

# PARCEL MAP COS 24-04

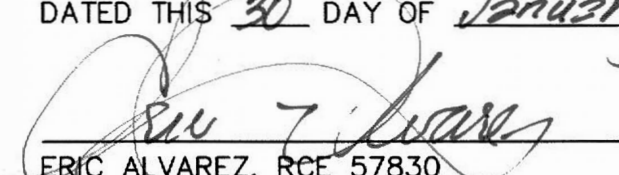
BEING A SUBDIVISION OF PARCEL 1,  
AS SHOWN ON THAT CERTAIN PARCEL MAP FILED  
IN BOOK 23 OF PARCEL MAPS, AT PAGE 62  
LYING IN A PORTION OF SECTION 1, T.2 N., R.5 E., M.D.M.  
CITY OF STOCKTON, COUNTY OF SAN JOAQUIN  
STATE OF CALIFORNIA

**RSC ENGINEERING**  
JANUARY 2025  
1420 ROCKY RIDGE DR.  
Suite 150  
Roseville, CA 95661  
Ph: 916.788.2884  
Fax: 916.788.4408

### CITY ENGINEER'S STATEMENT

I, ERIC ALVAREZ, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF STOCKTON, CALIFORNIA AND THAT I HAVE EXAMINED THIS PARCEL MAP AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS PARCEL MAP COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 16, ARTICLE 6 OF THE STOCKTON MUNICIPAL CODE, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED.

DATED THIS 30<sup>th</sup> DAY OF January, 2025


  
ERIC ALVAREZ, RCE 57830  
CITY ENGINEER  
REGISTRATION EXPIRATION DATE: 6/30/26



### CITY CLERK'S STATEMENT

THIS IS TO STATE THAT AT ITS REGULARLY HELD MEETING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, THE CITY COUNCIL OF THE CITY OF STOCKTON, CALIFORNIA PER COUNCIL RESOLUTION NO. \_\_\_\_\_ APPROVED THIS PARCEL MAP, AND ACCEPTED ON BEHALF OF THE PUBLIC FOR PUBLIC USE THE OFFER OF DEDICATION OF ALL PUBLIC UTILITY EASEMENTS, WATER LINE EASEMENTS AND PUBLIC ACCESS EASEMENTS AS SHOWN ON THIS PARCEL MAP IN ACCORDANCE WITH CHAPTER 16, ARTICLE 6 OF THE STOCKTON MUNICIPAL CODE, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP.


DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

  
KATHERINE ROLAND, CMC, CPMC  
CITY CLERK

### COUNTY SURVEYOR'S STATEMENT

I, JAMES E. HART, HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP AND IT COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS PARCEL MAP IS TECHNICALLY CORRECT.

DATED THIS 17<sup>th</sup> DAY OF JANUARY, 2025

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



### RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF PARCEL MAPS, AT PAGE \_\_\_\_\_, AT THE REQUEST OF RSC ENGINEERING.

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

  
STEVE J. BESTOLARIDES  
ASSESSOR-RECORDER-COUNTY CLERK

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

### 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 PARCEL MAP, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS PARCEL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

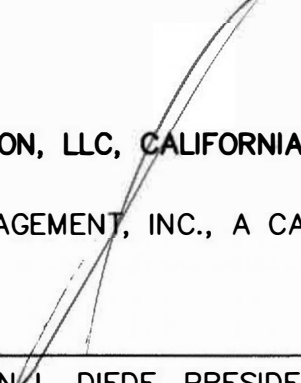
WE ALSO OFFER THE REAL PROPERTY DESCRIBED BELOW, DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: A 10-FOOT WIDE PUBLIC UTILITY EASEMENT (PUE) AS SHOWN ON THIS PARCEL MAP.

WE ALSO OFFER THE REAL PROPERTY DESCRIBED BELOW, DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: A WATER LINE EASEMENT (WLE) AS SHOWN ON THIS PARCEL MAP.

