

TENTATIVE PARCEL MAP 2025-XX

FOR SUBDIVISION PURPOSES
IN THE CITY OF STOCKTON, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

EXISTING ZONING	CN (COMMERCIAL NEIGHBORHOOD)
PLANNED LAND USE	COMMERCIAL NEIGHBORHOOD
PROPOSED ZONING	COMMERCIAL NEIGHBORHOOD
SOURCE OF WATER	CITY OF STOCKTON
SOURCE OF SEWER DISPOSAL	CITY OF STOCKTON
STORM DRAINAGE	CITY OF STOCKTON
GROSS ACREAGE	2.69 AC
NET ACREAGE	2.69 AC
PREVIOUS PLANNING ENTITLEMENT	APN: 090-55-084 & 090-55-085

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF STOCKTON, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 1: (APN: 090-550-640-000) A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN BOOK 19 OF PARCEL MAPS, PAGE 152, SAN JOAQUIN COUNTY RECORDS, EXCEPT THEREFROM ALL OIL, MINERALS, PETROLEUM AND KINDRED SUBSTANCES AS RESERVED IN DEED RECORDED MAY 20, 1944 IN BOOK 877 OF OFFICIAL RECORDS, PAGE 243, SAN JOAQUIN COUNTY RECORDS.
PARCEL 2: (APN: 090-550-650-000) A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL 2, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN BOOK 19 OF PARCEL MAPS, PAGE 152, SAN JOAQUIN COUNTY RECORDS, TOGETHER WITH THAT PORTION OF THE PUBLIC ROAD AS VACATED BY RESOLUTION OF THE BOARD OF SUPERVISORS, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DATED DECEMBER 09, 1992, ADJOINING SAID PROPERTY ON THE PORTION OF ZINFANDEL STREET AND AN ADJACENT FIVE-FOOT PUBLIC UTILITY EASEMENT, A CERTIFIED COPY OF SAID RESOLUTION RECORDED DECEMBER 24, 1992 AS INSTRUMENT NO. 92149312 OF OFFICIAL RECORDS, DESCRIBED AS: BEING A PORTION OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF STOCKTON, SAN JOAQUIN COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 8 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN BOOK 10, PAGE 101, SAN JOAQUIN COUNTY RECORDS; THENCE, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ZINFANDEL STREET AS DEDICATED ON SAID MAP, N 00°-18'-17" W, 99.46 FEET TO A POINT; THENCE, S 84°-52'-28" E, 67.80 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID ZINFANDEL STREET; THENCE, ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES: (1) ON A 256.12 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 21°-18'-03", AN ARC LENGTH OF 95.22 FEET, AND A LONG CHORD WHICH BEARS S 10°-20'-44" W, 94.67 FEET; (2) S 07°-18'-17" E, 0.39 FEET TO A POINT ON THE SOUTHWESTERLY PROPERTY LINE OF SAID PARCEL 2; THENCE, ALONG SAID SOUTHWESTERLY LINE, N 89°-51'-40" W, 50.00 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM ALL OIL, MINERALS, PETROLEUM AND KINDRED SUBSTANCES AS RESERVED IN DEED RECORDED MAY 20, 1944 IN BOOK 877 OF OFFICIAL RECORDS, PAGE 243, SAN JOAQUIN COUNTY RECORDS.

APPLICANT/SUBDIVIDER	RECORD OWNER	ENGINEER
MB DEVELOPERS, LLC 7502 N. COLONIAL AVE. SUITE #103 FRESNO, CA 93711	MB DEVELOPERS, LLC 7502 N. COLONIAL AVE. SUITE #103 FRESNO, CA 93711	HAL LORE, PE LORE ENGINEERING, INC. 1508 TOLLHOUSE ROAD, SUITE C CLOVIS, CA 93611 (558) 297-5200 EXT: 1

