



**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. 4276, SUBDIVISIONS OF SAN JOAQUIN COUNTY, EMBLEM MANTECA", 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 IN FEE FOR PUBLIC PURPOSES, ALL STREET RIGHTS-OF-WAY AND THE VARIABLE WIDTH WIDENING OF RIGHT-OF-WAY ALONG AHERTON DRIVE. WE ALSO OFFER DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES ALL PUBLIC UTILITY EASEMENTS (PUE) AND TO THE CITY OF MANTECA THE RIGHT TO CONTROL ACCESS OVER AND ACROSS THE ONE-FOOT ACCESS RESERVE STRIP AND THE EMERGENCY VEHICLE ACCESS EASEMENT (EVAE), ALL AS SHOWN ON THIS FINAL MAP.

OWNER(S): QMC MANTECA HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

DATED: \_\_\_\_\_

BY: \_\_\_\_\_  
TYLER WOOD, VICE PRESIDENT

**OWNER'S 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                      SS.  
COUNTY OF SAN JOAQUIN

ON \_\_\_\_\_, 2026, 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 AND OFFICIAL SEAL.

SIGNATURE \_\_\_\_\_ COMMISSION NUMBER: \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

**COUNTY SURVEYOR'S STATEMENT:**

I, JAMES E. HART, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT NO. 4276, SUBDIVISIONS OF SAN JOAQUIN COUNTY, EMBLEM MANTECA", 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 \_\_\_\_\_, 2026.

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



**TRACT NO. 4276**

**SUBDIVISIONS OF SAN JOAQUIN COUNTY  
EMBLEM MANTECA**

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN

CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA  
JANUARY, 2026

**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 QMC MANTECA HOLDINGS, LLC, IN OCTOBER, 2021.

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 MARCH 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.



CHRIS CINTEAN, PLS 8941

DATE: \_\_\_\_\_

**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. 4276, SUBDIVISIONS OF SAN JOAQUIN COUNTY, EMBLEM MANTECA" 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.

DATE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

\_\_\_\_\_  
MICHAEL SELLING, R.C.E. 61944  
ASSISTANT DIRECTOR OF ENGINEERING/CITY ENGINEER



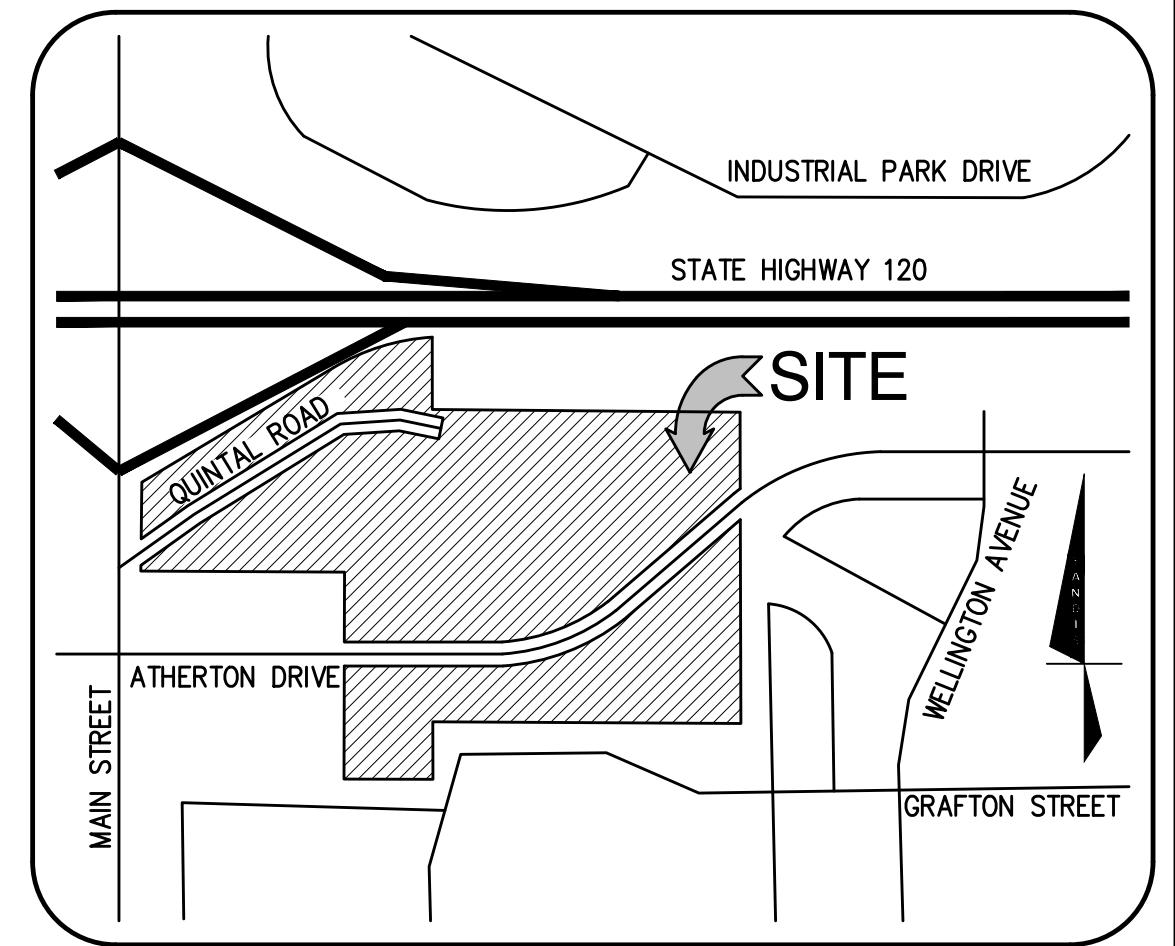
**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, AT \_\_\_\_\_  
M. IN BOOK \_\_\_\_\_ OF MAPS AND PLATS, AT PAGE \_\_\_\_\_  
AT THE REQUEST OF SANDIS.