WE ALSO OFFER THE REAL PROPERTY DESCRIBED BELOW, DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: A PUBLIC ACCESS EASEMENT (PAE) AS SHOWN ON THIS PARCEL MAP.

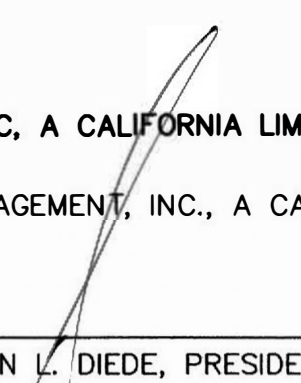
GALT FUEL STATION, LLC, CALIFORNIA LIMITED LIABILITY COMPANY

BY: SLD MANAGEMENT, INC., A CALIFORNIA CORPORATION

BY:   
STEVEN L. DIEDE, PRESIDENT

DIEDE FARMS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: SLD MANAGEMENT, INC., A CALIFORNIA CORPORATION

BY:   
STEVEN L. DIEDE, PRESIDENT

### NOTARY ACKNOWLEDGMENT

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 )  
COUNTY OF San Joaquin )  
ON January 15, 2025 BEFORE ME, Vanessa Cabrera, Notary Public  
A NOTARY PUBLIC, PERSONALLY APPEARED  
Steven L. Diede, President

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  (PRINTED NAME) Vanessa Cabrera

MY PRINCIPAL PLACE OF BUSINESS IS IN San Joaquin COUNTY

MY COMMISSION NO. 1503007 EXPIRES: 10.25.28

### 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 GALT FUEL STATION, LLC AND DIEDE FARMS, LLC ON APRIL 11, 2024. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR OF THE RECORDING OF THIS PARCEL MAP, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

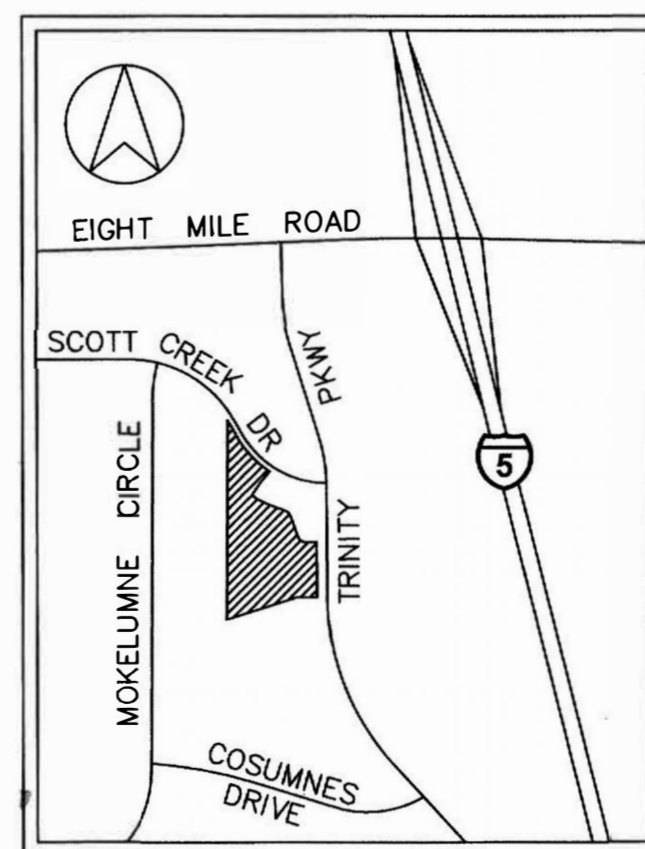
DATED THIS 18<sup>th</sup> DAY OF DECEMBER, 2024

  
JOHN E. KLAMM, L.S. 7375  
LICENSE EXPIRES 12/31/2025



### NOTE

THIS PARCEL MAP IS SUBJECT TO THE PROVISIONS OF A SUBDIVISION AGREEMENT RECORDED ON \_\_\_\_\_, AS DOCUMENT NO. \_\_\_\_\_ SAN JOAQUIN COUNTY RECORDS.

