

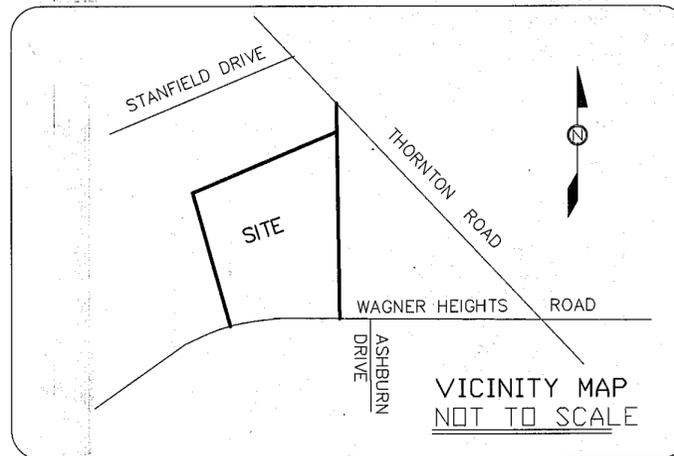
TRACT NO. 4034
SUBDIVISIONS OF SAN JOAQUIN COUNTY
BD HOMES
BEING A PORTION OF THE WEST HALF
OF SECTION 8, T. 2 N., R.6 E., M.D.B. & M.
CITY OF STOCKTON, COUNTY OF SAN JOAQUIN, CALIFORNIA
FEBRUARY, 2020

OWNERS' STATEMENT:

I, THE UNDERSIGNED, HEREBY STATE THAT I AM THE SOLE PARTY HAVING RECORD TITLE INTEREST IN THE LANDS SUBDIVIDED AND SHOWN ON THIS FINAL MAP OF "TRACT NO. 4034, SUBDIVISIONS OF SAN JOAQUIN COUNTY, BD HOMES", CITY OF STOCKTON, CALIFORNIA, AND I HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA. I ALSO OFFER THE REAL PROPERTY DESCRIBED BELOW, DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES ALL PUBLIC UTILITY EASEMENTS, ALL STREET RIGHTS-OF-WAY, AND THE VARIABLE WIDTH WIDENING OF RIGHT-OF-WAY ALONG WAGNER HEIGHTS ROAD, ALL AS SHOWN ON THIS FINAL MAP.

Russell Bowers

RUSSELL BOWERS, TRUSTEE OF THE RUSSELL BOWERS TRUST, DATED FEBRUARY 13, 2018.
DATED THIS June DAY OF 24, 2020.



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 RUSSELL BOWERS ON FEBRUARY 14, 2020. 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 JUNE 2021, 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 22nd DAY OF June, 2020

Michael D. Farley

MICHAEL D. FARLEY L.S. 6939
REGISTRATION EXPIRATION DATE: 09/30/2021



NOTARY STATEMENT:

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 June 24, 2020, BEFORE ME, Andre Augustine
A NOTARY PUBLIC, PERSONALLY APPEARED Russell Bowers
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.

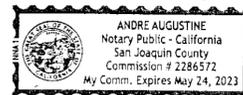
WITNESS MY HAND

SIGNATURE *Andre Augustine* PRINTED NAME: Andre Augustine

PRINCIPLE COUNTY OF BUSINESS San Joaquin

MY COMMISSION EXPIRES May 24, 2023

COMMISSION NUMBER 2286572



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 FINAL MAP OF "TRACT NO. 4034, SUBDIVISIONS OF SAN JOAQUIN COUNTY, BD HOMES", CITY OF STOCKTON, 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 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 _____, 20__

ERIC ALVAREZ, R.C.E. 57830
CITY ENGINEER OF THE CITY OF STOCKTON

CITY CLERK'S STATEMENT:

THIS IS TO STATE THAT AT ITS REGULARLY HELD MEETING ON THE _____ DAY OF _____, 20__, THE CITY COUNCIL OF THE CITY OF STOCKTON, CALIFORNIA PER COUNCIL RESOLUTION NO. _____ APPROVED THIS FINAL MAP OF "TRACT NO. 4034, SUBDIVISIONS OF SAN JOAQUIN COUNTY, BD HOMES", CITY OF STOCKTON, CALIFORNIA, AND ACCEPTED ON THE BEHALF OF THE PUBLIC FOR PUBLIC USE THE OFFER OF DEDICATION OF ALL PUBLIC UTILITY EASEMENTS ALL AS SHOWN ON THIS FINAL MAP AND ACCEPTED THE OFFER OF DEDICATION OF ALL STREET RIGHTS-OF-WAY AND THE VARIABLE WIDTH WIDENING OF RIGHT-OF-WAY ALONG WAGNER HEIGHTS ROAD, SUBJECT TO SATISFACTORY COMPLETION OF IMPROVEMENTS THEREON OF SAID STREET RIGHTS-OF-WAY 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 _____, 2020

ELIZA GARZA, CITY CLERK

COUNTY SURVEYOR'S STATEMENT:

I, JAMES E. HART, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT NO. 4034, SUBDIVISIONS OF SAN JOAQUIN COUNTY, BD HOMES", CITY OF STOCKTON, 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 2nd DAY OF July, 2020

James E. Hart
JAMES E. HART L.S. 8657
COUNTY SURVEYOR



RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20__, AT _____
M. IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____, AT THE REQUEST OF MICHAEL FARLEY.

