

# TENTATIVE MAP

# DAVIS CROSSING SUBDIVISION

8601 THORNTON ROAD, STOCKTON, CA. 95209, A.P.N. 080-32-006 & 080-32-007

## **LEGAL DESCRIPTION**

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF SAN JOAQUIN, CITY OF STOCKTON, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 6 EAST, MOUNT DLABLO BASE AND MERIDIAN, IN THE CITY OF STOCKTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 89 DEGREES 41' WEST 700 FEET AND NORTH 0 DEGREES 24' WEST 50 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 8, TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE NORTH 0 DEGREES 24' WEST ALONG THE WEST LINE AND EXTENSION THEREOF, NORTHERLY OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO MARCELINO TABOADA, RECORDED MARCH 13, 1939 IN BOOK 636 OF OFFICIAL RECORDS, PAGE 415, SAN JOAQUIN COUNTY RECORDS, A DISTANCE OF 490 FEET TO THE SOUTH LINE OF LAND DESCRIBED IN DEED TO JOHN ATHERTON, ET UX, RECORDED JANUARY 31, 1947 IN BOOK 1039 OF OFFICIAL RECORDS, PAGE 98, SAN JOAQUIN COUNTY RECORDS; THENCE WEST ALONG THE SOUTH LINE OF SAID ATHERTON LAND 350 FEET TO THE SOUTHWEST CORNER OF SAID LAND; SAID POINT BEING THE EAST LINE OF THE LAND AS DESCRIBED IN DEED TO WILLIAM D. MCKENZIE, RECORDED MAY 22, 1931 IN BOOK 369 OF OFFICIAL RECORDS, PAGE 266, SAN JOAQUIN COUNTY RECORDS; THENCE SOUTH 0 DEGREES 24' EAST ALONG THE EAST LINE OF SAID MCKENZIE LAND, 490 FEET TO THE NORTH LINE OF ALPHA DRIVE; THENCE SOUTH 89 DEGREES 41' EAST ALONG THE NORTH LINE OF ALPHA DRIVE 350 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8;  
THENCE NORTH 89 DEGREES 07' 30" WEST ALONG THE SOUTH LINE  
OF SAID SECTION, A DISTANCE OF 700 FEET; THENCE NORTH 00  
DEGREES 09' 30" EAST 50.00 FEET TO THE TRUE POINT OF  
BEGINNING, BEING A FOUND IRON PIPE MARKING THE SOUTHEAST  
CORNER OF THE TRACT OF LAND DESCRIBED IN DEED TO AMANCIO  
H. LAWAS, ET UX, RECORDED IN BOOK 1224 OF OFFICIAL RECORDS,  
PAGE 197Y SAN JOAQUIN COUNTY RECORDS, SAID IRON PIPE BEING  
SHOWN ON MAP OF SURVEY FILED IN BOOK 7 OF SURVEYS, PAGE 80,  
SAN JOAQUIN COUNTY RECORDS; THENCE CONTINUING NORTH 00  
DEGREES 09' 30" EAST ALONG THE EAST LINE OF SAID LAWAS  
LANDS, 8.00 FEET; THENCE LEAVING SAID EAST LINE, NORTH 89  
DEGREES 07\* 30" WEST 350.00 FEET TO THE WEST LINE OF SAID  
LAWAS LANDS; THENCE ALONG SAID WEST LINE, SOUTH 00  
DEGREES 00' 30" WEST 8.00 FEET TO A FOUND IRON PIPE MARKING

