

OWNER'S STATEMENT

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE THE PARTIES HAVING RECORD-TITLE INTEREST IN THE LANDS SUBDIVIDED AND SHOWN ON THIS FINAL MAP OF "TRACT NO. 3749, SUBDIVISIONS OF SAN JOAQUIN COUNTY, MARKETPLACE AT WESTON RANCH", CITY OF STOCKTON, CALIFORNIA, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL 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, ALL PUBLIC UTILITY EASEMENTS (P.U.E.) AND THE TRAFFIC SIGNAL EASEMENT TO THE CITY OF STOCKTON AS SHOWN ON THIS FINAL MAP. THIS EASEMENT IS NOT DEDICATED HEREON.

OWNER: BEVERLY GROUP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____

NAME: _____ (PRINT NAME)

ITS: _____ (TITLE)

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.

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.

_____, NOTARY PUBLIC

PRINT NAME: _____

COMMISSION NUMBER: _____

COMMISSION EXPIRES: _____

(NO STAMP)

PRINCIPAL OFFICE LOCATION (COUNTY): _____

TRUSTEE STATEMENT

WE, LAWYERS TITLE - OC, AS TRUSTEE UNDER THE CERTAIN DEED OF TRUST RECORDED JUNE 18, 2018, AS DOCUMENT NO. 2018-066523, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP.

