#### **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. 3738, SUBDIVISIONS OF SAN JOAQUIN COUNTY, THE TRAILS OF MANTECA, UNIT NO. 7", 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,

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 AND THE VARIABLE-WIDTH PUBLIC UTILITY EASEMENT AND EMERGENCY VEHICLE ACCESS TURN-AROUND EASEMENT OVER THE ENTIRE LOT "A". WE ALSO OFFER THE REAL PROPERTY DESCRIBED BELOW, DEDICATED IN FEE TITLE FOR PUBLIC PURPOSES: ALL STREET RIGHTS-OF-WAY. WE ALSO RESERVE TO THE CITY OF MANTECA, THE RIGHT TO CONTROL ACCESS OVER AND ACROSS THE ONE-FOOT ACCESS RESERVE STRIPS, AND RELINQUISH TO THE CITY OF MANTECA ALL ACCESS RIGHTS OF LOTS 442 AND 443 TO AND FROM LOT "A", ALL AS SHOWN ON THIS FINAL MAP.

OWNER: MANTECA TRAILS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY DATED: TONI RAYMUS, MANAGING MEMBER NOTARY'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 **S**.S. COUNTY OF \_\_\_ . 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: **COMMISSION NUMBER:** SIGNATURE MY COMMISSION EXPIRES: \_\_\_\_ PRINTED NAME

### RIGHT TO FARM STATEMENT:

PRINCIPAL PLACE OF BUSINESS:

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.

## **TRACT NO. 3738**

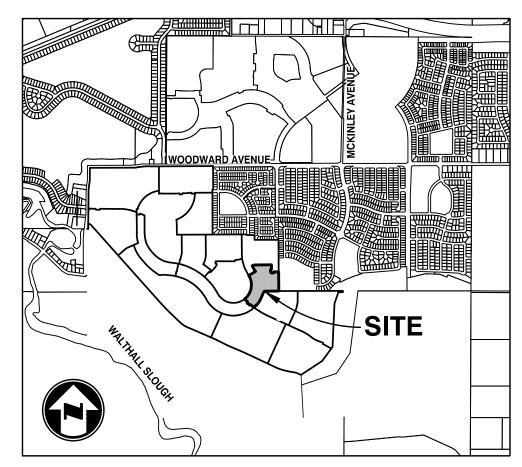
SUBDIVISIONS OF SAN JOAQUIN COUNTY

## THE TRAILS OF MANTECA, UNIT NO. 7

BEING A RE-SUBDIVISION OF LOT 17 AS SHOWN ON THAT CERTAIN MAP FILED IN BOOK 44 OF MAPS AND PLATS, PAGE 72, SAN JOAQUIN COUNTY RECORDS, LYING IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 6 EAST,

> MOUNT DIABLO BASE AND MERIDIAN. CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA JULY, 2025

MCR ENGINEERING, INC. 1242 DUPONT COURT MANTECA, CA 95336 **NEERING** TEL: (209) 239 - 6229 m c r e n g . c o m FAX: (209) 239 - 8839



# **VICINITY MAP**

#### CITY COUNCIL'S STATEMENT:

ASSESSOR-RECORDER-COUNTY CLERK

THIS IS TO STATE THAT AT ITS REGULARLY HELD MEETING ON

, 202\_\_\_\_, THE CITY COUNCIL OF THE CITY OF MANTECA, CALIFORNIA, APPROVED THIS FINAL MAP OF "TRACT NO. 3738, SUBDIVISIONS OF SAN JOAQUIN COUNTY, THE TRAILS OF MANTECA, UNIT NO. 7", 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 AND THE VARIABLE-WIDTH PUBLIC UTILITY EASEMENT AND EMERGENCY VEHICLE ACCESS TURN-AROUND EASEMENT OVER THE ENTIRE LOT "A" AND ACCEPTED ON BEHALF OF THE CITY THE RIGHT TO CONTROL ACCESS OVER AND ACROSS THE ONE-FOOT ACCESS RESERVE STRIPS, AND THE RELINQUISHMENT TO THE CITY OF MANTECA ALL ACCESS RIGHTS OF LOTS 442 AND 443 TO AND FROM LOT "A", ALL AS SHOWN ON THIS FINAL MAP AND ACCEPTED THE OFFER OF DEDICATION THE REAL PROPERTY DESCRIBED BELOW, DEDICATED IN FEE TITLE FOR PUBLIC PURPOSES: ALL 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			
		ATTEST:		
GARY SINGH, MAYO			RA TILTON, CITY CLERK	
RECORDER'S		_	, AT	
M. IN BOOK OF MAPS AND PLATS, AT PAGE,				
AT THE REQUEST OF M.C.R. ENGINEERING.				
FEE: \$				
		BY:		
STEVE J. BESTOLAR	RIDES	ASSISTANT/[	DEPUTY RECORDER	

## **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 RAYMUS HOMES IN JULY, 2025. 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, 2028, 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.	CED LAND SUL
DATED THIS DAY OF	, 202 CLUGIAS F. BANTES
	NO. 8159
DOUGLAS F. BANKS, P.L.S. 8159	* OF CALIFORNIE

#### COUNTY SURVEYOR'S STATEMENT:

I, JAMES E. HART, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT NO. 3738, SUBDIVISIONS OF SAN JOAQUIN COUNTY, THE TRAILS OF MANTECA, UNIT NO. 7", 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.

THAT THIS FINAL WAL IS TECHNICALLY CONNECT.	S JANO C
DATED THIS DAY OF	, 202
	NO. 8657
JAMES E. HART, P.L.S. 8657 COUNTY SURVEYOR	*
CITY ENGINEEDIS STATEMENT.	OF CALIFORN

#### 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. 3738, SUBDIVISIONS OF SAN JOAQUIN COUNTY, THE TRAILS OF MANTECA, UNIT NO. 7", 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 TENTAL				
	DATED THIS	DAY OF		, 202
	VEVINIA IODOENICENI	U D O E 77040		
	KEVIN L. JORGENSEN I DIRECTOR OF ENGINE	ERING/CITY ENGINEER		

### DEVELOPMENT SERVICES DEPARTMENT STATEMENT:

THIS FINAL MAP OF "TRACT NO. 3738, SUBDIVISIONS OF SAN JOAQUIN COUNTY, THE TRAILS OF MANTECA, UNIT NO. 7", CITY OF MANTECA, CALIFORNIA CONFORMS TO THE APPROVED GENERAL PLAN AND THE MANTECA MUNICIPAL CODE.

DATED THIS	DAY OF	, 202
BRAD WUNGLUCK		<u> </u>
	, /ELOPMENT SERVICES	

#### **OMITTED SIGNATURES:**

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

PACIFIC GAS AND ELECTRIC COMPANY, AS TO AN EASEMENT OVER SAID LAND FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 20, 1988, AS INSTRUMENT NO. 88079474, SAN JOAQUIN COUNTY RECORDS.

OCCIDENTAL PETROLEUM CORPORATION, AS TO AN EASEMENT OVER SAID LAND FOR PIPE LINE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 17, 1963, AS INSTRUMENT NO. 45074, BOOK 2733 OF OFFICIAL RECORDS, PAGE 121, SAN JOAQUIN COUNTY RECORDS.

SHEET 1 OF 4 SHEETS (D.D. SHEET NO. 57)

24-101 TRAILS OF MANTECA\SURVEY\MAPPING\FINAL MAP\UNIT 7\24-101 FM U7 SHT 1.dwg