MAPPING NOTES

- PROPOSED SEWER, WATER, GAS, STORM DRAINAGE, CONCRETE CURBS, GUTTERS, AND SIDEWALKS, STREET LIGHTS, AND STREET IMPROVEMENTS TO BE INSTALLED PER CITY OF STOCKTON STANDARD PLANS AND SPECIFICATIONS.
- THERE ARE EXISTING OVERHEAD UTILITIES OR EXISTING TREES ALONG PUBLIC RIGHTS OF WAY WITHIN THE FRONTAGE LIMITS OF THIS MAP.
- THERE ARE GRADE DIFFERENTIAL OF 6" OR MORE LOCATED AT PROPERTY LINES WITHIN THE LIMITS OF THIS MAP.
- THERE ARE NO EXISTING PRIVATE WELLS WITHIN THE LIMITS OF THIS MAP.
- THERE ARE ON-SITE EXISTING TREES WITHIN THE BOUNDARY OF THIS MAP.

BENCHMARK

SITE BENCHMARKS: BASE CONTROL POINT NUMBER 10000, CHISELED CROSS SET FLUSH IN ASPHALT. ELEVATION = 24.39'

BASIS OF BEARING

BASIS OF BEARINGS: STATE PLANE GRID NORTH

LEGEND - EXISTING

W12	EX WATER MAIN & PIPE SIZE	SW	EX SEWER CLEANOUT
SS12	EX SANITARY SEWER & PIPE SIZE	SM	EX SEWER MANHOLE
SD15	EX STORM DRAIN & PIPE SIZE	UL	EX UTILITY POLE
C	EX BURIED COMMUNICATION LINE	EH	EX FIRE HYDRANT
T	EX BURIED TELEPHONE LINE	EM	EX FIRE METER
E	EX BURIED ELECTRICAL LINE	EW	EX WATER METER
G	EX BURIED GAS PIPE	WB	EX WATER BOX
IRP 30	EX BURIED IRRIGATION & PIPE SIZE	WR	EX RECYCLED WATER BOX
CH	EX OVERHEAD UTILITY	WV	EX WATER VALVE
FO	EX BURIED FIBER OPTICS	WRIS	EX WATER RISER
LU	EX UNKNOWN UTILITY TYPE	ICV	EX IRRIGATION CONTROL VALVE
CR	EX CABLE RISER	IPV	EX POST INDICATOR VALVE
GM	EX GAS METER	FC	EX FIRE DEPARTMENT CONNECTOR
GR	EX GAS RISER	SBP	SINGLE BACKFLOW PREVENTOR
GV	EX GAS VALVE	DBP	DOUBLE BACKFLOW PREVENTOR
GVLT	EX GAS VALVE	CF	EX CHAINLINK FENCING
TE	EX TELEPHONE PEDestal/BOX	IF	EX IRON FENCING
EPB	EX ELECTRICAL PULL BOX	CSL	EX CENTERLINE/SECTION LINE
ER	EX ELECTRICAL RISER	PL	EX PROPERTY LINE
ET	EX ELECTRICAL-TRANSFORMER	EL	EX EASEMENT LINE
EV	EX ELECTRICAL VAULT	RA	EX RELINQUISHMENT OF ACCESS
EPM	EX ELECTRICAL PAD MOUNTED	CON	EX CONCRETE
GW	EX GUY WIRE	ASP	EX ASPHALT PAVEMENT
SL	EX STREET LIGHT	MB	EX MAILBOX
SLWP	EX STREET LIGHT ON WOOD POLE	BW	EX BLOCK WALL
PL	EX POLE LIGHT	SDM	EX STORM DRAIN MANHOLE
TM	EX TELEPHONE MANHOLE	CI	EX CURB INLET
TR	EX TREE	CG	EX CURB & GUTTER
		CR	EX CURB
		EP	EX EDGE OF PAVEMENT