TRUSTEE: LAWYERS TITLE - OC, A CALIFORNIA CORPORATION

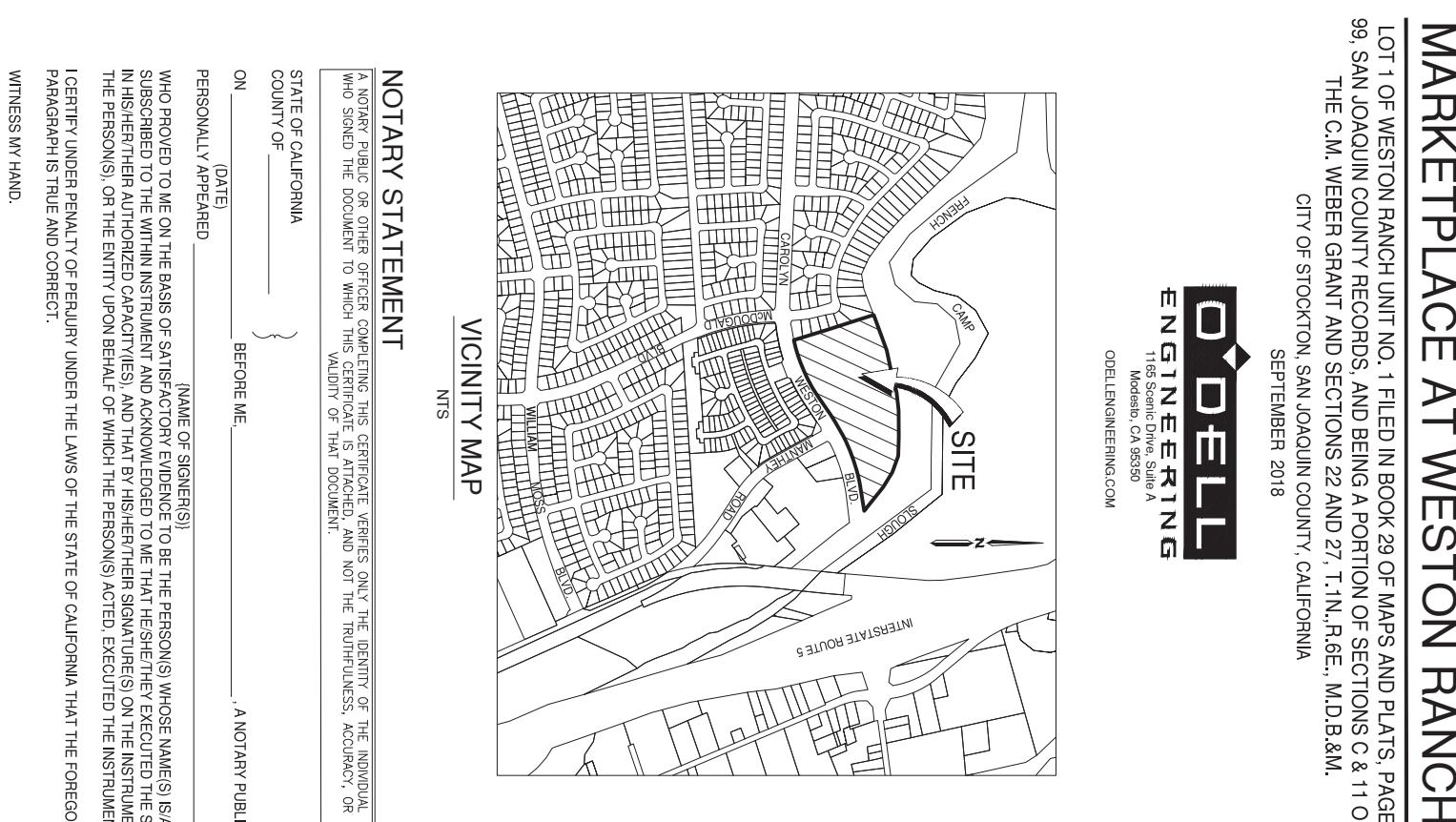
BY: _____ DATE: _____

NAME: _____ (PRINT NAME)

ITS: _____ (TITLE)

THIS FINAL MAP IS SUBJECT TO THE PROVISIONS OF AN AVIATION HAZARD EASEMENT RECORDED ON NOVEMBER 22, 1989 AS INSTRUMENT NUMBER 89109478, SAN JOAQUIN COUNTY RECORDS.

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

**TRACT NO. 3749
MARKETPLACE AT WESTON RANCH**

LOT 1 OF WESTON RANCH UNIT NO. 1 FILED IN BOOK 29 OF MAPS AND PLATS, PAGE 99, SAN JOAQUIN COUNTY RECORDS, AND BEING A PORTION OF SECTIONS C & 11 OF THE C.M. WEBER GRANT AND SECTIONS 22 AND 27, T.1N., R.6E., M.D.B.&M.

CITY OF STOCKTON, SAN JOAQUIN COUNTY, CALIFORNIA

SEPTEMBER 2018

DYLAN CRAWFORD, P.L.S. 7788

DATED THIS _____ DAY OF _____, 2018.

O'DELL
ENGINEERING
1165 Scenic Drive, Suite A
Modesto, CA 95350
ODELLEENGINEERING.COM

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. 3749, SUBDIVISIONS OF SAN JOAQUIN COUNTY, MARKETPLACE AT WESTON RANCH", CITY OF STOCKTON, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREIN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERNATIONS 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 _____, 2018.

ERIC ALVAREZ, R.C.E. 57830

CITY ENGINEER

COUNTY SURVEYOR'S STATEMENT

I, JAMES E. HART, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT NO. 3749, SUBDIVISIONS OF SAN JOAQUIN COUNTY, MARKETPLACE AT WESTON RANCH", 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 _____ DAY OF _____, 2018.

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

CITY CLERK'S STATEMENT

THIS IS TO STATE THAT AT ITS REGULARLY HELD MEETING ON THE _____ DAY OF _____, 2018, THE CITY COUNCIL OF THE CITY OF STOCKTON, CALIFORNIA PER COUNCIL RESOLUTION NO. APPROVED THIS FINAL MAP OF "TRACT NO. 3749, SUBDIVISIONS OF SAN JOAQUIN COUNTY, MARKETPLACE AT WESTON RANCH", CITY OF STOCKTON, CALIFORNIA, AND ACCEPTED ON BEHALF OF THE PUBLIC FOR PUBLIC USE, THE OFFER OF DEDICATION OF THE TRAFFIC SIGNAL EASEMENT AND THE PUBLIC UTILITY EASEMENTS (P.U.E.), ALL AS SHOWN ON THIS FINAL 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 _____, 2018.

JOSE JASSO, CMC
CITY CLERK

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2018, AT _____ M. IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____, AT THE REQUEST OF DYLAN CRAWFORD.

