



# CITY OF STOCKTON

## COMMUNITY DEVELOPMENT DEPARTMENT

Permit Center • 345 N. El Dorado Street • Stockton, CA 95202-1997 • 209 / 937-8444 • Fax 209 / 937-8893  
www.stocktongov.com

March 17, 2025

James E. Jimison, Vice President – Westlake  
AG Spanos Companies  
10100 Trinity Parkway, 5<sup>th</sup> Floor  
Stockton, CA 95219  
jjimison@agspanos.com

RE: Minor Amendment to the Westlake at Spanos Park West Master Development Plan, Project P25-0023

Mr. Jimison:

This letter provides the City of Stockton's approval of the Minor Amendment to the Westlake at Spanos Park West Master Development Plan, No. P25-0062, to allow for conventional market-rate residential housing with public, non-gated streets as outlined in the attached exhibit.

A master development plan (the "Master Development Plan") for Westlake at Spanos Park West (MDP1-04) ("Project") was approved by the City of Stockton City Council, a municipal corporation of the State of California ("City") on September 14, 2004 by resolutions 04-0660, 0661, 0662, 0663 and by Ordinance 026-04 and 027-04. This approval is based on the following information and conditions of approval.

### **Basis for Approval**

The Master Development Plan sets forth the distribution, location, and extent of uses for the Project and identifies regulations and criteria for development of the Project, including setback requirements, as well as implementation and administrative guidelines for application of the standards and future modifications if required.

Section 8.3 of the Master Development Plan enables the City of Stockton's Community Development Director to approve minor amendments to the Master Development Plan. "Minor Amendments, i.e. amendments that the Community Development Director finds are consistent with the intent and purpose of the Master Development Plan."

Furthermore, this section states that "Minor amendments shall not be subject to public hearings. Changes in development intensity or residential density that do not exceed the intensity or density established by the Master Development Plan and considered by the Master Development Plan EIR, such as lot line adjustments, a compatible land use

change as provided in Section Three or adjustments to the roadway or street system, are examples of minor adjustments that shall not require an extensive amendment process and shall be subject to the approval of the Community Development Director based on an approval recommendation of the Design Review Board for Westlake.”

As the project proposed modifications to remove “active adult” language, allowing for conventional market-rate development, and to redesignate streets from “private, gated” to “public, non-gated,” do not change the intensity, density, or general use of the site, staff can assert that the project falls within the definition of “minor amendment” and therefore, staff recommends approval. The Director confirms staff’s recommendation based on the original findings and project specific conditions of approval.

#### California Environmental Quality Act

On September 14, 2004, the City Council certified the Final Environmental Impact Report (EIR1-04) (SCH #2004052105) and adoption of the related CEQA Findings and Mitigation and Monitoring Reporting Program for the Westlake Villages project. Development of the Westlake Villages project has commenced and is in conformance with the approved documentation. Future development of the Project is subject to any and all approved documentation.

#### **Conclusion**

The Project approved by this action shall conform to the information included as Exhibit 1 and the Master Development Plan will be amended to include Exhibit 1.

The Director’s decision is effective immediately. If you have any questions, please do not hesitate to contact me at [Scott.Speer@stocktonca.gov](mailto:Scott.Speer@stocktonca.gov).

Regards,



Scott Speer  
Planning Manager – Current Planning  
City of Stockton Community Development Department

#### **Attachments:**

**Exhibit 1 – Master Development Plan Minor Amendment**

**MINOR AMENDMENT TO WESTLAKE AT SPANOS PARK WEST  
MASTER DEVELOPMENT PLAN**

March 14, 2025

A master development plan (the “**Master Development Plan**”) for Westlake at Spanos Park West (the “**Project**”) was approved by the City of Stockton, a municipal corporation of the State of California (“**City**”) on September 14, 2004. The Master Development Plan sets forth the distribution, location, and extent of uses for the Project and identifies regulations and criteria for development of the Project, including setbacks requirements.

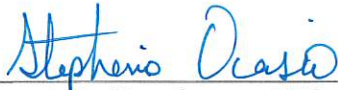
The existing Master Development Plan identifies Villages “R” through “X” as “Active Adult Housing.” Eight Mile Development Inc., a California corporation (“**Developer**”), as developer of the Project, has applied to the City for a minor amendment to the Master Development Plan to permit Villages “R” through “X” to be developed as conventional, market-rate housing units with public, non-gated streets, instead of the proposed “active adult housing.”