THE SOUTHWEST CORNER OF SAID LAWAS LANDS; THENCE ALONG THE SOUTH LINE OF LAWAS LANDS, PARALLEL WITH AND 50 FEET NORTHERLY OF, MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF SAID SECTION 8, SOUTH 89 DEGREES 07' 30" EAST 350.00 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM ALL DEPOSITS OF MINERALS, INCLUDING OIL AND GAS IN SAID PARCELS, TOGETHER WITH THE RIGHT TO PROSPECT AND REMOVE SUCH DEPOSITS THEREFROM AS RESERVED IN DEED BY AMANCIO H. LAWAS, ET UX, RECORDED JANUARY 20, 1971 IN BOOK 3482 OF OFFICIAL RECORDS, PAGE 369, AS DOCUMENT NO. 3612; SAN JOAQUIN COUNTY RECORDS. SAID DEED RECITES "WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE OR OPERATE THROUGH THE SURFACES OR UPPER 100 FEET OF THE SUBSURFACE OF THE PARCELS OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY LEVEE OR OTHER IMPROVEMENTS THAT MAY BE CONSTRUCTED ON SAID PARCELS." SAID DEED ALSO RECITES "EXCEPTING THEREFROM AND RESERVING UNTO THE REMAINING LANDS OF GRANTOR, HIS SUCCESSORS AND ASSIGNS WHICH ARE CONTIGUOUS TO THE REAL PROPERTY HEREIN ABOVE DESCRIBED, WITHOUT LIMITATIONS, THE WATER AND RIPARIAN RIGHTS WHICH ARE NOW APPURtenant TO SAID REMAINING LANDS WHICH SHALL INCLUDE THE RIGHT TO THE ENJOYMENT AND USE OF MOSHER SLOUGH FOR ALL USEFUL PURPOSES TO WHICH IT MAY BE PUT."

APN:

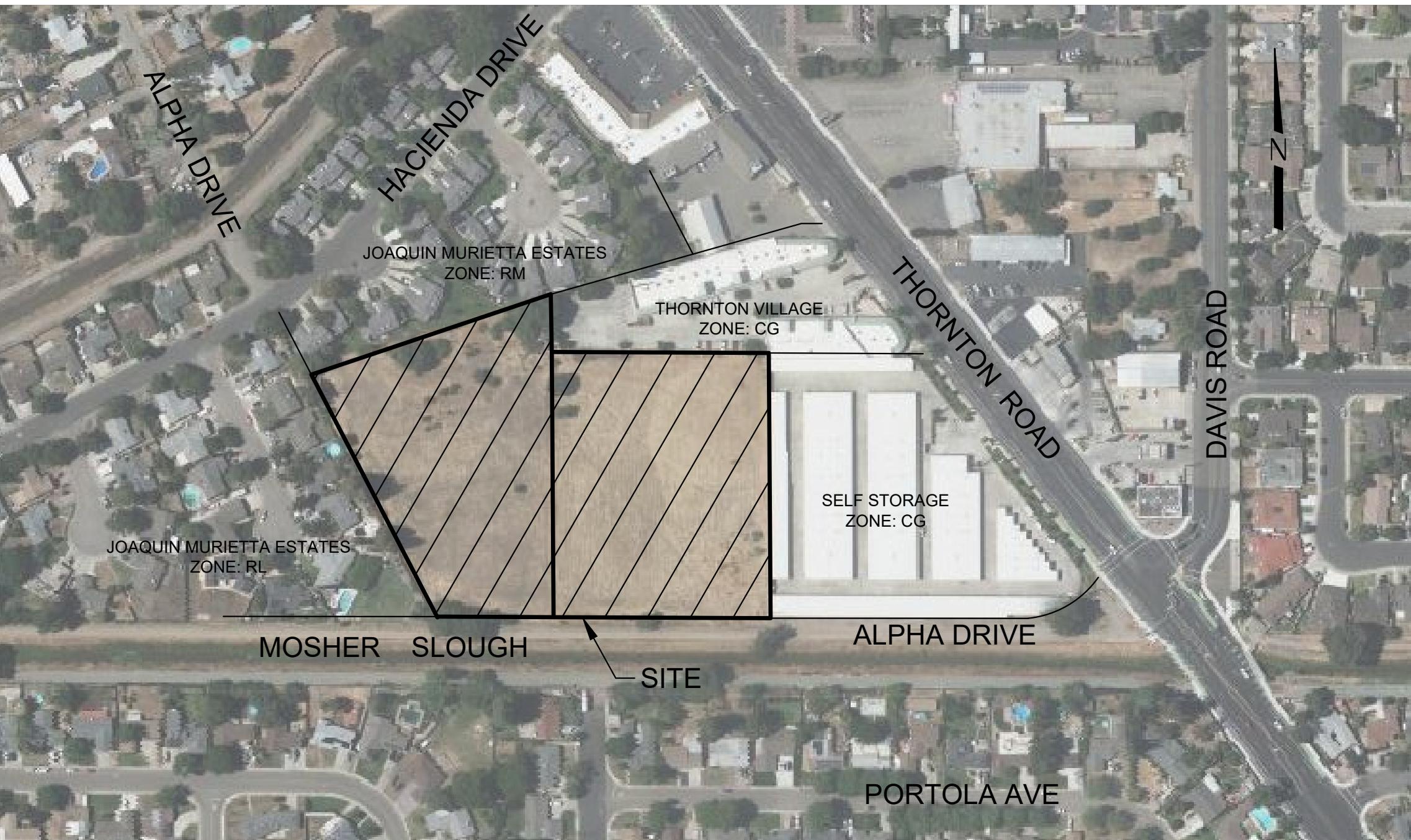
THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF SAN JOAQUIN, CITY OF STOCKTON, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 8,  
TOWNSHIP 2 NORTH, RANGE 6 EAST, MOUNT DIABLO BASE AND  
MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE  
SOUTH LINE OF SAID SECTION DISTANT THEREON NORTH 89° 41'  
WEST 1050 FEET FROM THE SOUTHEAST CORNER OF SAID  
SOUTHEAST QUARTER; THENCE NORTH 0° 24' WEST 575 FEET,  
THENCE SOUTH 74° 14' WEST 408.4 FEET; THENCE SOUTH 27° 20'  
EAST 521.9 FEET TO THE SOUTH LINE OF SAID SECTION, THENCE  
SOUTH 89° 41' EAST 156.5 FEET TO THE POINT OF BEGINNING,  
CONTAINING 3.40 ACRES, MORE OR LESS. EXCEPT THAT PORTION  
AS CONVEYED TO SAN JOAQUIN COUNTY FLOOD CONTROL AND  
WATER CONSERVATION DISTRICT, A POLITICAL SUBDIVISION, BY  
DEED RECORDED DECEMBER 24, 1970 IN BOOK 3471, PAGE 186, SAN  
JOAQUIN COUNTY RECORDS.