FEE: \$ _____

BY: _____
STEVE J. BESTOLARIDES
ASSESSOR- RECORDER-COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA

BY: _____
ASSISTANT/DEPUTY RECORDER

MICHAEL D. FARLEY LAND SURVEYOR

1607 BARCELONA AVE. STOCKTON, CA. 95209 209-649-9905

TRACT NO. 4034
 SUBDIVISIONS OF SAN JOAQUIN COUNTY
BD HOMES
 BEING A PORTION OF THE WEST HALF
 OF SECTION 8, T. 2 N., R.6 E., M.D.B. & M.
 CITY OF STOCKTON, COUNTY OF SAN JOAQUIN, CALIFORNIA
 FEBRUARY, 2020.

SCALE 1" = 40'

NOTES:

1. THIS SUBDIVISION CONTAINS 13 RESIDENTIAL LOTS ON 2.308 ACRES GROSS.
2. ALL LOTS SHALL BE DESIGNED, GRADED AND MAINTAINED TO PROVIDE PROPER DRAINAGE WITHOUT PONDING, CAUSING SOIL EROSION OR DRAINING ONTO ADJACENT PROPERTY, ALL LOTS ARE TO DRAIN FROM REAR TO FRONT UNLESS OTHERWISE SHOWN.
3. REFER TO TENTATIVE MAP NO. TM P18-0688.
4. THIS MAP IS SUBJECT TO THE PROVISIONS OF A FINAL MAP AGREEMENT RECORDED ON _____ AS DOCUMENT NO. _____, SAN JOAQUIN COUNTY RECORDS.
5. BY THIS NOTE, ACCESS RIGHTS TO CORNER LOTS ARE RESTRICTED IN CONFORMANCE WITH CITY OF STOCKTON SUBDIVISION DESIGN STANDARDS DRAWING NO. R-1 CONFIGURATION. FURTHER, THE DEVELOPER OF THE SUBDIVISION SHALL SELECT THE STREETS ABUTTING THE CORNER LOTS UPON WHICH ACCESS IS TO BE PROVIDED AND ACCESS IS HEREBY RESTRICTED ON ALL OTHER FRONTAGES.

| NO. | DELTA | LENGTH | RADIUS |
|-----|------------|---------|---------|
| C1 | 44°30'40" | 46.61' | 60.00' |
| C2 | 52°44'28" | 57.07' | 62.00' |
| C3 | 37°04'33" | 40.12' | 62.00' |
| C4 | 39°03'47" | 42.27' | 62.00' |
| C5 | 43°34'56" | 47.16' | 62.00' |
| C6 | 31°12'51" | 33.78' | 62.00' |
| C7 | 65°20'45" | 70.71' | 62.00' |
| C8 | 44°30'40" | 46.61' | 60.00' |
| C9 | 38°16'52" | 40.09' | 60.00' |
| C10 | 6°13'48" | 6.52' | 60.00' |
| C11 | 27°12'58" | 28.50' | 60.00' |
| C12 | 17°17'42" | 18.11' | 60.00' |
| C13 | 8°20'26" | 44.90' | 308.48' |
| C14 | 3°24'17" | 18.33' | 308.48' |
| C15 | 269°01'20" | 291.11' | 62.00' |
| C16 | 23°09'15" | 95.57' | 236.48' |

| NUM | BEARING | DISTANCE |
|-----|-------------|----------------|
| L1 | N32°10'44"E | 11.94' |
| L2 | N59°20'48"W | 15.09' |
| L3 | S67°45'39"W | 57.54' |
| L4 | S67°45'39"W | 171.20' (A)(M) |

LEGEND:

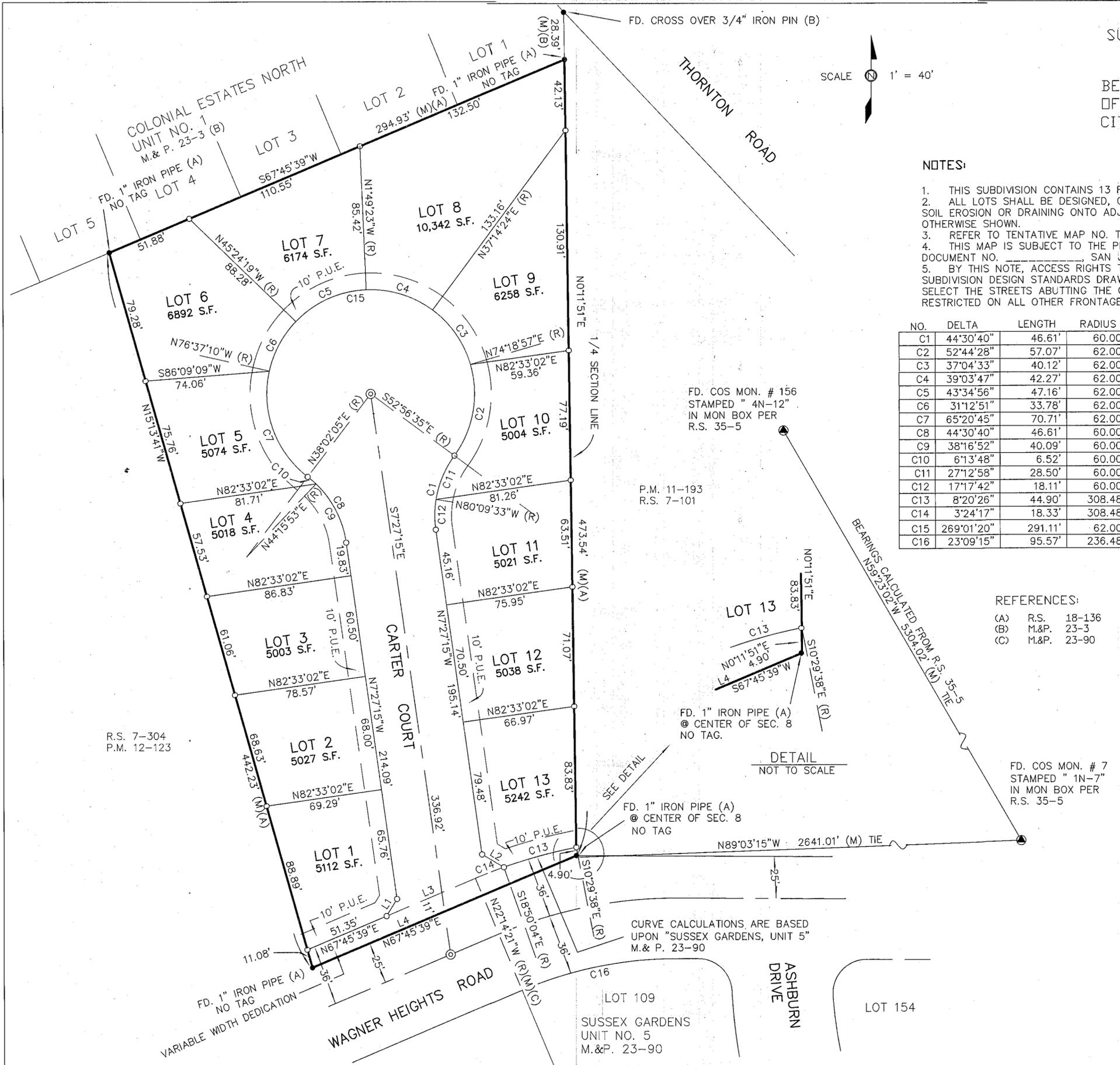
- S.J.C.R. SAN JOAQUIN COUNTY RECORDS
- R.S. RECORD OF SURVEY, BOOK - PAGE, S.J.C.R.
- P.M. PARCEL MAP, BOOK - PAGE, S.J.C.R.
- M.&P. MAPS & PLATS, BOOK - PAGE, S.J.C.R.
- O.R. OFFICIAL RECORD, BOOK - PAGE, S.J.C.R.
- I.N. INSTRUMENT NUMBER, S.J.C.R.
- FD. FOUND
- S.F.N. SEARCHED AND FOUND NOTHING
- R-O-W RIGHT-OF-WAY
- CALC. CALCULATED
- MEAS. DATA MEASUREMENT DATA
- D.N. DOCUMENT NUMBER, S.J.C.R.
- ⊙ SET 3/4" x 30" IRON PIPE CAPPED LS 6939 IN MONUMENT WELL
- FOUND 3/4" IRON PIN CAPPED RCE 8189, IN MONUMENT WELL PER (B)
- FOUND MONUMENT AS NOTED
- SET 3/4" x 30" IRON PIPE CAPPED LS 6939
- COS. CITY OF STOCKTON
- P.U.E. PUBLIC UTILITY EASEMENT

REFERENCES:

- (A) R.S. 18-136
- (B) M.&P. 23-3
- (C) M.&P. 23-90

BASIS OF BEARINGS:

BEARINGS, DISTANCES AND COORDINATES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM 83, ZONE 3, 1991.35 EPOCH. A LINE BETWEEN CITY OF STOCKTON MONUMENTS NO. "1N-7" AND NO. "4N-12" BEARS N 59° 23' 02" W AS CALCULATED FROM CITY OF STOCKTON TRAVERSE CONTROL MONUMENT SURVEY, PHASE XIV, FILED FOR RECORD IN BOOK 35 OF SURVEYS, AT PAGE 5, SAN JOAQUIN COUNTY RECORDS. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES AND MUST BE MULTIPLIED BY 0.99994565 TO OBTAIN GRID DISTANCES.



MICHAEL D. FARLEY LAND SURVEYOR
 1607 BARCELONA AVE. STOCKTON, CA. 95209 209-649-9905