FEE: \$ _____

BY: _____ ASSISTANT / DEPUTY RECORDER

STEVE J. BESTO JARIDES

ASSESSOR-RECORDER-COUNTY CLERK

**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 AS AT THE REQUEST OF LBC/L-SURVEY WESTON LLC. ON OCTOBER 2, 2017. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE OCTOBER 13, 2019, 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 _____ DAY OF _____, 2018.

SIGNATURE OMISSIONS:

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

1. SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT, FLOOD CONTROL PURPOSES PER O.R. 2548-345, SICR.
2. CITY OF SAN JOAQUIN, AVIGATION EASEMENT PER INSTRUMENT NO. 89109478, SJCR.
3. CITY OF STOCKTON, MONITORING WELL EASEMENT PER INSTRUMENT NO. 9085744, SJCR.
4. RECLAMATION DISTRICT NO. 17, LEVEE PURPOSES PER INSTRUMENT NO. 9093162, SJCR.
5. STOCKTON AND FRENCH CAMP TURNPIKE CO., UNKNOWN PURPOSE PER BOOK A OF DEED, VOLUME 17, PAGE 114, SJCR.
6. PACIFIC TELEPHONE AND TELEGRAPH COMPANY, PUBLIC UTILITY PER O.R. 757-42, AND INSTRUMENT NO. 89-81166, SJCR.

MONUMENT NOTES

- SET 3/4" x 24" IRON PIPE W/ PLASTIC PLUG "PLS 7788" FOR UNPAVED AREAS OR 1 1/2" BRASS DISK STAMPED "PLS 7788" FOR CONCRETE AREAS.
- SET 3/4" x 24" IRON PIPE W/ PLASTIC PLUG "PLS 7788" IN WELL.
- SET 300 WITNESS CORNER, UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE, RADIAL LINE OR PERPENDICULAR TO STREET CENTERLINE AS NOTED. 3/4" x 24" IRON PIPE W/ PLASTIC PLUG "PLS 7788".
- FOUND MONUMENT OF RECORD, CHARACTER AND REFERENCE NOTED.
- FOUND 3/4" IP WITH TAG "LS4876" IN WELL PER (R1), UNLESS OTHERWISE NOTED.

SEE SHEET 3 FOR EASEMENTS

SFN FOR ALL MONUMENTS SET ALONG THE NORTHERLY LINE PER (R1)

① FD CITY OF STOCKTON CONTROL MONUMENT 88-28 IN MONUMENT WELL PER R.S. 35-5, SJCR.
② FD CITY OF STOCKTON CONTROL MONUMENT 88-29 IN MONUMENT WELL PER R.S. 35-5, SJCR.

NOTES

1. THIS SUBDIVISION CONTAINS A TOTAL OF 12.33 ACRES, MORE OR LESS, OTHERWISE NOTED.
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES, UNLESS OTHERWISE NOTED.
3. ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
4. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

ODELL
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TRACT NO. 3749
MARKETPLACE AT WESTON RANCH

LOT 1 OF WESTON RANCH UNIT NO. 1 FILED IN BOOK 29 OF MAPS AND PLATS, PAGE 99, SAN JOAQUIN COUNTY RECORDS, AND BEING A PORTION OF SECTIONS C & 11 OF THE C.M. WEBER GRANT AND SECTIONS 22 AND 27, T.1N., R.6E., M.D.B.&M.

THE C.M. WEBER GRANT AND SECTIONS 22 AND 27, T.1N., R.6E., M.D.B.&M.

CITY OF STOCKTON, SAN JOAQUIN COUNTY, CALIFORNIA

SEPTEMBER 2018

N12156962.15
E6333450.69N12156937.89
E6332718.54N12156932.63
E6333001.35N12156941.84
E6333516.13

ABBREVIATIONS

FD FOUND
I.N. INSTRUMENT NUMBER
IP IRON PIPE-DIAMETER NOTED
(M) MEASURED DISTANCE
M&P FINAL MAP
O.R. OFFICIAL RECORDS
P.U.E. PUBLIC UTILITY EASEMENT
R# REFERENCED RECORD DOCUMENT
(R) RADIAL BEARING
SJCR SAN JOAQUIN COUNTY RECORDS
SFN SEARCHED, FOUND, NOTHING
S.F. SQUARE FEET
W.C. WITNESS CORNER

REFERENCED RECORD DOCUMENTS

SAN JOAQUIN COUNTY RECORDS

(R1) TRACT NO. 2218, BOOK 29 OF MAPS AND PLATS, PAGE 99.