APN: 080-320-07

## NOTES

1. APN: 080-320-06 & 080-320-07
2. WATER: CITY OF STOCKTON
3. SANITARY SEWER: CITY OF STOCKTON
4. STORM DRAINAGE: PRIVATE
5. EXISTING ZONING: RM, PROPOSED PLANNED DEVELOPMENT
6. SITE ADDRESS: 8601 THORNTON RD, STOCKTON, CA 95209
7. FLOOD ZONE: ZONE X, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE.  
MAP NO. 06077C0315F, DATED 10/16/2009
8. TYPICAL PARCEL SQUARE FOOTAGE: 2730 S.F. UNLESS OTHERWISE NOTED
9. DENSITY: 10.1 DWELLING UNITS PER GROSS ACRE
10. OPEN SPACE: 68,103ft<sup>2</sup>, APPROXIMATELY 24% TOTAL PROJECT AREA  
INCLUDES; FRONT YARDS, PARK, INFILTRATION, AND OPEN  
SPACE AREAS.
11. OPEN SPACE AREAS ARE PRIVATE AND WILL BE MAINTAINED BY THE HOA.
12. NO GATES ARE PROPOSED TO ENTER THE SUBDIVISION, ONLY TO PROVIDE  
ACCESS TO THE LEVEE.
13. EXISTING TREES ON-SITE ARE BEING REMOVED AS A SAFETY PRECAUTION  
DUE TO THE HOMELESS ACTIVITIES ON-SITE.



