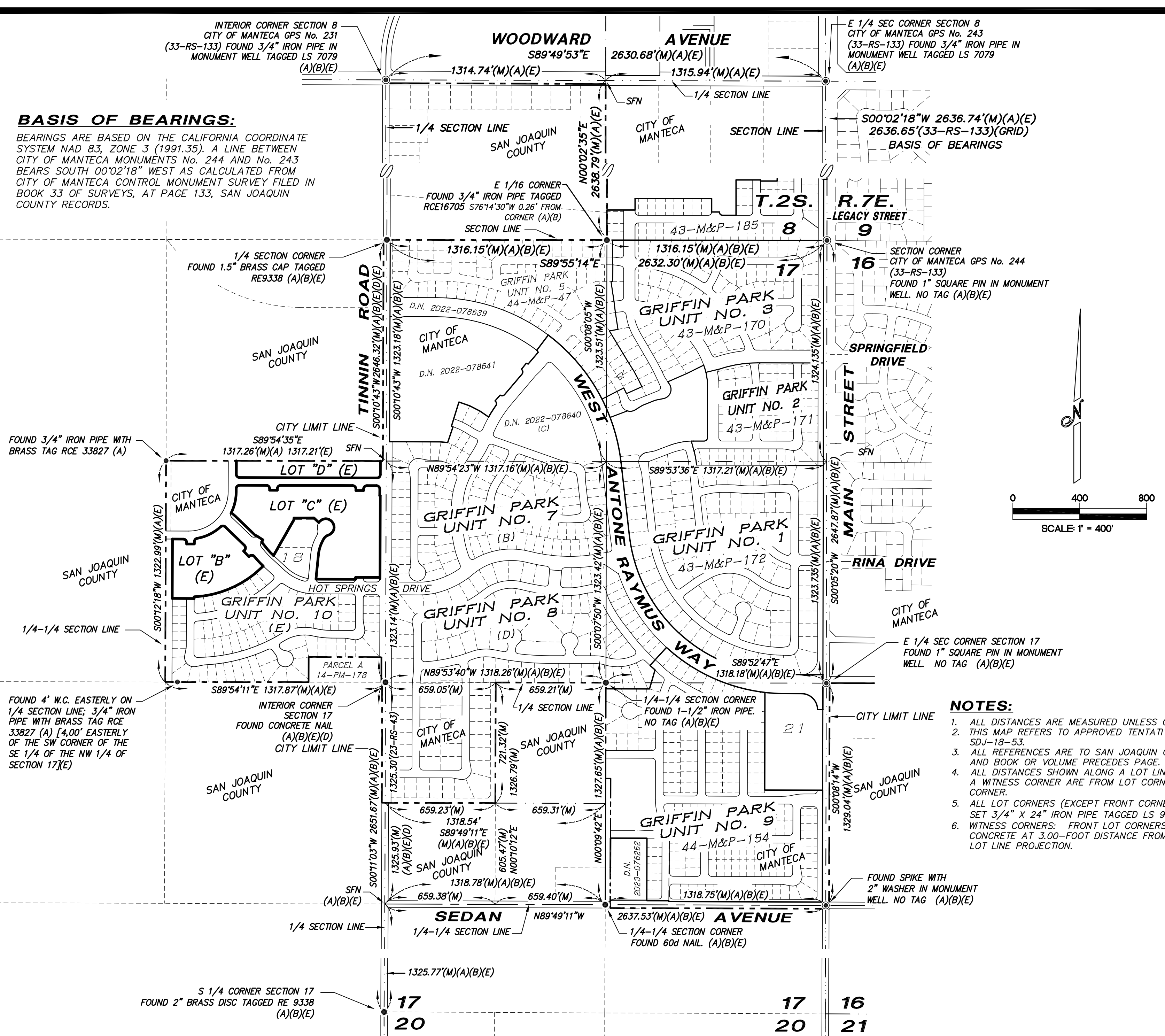
- SET 3/4" x 30" IRON PIPE, TAGGED LS 9099, U.O.N.
- ⊙ SET 3/4" x 30" IRON PIPE, TAGGED LS 9099 IN MONUMENT WELL, U.O.N.
- ⊙ SET 3.00' WITNESS CORNER 3/4" x 30" IRON PIPE, TAGGED LS 9099, U.O.N.
- ⊙ SET 3.00' x 3.00' WITNESS CORNER 3/4" x 30" IRON PIPE, TAGGED LS 9099, U.O.N.
- ⊙ FOUND 3/4" IRON PIPE,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

**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 '+' IN CONCRETE AT 3.00-FOOT DISTANCE FROM LOT CORNER ON LOT LINE PROJECTION.

