

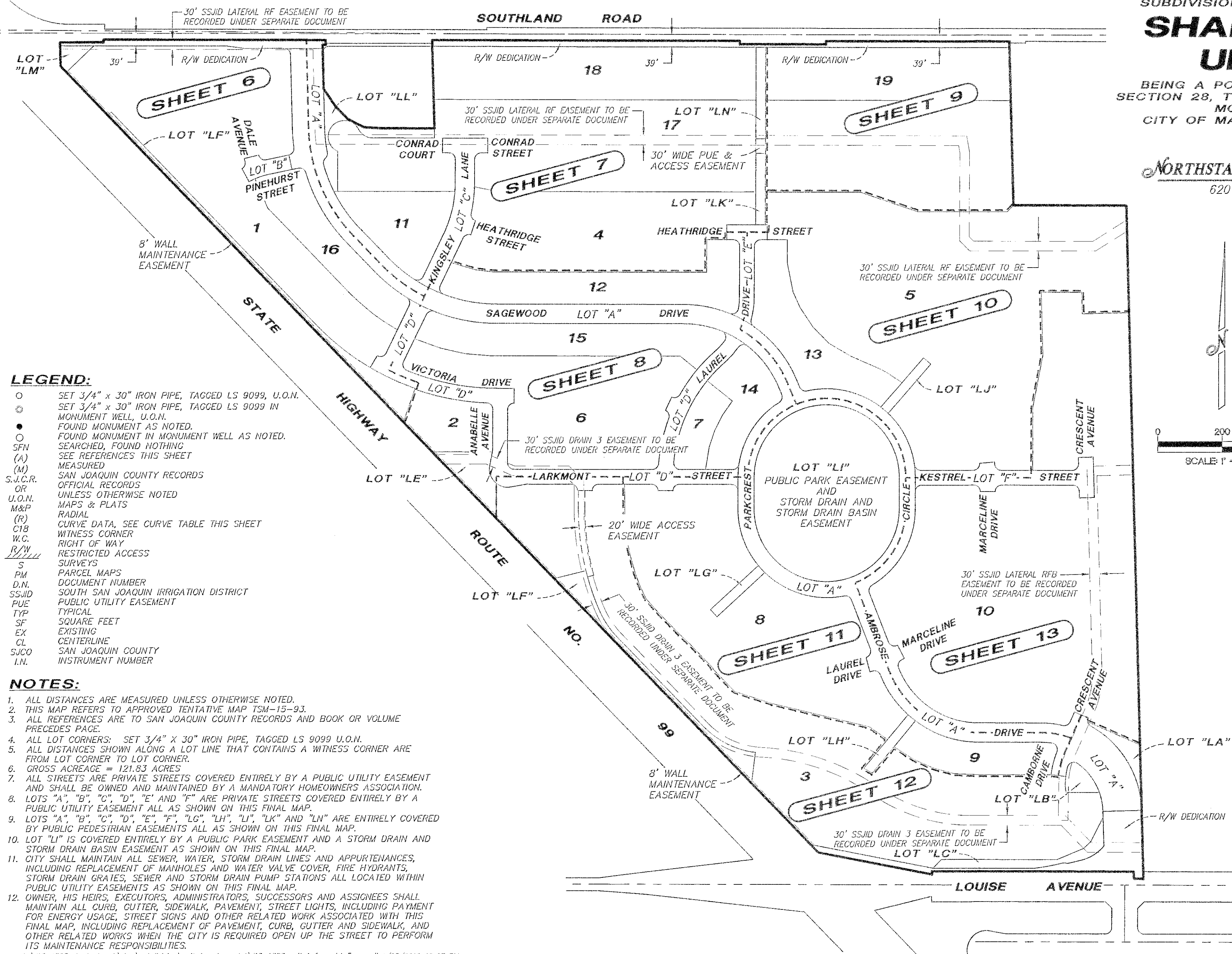
43 - 30 D

TRACT NO. 3449
SUBDIVISIONS OF SAN JOAQUIN COUNTY
SHADOWBROOK
UNIT NO. 1

BEING A PORTION OF THE SOUTH HALF OF
 SECTION 28, TOWNSHIP 1 SOUTH, RANGE 7 EAST,
 MOUNT DIABLO MERIDIAN
 CITY OF MANTECA, SAN JOAQUIN COUNTY,
 CALIFORNIA
 FEBRUARY, 2018

NORTHSTAR ENGINEERING GROUP, INC.