**VICINITY MAP**  
N.T.S



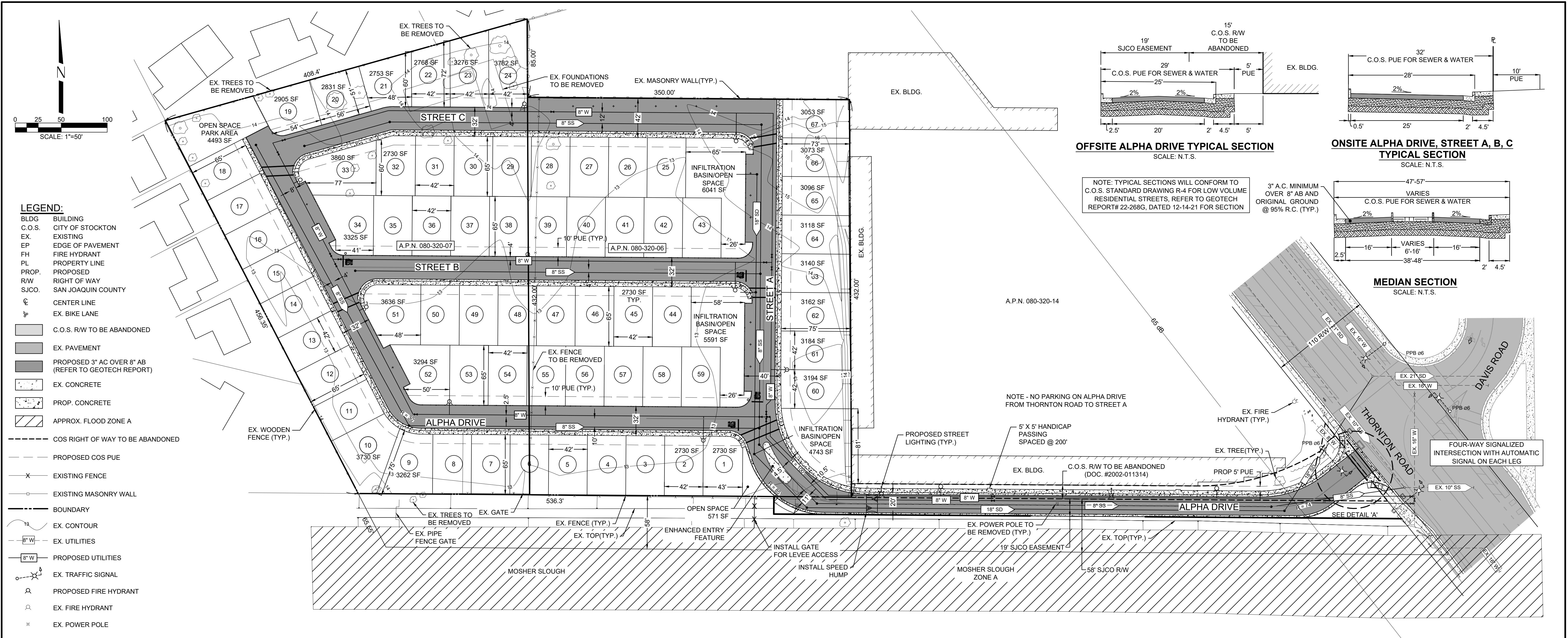
**Know what's below.  
Call before you dig.**



