

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, 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 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

TONI RAYMUS, MANAGING MEMBER DATED: _____

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 _____

ON _____, 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 _____
PRINCIPAL PLACE OF BUSINESS: _____

RIGHT TO FARM STATEMENT:

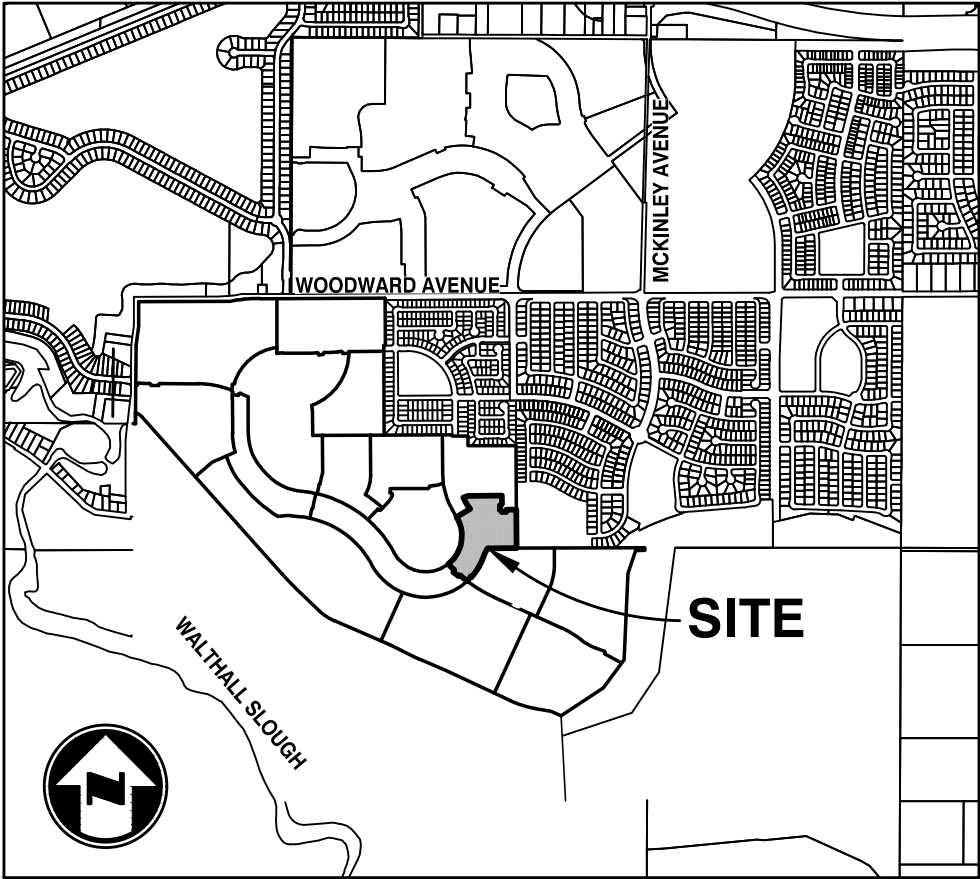
PER CITY OF MANTECA CODE OF ORDINANCES, TITLE 8, CHAPTER 8.24, THE CITY OF MANTECA PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY 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.

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
TEL : (209) 239 - 6229
FAX : (209) 239 - 8839



VICINITY MAP
(NOT TO SCALE)

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. 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 _____, 202____.

GARY SINGH, MAYOR ATTEST: _____
CASSANDRA TILTON, CITY CLERK

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: \$ _____

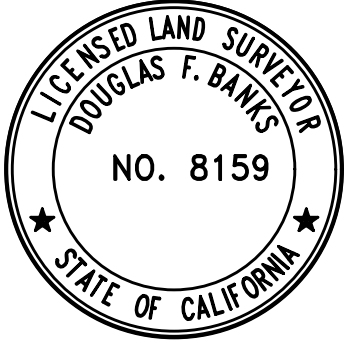
STEVE J. BESTOLARIDES BY: _____
ASSESSOR-RECORDER-COUNTY CLERK ASSISTANT/DEPUTY RECORDER

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.