LEGEND

— BOUNDARY TIE LINE — — — — —
— CENTER LINE — — — — —
— EASEMENT LINE — — — — —

EXTERIOR BOUNDARY LINE

— BASIS OF BEARINGS LINE — — — — —
— RESTRICTED ACCESS LINE — — — — —

— RADIAL BEARINGS — — — — —
— FOUND EMPTY MONUMENT WELL — — — — —

— MONUMENT WELL — — — — —
— RESTRICTED ACCESS PER (R1) — — — — —

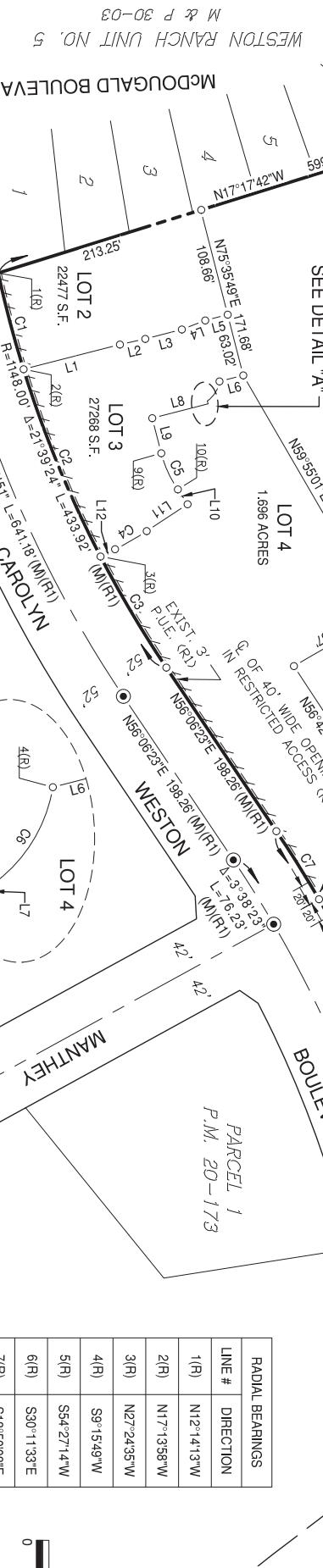
— FOUND MONUMENT — — — — —
— FOUND MONUMENT WELL — — — — —

— FOUND MONUMENT WELL — — — — —
— FOUND MONUMENT WELL — — — — —

— FOUND MONUMENT WELL — — — — —
— FOUND MONUMENT WELL — — — — —

— FOUND MONUMENT WELL — — — — —
— FOUND MONUMENT WELL — — — — —

— FOUND MONUMENT WELL — — — — —
— FOUND MONUMENT WELL — — — — —



DETAIL "A"

SCALE 1"=20'

10(R) 0 50 100 200

LEGEND

NOTES
THIS SUBDIVISION CONTAINS A TOTAL OF 12.93 ACRES, MORE OR LESS.
ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES, UNLESS
OTHERWISE NOTED.
ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