Section 8.3 of the Master Development Plan allows the City Community Development Director to approve minor amendments to the Master Development Plan. The City Community Development Director hereby finds that the development of Villages “R” through “X” as conventional market-rate housing with public, non-gated streets, to be consistent with the intent and purpose of the Master Development Plan and hereby approves the following:

- **Redesignation of Villages “R” through “X.”** Notwithstanding anything to the contrary in the Master Development Plan, including Section 3.3 and Table 3-1, Villages “R” through “X” are hereby permitted to consist of conventional market-rate residential housing with public, non-gated streets as generally shown in Exhibit “A” attached hereto to this minor amendment, and all references to Villages “R” through “X” being an “active senior adult community”, “Active Adult”, or similar, or utilizing private, gated streets shall be disregarded.
- **Figure 4.1.** Figure 4.1 of the Master Development Plan, as it pertains to Villages “R” through “X,” is hereby replaced with the document attached hereto to this Agreement as Exhibit “A.”
- **Figure 4.5/4.6.** Figure 4.5 and 4.6 of the Master Development Plan, as it pertains to Villages “R” through “X,” are hereby replaced with the document attached hereto to this Agreement as Exhibit “A.”
- **Figure 6.1.** Figure 6.1 of the Master Development Plan is hereby amended, to provide that Villages “R” through “X” are to conform to the same Development Standards as those listed for Conventional Housing Villages “A” through “Q.”
- **Section 7.3.2.** Section 7.3.2 of the Master Development Plan is modified such that: (i) all references to Villages “R” through “X” as having private, gated streets are hereby amended to designate these areas as having public, non-gated streets, (ii) the subsections

titled “Street ‘3’; Active Adult Entry Road” and “Street ‘4’; Loop Street with the Active Adult Community” on Pages 7-14 through 7-16 of the Master Development Plan are stricken, and (iii) the streets for Villages “R” through “X” shall be public streets constructed to comply with City standards.

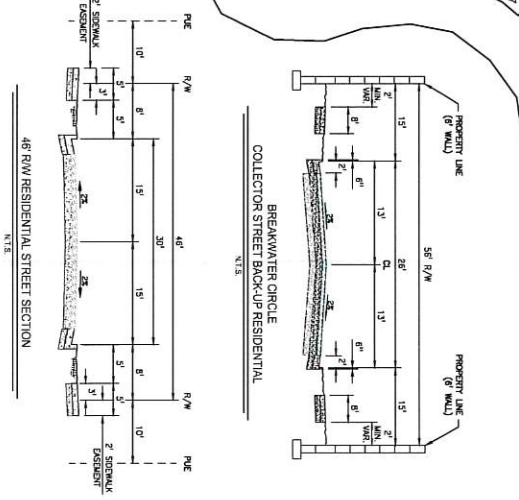
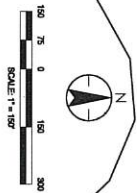
- **Figure 7.3.** Figure 7.3 of the Master Development Plan, as it pertains to Villages “R” through “X,” is hereby replaced with the document attached hereto to this minor amendment as Exhibit “A.”



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Community Development Director  
City of Stockton

# EXHIBIT "A"



LANDSCAPE NO.	AREA/ACRE
US-1	0.11
US-2	0.22
US-3	0.22
US-4	0.11
US-5	0.11
US-6	0.11
TOTAL	0.90

PUMP STATION	AREA/ACRE
J	0.11
TOTAL	0.94

PRIVATE STORM DRAIN OUTFALL LOTS	AREA/ACRE
A	0.05
B	0.05
C	0.08
D	0.08
E	0.09
F	0.08
G	0.04
H	0.07
TOTAL	0.54

PARK NO.	AREA/ACRE
PARK-1	0.26
PARK-2	0.24
PARK-3	1.11
PARK-4	0.95
PARK-5	2.84
PARK-6	0.94
TOTAL	7.94

VILLAGE	LOT COUNT	LOT SIZE
VILLAGE R1	73 LOTS	45' X 97'
VILLAGE R2	48 LOTS	45' X 97'
VILLAGE S	126 LOTS	45' X 97'
VILLAGE T	69 LOTS	45' X 97'
VILLAGE U	69 LOTS	45' X 97'
VILLAGE V	81 LOTS	45' X 97'
VILLAGE W	78 LOTS	45' X 97'
VILLAGE X	134 LOTS	45' X 97'
VILLAGE Y	80 LOTS	45' X 97'
VILLAGE Z	80 LOTS	45' X 97'
TOTAL	729 LOTS	

Client/Project  
WESTLAKE VILLAGES  
SOUTHWEST COMMUNITY

Stockton, California

Title  
SITE PLAN - 01/16/2025

Engineer's Seal

811  
Know what's below.  
Call before you dig.

310 CONSULTING ENGINEERS

430 10th Street  
Modesto, CA 95354  
TEL: 209.568.4472  
FAX: 209.568.4478

The Contractor shall verify and be responsible for all dimensions. DO NOT scale drawings. For all dimensions and details not shown on the drawing, refer to the project specifications. All dimensions shall be in feet and inches unless otherwise noted. All dimensions shall be taken from the centerline of the lot or structure unless otherwise noted. All dimensions shall be taken from the centerline of the lot or structure unless otherwise noted.

No.	MLTY	Description	By	Appd.

44-43

OWNER'S STATEMENT:

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE PARTIES HAVING RECORD TITLE INTEREST IN THE LANDS SUBDIVIDED AND SHOWN ON THIS FINAL MAP OF "TRACT NO. 4129, SUBDIVISIONS OF SAN JOAQUIN COUNTY, WESTLAKE VILLAGES, UNIT 1B", CITY OF STOCKTON, CALIFORNIA, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

WE ALSO OFFER THE REAL PROPERTY DESCRIBED BELOW, DEDICATED AS AN EASEMENT FOR PUBLIC UTILITY PURPOSES WITHIN THE ENTIRE WIDTH OF GILL POND LANE AND BREAKWATER CIRCLE, ALL AS SHOWN ON THIS FINAL MAP.