FEE: \$ \_\_\_\_\_

\_\_\_\_\_  
STEVE J. BESTOLARIDES  
ASSESSOR-RECORDER-COUNTY CLERK

BY: \_\_\_\_\_  
ASSISTANT/DEPUTY RECORDER



**VICINITY MAP**  
N.T.S.

**CITY COUNCIL'S STATEMENT:**

THIS IS TO STATE THAT AT ITS REGULARLY HELD MEETING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, THE CITY COUNCIL OF THE CITY OF MANTECA, CALIFORNIA, APPROVED THIS FINAL MAP OF "TRACT NO. 4276, SUBDIVISIONS OF SAN JOAQUIN COUNTY, EMBLEM MANTECA", CITY OF MANTECA, CALIFORNIA, AND ACCEPTED ON BEHALF OF THE PUBLIC FOR PUBLIC USE THE OFFER OF DEDICATION OF ALL PUBLIC UTILITY EASEMENTS (PUE), AND ACCEPTED ON BEHALF OF THE CITY THE RIGHT TO CONTROL ACCESS OVER AND ACROSS THE ONE-FOOT ACCESS RESERVE STRIP, AND THE EMERGENCY VEHICLE ACCESS EASEMENT (EVAE), ALL AS SHOWN ON THIS FINAL MAP AND ACCEPTED TO OFFER OF DEDICATION OF THE STREET RIGHTS-OF-WAY AND THE VARIABLE WIDTH WIDENING OF RIGHT-OF-WAY ALONG AHERTON DRIVE, 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. THE CITY OF MANTECA BY ITS APPROVAL OF THIS FINAL MAP OF "TRACT NO. 4276", DID ABANDON THAT PORTION OF QUINTAL ROAD CREATED BY A DOCUMENT RECORDED MARCH 19, 1976 IN BOOK 4093 OF OFFICIAL RECORDS, AT PAGE 441, SAN JOAQUIN COUNTY RECORDS AND RELINQUISHED TO THE CITY OF MANTECA JANUARY 31, 1985, BY INSTRUMENT NO. 85006797, SAN JOAQUIN COUNTY RECORDS, PURSUANT TO GOVERNMENT CODE SECTION 66434(G).

