

LEGEND

---	BOUNDARY LINE
---	CENTERLINE
---	EASEMENT LINE
---	ADJACENT PROPERTY LINE
---	APPROXIMATE FLOOD ZONE LIMIT
---	OH-W
---	FENCE LINE
(T)	TOTAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
●	FOUND STANDARD STREET MONUMENT
●	FOUND MONUMENT AS NOTED
●	POWER POLE
●	WATER VALVE
●	FIRE HYDRANT
N	NORTH
S	SOUTH
E	EAST
W	WEST
Bldg	BUILDING
BOW	BACK OF WALK
CB	CATCH BASIN
COL	COLUMN
CONC	CONCRETE
DW	DRIVEWAY
DI	DRAIN INLET
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
FNC	FENCE
PL	PROPERTY LINE
PP	POWER POLE
OH	OVERHANG
RW	RETAINING WALL
SL	STREET LIGHT
VL	VAULT
WV	WATER VALVE

TITLE REPORT

FIRST AMERICAN TITLE COMPANY
ORDER NO.: 0131-02502006
MARCH 22, 2022

LEGAL DESCRIPTION:

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE

LOTS SEVEN (7), TEN (10) AND ELEVEN (11) IN BLOCK SIXTEEN (16) OF "TRACY GARDEN FARMS", ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF FILED FOR RECORD OCTOBER 2, 1913 IN VOLUME 8 OF MAPS AND PLATS, AT PAGE 1, SAN JOAQUIN COUNTY RECORDS.

EXCEPT THEREFROM THAT CERTAIN PROPERTY DESCRIBED IN DEED TO STATE OF CALIFORNIA, RECORDED MARCH 22, 1967, INSTRUMENT NO. 10777, BOOK 312, AT PAGE 271, SAN JOAQUIN COUNTY RECORDS.

ALSO EXCEPT THEREFROM THAT CERTAIN PROPERTY DESCRIBED IN DEED TO JAMES L. LACORDAGE, ET AL, RECORDED JANUARY 19, 1972, INSTRUMENT NO. 2432, BOOK 3612, AT PAGE 584, SAN JOAQUIN COUNTY RECORDS.