**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
- 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

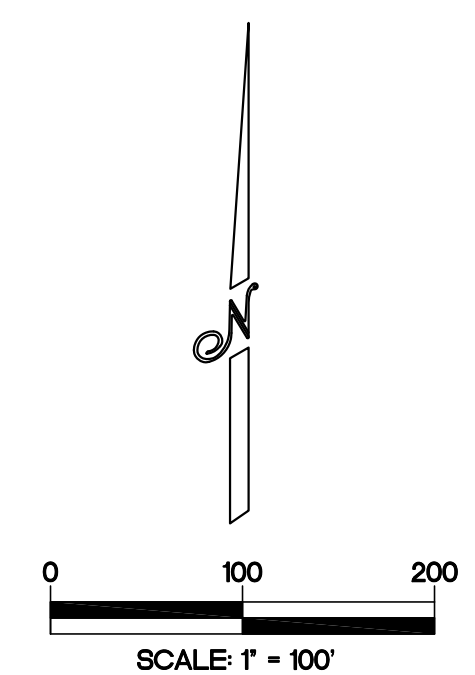


**TRACT NO. 4260**  
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**GRIFFIN PARK**  
**UNIT NO. 11**

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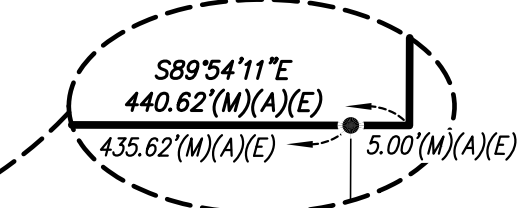
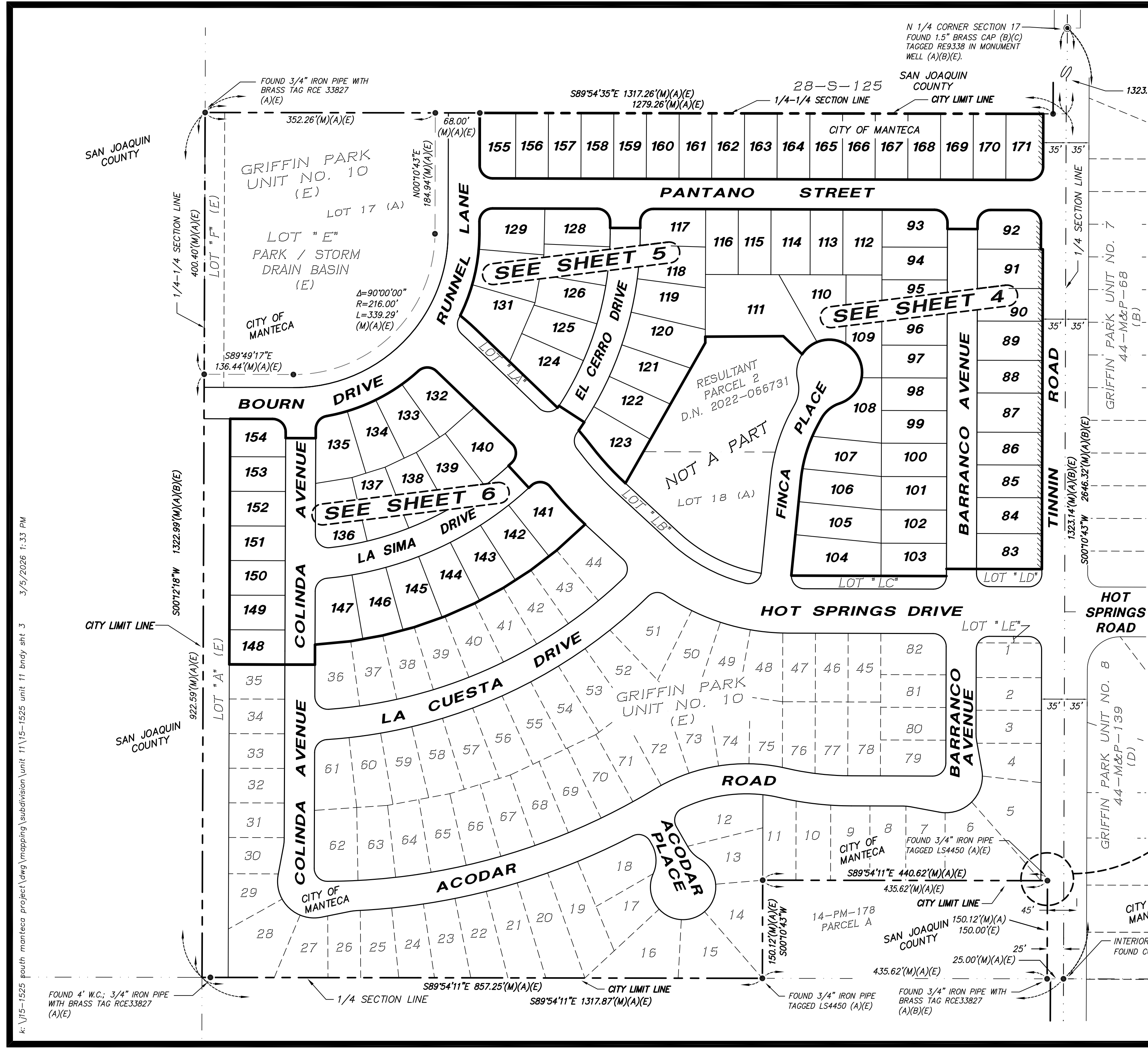
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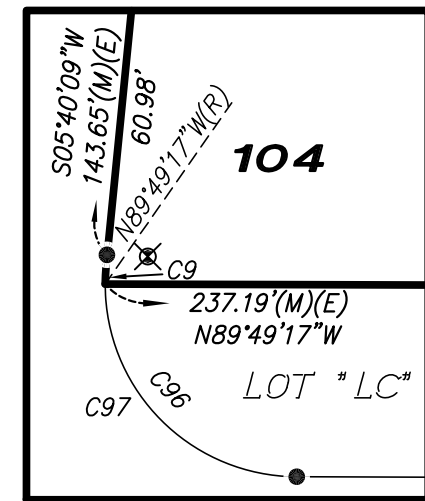
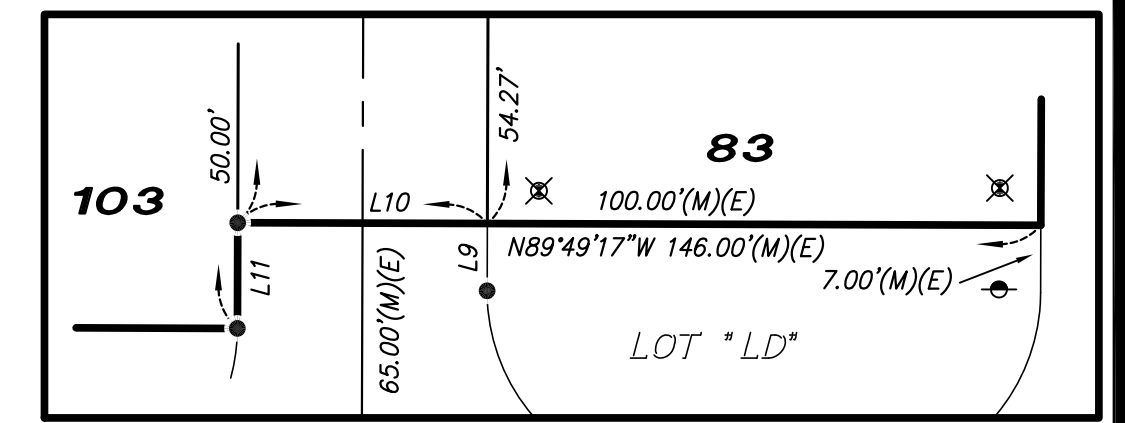
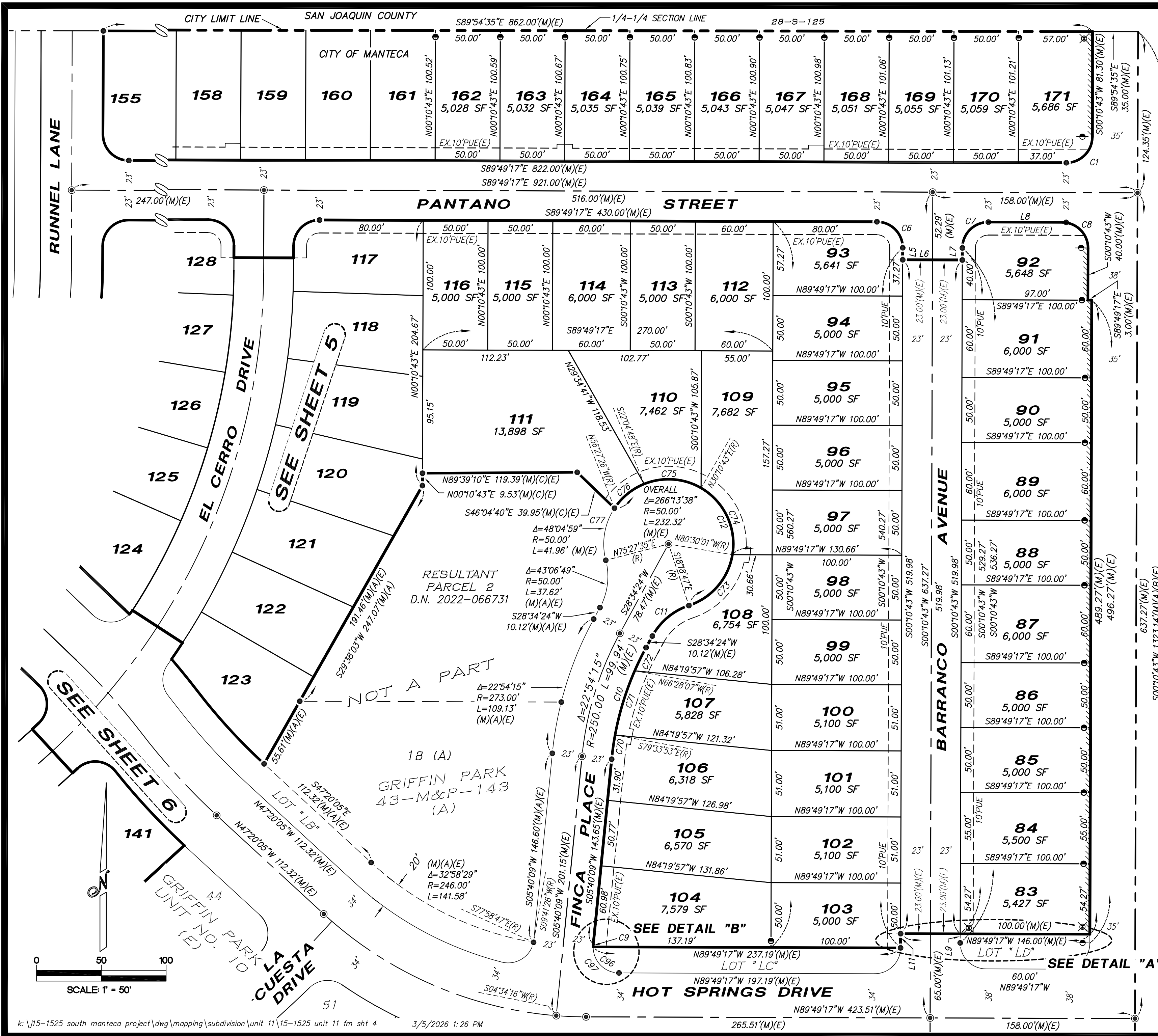
**SUBDIVISION SUMMARY:**