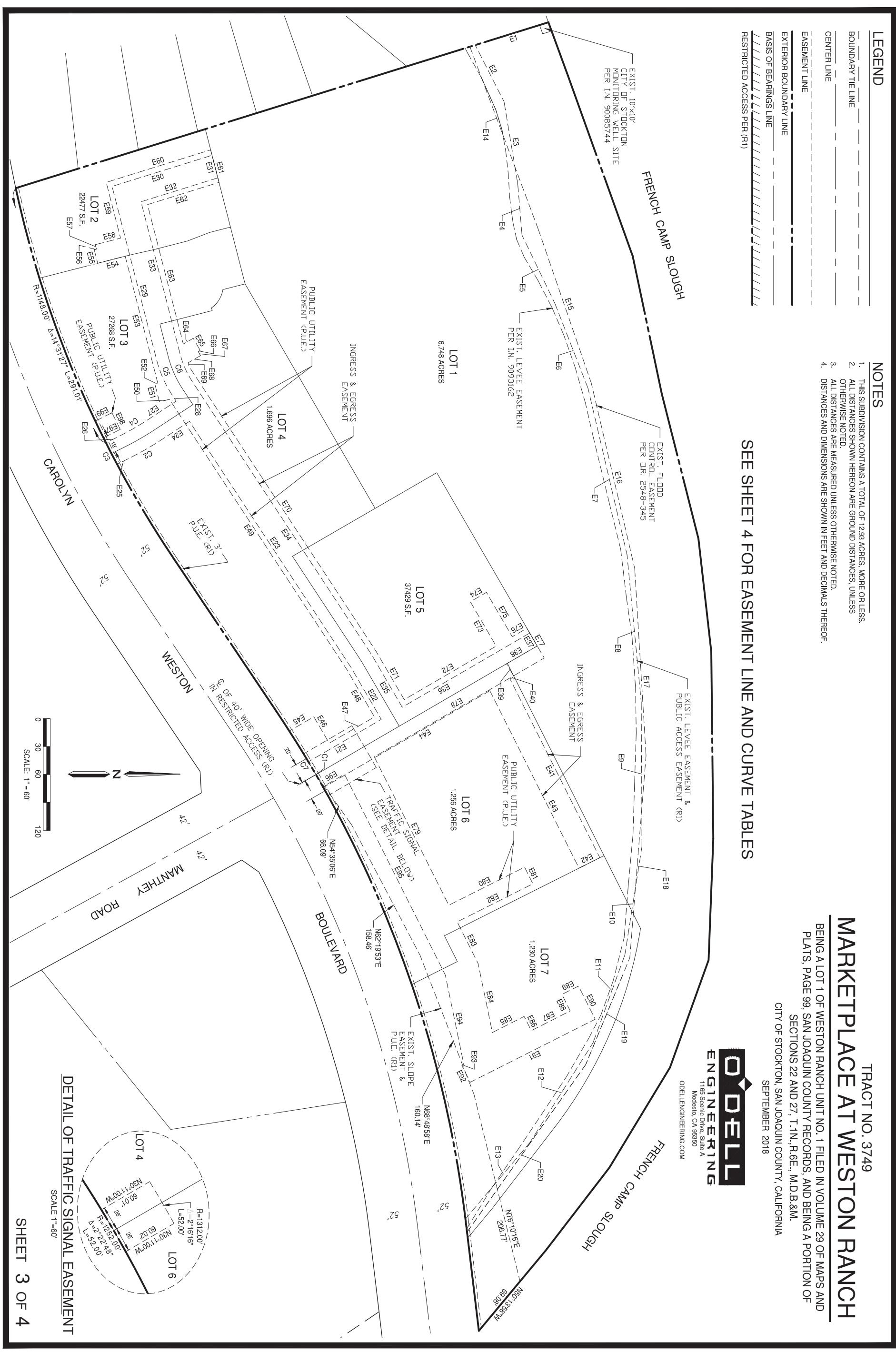
EXTERIOR BOUNDARY LINE
BASIS OF BEARINGS LINE
RESTRICTED ACCESS PER (R1)

SEE SHEET 4 FOR EASEMENT LINE AND CURVE TABLES

DRAFT

TRACT NO. 3749

MARKETPLACE AT WESTON RANCH



TRACT NO. 3749

MARKETPLACE AT WESTON RANCH

BEING A LOT 1 OF WESTON RANCH UNIT NO. 1 FILED IN VOLUME 29 OF MAPS AND
PLATS, PAGE 99, SAN JOAQUIN COUNTY RECORDS, AND BEING A PORTION OF
SECTIONS 22 AND 27, T.N. R.6E., M.D.B.&M.