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

\_\_\_\_\_  
GARY SINGH, MAYOR

ATTEST: \_\_\_\_\_  
CASSANDRA TILTON, CITY CLERK

**DEVELOPMENT SERVICES DEPARTMENT STATEMENT:**

THIS FINAL MAP OF "TRACT NO. 4276, SUBDIVISIONS OF SAN JOAQUIN COUNTY, EMBLEM MANTECA", CITY OF MANTECA, CALIFORNIA CONFORMS TO THE APPROVED GENERAL PLAN AND THE MANTECA MUNICIPAL CODE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
BRAD WUNGLUCK  
DIRECTOR OF DEVELOPMENT SERVICES

**TRACT NO. 4276**  
**SUBDIVISIONS OF SAN JOAQUIN COUNTY**  
**EMBLEM MANTECA**

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP  
 2 SOUTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN

CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA  
 JANUARY, 2026



4265 SPYRES WAY, SUITE C  
 MODESTO, CA 95356  
 209-820-5385 SANDIS.NET

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 INCONVENIENCES 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.*

IRRIGATION DISTRICT'S STATEMENT:

*SOUTH SAN JOAQUIN IRRIGATION DISTRICT: THE EASEMENTS FOR THE 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 \_\_\_\_\_, 2026

-----  
 FORREST KILLINGSWORTH  
 ENGINEERING DEPARTMENT MANAGER  
 SOUTH SAN JOAQUIN IRRIGATION DISTRICT

OMITTED SIGNATURES:

*PURSUANT TO SECTION 66436 OF THE CALIFORNIA SUBDIVISION ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:*

*PACIFIC TELEPHONE & TELEGRAPH COMPANY, AN INTEREST FOR POLES, WIRES, ETC AND INCIDENTAL PURPOSES, OFFICIAL RECORD BOOK 250, PAGE 138, SAN JOAQUIN COUNTY RECORDS*

*PACIFIC GAS AND ELECTRIC COMPANY, AN INTEREST FOR POLES, WIRES, ETC AND INCIDENTAL PURPOSES, OFFICIAL RECORD BOOK 757, PAGE 37, SAN JOAQUIN COUNTY RECORDS.*

*THE STATE OF CALIFORNIA, AN INTEREST FOR UTILITIES, IRRIGATION PIPELINES, ANCHORS AND INCIDENTAL PURPOSES, OFFICIAL RECORD BOOK 4093, PAGE 441, SAN JOAQUIN COUNTY RECORDS.*

*PACIFIC TELEPHONE & TELEGRAPH COMPANY, AN INTEREST FOR POLES, WIRES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, OFFICIAL RECORD VOLUME 211, PAGE 402, SAN JOAQUIN COUNTY RECORDS.*

*PACIFIC TELEPHONE & TELEGRAPH COMPANY, AN INTEREST FOR POLES, WIRES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, OFFICIAL RECORD VOLUME 239, PAGE 280, SAN JOAQUIN COUNTY RECORDS.*

*PACIFIC TELEPHONE & TELEGRAPH COMPANY, AN INTEREST FOR POLES, WIRES, ETC AND INCIDENTAL PURPOSES, OFFICIAL RECORD BOOK 256, PAGE 132, SAN JOAQUIN COUNTY RECORDS.*



**BASIS OF BEARINGS:**

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF SOUTH 89°38'40" EAST ALONG THE CENTERLINE OF AHERTON DRIVE, BETWEEN FOUND MONUMENTS AS SHOWN ON THE RECORD OF SURVEY FILED NOVEMBER 18, 2013 IN BOOK 38 OF SURVEYS, AT PAGE 51, SAN JOAQUIN COUNTY RECORDS.

**REFERENCES**

- [A] RECORD OF SURVEY, FILED NOVEMBER 18, 2013, IN BOOK 38 OF SURVEYS, AT PAGE 51.
- [B] TRACT NO. 3105, "PASEO", FILED JULY 17, 2003, IN BOOK 38 OF MAPS AND PLATS, AT PAGE 38.
- [C] TRACT NO. 2749, "BIANCHI RANCH UNIT NO. 2", FILED APRIL 25, 2001, IN BOOK 36 OF MAPS AND PLATS, AT PAGE 15.
- [D] PARCEL MAP, FILED APRIL 7, 2025, IN BOOK 27 OF PARCEL MAPS, AT PAGE 119.
- [E] TRACT NO. 3444, "PASEO WEST UNIT NO. 1", FILED AUGUST 23, 2005, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 14.
- [F] DOCUMENT NO. 2009-153231
- [G] RECORD OF SURVEY, FILED APRIL 16, 1927, IN BOOK 3 OF SURVEYS, AT PAGE 6.
- [H] RECORD OF SURVEY, FILED JULY 23, 1996, IN BOOK 33, AT PAGE 133.
- [I] FINAL ORDER OF CONDEMNATION, FILED MARCH 9, 1976, IN BOOK 4093, PAGE 441, OFFICIAL RECORDS.
- [J] GRANT DEED, RECORDED JANUARY 14, 2025, AS DOCUMENT NUMBER 2025-003073.
- [K] TRACT NO. 3517 :PASEO WEST UNIT 2", FILED NOVEMBER 29, 2005, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 47.
- [L] GRANT DEED RECORDED DECEMBER 4, 2025, AS DOCUMENT NUMBER 2025-109313

