

OWNER'S 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. 4177, SUBDIVISIONS OF SAN JOAQUIN COUNTY, VILLA TICINO WEST, UNIT NO. 8", 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, ALL AS SHOWN ON THIS FINAL MAP.

OWNER: AG EHC II (MTH) CA 2, L.P., A DELAWARE LIMITED PARTNERSHIP

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,
ITS AUTHORIZED AGENT

BY: STEVEN S. BENSON, ITS MANAGER DATED: _____

OPTIONEE: MERITAGE HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION,
AS RECORDED MARCH 21, 2024 IN DOCUMENT NO. 2024-023270,
SAN JOAQUIN COUNTY RECORDS.

BY: ADAM HIEB, DIVISION PRESIDENT DATED: _____

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 ARIZONA }
COUNTY OF MARICOPA } S.S.

ON _____, BEFORE ME, _____,
A NOTARY PUBLIC, PERSONALLY APPEARED STEVEN S. BENSON

_____, 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 ARIZONA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE COMMISSION NUMBER: _____

PRINTED NAME MY COMMISSION EXPIRES: _____

PRINCIPAL PLACE OF BUSINESS: _____

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 }
COUNTY OF } S.S.

ON _____, BEFORE ME, _____,
A NOTARY PUBLIC, PERSONALLY APPEARED ADAM HIEB

_____, 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:

SIGNATURE COMMISSION NUMBER: _____

PRINTED NAME MY COMMISSION EXPIRES: _____

PRINCIPAL PLACE OF BUSINESS: _____

TRACT NO. 4177

SUBDIVISIONS OF SAN JOAQUIN COUNTY

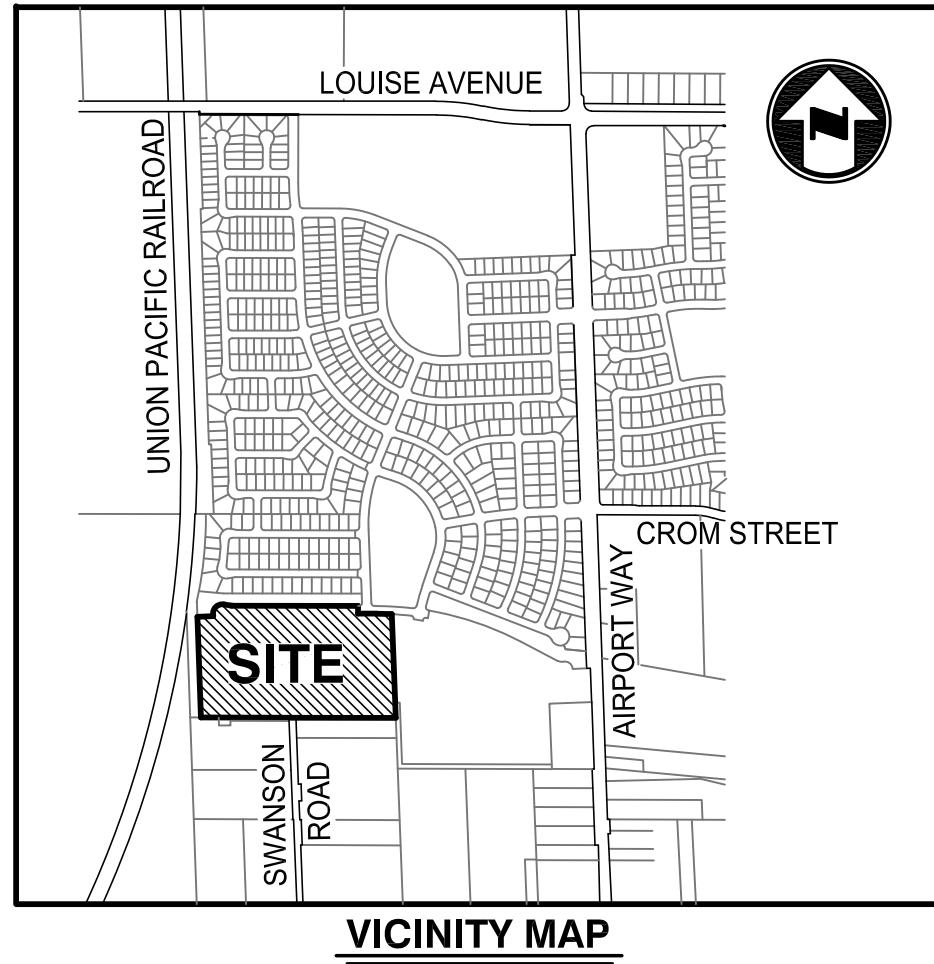
VILLA TICINO WEST, UNIT NO. 8

BEING A RE-SUBDIVISION OF LOT 5 AS SHOWN ON THAT CERTAIN MAP FILED IN BOOK 44 OF MAPS AND PLATS, PAGE 59, SAN JOAQUIN COUNTY RECORDS, LYING IN THE EAST HALF OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA

DECEMBER, 2023

MCR
ENGINEERING
www.mcreng.com

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



COUNTY SURVEYOR'S STATEMENT:

I, JAMES E. HART, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT NO. 4177, SUBDIVISIONS OF SAN JOAQUIN COUNTY, VILLA TICINO WEST, UNIT NO. 8", 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____.

