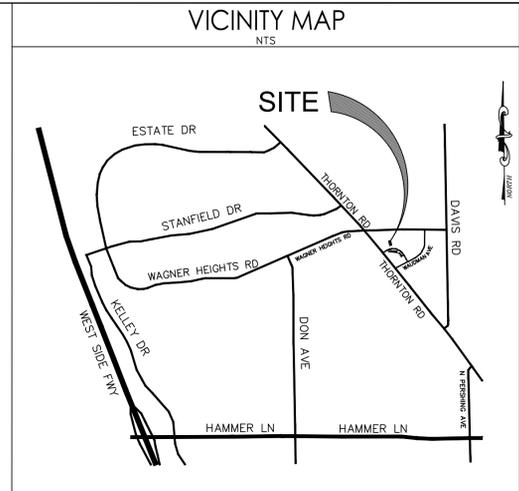


# TENTATIVE PARCEL MAP FOR 9163 CONNIE AVENUE STOCKTON, CA 95209 APN : 072-450-28

**BEING A PORTION OF PARCEL 2 PARCEL MAP NO. 17-04,  
ACCORDING TO THE MAP THEREOF , RECORDED IN BOOK  
26 OF PARCEL MAPS ATPAGES 95 IN SECTION 8, TOWNSHIP  
2, NORTH, RANGE 6 EAST, M.D.B.&M.IN THE CITY OF  
STOCKTON, COUNTY OF SAN JOAQUIN,STATE OF  
CALIFORNIA**



ENGINEERING PROJECTS LOG\_Stamp & Logo (WEG-20190801-WA0010).png

**LEGAL DESCRIPTION:**

ALL THAT PORTION OF PARCELS A AND B OF PARCEL MAP NO. 87-9, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 48 OF PARCEL MAPS, AT PAGES 15 AND 16, FRESNO COUNTY RECORDS, LYING IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL UNITED STATES GOVERNMENT TOWNSHIP PLAT THEREOF, IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
PORTION OF LOT 9 – LOT 1  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF SAN JOAQUIN COUNTY, IN THE COUNTY OF STOCKTON, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
THAT PORTION OF LOT 9 AS SHOWN ON PARCEL MAP NO. 17-04, RECORDED ON DECEMBER 21, 2017 IN BOOK 26 OF PARCEL MAPS AT PAGE 95, SAN JOAQUIN COUNTY, STATE OF CALIFORNIA.  
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 9, SAID CORNER ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY (60 FEET WIDE) LINE OF CONNIE AVENUE;  
THENCE NORTH 1244'44" WEST ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF 167.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE, NORTH 1244'44" WEST, A DISTANCE OF 63.99 FEET;  
THENCE LEAVING SAID WEST LINE, SOUTH 8918'11" EAST, TO THE EAST LINE OF SAD LOT 9, A DISTANCE OF 100.19 FEET;  
THENCE ALONG SAID EAST LINE, SOUTH 02 28'18 EAST, A DISTANCE OF 82.33 FEET;  
THENCE LEAVING SAID EAST LINE, NORTH 8918'11" WEST, A DISTANCE OF 88.76 FEET TO THE POINT OF BEGINNING;  
CONTAINING AN NET AREA OF 5,880 SQUARE FEET MORE OR LESS.  
PORTION OF LOT 9 LOT-2  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF SAN JOAQUIN COUNTY, IN THE COUNTY OF STOCKTON, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
THAT PORTION OF LOT 9 AS SHOWN ON PARCEL MAP NO. 17-04, RECORDED ON DECEMBER 21, 2017 IN BOOK 26 OF PARCEL MAPS AT PAGE 95, SAN JOAQUIN COUNTY, STATE OF CALIFORNIA.  
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 9, SAID CORNER ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY (60 FEET WIDE) LINE OF CONNIE AVENUE;  
THENCE NORTH 1244'44" WEST ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF 94.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE, NORTH 1244'44" WEST, A DISTANCE OF 73.55 FEET;  
THENCE LEAVING SAID WEST LINE, SOUTH 8918'11" EAST, TO THE EAST LINE OF SAD LOT 9, A DISTANCE OF 88.76 FEET;  
THENCE ALONG SAID EAST LINE, SOUTH 0228'18 EAST, A DISTANCE OF 71.65 FEET;  
THENCE LEAVING SAID EAST LINE, NORTH 8918'11" WEST, A DISTANCE OF 75.62 FEET TO THE POINT OF BEGINNING;  
CONTAINING AN NET AREA OF 5,880 SQUARE FEET MORE OR LESS.  
PORTION OF LOT 9 LOT-3  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF SAN JOAQUIN COUNTY, IN THE COUNTY OF STOCKTON, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
THAT PORTION OF LOT 9 AS SHOWN ON PARCEL MAP NO. 17-04, RECORDED ON DECEMBER 21, 2017 IN BOOK 26 OF PARCEL MAPS AT PAGE 95, SAN JOAQUIN COUNTY, STATE OF CALIFORNIA.  
BEGINNING AT THE SOUTHWEST CORNER OF SAD LOT 9, SAD CORNER ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY (60 FEET WIDE) LINE OF CONNIE AVENUE;  
THENCE NORTH 124444 WEST ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF 94.33 FEET;  
THENCE LEAVING SAID WEST LINE, SOUTH 8918'11" EAST, A DISTANCE OF 75.82 FEET TO A PONT OF THE EAST LINE OF SAID LOT 9;  
THENCE ALONG SAID EAST LINE, SOUTH 02 28'18 EAST, A DISTANCE OF 83.80 FEET TO THE NORTHERLY RIGHT-OF-WAY (60 FEET WIDE) LINE OF CONNIE AVENUE;  
THENCE ALONG AN ARC WITH A RADIUS OF 360.12 FEET WITH A NON-TANGENT CURVE, HAVING A CENTRAL ANGLE OF SOUTH 02 29'31" EAST, A CENTRAL BEARING OF 0922'43", AN ARC DISTANCE OF 59.95 FEET TO THE POINT OF BEGINNING; CONTAINING AN NET AREA OF 5,880 SQUARE FEET NORSE OR LESS.