OWNER: STOCKTON WESTLAKE INVESTMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Michael A. Spanos DATE: 5-17-2022

LIEN HOLDER: CITY OF STOCKTON, A CALIFORNIA MUNICIPAL CORPORATION

BY: Harry Black DATE: 7/20/22

TRACT NO. 4129  
SUBDIVISIONS OF SAN JOAQUIN COUNTY  
WESTLAKE VILLAGES, UNIT 1B

BEING A SUBDIVISION OF LOTS 29, 30, 31, 33, 34, 39, 40, 41, 42, 43, 44, AND 45 AS SHOWN ON THE MAP OF WESTLAKE VILLAGES, UNIT NO. 1, FILED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 57, AND LOT 8 AS SHOWN ON THE MAP OF WESTLAKE VILLAGES, UNIT NO. 1A, FILED IN BOOK 43 OF MAPS AND PLATS, AT PAGE 195, AND LOTS D, E, F, AND G AS SHOWN ON THE MAP OF WESTLAKE VILLAGES UNIT NO. 16 - VILLAGE L, FILED IN BOOK 43 OF MAPS AND PLATS, AT PAGE 191, ALL OF SAN JOAQUIN COUNTY RECORDS, LYING IN SECTIONS 3 & 10, TOWNSHIP 2 NORTH, RANGE 5 EAST, MOUNT DIABLO BASE AND MERIDIAN  
CITY OF STOCKTON, SAN JOAQUIN COUNTY, CALIFORNIA  
FEBRUARY, 2022



SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF STOCKTON WESTLAKE INVESTMENT, LLC, ON MAY 6, 2020. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JUNE 30, 2023, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS 11 DAY OF May, 2022

RYAN VANCE, L.S. 8225  
LICENSE EXPIRATION DATE: 06/30/23



CITY ENGINEER'S STATEMENT:

I, ERIC ALVAREZ, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF STOCKTON, CALIFORNIA, AND THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT NO. 4129, SUBDIVISIONS OF SAN JOAQUIN COUNTY, WESTLAKE VILLAGES, UNIT 1B", CITY OF STOCKTON, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 16, ARTICLE 6 OF THE STOCKTON MUNICIPAL CODE, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP.

DATED THIS 2nd DAY OF June, 2022

ERIC ALVAREZ, R.C.E. 57830  
CITY ENGINEER  
REGISTRATION EXPIRATION DATE: 06/30/22



NOTARY STATEMENT:

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 } S.S.  
COUNTY OF San Joaquin  
ON May 17, 2022, BEFORE ME, Sonia Lopez  
A NOTARY PUBLIC, PERSONALLY APPEARED Michael A. Spanos

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF 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: Sonia Lopez COMMISSION NUMBER: 2351504  
PRINCIPAL COUNTY OF BUSINESS: San Joaquin MY COMMISSION EXPIRES: April 11, 2025

NOTARY STATEMENT:

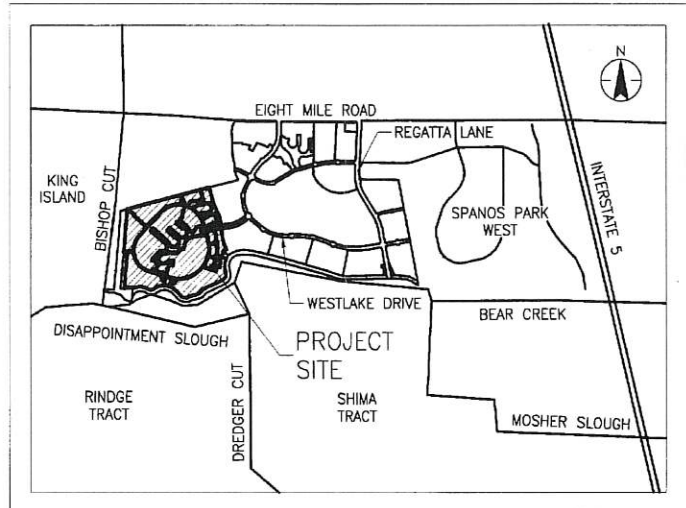
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA } S.S.  
COUNTY OF San Joaquin  
ON July 22, 2022, BEFORE ME, Patricia C. Vasquez  
A NOTARY PUBLIC, PERSONALLY APPEARED Harry Black

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF 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: Patricia C. Vasquez COMMISSION NUMBER: 2383803  
PRINCIPAL COUNTY OF BUSINESS: San Joaquin MY COMMISSION EXPIRES: November 19, 2025



VICINITY MAP  
NOT TO SCALE

CITY CLERK'S STATEMENT:

THIS IS TO STATE THAT AT ITS REGULARLY HELD MEETING ON THE 12th DAY OF July, 2022, THE CITY COUNCIL OF THE CITY OF STOCKTON, CALIFORNIA, PER COUNCIL RESOLUTION NO. 2022-12-07-1202 APPROVED THIS FINAL MAP OF "TRACT NO. 4129, SUBDIVISIONS OF SAN JOAQUIN COUNTY, WESTLAKE VILLAGES, UNIT 1B", CITY OF STOCKTON, CALIFORNIA, AND ACCEPTED ON BEHALF OF THE PUBLIC FOR PUBLIC USE, THE OFFER OF DEDICATION OF ~~THE~~ PUBLIC UTILITY EASEMENTS, ~~DEDICATED AS AN EASEMENT FOR PUBLIC UTILITY PURPOSES~~ WITHIN THE ENTIRE WIDTH OF GILL POND LANE AND BREAKWATER CIRCLE, ALL AS SHOWN ON THIS FINAL MAP, ~~SUBJECT TO~~ ~~SATISFACTORY COMPLETION OF IMPROVEMENTS THEREON OF SAID STREET RIGHT OF WAY~~ IN ACCORDANCE WITH CHAPTER 16, ARTICLE 6 OF THE STOCKTON MUNICIPAL CODE, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, AND PURSUANT TO SECTION 66434(g) OF THE CALIFORNIA SUBDIVISION MAP ACT, ABANDON THE 60-FOOT WIDE PUBLIC UTILITY EASEMENT (PUE) ALONG THE 60-FOOT WIDE PRIVATE ACCESS EASEMENT AS DEDICATED ON THE MAP OF WESTLAKE VILLAGES UNIT NO. 1, FILED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 57, SAN JOAQUIN COUNTY RECORDS.

DATED THIS 13th DAY OF July, 2022

BY: Eliza R. Garza  
ELIZA R. GARZA, CMC  
CITY CLERK



THIS FINAL MAP IS SUBJECT TO THE PROVISIONS OF A SUBDIVISION AGREEMENT RECORDED ON 1/28, 2022, AS DOCUMENT NO. 2022-090456 SAN JOAQUIN COUNTY RECORDS.

COUNTY SURVEYOR'S STATEMENT:

I, JAMES E. HART, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT NO. 4129, SUBDIVISIONS OF SAN JOAQUIN COUNTY, WESTLAKE VILLAGES, UNIT 1B", CITY OF STOCKTON, CALIFORNIA AND THAT THE SUBDIVISION SHOWN HEREON COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS 27th DAY OF MAY, 2022

JAMES E. HART, L.S. 8657  
COUNTY SURVEYOR



Doc #: 2022-090657  
07/28/2022 09:33:59 AM  
Page: 1 of 8 Fee: \$116.00  
Steve J. Bestolarides  
San Joaquin County Recorder  
Paid By: SHOWN ON DOCUMENT

RECORDER'S STATEMENT:

FILED THIS 28th DAY OF July, 2022, AT 9:33 AM

IN BOOK 44 OF MAPS AND PLATS, AT PAGE 43, AT THE REQUEST OF WWH CONSULTING ENGINEERS.

FEE \$ 116

BY: Steve J. Bestolarides ASSISTANT RECORDER  
ASSASSOR-RECORDER-COUNTY CLERK

AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING

GRANTED FOR: DELTA FARMS RECLAMATION DISTRICT NO. 2042  
FOR: IRRIGATION AND DRAINAGE CANAL AND INCIDENTAL PURPOSES  
DATED: AUGUST 29, 1919  
RECORDED: SEPTEMBER 16, 1919 IN BOOK "A", VOLUME 395 OF DEEDS, PAGE 48  
AFFECTS: PORTIONS OF LOTS 29, 30 AND 31 OF TRACT ONE; LOT 8 OF TRACT THREE AND OTHER PROPERTY AS DESCRIBED THEREIN

NOTE: THE PRESENT OWNERSHIP OF SAID EASEMENT AND OTHER MATTERS AFFECTING THE INTERESTS THERETO, IF ANY, ARE NOT SHOWN HEREIN

44-43

44-43A

TRACT NO. 4129

### SUBDIVISIONS OF SAN JOAQUIN COUNTY WESTLAKE VILLAGES, UNIT 1B

BEING A SUBDIVISION OF LOTS 29, 30, 31, 33, 34, 39, 40, 41, 42, 43, 44, AND 45 AS SHOWN ON THE MAP OF WESTLAKE VILLAGES, UNIT NO. 1, FILED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 57, AND LOT 8 AS SHOWN ON THE MAP OF WESTLAKE VILLAGES, UNIT NO. 1A, FILED IN BOOK 43 OF MAPS AND PLATS, AT PAGE 195, AND LOTS D, E, F, AND G AS SHOWN ON THE MAP OF WESTLAKE VILLAGES, UNIT NO. 16 - VILLAGE L, FILED IN BOOK 43 OF MAPS AND PLATS, AT PAGE 191, ALL OF SAN JOAQUIN COUNTY RECORDS, LYING IN SECTIONS 3 & 10, TOWNSHIP 2 NORTH, RANGE 5 EAST, MOUNT DIABLO BASE AND MERIDIAN  
CITY OF STOCKTON, SAN JOAQUIN COUNTY, CALIFORNIA  
FEBRUARY, 2022