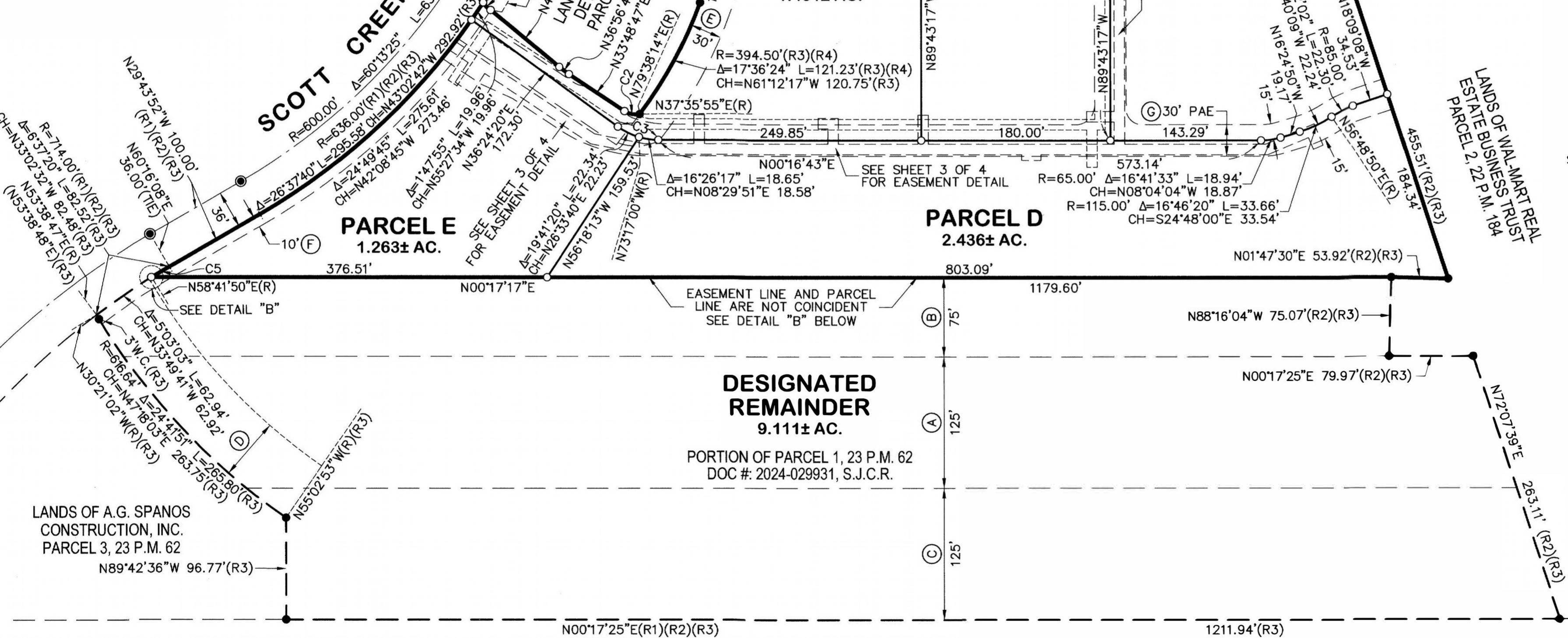
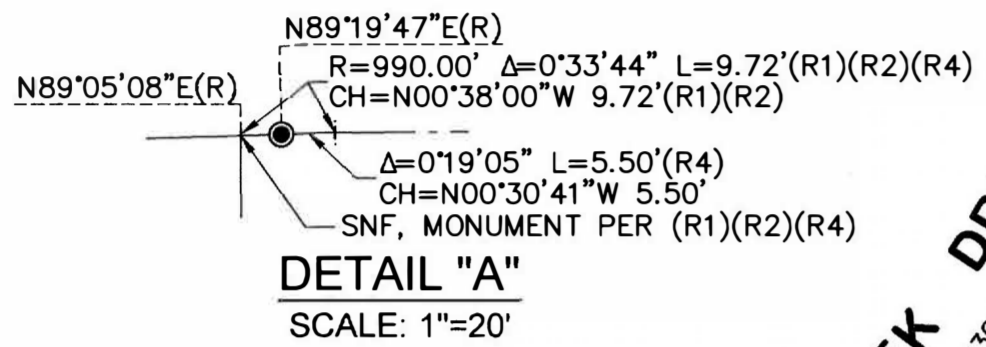