**NOTES:**

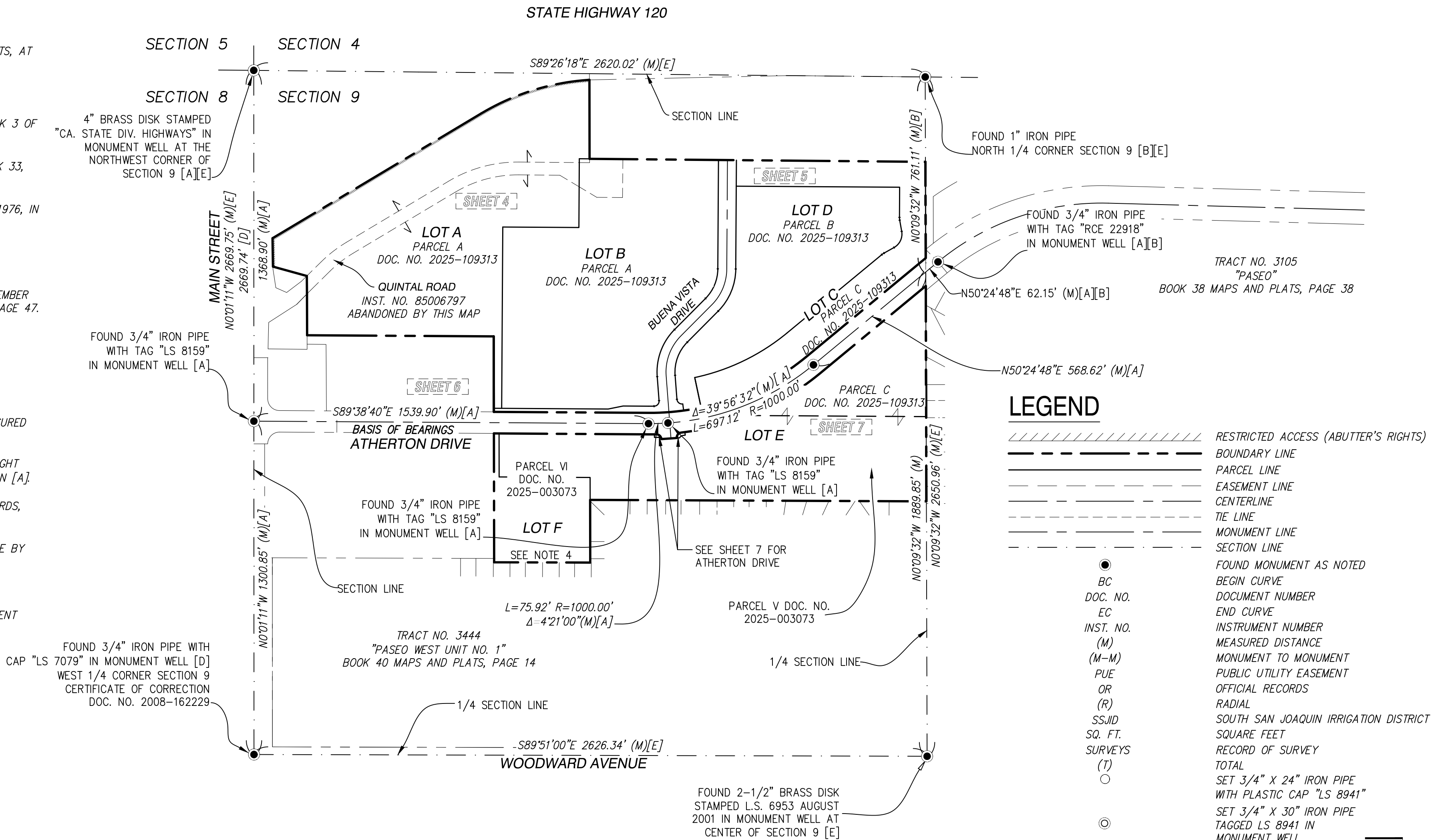
1. ALL BEARINGS AND DISTANCES ARE CONSIDERED MEASURED UNLESS OTHERWISE SHOWN.
2. CENTERLINE DERIVED FROM MEAN DISTANCE OF THE RIGHT OF WAY LINES FROM FOUND MONUMENTS AS SHOWN ON [A].
3. ALL REFERENCES ARE TO SAN JOAQUIN COUNTY RECORDS, UNLESS OTHERWISE NOTED.
4. PARCEL F (PARCEL VI 2025-003073) IS OWNED IN FEE BY QMC HOLDINGS, LLC. CITY OF MANTECA HOLDS AN EASEMENT OVER PARCEL F PER DOCUMENT NUMBER 2009-153231.
5. TO BE PARTIALLY QUITCLAIMED BY SEPARATE INSTRUMENT