#### SUBDIVISION SUMMARY:

LOT 1	=	4.95 ACRES
LOT 2	=	5.27 ACRES
LOT 3	=	6.46 ACRES
LOT 4	=	18.24 ACRES
LOT 5	=	16.64 ACRES
LOT 6	=	11.94 ACRES
LOT 7	=	11.04 ACRES
LOT 8	=	12.22 ACRES
LOT 9	=	23.50 ACRES
LOT 10	=	15.61 ACRES
LOT 11	=	15.84 ACRES
LOT 12	=	12.37 ACRES
LOT 13	=	6.47 ACRES
LOT 14	=	1.42 ACRES
LOT 15	=	0.49 ACRES
LOT 16	=	0.21 ACRES
LOT 17	=	1.28 ACRES
LOT 18	=	10.85 ACRES
TOTAL UNIT	=	174.80 ACRES

#### BASIS OF BEARINGS:

BEARINGS, DISTANCES AND COORDINATES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM-83, ZONE 3, (1991.35). A LINE BETWEEN CITY OF STOCKTON MONUMENTS NO. 162 STAMPED "4N-17" AND NO. 1001 STAMPED "HARTE 1959 1974" BEARS N 11°10'39" W AS CALCULATED FROM CITY OF STOCKTON HORIZONTAL CONTROL SURVEY PHASE XIV, FILED FOR RECORD IN BOOK 35 OF SURVEYS, AT PAGE 5, SAN JOAQUIN COUNTY RECORDS. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES AND MUST BE MULTIPLIED BY 0.99994186 TO OBTAIN GRID DISTANCES.

#### REFERENCES:

- (R1) WESTLAKE VILLAGES, UNIT NO. 1, LARGE LOT FINAL MAP 40-M.&P.-57
- (R2) WESTLAKE VILLAGES, UNIT NO. 1A, 43-M.&P.-195
- (R3) WESTLAKE VILLAGES UNIT NO. 16 - VILLAGE L 43-M.&P.-191
- (R4) WESTLAKE VILLAGES, UNIT NO. 10 - VILLAGE K -M.&P.-

#### LEGEND:

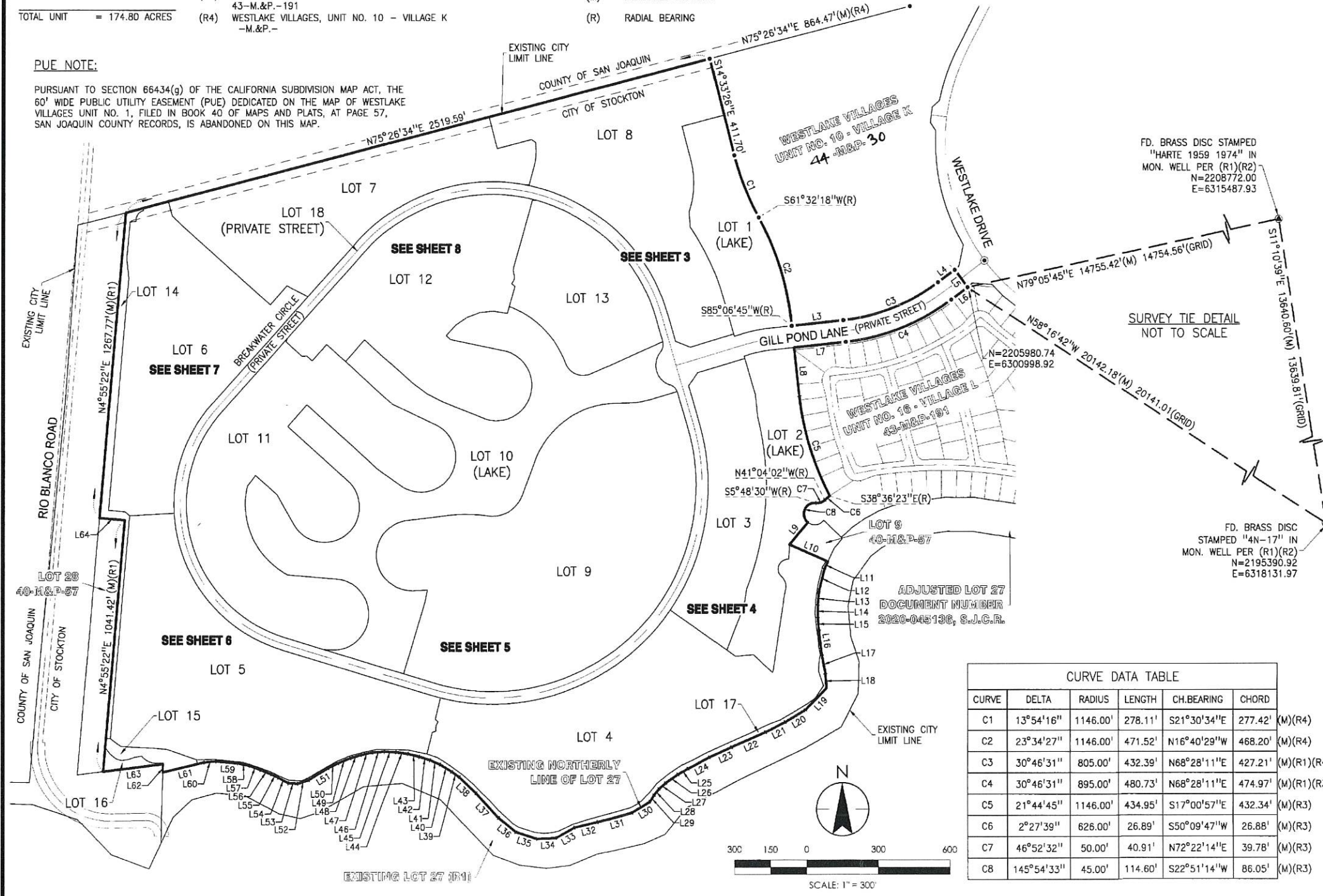
- FOUND 3/4" IRON PIPE TAGGED L.S. 5922 IN MONUMENT WELL PER (R1), CERTIFICATE OF CORRECTION, D.N. 2007-106289, S.J.C.R.
- FOUND 3/4" IRON PIPE TAGGED LS 8225 PER (R3) AND (R4)
- FOUND 3/4" IRON PIPE TAGGED LS 5922 IN MONUMENT WELL PER (R1) CERTIFICATE OF CORRECTION D.N. 2007-106289, S.J.C.R.
- FOUND CITY OF STOCKTON GPS MONUMENT AS NOTED
- SET 3/4" x 30" LONG IRON PIPE TAGGED L.S. 8225
- S.J.C.R. SAN JOAQUIN COUNTY RECORDS
- M.&P. MAPS AND PLATS
- (M) MEASURED DISTANCE
- (R) RADIAL BEARING

