

PARCEL MAP - COS 21-03
PARCELS 2, 3 & 4, 12 P.M. 143, SAN JOAQUIN COUNTY RECORDS,
ALSO BEING A PORTION OF SECTION 4, OF THE
C.M. WEBER GRANT

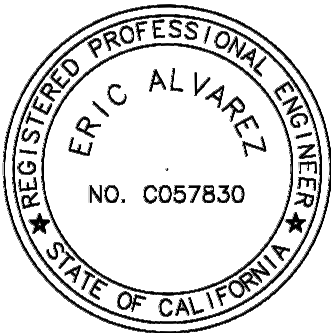
CITY OF STOCKTON, COUNTY OF SAN JOAQUIN, CALIFORNIA

MARCH, 2025

MORTON & PITALO, INC.

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 _____ DAY OF _____, 202__.

ERIC ALVAREZ, RCE 57830
CITY ENGINEER

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 _____ DAY OF _____, 202__.

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

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 RESTRICTED AREA EASEMENT, AS SHOWN ON THIS PARCEL MAP, AND ACCEPTED THE OFFER OF DEDICATION OF THE VARIABLE WIDTH WIDENING OF RIGHT-OF-WAY ALONG PACIFIC AVENUE, SUBJECT TO SUBJECT TO SATISFACTORY COMPLETION OF IMPROVEMENTS THEREON OF SAID STREET RIGHTS-OF-WAY, AND ALSO HAS APPROVED OF THE ABANDONMENTS DESCRIBED IN NOTE 3 OF SHEET 2 OF 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 _____, 202__.

KATHERINE ROLAND, CMC, CPMC
CITY CLERK, CITY OF STOCKTON

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 202__, AT _____ M. IN BOOK _____ OF

PARCEL MAPS, AT PAGE _____, AT THE REQUEST OF MORTON AND PITALO, INC.

FEE: \$ _____

STEVE J. BESTOLARIDES
ASSESOR-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: RESTRICTED AREA EASEMENT IN EASEMENT, THE VARIABLE WIDTH WIDENING OF RIGHT OF WAY ALONG PACIFIC AVENUE IN EASEMENT, ALL AS SHOWN ON THIS PARCEL MAP AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- (A) PUBLIC EASEMENTS TO BE RESERVED AS A RESTRICTED AREA PREVENTING FUTURE BUILDINGS FROM BEING CONSTRUCTED OVER PORTIONS OF PARCEL 6, WITHIN TEN (10) FEET OF THE ADJOINING PARCELS 1, 2, 4 AND 5, AS SHOWN HEREON AND DESIGNATED "B.S.L." (BUILDING SETBACK LINE).
- (B) EASEMENTS FOR PUBLIC RIGHT OF WAY FOR ROADS AND UTILITIES, TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, ON, OVER UNDER AND ACROSS STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PUBLIC RIGHT OF WAY".

HPC ROBINHOOD INVESTORS, LP, A CALIFORNIA LIMITED PARTNERSHIP

BY: _____
DATE _____

PRINT NAME: _____

TITLE: _____

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 _____
COUNTY OF _____ } ss

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 AND OFFICIAL SEAL

NOTARY PUBLIC, STATE OF _____

PRINT NAME _____

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY

MY COMMISSION NO. _____

MY COMMISSION EXPIRES _____

TRUSTEE'S STATEMENT

COMMONWEALTH LAND TITLE COMPANY, AS TRUSTEE UNDER DEED OF TRUST RECORDED SEPTEMBER 24, 2018 AS DOCUMENT NO. 2018-105799, SAN JOAQUIN COUNTY RECORDS, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS MAP.

PRINT NAME: _____

TITLE: _____

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 _____
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 AND OFFICIAL SEAL

NOTARY PUBLIC, STATE OF _____

PRINT NAME _____

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY

MY COMMISSION NO. _____

MY COMMISSION EXPIRES _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF HPC ROBINHOOD INVESTORS, LP, A CALIFORNIA LIMITED PARTNERSHIP IN APRIL, 2020. 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 AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED _____

MICHAEL J. CHIARA
P.L.S. 9058

