

ITEM 4.7

CITY MANAGER'S REPORT FEBRUARY 14, 2022 CITY COUNCIL REGULAR MEETING

ITEM: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 271 LOTS IN TRACT 4105 WITHIN PHASE 1D OF THE CENTRAL LATHROP SPECIFIC PLAN

RECOMMENDATION: Adopt Resolution Approving Final Map for Tract 4105 within Phase 1D of the Central Lathrop Specific Plan, Totaling 271 Single Family Lots and Subdivision Improvement Agreement with Lathrop Land Acquisition, LLC

SUMMARY:

The proposed Final Map for Tract 4105, included as Attachment "C", will subdivide the fourth and final single-family residential neighborhood in Phase 1D of the Central Lathrop Specific Plan (CLSP) area, known as Phase 1D, which will establish a total of 271 lots. A Vicinity Map is included as Attachment "B".

Staff recommends that City Council approve the proposed Final Map for Tract 4105 within Phase 1D of CLSP, totaling 271 single-family lots and a Subdivision Improvement Agreement (SIA) with Lathrop Land Acquisition, LLC (Saybrook), included as Attachment "D".

BACKGROUND:

On October 5, 2006, the City approved a Vesting Tentative Map (VTM) for Tract 3533 to create 62 parcels on 960 acres of land. On March 20, 2007, the City approved a VTM for Tract 3647 to subdivide a portion of Tract 3533 into 1,071 parcels on 190 acres of land. The land for the proposed Final Map for Tract 4105 is within the geographic boundaries of the VTMs for Tracts 3533 and 3647.

As required by the City's subdivision ordinance, all final maps must include a SIA to guarantee specific offsite and onsite improvements. The total cost of the improvements for CLSP Phase 1D is \$17,328,245, however, a large percentage of the improvements have already been constructed and therefore do not need to be guaranteed. Performance and labor & material securities have been provided to the City with the SIA in the amount of:

Unfinished Improvement Total:	\$14,115,176
Performance Bond (110% of Unfinished Improvements)	\$15,526,694
Labor & Material Bond (50% of Performance Bond)	\$7,763,347

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FEBRUARY 14, 2022 CITY COUNCIL REGULAR MEETING
APPROVAL OF FINAL MAP AND SIA FOR 271 LOTS IN TRACT 4105 WITHIN
PHASE 1D OF THE CENTRAL LATHROP SPECIFIC PLAN

Acceptance of the public improvements will be prepared for Council consideration by staff at a later date when the unfinished improvements are completed. Prior to acceptance, Saybrook will be required to provide a one (1) year warranty bond.

REASON FOR RECOMMENDATION:

Saybrook has fulfilled the requirements of the City’s subdivision ordinance as listed below:

Documents	Status
1. Final Map ready for signature	Completed
2. Subdivision Improvement Agreement	Completed
3. Faithful Performance and Labor & Materials Security	Completed
4. Street Improvement, Landscape, Light & Joint Trench Plans, Traffic Signal Plans	Completed
5. Geotechnical Report	Completed
6. Allocation of Water and Sewer capacity	Completed
Fees	Status
1. Final Map plan check fee	Paid
2. Improvement Plans - Plan check and inspection fees	Paid
3. Sierra Club Settlement fee	Paid

FISCAL IMPACT:

There is no fiscal impact to the City as all costs are covered by development fees and any shortfalls in the City’s maintenance and operating costs are covered by the existing Community Facility District 2019-2.

ATTACHMENTS:

- A. Resolution Approving Final Map for Tract 4105 within Phase 1D of the Central Lathrop Specific Plan, Totaling 271 Single Family Lots and Subdivision Improvement Agreement with Lathrop Land Acquisition, LLC
- B. Vicinity Map - CLSP Phase 1D
- C. Final Map - Tract 4105
- D. Subdivision Improvement Agreement with Lathrop Land Acquisition, LLC for Final Map Tract 4105

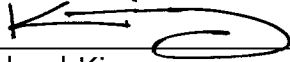
CITY MANAGER'S REPORT **PAGE 3**
FEBRUARY 14, 2022 CITY COUNCIL REGULAR MEETING
APPROVAL OF FINAL MAP AND SIA FOR 271 LOTS IN TRACT 4105 WITHIN
PHASE 1D OF THE CENTRAL LATHROP SPECIFIC PLAN

APPROVALS




Brad Taylor
Land Development Manager

1/26/2022
Date



Michael King
Public Works Director

1-26-2022
Date




Glenn Gebhardt
City Engineer

1-27-22
Date



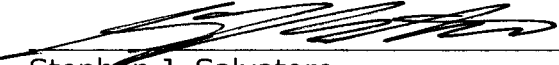
Carl James
Finance Director

2/6/22
Date



Salvador Navarrete
City Attorney

1-28-2022
Date



Stephen J. Salvatore
City Manager

2.7.22
Date

RESOLUTION NO. 22-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING FINAL MAP FOR TRACT 4105 WITHIN PHASE 1D OF THE CENTRAL LATHROP SPECIFIC PLAN, TOTALING 271 SINGLE FAMILY LOTS AND SUBDIVISION IMPROVEMENT AGREEMENT WITH LATHROP LAND ACQUISITION, LLC

WHEREAS, on October 5, 2006, the City approved a Vesting Tentative Map (VTM) for Tract 3533 to create 62 parcels on 960 acres of land. On March 20, 2007, the City approved a VTM for Tract 3647 to subdivide a portion of Tract 3533 into 1,071 parcels on 190 acres of land; and

WHEREAS, the land for the proposed Final Map for Tract 4105 is within the geographic boundaries of the VTMs for Tracts 3533 and 3647; and

WHEREAS, required by the City’s subdivision ordinance, all final maps must include a Subdivision Improvement Agreement (SIA) to guarantee specific offsite and onsite improvements; and

WHEREAS, the total cost of the improvements for CLSP Phase 1D is \$17,328,245, however, a large percentage of the improvements have already been constructed and therefore do not need to be guaranteed. Performance and labor & material securities have been provided to the City with the SIA in the amount of the following; and

Unfinished Improvement Total:	\$14,115,176
Performance Bond (110% of Unfinished Improvements)	\$15,526,694
Labor & Material Bond (50% of Performance Bond)	\$7,763,347

WHEREAS, acceptance of the public improvements will be prepared for Council consideration by staff at a later date when the unfinished improvements are completed. Prior to acceptance, Lathrop Land Acquisition, LLC (Saybrook) will be required to provide a one (1) year warranty bond; and

WHEREAS, there is no fiscal impact to the City as all costs are covered by development fees and any shortfalls in the City’s maintenance and operating costs are covered by the existing Community Facilities District 2019-2.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Lathrop approves and accepts the following actions:

1. The Final Map for Tract 4105 is hereby approved as submitted for recordation with the San Joaquin County Assessor/Recorder/County Clerk Office. The recorded executed copy will be filed with the City Clerk.
2. The City Manager, or their designee, is authorized to execute a Subdivision Improvement Agreement with Lathrop Land Acquisition, LLC, in substantially the form as attached to the February 14, 2022 staff report.

The foregoing resolution was passed and adopted this 14th day of February 2022, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

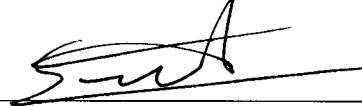
ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

CENTRAL LATHROP SPECIFIC PLAN - TRACT 4105 VICINITY MAP



ATTACHMENT C

OWNER'S STATEMENT:

THE UNDERSIGNED DOES HEREBY STATE THAT WE ARE THE OWNERS OF ALL THE LAND DELINEATED AND EMBRACED WITHIN COUNTY STANFORD CROSSING, PHASE 1C CONSISTING OF FOURTEEN (14) SHEETS THAT WE HAVE CAUSED SAID MAP TO BE PREPARED FOR RECORD AND CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP THAT SAID MAP PARTICULARLY SETS FORTH AND DESCRIBES ALL THE LOTS INTENDED FOR SALE BY NUMBER WITH THEIR PRECISE LENGTH AND WIDTH THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF LATHROP IN FEE FOR PUBLIC PURPOSES

- 1 THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF LATHROP AS EASEMENTS FOR PUBLIC PURPOSES: DRIVE "GOLD COAST ROAD", "HERMOSA STREET", "MALIBU DRIVE", "MANHATTAN DRIVE", "MANRICKS LANE", "MIRAMAR DRIVE", "MONASTERY DRIVE", "PIRATES COVE LANE" AND "PISMO DRIVE" FOR THE PURPOSE OF PUBLIC RIGHT OF WAY
2 A NON-EXCLUSIVE EASEMENT TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN
3 A NON-EXCLUSIVE EASEMENT TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN CABLES, PIPES AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND SHOWN UPON SAID MAP

THE UNDERSIGNED DOES HEREBY REINDEMNIFY TO THE CITY OF LATHROP ANY AND ALL RIGHTS OF INGRESS AND EGRESS TO VEHICULAR TRAFFIC (AUTOMOTIVE RIGHTS) ALONG THE LOT LINES INDICATED BY THE SYMBOL
THE UNDERSIGNED DOES HEREBY RELEASE, EXTINGUISH, QUITCLAIM, AND REMOVE THE PRIVATE ACCESS AND UTILITY EASEMENT OVER LOT 3, AS SHOWN ON TRACT 3633 AS RECORDED IN BOOK 40 OF MAPS AND PLATS AT PAGE 100, SAN JOAQUIN COUNTY RECORDS
TO ENSURE MUNICIPAL WATER SERVICES TO ALL LOTS SHOWN UPON THIS MAP, HEREBY ARE DEDICATED TO THE CITY OF LATHROP MAY HAVE WITHIN THE DISTINGUISHING BORDER UPON THIS MAP, HEREBY ARE DEDICATED TO THE CITY OF LATHROP
THIS MAP SHOWS ALL EASEMENTS OF RECORD ON THE PREMISES

OWNER: LATHROP LAND ACQUISITION LLC A DELAWARE LIMITED LIABILITY COMPANY
PRINTED NAME
SIGNATURE
TITLE
DATE

NOTE:

THE CITY OF LATHROP SHALL RECOVERY PARCELS A TO THE BELOW-NAMED OWNER OR SUCCESSOR IN INTEREST IF THE CITY DETERMINES SUBJECT TO GOVERNMENT CODE SECTION 86775 THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES AS OWNER LATHROP LAND ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY 50 LATHROP ROAD LATHROP, CA 95330

OWNER'S ACKNOWLEDGMENT:

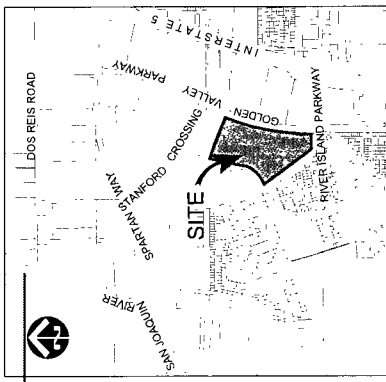
I, CERTIFY UNDER PENALTY OF PERJURY (UNDER THE LAWS OF THE STATE OF CALIFORNIA) THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT
WITNESS MY HAND
SIGNATURE
DATE
STATE OF CALIFORNIA
COUNTY OF

ON _____, 2022 BEFORE ME _____ A NOTARY PUBLIC
PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO AND AUTHORIZED CAPACITIES, AND THAT BY HEREBY THEIR SIGNATURE(S) ON THE INSTRUMENT (THE PERSON(S) OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED) EXECUTED THE INSTRUMENT

PRINTED NAME: NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL PLACE OF BUSINESS
COMMISSION EXPIRES
COMMISSION # OF NOTARY

TRACT NO 4105

SUBDIVISIONS OF SAN JOAQUIN COUNTY, A SUBDIVISION OF LOTS 1, 2, 3, 4 AND 17, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, AMENDED PURSUANT TO THAT CERTAIN CERTIFICATE OF CORRECTION RECORDED APRIL 22, 2019 AS INSTRUMENT NO. 2109-039586 OF OFFICIAL RECORDS, BEING A PORTION OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 8 EAST, MOUNT DIABLO BASE & MERIDIAN



VICINITY MAP

NOT TO SCALE

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LATHROP LAND ACQUISITION LLC. IN OCTOBER, 2020 I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE RECORD WITHIN THE COUNTY OF SAN JOAQUIN. THE VESTING TENTATIVE MAP AND THE POSITIONS INDICATED THEREON ARE THE POSITIONS OF THE LOTS AND STRIPS OF LAND AS SHOWN ON SAID MAP. IMPROVEMENTS ARE ACCEPTED BY THE CITY OF LATHROP AND THAT SAID IMPROVEMENTS WILL BE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

DATED THIS _____ DAY OF _____, 2022



BRIELLE MACDONALD
LS NO. 8817

RIGHT TO FARM STATEMENT:

THE CITY OF LATHROP CODE OF ORDINANCES, TITLE 15, CHAPTER 15.03(B), THE CITY OF LATHROP PERMITS OPERATION OF FREELY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS THAT MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES INCLUDING WITHOUT LIMITATION CULTIVATION, PLOWING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM PESTS AND DISEASE, AND OTHER AGRICULTURAL OPERATIONS. YOU ARE ADVISED THAT THE CITY OF LATHROP IS AWARE ALSO THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECTS OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.

STATEMENT OF SOILS REPORT:

A SOILS REPORT ENTITLED "STANFORD CROSSING LATHROP, CALIFORNIA, GEOTECHNICAL EXPLORATION PROJECT NO. 547-003010 AND DATED AUGUST, 2022" HAS BEEN PREPARED FOR THIS PROJECT BY ENGINEER INCORPORATED, STEVE HARRIS, P.E., G.E. AND IS FILED WITH THE CITY OF LATHROP.

CITY SURVEYOR'S STATEMENT:

ALL THE PROVISIONS OF CHAPTER 2.2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT

DATED THIS _____ DAY OF _____, 2022.

DARRYL ALEXANDER, PLS NO. 5071
ACTING CITY SURVEYOR



CITY ENGINEER STATEMENT:

I, CELINA GERHARDT, HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF _____ NO. _____ AND SUBDIVISIONS OF SAN JOAQUIN COUNTY, AND THAT THE MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE. I HEREBY STATE THAT THIS FINAL MAP COMPLIES WITH ALL APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2022.

CELINA GERHARDT, P.C.E. 34881
CITY ENGINEER OF THE
CITY OF LATHROP, CALIFORNIA



CITY CLERK'S STATEMENT:

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT I HAVE REVIEWED THE VESTING TENTATIVE MAP AND LOCAL ORDINANCE AT THE REQUEST OF LATHROP LAND ACQUISITION LLC. IN OCTOBER, 2020 I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE RECORD WITHIN THE COUNTY OF SAN JOAQUIN. THE VESTING TENTATIVE MAP AND THE POSITIONS INDICATED THEREON ARE THE POSITIONS OF THE LOTS AND STRIPS OF LAND AS SHOWN ON SAID MAP. IMPROVEMENTS ARE ACCEPTED BY THE CITY OF LATHROP AND THAT SAID IMPROVEMENTS WILL BE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

DATED THIS _____ DAY OF _____, 2022.

TERESA VARGAS
CITY CLERK AND CLERK OF THE CITY COUNCIL OF
THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN,
STATE OF CALIFORNIA

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT:

THIS MAP CONFORMS TO THE VESTING TENTATIVE TRACT MAP NO. 3647 APPROVED BY THE PLANNING COMMISSION ON THE 30TH DAY OF MARCH, 2021.

DATED _____ THIS DAY OF _____, 2022.

MARK MESSNER
SECRETARY OF THE PLANNING COMMISSION
COMMUNITY DEVELOPMENT DIRECTOR

COUNTY RECORDER'S STATEMENT:

I HEREBY STATE THAT THIS MAP WAS FILED FOR RECORD ON _____, 2022, AT _____ M. IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____ AT THE REQUEST OF _____.

STEVE J. BEST/CARDIES
ASSESSOR-RECORDER - COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA

REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) PARCEL MAP 09-01 PM, BK. 25 PG. 81, S.J.C.R.

NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.

LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- TIE LINE

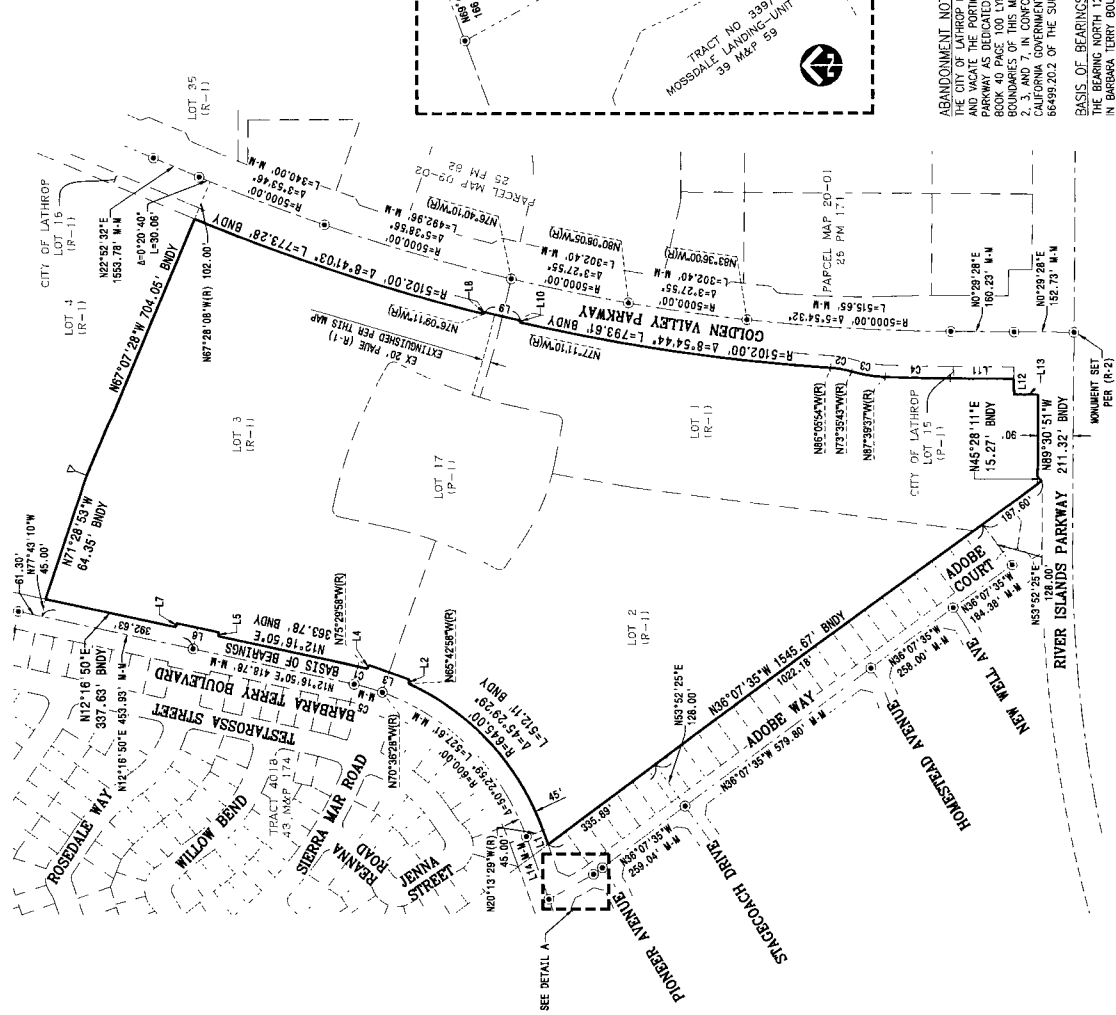
- ① RELINQUISHMENT OF ABUTTER'S RIGHTS
- ② FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- ③ SET 2 1/2" BRASS DISK STAMPED "S 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- ④ SET 3/4" IRON PIPE WITH TAG STAMPED "S 8817"
- ⑤ ANGLE POINT
- BOUNDARY
- EXISTING
- IRON PIPE
- MONUMENT TO MONUMENT
- MONUMENT TO PROPERTY LINE
- OFFICIAL RECORDS
- OFFICIAL SURVEY
- PRIVATE ACCESS AND UTILITY EASEMENT
- MAPS AND PLATS
- WALL EASEMENT
- RADIAL BEARING
- TOTAL
- S.J.C.R.
- SAN JOAQUIN COUNTY RECORDS
- ④ INDICATES SHEET NUMBER

Curve Table

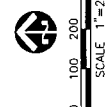
Curve #	Radius	Delta	Length
C1	645.00'	2°13'12"	24.98'
C2	248.00'	12°50'11"	54.12'
C3	352.00'	14°03'54"	86.41'
C4	518.00'	1°50'55"	185.14'
C5	600.00'	7°08'42"	74.47'

Line Table

Line #	Bearing	Length
L1	N69°48'31"E	37.33'
L2	N07°36'28"W	10.04'
L3	N19°23'32"E	110.00'
L4	N07°36'28"W	10.04'
L5	N77°43'10"W	10.00'
L6	N12°16'50"E	110.00'
L7	N77°43'10"W	10.00'
L8	N78°40'10"W	4.72'
L9	N31°18'50"E	92.00'
L10	N78°40'10"W	4.72'
L11	N07°29'28"E	180.23'
L12	N89°32'33"E	39.01'
L13	N07°29'28"E	61.01'
L14	N69°48'31"E	186.27'



TITLE NOTES:
 1. PACIFIC TELEPHONE AND TELEGRAPH COMPANY, PUBLIC UTILITY LOCATION CANNOT BE DETERMINED FROM RECORD INFORMATION.
 2. PACIFIC TELEPHONE AND TELEGRAPH COMPANY, PUBLIC UTILITY EASEMENT, BOOK 1405, PAGE 503 AND BOOK 1405, PAGE 506, S.J.C.R. - THE LOCATION CANNOT BE DETERMINED FROM RECORD INFORMATION.
 3. S.J.C.R. - THE LOCATION CANNOT BE DETERMINED FROM RECORD INFORMATION.
 4. IRRIGATION FACILITIES, BOOK 1338, PAGE 479, S.J.C.R. - THE LOCATION CANNOT BE DETERMINED FROM RECORD INFORMATION.
 5. BOOK 411, PAGE 393, S.J.C.R. - THE LOCATION CANNOT BE DETERMINED FROM RECORD INFORMATION.



TRACT NO. 4105

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STAFFORD CROSSING - PHASE 1D
 A SUBDIVISION OF LOTS 1, 2, 3 AND 4 OF TRACT NO. 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, AMENDED PURSUANT TO THAT CERTAIN CERTIFICATE OF CORRECTIONS RECORDED APRIL 22, 2019 AS INSTRUMENT NO. 2109-039586 OF OFFICIAL RECORDS, BEING A PORTION OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT Diablo BASE & MERIDIAN

SAN JOAQUIN COUNTY, CALIFORNIA
MACKAY & SOMPS
 REALTORS

SHEET 2 OF 14
 OCTOBER 2021
 25235.01

ABANDONMENT NOTE:
 THE CITY OF LATHROP DOES HEREBY ABANDON AND VACATE THE PORTION RIVER ISLANDS PARKWAY AS DECLINED ON MAP 09-01 PM, BK. 25 PG. 81, S.J.C.R. BOUNDARIES OF THIS MAP AS SHOWN ON SHEETS 2, 3, AND 7, IN CONFORMANCE WITH THE CALIFORNIA GOVERNMENT CODE SECTION 66499.202 OF THE SUBDIVISION MAP ACT

BASIS OF BEARINGS:
 THE BEARING NORTH 12°16'50" EAST BETWEEN FOUND MONUMENTS IN THE MONUMENT SET PER (R-4) BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON

REFERENCES
 (P-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (P-2) PARCEL MAP 09-01 PM, BK. 25 PG. 81, S.J.C.R.



