

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

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

BY: _____ DATED: _____
ADAM HIEB, DIVISION PRESIDENT

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 } S.S.
COUNTY OF MARICOPA
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 } S.S.
COUNTY OF _____
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.

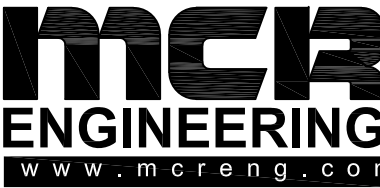
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

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



VICINITY MAP
(NOT TO SCALE)

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



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____.

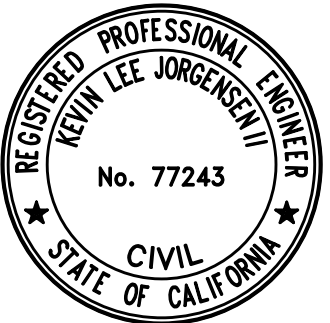
CHRIS ERIAS,
DIRECTOR OF DEVELOPMENT SERVICES

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 66434(G).

DATED THIS _____ DAY OF _____, 202____.

GARY SINGH, MAYOR ATTEST: _____
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 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.

RECORDER'S STATEMENT:

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

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

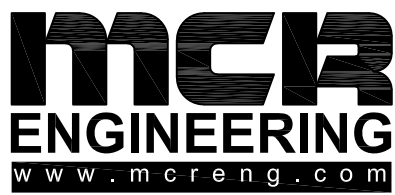
AT THE REQUEST OF M.C.R. ENGINEERING.

FEE: \$ _____

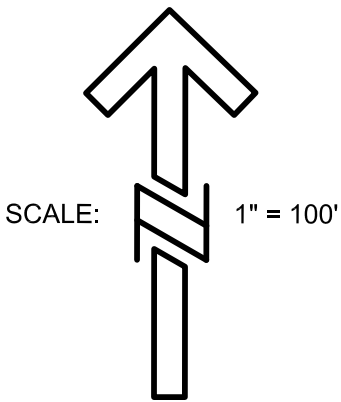
STEVE J. BESTOLARIDES ASSISTANT/DEPUTY RECORDER
ASSESSOR-RECORDER-COUNTY CLERK

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'



MCR ENGINEERING, INC.
1242 DUPONT COURT
MANTECA, CA 95336
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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:

- (A) 44-M&P-59, S.J.C.R.
(B) 44-M&P-79, S.J.C.R.
(C) ___-M&P-___, S.J.C.R.

LEGEND:

- FOUND 3/4" I.P.
TAGGED L.S. 8159 PER (A), OR AS NOTED
- FOUND 3/4" I.P.
TAGGED L.S. 8159 PER (B), OR AS NOTED
- FOUND 3/4" I.P.
TAGGED L.S. 8159 PER (C), OR AS NOTED
- FOUND 3/4" I.P.
TAGGED L.S. 8159 IN MONUMENT WELL,
OR AS NOTED
- SET 3/4" I.D. X 24" LONG IRON PIPE
TAGGED L.S. 8159.
- SET 3/4" I.D. X 24" LONG IRON
PIPE IN IN MONUMENT WELL
TAGGED L.S. 8159.
- W.C. WITNESS CORNER
- SFN SEARCH FOUND NOTHING
- 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.S.J.I.D. SOUTH SAN JOAQUIN
IRRIGATION DISTRICT
- S.J.C.R. SAN JOAQUIN COUNTY
RECORDS
- M&P- MAPS AND PLATS, BOOK, PAGE,
S.J.C.R.
- D.N. DOCUMENT NUMBER, S.J.C.R.
- O.R. OFFICIAL RECORD, 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 3.00-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
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.
- REFER TO CITY OF MANTECA
TENTATIVE MAP NO. SDJ 04-10.