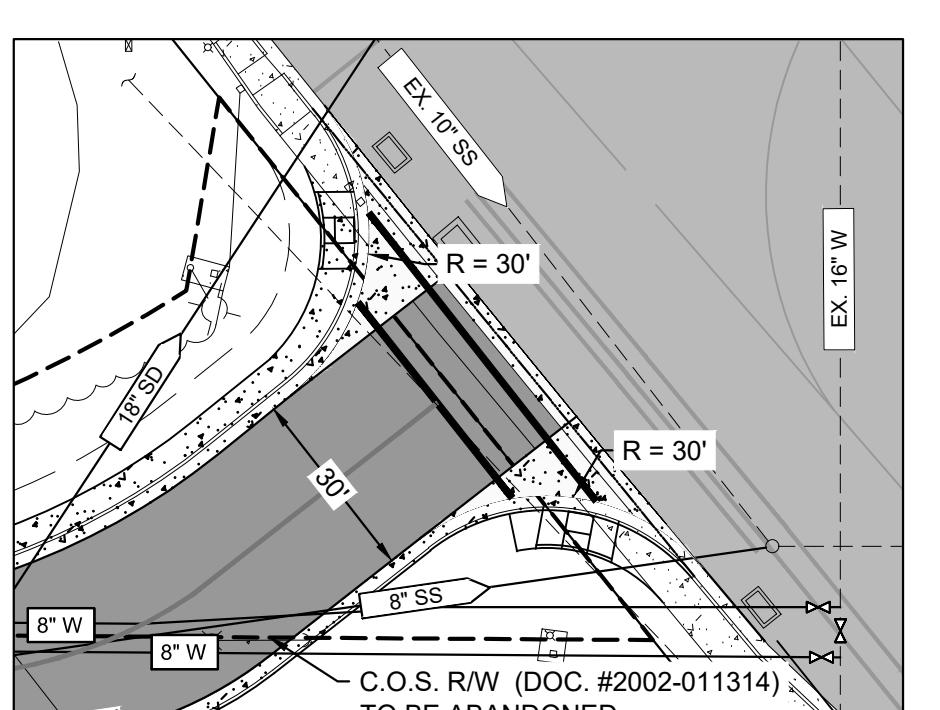
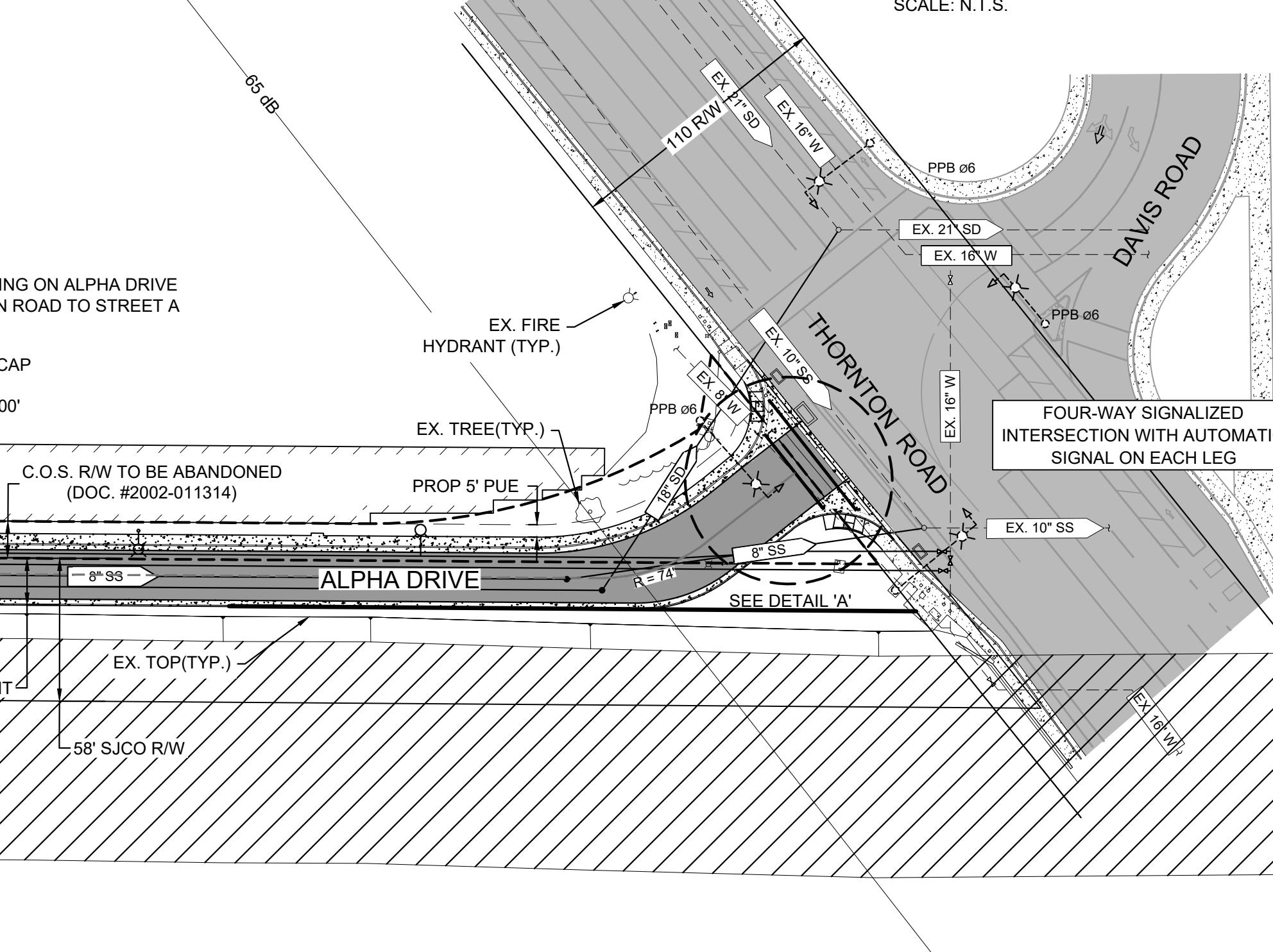
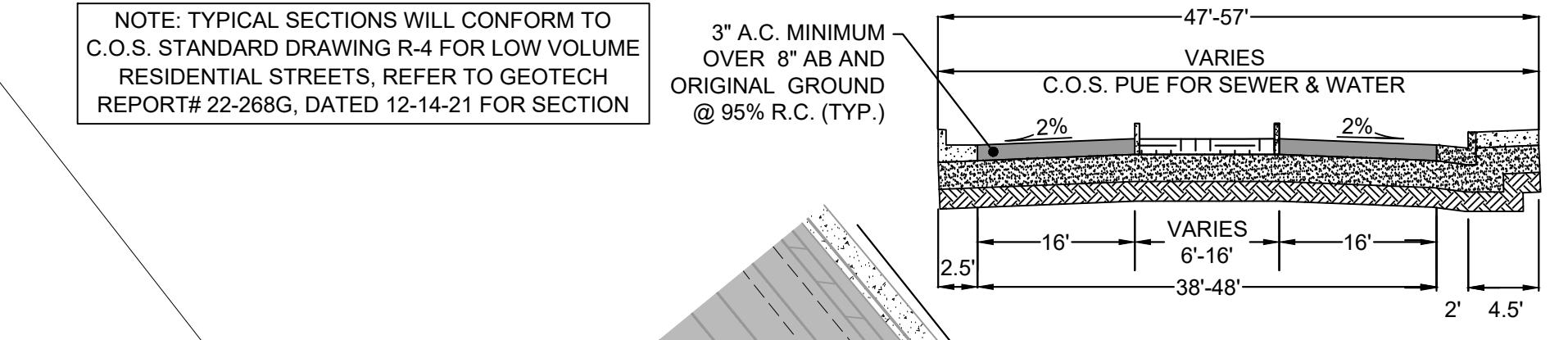
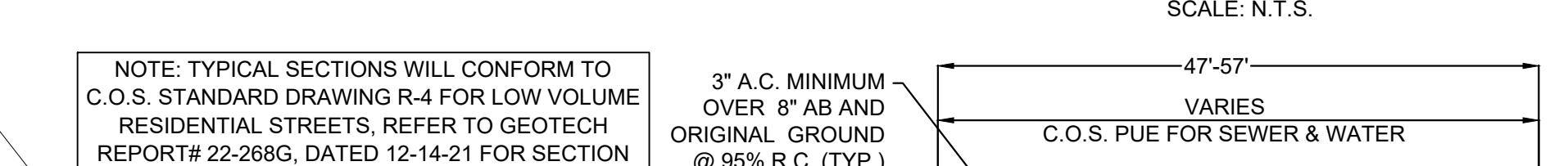
