

TENTATIVE MAP

DAVIS CROSSING SUBDIVISION

8601 THORNTON ROAD, STOCKTON, CA. 95209, A.P.N. 080-32-006 & 080-32-007

LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF SAN JOAQUIN, CITY OF STOCKTON, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 6 EAST, MOUNT DLABLO BASE AND MERIDIAN, IN THE CITY OF STOCKTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 89 DEGREES 41' WEST 700 FEET AND
NORTH 0 DEGREES 24' WEST 50 FEET FROM THE SOUTHEAST
CORNER OF SAID SECTION 8, TO THE POINT OF BEGINNING OF
HEREIN DESCRIBED TRACT; THENCE NORTH 0 DEGREES 24' WEST
ALONG THE WEST LINE AND EXTENSION THEREOF, NORTHERLY OF
THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO MARCELINO
TABOADA, RECORDED MARCH 13, 1939 IN BOOK 636 OF OFFICIAL
RECORDS, PAGE 415, SAN JOAQUIN COUNTY RECORDS, A DISTANCE
OF 490 FEET TO THE SOUTH LINE OF LAND DESCRIBED IN DEED TO
JOHN ATHERTON, ET UX, RECORDED JANUARY 31, 1947 IN BOOK
1039 OF OFFICIAL RECORDS, PAGE 98, SAN JOAQUIN COUNTY
RECORDS; THENCE WEST ALONG THE SOUTH LINE OF SAID
ATHERTON LAND 350 FEET TO THE SOUTHWEST CORNER OF SAID
LAND; SAID POINT BEING THE EAST LINE OF THE LAND AS
DESCRIBED IN DEED TO WILLIAM D. MCKENZIE, RECORDED MAY 22,
1931 IN BOOK 369 OF OFFICIAL RECORDS, PAGE 266, SAN JOAQUIN
COUNTY RECORDS; THENCE SOUTH 0 DEGREES 24' EAST ALONG
THE EAST LINE OF SAID MCKENZIE LAND, 490 FEET TO THE NORTH
LINE OF ALPHA DRIVE; THENCE SOUTH 89 DEGREES 41' EAST ALONG
THE NORTH LINE OF ALPHA DRIVE 350 FEET TO THE POINT OF
BEGINNING.

EXCEPT THEREFROM A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8;
THENCE NORTH 89 DEGREES 07' 30" WEST ALONG THE SOUTH LINE
OF SAID SECTION, A DISTANCE OF 700 FEET; THENCE NORTH 00
DEGREES 09' 30" EAST 50.00 FEET TO THE TRUE POINT OF
BEGINNING, BEING A FOUND IRON PIPE MARKING THE SOUTHEAST
CORNER OF THE TRACT OF LAND DESCRIBED IN DEED TO AMANCIO
H. LAWAS, ET UX, RECORDED IN BOOK 1224 OF OFFICIAL RECORDS,
PAGE 197Y SAN JOAQUIN COUNTY RECORDS, SAID IRON PIPE BEING
SHOWN ON MAP OF SURVEY FILED IN BOOK 7 OF SURVEYS, PAGE 80,
SAN JOAQUIN COUNTY RECORDS; THENCE CONTINUING NORTH 00
DEGREES 09' 30" EAST ALONG THE EAST LINE OF SAID LAWAS
LANDS, 8.00 FEET; THENCE LEAVING SAID EAST LINE, NORTH 89
DEGREES 07* 30" WEST 350.00 FEET TO THE WEST LINE OF SAID
LAWAS LANDS; THENCE ALONG SAID WEST LINE, SOUTH 00

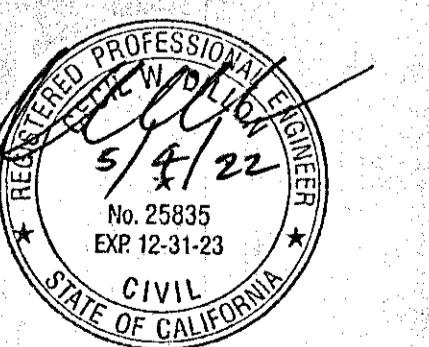
DEGREES 07' 30" WEST 350.00 FEET TO THE WEST LINE OF SAID
LAWAS LANDS; THENCE ALONG SAID WEST LINE, SOUTH 00
DEGREES 09' 30" WEST 8-00 FEET TO A FOUND IRON PIPE MARKING

NOTES

1. APN: 080-320-06 & 080-320-07
2. WATER: CITY OF STOCKTON
3. SANITARY SEWER: CITY OF STOCKTON
4. STORM DRAINAGE: PRIVATE
5. EXISTING ZONING: RM, PROPOSED PLANNED DEVELOPMENT
6. SITE ADDRESS: 8601 THORNTON RD, STOCKTON, CA 95209
7. FLOOD ZONE: ZONE X, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE.
MAP NO. 06077C0315F, DATED 10/16/2009
8. TYPICAL PARCEL SQUARE FOOTAGE: 2730 S.F. UNLESS OTHERWISE NOTED
9. DENSITY: 10.1 DWELLING UNITS PER GROSS ACRE
10. OPEN SPACE: 68,103ft², APPROXIMATELY 24% TOTAL PROJECT AREA
INCLUDES; FRONT YARDS, PARK, INFILTRATION, AND OPEN
SPACE AREAS.
11. OPEN SPACE AREAS ARE PRIVATE AND WILL BE MAINTAINED BY THE HOA.
12. NO GATES ARE PROPOSED TO ENTER THE SUBDIVISION, ONLY TO PROVIDE
ACCESS TO THE LEVEE.
13. EXISTING TREES ON-SITE ARE BEING REMOVED AS A SAFETY PRECAUTION
DUE TO THE HOMELESS ACTIVITIES ON-SITE.



VICINITY MAP
N.T.S.



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GO PARTNERS LLC
DAVIS CROSSING SUBDIVISION
TENTATIVE MAP

STOCKTON, CALIFORNIA
MAY, 2022

REV. NO.	DESCRIPTION	DATE	APPROVED BY:	APPROVED BY:	SCALE: 1"=50'	BENCH MARK: PID #8 EL:16.89	SHEET
1	PD - COMMENTS		DATE: <u>2-19-23</u>	DATE: <u>2/19/23</u>	DRAWN BY: JMC, NR, JS	DESCRIPTION: BOLT & WASHER AT THORNTON AND DAVIS RD. C.O.S. 1N-6. DATE OF SURVEY: SEPT 03, 2020	1
					DESIGNED BY:	AS BUILT BY:	OF 3 SHEET
			PLANNING COMMISSION STOCKTON, CALIFORNIA	CITY ENGINEER STOCKTON, CALIFORNIA	CHECKED BY: CD	(DATUM: NAVD 88)	JOB NO. 2075