**THIS LAND IS SUBJECT TO THE FOLLOWING:**

- 8.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITY PROPOSES PER BOOK 700, PAGE 177, SAN JOAQUIN COUNTY RECORDS.
- 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES PER PARCEL MAP COS 17-04 RECORDED IN BOOK 26, PAGE 95, SAN JOAQUIN COUNTY RECORDS.

**SHEET INDEX (CIVIL)**

G-1.0	TENTATIVE PARCEL MAP
T-1.0	TOPOGRAPHIC AND BOUNDARY SURVEY
C-1.0	TENTATIVE PARCEL MAP-SITE PLAN
C-2.0	TENTATIVE PARCEL MAP-PROPOSED LOTS

**PROPERTY DETAILS**

APN	072-450-28
AREA	17640 SQ.FT
ZONING	RL
ADDRESS	9163 CONNIE AVENUE, STOCKTON, CA 95209

**PROJECT DIRECTORY**

**ENGINEER OF RECORD:**  
MANJIT SAINI, PE  
Phone: -(408) 313-5400  
Email : manjit.saini@engco.com

**OWNER CONTACT:**  
NAME : BHALINDRA SOHAL  
ADDRESS : 1606 NORTHWOOD DR, FAIRFIELD, CA 94534  
Phone : 707-310-1982  
Email : manjinder.sohal@cdcr.ca.gov

**TOPOGRAPHIC AND BOUNDARY SURVEY**

TOPOGRAPHIC AND BOUNDARY SURVEY COMPLETED BY OTHERS SEE SHEET T-1.0.

**CITY APPROVAL SIGNATURE BLOCK**

FILED AS A TENTATIVE PARCEL MAP THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.  
FEE \$ \_\_\_\_\_

\_\_\_\_\_  
COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED BY THE CITY ENGINEER OF THE CITY OF STOCKTON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

\_\_\_\_\_  
CITY ENGINEER

APPROVED BY THIS COMMUNITY DEVELOPMENT DIRECTOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

\_\_\_\_\_  
COMMUNITY DEVELOPMENT DIRECTOR

**TENTATIVE PARCEL MAP**

9163 CONNIE AVENUE  
STOCKTON, CA 95209  
APN : 072-450-28

DESCRIPTION	·	·	·	·	·
DATE	·	·	·	·	·
REV	1	2	3	4	5

SIGN DATE : 01-03-2024  
DATE : 01-03-2024  
SCALE : AS NOTED  
DRAWN BY : A.SINGH  
CHKD BY : M.SAINI  
PROJECT # : #####

**UNDERGROUND SERVICE ALERT**

**Call: TOLL FREE 1-800-227-2600**

KNOW WHAT'S BELOW. CALL BEFORE YOU DIG. TWO WORKING DAYS BEFORE YOU DIG

**ENGINEERS NOTE TO CONTRACTOR:**  
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON. IF THE CONTRACTOR ENCOUNTERS ANY DISCREPANCIES, CONFLICTS OR AREAS WHICH HE FEELS UNWORKABLE, HE SHALL NOTIFY THE GRADING ENGINEER IMMEDIATELY PRIOR TO CONTINUING OR DEVIATING FROM THIS PLAN.