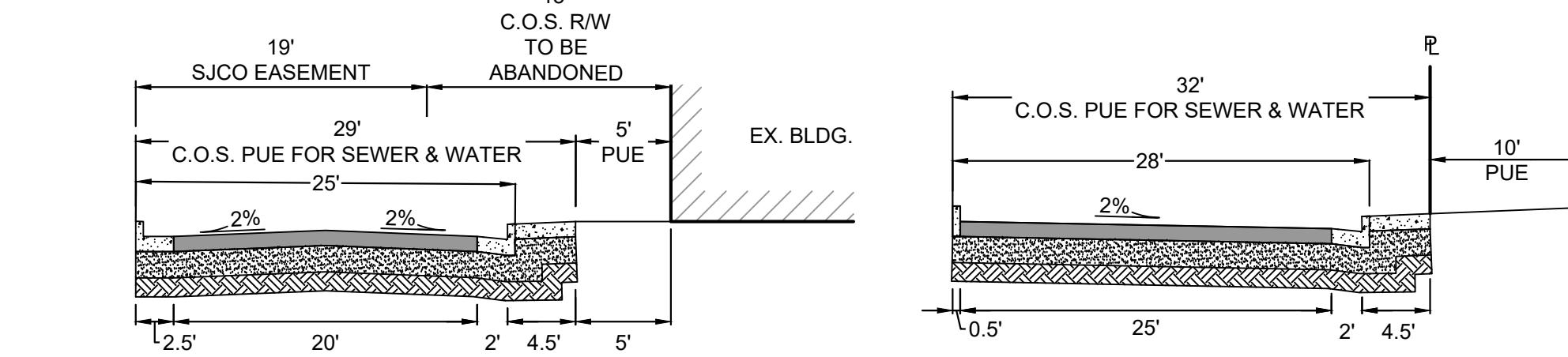
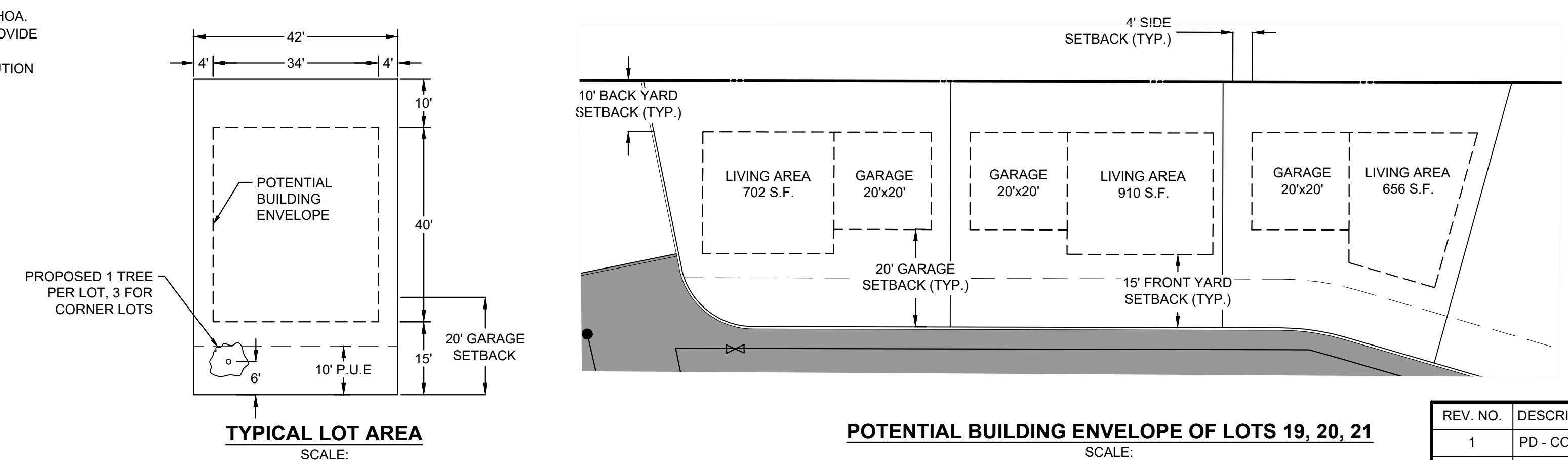
# DAVIS CROSSING SUBDIVISION TENTATIVE MAP