VICINITY MAP  
NOT TO SCALE



**EXISTING EASEMENTS**

- (A) USA EASEMENT PER BOOK 1568 OF OFFICIAL RECORDS, PAGE 33, S.J.C.R. (NAP)
- (B) PG&E EASEMENT PER BOOK 1982 OF OFFICIAL RECORDS, PAGE 129, S.J.C.R.
- (C) USA EASEMENT PER BOOK 2551 OF OFFICIAL RECORDS, PAGE 269, S.J.C.R. (NAP)
- (D) INGRESS AND EGRESS EASEMENT PER D.N. 2004-273781, S.J.C.R.
- (E) NO-BUILD EASEMENT PER D.N. 2004-273781, S.J.C.R.
- (F) PUE PER (R1)
- (G) CROSS ACCESS EASEMENT PER D.N. 2024-029837, S.J.C.R.



**PARCEL MAP COS 24-04**  
BEING A SUBDIVISION OF PARCEL 1,  
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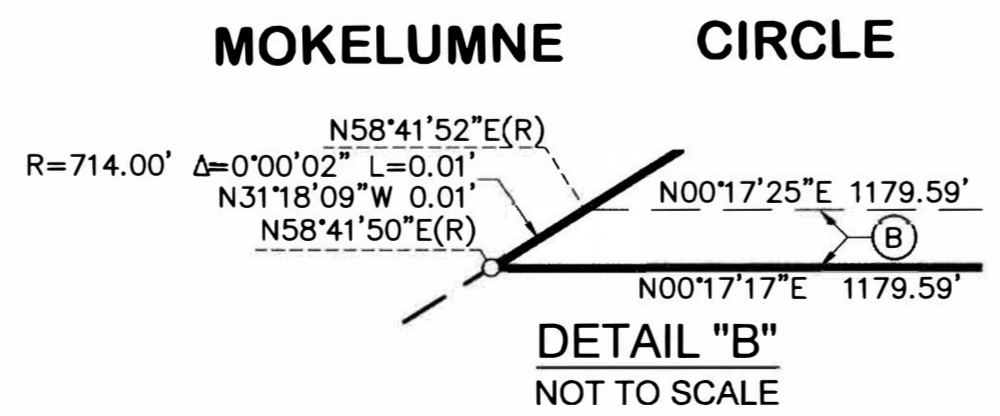
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- LEGEND**
- SET 5/8" x 30" REBAR WITH CAP "LS 7375" OR SET MAG NAIL WITH 1-1/2" WASHER "LS 7375"
  - FOUND 3/4" IRON PIPE WITH PLUG "LS 6953" PER (R2)(R3)
  - ⊙ FOUND 3/4" IRON PIN IN MONUMENT WELL PER (R1)
  - ⊗ SET 2" CAPPED IRON PIPE "LS 7375"
  - ⊕ CENTERLINE
  - CH CHORD BEARING & LENGTH
  - D.N. DOCUMENT NUMBER
  - S.J.C.R. SAN JOAQUIN COUNTY RECORDS
  - PAE PUBLIC ACCESS EASEMENT
  - PUE PUBLIC UTILITY EASEMENT
  - WLE WATER LINE EASEMENT
  - (R) RADIAL LINE
  - AC. ACRES
  - NAP NOT A PART
  - SNF SEARCHED, NOT FOUND
  - W.C. WITNESS CORNER