#### NOTES:

- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
- ALL DISTANCES AND DIMENSIONS SHOWN ARE IN US FEET AND DECIMAL PARTS THEREOF.
- ALL RECORD INFORMATION SHOWN IS FROM SAN JOAQUIN COUNTY RECORDS, UNLESS OTHERWISE SHOWN.
- ALL BEARINGS AND DISTANCES SHOWN ON THIS SHEET ONLY ARE MEASURED (M) AND REFERENCED BY (R1) UNLESS NOTED OTHERWISE. LOTS 14 AND 17 ARE FOR A DRAINAGE DITCH AND WILL BE GRANTED TO THE RECLAMATION DISTRICT BY SEPARATE DOCUMENT SUBSEQUENT TO THE RECORDATION OF THIS MAP.
- LOT 15 IS FOR SLOPE MAINTENANCE.
- LOT 16 IS FOR FUTURE MARINA USE.
- LOT 18 IS FOR A FUTURE PRIVATE STREET. IT IS COVERED ENTIRELY BY A PUBLIC UTILITY EASEMENT (PUE), OFFERED FOR DEDICATION BY THIS MAP. IT IS ALSO COVERED ENTIRELY BY A PROPOSED PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOTS 3-13 AND NOT CREATED BY THIS MAP.

#### PUE NOTE:

PURSUANT TO SECTION 66434(g) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE 60' WIDE PUBLIC UTILITY EASEMENT (PUE) DEDICATED ON THE MAP OF WESTLAKE VILLAGES UNIT NO. 1, FILED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 57, SAN JOAQUIN COUNTY RECORDS, IS ABANDONED ON THIS MAP.



LINE DATA TABLE		
LINE	BEARING	DISTANCE
L3	N83°51'26"E	218.00'
L4	N53°04'55"E	85.24'
L5	N36°55'05"W	90.00'
L6	N53°04'55"E	85.24'
L7	N83°51'26"E	217.82'
L8	N6°08'34"W	202.29'
L9	S39°53'57"W	119.37'
L10	N66°15'00"W	174.33'
L11	N26°27'39"E	32.32'
L12	S14°04'38"W	97.92'
L13	S4°41'54"W	54.99'
L14	S0°05'00"W	51.63'
L15	S4°26'22"E	53.16'
L16	S7°10'18"E	104.90'
L17	S10°53'52"E	76.97'
L18	S3°59'44"E	59.87'
L19	S44°15'43"W	125.77'
L20	S55°54'52"W	97.71'
L21	S62°52'55"W	91.87'
L22	S66°42'19"W	154.30'
L23	S65°44'39"W	101.95'
L24	S62°51'48"W	102.24'
L25	S60°51'18"W	49.19'
L26	S55°43'11"W	62.44'
L27	S46°34'27"W	37.03'
L28	S40°40'18"W	32.57'
L29	S32°06'03"W	33.41'
L30	S58°56'41"W	87.01'
L31	S74°42'56"W	147.60'
L32	S76°45'56"W	98.43'
L33	S61°03'59"W	88.33'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L34	S87°47'14"W	81.80'
L35	N71°50'18"W	90.84'
L36	N50°24'37"W	91.95'
L37	N42°53'44"W	139.03'
L38	N46°15'34"W	96.16'
L39	N54°39'19"W	38.97'
L40	N58°57'03"W	57.49'
L41	N66°28'27"W	45.81'
L42	N72°15'17"W	47.14'
L43	N76°11'42"W	48.61'
L44	N82°14'39"W	50.15'
L45	N87°07'39"W	45.01'
L46	S86°22'11"W	50.46'
L47	S77°52'28"W	49.12'
L48	S73°49'55"W	47.60'
L49	S67°32'26"W	56.07'
L50	S64°20'54"W	44.67'
L51	S58°34'11"W	96.23'
L52	S72°27'13"W	46.73'
L53	N86°31'37"W	39.38'
L54	N61°54'20"W	48.05'
L55	N64°57'32"W	32.29'
L56	N67°05'05"W	47.36'
L57	N69°05'02"W	49.56'
L58	N78°06'16"W	50.00'
L59	N84°57'55"W	90.22'
L60	S85°00'42"W	48.39'
L61	S76°20'09"W	176.83'
L62	S1°33'12"W	34.56'
L63	N82°59'12"E	250.60'
L64	S85°04'38"E	105.57'