STOCKTON, CALIFORNIA  
MAY, 2022

REV. NO.	DESCRIPTION	DATE	APPROVED BY: DATE: _____	APPROVED BY: DATE: _____	SCALE: 1"=50' DRAWN BY: JMC, NR, JS DESIGNED BY: CHECKED BY: CD AS BUILT BY:	BENCH MARK: PID #8 EL:16.89 DESCRIPTION: BOLT & WASHER AT THORNTON AND DAVIS RD. C.O.S. 1N-6. DATE OF SURVEY: SEPT 03, 2020 (DATUM: NAVD 88)	SHEET 1 OF 3 SHEETS JOB NO. 2075
1	PD - COMMENTS						
			PLANNING MANAGER STOCKTON, CALIFORNIA	CITY ENGINEER STOCKTON, CALIFORNIA			



LOT AREA	RM ZONE	P-D
5000 S.F.		2730 S.F.
LOT WIDTH	50'	42'
SIDE SETBACK	5'	4'
STREET R/W	PUBLIC	PRIVATE
PRIVATE STREET R/W	----	94,952 S.F.



**DETAIL A**  
SCALE: 1" = 30'



**DILLON & MURPHY ENGINEERING**  
847 N. CLUFF AVENUE  
SUITE A-2, LODI, CA 95240  
(209) 334-6613

GO PARTNERS LLC

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