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



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 JIM BRECHER ON JANUARY 8, 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 _____ DAY OF _____, 202____.

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



(D.D. SHEET NO. 48B)

DEVELOPMENT SERVICES DEPARTMENT STATEMENT:

THIS FINAL MAP OF "TRACT NO. 4177, SUBDIVISIONS OF SAN JOAQUIN COUNTY, VILLA TICINO WEST, UNIT NO. 8", CITY OF MANTECA, CALIFORNIA CONFORMS TO THE APPROVED GENERAL PLAN AND THE MANTECA MUNICIPAL CODE.

DATED THIS _____ DAY OF _____, 202____.

CHRIS ERIAS,
DIRECTOR OF DEVELOPMENT SERVICES

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. 4177, SUBDIVISIONS OF SAN JOAQUIN COUNTY, VILLA TICINO WEST, UNIT NO. 8", 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. 4177, SUBDIVISIONS OF SAN JOAQUIN COUNTY, VILLA TICINO WEST, UNIT NO. 8", 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, ALL AS SHOWN ON THIS FINAL MAP, AND ACCEPTED THE OFFER OF DEDICATION OF THE REAL PROPERTY DESCRIBED BELOW, DEDICATED AS FEE TITLE FOR PUBLIC PURPOSES: ALL STREET RIGHTS-OF-WAY, SUBJECT TO THE 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. THE CITY OF MANTECA BY ITS APPROVAL OF THIS FINAL MAP OF "TRACT NO. 4177," DID ABANDON THE RIGHT-OF-WAY AS DESCRIBED AND CREATED IN THAT CERTAIN GRANT DEED, RECORDED APRIL 5, 1972 IN BOOK 3637 OF OFFICIAL RECORDS, PAGE 573, SAN JOAQUIN COUNTY RECORDS, PURSUANT TO GOVERNMENT CODE SECTION 6643(G).

DATED THIS _____ DAY OF _____, 202____.

ATTEST: GARY SINGH, MAYOR CASSANDRA TILTON, CITY CLERK

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 CHEMICALS 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.

RECORDER'S STATEMENT:

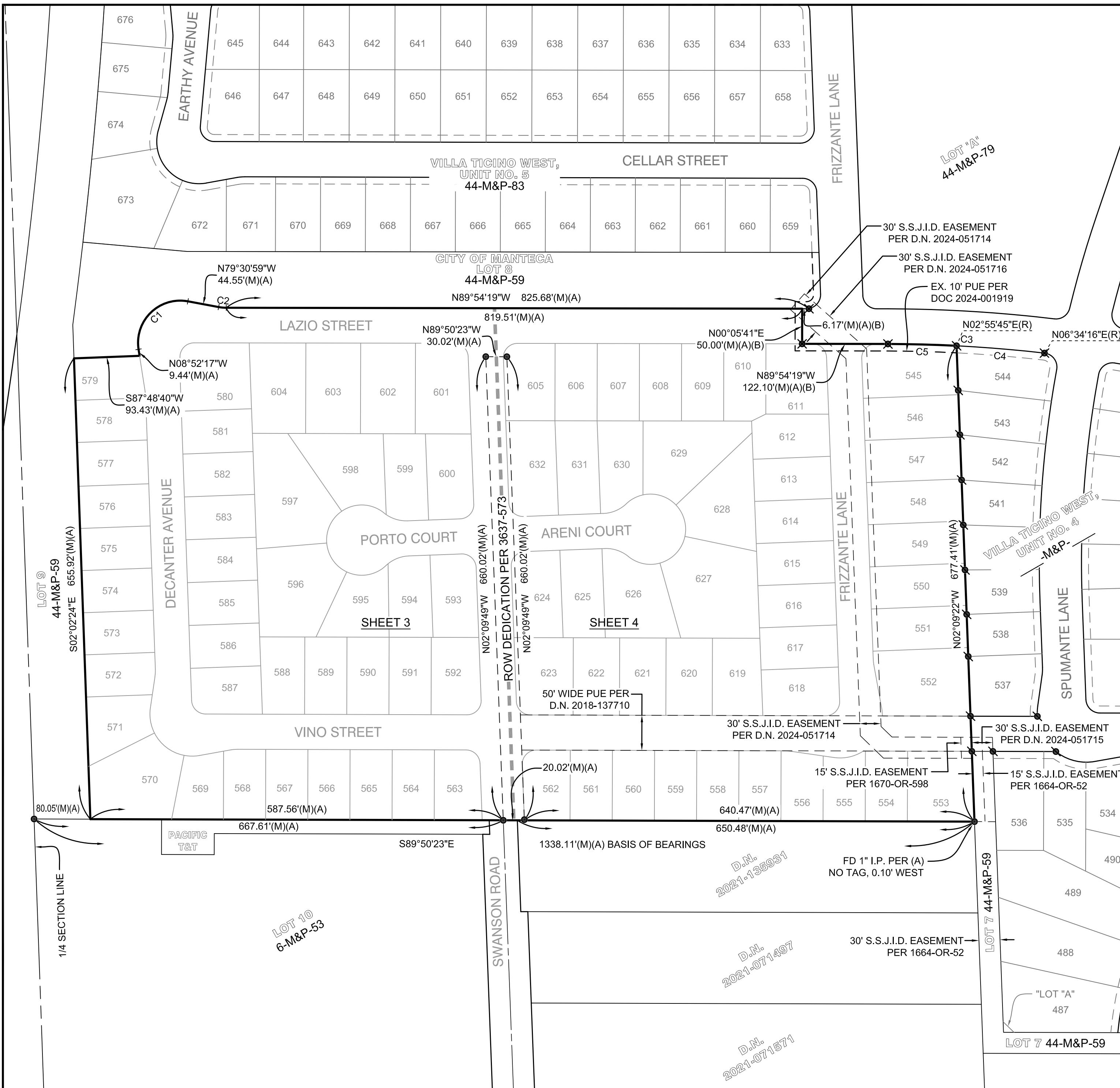
FILED THIS _____ DAY OF _____, 202____, AT _____
M. IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____,