COMMERCIAL CENTER - STOCKTON

TENTATIVE PARCEL MAP

NEC OF WEST LANE AND MORADA LANE
STOCKTON, CALIFORNIA



1508 TOLLHOUSE RD, SUITE C (558) 297-5200 - TEL
CLOVIS, CA 93611 (558) 297-5206 - FAX
EMAIL: HAL@LORE-ENGINEERING.COM

SHEET NO:	TM-1
SHEET 1 OF 2	
DATE:	11/20/25
CITY ENT:	
LEI JOB:	
PERMIT:	
PERMIT:	

LEGEND

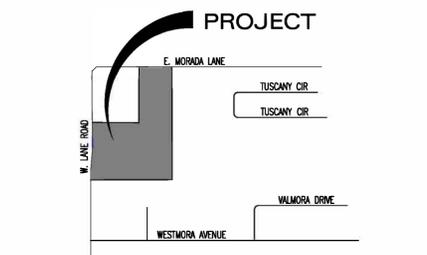
- PARCEL MAP/TRACT PROPERTY BOUNDARY
- STREET ROW
- CENTERLINE
- PROPOSED/EXISTING EASEMENTS
- PROPOSED LOT LINE
- EXISTING RELINQUISHED OF ACCESS RIGHTS
- RIGHT-OF-WAY PREVIOUSLY DEDICATED
- EXISTING CONTOURS
- DIRECTION OF SURFACE FLOW

LEGEND

- EX RESTRICTED ACCESS ESMT PER TITLE 14 OF (19-PM-152), TO REMAIN, UNLESS NOTED OTHERWISE
- EX VARIABLE-WIDTH PRIVATE UTILITY EASEMENT PER PM RECORDED IN BOOK 19 OF PARCEL MAPS, AT PAGE 152, SAN JOAQUIN COUNTY RECORDS, IN FAVOR OF PARCELS 1, 2 & 3
- EX NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT FOR PUBLIC ACCESS IN FAVOR OF CITY PER PM RECORDED IN BOOK 19 OF PARCEL MAPS, AT PAGE 152, SAN JOAQUIN COUNTY RECORDS, NOT SPECIFIC IN FAVOR OF, TO REMAIN
- EX 10' WIDE SEWER EASEMENT PER PM RECORDED IN BOOK 19 OF PARCEL MAPS, AT PAGE 152, SAN JOAQUIN COUNTY RECORDS, IN FAVOR OF, TO REMAIN

