

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

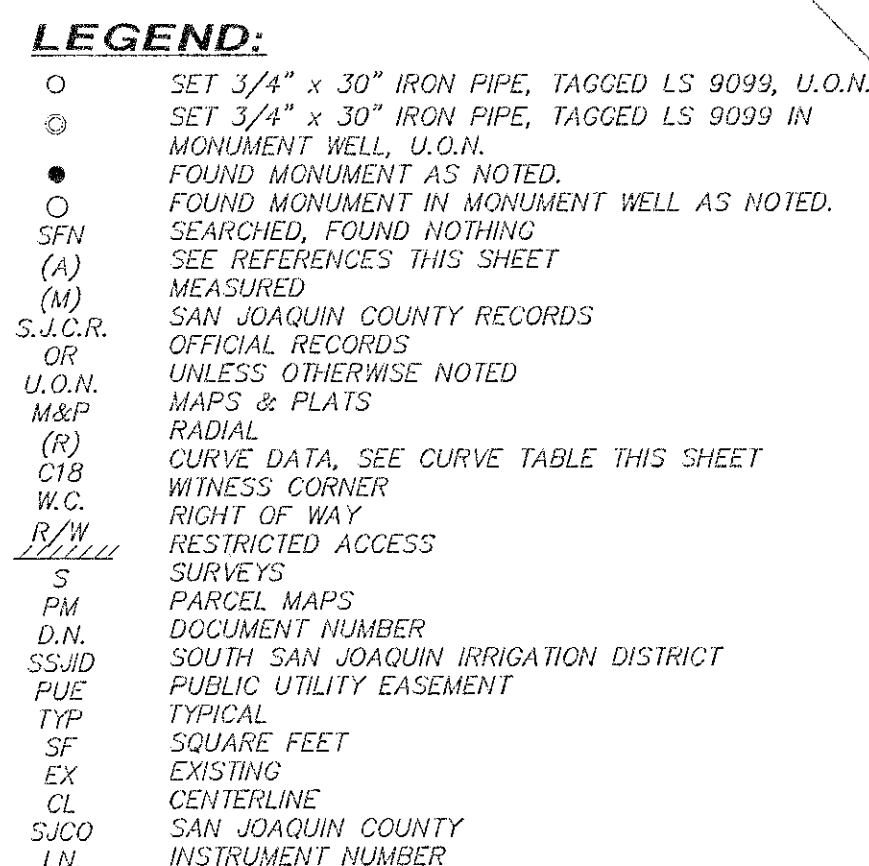
620 12th Street, Modesto, CA 95354
(209) 524-3525

	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"	5,378	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

	GF	ACRES
LOT "A"	332,850	7.64
LOT "B"	7,850	0.18
LOT "C"	34,292	2.79
LOT "D"	104,276	2.39
LOT "E"	17,718	0.41
LOT "F"	31,863	0.73
TOTAL		12.14

	SF	ACRES
SOUTHLAND ROAD	47,727	1.10
LOUISE AVENUE	41,584	0.95
TOTAL		2.05

43 - 30 D



- ## 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, GUTTER AND SIDEWALK, AND OTHER RELATED WORKS WHEN THE CITY IS REQUIRED OPEN UP THE STREET TO PERFORM ITS MAINTENANCE RESPONSIBILITIES.

k:\113-1323 shadowbrook\dwg\subdivision\unit 1 - large lot\113-1323 unit 1 fm sht 5 overall 4/25/2018 12:07 PM