CURVE DATA TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEARING	CHORD
C1	13°54'16"	1146.00'	278.11'	S21°30'34"E	277.42'
C2	23°34'27"	1146.00'	471.52'	N16°40'29"W	468.20'
C3	30°46'31"	805.00'	432.39'	N68°28'11"E	427.21'
C4	30°46'31"	895.00'	480.73'	N68°28'11"E	474.97'
C5	21°44'45"	1146.00'	434.95'	S17°00'57"E	432.34'
C6	2°27'39"	626.00'	26.89'	S50°09'47"W	26.88'
C7	46°52'32"	50.00'	40.91'	N72°22'14"E	39.78'
C8	145°54'33"	45.00'	114.60'	S22°51'14"W	86.05'

Map 11186200.dwg (2/24/22) - 11:21 AM - 16-43833.dwg - 2/24/22

44-43A

44-43B

TRACT NO. 4129  
 SUBDIVISIONS OF SAN JOAQUIN COUNTY  
**WESTLAKE VILLAGES, UNIT 1B**

BEING A SUBDIVISION OF LOTS 29, 30, 31, 33, 34, 39, 40, 41, 42, 43, 44, AND 45 AS SHOWN ON THE MAP OF WESTLAKE VILLAGES, UNIT NO. 1, FILED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 57, AND LOT 8 AS SHOWN ON THE MAP OF WESTLAKE VILLAGES, UNIT NO. 1A, FILED IN BOOK 43 OF MAPS AND PLATS, AT PAGE 195, AND LOTS D, E, F, AND G AS SHOWN ON THE MAP OF WESTLAKE VILLAGES, UNIT NO. 16 - VILLAGE L, FILED IN BOOK 43 OF MAPS AND PLATS, AT PAGE 191, ALL OF SAN JOAQUIN COUNTY RECORDS, LYING IN SECTIONS 3 & 10, TOWNSHIP 2 NORTH, RANGE 5 EAST, MOUNT DIABLO BASE AND MERIDIAN  
 CITY OF STOCKTON, SAN JOAQUIN COUNTY, CALIFORNIA  
 FEBRUARY, 2022

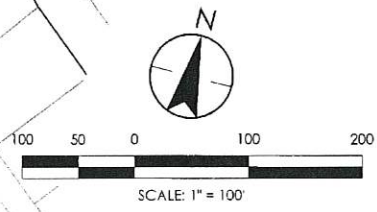
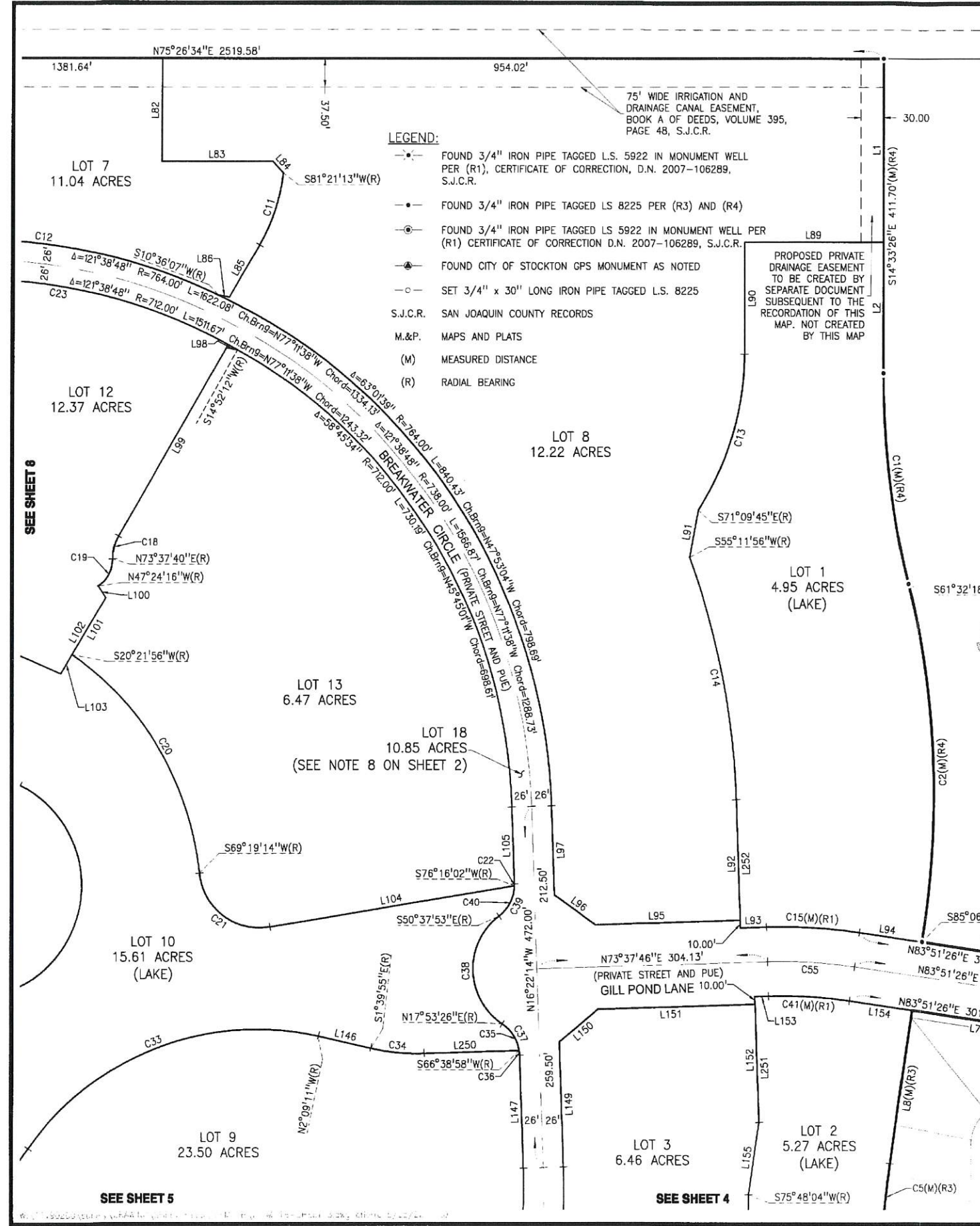