RESIDENTIAL LOTS (89)	11.63 ACRES
PUBLIC RIGHT-OF-WAY	1.59 ACRES
TOTAL	13.22 ACRES

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



k:\j15-1525 south manteca project\dwg\mapping\subdivision\unit 11\15-1525 unit 11 bndy sht 3 3/5/2026 1:33 PM



**DETAIL "A"**  
NOT TO SCALE

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

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	20.00'	31.42' (M)(E)
C6	90°00'00"	20.00'	31.42' (M)(E)
C7	90°00'00"	20.00'	31.42' (M)(E)
C8	90°00'00"	20.00'	31.42' (M)(E)
C9	5°29'26"	20.00'	1.91' (M)(E)
C10	22°54'15"	227.00'	90.74' (M)(E)
C11	43°06'49"	50.00'	37.62' (M)(E)
C12	218°08'39"	50.00'	190.37' (M)(E)
C70	4°45'58"	227.00'	18.88'
C71	13°05'46"	227.00'	51.89'
C72	5°02'31"	227.00'	19.98'
C73	62°11'14"	50.00'	54.27'
C74	69°19'16"	50.00'	60.50'
C75	52°15'31"	50.00'	45.60'
C76	34°22'38"	50.00'	30.00'
C77	48°04'59"	50.00'	41.96' (M)(E)
C96	90°00'00"	20.00'	31.42' (M)(E)
C97	95°29'26"	20.00'	33.33' (M)(E)

**LINE TABLE**

LINE	BEARING	LENGTH
L5	S00°10'43"W	9.29' (M)(E)
L6	S89°49'17"E	46.00' (M)(E)
L7	S00°10'43"W	9.29' (M)(E)
L8	S89°49'17"E	57.00' (M)(E)
L9	S00°10'43"W	7.00' (M)(E)
L10	S89°49'17"E	46.00' (M)(E)
L11	S00°10'43"W	11.00' (M)(E)