**SUBDIVISION SUMMARY**

LOT A	16.78 ACRES
LOT B	15.01 ACRES
LOT C	5.04 ACRES
LOT D	8.17 ACRES
LOT E	14.16 ACRES
LOT F	2.94 ACRES
	2.00 ACRES (RIGHT OF WAY)
TOTAL	64.10 ACRES

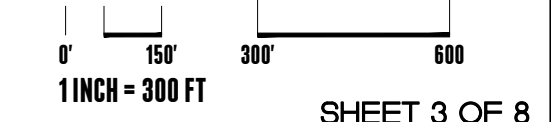
QUINTAL ROAD (TO BE ABANDONED) 1.95 ACRES  
EMERGENCY VEHICLE ACCESS EASEMENT 0.92 ACRES

**TRACT NO. 4276**  
**SUBDIVISIONS OF SAN JOAQUIN COUNTY**  
**EMBLEM MANTECA**  
BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN  
CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA  
JANUARY, 2026 SCALE 1" = 300'

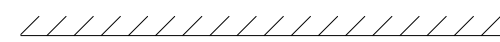

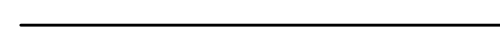

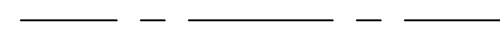
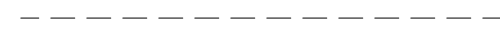
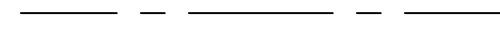
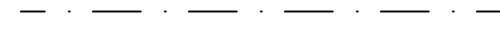


**LEGEND**

- RESTRICTED ACCESS (ABUTTER'S RIGHTS)
- BOUNDARY LINE
- PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- TIE LINE
- MONUMENT LINE
- SECTION LINE
- FOUND MONUMENT AS NOTED
- BEGIN CURVE
- END CURVE
- DOCUMENT NUMBER
- INSTRUMENT NUMBER
- MEASURED DISTANCE
- MONUMENT TO MONUMENT
- PUBLIC UTILITY EASEMENT
- OFFICIAL RECORDS
- RADIAL
- SOUTH SAN JOAQUIN IRRIGATION DISTRICT
- SQUARE FEET
- RECORD OF SURVEY
- TOTAL
- SET 3/4" X 24" IRON PIPE WITH PLASTIC CAP "LS 8941"
- SET 3/4" X 30" IRON PIPE TAGGED LS 8941 IN MONUMENT WELL



LEGEND

-  RESTRICTED ACCESS (ABUTTER'S RIGHTS)
-  BOUNDARY LINE
-  PARCEL LINE
-  EASEMENT LINE
-  CENTERLINE
-  TIE LINE
-  MONUMENT LINE
-  SECTION LINE

TRACT NO. 4276

SUBDIVISIONS OF SAN JOAQUIN COUNTY  
EMBLEM MANTECA

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP  
2 SOUTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN

CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA  
JANUARY, 2026 SCALE 1" = 80'