SUBDIVISION SUMMARY:

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

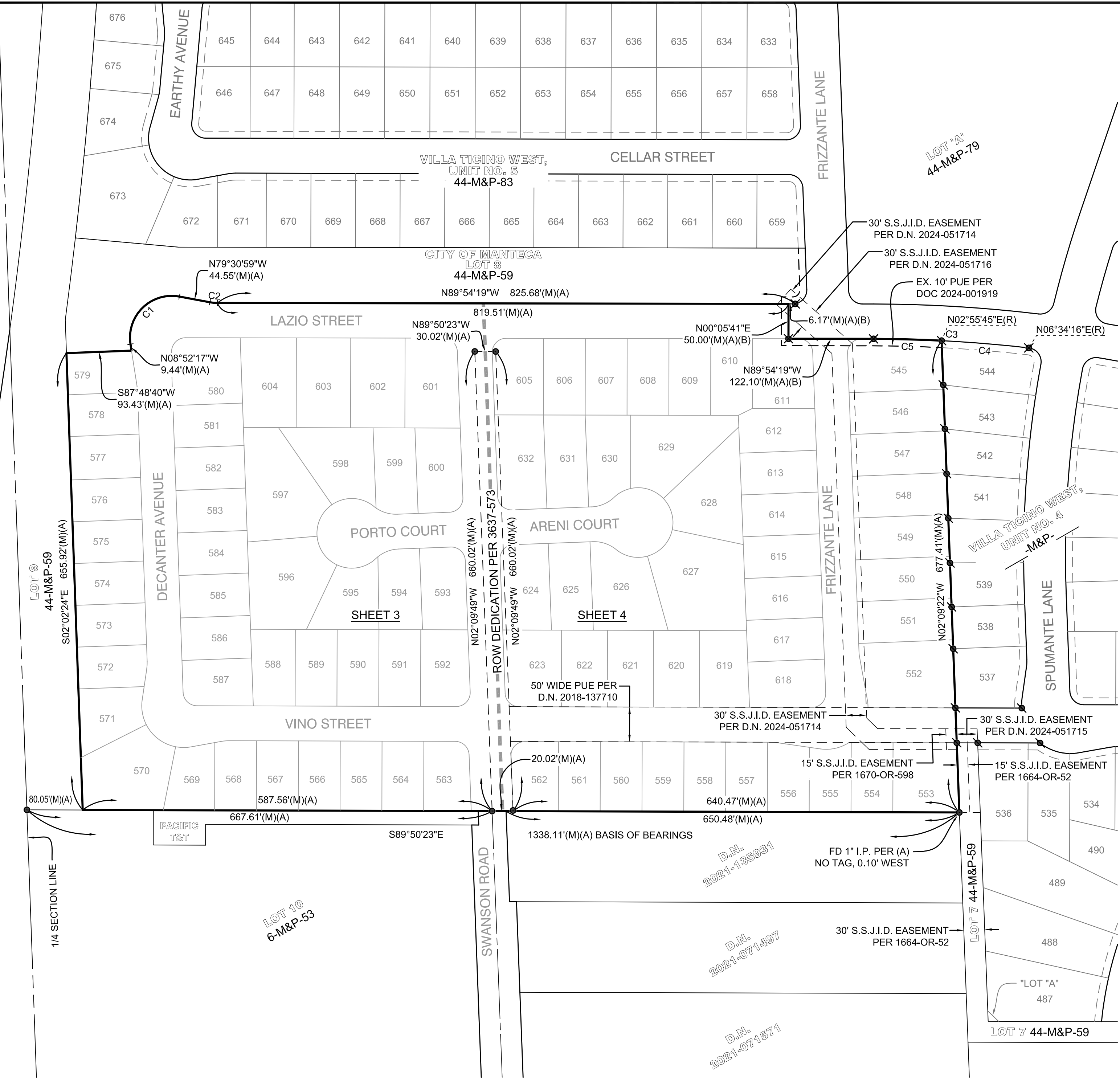
CURVE TABLE

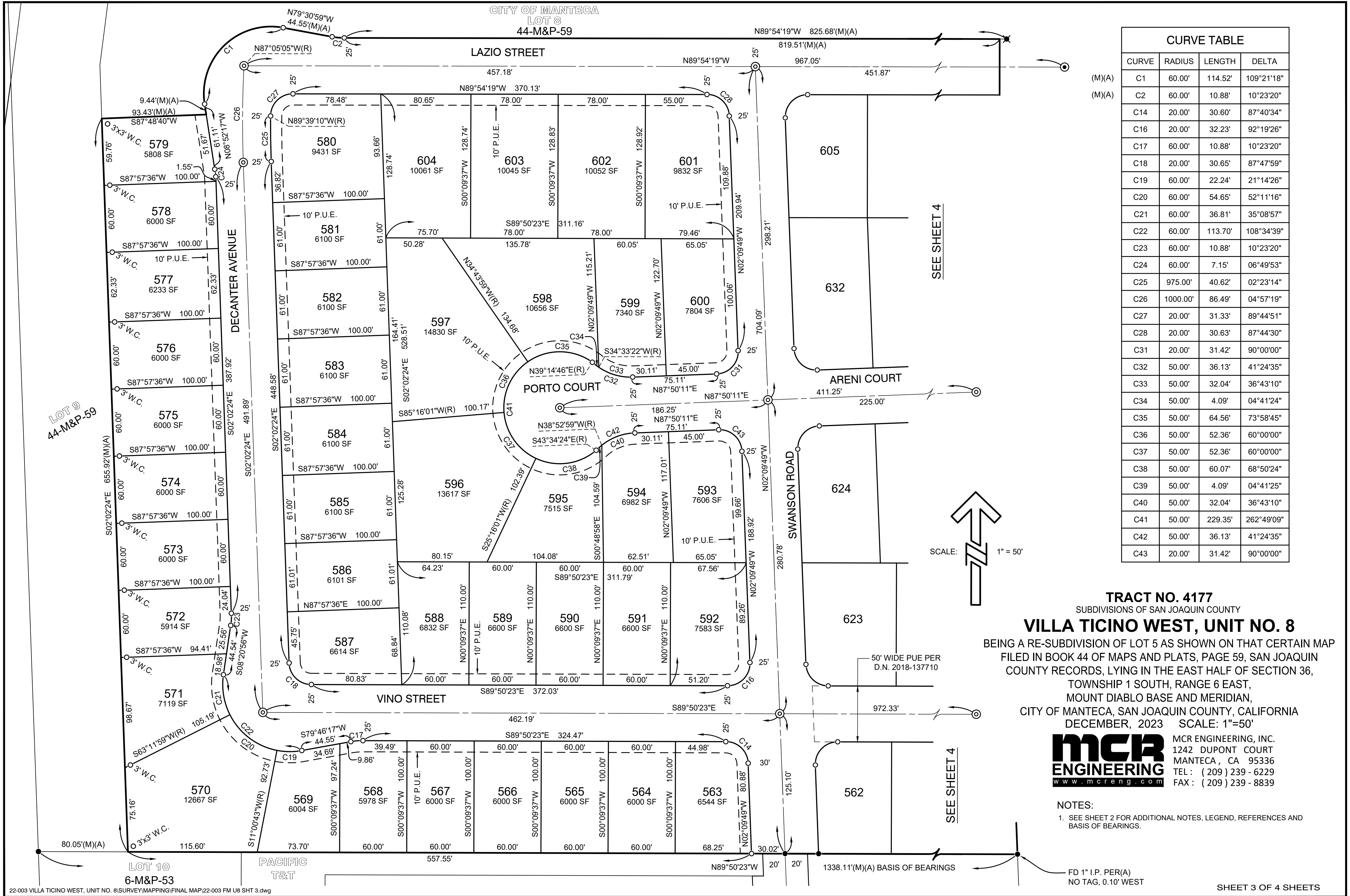
CURVE	RADIUS	LENGTH	DELTA
(M)(A) C1	60.00'	114.52'	109°21'18"
(M)(A) C2	60.00'	10.88'	10°23'20"
(M)(A)(B)(C) C3	1975.00'	223.25'	06°28'36"
(M)(A)(C) C4	1975.00'	125.54'	03°38'31"
(M)(A)(C) C5	1975.00'	97.71'	02°50'04"

IRRIGATION DISTRICT'S STATEMENT:

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 _____ DAY OF _____, 202__.