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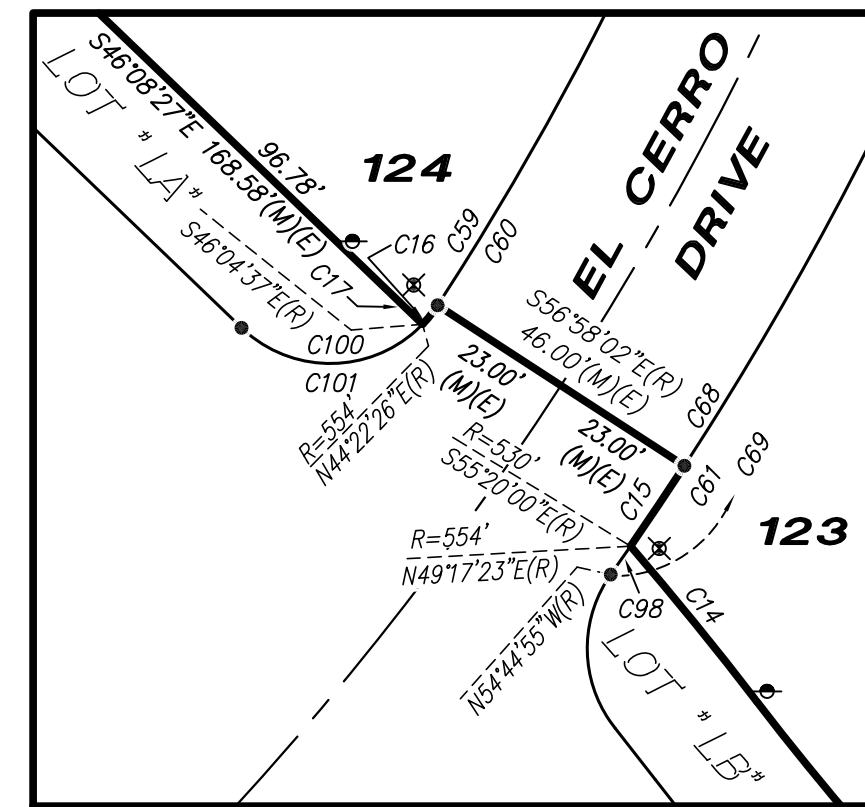
**NOTE:**  
SEE SHEET 2 FOR NOTES, LEGEND,  
REFERENCES AND BASIS OF BEARINGS.

**LINE TABLE**

LINE	BEARING	LENGTH	(M)(E)
L1	N00°10'43"E	19.08'	(M)(E)
L2	N00°10'43"E	9.29'	(M)(E)
L3	S89°49'17"E	46.00'	(M)(E)
L4	N00°10'43"E	9.29'	(M)(E)
L15	S56°58'02"E	46.00'	(M)(E)