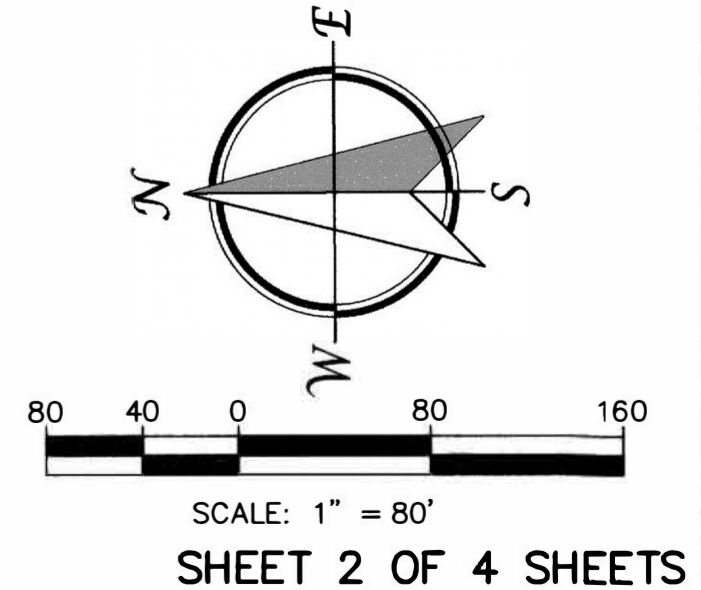
- REFERENCES**
- (R1) BOOK 22 OF PARCEL MAPS, AT PAGE 119
  - (R2) BOOK 22 OF PARCEL MAPS, AT PAGE 184
  - (R3) BOOK 23 OF PARCEL MAPS, AT PAGE 62
  - (R4) BOOK 25 OF PARCEL MAPS, AT PAGE 145

- NOTES**
1. THE AREA CONTAINED WITHIN THE BOUNDARY OF THIS PARCEL MAP IS 8.869± ACRES.
  2. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
  3. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & LENGTH
C1	19.50'(R3)(R4)	29°45'08"(R3)(R4)	10.13'(R3)(R4)	S46°01'06"W 10.01'(R3)
C2	19.50'(R3)(R4)	44°10'33"(R3)(R4)	15.03'(R3)(R4)	S11°43'30"W 14.67'(R3)
C3	65.00'	Δ=36°07'38"	40.98'	N18°20'32"E 40.31'
C4	55.50'(R3)(R4)	49°58'45"(R3)(R4)	48.41'(R3)(R4)	N45°01'06"W 46.89'(R3)
C5	714.00'(R3)	1°34'18"	19.58'	N30°31'01"W 19.58'



**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS FOR THIS PARCEL MAP IS THE WEST BOUNDARY OF PARCEL 1, AS SHOWN ON THE PARCEL MAP FILED ON OCTOBER 20, 2004 IN BOOK 23 OF PARCEL MAPS, AT PAGE 62, SAN JOAQUIN COUNTY RECORDS, THE BEARING OF WHICH IS GIVEN AS N00°17'25"E BETWEEN FOUND MONUMENTS SHOWN HEREON.