BASIS OF BEARINGS
 THE BEARING NORTH 12°16'50" EAST BETWEEN FOUND MONUMENTS IN BARBARA TERRY BOULEVARD AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON

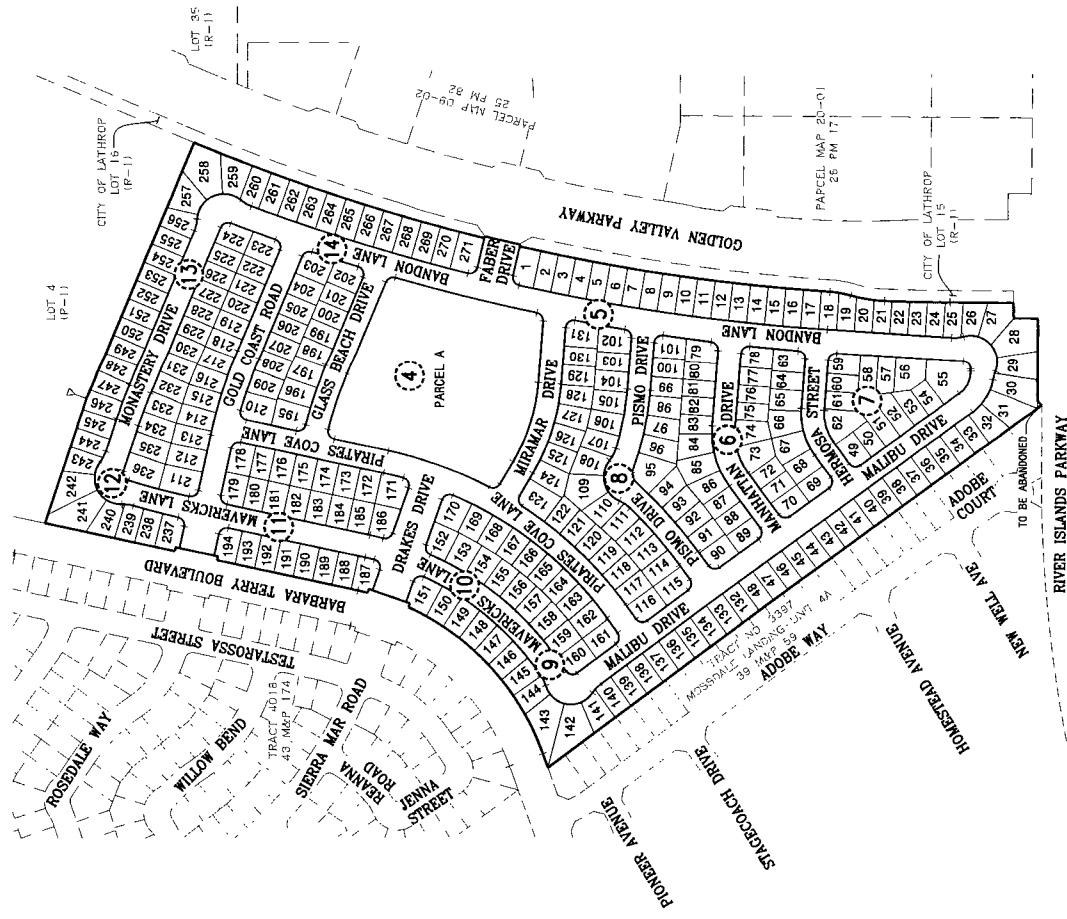
LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- TIE LINE
- FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- SET 2 1/2" BRASS DISK STAMPED "S 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- SET 3/4" IRON PIPE WITH TAG STAMPED "S 8817"
- ANGLE POINT
- BNDY BOUNDARY
- EXISTING BOUNDARY
- IRON PIPE
- MONUMENT TO MONUMENT
- MONUMENT TO PROPERTY LINE
- OFFICIAL RECORDS
- O.R.
- EASEMENT
- PRIVATE ACCESS AND UTILITY EASEMENT
- MAPS AND PLATS
- WALL EASEMENT
- RADIAL BEARING
- TOTAL
- S.J.C.R.
- SAN JOAQUIN COUNTY RECORDS
- INDICATES SHEET NUMBER

NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES
 2. TRACT 4105, STANFORD CROSSING PHASE TO CONTAINS 271 RESIDENTIAL LOTS, AND 1 LETTERED PARCEL, CONTAINING 47.70 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP. ALL SHOWN HEREIN (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

TRACT 4105 AREA SUMMARY	
271 RESIDENTIAL LOTS AND STREET DEDICATIONS	43.10± AC
PARCEL A	4.60± AC
TOTAL	47.70± AC

ABANDONMENT NOTE
 THE CITY OF LATHROP DOES HEREBY ABANDON AND VACATE THE PORTION RIVER ISLANDS TRACT 4105, STANFORD CROSSING PHASE, BOOK 40 PAGE 100 TO 101 OF MAPS AND PLATS, BOUNDARIES OF THIS MAP AS SHOWN ON SHEETS 2, 3, AND 7, IN CONFORMANCE WITH THE CALIFORNIA GOVERNMENT CODE SECTION 66499.202 OF THE SUBDIVISION MAP ACT.



TRACT NO. 4105

SUBDIVISIONS OF SAN JOAQUIN COUNTY

A SUBDIVISION OF LOTS 1, 2, 3 AND 7 AND 1/2 ACRES OF TRACT NO. 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, AMENDED PURSUANT TO THAT CERTAIN CERTIFICATE OF CORRECTION RECORDED APRIL 22, 2019 AS INSTRUMENT NO. 2109-039586 OF OFFICIAL RECORDS, BEING A PORTION OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT Diablo BASE & MERIDIAN

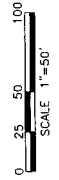
CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS

OCTOBER 2021

REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) PARCEL MAP 09-01 PM, BK. 25 PG. 81, S.J.C.R.

BASIS OF BEARINGS
 THE BEARING NORTH 12°16'50" EAST BETWEEN FOUND MONUMENTS
 IN BARBARA TERRY BOULEVARD AS SHOWN ON TRACT 3533 IN
 BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN
 COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN
 HEREIN



LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- CURB/PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- TIE LINE

- ⊙ RELINQUISHMENT OF ABUTTER'S RIGHTS
- ⊙ FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- ⊙ SET 2 1/2" BRASS DISK STAMPED "S 8817" IN MONUMENT BOX PER CITY OF LAHROP STANDARDS
- ⊙ SET 3/4" IRON PIPE WITH TAG STAMPED "S 8817"
- ⊙ ANGLE POINT
- ⊙ BOUNDARY
- ⊙ BODY
- ⊙ EXISTING
- ⊙ IRON PIPE
- ⊙ MONUMENT TO MONUMENT
- ⊙ MONUMENT TO PROPERTY LINE
- ⊙ OFFICIAL RECORDS
- ⊙ OR
- ⊙ PUBLIC UTILITY EASEMENT
- ⊙ PAVE
- ⊙ M&P
- ⊙ WE
- ⊙ WALL CASHEMENT
- ⊙ PACING BEARING
- ⊙ TOTAL
- ⊙ S.J.C.R.
- ⊙ SAN JOAQUIN COUNTY RECORDS
- ⊙ INDICATES SHEET NUMBER

NOTES:
 1 ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES

TRACT NO. 4105

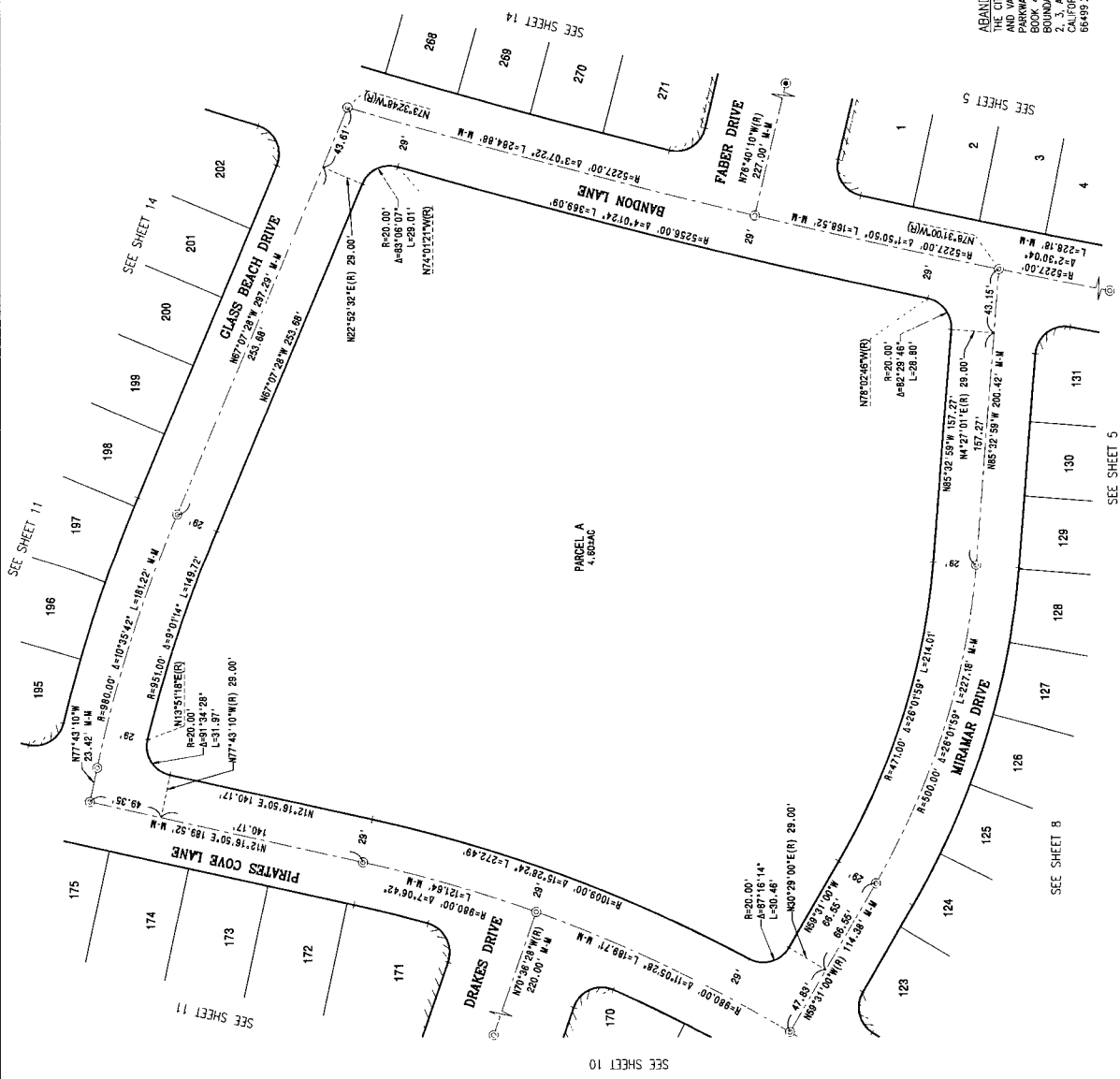
SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STAFFORD CROSSING - PHASE 1D
 A SUBDIVISION OF 12.8 ACRES AS RECORDED
 IN BOOK 40 OF MAPS AND PLATS AT PAGE 100, SAN JOAQUIN COUNTY
 RECORDS, AMENDED PURSUANT TO THAT CERTAIN CERTIFICATE OF
 CORRECTION RECORDED APRIL 22, 2019 AS INSTRUMENT NO.
 2109-038586 OF OFFICIAL RECORDS, BEING A PORTION OF SECTION 28,
 TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN
 CITY OF LAHROP,
 SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS
 REGISTERED PROFESSIONAL LAND SURVEYORS
 1000 S. G ST. SUITE 200
 SACRAMENTO, CA 95811
 OCTOBER 2021

SHEET 4 OF 14

25235.01

ABANDONMENT NOTE:
 THE CITY OF LAHROP DOES HEREBY ABANDON
 AND WAIVE THE PORTION RIVER ISLANDS
 PARKWAY AS DEDICATED ON TRACT NO. 3533,
 BOOK 40 OF MAPS AND PLATS AS SHOWN ON SHEETS
 2, 3, AND 7, IN CONFORMANCE WITH THE
 CALIFORNIA GOVERNMENT CODE SECTION
 86499.20.2 OF THE SUBDIVISION MAP ACT



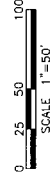
REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK 40, PG. 100, S.J.C.R.
 (R-2) PARCEL MAP 05-01 PM, BK. 25 PG. 81, S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 17°16'50" EAST BETWEEN FOUND MONUMENTS IN BARBARA TERRY BOULEVARD AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREIN

LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE PARCEL LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- TIE LINE
- REINFORCEMENT OF ABUTTER'S RIGHTS
- FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- SET 2 1/2" BRASS DISK STAMPED "S 8817" IN MONUMENT BOX PER CITY OF LAHROP STANDARDS
- SET 3/4" IRON PIPE WITH TAG STAMPED "S 8817" ANGLE POINT
- BOUNDARY
- EXISTING
- IRON PIPE
- MONUMENT TO MONUMENT
- M-M
- M-P
- MONUMENT TO PROPERTY LINE
- OR
- OFFICIAL RECORDS
- PUE
- PUBLIC UTILITY EASEMENT
- M&P
- PRIVATE ACCESS AND UTILITY EASEMENT
- M&E
- WALL EASEMENT
- (R)
- (B)
- (T)
- S.J.C.R.
- SAN JOAQUIN COUNTY RECORDS
- INDICATES SHEET NUMBER

NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.



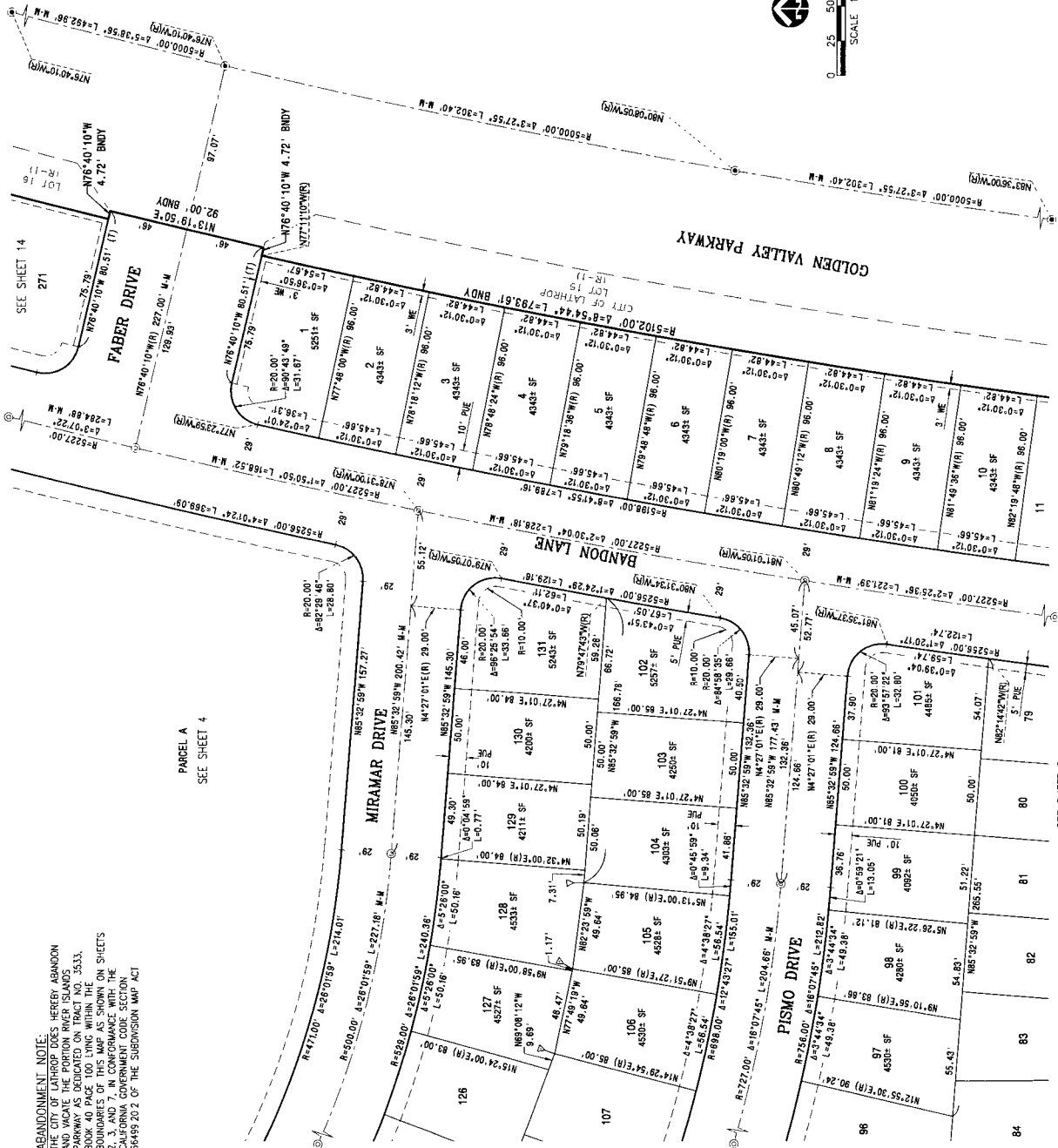
TRACT NO. 4105

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1D
 A SUBDIVISION OF LOTS 1, 2, 3 AND 4 OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, AND MAP 05-01 PM, BK. 25 PG. 81, SAN JOAQUIN COUNTY RECORDS, AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, RECORDED APRIL 22, 2019 AS INSTRUMENT NO. 2109-038586 OF OFFICIAL RECORDS, BEING A PORTION OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT Diablo BASE & MERIDIAN CITY OF LAHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS

OCTOBER 2021

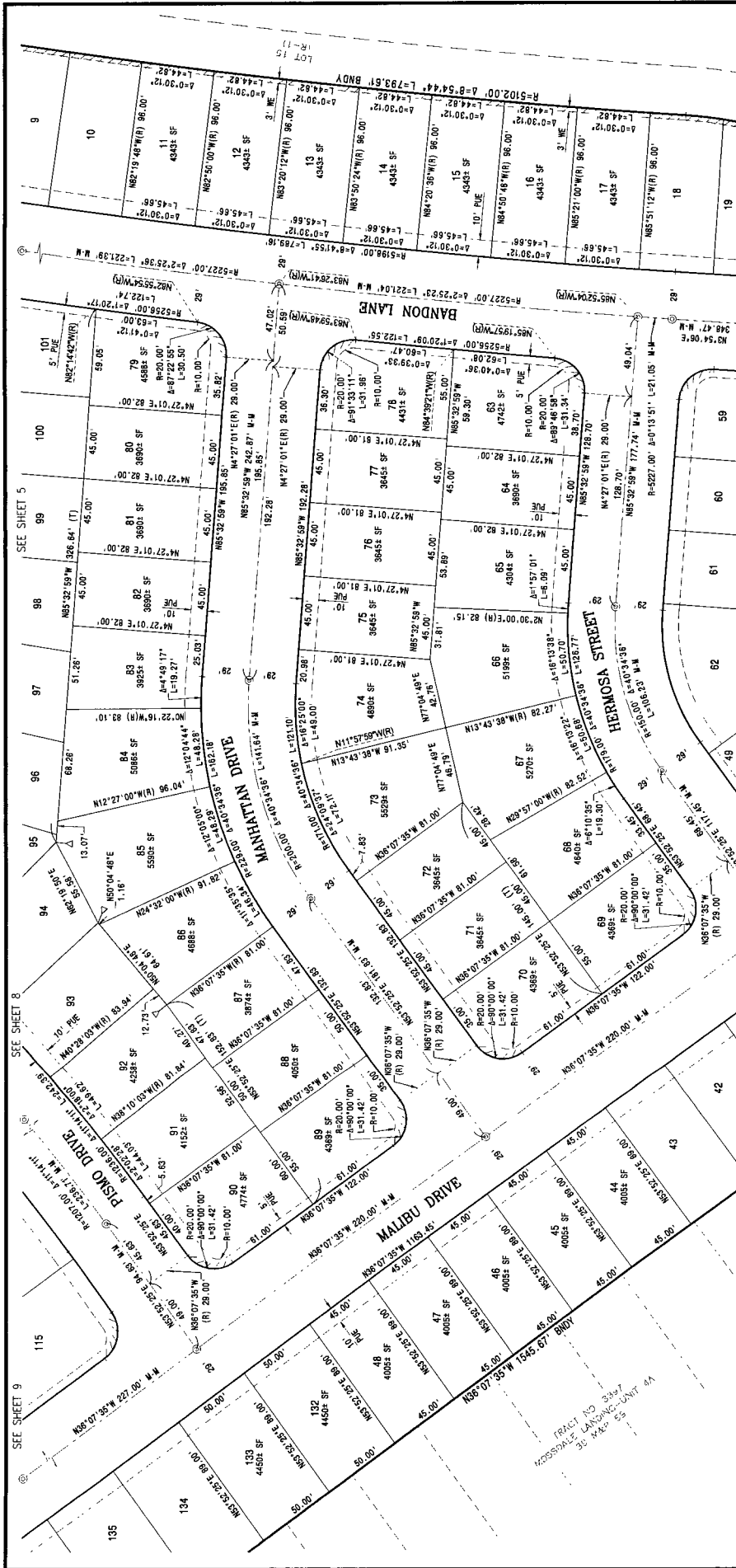
25235.01



ABANDONMENT NOTE:
 THE CITY OF LAHROP DOES HEREBY ABANDON AND WAIVE THE PORTION RIVER ISLANDS PARKWAY AS DEDICATED ON TRACT NO. 3533, BOOK 40 PAGE 100 LING WITHIN THE BOUNDARIES OF THIS MAP AS SHOWN ON SHEETS 80 AND 81 AND THE PORTION OF THE CALIFORNIA GOVERNMENT COORDINATE SYSTEM 66498 2012 OF THE SUBDIVISION MAP ACT

PARCEL A
 SEE SHEET 4

SEE SHEET 6



LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- THE LINE
- RECONSTRUCTION OF ADJUTER'S RIGHTS
- FOUND 2 1/2" BRASS DISK IN CONCRETE
- MONUMENT BOX UNLESS OTHERWISE NOTED
- SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- SET 3/4" IRON PIPE WITH TAG STAMPED "LS 8817"
- ANGLE POINT
- BENCH MARK
- EXISTING
- IRON PIPE

MONUMENT TO MONUMENT

- M-W MONUMENT TO MONUMENT
- O-P PUBLIC UTILITY EASEMENT
- P-AE PRIVATE ACCESS AND UTILITY EASEMENT
- M-P MAPS AND PLATS
- WE WALL EASEMENT
- RA RADIAL BEARING
- TOTAL
- SAN JOAQUIN COUNTY RECORDS
- S.J.C.R.

INDICATES SHEET NUMBER

ABANDONMENT NOTE:
 THE CITY OF LATHROP HAS HEREBY ABANDONED AND VACATED THE PORTION RIVER ISLANDS PARKWAY AS DEDICATED ON TRACT NO. 3533, BOOK 40 PAGE 100 LYING WITHIN THE BOUNDARIES OF THIS MAP AS SHOWN ON SHEETS 97 AND 98 OF THIS MAP AND THE CORRESPONDING CODE SECTION 66499.202 OF THE SUBDIVISION MAP ACT.

REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) PARCEL MAP 09-01 PM, BK. 25 PG. 61, S.J.C.R.

BASEIS OF BEARINGS:
 THE BEARING NORTH 17°16'30" EAST BETWEEN FOUND MONUMENTS (CROSS MARK) AND PLATS IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON

NOTES:
 ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.

