

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
PRIOR PLANNING ENTITLEMENT	APN: 090-55-064 & 090-55-065

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, 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 3: (APN: 090-550-660-000)
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 3, 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.

APPLICANT/SUBMITTER	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 (559) 297-8200 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

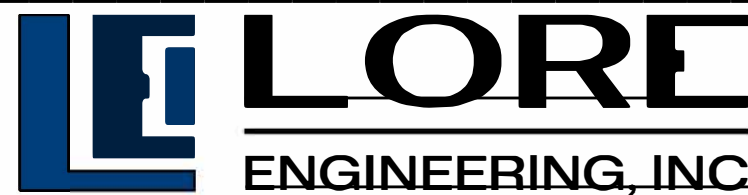
LEGEND - EXISTING

W12	EX WATER MAIN & PIPE SIZE	EX SEWER CLEANOUT
SS12	EX SANITARY SEWER & PIPE SIZE	EX SEWER MANHOLE
SS15	EX STORM DRAIN & PIPE SIZE	EX UTILITY POLE
C	EX BURIED COMMUNICATION LINE	EX FIRE HYDRANT
T	EX BURIED TELEPHONE LINE	EX WATER METER
E	EX BURIED ELECTRICAL LINE	EX WATER BOX
G	EX BURIED GAS PIPE	EX RECYCLED WATER BOX
RP 30	EX BURIED IRRIGATION & PIPE SIZE	EX WATER VALVE
OH	EX OVERHEAD UTILITY	EX WATER RISER
FO	EX BURIED FIBER OPTICS	EX IRRIGATION CONTROL VALVE
LU	EX UNKNOWN UTILITY TYPE	EX POST INDICATOR VALVE
EX	EX CABLE RISER	EX FIRE DEPARTMENT CONNECTOR
EX	EX GAS METER	SINGLE BACKFLOW PREVENTOR
EX	EX GAS RISER	DOUBLE BACKFLOW PREVENTOR
EX	EX GAS VALVE	EX CHAINLINK FENCING
EX	EX GAS VAULT	EX IRON FENCING
EX	EX SIGNAGE	EX CENTERLINE/SECTION LINE
EX	EX TELEPHONE PEDESTAL/BOX	EX PROPERTY LINE
EX	EX ELECTRICAL PULL BOX	EX EASEMENT LINE
EX	EX ELECTRICAL RISER	EX RELINQUISHMENT OF ACCESS
EX	EX ELECTRICAL-TRANSFORMER	EX CONCRETE
EX	EX ELECTRICAL VAULT	EX ASPHALT PAVEMENT
EX	EX ELECTRICAL PAD MOUNTED	EX MAILBOX
EX	EX GUY WIRE	EX BLOCK WALL
EX	EX STREET LIGHT	EX STORM DRAIN MANHOLE
EX	EX STREET LIGHT ON WOOD POLE	EX CURB INLET
EX	EX POLE LIGHT	EX CURB & GUTTER
EX	EX TELEPHONE MANHOLE	EX CURB
EX	EX TREE	EX EDGE OF PAVEMENT

COMMERCIAL CENTER - STOCKTON

TENTATIVE PARCEL MAP

NEC OF WEST LANE AND MORADA LANE
STOCKTON, CALIFORNIA



1508 TOLLHOUSE RD, SUITE C (559) 297-8200 - TEL
CLOVIS, CA 93611 (559) 297-8206 - FAX
EMAIL: HAL@LORE-ENGINEERING.COM

REV NO DATE DESCRIPTION

SHEET NO:

TM-1

SHEET 1 OF 2

DATE: 11/20/25

CITY ENT:

LEI JOB:

PERMIT:

PERMIT:

USER: hal DATE: Nov 20, 2025 9:27pm
Stockton\Aerial\Plans\Map\TM-1 - Tentative Map_MBD 2404.dwg

LEGEND

Parcel Map/Tract Property Boundary	Centerline
Proposed/Existing Easements	Proposed Lot Line
Existing Relinquished of Access Rights	Right-of-Way Previously Dedicated
Existing Contours	Direction of Surface Flow

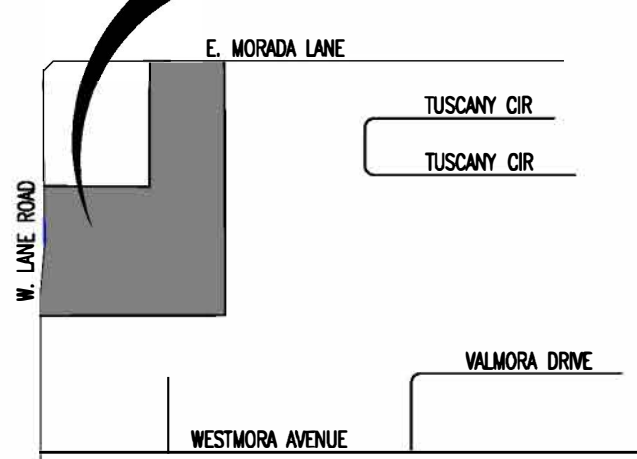
LEGEND

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, NOT SPECIFIC IN FAVOR OF, TO REMAIN

PROPOSED ABANDONMENTS

- EX INGRESS / EGRESS AND PRIVATE UTILITY EASEMENT TO BE ABANDONED/QUITCLAIM
- 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.

PROJECT



VICINITY MAP

(NOT TO SCALE)

SPECIAL NOTE

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



SCALE: 1" = 30'

30' 0 30'