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

FEE: \$ _____

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





TRACT NO. 4177

SUBDIVISIONS OF SAN JOAQUIN COUNTY

VILLA TICINO WEST, UNIT NO. 8

BEING A RE-SUBDIVISION OF LOT 5 AS SHOWN ON THAT CERTAIN MAP
FILED IN BOOK 44 OF MAPS AND PLATS, PAGE 59, SAN JOAQUIN
COUNTY RECORDS, LYING IN THE EAST HALF OF SECTION 36,
TOWNSHIP 1 SOUTH, RANGE 6 EAST,
MOUNT DIABLO BASE AND MERIDIAN,
CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA
DECEMBER, 2023 SCALE: 1"=100'

The logo for MCR Engineering, Inc. It features the letters 'MCR' in a large, bold, black font with a textured, geometric pattern. Below 'MCR', the word 'ENGINEERING' is written in a smaller, bold, black font. At the bottom, the website 'www.mcreng.com' is displayed in a smaller, regular black font.

SCALE:  1" = 100'

BASIS OF BEARINGS:

THE BEARING OF S89°50'23"E BEING THE
SOUTH LINE OF LOT 5 AS SHOWN IN BOOK
44 OF MAPS AND PLATS, PAGE 59, SAN
JOAQUIN COUNTY RECORDS

REFERENCES:

REFERENCES.

NOTES

NOTES:

1. 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 3.00-FOOT DISTANCE FROM LOT CORNER ON LOT LINE PROJECTION.
2. WITNESS CORNERS: FRONT LOT CORNERS, SET 3/4" I.D. x 24" I.P. TAGGED L.S. 8159 ON LOT LINE AT 0.5-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.
3. REFER TO CITY OF MANTECA TENTATIVE MAP NO. SD 104-10

SUBDIVISION SUMMARY

SUBDIVISION SUMMARY	
RESIDENTIAL LOTS (88)	15.50 ACRES
RIGHT-OF-WAY DEDICATION	4.67 ACRES
TOTAL	20.17 ACRES

CLIQUE TABLE

	CURVE	RADIUS	LENGTH	DELTA
(M)(A)	C1	60.00'	114.52'	109°21'18"
(M)(A)	C2	60.00'	10.88'	10°23'20"
(M)(A)(B)(C)	C3	1975.00'	223.25'	06°28'36"
(M)(A)(C)	C4	1975.00'	125.54'	03°38'31"
(M)(A)(C)	C5	1975.00'	97.71'	02°50'04"

IRRIGATION DISTRICT'S STATEMENT:

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.

FORREST KILLINGSWORTH, ENGINEERING DEPARTMENT MANAGER
SOUTH SAN JOAQUIN IRRIGATION DISTRICT