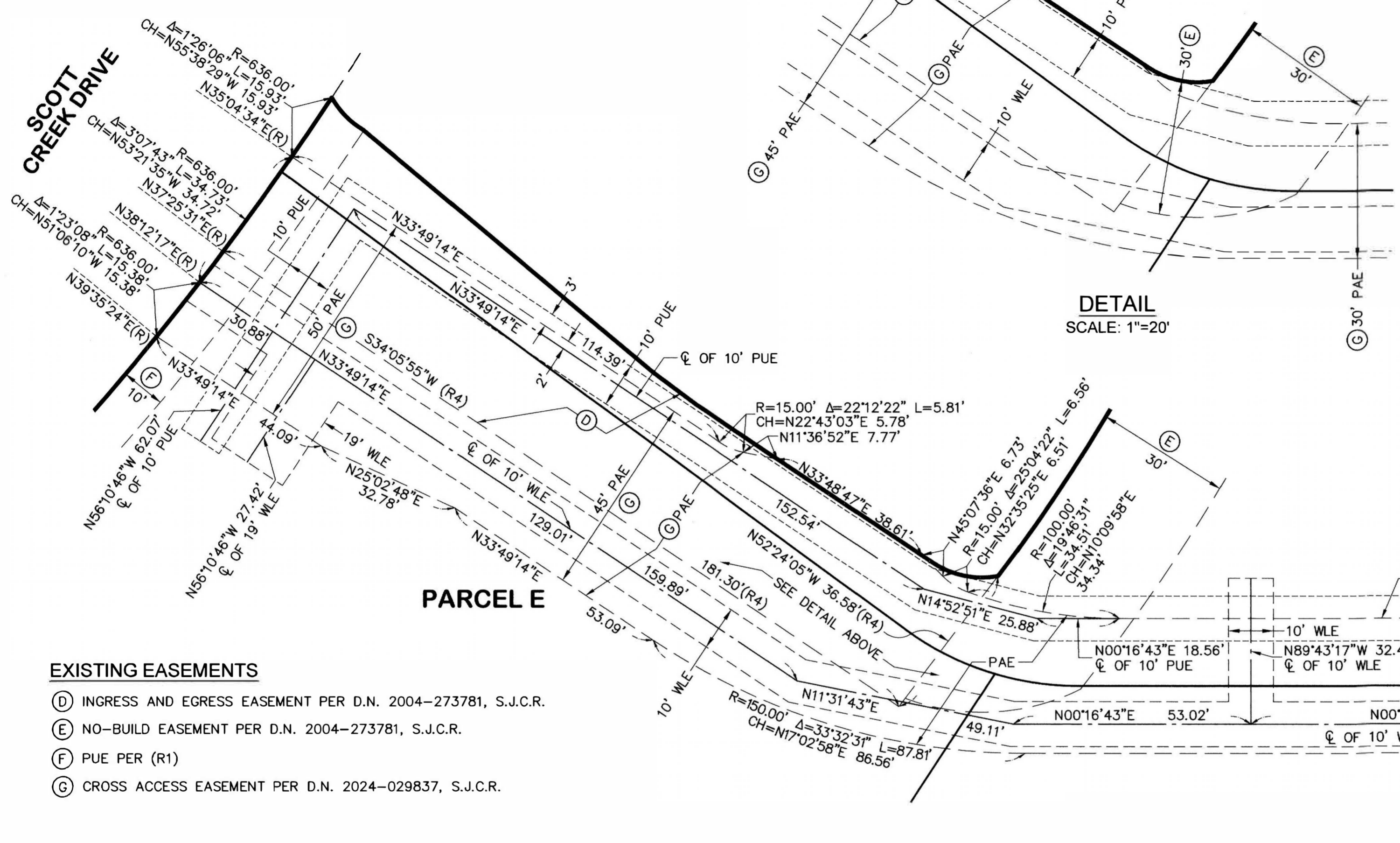
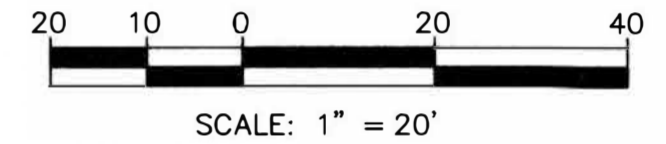
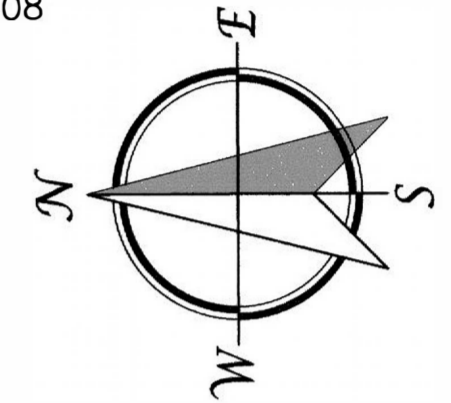
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**DETAIL**  
SCALE: 1"=20'

**EXISTING EASEMENTS**

- (D) INGRESS AND EGRESS EASEMENT PER D.N. 2004-273781, S.J.C.R.
- (E) NO-BUILD EASEMENT PER D.N. 2004-273781, S.J.C.R.
- (F) PUE PER (R1)
- (G) CROSS ACCESS EASEMENT PER D.N. 2024-029837, S.J.C.R.