CITY OF STOCKTON, SAN JOAQUIN COUNTY, CALIFORNIA

SEPTEMBER 2018



LEVEE & PUBLIC
ACCESS EASEMENT
PER (R1)

LEVEE & PUBLIC
ACCESS EASEMENT
PER O.R. 2548-345

INGRESS & EGRESS
EASEMENT

UTILITY
EASEMENT

LINE TABLE		
LINE #	DIRECTION	LENGTH
E1	N17°17'42"W	82.28'
E14	N69°27'47"E	210.26'
E2	N63°03'49"E	68.21'
E3	N80°31'19"E	89.51'
E4	N85°15'42"E	55.25'
E5	N64°41'48"E	81.58'
E6	N66°39'55"E	97.54'
E7	N76°48'20"E	183.73'
E8	N84°29'24"E	159.61'
E9	N89°44'32"E	154.75'
E10	N81°01'11"W	117.75'
E11	N70°06'56"W	100.25'
E12	N57°39'17"W	127.10'
E13	N49°51'12"W	107.17'

LINE TABLE		
LINE #	DIRECTION	LENGTH
E14	N30°11'00"W	90.57"
E34	N56°42'57"E	350.48'
E21	N30°11'00"W	90.57"
C1	1252.00'	12'752"
E45	N30°11'00"W	30.47'
E65	N59°35'01"E	15.00'
E85	N26°45'49"W	38.22'
E34	N56°42'57"E	350.48'
C2	326.00'	6'42'38"
E46	N59°49'00"E	32.84'
E35	N59°45'54"E	65.35'
E22	N59°45'54"E	64.64'
E36	N30°11'00"W	158.41'
E37	N59°55'01"E	16.00'
E4	300.00'	6'42'38"
E48	N59°45'54"E	58.50'
E68	N30°04'59"W	15.40'
E88	N63°19'32"E	19.90'
E38	N30°09'09"W	38.05'
C5	127.00'	18'52'52"
E49	N56°42'57"E	347.61'
E69	N75°35'49"E	4.14'
E89	N26°40'28"W	20.00'
E25	N26°34'25"W	16.11'
E26	N26°34'25"W	16.49'
E39	N59°48'29"E	16.02'
C6	101.00'	18'52'52"
E40	N30°11'00"W	4.38'
E27	N33°17'03"W	36.19'
E41	N75°35'49"E	20.00'
E71	N59°45'54"E	59.52'
E91	N26°45'49"W	150.33'
E51	N75°35'49"E	20.00'
E42	N26°40'28"W	25.00'
E28	N56°42'57"E	7.69'
E44	N63°19'32"E	214.84'
E52	N14°24'11"W	3.30'
E72	N30°11'00"W	114.22'
E92	N63°19'32"E	20.00'
E53	N75°35'49"E	140.72'
E73	N59°49'00"E	55.17'
E93	N26°45'49"W	2.39'
E29	N75°35'49"E	192.18'
E43	N63°19'32"E	213.30'
E30	N17°17'42"W	112.46'
E44	N30°11'00"W	206.87'
E54	N14°24'11"W	30.50'
E74	N30°04'59"W	20.00'
E94	N78°18'15"E	98.28'
E55	N75°35'49"E	15.00'
E75	N59°49'00"E	55.13'
E95	N63°19'49"E	241.36'
E56	N14°24'11"W	2.50'
E76	N30°11'00"W	18.20'
E96	N30°11'00"W	26.76'
E57	N75°35'49"E	5.00'
E77	N59°49'00"E	37.00'
E97	N26°34'25"W	20.22'
E58	N14°24'11"W	28.00'
E78	N30°11'00"W	211.14'
E98	N63°25'35"E	20.00'
E59	N75°35'49"E	61.87'
E79	N63°19'49"E	178.33'
E80	N26°40'28"W	9.01'
E61	N75°29'10"E	38.04'
E81	N63°19'32"E	20.00'
E62	N17°17'42"W	80.49'
E82	N26°40'28"W	91.02'
E63	N75°35'49"E	154.63'
E83	N63°19'49"E	50.16'
E64	N30°04'59"W	12.29'
E84	N78°18'15"E	75.58'

CURVE TABLE		
CURVE #	RADIUS	DELTA
C7	1252.00'	3'11'49"
		69.86'