**CURVE TABLE**

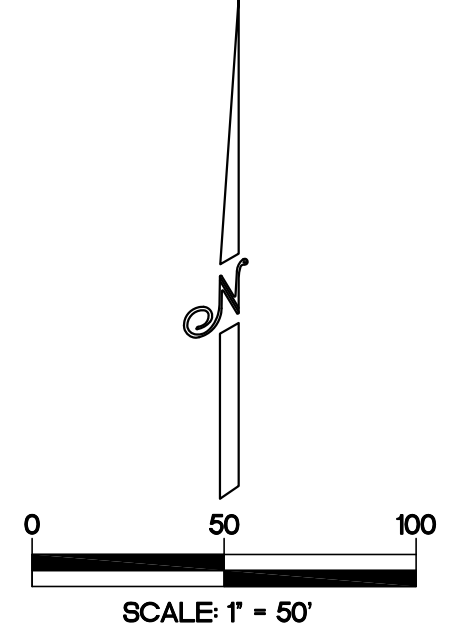
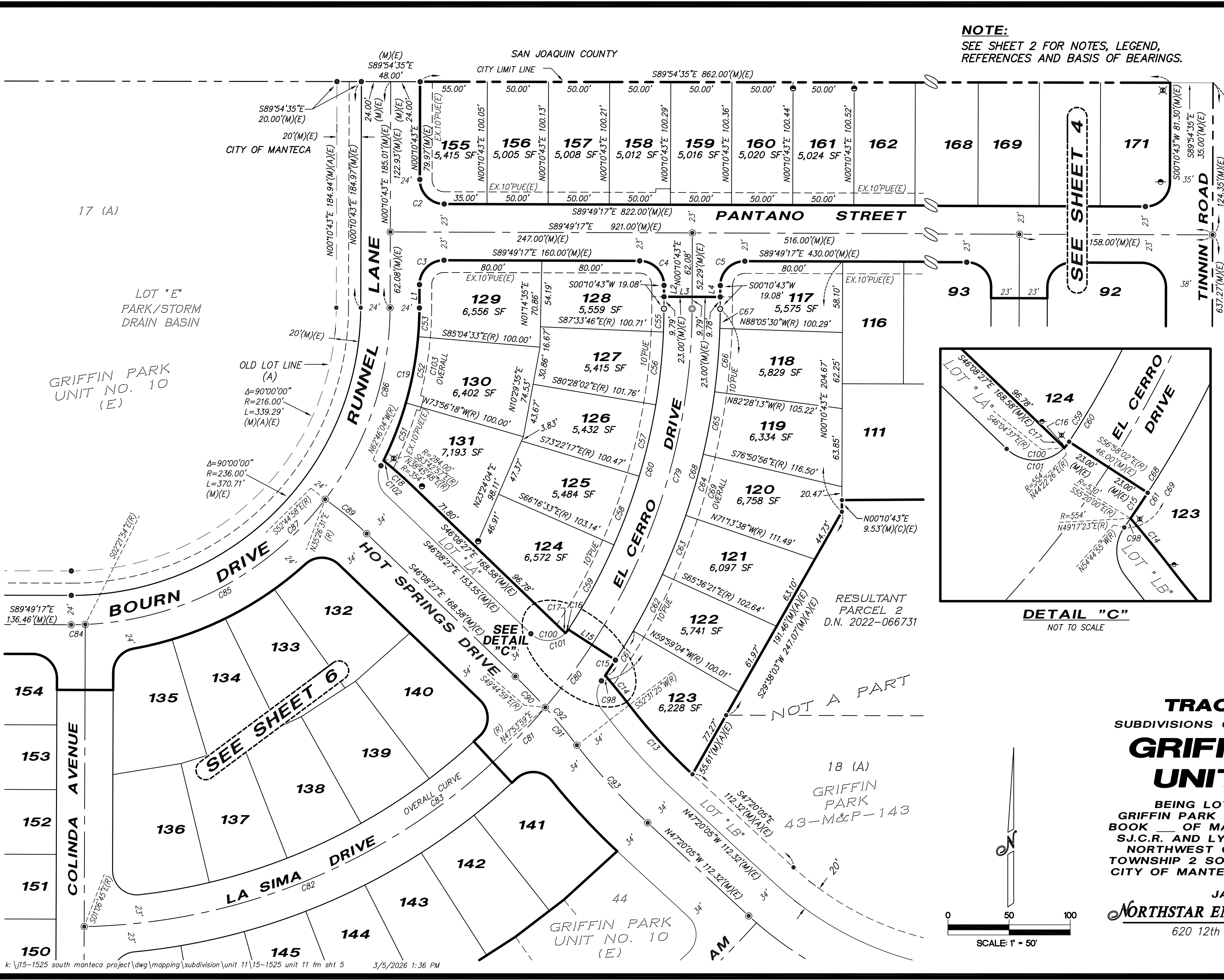
CURVE	DELTA	RADIUS	LENGTH	(M)(E)
C2	90°00'00"	20.00'	31.42'	(M)(E)
C3	90°00'00"	20.00'	31.42'	(M)(E)
C4	90°00'00"	20.00'	31.42'	(M)(E)
C5	90°00'00"	20.00'	31.42'	(M)(E)
C13	9°51'30"	446.00'	76.74'	(M)(E)
C14	3°14'02"	554.00'	31.27'	(M)(E)
C15	1°38'02"	530.00'	15.11'	(M)(E)
C16	10°53'25"	20.00'	3.80'	(M)(E)
C17	0°30'53"	554.00'	4.98'	(M)(E)
C18	5°05'45"	354.00'	31.48'	(M)(E)
C19	26°06'20"	284.00'	129.40'	(M)(E)
C51	10°13'21"	284.00'	50.67'	(M)(E)
C52	11°08'15"	284.00'	55.21'	(M)(E)
C53	4°44'44"	284.00'	23.52'	(M)(E)
C55	2°15'31"	484.00'	19.08'	(M)(E)
C56	7°05'44"	484.00'	59.94'	(M)(E)
C57	7°05'45"	484.00'	59.94'	(M)(E)
C58	7°05'44"	484.00'	59.94'	(M)(E)
C59	9°18'31"	484.00'	78.63'	(M)(E)
C60	32°51'15"	484.00'	277.53'	(M)(E)
C61	4°39'04"	530.00'	43.02'	(M)(E)
C62	5°37'17"	530.00'	52.00'	(M)(E)