TRACT NO. 4105
 SUBDIVISIONS OF SAN JOAQUIN COUNTY
 A SUBDIVISION OF STAMFORD CROSSING - PHASE 1D - 9533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, AMENDED PURSUANT TO THAT CERTAIN CERTIFICATE OF CORRECTION RECORDED APRIL 22, 2019 AS INSTRUMENT NO. 2109-039596 OF OFFICIAL RECORDS, BEING A PORTION OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT Diablo BASE & MERIDIAN
 SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS
 1100 P STREET, SUITE 100, SACRAMENTO, CA 95811
 (916) 442-1100

SEE SHEET 7
 SEE SHEET 8
 SEE SHEET 9
 SEE SHEET 5
 SEE SHEET 10

SCALE: 1"=40'
 0 20 40 80

25235.01
 SHEET 6 OF 14
 OCTOBER 2021

REFERENCES
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) PARCEL MAP 09-01 PM, BK. 25 PG. 81, S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 17°16'30" EAST BETWEEN FOUND MONUMENTS
 ON AN ON-CORNER TO S.J.C.R. TRACT NO. 3533, IN
 BOOK 40 OF MAPS AND PLATS, AS PER CITY OF LATROP,
 COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN
 HEREON

LEGEND

(---)	DISTINCTIVE BORDER
(---)	RIGHT OF WAY LINE
(---)	LOT LINE/PANEL LINE
(---)	EXISTING PROPERTY LINE
(---)	EXISTING EASEMENT LINE
(---)	EXISTING ENCUMBRANCE LINE
(---)	PROPERTY LINE
(---)	MONUMENT LINE

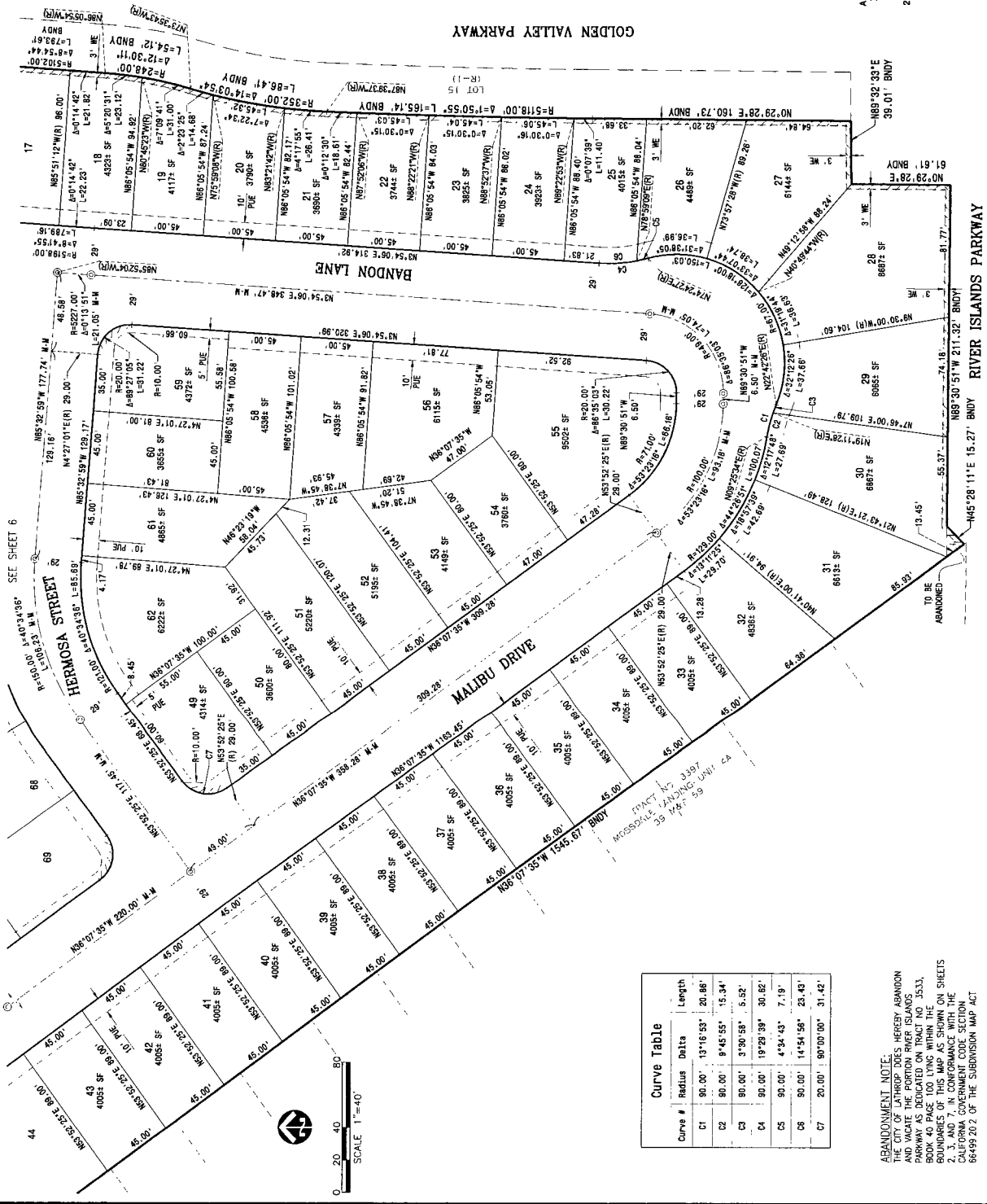
REMOVAL OF MONUMENTS AND
 MONUMENT BOX UNLESS OTHERWISE NOTED
 SET 2 1/2" BRASS DISK STAMPED "S. 8617" IN
 MONUMENT BOX PER CITY OF LATROP STANDARDS
 SET 3/4" IRON PIPE WITH TAG STAMPED "S. 8617"
 ANGLE POINT
 BOUNDARY
 EXISTING
 IRON PIPE
 M-M
 MONUMENT TO PROPERTY LINE
 MONUMENT TO PROPERTY LINE
 OFFICIAL RECORDS
 O.R.
 PUBLIC UTILITY EASEMENT
 PRIVATE ACCESS AND UTILITY EASEMENT
 MAPS AND PLATS
 WALL EASEMENT
 RADIAL EASEMENT
 TOTAL
 S.J.C.R.
 SAN JOAQUIN COUNTY RECORDS
 INDICATES SHEET NUMBER

NOTES:
 1 ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES

TRACT NO. 4105

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 10
 A SUBDIVISION OF LOTS 1, 2, 3 AND 17, OF TRACT 3533 AS RECORDED
 IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY
 RECORDS, AND LOTS 17, 18, 19 AND 20, OF TRACT 3533 AS RECORDED IN
 CORRECTION RECORDED APRIL 23, 2013 IN MAPS AND PLATS DIVISION OF
 2109-035694 OF OFFICIAL RECORDS, BEING A PORTION OF SECTION 28,
 TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE A MERIDIAN,
 CITY OF LATROP,
 SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS
 REGISTERED PROFESSIONAL LAND SURVEYORS
 400 WEST 10TH STREET, SUITE 100
 SACRAMENTO, CALIFORNIA 95811
 OCTOBER 2021



Curve Table

Curve #	Radius	Delta	Length
C1	90.00'	13°16'53"	20.88'
C2	90.00'	9°45'55"	15.34'
C3	90.00'	3°30'55"	5.92'
C4	90.00'	19°29'39"	30.62'
C5	90.00'	4°34'43"	7.19'
C6	90.00'	14°54'58"	23.43'
C7	20.00'	90°00'00"	31.42'

ABANDONMENT NOTE:
 RECORDS OF THE MONUMENTS, HERSEY ABANDON
 AND VACATE THE PORTION RIVER ISLANDS
 PARKWAY AS DEDICATED ON TRACT NO. 3533,
 BOOK 40 PAGE 100 LYING WITHIN THE
 BOUNDARIES OF THIS MAP AS SHOWN ON SHEETS
 2, 3, AND 7, IN CONFORMANCE WITH THE
 CITY OF LATROP ORDINANCE NUMBER
 66469-202 OF THE SUBDIVISION MAP ACT.

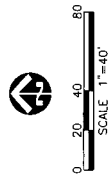
REFERENCES:
 (P-1) PARCEL MAP NO. 3533 MAPS & PLATS BK. 49, PG. 100, S.J.C.R.
 (P-2) PARCEL MAP 09-01 PM, BK. 25 PG. 81, S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 12°16'50" EAST BETWEEN FOUND MONUMENTS IN BARBARA TERRY BOULEVARD AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, BEING A PORTION OF INSTRUMENT NO. 2109-0395986 OF OFFICIAL RECORDS, BEING A PORTION OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 8 EAST, MOUNT Diablo BASE & MERIDIAN, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

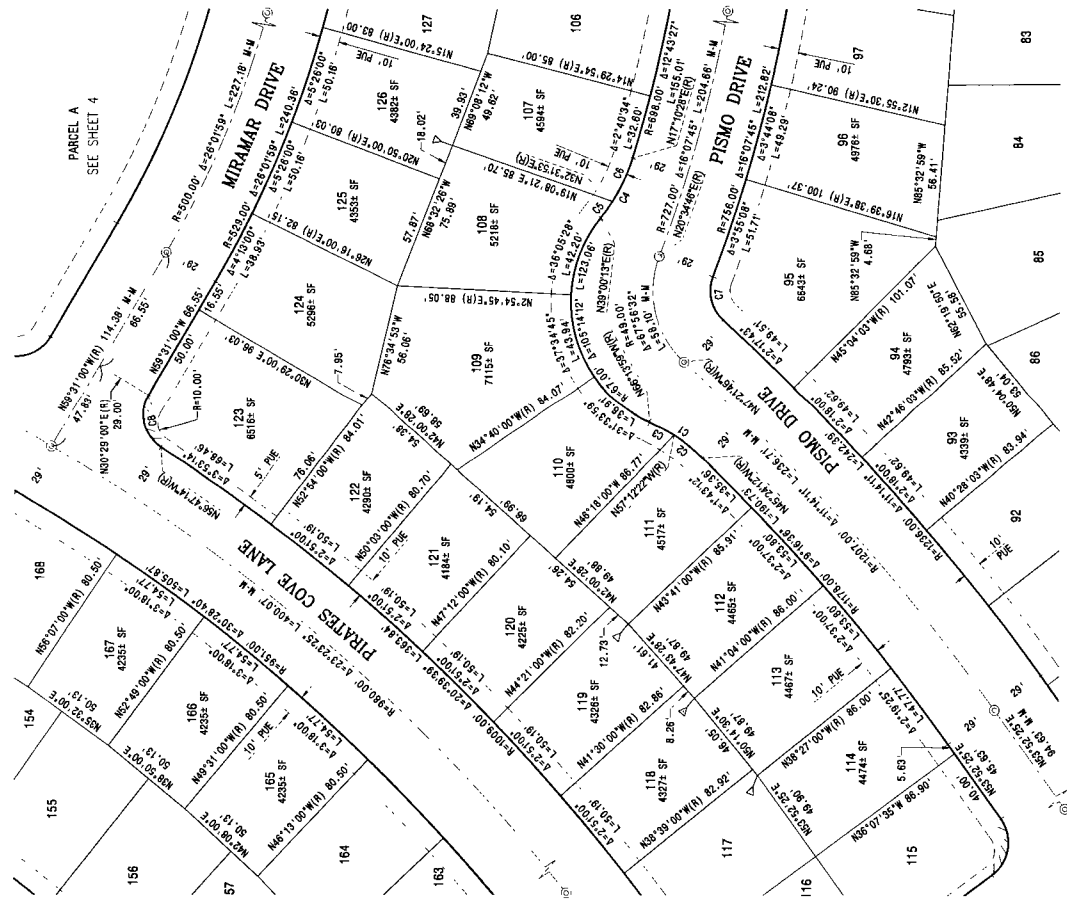
RELINQUISHMENT OF ABUTTER'S RIGHTS
 FOUND 2 1/2" BRASS DISK IN CONCRETE
 MONUMENT BOX UNLESS OTHERWISE NOTED
 SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN
 MONUMENT BOX PER CITY OF LATHROP STANDARDS
 SET 3/4" IRON PIPE WITH TAG STAMPED "LS 8817"
 ANGLE POINT
 BOUNDARY
 EXISTING
 IRON PIPE
 MONUMENT TO MONUMENT
 MONUMENT TO PROPERTY LINE
 MONUMENT TO PROPERTY LINE
 PUBLIC UTILITY EASEMENT
 PRIVATE ACCESS AND UTILITY EASEMENT
 MAPS AND PLATS
 WALL EASEMENT
 RADIAL BEARING
 TOTAL
 S.J.C.R.
 INDICATES SHEET NUMBER



Curve #	Radius	Delta	Length
C1	90.00'	20°49'48"	32.72'
C2	90.00'	11°48'10"	18.54'
C3	90.00'	9°01'37"	14.18'
C4	90.00'	21°40'45"	34.29'
C5	90.00'	8°28'19"	10.17'
C6	90.00'	15°21'28"	24.12'
C7	20.00'	87°58'32"	23.72'
C8	20.00'	87°16'14"	30.46'



SEE SHEET 10



SEE SHEET 9

SEE SHEET 5

SEE SHEET 6

TRACT NO. 4105

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 10

A SUBDIVISION OF LOTS 1, 2, 3 AND 17, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, BEING A PORTION OF INSTRUMENT NO. 2109-0395986 OF OFFICIAL RECORDS, BEING A PORTION OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 8 EAST, MOUNT Diablo BASE & MERIDIAN, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS
 CIVIL ENGINEERS
 1400 N. G STREET, SUITE 100, LATHROP, CA 95330
 (916) 486-1111

OCTOBER 2021

SHEET 8 OF 14

292315.01

ABANDONMENT NOTE:
 THE CITY OF LATHROP DOES HEREBY ABANDON AND VACATE THE PORTION RIVER ISLANDS PARKWAY AS DEDICATED ON TRACT NO. 3533, BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, BEING A PORTION OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 8 EAST, MOUNT Diablo BASE & MERIDIAN, IN CONFORMANCE WITH THE CALIFORNIA GOVERNMENT CODE SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT.

REFERENCES:
 MAP NO. 3533 MAPS & PLATS BY 45, PG. 108, S.J.C.R.
 (P-2) PARCEL MAP 09-01 P.M. BY 25 PG. 81, S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 127°56'00" EAST BETWEEN FOUND MONUMENTS
 IN BARBARA TERRY BOULEVARD AS SHOWN ON TRACT 3533, IN
 BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN
 COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN
 HEREON

- LEGEND**
- DISTINCTIVE BORDER
 - RIGHT OF WAY LINE
 - LOT LINE/PARCEL LINE
 - EXISTING PROPERTY LINE
 - EASEMENT LINE
 - EXISTING EASEMENT LINE
 - MONUMENT LINE
 - THE LINE
- REINFORCEMENT OF ABUTTER'S RIGHTS
 FOUND 2 1/2" BRASS DISK IN CONCRETE
 MONUMENT BOX UNLESS OTHERWISE NOTED
 SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN
 MONUMENT BOX PER CITY OF LATHROP STANDARDS
 SET 3/4" IRON PIPE WITH TAG STAMPED "LS 8817"
 ANGLE POINT
 BOUNDARY
 EXISTING
 IRON PIPE
 MONUMENT TO MONUMENT
 MONUMENT TO PROPERTY LINE
 OFFICIAL RECORDS
 OFFICIAL SURVEY
 PRIVATE ACCESS AND UTILITY EASEMENT
 PAVE, ACCESS AND PLUGS
 WE
 WALL EASEMENT
 RADIAL BEARING
 TOTAL
 SAN JOAQUIN COUNTY RECORDS
 S.J.C.R.
 () INDICATES SHEET NUMBER

NOTES:
 1- ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.

TRACT NO. 4105

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1D

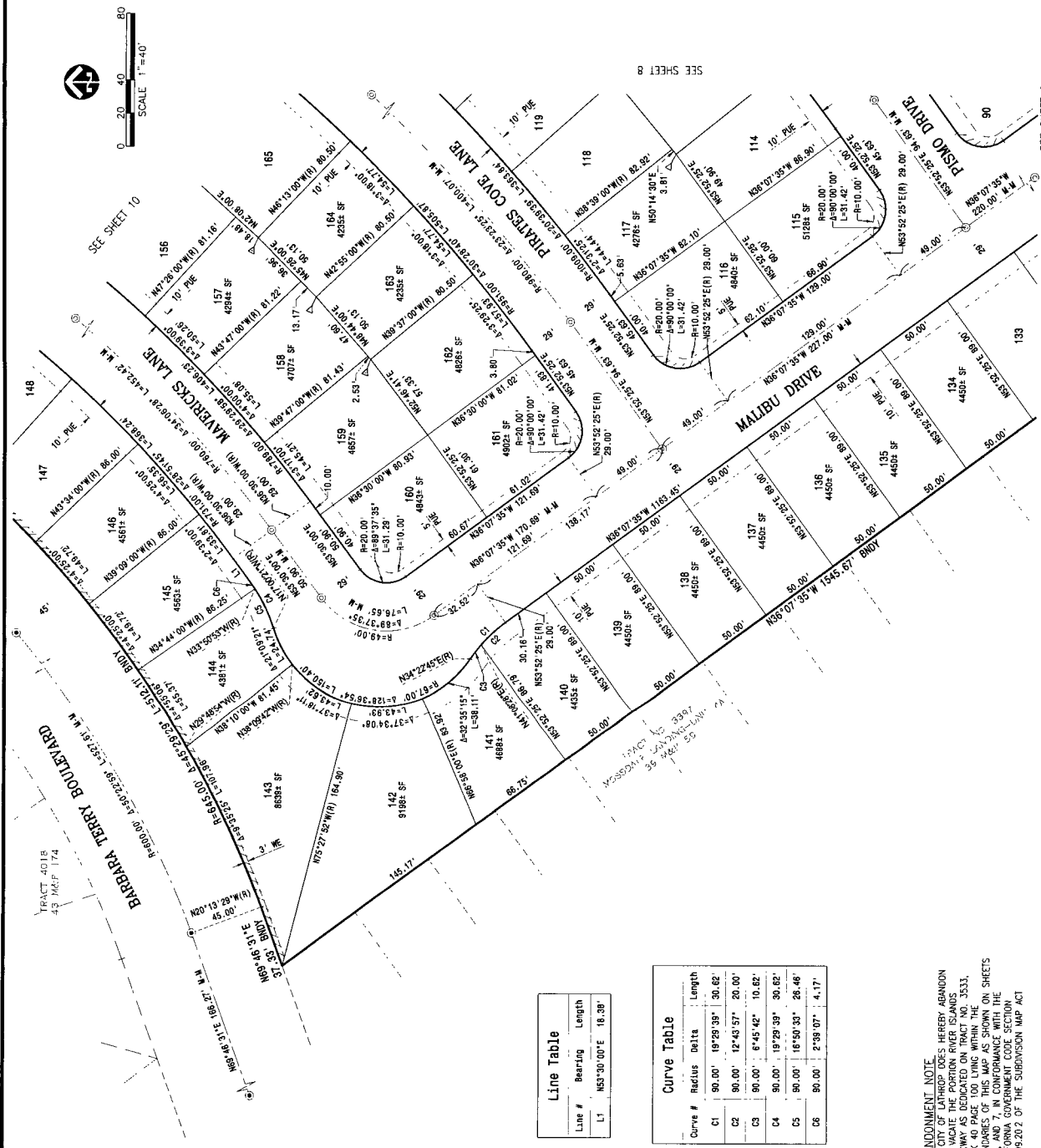
A SUBDIVISION OF LOTS 1, 2, 3 AND 17, OF TRACT 3533 AS RECORDED
 IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY
 RECORDS, SUBJECT TO THAT CERTAIN CERTIFICATE OF
 CORRECTION BEING FILED WITH THE COUNTY CLERK'S OFFICE
 2109-038986 OF OFFICIAL RECORDS, BEING A PORTION OF SECTION 28,
 TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN,
 CITY OF LATHROP,
 SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS
 CIVIL ENGINEERS
 1000 N. 10TH ST. SUITE 200
 SACRAMENTO, CA 95834
 TEL: (916) 442-1111 FAX: (916) 442-1112

OCTOBER 2021

SHEET 9 OF 14

25235.01



Line Table

Line #	Bearing	Length
L1	N85°30'00"E	15.38'

Curve Table

Curve #	Radius	Delta	Length
C1	90.00'	18°29'39"	30.62'
C2	90.00'	12°43'57"	20.00'
C3	90.00'	6°45'42"	10.62'
C4	90.00'	18°29'39"	30.62'
C5	90.00'	18°50'30"	28.46'
C6	90.00'	2°39'07"	4.17'

ABANDONMENT NOTE
 THE CITY OF LATHROP ACQUIRES HEREBY ABRANDON
 AND VACATE THE PORTION RIVER ISLANDS
 PARKWAY AS DEDICATED ON TRACT NO. 3533,
 BOOK 40 PAGE 100 LYING WITHIN THE
 BOUNDARIES OF THIS MAP AS SHOWN ON SHEETS
 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18,
 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32,
 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48,
 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70,
 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95,
 96, 97, 98, 99, 100 OF THE SUBDIVISION MAP ACT
 66499-20.2 OF THE SUBDIVISION MAP ACT

REFERENCES:
 TRACT NO. 3533 MAPS & PLATS BY 48, PG. 100, S.J.C.R.
 (R-2) PARCEL MAP 09-01 PM, BK 25 PG. 81, S.J.C.R.

DATE OF RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON

THE BEARING NORTH 12°16'50" EAST BETWEEN FOUND MONUMENTS IN BARBARA TERRY BOULEVARD AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, RECORDED APRIL 23, 2019 AS INSTRUMENT NO. 2109-039596 OF OFFICIAL RECORDS, BEING A PORTION OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 8 EAST, MOUNT Diablo BASE & MERIDIAN CITY OF LATHROP SAN JOAQUIN COUNTY, CALIFORNIA

LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- TIE LINE

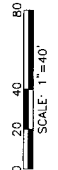
REINFORCEMENT OF ABUTTER'S RIGHTS
 FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
 SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
 SET 3/4" IRON PIPE WITH TAG STAMPED "LS 8817" UNLESS OTHERWISE NOTED

BOUNDARY

- ⊙ BNDY
- ⊙ EX
- ⊙ P
- ⊙ M-M
- ⊙ C-PL
- ⊙ C-PL
- ⊙ PUE
- ⊙ PALE
- ⊙ MAP
- ⊙ WE
- ⊙ (R)
- ⊙ (T)
- ⊙ S.J.C.R.
- ⊙ 4

INDICATES SHEET NUMBER

NOTES:
 1 ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES



TRACT NO. 4105

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 10

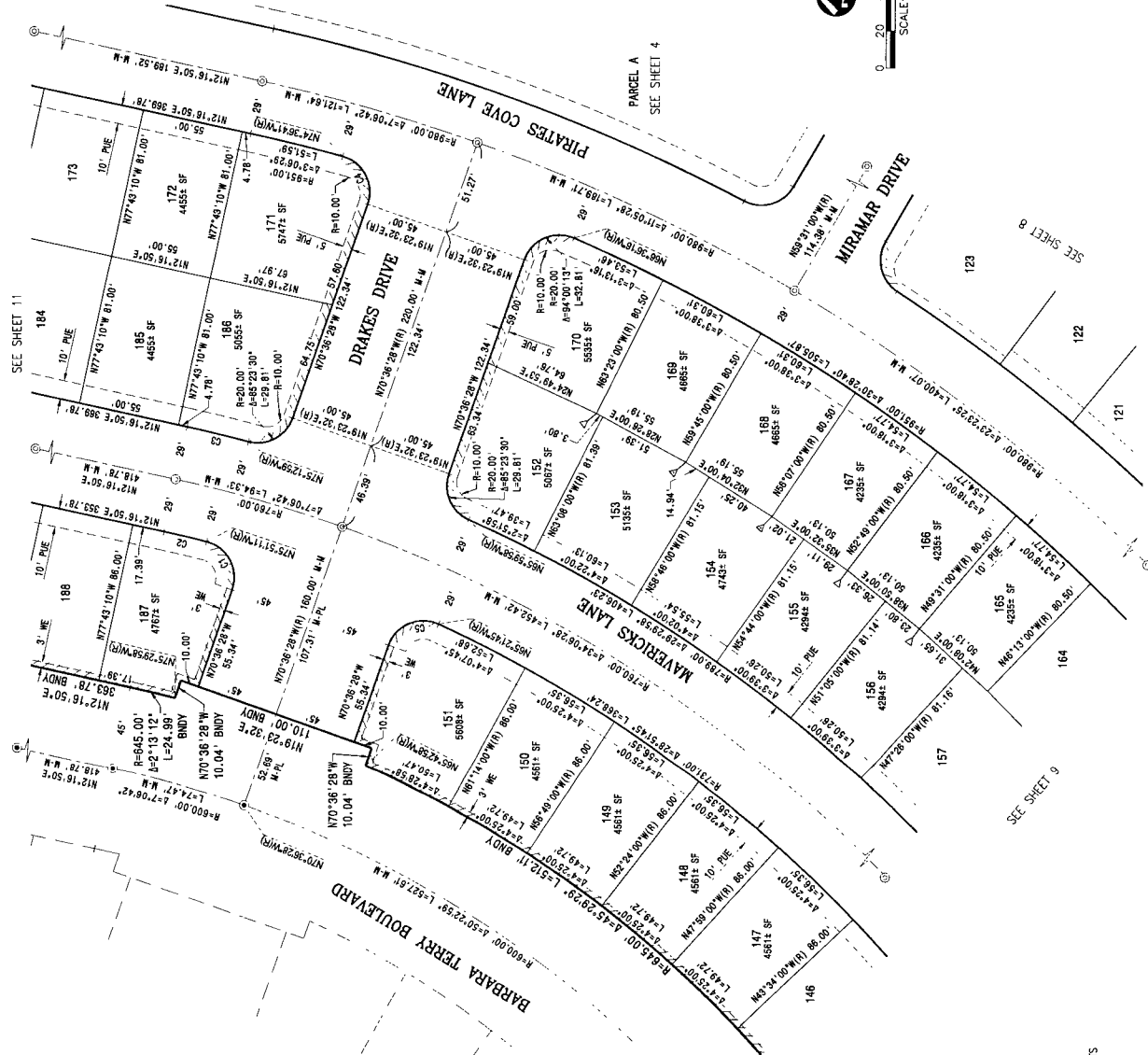
A SUBDIVISION OF LOTS 1, 2, 3 AND 17, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, RECORDED APRIL 23, 2019 AS INSTRUMENT NO. 2109-039596 OF OFFICIAL RECORDS, BEING A PORTION OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 8 EAST, MOUNT Diablo BASE & MERIDIAN CITY OF LATHROP SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS
 CIVIL ENGINEERS
 1000 N. G ST. SUITE 200
 SACRAMENTO, CA 95811
 (916) 441-1111

OCTOBER 2021

SHEET 10 OF 14

25235.01



Curve #	Radius	Delta	Length
C1	20.00'	95°14'43"	33.25'
C2	731.00'	1°51'58"	23.81'
C3	789.00'	2°30'11"	34.47'
C4	20.00'	94°00'13"	32.81'
C5	20.00'	95°14'43"	33.25'

ABANDONMENT NOTE:
 THE CITY OF LATHROP DOES HEREBY ABANDON AND WAIVE THE PORTION OF TRACT NO. 3533, PARKWAY AS DEDICATED ON TRACT NO. 3533, BOOK 40 PAGE 100 LYING WITHIN THE BOUNDARIES OF THIS MAP AS SHOWN ON SHEETS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 OF THE SUBDIVISION MAP ACT 66499.202 OF THE SUBDIVISION MAP ACT

REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK 40, PG. 100, S.J.C.R.
 (R-2) PARCEL MAP 09-01 PM, BK 25 PG. 81, S.J.C.R.