**UNAUTHORIZED CHANGES & USES:**  
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

G-1.0

TOPOGRAPHIC SURVEY  
 LANDS OF SOHAL  
 9163 CONNIE AVENUE  
 STOCKTON, CALIFORNIA  
 JULY 2023



LEGEND

- PROPERTY LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- HOUSE
- EDGE OF CONCRETE
- EDGE OF ASPHALT
- WALL
- FENCE
- TREE
- SPOT ELEVATION
- GUY WIRE
- STREET LIGHT
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- WATER VALVE
- STORM DRAIN MANHOLE
- WATER METER
- POWER POLE
- PAVED AREAS
- CONCRETE

NOTES:

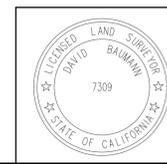
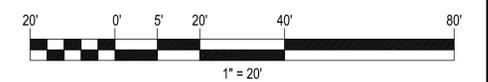
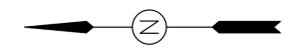
1. FIELD SURVEY CONDUCTED ON JULY 15, 2023
2. CONTOUR INTERVAL = 1-FOOT
3. PROPERTY LINES SHOWN HEREON HAVE BEEN COMPILED FROM RECORD INFORMATION. A BOUNDARY SURVEY WAS NOT PERFORMED.

BASIS OF BEARINGS:

BEARINGS BASED UPON FOUND MONUMENTS IN WAGNER HEIGHTS ROAD PER THE MAP OF WAGNER HEIGHTS RECORDED IN BOOK 11 OF MAPS AT PAGE 60, SAN JOAQUIN COUNTY RECORDS

BASIS OF ELEVATIONS:

ELEVATIONS BASED UPON NGS POINT PID JS 4194. ELEVATION = 12.1. SEE TBM SHOWN HEREON.



BAUMANN LAND SURVEYING  
 1800 LAGUNA STREET #20  
 CONCORD, CA 94520  
 (925) 787-5146  
 david@baumannlandsurveying.com

DESIGNED:  
D.B.  
 DRAWN:  
D.B.  
 CHECKED:  
M.S.  
 APPROVED:  
D.G.  
 DATE:  
7/23/2023



**LEGEND**

	PROPERTY BOUNDARY
	MAJOR CONTOUR
	EX FENCE
	EX FENCE
	EX TREE
	EX WATER LINE
	EX SANITARY SEWER
	EX OVERHEAD LINE
	EX STORM DRAIN
	EX GAS LINE

\\s\proj\1101 - ENGINEERING PROJECTS\1101\_Stamp & Logo\1101-20190801-wa0101a.dwg

TENTATIVE PARCEL MAP  
SITE PLAN

9163 CONNIE AVENUE  
STOCKTON, CA 95209  
APN : 072450-28

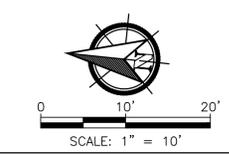
REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		

SIGN DATE : 01-03-2024  
DATE : 01-03-2024  
SCALE : AS NOTED  
DRAWN BY : A.SINGH  
CHKD BY : M.SAINI  
PROJECT # : #####