DATED THIS _____ DAY OF _____, 202____.

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



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.

DATED THIS _____ DAY OF _____, 202____.

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



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 TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 202____.

KEVIN L. JORGENSEN II, R.C.E. 77243
DIRECTOR OF ENGINEERING/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,
DIRECTOR OF DEVELOPMENT SERVICES

OMITTED SIGNATURES:

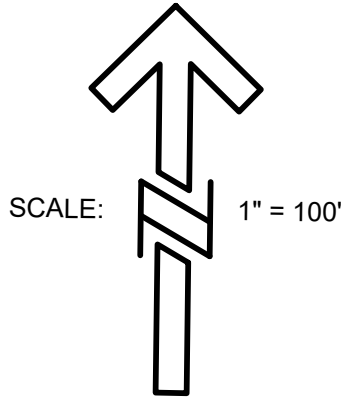
PURSUANT TO SECTION 66436 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

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.



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 SOUTHEAST 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
TEL : (209) 239 - 6229
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BASIS OF BEARINGS:

THE BEARING OF N00°19'34"W BEING THE
EAST LINE OF LOTS 1 AND 17 AS SHOWN ON
BOOK 44 OF MAPS AND PLATS, PAGE 72, SAN
JOAQUIN COUNTY RECORDS.

REFERENCES:

- (A) 27-PM-22, S.J.C.R.
- (B) 44-M&P-06, S.J.C.R.
- (C) 44-M&P-36, S.J.C.R.
- (D) 44-M&P-56, S.J.C.R.
- (E) 44-M&P-72, S.J.C.R.
- (F) 44-M&P-114, 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
1.00-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 .50-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.
- ALL DISTANCES ARE MEASURED UNLESS OTHERWISE
NOTED.
- REFER TO CITY OF MANTECA TENTATIVE MAP TSM
14-75-01 AND APPROVED ADDENDUMS THEREOF.
- LOT "A" IS COVERED ENTIRELY BY A PUBLIC UTILITY
EASEMENT, AND AN EMERGENCY VEHICLE ACCESS
TURN-AROUND EASEMENT, TO BE DEDICATED TO THE
CITY BY THIS MAP.

LEGEND:

- FOUND 3/4" I.P. TAGGED L.S. 9099
PER (A), U.O.N.
- FOUND 3/4" I.P. TAGGED L.S. 9099
PER (B)
- ✱ FOUND 3/4" I.P. TAGGED L.S. 8159
PER (F)
- ⊙ FOUND 3/4" I.P. TAGGED L.S. 8159,
IN MONUMENT WELL
- ⊙ SET 3/4" I.D. X 24" LONG IRON PIPE
TAGGED L.S. 8159, IN MONUMENT WELL
- SET 3/4" I.D. X 24" LONG IRON PIPE
TAGGED L.S. 8159

- W.C. WITNESS CORNER
- SNF SEARCHED NOT FOUND
- 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.J.C.R. SAN JOAQUIN COUNTY
RECORDS
- S.J.C.S.R. SAN JOAQUIN COUNTY
SURVEYOR'S RECORDS
- M&P- MAPS AND PLATS, BOOK, PAGE,
S.J.C.R.
- I.N. INSTRUMENT NUMBER, S.J.C.R.
- D.N. DOCUMENT NUMBER, S.J.C.R.
- C.R. CORNER RECORD, S.J.C.S.R.
- MON. MONUMENT
- RS- RECORD OF SURVEY
- U.O.N. UNLESS OTHERWISE NOTED
- PM- PARCEL MAPS, BOOK, PAGE,
S.J.C.R.
- /// RESTRICTED ACCESS

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
(M)(E)(F) C1	670.00'	115.07'	09°50'27"
(M)(E)(F) C2	537.00'	19.23'	02°03'05"
(M)(F) C3	507.00'	18.15'	02°03'05"
(M)(F) C4	477.00'	17.08'	02°03'05"
(M)(E) C5	1530.00'	77.58'	02°54'19"
(M)(E) C6	20.00'	34.53'	98°56'08"
(M)(E) C7	20.00'	27.67'	79°16'17"
(M)(E) C8	1530.00'	86.60'	03°14'35"
(M)(E) C9	1470.00'	9.51'	00°22'14"
(M)(E)(F) C10	20.00'	31.42'	90°00'00"
(M)(E)(F) C11	20.00'	31.42'	90°00'00"