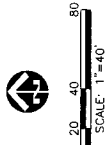
BASIS OF BEARINGS:
 THE BEARING NORTH 17°16'50" EAST BETWEEN FOUND MONUMENTS IN BARBARA TERRY BOULEVARD AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- TIE LINE

- REINFORCEMENT OF ADJUTER'S RIGHTS
- MONUMENT BOX UNLESS OTHERWISE NOTED
- SET 2 1/2" BRASS DISK STAMPED 'LS 8817' IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- SET 3/4" IRON PIPE WITH TAG STAMPED 'LS 8817'
- ANGLE POINT
- BOUNDARY EVIDENCE
- IRON PIPE
- MONUMENT TO MONUMENT
- MONUMENT TO PROPERTY LINE
- O.R.
- OFFICIAL RECORDS
- PUBLIC UTILITY EASEMENT
- PAVE
- PRIVATE ACCESS AND UTILITY EASEMENT
- MAPS AND PLATS
- WE
- WALL EASEMENT
- RADIAL BEARING
- TOTAL
- (1) (1)
- S.J.C.R.
- SAN JOAQUIN COUNTY RECORDS

INDICATES SHEET NUMBER



TRACT NO. 4105

SUBDIVISIONS OF SAN JOAQUIN COUNTY

STANFORD CROSSING - PHASE 10
 A SUBDIVISION OF LOTS 1, 2, 3 AND 17, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WASHINGTON COUNTY RECORDS, BOOK 40 PAGE 100, CORRECTION RECORDED APRIL 23, 2019 AS INSTRUMENT NO. 2108-039986 OF OFFICIAL RECORDS, BEING A PORTION OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN

SAN JOAQUIN COUNTY, CALIFORNIA

MAGKAY & SOMPS

CITY OF LATHROP

OCTOBER 2021

25335.01

SHEET 11 OF 14

ABANDONMENT NOTICE:
 THE CITY OF LATHROP DOES HEREBY ABANDON AND VACATE THE PORTION PIRATES ISLANDS AND ADJACENT PORTION OF PIRATES ISLANDS, BOOK 40 PAGE 100 LINES WITHIN THE BOUNDARIES OF THIS MAP AS SHOWN ON SHEETS 2, 3, AND 7, IN CONFORMANCE WITH THE CALIFORNIA GOVERNMENT CODE SECTION 66499.202 OF THE SUBDIVISION MAP ACT

REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) PARCEL MAP 09-01 PM, BK. 25 PG. 81, S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 12°16'50" EAST BETWEEN FOUND MONUMENTS IN BARBARA TERRY BOULEVARD AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, A PUBLIC RECORD, COUNTY OF LATHROP, WASHINGTON, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- TIE LINE

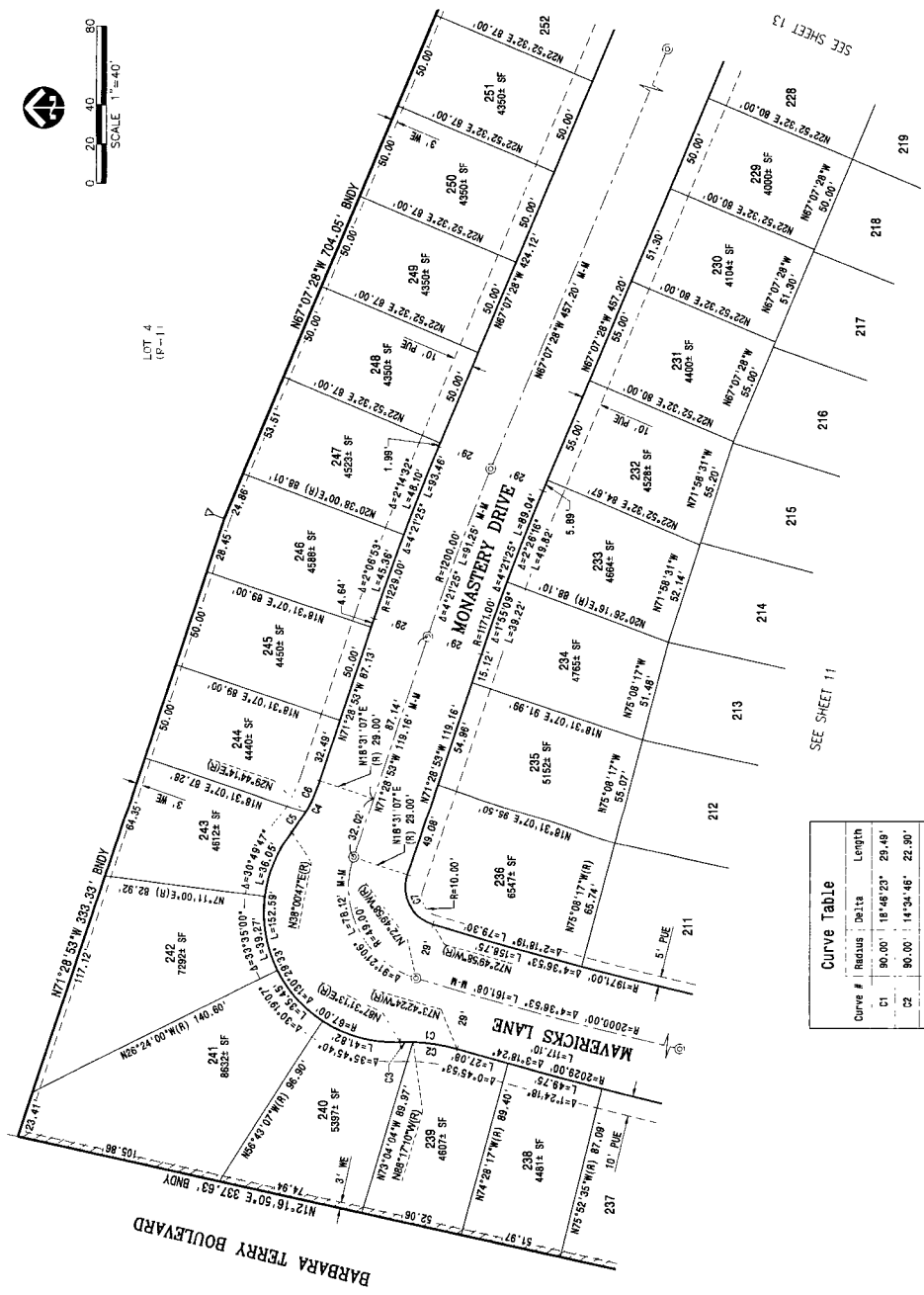
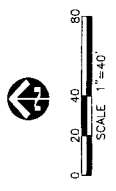
RELINQUISHMENT OF ABUTTER'S RIGHTS
 FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
 SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
 SET 3/4" IRON PIPE WITH TAG STAMPED "LS 8817" ANGLE POINT
 BOUNDARY
 EXISTING
 MONUMENT TO MONUMENT
 MONUMENT TO PROPERTY LINE
 OFFICIAL RECORDS
 O.P.F.
 PUBLIC UTILITY EASEMENT
 PALE
 PRIVATE ACCESS AND UTILITY EASEMENT
 MAP
 WE
 RADIAL BEARING
 TOTAL
 S.J.C.R.
 INDICATES SHEET NUMBER

NOTES
 1 ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES

TRACT NO. 4105

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STAMFORD CROSSING - PHASE 1D
 A SUBDIVISION OF LOTS 1, 2, 3 AND 17, OF TRACT 3533 AS RECORDED IN OFFICIAL RECORDS, SAN JOAQUIN COUNTY, CALIFORNIA, AND THE CITY OF LATHROP, WASHINGTON, PURSUANT TO THE CERTAIN CERTIFICATE OF CORRECTION RECORDED APRIL 22, 2019 AS INSTRUMENT NO. 2109-035586 OF OFFICIAL RECORDS, BEING A PORTION OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS
 CIVIL ENGINEERS & SURVEYORS
 1000 10TH AVENUE, SUITE 200
 LATHROP, WASHINGTON 98426
 OCTOBER 2021



Curve Table

Curve #	Radius	Delta	Length
C1	90.00'	18°49'23"	29.49'
C2	90.00'	14°34'46"	22.90'
C3	90.00'	4°11'37"	6.59'
C4	90.00'	19°29'39"	30.62'
C5	90.00'	5°18'33"	13.00'
C6	90.00'	11°10'08"	17.62'
C7	20.00'	91°21'06"	31.89'

ABANDONMENT NOTE:
 THE CITY OF LATHROP DOES HEREBY ABANDON AND WAIVE THE PORTION RIVER ISLANDS PARKWAY AS DEDICATED ON TRACT NO. 3533, BOOK 40 PAGE 100 LYING WITHIN THE BOUNDARIES OF THIS MAP AS SHOWN ON SHEETS 12 AND 13 OF THIS MAP IN ACCORDANCE WITH THE 2019 WASHINGTON GOVERNMENT CODE SECTION 66A09.020 OF THE SUBDIVISION MAP ACT.

REFERENCES:
 (S-1) TRACT MAP NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (P-1) TRACT MAP NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (P-2) PARCEL MAP 09-01 PM, BK. 25 PG. 81, S.J.C.R.

BASIS OF BEARINGS:
 THE BEARINGS LISTED HEREIN ARE TRUE BEARINGS
 IN THE MEANS SYSTEM OF 1856° EAST BETWEEN FOUND MONUMENTS
 IN BARBARA LERRY BOULEVARD AS SHOWN ON TRACT NO. 3533, IN
 BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN
 COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN
 HEREON

- LEGEND**
- DISTINCTIVE BORDER
 - RIGHT OF WAY LINE
 - LOT LINE/PARCEL LINE
 - EXISTING PROPERTY LINE
 - EASEMENT LINE
 - EXISTING EASEMENT LINE
 - MONUMENT LINE
 - TIE LINE

- RELINQUISHMENT OF ABUTTER'S RIGHTS
- FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- SET 2 1/2" BRASS DISK STAMPED "S 8817" IN MONUMENT BOX PER CITY OF LAHROP STANDARDS
- SET 3/4" IRON PIPE WITH TAG STAMPED "S 8817"
- ANGLE POINT
- BOUNDARY
- EXISTING
- IRON PIPE
- EX
- M-M
- M-M
- O.S.P.L.
- O.S.P.L.
- PILE
- PAPE
- MAPS AND PLATS
- WALL EASEMENT
- WE
- RADIAL BEARING
- TOTAL
- S.J.C.R.
- SAN JOAQUIN COUNTY RECORDS
- INDICATES SHEET NUMBER

NOTES
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES

TRACT NO. 4105

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STAMFORD CROSSING - PHASE 1D

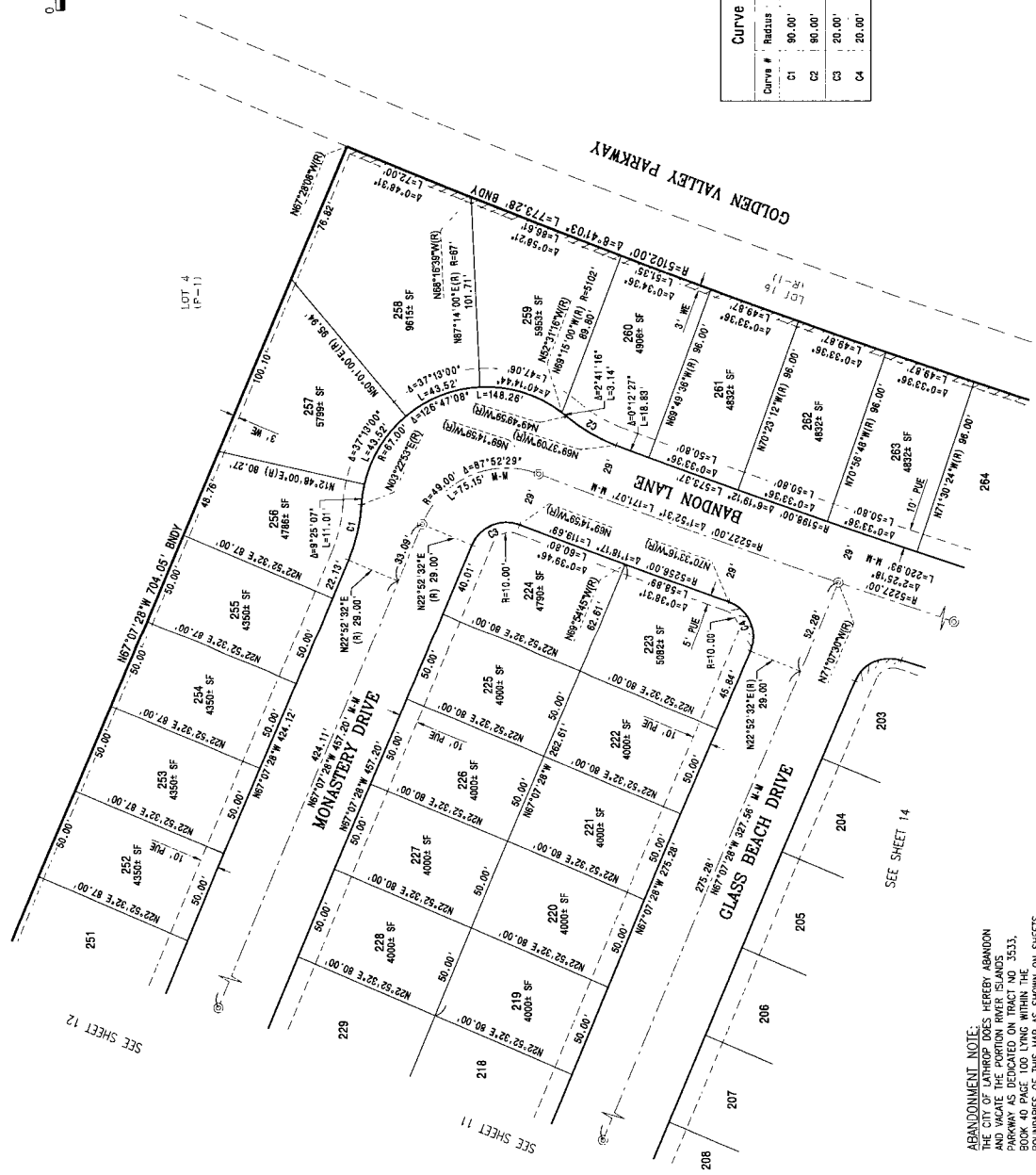
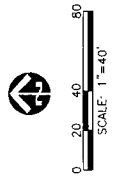
A SUBDIVISION OF LOTS 1, 2, 3 AND 17, OF TRACT 3533 AS RECORDED
 IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY
 RECORDS, AND LOTS 1, 2, 3 AND 17, OF TRACT 3533 AS RECORDED IN
 CORRECTION RECORDED APRIL 22, 2019 AS INSTRUMENT NO. 2109-039586
 OF OFFICIAL RECORDS, BEING A PORTION OF SECTION 28,
 TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN,
 CITY OF LAHROP
 SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS
 CIVIL ENGINEERS
 1000 N. G ST., SUITE 100, LAHROP, CA 95834
 TEL: 916.438.1100 FAX: 916.438.1101

OCTOBER 2021

SHEET 13 OF 14

25235.01



Curve #	Radius	Delta	Length
C1	90.00'	19°29'39"	30.82'
C2	90.00'	19°47'09"	31.08'
C3	20.00'	87°52'29"	10.87'
C4	20.00'	93°25'48"	32.61'

ABANDONMENT NOTE:
 THE PART OF TRACT NO. 3533, MAPS AND PLATS BK. 40, PG. 100, S.J.C.R. AND MAPS AND PLATS BK. 25, PG. 81, S.J.C.R. DEDICATED TO BARBARA LERRY BOULEVARD AS SHOWN ON TRACT NO. 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON. THE BOUNDARIES OF THIS MAP AS SHOWN ON SHEETS 2, 3, AND 7, IN CONFORMANCE WITH THE ABANDONMENT PROCEDURE SET FORTH IN SECTION 66499.202 OF THE SUBDIVISION MAP ACT

REFERENCES:
 SUBDIVISION NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-1) PARCEL MAP 09-01 PM, BK. 25 PG. 81, S.J.C.R.
 (R-2) PARCEL MAP 09-01 PM, BK. 25 PG. 81, S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 12°16'50" EAST BETWEEN FOUND MONUMENTS
 IN BARBARA TERRY BOULEVARD AS SHOWN ON TRACT 3533, IN
 BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN
 COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN
 HEREIN



0 20 40 80
 SCALE 1"=40'

LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- TIE LINE

REINFORCEMENT OF ARBITER'S RIGHTS
 FOUND 2 1/2" BRASS DISK IN CONCRETE
 MONUMENT BOX UNLESS OTHERWISE NOTED
 SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN
 MONUMENT BOX PER CITY OF LATHROP STANDARDS
 SET 3/4" IRON PIPE WITH TAG STAMPED "LS 8817"
 ANGLE POINT
 BOUNDARY

- EX EXISTING
- IP IRON PIPE TO MONUMENT
- M-M MONUMENT TO PROPERTY LINE
- M-PL MONUMENT TO PROPERTY LINE OF PUBLIC RECORD
- PIE PUBLIC UTILITY EASEMENT
- PALE PRIVATE ACCESS AND UTILITY EASEMENT
- MAP MAPS AND PLATS
- WE WALL EASEMENT
- R RADIAL BEARING
- T TOTAL
- (T) S.J.C.R.
- (4) INDICATES SHEET NUMBER

NOTES:
 1 ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES

TRACT NO. 4105

SUBDIVISIONS OF SAN JOAQUIN COUNTY

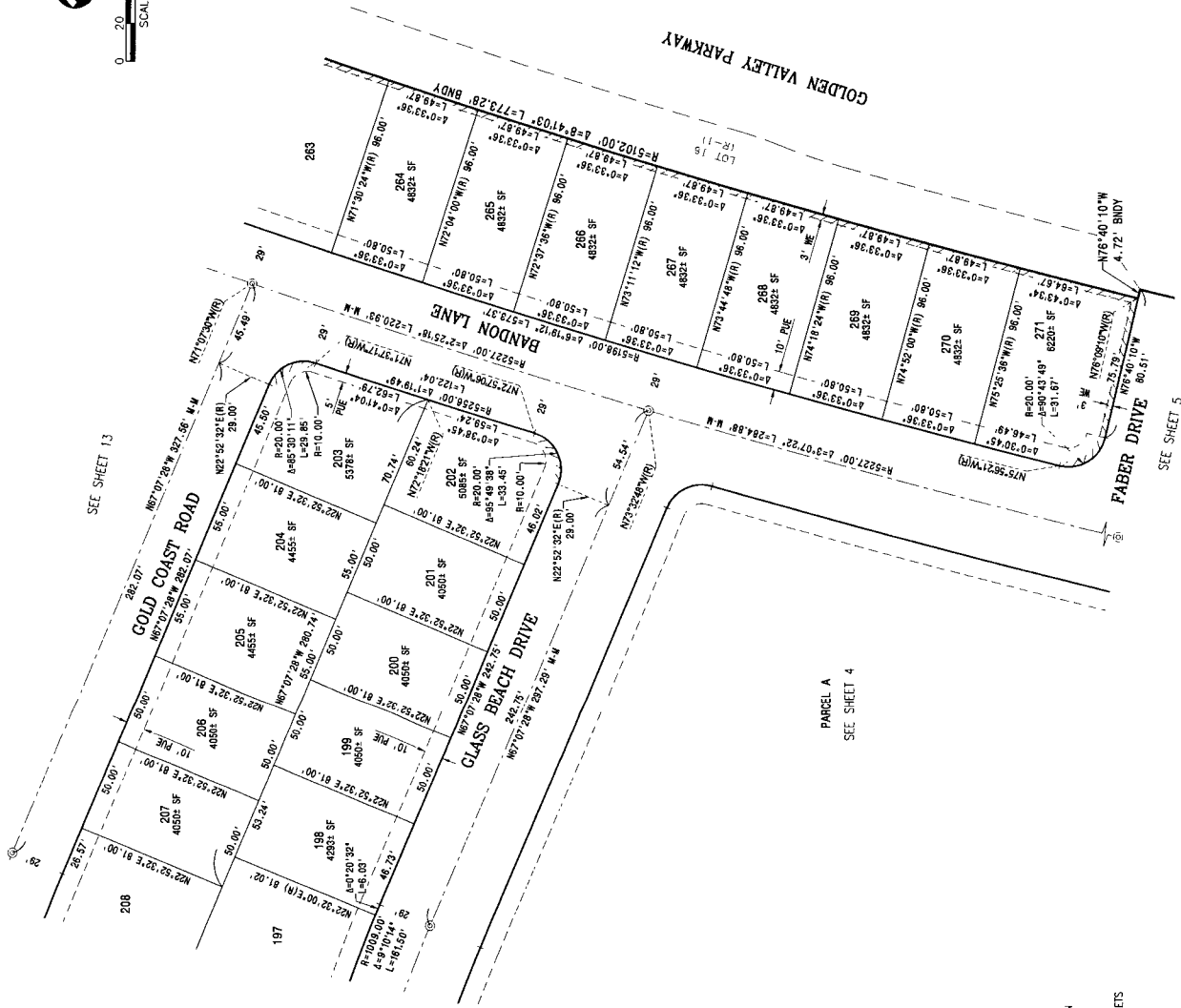
STANFORD CROSSING - PHASE 10
 A SUBDIVISION OF LOTS 1, 2, 3 AND 17, OF TRACT 3533 AS RECORDED
 IN THE OFFICIAL RECORDS OF SAN JOAQUIN COUNTY
 RECORDS, BEING NECESSARY TO TAKE CERTAIN CERTIFICATE OF
 RECORDS NUMBERED PURSUANT TO TAKE CERTAIN CERTIFICATE OF
 CORRECTION RECORDED APRIL 22, 2019 AS INSTRUMENT NO.
 2109-038586 OF OFFICIAL RECORDS, BEING A PORTION OF SECTION 28,
 TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT Diablo BASE & MERIDIAN
 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS

CIVIL ENGINEERS
 1200 N. 1st St., Ste. 100
 Lathrop, WA 98646

OCTOBER 2021

25235.01



SEE SHEET 13

SEE SHEET 4

SEE SHEET 5

SEE SHEET 11

ABANDONMENT NOTE:
 THE LOTS, TRACTS, SECTIONS, HERSEY, ABANDON
 AND WACAT THE PORTION RIVER ISLANDS
 PARKWAY AS DEDICATED ON TRACT NO. 3533,
 BOOK 40 PAGE 100 LYING WITHIN THE
 BOUNDARIES OF THIS MAP AS SHOWN ON SHEETS
 2, 3, AND 7, IN CONFORMANCE WITH THE
 PROVISIONS OF THE SUBDIVISION MAP ACT,
 66-499.202 OF THE SUBDIVISION MAP ACT.

SHEET 14 OF 14

**CITY OF LATHROP
SUBDIVISION IMPROVEMENT AGREEMENT
CENTRAL LATHROP SPECIFIC PLAN (CLSP) PHASE 1D – TRACT 4105
LATHROP LAND ACQUISITION, LLC**

This Subdivision Improvement Agreement (“*Agreement*”) is made and entered into this **fourteenth (14th) day of February, 2022** (“*Effective Date*”), by and between the CITY OF LATHROP, a municipal corporation of the State of California (“*CITY*”) and Lathrop Land Acquisition, LLC, a Delaware limited liability company (“*SUBDIVIDER*”).

RECITALS

A. On October 5, 2006, CITY approved Vesting Tentative Map 3533 to create 62 parcels on 960 acres of land. On March 20, 2007, CITY approved Vesting Tentative Map 3647 to subdivide a portion of Tract 3533 into 1,071 parcels on 190 acres of land. All Vesting Tentative Maps referenced in Recital A are hereinafter collectively referred to as “**VTMs**”.

B. SUBDIVIDER intends to record one Final Map for Tract 4105 to complete the Central Lathrop Specific Plan Phase 1D, as shown in Exhibit “A” (hereinafter “**Final Map**”).

C. On November 23, 2021, CITY approved a request to commence at-risk grading and improvements for Central Lathrop Phase 1D (hereinafter “**At-Risk Agreement**”). Pursuant to the At-Risk Agreement, SUBDIVIDER agreed that all activities will commence “at-risk” because the City Council has not yet approved the neighborhood small lot Final Maps for Tract 4105.

D. SUBDIVIDER is the record owner of all land incorporated with the Final Map and is therefore responsible for compliance with all conditions of approval associated with, including, without limitation, the construction of specified Improvements (as that term is defined below) as described more fully herein.

E. Pursuant to Division 2 of Title 7 of the Government Code of the State of California and CITY's Subdivision Regulations (City of Lathrop, Code of Ordinances, Chapter 16), SUBDIVIDER is required to make certain offers of dedication and to construct certain Improvements required under the Conditions of Approval on the VTMs (collectively, "COAs") and as identified in the approved Final Map, Improvement Plans and this Agreement. For purposes of this Agreement, the term "**Improvements**" shall collectively mean all public improvements required under the COAs and as expressly set forth in this Agreement that will provide services and access to lots within the Final Map and the term "**Improvement Plans**" shall collectively refer to the Improvement Plans approved by CITY.

AGREEMENT

NOW, THEREFORE, in consideration of CITY'S pending (1) approval of the Final Map on February 14, 2022, and subsequent recordation; (2) approval of Improvement Plans in accordance with the terms of this Agreement and all applicable laws and regulations, the parties hereto mutually covenant and agree as follows:

1. SUBDIVIDER shall construct or cause to be constructed at its sole cost and expense the Improvements as specified and in accordance with the provisions of this Agreement. All Improvements shall be constructed to the reasonable satisfaction and approval of the City Engineer, in an ethical and workmanlike manner in accordance with the approved Improvement Plans and specifications, the applicable improvement standards and specifications of the CITY'S Department of Public Works, the applicable Ordinances of the City Lathrop, and the applicable provisions of the California Subdivision Map Act.