**811**  
Call: TOLL FREE  
1-800-227-2600  
KNOW WHAT'S BELOW.  
CALL BEFORE YOU DIG  
TWO WORKING DAYS BEFORE YOU DIG

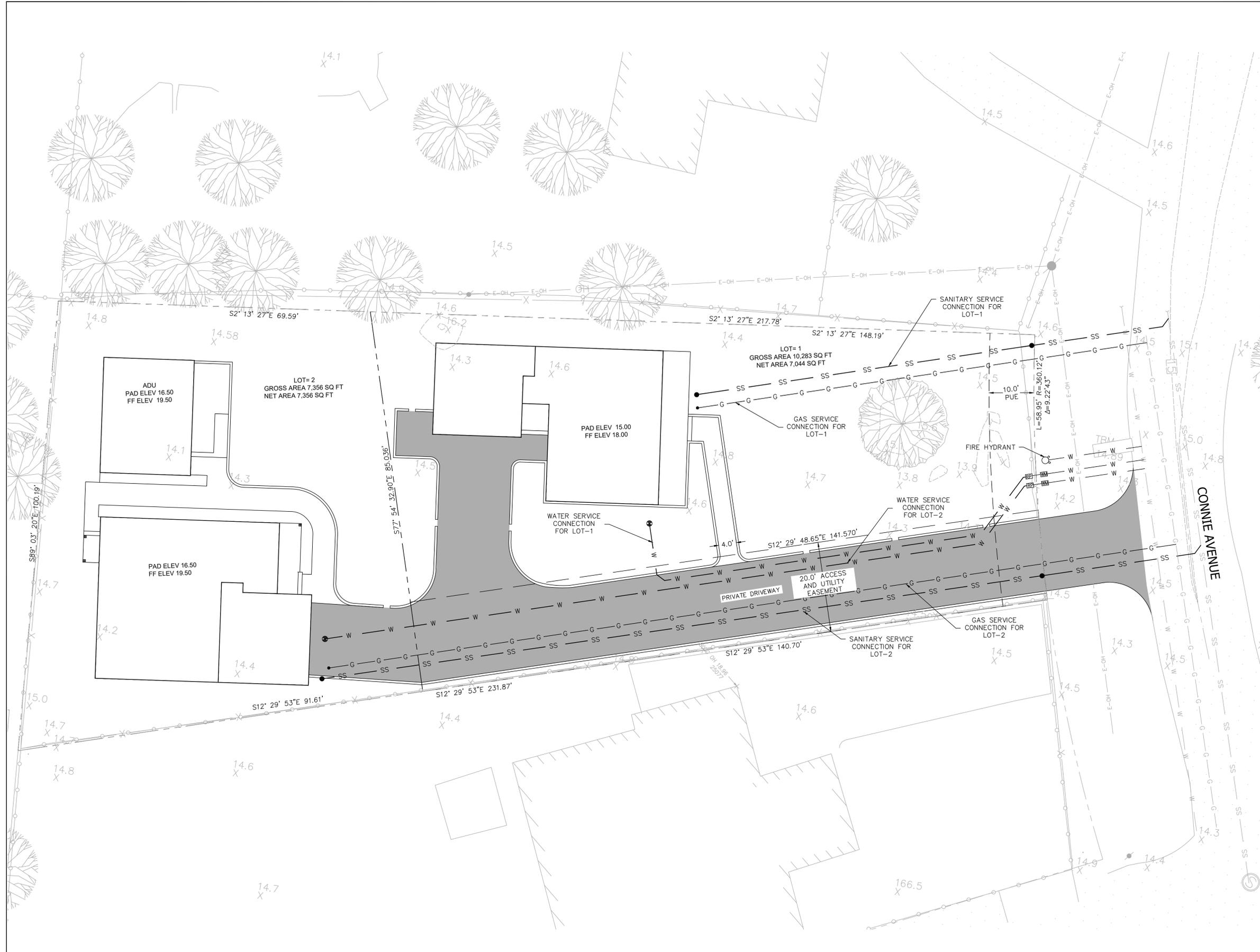
**ENGINEERS NOTE TO CONTRACTOR:**  
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON. IF THE CONTRACTOR ENCOUNTERS ANY DISCREPANCIES, CONFLICTS OR AREAS WHICH HE FEELS UNWORKABLE, HE SHALL NOTIFY THE GRADING ENGINEER IMMEDIATELY PRIOR TO CONTINUING OR DEVIATING FROM THIS PLAN.

**UNAUTHORIZED CHANGES & USES:**  
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



NOTES:  
1. 20-FOOT ACCESS AND UTILITY EASEMENT TO LOT 1 AND LOT 2

**C-1.0**



LEGEND

- PROPERTY BOUNDARY
- EX BUILDING
- MAJOR CONTOUR
- (N) BUILDING
- (N) CONCRETE
- ASPHALT
- EX FENCE
- EX FENCE
- EX TREE
- EX WATER LINE
- EX SANITARY SEWER
- EX OVERHEAD LINE
- EX STORM DRAIN
- EX GAS LINE
- (N) SANITARY SEWER (SS)
- (N) WATER LINE
- (N) GAS LINE
- (N) WATER METER
- (N) BACKFLOW PREVENTION
- (N) FIRE HYDRANT

TENTATIVE PARCEL MAP  
PROPOSED LOTS

9163 CONNIE AVENUE  
STOCKTON, CA 95209  
APN : 072450-28

DESCRIPTION

DATE

REV

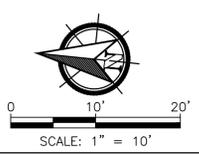
SIGN DATE :	01-03-2024
DATE :	01-03-2024
SCALE :	AS NOTED
DRAWN BY :	A.SINGH
CHKD BY :	M.SAINI
PROJECT # :	#####

C-2.0

**811** UNDERGROUND SERVICE ALERT  
Call: TOLL FREE 1-800-227-2600  
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG  
TWO WORKING DAYS BEFORE YOU DIG

**ENGINEERS NOTE TO CONTRACTOR:**  
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON. IF THE CONTRACTOR ENCOUNTERS ANY DISCREPANCIES, CONFLICTS OR AREAS WHICH HE FEELS UNWORKABLE, HE SHALL NOTIFY THE GRADING ENGINEER IMMEDIATELY PRIOR TO CONTINUING OR DEVIATING FROM THIS PLAN.

**UNAUTHORIZED CHANGES & USES:**  
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



NOTES:  
1. 20-FOOT ACCESS AND UTILITY EASEMENT TO LOT 1 AND LOT 2