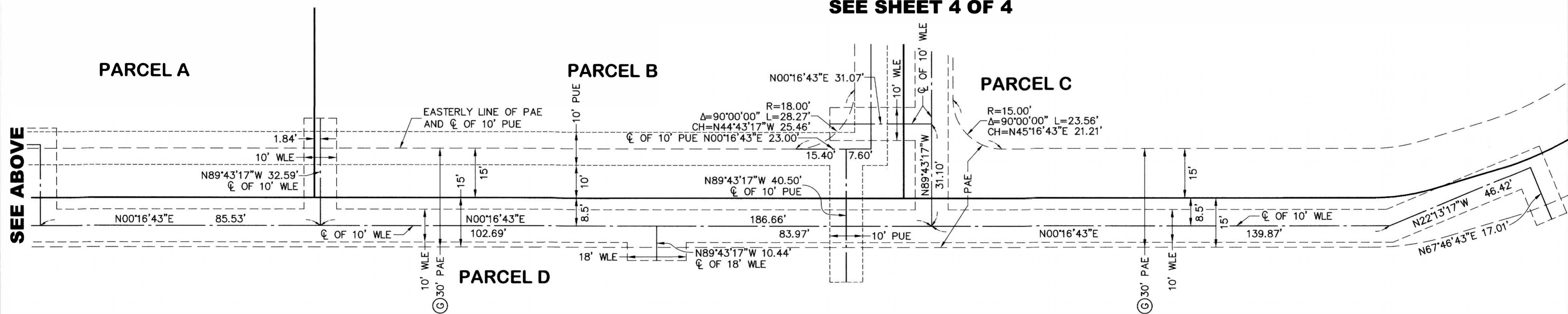
**PARCEL A**

**PARCEL E**

**PARCEL D**

**SEE BELOW**

**SEE SHEET 4 OF 4**



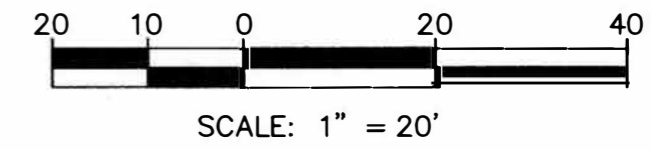
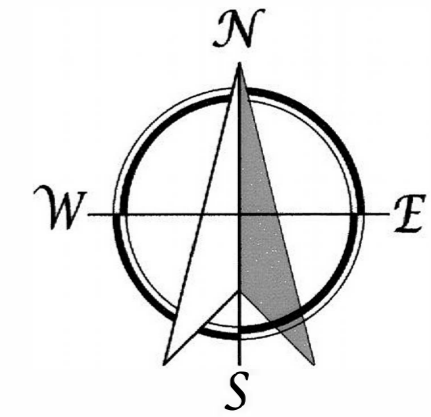
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**EASEMENT HOLDERS OF RECORD**

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

PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT FOR TRANSMISSION OF ELECTRICAL ENERGY AND COMMUNICATION PURPOSES, RECORDED AUGUST 2, 1957 IN BOOK 1982, PAGE 129, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

A.G. SPANOS CONSTRUCTION, INC., A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS, RECORDED ON NOVEMBER 30, 2004, AS DOCUMENT #2004-273781, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

STOCKTON PARK WEST PLACE, L.P., AN ARIZONA LIMITED PARTNERSHIP, HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS AND A NO-BUILT EASEMENT, RECORDED ON NOVEMBER 30, 2004, AS DOCUMENT #2004-273781, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, HOLDER OF A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, RECORDED ON APRIL 11, 2024, AS DOCUMENT #2024-029837, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

**EXISTING EASEMENT**

- (F) PUE PER (R1)
- (G) CROSS ACCESS EASEMENT PER D.N. 2024-029837, S.J.C.R.