PROPOSED ABANDONMENTS

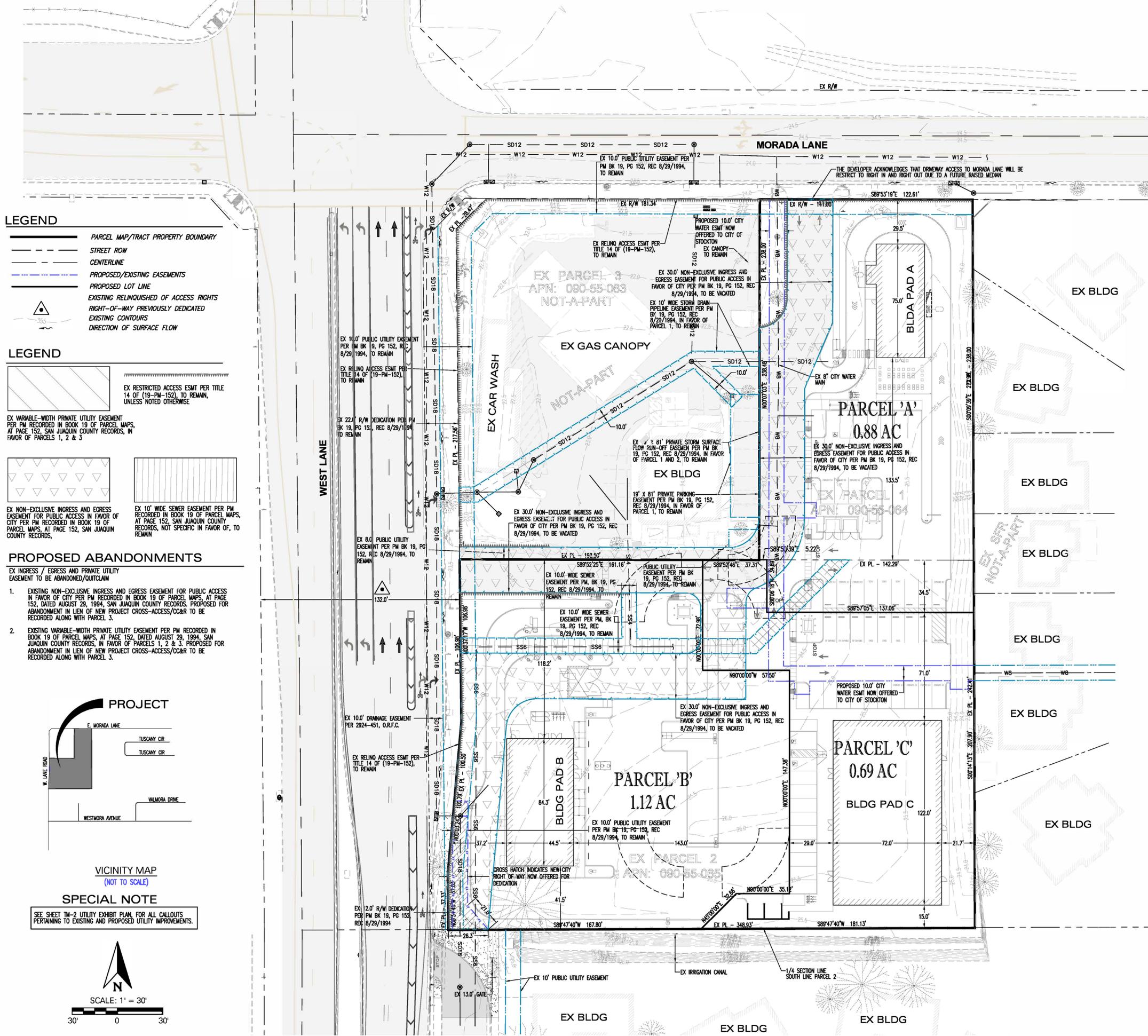
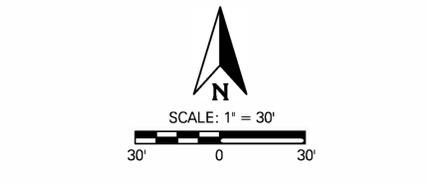
- EXISTING NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT FOR PUBLIC ACCESS IN FAVOR OF CITY PER PM RECORDED IN BOOK 19 OF PARCEL MAPS, AT PAGE 152, DATED AUGUST 29, 1994, SAN JOAQUIN COUNTY RECORDS. PROPOSED FOR ABANDONMENT IN LIEN OF NEW PROJECT CROSS-ACCESS/CC&R TO BE RECORDED ALONG WITH PARCEL 3.
- EXISTING VARIABLE-WIDTH PRIVATE UTILITY EASEMENT PER PM RECORDED IN BOOK 19 OF PARCEL MAPS, AT PAGE 152, DATED AUGUST 29, 1994, SAN JOAQUIN COUNTY RECORDS, IN FAVOR OF PARCELS 1, 2 & 3. PROPOSED FOR ABANDONMENT IN LIEN OF NEW PROJECT CROSS-ACCESS/CC&R TO BE RECORDED ALONG WITH PARCEL 3.



VICINITY MAP (NOT TO SCALE)

SPECIAL NOTE

SEE SHEET TM-2 UTILITY EXHIBIT PLAN, FOR ALL CALLOUTS PERTAINING TO EXISTING AND PROPOSED UTILITY IMPROVEMENTS.



DWG: D:\PROJECTS\2024\MBD_2404 - Commercial Center - Stockton\Asst\Plans\Plans - Maps\TM-1 - Tentative Map_MBD_2404.dwg USER: hal DATE: Nov 20, 2025 9:27:00