C63	5°37'17"	530.00'	52.00'	(M)(E)
C64	5°37'17"	530.00'	52.00'	(M)(E)
C65	5°37'17"	530.00'	52.00'	(M)(E)
C66	5°37'17"	530.00'	52.00'	(M)(E)
C67	1°43'48"	530.00'	16.00'	(M)(E)
C68	32°51'16"	530.00'	303.91'	(M)(E)
C69	35°04'22"	530.00'	324.43'	(M)(E)
C79	32°51'15"	507.00'	290.72'	(M)(E)
C80	7°13'03"	507.00'	63.87'	(M)(E)
C81	7°01'12"	507.00'	62.12'	(M)(E)
C82	41°37'01"	507.00'	368.26'	(M)(E)
C83	88°42'32"	507.00'	784.97'	(M)(E)
C84	2°32'37"	260.00'	11.54'	(M)(E)
C85	50°23'04"	260.00'	228.64'	(M)(E)
C86	37°04'19"	260.00'	168.23'	(M)(E)
C87	90°00'00"	260.00'	408.41'	(M)(E)
C89	8°25'02"	300.00'	44.07'	(M)(E)
C90	4°02'26"	500.00'	35.26'	(M)(E)
C91	4°37'26"	500.00'	40.35'	(M)(E)
C92	8°39'52"	500.00'	75.61'	(M)(E)
C93	9°51'30"	500.00'	86.03'	(M)(E)
C98	0°35'05"	530.00'	5.41'	(M)(E)
C100	89°56'09"	20.00'	31.39'	(M)(E)
C101	100°49'35"	20.00'	35.20'	(M)(E)
C102	0°56'53"	284.00'	4.70'	(M)(E)
C103	27°03'13"	284.00'	134.10'	(M)(E)