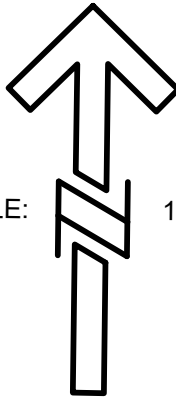
LINE TABLE		
LINE	LENGTH	DIRECTION
(M)(E)(F) L1	21.16'	S00°13'20"E
(M)(E)(F) L2	46.00'	N89°46'40"E
(M)(E)(F) L3	46.00'	N00°13'20"W
(M)(F) L4	43.00'	N89°46'40"E
(M)(F) L5	43.00'	S00°13'20"E

SUBDIVISION SUMMARY:

RESIDENTIAL LOTS (45)	5.95 ACRES
LOT "A" (FUTURE RIGHT-OF-WAY)	0.51 ACRES
STREET RIGHTS-OF-WAY	1.96 ACRES
TOTAL	8.42 ACRES



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JULY, 2025



SCALE: 1" = 40'



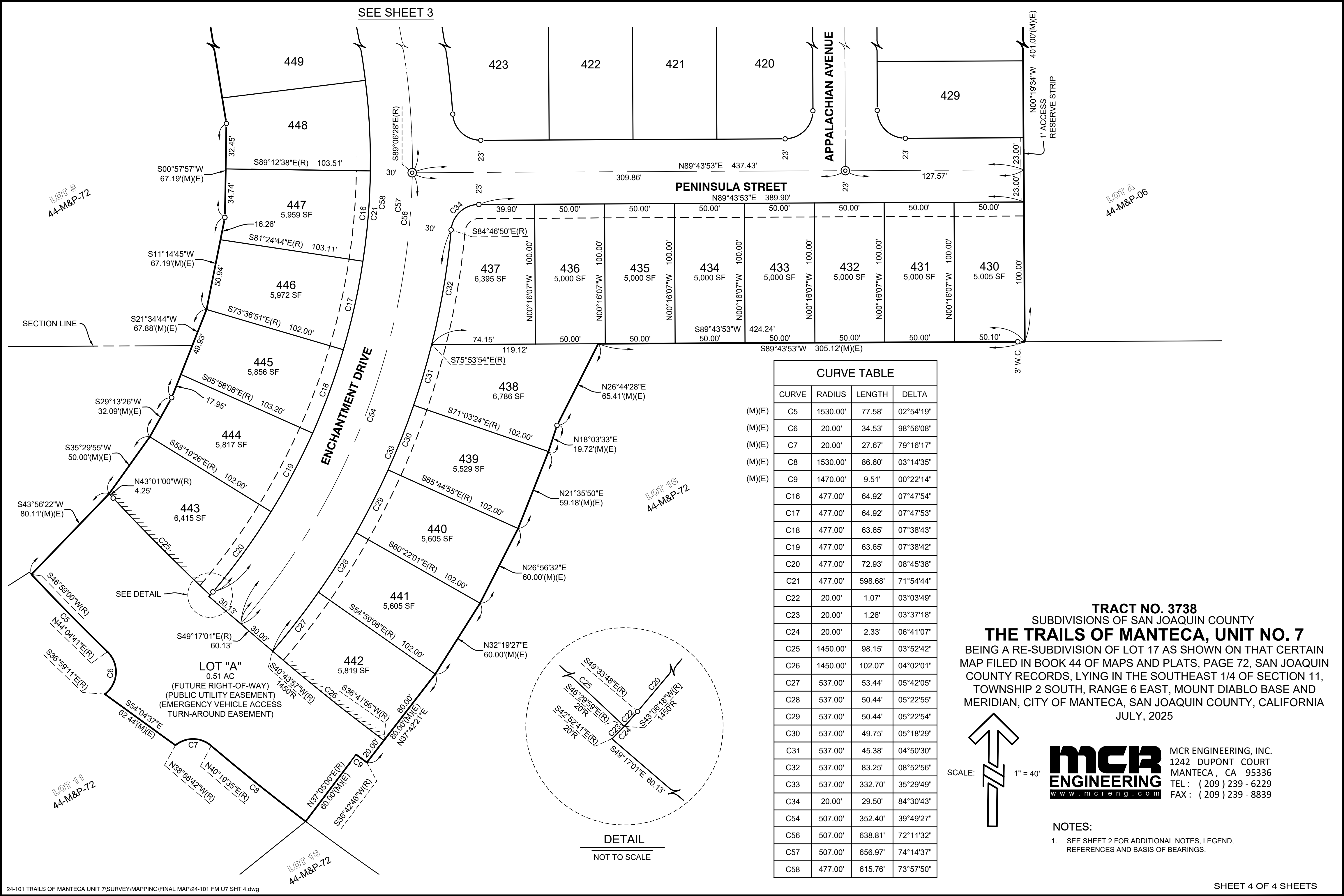
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- NOTES:
- SEE SHEET 2 FOR ADDITIONAL NOTES, LEGEND, REFERENCES AND BASIS OF BEARINGS.