2. SUBDIVIDER shall complete, and CITY shall have accepted all Improvements by February 14, 2023, subject to any extension(s) provided for herein and as otherwise expressly provided for in this Agreement. Provided, however, that said deadline shall be extended for twenty-four (24) months upon SUBDIVIDER's request to CITY, supported by reasonable documentation that it is using commercially reasonable efforts to complete same and have said Improvements accepted by CITY.

3. The parties acknowledge and agree that SUBDIVIDER is removing any existing well sites as required in accordance with applicable laws and regulations, including those required by the County Environmental Health Department. The parties further acknowledge and agree that SUBDIVIDER is conveying any and all groundwater rights associated therewith to CITY via the Final Map.

4. SUBDIVIDER guarantees and warrants that the Improvements shall be constructed in compliance with the standards set forth in Paragraph 1 above, free from any defects in work or labor done and from any defects in materials furnished. Further, SUBDIVIDER shall repair and warranty the Improvements in good condition and in accordance with CITY specifications for one (1) year after CITY's acceptance of the Improvements. As required by this Agreement, prior to acceptance of the Improvements, SUBDIVIDER shall deposit with the City a Warranty Bond in the amount equal to 10% of improvement cost $\{(Cost + 10\% Contingency) \times 10\%$ for the Improvements for Tract 4105 to ensure SUBDIVIDER's repair and warranty of the Improvements in accordance with the terms of this Agreement. The Warranty Bond shall be released at the end of the one-year guarantee period provided no claims against it are then outstanding. The Warranty Bond value is shown in Table 1 of this Agreement.

5. Because the Improvements are not entirely complete, SUBDIVIDER is required to post Performance and Labor & Materials bonds to guarantee the unfinished Improvements associated with the Final Map as included and described in Exhibit C of this Agreement.

The amount of performance security shall be equal to the unfinished Improvement cost plus a 10% contingency. The corresponding labor and materials bond amount shall be 50% of the performance bond amount (Performance Security x 50%). Further, SUBDIVIDER shall also comply with CITY's insurance requirements set forth on Exhibit B attached hereto and incorporated herein. The Performance and Labor & Materials bond values are shown in Table 1 of this Agreement.

Table 1 – Bond Values

Improvement Total	\$17,328,245.21
Unfinished Improvement Total	\$14,115,176.46
Performance Bond Value (110% of Unfinished Improvement Total)	\$15,526,694.10
Labor & Materials Bond Value (50% of Performance Bond Value)	\$7,763,347.05
Warranty Bond Value (10% of Improvement Total)	\$1,906,107

6. SUBDIVIDER shall construct or cause to be constructed at its sole cost and expense the offsite improvements required by the Assignment and Amendment of Development Agreement by and Between the City of Lathrop, Saybrook CLSP, LLC., and Lathrop Land Acquisition, LLC., approved by the Lathrop City Council on December 6, 2016, by Ordinance No. 16-370 and recorded by the San Joaquin County Recorder's Office as Doc # 2017-007992 (Agreement hereinafter "**DA**", Improvements hereinafter "**Offsite Improvements**").

The Offsite improvements include, but are not limited to, completion of the frontage improvements of the portions of Barbara Terry Boulevard and Golden Valley Parkway adjacent to Tract 4105. SUBDIVIDER has provided sufficient security to guarantee the completion of the Offsite Improvements with this Agreement.

7. Pursuant to the TJKM Technical Memorandum – Traffic Signal Warrant Study for the Stanford Crossing Phase 1C and 1D dated July 7, 2021, the traffic signal located at the Golden Valley Parkway/Phase 1D Driveway, intersection #8 (hereinafter “**Traffic Signal**”), shall be installed prior to issuance of the 250th building permit in Phase 1D. SUBDIVIDER has submitted and CITY has approved the Traffic Signal improvement plans. SUBDIVIDER has provided sufficient security to guarantee completion of the Traffic Signal improvements with this Agreement.

8. SUBDIVIDER has guaranteed the frontage and grading improvements of the Neighborhood Park with this Agreement. The Neighborhood Park land is dedicated to CITY as part of this Final Map. SUBDIVIDER has the option to pay or cause to be paid the CLSP Neighborhood Park Fee for all lots prior to the issuance of the first building permit within the Final Map area, or, pay or cause to be paid the CLSP Neighborhood Park Fee for each individual lot within the Final Map area at the time of individual building permit issuance. SUBDIVIDER shall, prior to issuance of the 186th building permit within the Final Map area (31st percentile), commence construction of the Neighborhood Park at the cost of the SUBDIVIDER.

SUBDIVIDER shall obtain or cause to be obtained an encroachment permit from CITY for the Neighborhood Park construction as CITY will be the owner of the park land. SUBDIVIDER shall provide or cause to be provided sufficient performance and labor and materials bonds in the amount of \$1,721,640.80 for the Neighborhood Park improvements. SUBDIVIDER shall, prior to the issuance of the 307th building permit within the Final Map area (51st percentile), complete construction of the Neighborhood Park at the cost of the SUBDIVIDER.

Pursuant to the terms of the DA, CITY may not issue building permits if SUBDIVIDER does not perform the required construction prior to the aforementioned deadlines.

At the time of acceptance of the Neighborhood Park, CITY shall reimburse to SUBDIVIDER the collected Neighborhood Park Fee revenue if SUBDIVIDER paid or caused to be paid the CLSP Neighborhood Park Fee prior to the issuance of the first building permit in the Final Map area. After the time of acceptance of the Neighborhood Park, CITY shall reimburse to SUBDIVIDER the Neighborhood Park Fee revenue on a biannual basis pursuant to Lathrop Municipal Code Section 3.22.070 if SUBDIVIDER pays or cause to be paid the CLSP Neighborhood Park Fee upon individual building permit issuance within the Final Map area.

9. On January 10, 2022, SUBDIVIDER purchased 54,200 gallons per day of reserve wastewater treatment capacity from CITY, which is sufficient capacity for the 271 lots within Tract 4105. On September 13, 2021, SUBDIVIDER contributed fair share of funds towards CITY’s recycled water river discharge project, which secured sufficient storage and disposal capacity for the lots within Tract 4105.

10. SUBDIVIDER shall, prior to approval of the Final Map, assign and allocate wastewater capacity and potable water capacity to each lot within the Final Map area.

11. SUBDIVIDER shall, prior to CITY acceptance of Improvements, provide or cause to be provided the GIS layers and attributes in compliance with the City Standards effective at the time of acceptance for all public Improvements related to Tract 4105 as well as the Offsite Improvements referenced in Section 6 of this Agreement.

12. SUBDIVIDER had deposited cash (paid January 7, 2022) to CITY in the amount shown in Table 2 below as payment for the Agricultural Mitigation Fee, which fulfills the obligation for payment pursuant to the Sierra Club Agreement.

Table 2 – Agricultural Mitigation Fee

Tract	Acreage	Cost/Acre	Total Fee
4105	47.70	\$4,539.00	\$216,510.30

13. Neither CITY nor any of its officers, employees or agents shall be liable to SUBDIVIDER, and/or SUBDIVIDER'S agents, contractors or subcontractors for any error or omission arising out of or in connection with any work to be performed under this Agreement on property other than the parcels of the subdivision owned by SUBDIVIDER (and its successors and assigns) (the "*Subdivider Property*").

14. Neither CITY nor any of its officers, employees or agents shall be liable to SUBDIVIDER or to any person, entity, or organization, for any injury or damage that may result to any person or property from the subdivision of all or any part of the land covered by this Agreement.

15. SUBDIVIDER hereby agrees to, and shall hold CITY, its elective and appointive boards, commissions, officers, agents and employees (collectively, the "*Indemnitees*"), harmless from any liability for damage or claims which arises from SUBDIVIDER and/or SUBDIVIDER'S contractors, subcontractors, agents, lessees, or employees' operations under this Agreement, whether such operations be by SUBDIVIDER or by any of SUBDIVIDER'S contractors, subcontractors, lessees, or by any one or more persons directly or indirectly employed by, or acting as agent for, SUBDIVIDER or any of SUBDIVIDER'S contractors or subcontractors. SUBDIVIDER shall, at its own cost and expense, defend any and all actions, suits, or legal proceedings of any type that maybe brought or instituted against CITY and the Indemnitees on any claim or demand, of any nature whatsoever, and pay or satisfy any judgment that maybe rendered against CITY and the Indemnitees in any such action, suit or legal proceedings, resulting from or alleged to have resulted from SUBDIVIDER performance or non-performance of its duties and obligations under this Agreement, or from the negligent act or omission of itself, its agents, contractors, representatives, servants or employees, except in the event and to the extent said

claims resulted from the gross negligence or willful misconduct of CITY and/or the Indemnitees. The promises and agreement to indemnify and hold harmless set forth in this Paragraph 17 are not conditioned or dependent on whether or not any indemnity has prepared, supplied or approved any plan or specification in connection with this work or subdivision, whether or not any such indemnity has insurance or indemnification covering any of these matters. CITY does not, and shall not, waive any rights against SUBDIVIDER which it may have by reason of the aforesaid hold harmless agreement, because of the acceptance by CITY of any deposit with CITY by SUBDIVIDER. The aforesaid hold harmless agreement by SUBDIVIDER shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of any of the aforesaid operations referred to in this Paragraph 17, regardless of whether or not CITY has prepared, supplied or approved of, plans and/or specifications for the subdivision.

16. Neither SUBDIVIDER nor any of SUBDIVIDER'S agents, contractors, lessees or subcontractors are, or shall be, considered to be agents of CITY in connection with the performance of SUBDIVIDER'S obligations under this Agreement. Neither CITY nor any of CITY's agents, contractors, lessees or subcontractors are, or shall be, considered to be agents of SUBDIVIDER in connection with the performance of any work contemplated under this Agreement. SUBDIVIDER shall not assign this Agreement without the prior written consent of CITY, which such consent shall not be unreasonably delayed, conditioned or denied, except that this Agreement may be assigned to any purchaser or transferee of an interest in all or a part of the SUBDIVIDER Property without the need for CITY consent. If such consent is given, or not required, the terms of this Agreement shall apply to and bind the heirs, successors, executors, administrators and assignees of SUBDIVIDER, and any heirs, successors, executors, administrators and assignees of SUBDIVIDER shall be jointly and severally liable hereunder

unless SUBDIVIDER and its assignee have executed an Assignment and Assumption Agreement in which case SUBDIVIDER shall be released from all of its obligations hereunder so assigned to the assignee. Notwithstanding anything to the contrary in the foregoing, SUBDIVIDER shall be permitted to assign its rights and obligations under this Agreement to any “*Affiliate*”, which is defined to mean an entity or person that is directly or indirectly Controlling, Controlled by, or under common Control of SUBDIVIDER. The term “*Control*” as used herein, shall mean the power to direct the day-to-day management of SUBDIVIDER, and it shall be a presumption that Control with respect to a corporation or limited liability company is the right to exercise, directly or indirectly, more than fifty percent (50%) of the voting rights attributable to the Controlled corporation or limited liability company, and, with respect to any individual, partnership, trust, other entity or association, Control is the possession, indirectly or directly, of the power to direct or cause the direction of the day-to-day management of the controlled entity.

17. SUBDIVIDER shall, at its expense, require or cause to require all its contractors and sub-contractors to obtain and maintain all necessary permits and licenses for construction of the Improvements, and commercially reasonable insurance. Prior to the commencement of said Improvement construction, the General Contractor/subcontractors shall obtain a City of Lathrop Business License. SUBDIVIDER and CITY, as applicable, shall comply with all applicable local, state and federal laws applicable to this Agreement whether or not said laws are expressly stated in this Agreement.

18. This Agreement and the Exhibits attached hereto comprise the entire understanding and agreement between the parties regarding the subject matter of this Agreement.

The Recitals are incorporated into this Agreement by this reference, as if fully set forth herein.

19. Notices. For purposes of this Agreement, “*notice*” means any notice, demand, request, or other communication to be provided under this Agreement. All notices shall be in writing and shall be sent to the below addresses or at such other addresses as either party may later specify for that purpose.

20. All notices required or permitted under this Agreement shall be personally delivered or sent by registered or certified mail, return receipt requested, postage prepaid, or by a nationally recognized overnight courier, such as FedEx or UPS, with charges prepaid for next business day delivery, addressed to the parties as follows:

If to CITY: City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330
Attn: City Clerk
Email: website_cco@ci.lathrop.ca.us

With a copy: City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330
Attn: Salvador Navarrete, City Attorney
Email: website_cao@ci.lathrop.ca.us

If to SUBDIVIDER: Saybrook CLSP, LLC
303 Twin Dolphin Drive, Suite 600
Redwood Shores, CA 94065
Attn: Jeffrey M. Wilson
Email: jwilson@saybrookfundadvisors.com

The date of any notice shall be the date of receipt, provided that, rejection or other refusal to accept or the inability to deliver because of a change in address of which no notice was given shall be deemed to constitute receipt of the notice sent. Either party may change its address for notice by giving notice to the other party in accordance with this Paragraph 22.

23. The following miscellaneous provisions are applicable to this Agreement:

a. Controlling Law. The parties agree that this Agreement shall be governed and construed by and in accordance with the laws of the State of California.

- b. Definitions. The definitions and terms are as defined in this Agreement.
- c. Exhibits. The following exhibits are attached to this Agreement and are

incorporated to this Agreement by this reference:

EXHIBIT A: FINAL MAP TRACT 4105

EXHIBIT B: CITY INSURANCE REQUIREMENTS

EXHIBIT C: TOTAL AND COST TO COMPLETE IMPROVEMENT
ESTIMATE

- d. Force Majeure. Neither party shall be deemed to be in default on account of any delay or failure to perform its obligations under this Agreement, and all performance and other dates specified in this Agreement shall be extended, where delays are due to: war; insurrection; strikes and labor disputes; lockouts; riots; floods; earthquakes; fires; casualties; acts of God; acts of the public enemy; acts of terrorism; epidemics and related governmental orders and restrictions; quarantine restrictions; freight embargoes; materials shortages and/or inability to obtain materials due to tariffs, governmental restrictions or priority; unusually severe weather; acts or omissions of the other party; or acts or failures to act of any public or governmental agency or entity (except that acts or failures to act of CITY shall not excuse performance by CITY); or moratorium (each a “*Force Majeure Delay*”). An extension of time for any such cause shall be for the period of the enforced delay and shall commence to run from the time of the commencement of the cause, if Notice (as that term is defined above) by the party claiming such extension is sent to the other party within sixty (60) days of the commencement of the cause.

- e. Headings. The paragraph headings are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part of this Agreement.

f. Incorporation of Documents. All documents referred to herein and all documents which may, from time to time, be referred to in any duly executed amendment hereto are by such reference incorporated herein and shall be deemed to be part of this Agreement.

g. Modification of Agreement. This Agreement shall not be modified or be binding upon the parties unless such modification is agreed to in writing and signed by the parties.

h. Severability. If a court of competent jurisdiction finds or rules that any provision of this Agreement is void or unenforceable, the provisions of this Agreement not so affected shall remain in full force and effect.

i. Successors and Assigns. Except as otherwise expressly provided herein, the provisions of this Agreement shall inure to the benefit of, and shall apply to and bind, the successors and assigns of the parties.

j. Time of the Essence. Time is of the essence of this Agreement and each of its provisions (subject to Subparagraph 23(d)).

In the calculation of time hereunder, the time in which an act is to be performed shall be computed by excluding the first day and including the last.

If the time in which an act is to be performed falls on a Saturday, Sunday or any day observed as a legal holiday by CITY, the time for performance shall be extended to the following business day.

k. Venue. In the event either party brings that suit hereunder, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of San Joaquin. The party in whose favor judgment is entered shall be awarded reasonable attorneys' fees.

[SIGNATURES ON FOLLOWING PAGES]

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IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this 14th day of February 2022.


CITY OF LATHROP,
A California municipal corporation of the
State of California

By: _____
Stephen J. Salvatore Date
City Manager

ATTEST:
City Clerk of and for the City
of Lathrop, State of California

By: _____
Teresa Vargas Date
City Clerk

APPROVED AS TO FORM BY THE CITY OF LATHROP CITY ATTORNEY

By:  _____ 1.28.2022
Salvador Navarrete Date
City Attorney

SUBDIVIDER

By: Lathrop Land Acquisition, LLC,
a Delaware limited liability company

By: Saybrook Fund Investors, LLC
Its: Managing Member

Jeffrey M. Wilson
Officer

Date

EXHIBIT A

FINAL MAP TRACT 4105



OWNER'S STATEMENT:

THE UNDERSIGNED, DOES HEREBY STATE THAT WE ARE THE OWNERS OF ALL THE LAND DELINEATED AND EMBRACED WITHIN COUNTY, STANFORD CROSSING - PHASE 1D (SHEETS 14) SHEETS THAT WE HAVE CAUSED SAID MAP TO BE PREPARED FOR RECORD AND CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP THAT SAID MAP PARTICULARLY SET FORTH AND DESCRIBES ALL THE LOTS INTENDED FOR SALE BY NUMBER WITH THEIR PRECISE LENGTH AND WIDTH THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF LATHROP IN FEE FOR PUBLIC PURPOSES

- 1. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF LATHROP AS EASEMENTS FOR PUBLIC PURPOSES
DRIVE "GOLD COAST ROAD" "HERMOSA STREET" "WALNUT DRIVE" "MAHANTAU DRIVE" "MARGERCK SLANE" "MIRAMAR DRIVE" "MONASTERY DRIVE" "PIRATES COVE LAKE" AND "PISMO DRIVE" FOR THE PURPOSE OF PUBLIC RIGHT OF WAY
- 2. A NON-EXCLUSIVE EASEMENT TOGETHER WITH THE RIGHT TO CONSTRUCT RECONSTRUCT REPAIR AND MAINTAIN VEHICULAR TRAFFIC (ADULTS RIGHTS) ALONG THE LOT LINES INDICATED BY THE SYMBOL
- 3. A NON-EXCLUSIVE EASEMENT TOGETHER WITH THE RIGHT TO CONSTRUCT RECONSTRUCT REPAIR AND MAINTAIN CABLES PIPES AND CONDUITS AND THEIR APPURTENANCES UPON OVER AND UNDER THE STRIPS OF LAND SHOWN UPON SAID MAP

THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ANY AND ALL RIGHTS OF IMPRESS AND EGRESS TO VEHICULAR TRAFFIC (ADULTS RIGHTS) ALONG THE LOT LINES INDICATED BY THE SYMBOL
THE UNDERSIGNED DOES HEREBY RELEASE, EXTINGUISH, QUITCLAIM, AND REMOVE THE PRIVATE ACCESS AND UTILITY EASEMENT OVER LOT 3, AS SHOWN ON TRACT 9533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS
TO ENSURE MUNICIPAL WATER SERVICES TO ALL LOTS SHOWN UPON THIS MAP, ALL WATER RIGHTS THAT THE UNDERSIGNED MAY HAVE WITHIN THE INSTANTINE BORDER UPON THIS MAP, HEREBY ARE DEDICATED TO THE CITY OF LATHROP

THIS MAP SHOWS ALL EASEMENTS OF RECORD ON THE PREMISES
OWNER: LATHROP LAND ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY
PRINTED NAME
SIGNATURE
TITLE
DATE

NOTE:

THE CITY OF LATHROP SHALL RECOVER PARCEL A TO THE BELOW NAMED OWNER OR SUCCESSOR IN INTEREST IF THE CITY DETERMINES SUBJECT TO GOVERNMENT CODE SECTION 66477.5 THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES AS OWNER LATHROP LAND ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY 521 LATHROP ROAD LATHROP, CA 95330

OWNER'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA
COUNTY OF
PERSONALLY APPEARED
2022, BEFORE ME
A NOTARY PUBLIC WHO
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I HAVE SUBSCRIBED TO
UPON BEHALF OF WHOM THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT, OR THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR ENTITY
ON THE BASIS OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT
WITNESS MY HAND
SIGNATURE

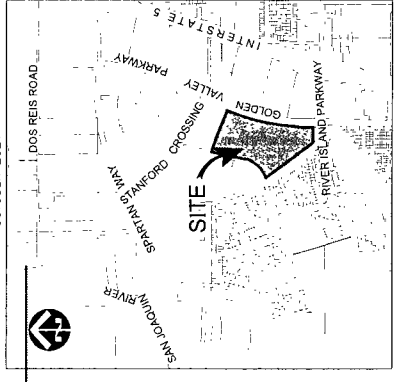
PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL PLACE OF BUSINESS
COMMISSION EXPIRES
COMMISSION # OF NOTARY
(O.D. SHEET NO. 48)

TRACT NO. 4105

SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 1D, AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, AMENDED PURSUANT TO THAT CERTAIN CERTIFICATE OF CORRECTION RECORDED APRIL 22, 2019 AS INSTRUMENT NO. 2109-039586 OF OFFICIAL RECORDS, BEING A PORTION OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT Diablo BASE & MERIDIAN CITY OF LATHROP, CALIFORNIA

MACKAY & SOMPS

OCTOBER 2021
VICINITY MAP
NOT TO SCALE



SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LATHROP LAND ACQUISITION LLC. IN OCTOBER 2021, HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED VESTING TENTATIVE MAP. FURTHER STATE THAT ALL THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE HAVE BEEN FULLY COMPLIED WITH AND THAT THE MAP IMPROVEMENTS ARE ACCEPTED BY THE CITY OF LATHROP. ALL THE POSITIONS INDICATED BEFORE SAID FINAL MAP IMPROVEMENTS WILL BE SUFFICIENT TO

DATE THIS DAY OF 2022
BY BRUCE MACDONALD
LS 190 9817



RIGHT TO FARM STATEMENT:

PER CITY OF LATHROP CODE OF ORDINANCES TITLE 15.48.04 THE CITY OF LATHROP PERMITS OPERATION OF AGRICULTURE AND RELATED ACTIVITIES ON AGRICULTURAL LANDS. THE CITY OF LATHROP DOES NOT REGULATE THE USE OF AGRICULTURAL LANDS AND OPERATIONS THAT ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES INCLUDING WITHOUT LIMITATION CULTIVATION, FLOWING, SPRINKLING, IRRIGATION, PROFILING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM ADVERSE WEATHER CONDITIONS, APPLICATION OF FERTILIZERS AND PESTICIDES, AND THE USE OF AGRICULTURAL MACHINERY AND EQUIPMENT. THE CITY OF LATHROP DOES NOT GUARANTEE THAT THE PROPERTY YOU ARE PURCHASING WILL BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECTS OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.

STATEMENT OF SOILS REPORT:

A SOILS REPORT ENTITLED "STANFORD CROSSING LATHROP, CALIFORNIA GEOTECHNICAL EXPLORATION, PROJECT NO. 5747 003 010 AND DATED AUGUST 2022 HAS BEEN PREPARED FOR THIS PROJECT BY ELBEG INCORPORATED, STEVE HARRIS, P.E., G.E. AND IS ON FILE WITH THE CITY OF LATHROP.

CITY SURVEYOR'S STATEMENT:

ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT AS AMENDED AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT
DATED THIS DAY OF 2022.

DARRYL ALEXANDER, PLS. NO. 5071
ACTING CITY SURVEYOR



CITY ENGINEER STATEMENT:

I, GLENN BEINHARDT, HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 1D AND THAT THE SURVEYOR SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP AND ANY APPROVED ALTERNATIONS THEREOF. FURTHER STATE THAT THE MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED VESTING TENTATIVE MAP AND ANY APPROVED ALTERNATIONS THEREOF. APPLICATION OF THE VESTING TENTATIVE MAP AND ANY APPROVED ALTERNATIONS THEREOF IS SUBJECT TO THE CITY OF LATHROP AND ANY AMENDMENTS THERE TO, APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP.

DATE THIS DAY OF 2022

GLENN BEINHARDT, P.E. #3481
CITY ENGINEER OF THE
CITY OF LATHROP, CALIFORNIA



CITY CLERK'S STATEMENT:

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA DO HEREBY STATE THAT THE CITY COUNCIL HAS APPROVED THIS MAP AND THAT THE CITY ENGINEER HAS APPROVED THIS MAP AND THAT THE CITY ENGINEER HAS APPROVED THIS MAP AND THAT THE CITY ENGINEER HAS APPROVED THIS MAP.

DATE THIS DAY OF 2022

TERESA VARGAS
CITY CLERK OF THE CITY COUNCIL OF
THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN,
STATE OF CALIFORNIA

I FURTHER STATE THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP HAVE BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF LATHROP AND FILED IN MY OFFICE.

DATE THIS DAY OF 2022

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT:

THIS MAP CONFORMS TO THE VESTING TENTATIVE TRACT MAP NO. 3647 APPROVED BY THE PLANNING COMMISSION ON THE 20TH DAY OF MARCH, 2021.