620 12th Street, Modesto, CA 95354
 (209) 524-3525



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.
- FOUND MONUMENT AS NOTED.
- FOUND MONUMENT IN MONUMENT WELL AS NOTED.
- SEARCHED, FOUND NOTHING
- (A) SEE REFERENCES THIS SHEET
- (M) MEASURED
- S.J.C.R. SAN JOAQUIN COUNTY RECORDS
- OR OFFICIAL RECORDS
- U.O.N. UNLESS OTHERWISE NOTED
- M&P MAPS & PLATS
- (R) RADIAL
- C18 CURVE DATA, SEE CURVE TABLE THIS SHEET
- W.C. WITNESS CORNER
- R/W RIGHT OF WAY
- RESTRICTED ACCESS
- S SURVEYS
- PM PARCEL MAPS
- D.N. DOCUMENT NUMBER
- SSJID SOUTH SAN JOAQUIN IRRIGATION DISTRICT
- PUE PUBLIC UTILITY EASEMENT
- TYP TYPICAL
- SF SQUARE FEET
- EX EXISTING
- CL CENTERLINE
- SJCO SAN JOAQUIN COUNTY
- I.N. INSTRUMENT NUMBER

NOTES:

1. ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
2. THIS MAP REFERS TO APPROVED TENTATIVE MAP TSM-15-93.
3. ALL REFERENCES ARE TO SAN JOAQUIN COUNTY RECORDS AND BOOK OR VOLUME PRECEDES PAGE.
4. ALL LOT CORNERS: SET 3/4" x 30" IRON PIPE, TAGGED LS 9099 U.O.N.
5. ALL DISTANCES SHOWN ALONG A LOT LINE THAT CONTAINS A WITNESS CORNER ARE FROM LOT CORNER TO LOT CORNER.
6. GROSS ACREAGE = 121.83 ACRES
7. ALL STREETS ARE PRIVATE STREETS COVERED ENTIRELY BY A PUBLIC UTILITY EASEMENT AND SHALL BE OWNED AND MAINTAINED BY A MANDATORY HOMEOWNERS ASSOCIATION.
8. LOTS "A", "B", "C", "D", "E" AND "F" ARE PRIVATE STREETS COVERED ENTIRELY BY A PUBLIC UTILITY EASEMENT ALL AS SHOWN ON THIS FINAL MAP.
9. LOTS "A", "B", "C", "D", "E", "F", "LG", "LH", "LI", "LK" AND "LN" ARE ENTIRELY COVERED BY PUBLIC PEDESTRIAN EASEMENTS ALL AS SHOWN ON THIS FINAL MAP.
10. LOT "LI" IS COVERED ENTIRELY BY A PUBLIC PARK EASEMENT AND A STORM DRAIN AND STORM DRAIN BASIN EASEMENT AS SHOWN ON THIS FINAL MAP.
11. CITY SHALL MAINTAIN ALL SEWER, WATER, STORM DRAIN LINES AND APPURTENANCES, INCLUDING REPLACEMENT OF MANHOLES AND WATER VALVE COVER, FIRE HYDRANTS, STORM DRAIN GRATES, SEWER AND STORM DRAIN PUMP STATIONS ALL LOCATED WITHIN PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS FINAL MAP.
12. OWNER, HIS HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNEES SHALL MAINTAIN ALL CURB, CUTTER, SIDEWALK, PAVEMENT, STREET LIGHTS, INCLUDING PAYMENT FOR ENERGY USAGE, STREET SIGNS AND OTHER RELATED WORK ASSOCIATED WITH THIS FINAL MAP, INCLUDING REPLACEMENT OF PAVEMENT, CURB, CUTTER AND SIDEWALK, AND OTHER RELATED WORKS WHEN THE CITY IS REQUIRED OPEN UP THE STREET TO PERFORM ITS MAINTENANCE RESPONSIBILITIES.

\\j3-1323 shadowbrook\dwg\subdivision\unit 1 - large lot\j3-1323 unit 1 fm shd 5 overall 4/25/2018 12:07 PM

LOT AREA:

LOT	SF	ACRES
1	329,608	7.57
2	41,176	0.95
3	524,085	12.03
4	204,596	4.70
5	596,202	13.69
6	211,183	4.85
7	26,813	0.62
8	324,542	7.45
9	49,073	1.13
10	694,169	15.94
11	62,139	1.43
12	104,449	2.40
13	83,447	1.92
14	49,753	1.14
15	95,314	2.19
16	68,418	1.57
17	569,207	13.07
18	165,388	3.80
19	125,151	2.87
TOTAL		99.28

LANDSCAPE LOT AREA:

	SF	ACRES
LOT "LA"	7,783	0.18
LOT "LB"	6,956	0.16
LOT "LC"	14,863	0.34
LOT "LD"	25,039	0.58
LOT "LE"	19,093	0.44
LOT "LF"	31,269	0.72
LOT "LG"	6,062	0.14
LOT "LH"	6,378	0.15
LOT "LI"	204,043	4.68
LOT "LJ"	6,062	0.14
LOT "LK"	6,860	0.15
LOT "LL"	16,314	0.38
LOT "LM"	4,852	0.11
LOT "LN"	8,550	0.20
TOTAL		8.37