

CHAIRMAN

# PREPARE BY:

DRP ENTERPRISES LLC
Daniel Patneaude
MAILING ADDRESS:
PO Box 4428
Palm Springs, CA 92263
206-734-7765
Joanne C. Singer RCE 26900
760-625-7426



# APPLICANT/OWNER DEVELOPER

PAMELA LEE MATLOCK 4424 IJAMS ROAD STOCKTON, CA 95210 (530) 260-6668

#### BASIS OF BEARING

BASIS OF BEARING SO4\*20'00"W FOR THE WESTERLY LINE OF SOUTHERN PACIFIC RAILROAD RIGHT OF WAY AS PER SURVEY FILED IN VOL.7 BOOK OF SURVEYS, PAGE 178, S.J. COUNTY.

# ASSESSOR'S LOT NUMBER

APN: 096-050-12

# ZONING ORDINANCE

RL (LOW DENSITY RESIDENTIAL)

### FLOOD ZONE:

LOT DATA

**PROPOSED** 

LOTS

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

PROPERTY IS LOCATED IN HAZARD OR WITH RISK OF FLOODING AREA, FEMA ZONE: X, MAP No. 06077C0460F

8,006.23 SF

0.184 AC

4,356.79 SF

0.100 AC

4,397.23 SF

0.101 AC

6,006.82 SF

0.138 AC

9,089.24 SF

0.209 AC

5,108.27 SF

0.117 AC

4,495.66 SF

0.103 AC

4,885.70 SF

0.112 AC

NET AREA GROSS AREA

8,563.95 SF

0.197 AC

5,688.11 SF

0.131 AC

5,072.32 SF

0.116 AC

6,506.82 SF

0.149 AC

11,887.19 SF

0.273 AC

9,565.15 SF

0.220 AC

5,044.85 SF

0.116 AC

6,105.72 SF

0.140 AC

USE

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

BASIN

# FARLEY DR SITE PARK ARNOLD RUE PARK AR

VICINITY MA

# LEGEND

	TRACT BOUNDARY
	CENTER LINE
	EASEMENT LINE
2495	EXIST. CONTOUR
TC	TOP OF CURB
HP	HIGH POINT
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FF	FINISHED FLOOR
PAD	PAD ELEVATION
R/W	RIGHT OF WAY
P.L.	PROPERTY LINE
TW	TOP OF WALL
TF	TOP OF FOOTING
N.A.P.	NOT A PART
EX	EXISTING
HT	WALL HIGH
GB	GRADE BREAK
CB	CATCH BASIN
PUE	PUBLIC UTILITY EASEMENT

# PROPERTY AREAS

	NET AREA	GROSS AREA
TOTAL	1.064 AC	1.341 AC

# LEGAL DESCRIPTION

A PORTION OF SECTION 29 OF THE G.M. WEBER GRANT, AND BEING A PORTION OF THE 108.014 ACRE TRACT DESCRIBED AS PARCEL ONE IN INSTRUMENT RECORDED AUGUST 18, 1932, IN BOOK 405, PAGE 410, OFFICIAL RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

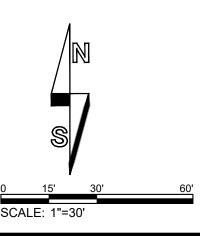
BEGINNING AT AN IRON PIPE SET ON THE WEST LINE OF THE SOUTHERN PACIFIC RIGHT—OF—WAY LOCATED 04° 20' WEST 177.55 FEET FROM THE INTERSECTION OF SAID WEST LINE WITH THE NORTH LINE OF THE W.B. WEST ROAD NO. 203, ABANDONED BY QUITCLAIM DEED RECORDED MARCH 20,1 956 IN BOOK 1848, PAGE 537 AS INSTRUMENT NO. 10618, OFFICIAL RECORDS, AND PROCEEDING THENCE FROM SAID POINT OF BEGINNING ALONG SAID WEST RIGHT—OF—WAY LINE SOUTH 04° 20' WEST 239.02 FEET TO THE NORTH LINE OF THE COUNTY ROAD (MCALLEN ROAD) DESCRIBED IN DEED RECORDED IN BOOK 203, PAGE 26 AS INSTRUMENT NO. 10816, OFFICIAL RECORDS; THENCE ALONG THE NORTH AND EAST LINES OF SAID COUNTY ROAD, SOUTH 84° 53' WEST, 82.53 FEET; THENCE 246.60 FEET ALONG THE ARC OF A 180—FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST SUBTENDED BY A CHORD BEARING NORTH 55° 52' WEST WITH A CHORD LENGTH OF 227.78 FEET; THENCE NORTH 16° 37' WEST 82.57 FEET; THENCE LEAVING THE EAST LINE OF SAID COUNTY ROAD, NORTH 82° 5T EAST TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF !JAMS ROAD AS ABANDONED BY RESOLUTION NO. 06-0034, RECORDED JANUARY 25, 2006, AS INSTRUMENT NO. 2006-018249, OFFICIAL RECORDS.

APN: 096-050-12 AND 096-050-16

# **UTILITY COMPANIES:**

WATER - CITY OF STOCK. PH: (209) 937-8295 SEWER - CITY OF STOCK PH: (209) 937-8295 GAS - PG & E PH: (800) 743-5000 ELEC - PG & E PH: (800) 743-5000



# TENTATIVE TRACT MAP 4424 IJAMS ROAD STOCKTON, CA 95210

DEPARTMENT OF PUBLIC WORKS
CITY OF STOCKTON, CALIFORNIA

SCALE:	1:=30'		
DESIGN	BY:	DRP	
DRAWN	BY:	DRP	
CHECK	BY:	DRP	
RECORE	) DWG·		

OTT OF GTOOKTON, OALH ORNIA		
0'		SHEET NO.
DRP		1
		OF 1 SHTS
DRP		PROJECT NO.
DRP		TROJECT NO.