4265 SPYRES WAY, SUITE C  
MODESTO, CA 95356  
209-820-5385 SANDIS.NET

STATE HIGHWAY 120

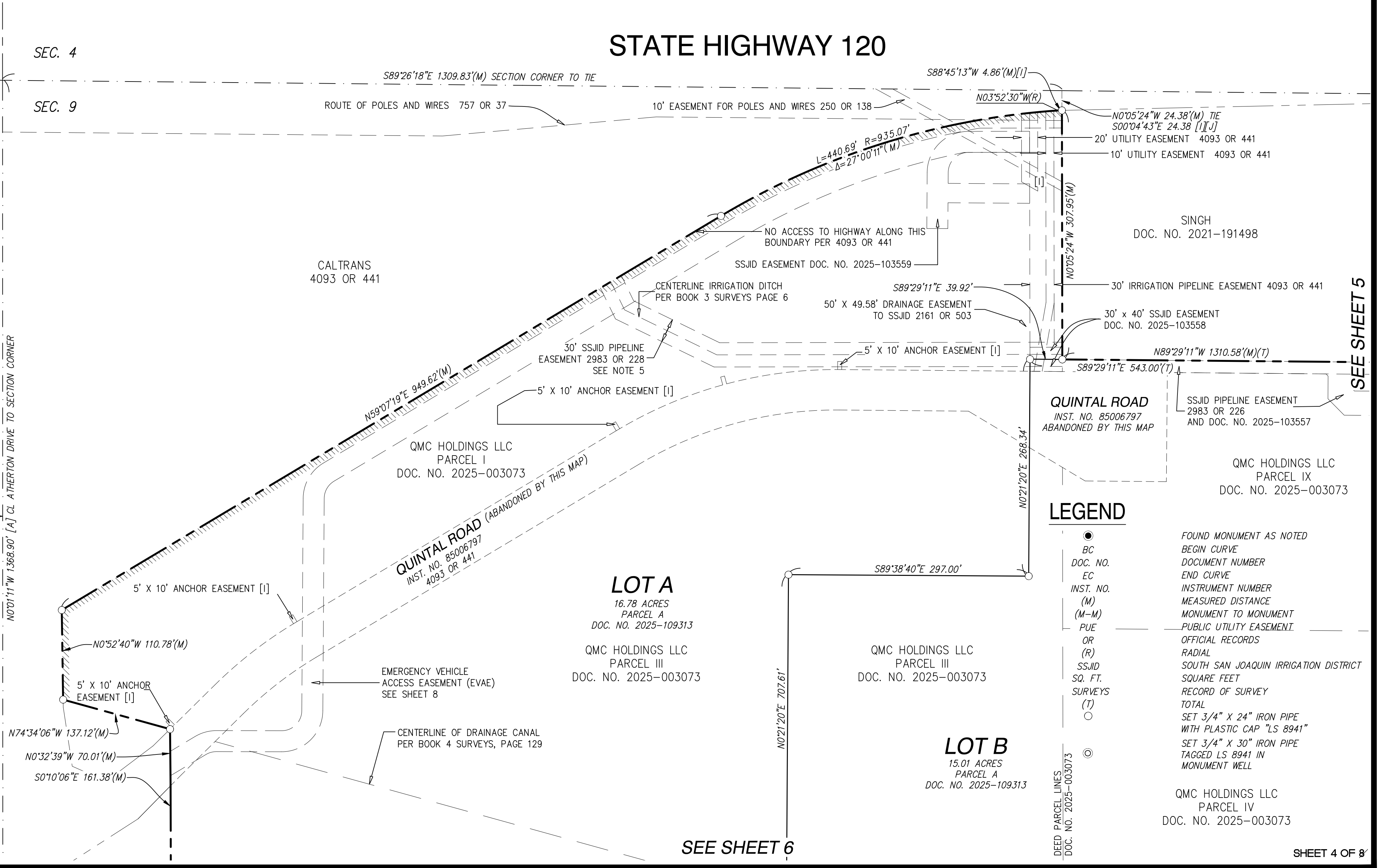
SEC. 5      SEC. 4

SEC. 8      SEC. 9


















MAIN STREET

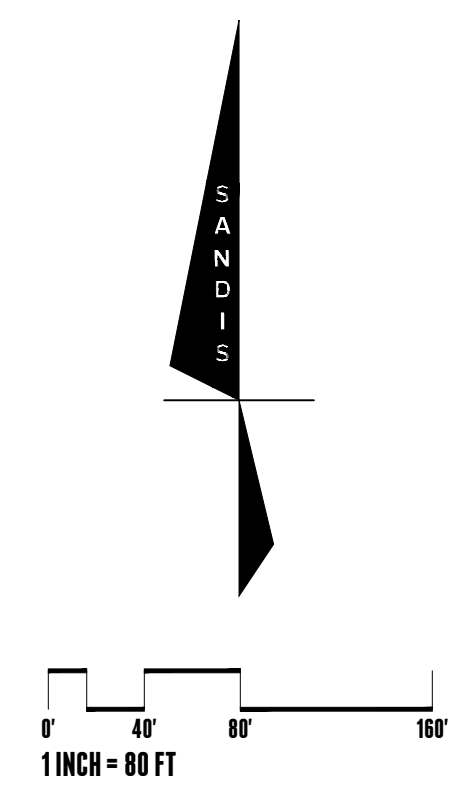
SEE SHEET 5

SECTION LINE  
N0°01'11"W 1368.90' [A] CL ATHERTON DRIVE TO SECTION CORNER



LEGEND

-  BC FOUND MONUMENT AS NOTED
-  DOC. NO. BEGIN CURVE
-  EC DOCUMENT NUMBER
-  INST. NO. END CURVE
-  (M) INSTRUMENT NUMBER
-  (M-M) MEASURED DISTANCE
-  PUE MONUMENT TO MONUMENT
-  OR PUBLIC UTILITY EASEMENT
-  (R) OFFICIAL RECORDS
-  SSJID RADIAL
-  SQ. FT. SOUTH SAN JOAQUIN IRRIGATION DISTRICT
-  SURVEYS RECORD OF SURVEY
-  (T) TOTAL
-  O SET 3/4" X 24" IRON PIPE WITH PLASTIC CAP "LS 8941"
-  O SET 3/4" X 30" IRON PIPE TAGGED LS 8941 IN MONUMENT WELL
-  O QMC HOLDINGS LLC PARCEL IV
-  O DOC. NO. 2025-003073