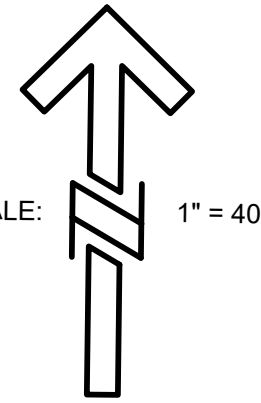
CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
(M)(E)(F) C1	670.00'	115.07'	09°50'27"
(M)(E)(F) C2	537.00'	19.23'	02°03'05"
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(M)(E)(F) C10	20.00'	31.42'	90°00'00"
(M)(E)(F) C11	20.00'	31.42'	90°00'00"
C12	477.00'	67.47'	08°06'17"
C13	477.00'	67.47'	08°06'16"
C14	477.00'	68.75'	08°15'28"
C15	477.00'	64.92'	07°47'54"
C21	477.00'	598.68'	71°54'44"
C35	20.00'	30.24'	86°37'53"
C36	537.00'	84.24'	08°59'16"
C37	537.00'	51.82'	05°31'46"
C38	537.00'	104.66'	11°10'02"
C39	537.00'	20.19'	02°09'15"
C40	537.00'	260.91'	27°50'19"
C41	20.00'	31.40'	89°57'13"
C42	20.00'	31.43'	90°02'47"
C43	50.00'	1.23'	01°24'31"
C44	50.00'	36.39'	41°42'18"
C45	50.00'	37.62'	43°06'49"
C46	50.00'	25.39'	29°05'25"
C47	50.00'	45.00'	51°34'15"
C48	50.00'	71.17'	81°33'07"
C49	50.00'	90.77'	104°00'51"
C50	50.00'	232.33'	266°13'38"

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C51	50.00'	26.30'	30°08'08"
C52	50.00'	11.32'	12°58'41"
C53	50.00'	37.62'	43°06'49"
C54	507.00'	352.40'	39°49'27"
C55	507.00'	286.42'	32°22'04"
C56	507.00'	638.82'	72°11'32"
C57	507.00'	656.97'	74°14'37"
C58	477.00'	615.76'	73°57'50"
C59	537.00'	280.14'	29°53'24"

LINE TABLE			
LINE	LENGTH	DIRECTION	
(M)(E)(F) L1	21.16'	S00°13'20"E	
(M)(E)(F) L2	46.00'	N89°46'40"E(R)	
(M)(E)(F) L3	46.00'	N00°13'20"W(R)	
(M)(F) L4	43.00'	N89°46'40"E	
(M)(F) L5	43.00'	S00°13'20"E	
L6	10.00'	S60°40'42"W(R)	



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NOTES:
1. SEE SHEET 2 FOR ADDITIONAL NOTES, LEGEND,
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