DATE THIS DAY OF 2022

MARY MESSER
SECRETARY OF THE PLANNING COMMISSION
COMMUNITY DEVELOPMENT DIRECTOR

COUNTY RECORDER'S STATEMENT:

FILED THIS DAY OF 2022, AT
MAPS AND PLATS, AT PAGE
OF
FEE \$

STEVE J. BENDJAOUBES
ASSISTANT DEPUTY RECORDER
SAN JOAQUIN COUNTY, CALIFORNIA

REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK 40, PG. 100, S.J.C.R.
 (R-2) PARCEL MAP 09-01 PM, BK 25 PG 81, S.J.C.R.

NOTES:
 1 ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES

LEGEND

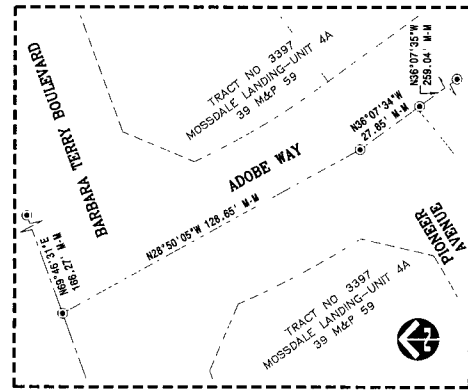
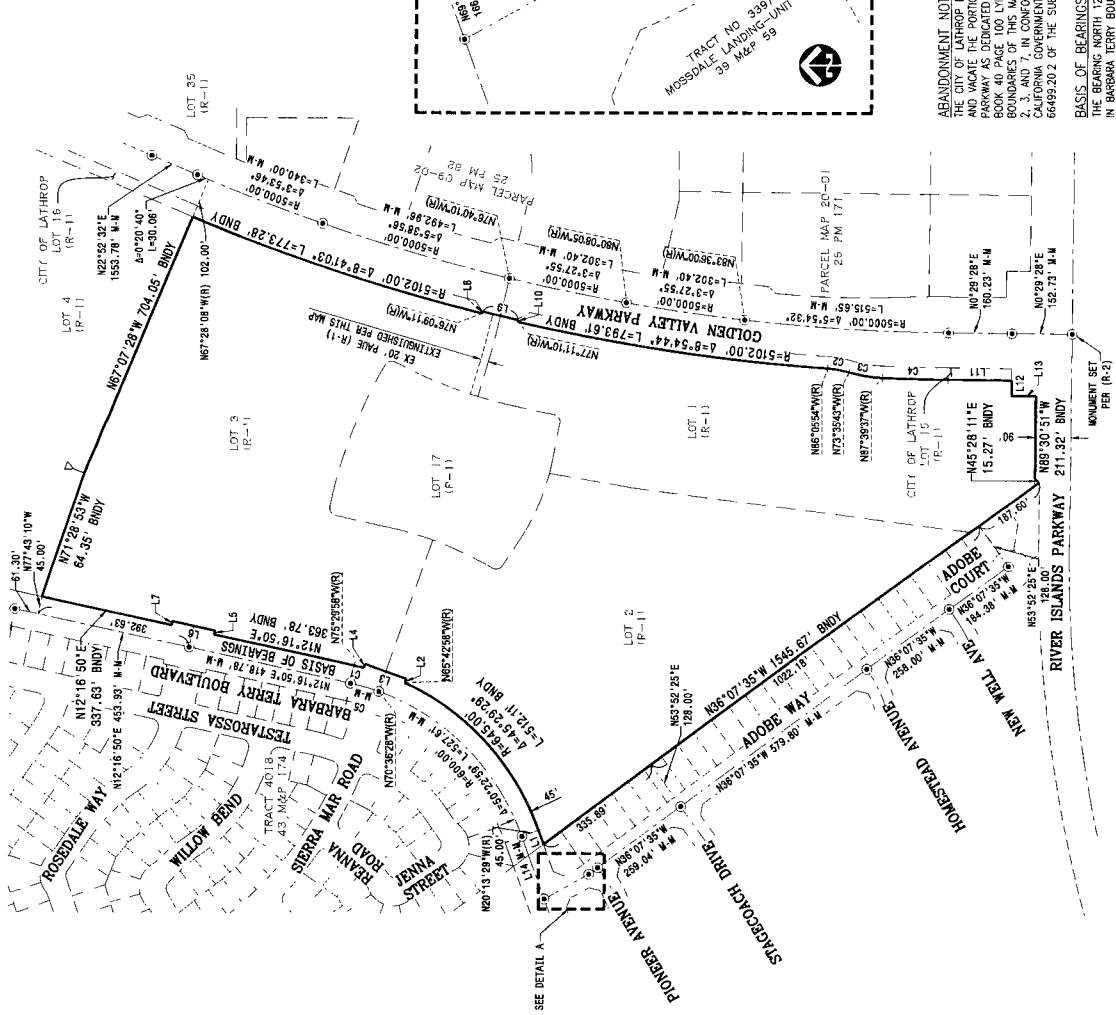
- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/ PARCEL LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- TIE LINE
- FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- SET 3/4" IRON PIPE WITH TAG STAMPED "LS 8817" ANGLE POINT
- BNDY BOUNDARY
- EX EXISTING
- IP IRON PIPE
- M-M MONUMENT TO MONUMENT
- M-PL MONUMENT TO PROPERTY LINE
- DR OFFICIAL RECORDS
- PLE PUBLIC UTILITY EASEMENT
- PAE PRIVATE ACCESS AND UTILITY EASEMENT
- MFP MAPPING POINT
- WS WORKSHEET
- ME MONUMENT BEARING
- (R) TOTAL BEARING
- (T) SAN JOAQUIN COUNTY RECORDS
- S.J.C.R. INDICATES SHEET NUMBER

Curve Table

Curve #	Radius	Delta	Length
C1	845.00'	2°13'12"	24.89'
C2	248.00'	12°30'11"	54.12'
C3	362.00'	14°03'54"	86.41'
C4	518.00'	1°50'55"	185.14'
C5	600.00'	7°08'42"	74.47'

Line Table

Line #	Bearing	Length
L1	N89°46'31"E	37.23'
L2	N70°36'28"W	10.04'
L3	N19°20'32"E	110.00'
L4	N70°36'28"W	10.04'
L5	N77°43'10"W	10.00'
L6	N12°16'50"E	110.00'
L7	N77°43'10"W	10.00'
L8	N76°40'10"W	4.72'
L9	N31°19'50"E	92.00'
L10	N76°40'10"W	4.72'
L11	N07°20'28"E	180.73'
L12	N89°32'33"E	39.01'
L13	N07°20'28"E	81.61'
L14	N89°46'31"E	186.27'

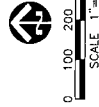


DETAIL A
 SCALE 1"=30'

ABANDONMENT NOTE:
 THE CITY OF LATHROP DOES HEREBY ABANDON AND VACATE THE PORTION RIVER ISLANDS AND WYOMING SECTIONS 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

BASEIS OF BEARINGS:
 THE BEARINGS NORTH 12°16'50" EAST BETWEEN FOUND MONUMENTS AND MONUMENT BEARINGS AS SHOWN ON SHEETS BOOK 40 OF MAPS AND PLATS AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

- TITLE NOTES
- PACIFIC TELEPHONE AND TELEGRAPH COMPANY, PUBLIC UTILITY EASEMENT BOOK 1405, PAGE 503 AND BOOK 1405, PAGE 506, S.J.C.R. - THE LOCATION CANNOT BE DETERMINED FROM RECORD INFORMATION.
 - PACIFIC TELEPHONE AND TELEGRAPH COMPANY, PUBLIC UTILITY EASEMENT, BOOK 1405, PAGE 503 AND BOOK 1405, PAGE 506, S.J.C.R. - THE LOCATION CANNOT BE DETERMINED FROM RECORD INFORMATION.
 - NEW ARCHA, ET AL, PIPELINE EASEMENT BOOK 1546, PAGE 315, S.J.C.R. - THE LOCATION CANNOT BE DETERMINED FROM RECORD INFORMATION.
 - I.N. ROBINSON AND GOMES ET AL, PUMPING PLANT AND IRRIGATION FACILITIES, BOOK 1338, PAGE 479, S.J.C.R. - THE LOCATION CANNOT BE DETERMINED FROM RECORD INFORMATION.
 - DOS REIS, ET AL, PUMPING PLANT AND IRRIGATION FACILITIES, BOOK 1338, PAGE 479, S.J.C.R. - THE LOCATION CANNOT BE DETERMINED FROM RECORD INFORMATION.



TRACT NO. 4105

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 10
 A SUBDIVISION OF LOTS 1, 2, 3 AND 17, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN ON SHEETS 2108-038988 OF OFFICIAL RECORDS, BEING A PORTION OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT Diablo BASE & MERIDIAN

SAN JOAQUIN COUNTY, CALIFORNIA
MACKAY & SOMPS
 1144 L Street, N. Ste. 100, Sacramento, CA 95811
 OCTOBER 2021

REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK 40, PG 100, S.J.C.R.
 (R-2) PARCEL MAP 09-01 PM, BK 25 PG 81, S.J.C.R.



0 100 200 400
 SCALE: 1"=200'

BASIS OF BEARINGS:
 THE BEARING NORTH 12°16'16" EAST BETWEEN FOUND MONUMENTS IN BARBARA TERRY BOULEVARD AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON

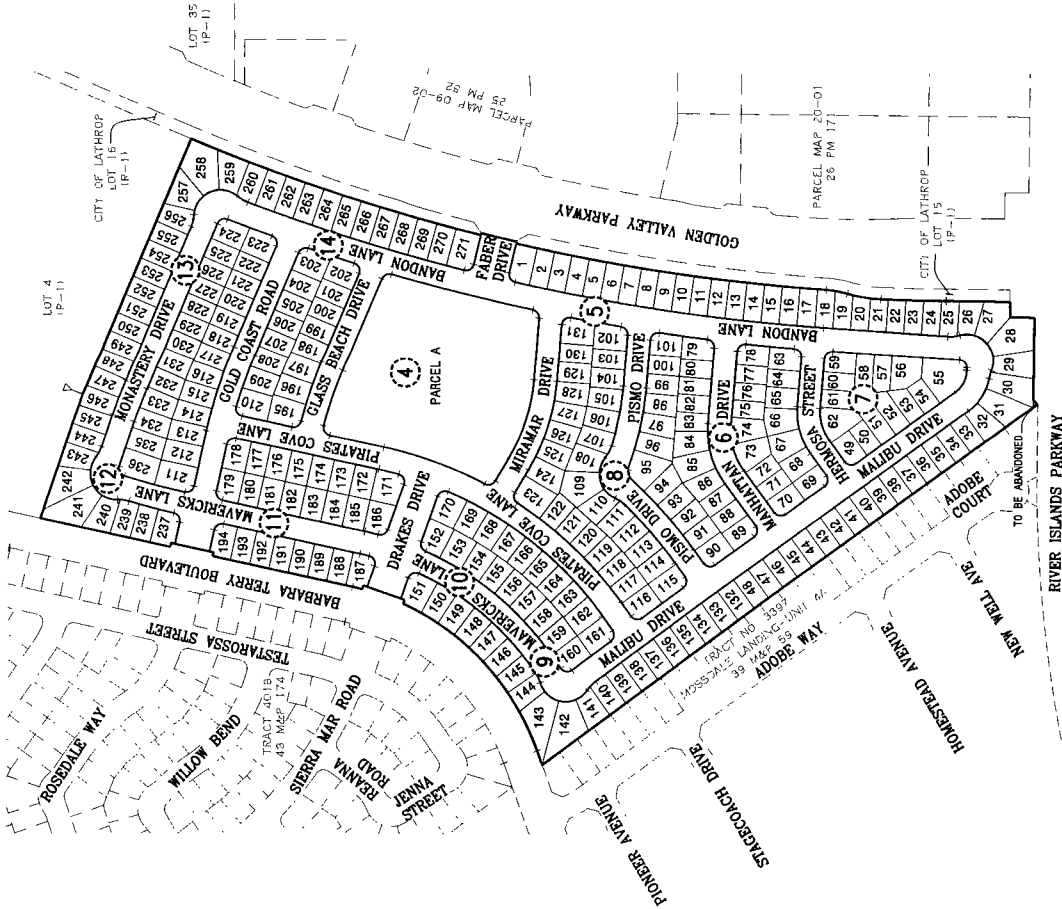
LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- TIE LINE
- RELINQUISHMENT OF ABUTTER'S RIGHT'S MONUMENT BOX UNLESS OTHERWISE NOTED
- SET 2 1/2" BRASS DISK STAMPED "S 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- SET 3/4" IRON PIPE WITH TAG STAMPED "S 8817"
- ANGLE POINT
- BOUNDARY
- BNDY
- EX
- IP
- M-M
- M-PL
- MONUMENT TO MONUMENT
- MONUMENT TO PROPERTY LINE
- OFFICIAL RECORDS
- P.U.E
- PUBLIC UTILITY EASEMENT
- PAUE
- PRIVATE ACCESS AND UTILITY EASEMENT
- MAP
- WE
- WALL EASEMENT
- RADIAL BEARING
- TOTAL
- S.J.C.R.
- SAN JOAQUIN COUNTY RECORDS
- INDICATES SHEET NUMBER

NOTES:
 1. DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 4105, STANFORD CROSSING, PHASE 1D, CONTAINS 271 RESIDENTIAL LOTS AND 1 LETTERED PARCEL, CONTAINING 47.70 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP. ALL SHOWN HEREIN. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

TRACT 4105 AREA SUMMARY	
271 RESIDENTIAL LOTS AND STREET DEDICATIONS	43.10± AC
PARCEL A	4.60± AC
TOTAL	47.70± AC

ABANDONMENT NOTE:
 THE CITY OF LATHROP DOES HEREBY ABANDON AND WAIVE THE PORTION RIVER ISLANDS PARKWAY AS DEDICATED ON TRACT NO. 3533, BOOK 40 OF MAPS AND PLATS, AS SHOWN ON SHEETS 2, 3, AND 7, IN CONFORMANCE WITH THE CALIFORNIA GOVERNMENT CODE SECTION 66498.202 OF THE SUBDIVISION MAP ACT



TRACT NO. 4105

SUBDIVISIONS OF SAN JOAQUIN COUNTY

STANFORD CROSSING - PHASE 1D
 A SUBDIVISION OF LOTS 1, 2, 3 AND 17, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, AMENDED PURSUANT TO THAT CERTAIN CERTIFICATE OF PUBLIC UTILITIES AND EASEMENTS, BEARING DATE OF RECORDATION 2109-030588 OF OFFICIAL RECORDS, BEING A PORTION OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 8 EAST, MOUNT DIABLO BASE & MERIDIAN, SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS

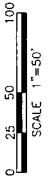
CITY OF LATHROP

OCTOBER 2021

SHEET 3 OF 4

29235 01

REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) PARCEL MAP 09-01 PM, BK. 25 PG. 81, S.J.C.R.



LEGEND:
 --- DISTINCTIVE BORDER
 --- RIGHT OF WAY LINE
 --- LOT LINE/PARCEL LINE
 --- EXISTING PROPERTY LINE
 --- EXISTING EASEMENT LINE
 --- EXISTING CURB LINE
 --- MONUMENT LINE
 --- TIE LINE

THE BASIS OF BEARINGS:
 THE BEARING NORTH 72°16'30" EAST BETWEEN FOUND MONUMENTS IN BARBARA TERRY BOULEVARD AS SHOWN ON TRACT 3533 IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED.
 SET 2 1/2" BRASS DISK STAMPED "S 8817" IN MONUMENT BOX PER CITY OF LAHROP STANDARDS.
 SET 3/4" IRON PIPE WITH TAG STAMPED "S 8817" IN MONUMENT BOX UNLESS OTHERWISE NOTED.

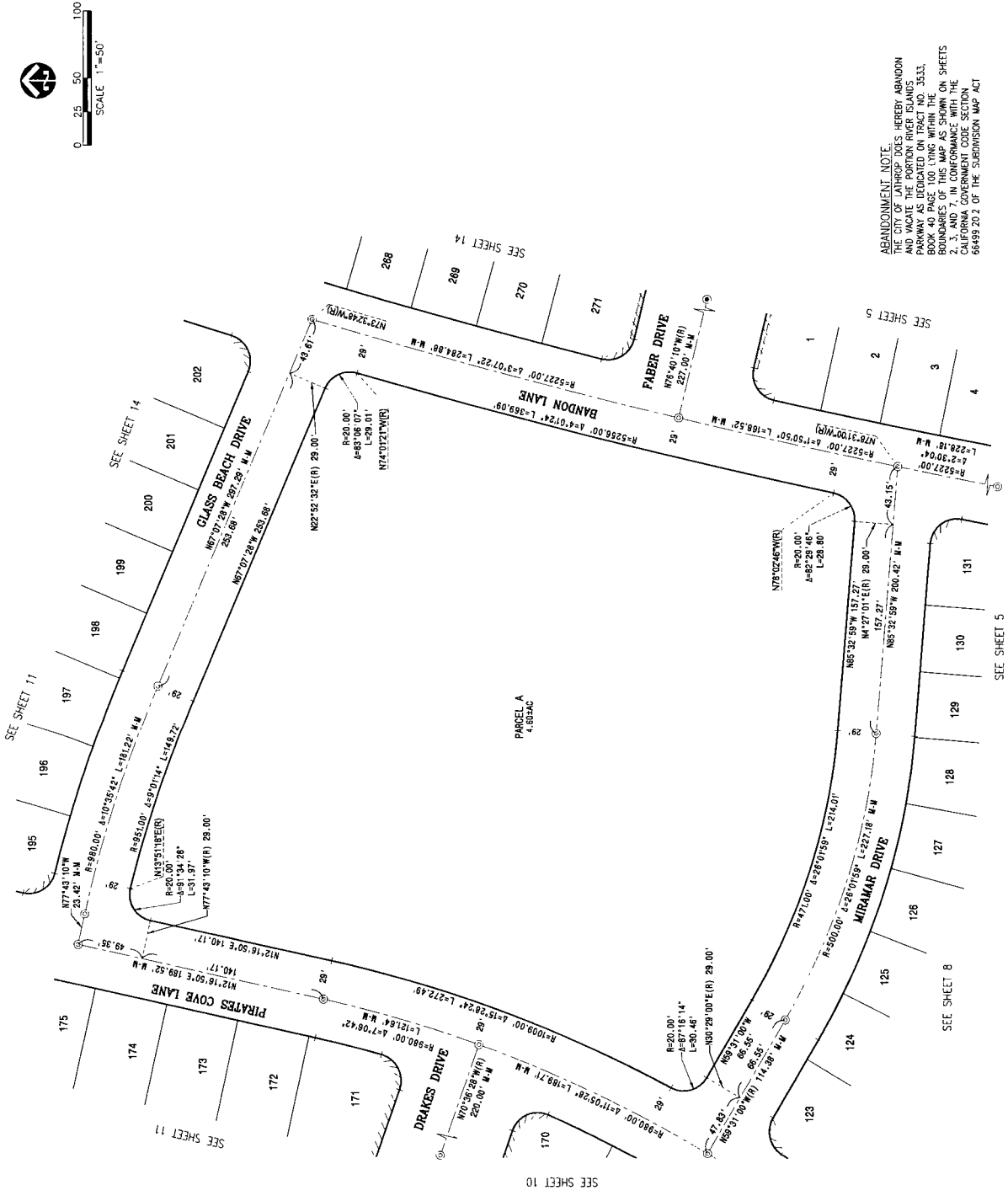
BOUNDARY
 ANGLE POINT
 EXISTING
 IRON PIPE
 MONUMENT TO MONUMENT
 MONUMENT TO PROPERTY LINE
 OFFICIAL RECORDS
 PUBLIC UTILITY EASEMENT
 PRIVATE ACCESS AND UTILITY EASEMENT
 MAPS AND PLATS
 WALL EASEMENT
 SPOUL BEARING
 TOTAL
 SAN JOAQUIN COUNTY RECORDS
 S.J.C.R.
 (4) INDICATES SHEET NUMBER

NOTES:
 1 - ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.

TRACT NO. 4105

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STAFFORD CROSSING - PHASE 1D
 A SUBDIVISION OF STAFFORD CROSSING - PHASE 1D, TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, AMENDED PURSUANT TO THAT CERTAIN CERTIFICATE OF CORRECTION RECORDED APRIL 22, 2019 AS INSTRUMENT NO. 2109-039566 OF OFFICIAL RECORDS, BEING A PORTION OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN CITY OF LAHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS
 CIVIL ENGINEERS
 1000 P STREET, SUITE 100
 SACRAMENTO, CA 95811
 OCTOBER 2021



ABANDONMENT NOTE:
 THE CITY OF LAHROP DOES HEREBY ABANDON AND VACATE THE PORTION RIVER ISLANDS PARKWAY AS DEICATED ON TRACT NO. 3533, BOOK 40 OF MAPS AND PLATS, SAN JOAQUIN COUNTY RECORDS, WITHIN THE BOUNDARIES OF THE MAPS AND PLATS SHOWN ON SHEETS 2, 3, AND 7, IN CONFORMANCE WITH THE CALIFORNIA GOVERNMENT CODE SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT

REFERENCES:
 (R-1) TRACT NO. 3533, MAPS & PLATS BK. 40, PG. 100, S.I.C.R.
 (R-2) PARCEL MAP 09-01 PM, BK. 25, PG. 81, S.I.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 12°16'30" EAST BETWEEN FOUND MONUMENTS
 IN THE TRACT NO. 3533 MAPS & PLATS, BK. 40, PG. 100, S.I.C.R.
 BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN
 COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN
 HEREON

LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- TILE LINE

RELINQUISHMENT OF ADJUTER'S RIGHTS
 FOUND 2 1/2" BRASS DISK IN CONCRETE
 MONUMENT BOX UNLESS OTHERWISE NOTED
 SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN
 MONUMENT BOX PER CITY OF LATHROP STANDARDS
 SET 3/4" IRON PIPE WITH TAG STAMPED "LS 8817"
 MONUMENT TO MONUMENT
 M-M
 M-M-PL
 OR
 PUE
 PUBLIC UTILITY EASEMENT
 PRIVATE ACCESS AND UTILITY EASEMENT
 MAPS AND PLATS
 WALL EASEMENT
 RADIAL BEARING
 TOTAL
 SAN JOAQUIN COUNTY RECORDS
 S.I.C.R.
 INDICATES SHEET NUMBER

NOTES:
 1 ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES

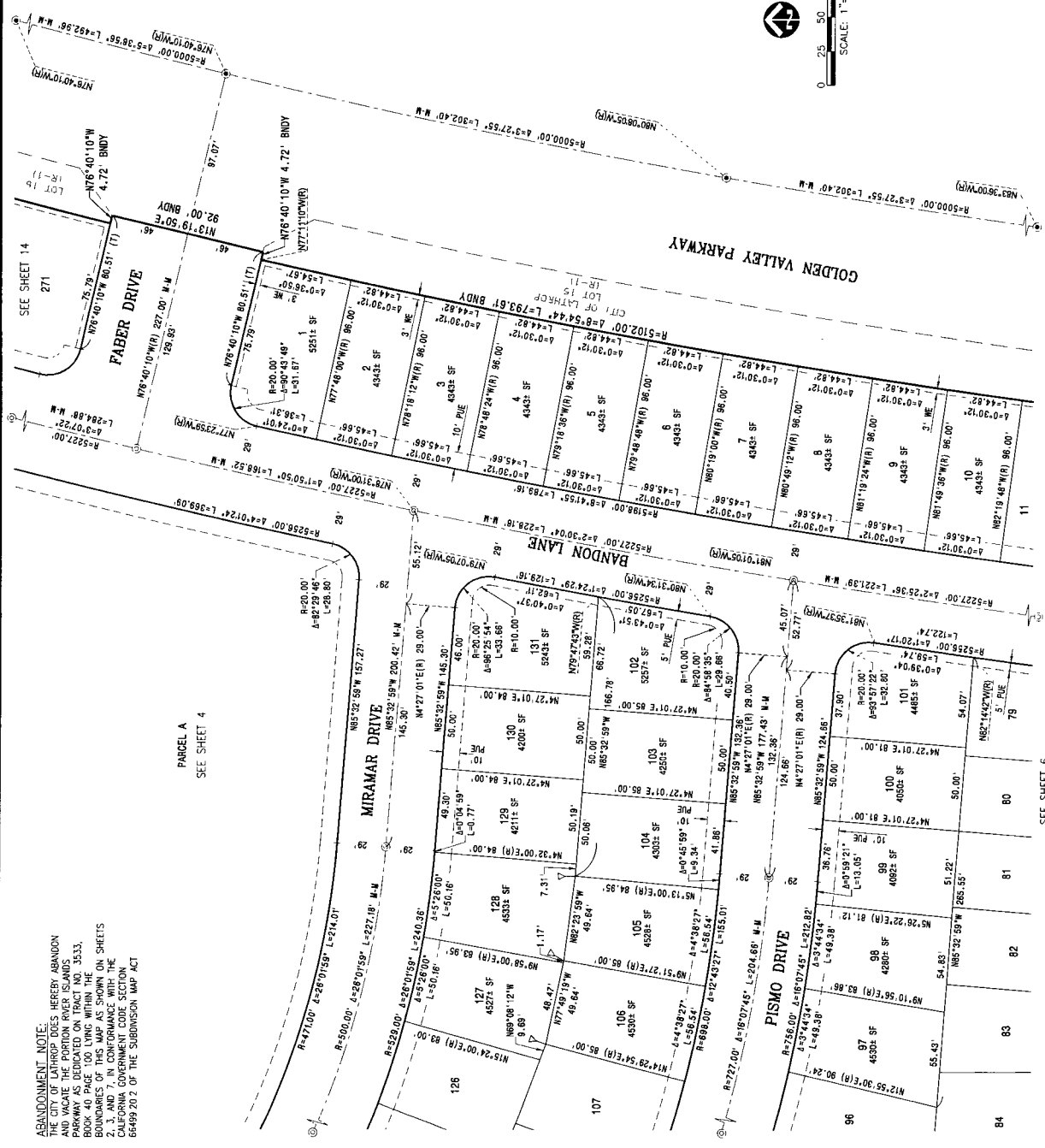
TRACT NO. 4105

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1D
 A SUBDIVISION OF LOTS 1, 2, 3 AND 17, OF TRACT 3533 AS RECORDED
 IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY
 RECORDS, AMENDED PURSUANT TO THAT CERTAIN CERTIFICATE OF
 RECORDS RECORDED APRIL 22, 2019 AS INSTRUMENT NO. 2019-03358
 IN THE OFFICE OF THE COUNTY CLERK OF SAN JOAQUIN COUNTY, COUNTY OF
 TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN
 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA

MAGKAY & SOMPS
 CIVIL ENGINEERS
 1000 N. G ST., SUITE 100
 LATHROP, WA 98626
 (206) 461-1111

SHEET 5 OF 14
 OCTOBER 2021

2503501



ABANDONMENT NOTE:
 THE CITY OF LATHROP HEREBY ABANDONS
 AND WAIVES THE PORTION RIVER ISLANDS
 PARKWAY AS DEDICATED ON TRACT NO. 3533,
 BOOK 40 PAGE 100 LYING WITHIN THE
 BOUNDARIES OF THIS MAP AS SHOWN ON SHEETS
 1, 2, 3, 4 AND 5 IN CONFORMANCE WITH THE
 CITY OF LATHROP ORDINANCE NO. 2019-03358
 66489 202 OF THE SUBDIVISION MAP ACT

PARCEL A
 SEE SHEET 4

SEE SHEET 8

SEE SHEET 11

REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.I.C.R.
 (R-2) PARCEL MAP 09-01 PM, BK. 25, PG. 81, S.I.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 17°16'50" EAST BETWEEN FOUND MONUMENTS IN BARBERA TERRY BOULEVARD AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, BEARING TRUE NORTH AND 40°00'00" S, BEARING TRUE NORTH COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- THE LINE

REINFORCEMENT OF ABUTTER'S RIGHTS
 FOUND 2 1/2 BRASS DOK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
 SET 2 1/2 BRASS DOK STAMPED "LS 8617" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
 SET 1 1/2" IRON PIPE WITH TAG STAMPED "LS 8617" AT POINT
 BOUNDARY
 EXISTING
 IRON PIPE
 M-M
 M-M-L
 MONUMENT TO MONUMENT
 MONUMENT TO PROPERTY LINE
 O.R.
 PUBLIC UTILITY EASEMENT
 PRIVATE ACCESS AND UTILITY EASEMENT
 MAPS AND PLATS
 WALL EASEMENT
 RADIAL BEARING
 TOTAL
 SAN JOAQUIN COUNTY RECORDS
 S.I.C.R.
 (4)
 INDICATES SHEET NUMBER

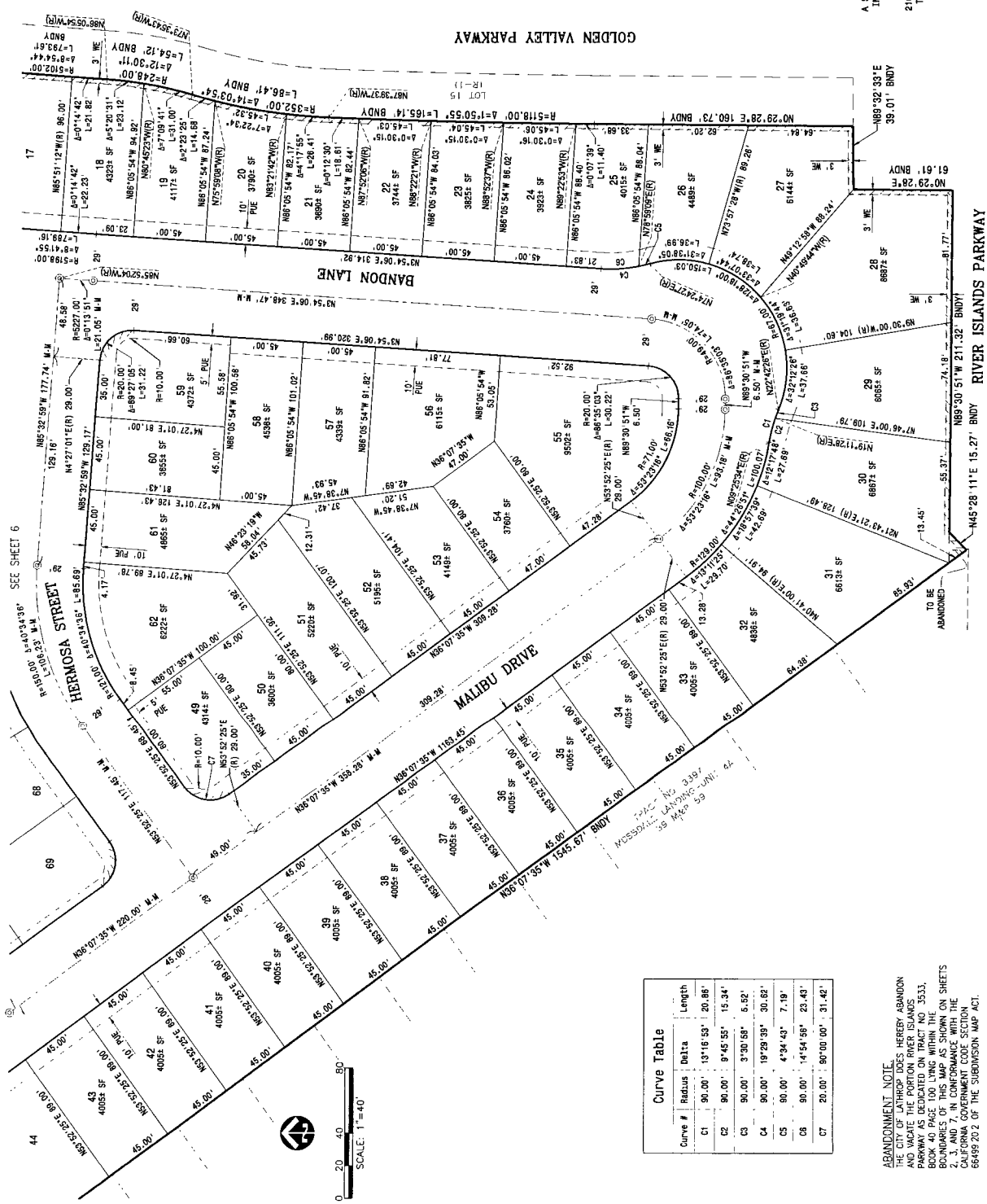
NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES

TRACT NO. 4105

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1D
 A SUBDIVISION OF LOTS 1, 2, 3 AND 17, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, AMENDED PURSUANT TO THAT CERTAIN CERTIFICATE OF CORRECTION RECORDED IN BOOK 22 OF MAPS AND PLATS, AT PAGE 2109-038586 OF OFFICIAL RECORDS, BEARING TRUE NORTH AND 40°00'00" S, BEARING TRUE NORTH, TOWNSHIP 1 SOUTH, RANGE 8 EAST, MOUNT Diablo BASE & MERIDIAN CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA

Mackay & Somps
 Surveyors
 1000 N. 1st Street, Suite 100
 Lathrop, Oregon 97130
 Phone: 503.688.4444
 Fax: 503.688.4445
 Email: info@mackayandsomps.com

SHEET 7 OF 14
 OCTOBER, 2021
 25235 01



Curve Table

Curve #	Radius	Delta	Length
C1	90.00'	137°16'53"	20.86'
C2	90.00'	9°45'55"	15.34'
C3	90.00'	3°30'58"	5.82'
C4	90.00'	19°29'38"	30.62'
C5	90.00'	4°34'43"	7.19'
C6	90.00'	1°54'58"	23.43'
C7	20.00'	90°00'00"	31.42'

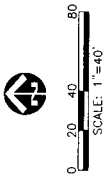
ABANDONMENT NOTE:
 THE CITY OF LATHROP DOES HEREBY ABANDON THE PORTION OF MALIBU DRIVE AND RIVER ISLANDS PARKWAY AS DEDICATED ON TRACT NO. 3533, BOOK 40 PAGE 100 LYING WITHIN THE BOUNDARIES OF THIS MAP AS SHOWN ON SHEETS 2, 3 AND 7, IN CONFORMANCE WITH THE CALIFORNIA GOVERNMENT CODE SECTION 66499.202 OF THE SUBDIVISION MAP ACT.

REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) PARCEL MAP 09-01 PM, BK. 25 PG. 81, S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 12°16'50" EAST BETWEEN FOUND MONUMENTS IN BARBARA TERRY BOULEVARD AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON

- LEGEND**
- DISTINCTIVE BORDER
 - RIGHT OF WAY LINE
 - LOT LINE/PARCEL LINE
 - EXISTING PROPERTY LINE
 - EASEMENT LINE
 - EXISTING EASEMENT LINE
 - MONUMENT LINE
 - TIE LINE
 - RELINQUISHMENT OF ABUTTER'S RIGHTS
 - FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
 - SET 2 1/2" BRASS DISK STAMPED 'LS 8817' IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
 - SET 3/4" IRON PIPE WITH TAG STAMPED 'LS 8817' IN MONUMENT BOX
 - ANGLE POINT
 - BOUNDARY
 - EXISTING
 - IRON PIPE
 - MONUMENT TO MONUMENT
 - MONUMENT TO PROPERTY LINE
 - OFFICIAL RECORDS
 - D/R
 - PUBLIC UTILITY EASEMENT
 - PAVE
 - PRIVATE ACCESS AND UTILITY EASEMENT
 - WALK EASEMENT
 - WALK
 - RADIAL BEARING
 - TOTAL
 - SAN JOAQUIN COUNTY RECORDS
 - S.J.C.R.
 - INDICATES SHEET NUMBER

Curve #	Radius	Delta	Length
C1	90.00'	20°49'48"	32.72'
C2	90.00'	11°48'10"	18.54'
C3	90.00'	9°01'37"	14.18'
C4	90.00'	21°49'45"	34.29'
C5	90.00'	8°28'19"	10.17'
C6	90.00'	15°21'28"	24.12'
C7	20.00'	67°56'32"	23.72'
C8	20.00'	87°16'14"	30.48'



TRACT NO. 4105

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1D
 A SUBDIVISION OF LOTS 1, 2, 3 AND 17, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, AMENDED PURSUANT TO THAT CERTAIN CERTIFICATE OF REVISION AND CORRECTIONS, PREPARED BY THE COUNTY CLERK OF SAN JOAQUIN COUNTY, CALIFORNIA, AND FILED IN THE COUNTY CLERK'S OFFICE OF SAN JOAQUIN COUNTY, CALIFORNIA, ON FEBRUARY 28, 2019. BEARS OFFICIAL RECORDS, BEING BOOK 40 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT Diablo BASE & MERIDIAN, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS
 1600 K STREET, SUITE 200, SACRAMENTO, CALIFORNIA 95811
 TEL: (916) 441-1100 FAX: (916) 441-1101
 WWW.MACKAYANDSOMPS.COM

SHEET 8 OF 14
 OCTOBER 2021
 25035 01

ABANDONMENT NOTE:
 THE CITY OF LATHROP DOES HEREBY ABANDON AND WAIVE THE PORTION RIVER ISLANDS PARKWAY AS DEDICATED ON TRACT NO. 3533, BOOK 40 PAGE 100 WITHIN THE BOUNDARIES OF THIS PROJECT AS SHOWN ON SHEETS 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 OF THE CALIFORNIA GOVERNMENT CODE SECTION 66495.212 OF THE SUBDIVISION MAP ACT.

NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES

REFERENCES:
 MAP NO. 3533, MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (P-2) PARCEL MAP 09-01-P.M. BK. 25 PG. 61, S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 12°16'50" EAST BETWEEN FOUND MONUMENTS IN BARBARA TERRY BOULEVARD AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREIN

LEGEND
 --- DISTINCTIVE BORDER
 --- RIGHT OF WAY LINE
 --- LOT LINE/PARCEL LINE
 --- EXISTING PROPERTY LINE
 --- EASEMENT LINE
 --- EXISTING EASEMENT LINE
 --- MONUMENT LINE
 --- THE LINE

RELINQUISHMENT OF ABUTTER'S RIGHTS
 FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
 SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
 SET 3/4" IRON PIPE WITH TAG STAMPED "LS 8817" ANGLE POINT
 BOUNDARY
 EXISTING
 IRON PIPE
 MONUMENT TO MONUMENT
 MONUMENT TO PROPERTY LINE
 OFFICIAL RECORDS
 SURVEY EASEMENT
 PRIVATE ACCESS AND UTILITY EASEMENT
 MAPS AND PLATS
 WALL EASEMENT
 RADIAL BEARING
 TOTAL
 SAN JOAQUIN COUNTY RECORDS
 S.J.C.R.
 (A) INDICATES SHEET NUMBER

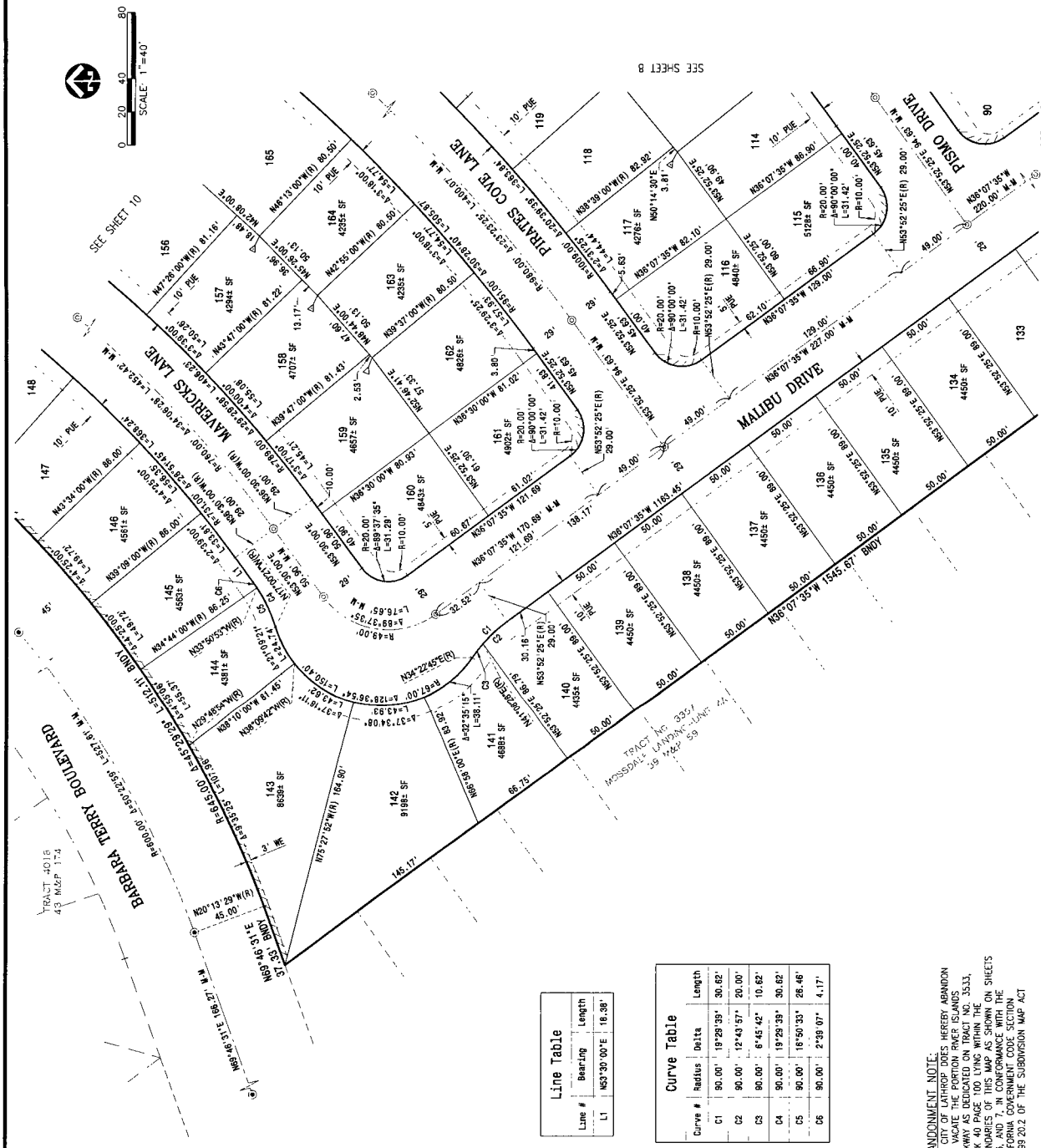
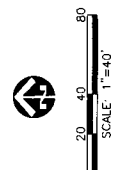
NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES

TRACT NO. 4105

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1D
 A SUBDIVISION OF LOTS 1, 2, 3 AND 17, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS HEREBY ABANDONED TO THE CERTAIN CERTIFICATE OF CORRECT RECORDS, TO BE FILED IN THE OFFICE OF THE COUNTY CLERK, SAN JOAQUIN COUNTY, CALIFORNIA, IN CONFORMANCE WITH THE CALIFORNIA GOVERNMENT CODE SECTION 60495.202 OF THE SUBDIVISION MAP ACT

SAN JOAQUIN COUNTY, CALIFORNIA
MACKAY & SOMPS
 REGISTERED PROFESSIONAL LAND SURVEYORS
 1000 N. G STREET, SUITE 200, STOCKTON, CA 95210
 (209) 924-1100

OCTOBER 2021
 SHEET 3 OF 14
 28235.01



Line #	Bearing	Length
L1	N63°30'00"E	16.38'

Curve #	Radius	Delta	Length
C1	90.00'	19°29'39"	30.82'
C2	90.00'	12°43'57"	20.00'
C3	90.00'	6°45'42"	10.82'
C4	90.00'	19°29'39"	30.82'
C5	90.00'	16°50'33"	26.46'
C6	90.00'	2°39'07"	4.17'

ABANDONMENT NOTE:
 THE CITY OF LATHROP, OREGON, HEREBY ABANDONS THE CITY OF LATHROP'S INTEREST IN THE PARKWAY AS DEDICATED ON TRACT NO. 3533, BOOK 40 PAGE 100 LYING WITHIN THE BOUNDARIES OF THIS MAP AS SHOWN ON SHEETS 2, 3, AND 7, IN CONFORMANCE WITH THE CALIFORNIA GOVERNMENT CODE SECTION 60495.202 OF THE SUBDIVISION MAP ACT

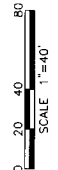
REFERENCES:
 MAP NO. 3533 AMPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (P-2) PARCEL MAP 09-01-P4, BK. 25 PG. 81, S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 12°16'50" EAST BETWEEN FOUND MONUMENTS
 IN BARBARA TERRY BOULEVARD AS SHOWN ON TRACT 3533, IN
 BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN
 COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN
 HEREON

LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- TIE LINE
- RELINQUISHMENT OF ABUTTER'S RIGHTS
- FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- SET 3/4" IRON PIPE WITH TAG STAMPED "LS 8817" UNLESS OTHERWISE NOTED
- BOUNDARY
- ANGLE POINT
- EXISTING
- IRON PIPE
- MONUMENT TO MONUMENT
- MONUMENT TO PROPERTY LINE
- OFFICIAL RECORDS
- PUBLIC EASEMENT
- PUBLIC ACCESS AND UTILITY EASEMENT
- MAP
- MAP AND PLATS
- WALL EASEMENT
- RADIAL BEARING
- TOTAL
- SAN JOAQUIN COUNTY RECORDS
- S.J.C.R.
- INDICATES SHEET NUMBER

NOTES:
 1 ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES



TRACT NO. 4105

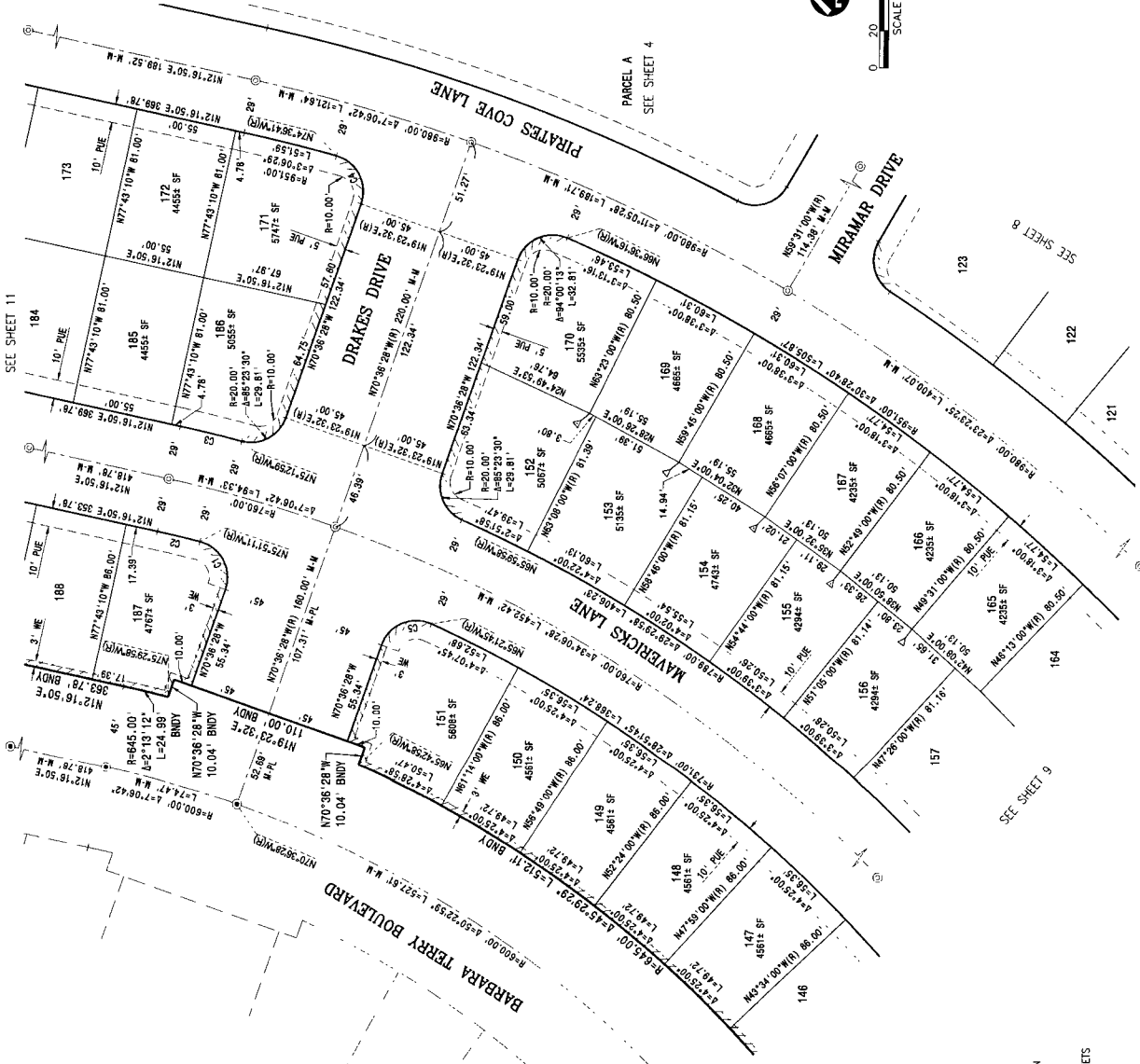
SUBDIVISIONS OF SAN JOAQUIN COUNTY

STANFORD CROSSING - PHASE 1D
 A SUBDIVISION OF LOTS 1, 2, 3 AND 17, OF TRACT 3533 AS RECORDED
 IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY
 RECORDS, AND THE PORTION OF TRACT 3533, IN BOOK 40 OF MAPS AND PLATS,
 AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WHICH ARE HEREBY CERTIFICATE OF
 CORRECTION RECORDED HEREON. THE CORRECTION RECORDED HEREON IS
 2109-039588 OF OFFICIAL RECORDS, BEING A PORTION OF SECTION 28,
 TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN,
 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS
 REGISTERED PROFESSIONAL LAND SURVEYORS
 1525 N. G ST., SUITE 100, SACRAMENTO, CA 95811
 (916) 442-1500

OCTOBER 2021

29235 01



Curve #	Radius	Delta	Length
C1	20.00'	95°14'43"	33.25'
C2	731.00'	1°51'58"	23.81'
C3	789.00'	2°00'11"	34.47'
C4	20.00'	94°00'13"	32.81'
C5	20.00'	95°14'43"	33.25'

ABANDONMENT NOTE:
 THE CITY OF LATHROP DOES HEREBY ABANDON
 AND WAIVE THE PORTION OF RIVER ISLANDS
 PARKWAY AS DEDICATED ON TRACT NO. 3533,
 BOOK 40 PAGE 100 LIVING WITHIN THE
 BOUNDARIES OF THIS MAP AS SHOWN ON SHEETS
 29235 01 THROUGH 29235 05 WITH THE
 CALIFORNIA GOVERNMENT CODE SECTION
 66499 22 OF THE SUBDIVISION MAP ACT.

REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK 46, PG. 106, S.J.C.R.
 (R-2) PARCEL MAP 09-01 PM, BK 25 PG. 81, S.J.C.R.

BASES OF BEARINGS:
 THE BEARING NORTH 17°16'50" EAST BETWEEN FOUND MONUMENTS IN BARBARA TERRY BOULEVARD AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON

LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- TILE LINE
- RELINQUISHMENT OF ARBITER'S RIGHTS
- FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- SET 3/4" IRON PIPE WITH TAG STAMPED "LS 8817"
- ANGLE POINT
- BOUNDARY
- EXISTING
- IRON PIPE
- MONUMENT TO MONUMENT
- MONUMENT TO PROPERTY LINE
- OFFICIAL RECORDS
- PRIVATE EASEMENT
- PRIVATE ACCESS AND UTILITY EASEMENT
- MAP
- WALL EASEMENT
- RADIAL BEARING
- TOTAL
- SAN JOAQUIN COUNTY RECORDS
- S.J.C.R.
- ④ INDICATES SHEET NUMBER

NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES

TRACT NO. 4105

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 10
 A SUBDIVISION OF LOTS 1, 2, 3 AND 17, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, AMENDED PURSUANT TO THAT CERTAIN CERTIFICATE OF SECTION RECORDED APRIL 22, 2019 AS INSTRUMENT NO. 2019-00888-0000, COUNTY OF SAN JOAQUIN, CALIFORNIA, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT Diablo BASE & MERIDIAN

SAN JOAQUIN COUNTY, CALIFORNIA
MACKAY & SOMPS
 REAL ESTATE BROKERS
 1500 P STREET, SUITE 200, SACRAMENTO, CA 95811
 (916) 442-1234



ABANDONMENT NOTE:
 THE CITY OF LATHROP DOES HEREBY ABANDON AND WAIVE THE PORTION RIVER ISLANDS PARKWAY AS DEDICATED ON TRACT NO. 3533, BOOK 40 PAGE 100 LYING WITHIN THE BOUNDARIES OF TRACT NO. 4105 SHEETS 2, 3, AND 7, IN CONFORMANCE WITH THE CALIFORNIA GOVERNMENT CODE SECTION 66499.202 OF THE SUBDIVISION MAP ACT

REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) PARCEL MAP 09-01 PM, BK. 23 PG. 81, S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 12° 16' 50" EAST BETWEEN FOUND MONUMENTS IN BARBARA TERRY BOULEVARD AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREIN.

LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- TIE LINE
- RELINQUISHMENT OF ABUTTER'S RIGHTS
- FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- SET 3/4" IRON PIPE WITH TAG STAMPED "LS 8817" IN MONUMENT BOX
- ANGLE POINT
- BOUNDARY
- BNDY
- EX
- IP
- M-M
- M-PL
- O.R.
- PUE
- PAUE
- W&P
- W&P FACILITIES
- W&P FACILITIES
- ROAD BEARING
- TOTAL BEARING
- SAN JOAQUIN COUNTY RECORDS
- INDICATES SHEET NUMBER

NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES

TRACT NO. 4105

SUBDIVISIONS OF SAN JOAQUIN COUNTY

STANFORD CROSSING - PHASE 10
 A SUBDIVISION OF LOTS 1, 2, 3 AND 17, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, AMENDED PURSUANT TO THAT CERTAIN CERTIFICATE OF RECORDING RECORDED UNDER 22409 AS ILLUSTRATED IN SECTION 28, TOWNSHIP 1 SOUTH, RANGE 8 EAST, MOUNT DIABLO BASE & MERIDIAN

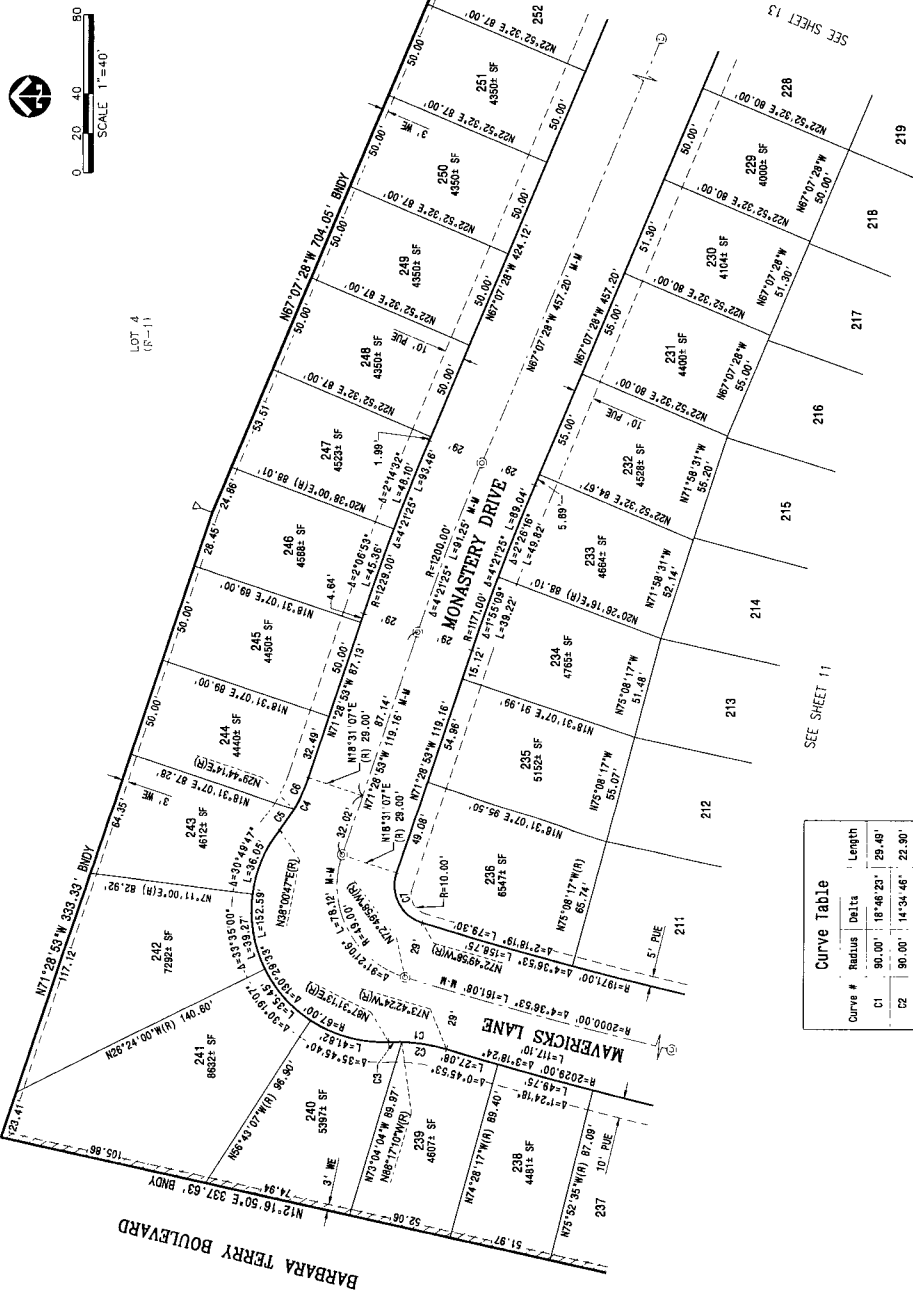
CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA

MAGKAY & SOMPS

REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 15,754

OCTOBER, 2021

25035.01



Curve #	Radius	Delta	Length
C1	90.00'	18°48'23"	29.48'
C2	90.00'	14°34'46"	22.90'
C3	90.00'	4°11'37"	6.58'
C4	90.00'	19°29'39"	30.82'
C5	90.00'	8°18'33"	13.00'
C6	90.00'	11°13'08"	17.62'
C7	20.00'	91°21'08"	31.89'

ABANDONMENT NOTE:
 THESE MEGEY ARMANDO AND VICARIE THE PROVIDER ISLANDS PARKWAY AS DEDICATED ON TRACT NO. 3533, BOOK 40 PAGE 100 LYING WITHIN THE BOUNDARIES OF THIS MAP AS SHOWN ON SHEETS 2, 3, AND 7, IN CONFORMANCE WITH THE CALIFORNIA GOVERNMENT CODE SECTION 66492.02 OF THE SUBDIVISION MAP ACT

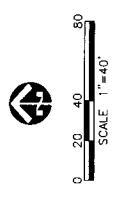
SHEET 12 OF 14

REFERENCES:
 (P-1) MAP NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (P-2) PARCEL MAP 09-01 PM, BK. 25 PG. 81, S.J.C.R.

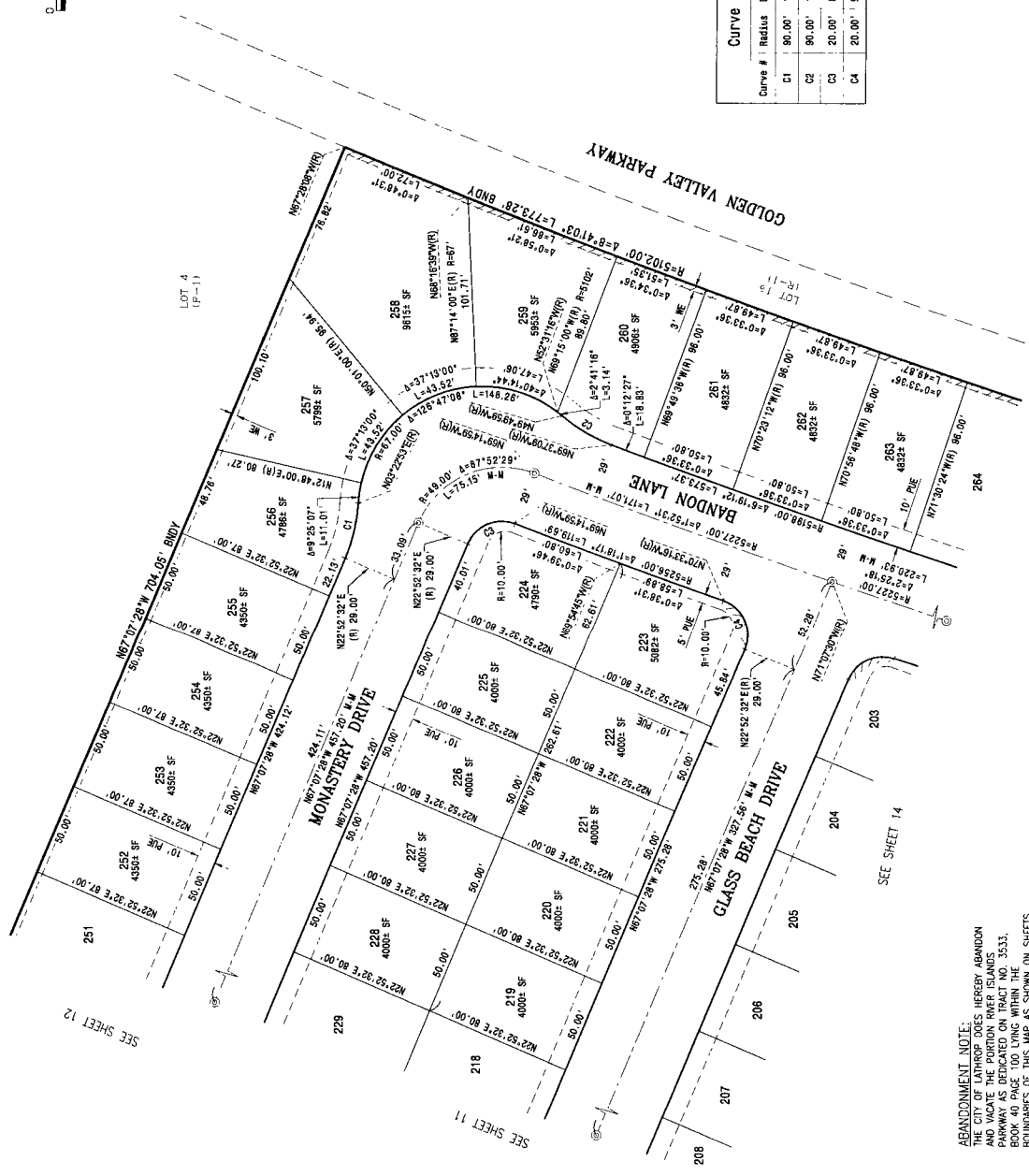
BASIS OF BEARINGS:
 THE BEARING NORTH 17°15'30" EAST BETWEEN FOUND MONUMENTS
 IS THE BASIS OF BEARINGS FOR THIS MAP. THE BEARING IN
 BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY
 RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN
 HEREON.

- LEGEND**
- DISTINCTIVE BORDER
 - RIGHT OF WAY LINE
 - LOT LINE/PARCEL LINE
 - EXISTING PROPERTY LINE
 - EASEMENT LINE
 - EXISTING EASEMENT LINE
 - MONUMENT LINE
 - TIE LINE

- ⊙ RELINQUISHMENT OF ABUTTER'S RIGHTS
- ⊙ FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- ⊙ SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- ⊙ SET 3/4" IRON PIPE WITH TAG STAMPED "LS 8817" ANGLE POINT
- BOUNDARY
- EXISTING
- IRON PIPE
- MONUMENT TO MONUMENT
- MONUMENT TO PROPERTY LINE
- OFFICIAL RECORDS
- EASEMENT
- DRIVE ACCESS AND UTILITY EASEMENT
- MAP
- WALL EASEMENT
- RADIAL BEARING
- TOTAL
- SAN JOAQUIN COUNTY RECORDS
- ④ INDICATES SHEET NUMBER



Curve #	Radius	Delta	Length
C1	90.00'	18°29'39"	30.82'
C2	90.00'	19°47'09"	31.08'
C3	20.00'	87°52'29"	30.07'
C4	20.00'	93°25'48"	32.61'



NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES

TRACT NO. 4105

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1D

A SUBDIVISION OF LOTS 1, 2, 3 AND 17, OF TRACT 3533 AS RECORDED
 IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY
 RECORDS, AND PURSUANT TO THE CERTIFICATE OF CORRECTION
 BEING FILED IN BOOK 22 OF CORRECTIONS, COUNTY OF SAN JOAQUIN,
 2109-039586 OF OFFICIAL RECORDS, BEING A PORTION OF SECTION 28,
 TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN,
 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS
 CIVIL ENGINEERS
 1501 14th St., Ste. 100
 Sacramento, CA 95811

SHEET 13 OF 14
 OCTOBER 2021

25235.01

ABANDONMENT NOTE:
 THE CITY OF LATHROP OWNS HEREBY ABANDON
 AND WAIVE THE PORTION RIVER ISLANDS
 PARKWAY AS DEDICATED ON TRACT NO. 3533,
 BOOK 40 PAGE 100 LYING WITHIN THE
 BOUNDARIES OF THIS MAP AS SHOWN ON SHEETS
 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 OF THE SUBDIVISION MAP ACT,
 66499.202 OF THE SUBDIVISION MAP ACT.

REFERENCES:
 (R-1) TRACT MAP 3533, MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) PARCEL MAP 09-01-P.M. BK. 25 PGS. 81, S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 12°16'50" EAST BETWEEN FOUND MONUMENTS IN BARBARA TERRY BOULEVARD AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.



0 20 40 80
 SCALE: 1"=40'

LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- TIE LINE

- ⊙ RELINQUISHMENT OF ARBITER'S RIGHTS
- ⊙ FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- ⊙ SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- ⊙ SET 3/4" IRON PIPE WITH TAG STAMPED "LS 8817" ANGLE POINT
- ⊙ BOUNDARY
- ⊙ EXISTING
- ⊙ IRON PIPE
- ⊙ MONUMENT TO MONUMENT
- ⊙ MONUMENT TO PROPERTY LINE
- ⊙ OFFICIAL RECORDS
- ⊙ EASEMENT
- ⊙ PRIVATE ACCESS AND UTILITY EASEMENT
- ⊙ MAPS AND PLATS
- ⊙ WALL EASEMENT
- ⊙ RADIAL BEARING
- ⊙ TOTAL
- ⊙ SAN JOAQUIN COUNTY RECORDS
- ⊙ INDICATES SHEET NUMBER

NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES

TRACT NO. 4105

SUBDIVISIONS OF SAN JOAQUIN COUNTY

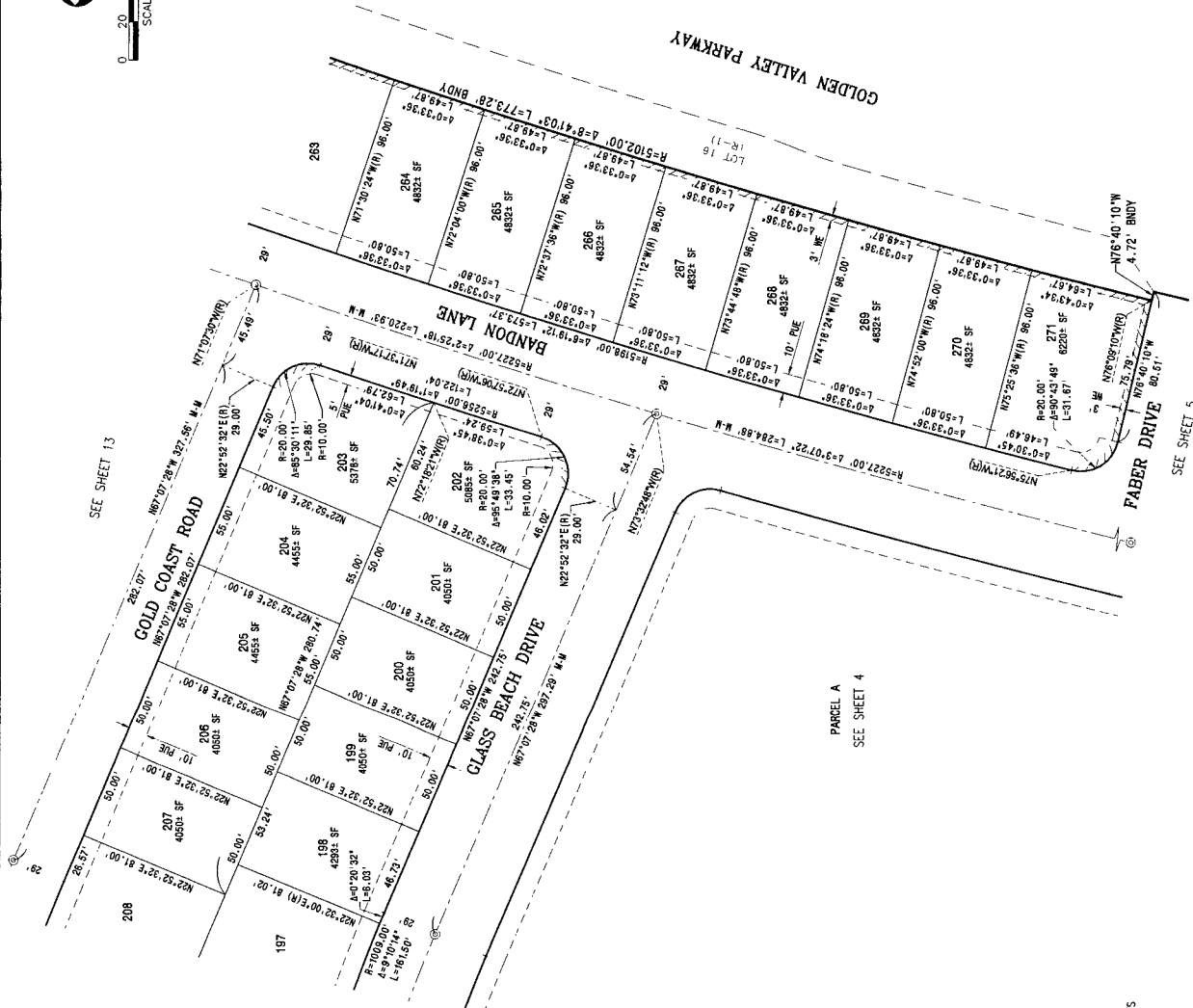
A SUBDIVISION OF LOTS 1, 2, 3 AND 17, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, SUBJECT TO THE PROVISIONS OF THE SUBDIVISION ACT AND THE CITY OF LATHROP, BEING A PORTION OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS
 CIVIL ENGINEERS
 1001 N. 10TH ST., SUITE 100, LATHROP, WA 98646

OCTOBER 2021

SHEET 14 OF 14

25235.01



ABANDONMENT NOTE:
 THE PORTION OF THE MCKEY ARMOND AND WILKIE THE FORDON RIVER ISLANDS PARKWAY AS DEDICATED ON TRACT NO. 3533, BOOK 40 PAGE 100 LYING WITHIN THE BOUNDARIES OF THIS MAP AS SHOWN ON SHEETS 2, 3, AND 7, IN CONFORMANCE WITH THE SUBDIVISION ACT AND THE CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA, MAP 09-01-P.M. AT PAGE 81 OF THE SUBDIVISION MAP ACT 66499.202 OF THE SUBDIVISION MAP ACT

EXHIBIT B

CITY INSURANCE REQUIREMENTS

1. The Subdivider shall obtain commercial general liability insurance companies licensed to do business in the State of California with an A.M. Best Company rating Insurance rating of no less than A:VII which provides coverage for bodily injury, personal injury and property damage liability in the amount of at least \$1,000,000 for each occurrence and \$2,000,000 in the aggregate. Said insurance coverage shall be evidenced by a certificate of insurance with policy endorsements, executed by an authorized official of the insurer(s). All parties to the Subdivision Improvement Agreement must be named insured on the policy. The policy endorsements to be attached to the certificate must provide all the following:
 - a. Name the City of Lathrop, its officers, City Council, boards and commissions, and members thereof, its employees and agents as additional insured as respects to any liability arising out of the activities of the named insured. A CG 2010 or CG 2026 endorsement form or the equivalent is the appropriate form.
 - b. State that “the insurance coverage afforded by this policy shall be primary insurance as respects to the City of Lathrop, its officers, employees and agents. Any insurance or self-insurance maintained by the City of Lathrop, its officers, employees, or agents shall be in excess of the insurance afforded to the named insured by this policy and shall not contribute to any loss.
 - c. Include a statement that, “the insurer will provide to the City at least thirty (30) days prior notice of cancellation or material change in coverage.” The above language can be included on the additional insured endorsement form or on a separate endorsement form.
 - d. The policy must contain a cross liability or severability of interest clause.
 - e. Insurance must be maintained and evidence of insurance must be provided for at least five years after completion of the Agreement or the work, so long as commercially available at reasonable rates.

EXHIBIT C

TOTAL AND COST TO COMPLETE IMPROVEMENT ESTIMATE

TRACT 4105 - TOTAL AND COST TO COMPLETE IMPROVEMENTS

	Original Contract Amount	Change Orders	Total Contract Amount	Billed to Date	Cost to Complete	Performance Bond (Cost + 10%)	Labor & Materials Bond (Performance Bond X 50%)
TRACT 4105 IMPROVEMENTS							
Mass Grading & Dewatering	\$ 2,191,581.00	\$ -	\$ 2,191,581.00	\$ 1,190,655.15	\$ 1,000,925.85	\$ 1,101,018.43	\$ 550,509.22
Underground & Topside Improvements	\$ 8,900,721.26	\$ 63,645.00	\$ 8,964,366.26	\$ 1,482,716.03	\$ 7,481,650.23	\$ 8,229,815.25	\$ 4,114,907.63
Traffic Signal	\$ 557,305.00	\$ -	\$ 557,305.00	\$ -	\$ 557,305.00	\$ 613,035.50	\$ 306,517.75
Offsite Sidewalks	\$ 178,938.45	\$ -	\$ 178,938.45	\$ 140,543.07	\$ 38,395.38	\$ 42,234.92	\$ 21,117.46
Joint Trench	\$ 2,441,988.50	\$ -	\$ 2,441,988.50	\$ -	\$ 2,441,988.50	\$ 2,686,187.35	\$ 1,343,093.68
Landscaping and Irrigation	\$ 1,623,619.00	\$ -	\$ 1,623,619.00	\$ -	\$ 1,623,619.00	\$ 1,785,980.90	\$ 892,990.45
Acoustic Sound Walls	\$ 1,318,485.00	\$ 51,962.00	\$ 1,370,447.00	\$ 399,154.50	\$ 971,292.50	\$ 1,068,421.75	\$ 534,210.88
TOTAL	\$ 17,212,638.21	\$ 115,607.00	\$ 17,328,245.21	\$ 3,213,068.75	\$ 14,115,176.46	\$ 15,526,694.10	\$ 7,763,347.05

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