SEE SHEET 6

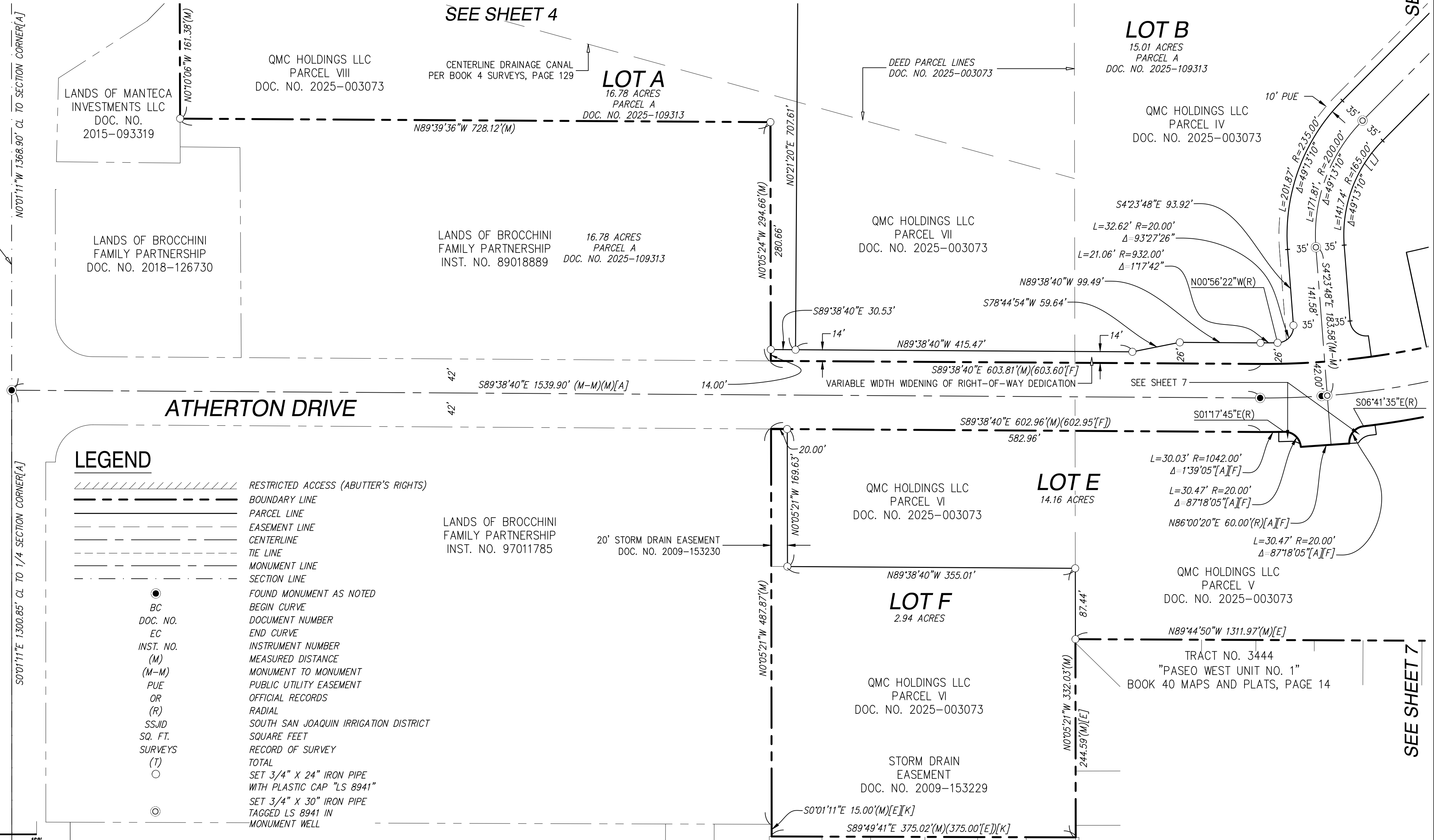




TRACT NO. 4276  
SUBDIVISIONS OF SAN JOAQUIN COUNTY  
EMBLEM MANTECA

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP  
2 SOUTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN

CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA  
JANUARY, 2026 SCALE 1" = 80'



LEGEND

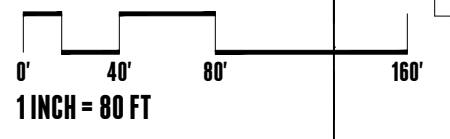
	RESTRICTED ACCESS (ABUTTER'S RIGHTS)
	BOUNDARY LINE
	PARCEL LINE
	EASEMENT LINE
	CENTERLINE
	TIE LINE
	MONUMENT LINE
	SECTION LINE
	FOUND MONUMENT AS NOTED
	BEGIN CURVE
	END CURVE
	DOCUMENT NUMBER
	INSTRUMENT NUMBER
	MEASURED DISTANCE
	MONUMENT TO MONUMENT
	PUBLIC UTILITY EASEMENT
	OFFICIAL RECORDS
	RADIAL
	SOUTH SAN JOAQUIN IRRIGATION DISTRICT
	SQ. FT.
	RECORD OF SURVEY
	TOTAL
	SET 3/4" X 24" IRON PIPE WITH PLASTIC CAP "LS 8941"
	SET 3/4" X 30" IRON PIPE TAGGED LS 8941 IN MONUMENT WELL

MAIN STREET

ATHERTON DRIVE

SEE SHEET 5

SEE SHEET 7





TRACT NO. 4276  
SUBDIVISIONS OF SAN JOAQUIN COUNTY  
EMBLEM MANTECA

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP  
2 SOUTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN

CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA  
JANUARY, 2026 SCALE 1" = 80'



SEC. 5 SEC. 4

SEC. 8 SEC. 9

LEGEND

- RESTRICTED ACCESS (ABUTTER'S RIGHTS)
- BOUNDARY LINE
- PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- TIE LINE
- MONUMENT LINE
- SECTION LINE

- FOUND MONUMENT AS NOTED
- BC BEGIN CURVE
- DOC. NO. DOCUMENT NUMBER
- EC END CURVE
- INST. NO. INSTRUMENT NUMBER
- (M) MEASURED DISTANCE
- (M-M) MONUMENT TO MONUMENT
- PUE PUBLIC UTILITY EASEMENT
- OR OFFICIAL RECORDS
- (R) RADIAL
- SSJID SOUTH SAN JOAQUIN IRRIGATION DISTRICT
- SQ. FT. SQUARE FEET
- SURVEYS RECORD OF SURVEY
- (T) TOTAL
- SET 3/4" X 24" IRON PIPE WITH PLASTIC CAP "LS 8941"
- SET 3/4" X 30" IRON PIPE TAGGED LS 8941 IN MONUMENT WELL

CALTRANS  
4093 OR 441

QMC HOLDINGS LLC  
PARCEL I  
DOC. NO. 2025-003073

QUINTAL ROAD  
INST. NO. 85006797

QUINTAL ROAD (ABANDONED BY THIS MAP)  
INST. NO. 85006797  
4093 OR 441

LOT A  
16.78 ACRES  
PARCEL A  
DOC. NO. 2025-109313

QMC MANTECA HOLDINGS LLC  
DEED DOC. NO. 2025-003073

QMC MANTECA HOLDINGS LLC  
DEED DOC. NO. 2025-005381

LOT B  
15.01 ACRES  
PARCEL A  
DOC. NO. 2025-109313

SEE SHEET 6

SEE SHEET 5