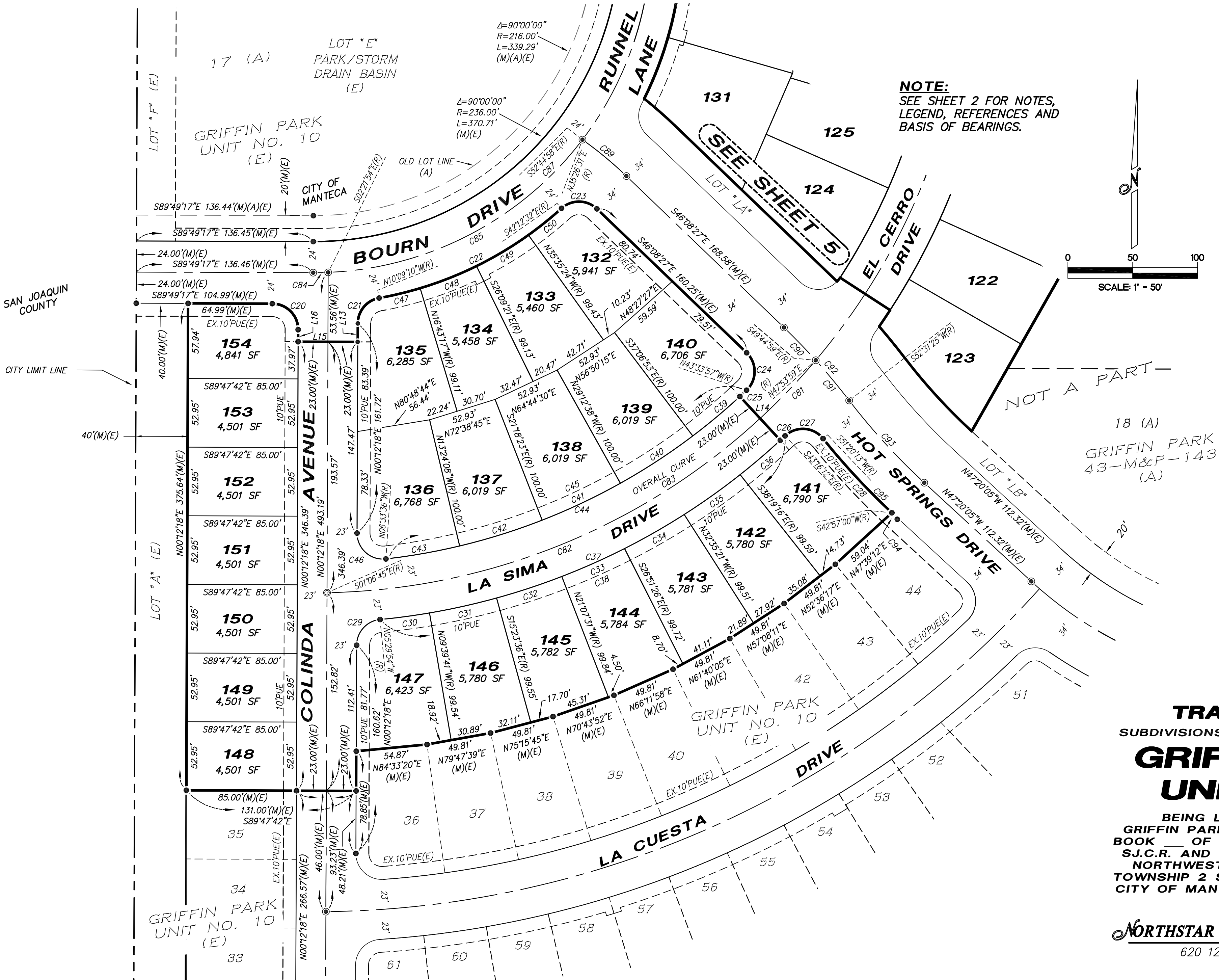


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**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	(M)(E)
C20	90°01'35"	20.00'	31.43'	(M)(E)
C21	79°38'32"	20.00'	27.80'	(M)(E)
C22	32°03'22"	284.00'	158.89'	(M)(E)
C23	86°04'05"	20.00'	30.04'	(M)(E)
C24	92°34'30"	20.00'	32.31'	(M)(E)
C25	0°50'11"	484.00'	7.07'	(M)(E)
C26	0°32'26"	530.00'	5.00'	(M)(E)
C27	94°36'25"	20.00'	33.02'	(M)(E)
C28	8°23'13"	534.00'	78.17'	(M)(E)
C29	84°17'48"	20.00'	29.43'	(M)(E)
C30	4°09'47"	530.00'	38.51'	(M)(E)
C31	5°43'55"	530.00'	53.02'	(M)(E)
C32	5°43'55"	530.00'	53.02'	(M)(E)
C33	5°43'55"	530.00'	53.02'	(M)(E)
C34	5°43'55"	530.00'	53.02'	(M)(E)
C35	5°43'55"	530.00'	53.02'	(M)(E)
C36	4°56'56"	530.00'	45.78'	(M)(E)
C37	37°13'52"	530.00'	344.40'	(M)(E)
C38	37°46'18"	530.00'	349.40'	(M)(E)
C39	6°27'04"	484.00'	54.50'	(M)(E)
C40	7°54'15"	484.00'	66.77'	(M)(E)
C41	7°54'15"	484.00'	66.77'	(M)(E)
C42	7°54'15"	484.00'	66.77'	(M)(E)
C43	6°50'32"	484.00'	57.80'	(M)(E)
C44	36°10'10"	484.00'	305.55'	(M)(E)
C45	37°00'21"	484.00'	312.61'	(M)(E)
C46	96°45'54"	20.00'	33.78'	(M)(E)
C47	6°34'07"	284.00'	32.56'	(M)(E)
C48	9°26'04"	284.00'	46.76'	(M)(E)
C49	9°26'03"	284.00'	46.76'	(M)(E)
C50	6°37'08"	284.00'	32.81'	(M)(E)
C81	7°01'13"	507.00'	62.12'	(M)(E)
C82	41°37'01"	507.00'	368.26'	(M)(E)
C83	88°42'32"	507.00'	784.97'	(M)(E)
C84	2°32'37"	260.00'	11.54'	(M)(E)
C85	50°23'04"	260.00'	228.64'	(M)(E)
C87	90°00'00"	260.00'	408.41'	(M)(E)
C89	8°25'02"	300.00'	44.07'	(M)(E)
C90	4°02'26"	500.00'	35.26'	(M)(E)
C91	4°37'26"	500.00'	40.35'	(M)(E)
C92	8°39'52"	500.00'	75.61'	(M)(E)
C93	9°51'30"	500.00'	86.03'	(M)(E)
C94	0°17'05"	534.00'	2.65'	(M)(E)
C95	8°40'18"	534.00'	80.82'	(M)(E)

**LINE TABLE**

LINE	BEARING	LENGTH	(M)(E)
L13	N00°12'18"E	14.25'	(M)(E)
L14	N42°43'46"W(R)	46.00'	(M)(E)
L15	S89°47'42"E	46.00'	(M)(E)
L16	S00°12'18"W	9.28'	(M)(E)

**TRACT NO. 4260**  
 SUBDIVISIONS OF SAN JOAQUIN COUNTY  
**GRIFFIN PARK**  
**UNIT NO. 11**  
 BEING LOTS "B", "C" & "D" OF  
 GRIFFIN PARK UNIT NO. 10, RECORDED IN  
 BOOK \_\_\_ OF MAPS & PLATS, AT PAGE \_\_\_  
 S.J.C.R. AND 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

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