PARCEL TWO

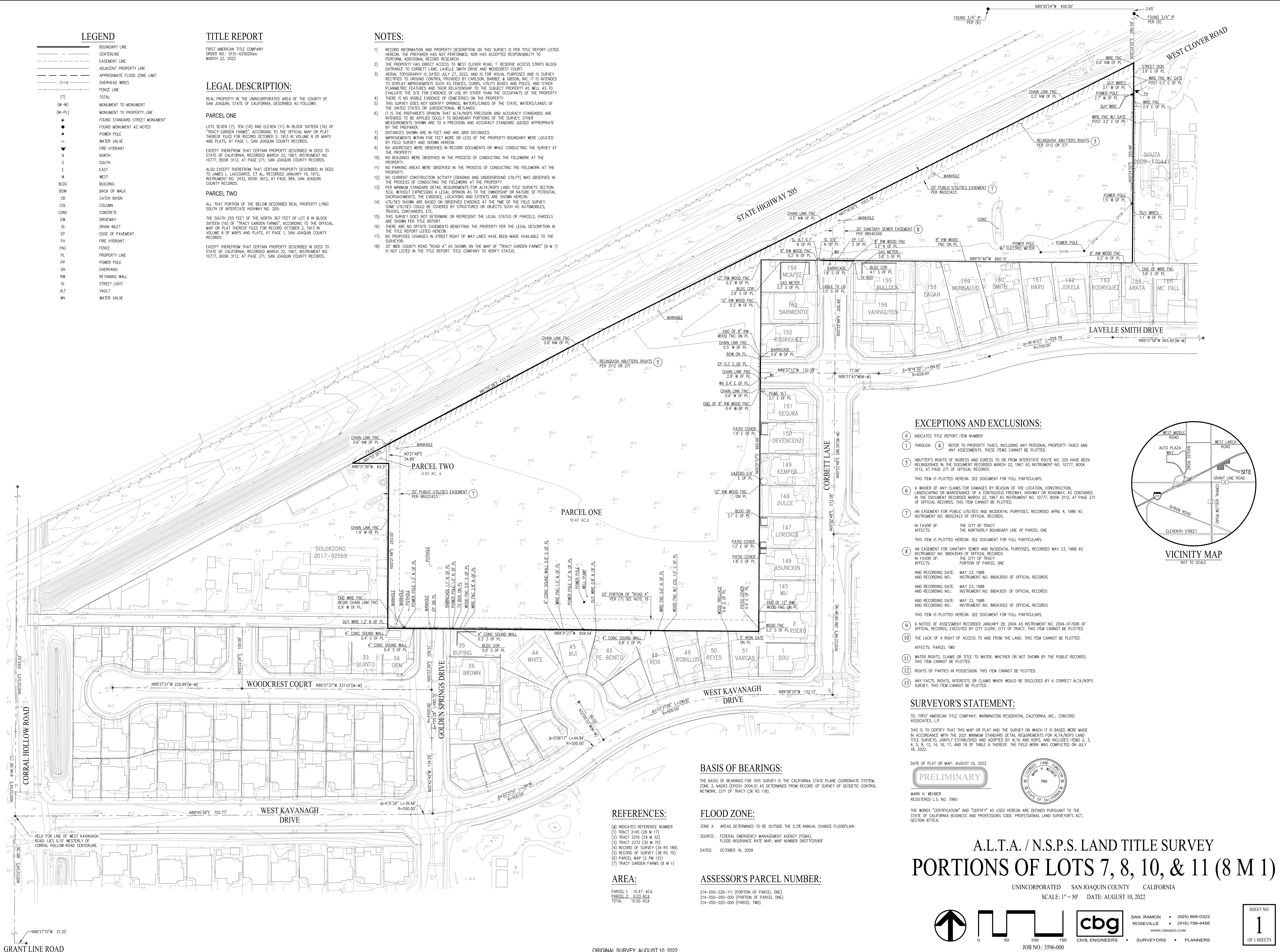
ALL THAT PORTION OF THE BELOW DESCRIBED REAL PROPERTY LYING SOUTH OF INTERSTATE HIGHWAY NO. 205:

THE SOUTH 255 FEET OF THE NORTH 367 FEET OF LOT 8 IN BLOCK SIXTEEN (16) OF "TRACY GARDEN FARMS", ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF FILED FOR RECORD OCTOBER 2, 1913 IN VOLUME 8 OF MAPS AND PLATS, AT PAGE 1, SAN JOAQUIN COUNTY RECORDS.

EXCEPT THEREFROM THAT CERTAIN PROPERTY DESCRIBED IN DEED TO STATE OF CALIFORNIA, RECORDED MARCH 22, 1967, INSTRUMENT NO. 10777, BOOK 312, AT PAGE 271, SAN JOAQUIN COUNTY RECORDS.

NOTES:

- RECORD INFORMATION AND PROPERTY DESCRIPTION ON THIS SURVEY IS PER TITLE REPORT LISTED HEREON. THE PREPARER HAS NOT PERFORMED, NOR HAS ACCEPTED RESPONSIBILITY TO PERFORM, ADDITIONAL RECORD RESEARCH.
- THE PROPERTY HAS DIRECT ACCESS TO WEST CLOVER ROAD, 1' RESERVE ACCESS STRIPS BLOCK ENTRANCE TO CORBETT LANE, LAMBLE SMITH DRIVE AND WOODCREST COURT.
- AERIAL TOPOGRAPHY IS DATED JULY 27, 2022, AND IS FOR VISUAL PURPOSES AND IS SURVEY RECTIFIED TO GROUND CONTROL PROVIDED BY CARLSON, BARBER & GIBSON, INC. IT IS INTENDED TO DISPLAY IMPROVEMENTS SUCH AS FENCES, CURBS, UTILITY BOXES AND POLES, AND OTHER PLANNETRIC FEATURES AND THEIR RELATIONSHIP TO THE SUBJECT PROPERTY AS WELL AS TO EVALUATE THE SITE FOR EVIDENCE OF USE BY OTHER THAN THE OCCUPANTS OF THE PROPERTY.
- THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE PROPERTY.
- THIS SURVEY DOES NOT IDENTIFY SPRINGS, WATERS/LANDS OF THE STATE, WATERS/LANDS OF THE UNITED STATES OR JURISDICTIONAL WETLANDS.
- IT IS THE PREPARER'S OPINION THAT ALTA/NSPS PRECISION AND ACCURACY STANDARDS ARE INTENDED TO BE APPLIED SOLELY TO BOUNDARY PORTIONS OF THE SURVEY, OTHER MEASUREMENTS SHOWN ARE TO A PRECISION AND ACCURACY STANDARD JUDGED APPROPRIATE BY THE PREPARER.
- DISTANCES SHOWN ARE IN FEET AND ARE GRID DISTANCES.
- IMPROVEMENTS WITHIN FIVE FEET MORE OR LESS OF THE PROPERTY BOUNDARY WERE LOCATED BY FIELD SURVEY AND SHOWN HEREON.
- NO ADDRESSES WERE OBSERVED IN RECORD DOCUMENTS OR WHILE CONDUCTING THE SURVEY AT THE PROPERTY.
- NO BUILDINGS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK AT THE PROPERTY.
- NO PARKING AREAS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK AT THE PROPERTY.
- NO CURRENT CONSTRUCTION ACTIVITY (GRADING AND UNDERGROUND UTILITY) WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK AT THE PROPERTY.
- PER MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS SECTION 501: WITHOUT EXPRESSING A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF POTENTIAL ENCROACHMENTS, THE EVIDENCE, LOCATIONS AND EXTENTS ARE SHOWN HEREON.
- UTILITIES SHOWN ARE BASED ON OBSERVED EVIDENCE AT THE TIME OF THE FIELD SURVEY. SOME UTILITIES COULD BE COVERED BY STRUCTURES OR OBJECTS SUCH AS AUTOMOBILES, TRUCKS, CONTAINERS, ETC.
- THIS SURVEY DOES NOT DETERMINE OR REPRESENT THE LEGAL STATUS OF PARCELS, PARCELS ARE SHOWN PER TITLE REPORT.
- THERE ARE NO OFFSITE EASEMENTS BENEFITING THE PROPERTY PER THE LEGAL DESCRIPTION IN THE TITLE REPORT LISTED HEREON.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR.
- 20' WIDE COUNTY ROAD "ROAD A" AS SHOWN ON THE MAP OF "TRACY GARDEN FARMS" (8 M 1) IS NOT LISTED IN THE TITLE REPORT. TITLE COMPANY TO VERIFY STATUS.



EXCEPTIONS AND EXCLUSIONS:

- INDICATES TITLE REPORT ITEM NUMBER
- THROUGH 4 REFER TO PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS. THESE ITEMS CANNOT BE PLOTTED.
- ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM INTERSTATE ROUTE NO. 205 HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED MARCH 22, 1967 AS INSTRUMENT NO. 10777, BOOK 312, AT PAGE 271 OF OFFICIAL RECORDS.
- THIS ITEM IS PLOTTED HEREON. SEE DOCUMENT FOR FULL PARTICULARS.
- A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY OR ROADWAY, AS CONTAINED IN THE DOCUMENT RECORDED MARCH 22, 1967 AS INSTRUMENT NO. 10777, BOOK 312, AT PAGE 271 OF OFFICIAL RECORDS. THIS ITEM CANNOT BE PLOTTED.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 4, 1986 AS INSTRUMENT NO. 86022423 OF OFFICIAL RECORDS.
- IN FAVOR OF: THE CITY OF TRACY
AFFECTS: THE NORTHERLY BOUNDARY LINE OF PARCEL ONE
THIS ITEM IS PLOTTED HEREON. SEE DOCUMENT FOR FULL PARTICULARS.
- AN EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES, RECORDED MAY 23, 1988 AS INSTRUMENT NO. 88043050 OF OFFICIAL RECORDS.
- IN FAVOR OF: THE CITY OF TRACY
AFFECTS: PORTION OF PARCEL ONE
AND RECORDING DATE: MAY 23, 1988
INSTRUMENT NO.: 88043050 OF OFFICIAL RECORDS
AND RECORDING DATE: MAY 23, 1988
INSTRUMENT NO.: 88043051 OF OFFICIAL RECORDS
AND RECORDING DATE: MAY 23, 1988
INSTRUMENT NO.: 88043052 OF OFFICIAL RECORDS
THIS ITEM IS PLOTTED HEREON. SEE DOCUMENT FOR FULL PARTICULARS.
- A NOTICE OF ASSESSMENT RECORDED JANUARY 28, 2004 AS INSTRUMENT NO. 2004-017006 OF OFFICIAL RECORDS, EXECUTED BY CITY CLERK, CITY OF TRACY. THIS ITEM CANNOT BE PLOTTED.
- THE LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND. THIS ITEM CANNOT BE PLOTTED.
- AFFECTS: PARCEL TWO
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. THIS ITEM CANNOT BE PLOTTED.
- RIGHTS OF PARTIES IN POSSESSION. THIS ITEM CANNOT BE PLOTTED.
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY. THIS ITEM CANNOT BE PLOTTED.

SURVEYOR'S STATEMENT:

TO: FIRST AMERICAN TITLE COMPANY; WARMINGTON RESIDENTIAL CALIFORNIA, INC.; CONCORD ASSOCIATES, L.P.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 13, 14, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 18, 2022.

DATE OF PLAT OR MAP: AUGUST 10, 2022

PRELIMINARY

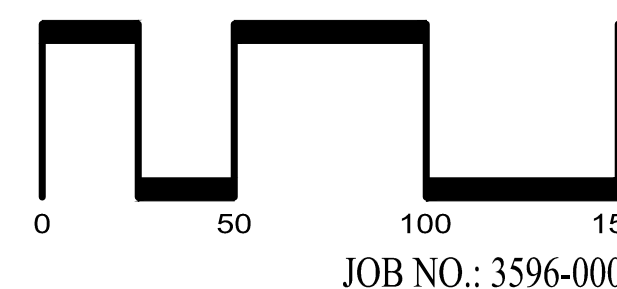
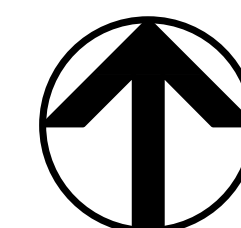
MARK H. WEBER
REGISTERED L.S. NO. 7960

THE WORDS "CERTIFICATION" AND "CERTIFY" AS USED HEREON ARE DEFINED PURSUANT TO THE STATE OF CALIFORNIA BUSINESS AND PROFESSIONS CODE, PROFESSIONAL LAND SURVEYOR'S ACT, SECTION 8770.6.

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY PORTIONS OF LOTS 7, 8, 10, & 11 (8 M 1)

UNINCORPORATED SAN JOAQUIN COUNTY CALIFORNIA

SCALE: 1" = 50' DATE: AUGUST 10, 2022



SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBANDS.COM

CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NO.
1
OF 1 SHEETS

ORIGINAL SURVEY: AUGUST 10, 2022

F:\3596-000\CAVEY\ALTA\3596-000 ALTA.DWG