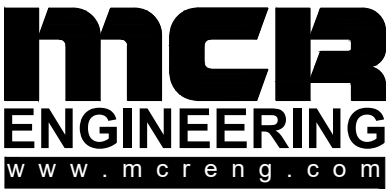
FORREST KILLINGSWORTH, ENGINEERING DEPARTMENT MANAGER
SOUTH SAN JOAQUIN IRRIGATION DISTRICT





CURVE 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"
C14	20.00'	30.60'	87°40'34"
C16	20.00'	32.23'	92°19'26"
C17	60.00'	10.88'	10°23'20"
C18	20.00'	30.65'	87°47'59"
C19	60.00'	22.24'	21°14'26"
C20	60.00'	54.65'	52°11'16"
C21	60.00'	36.81'	35°08'57"
C22	60.00'	113.70'	108°34'39"
C23	60.00'	10.88'	10°23'20"
C24	60.00'	7.15'	06°49'53"
C25	975.00'	40.62'	02°23'14"
C26	1000.00'	86.49'	04°57'19"
C27	20.00'	31.33'	89°44'51"
C28	20.00'	30.63'	87°44'30"
C31	20.00'	31.42'	90°00'00"
C32	50.00'	36.13'	41°24'35"
C33	50.00'	32.04'	36°43'10"
C34	50.00'	4.09'	04°41'24"
C35	50.00'	64.56'	73°58'45"
C36	50.00'	52.36'	60°00'00"
C37	50.00'	52.36'	60°00'00"
C38	50.00'	60.07'	68°50'24"
C39	50.00'	4.09'	04°41'25"
C40	50.00'	32.04'	36°43'10"
C41	50.00'	229.35'	262°49'09"
C42	50.00'	36.13'	41°24'35"
C43	20.00'	31.42'	90°00'00"

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,
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DECEMBER, 2023 SCALE: 1"=50'



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

CITY OF MANTECA

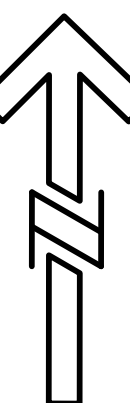
LOT 8
44-M&P-59

VILLA TICINO WEST,
UNIT NO. 3
44-M&P-79

CURVE TABLE

(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"
	C6	20.00'	32.21'	92°16'58"
	C7	20.00'	30.62'	87°43'02"
	C8	60.00'	8.42'	08°02'26"
	C9	60.00'	10.88'	10°23'20"
	C10	20.00'	32.24'	92°20'54"
	C11	60.00'	43.56'	41°35'52"
	C12	60.00'	8.42'	08°02'26"
	C13	20.00'	32.23'	92°19'26"
	C15	20.00'	30.60'	87°40'34"
	C29	20.00'	32.20'	92°15'30"
	C30	20.00'	31.42'	90°00'00"
	C44	20.00'	31.42'	90°00'00"
	C45	50.00'	36.14'	41°24'35"
	C46	50.00'	47.82'	54°47'43"
	C47	50.00'	54.67'	62°38'43"
	C48	50.00'	48.28'	55°19'41"
	C49	50.00'	51.45'	58°57'21"
	C50	50.00'	27.14'	31°05'42"
	C51	50.00'	36.14'	41°24'35"
C52	50.00'	229.36'	262°49'09"	

SCALE: 1" = 50'



TRACT NO. 4177

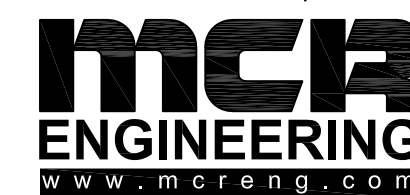
SUBDIVISIONS OF SAN JOAQUIN COUNTY

VILLA TICINO WEST, UNIT NO. 8

BEING A RE-SUBDIVISION OF LOT 5 AS SHOWN ON THAT CERTAIN MAP
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TOWNSHIP 1 SOUTH, RANGE 6 EAST,
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NOTES:

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