NOTES:

1. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
2. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN US FEET AND DECIMAL PARTS THEREOF.
3. ALL RECORD INFORMATION SHOWN IS FROM SAN JOAQUIN COUNTY RECORDS, UNLESS OTHERWISE SHOWN.
4. SEE BASIS OF BEARINGS, NOTES, AND REFERENCES ON SHEET 2.

LINE DATA TABLE			LINE DATA TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S14°33'26"E	240.00'	L98	N85°53'44"E	14.80'
L2	S14°33'26"E	171.70'	L99	S15°36'32"W	284.85'
L3	N83°51'26"E	218.00'	L100	N47°24'16"W	18.00'
L4	N53°04'55"E	85.24'	L101	N16°08'19"E	86.64'
L5	N36°55'05"W	90.00'	L102	N16°08'19"E	115.97'
L6	N53°04'55"E	85.24'	L103	N16°08'19"E	29.33'
L7	N83°51'26"E	217.82'	L104	S65°57'51"W	326.51'
L8	N6°08'34"W	202.29'	L105	N16°22'14"W	100.92'
L82	S14°33'26"E	135.00'	L146	S88°19'54"W	71.75'
L83	N75°26'34"E	146.72'	L147	N16°22'14"W	147.93'
L84	S56°36'07"E	20.79'	L149	N16°22'14"W	163.72'
L85	S15°36'32"W	78.44'	L150	N35°45'16"E	66.42'
L86	S85°26'40"W	14.45'	L151	N73°37'46"E	207.57'
L89	N75°26'34"E	184.02'	L152	S16°22'14"E	154.67'
L90	S14°33'26"E	146.88'	L153	N73°37'46"E	18.13'
L91	N3°58'26"W	62.92'	L154	N83°51'26"E	83.75'
L92	N16°22'14"W	157.50'	L155	N6°08'54"W	94.80'
L93	N73°37'46"E	34.13'	L250	S73°37'46"W	125.46'
L94	N83°51'26"E	83.57'	L251	S16°22'14"E	164.67'
L95	N73°37'46"E	191.57'	L252	N16°22'14"W	167.50'
L96	N68°29'44"W	66.42'			
L97	N16°22'14"W	116.72'			

CURVE DATA TABLE						CURVE DATA TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH.BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	CH.BEARING	CHORD
C1	13°54'16"	1146.00'	278.11'	S21°30'34"E	277.42'	C21	93°21'23"	80.00'	130.35'	N67°21'27"W	116.40'
C2	23°34'27"	1146.00'	471.52'	N16°40'29"W	468.20'	C22	2°38'16"	50.00'	2.30'	N15°03'06"W	2.30'
C3	30°46'31"	805.00'	432.39'	N68°28'11"E	427.21'	C23	62°53'14"	712.00'	781.48'	S73°25'35"W	742.84'
C4	30°46'31"	895.00'	480.73'	N68°28'11"E	474.97'	C33	67°02'18"	370.00'	432.91'	S54°19'40"W	408.64'
C5	21°44'45"	1146.00'	434.95'	S17°00'57"E	432.34'	C34	14°42'19"	280.00'	71.86'	N80°58'56"E	71.67'
C11	24°15'19"	235.00'	99.48'	N3°28'53"E	98.74'	C35	48°45'32"	50.00'	42.55'	N47°43'48"W	41.28'
C12	58°37'09"	764.00'	781.64'	S71°17'32"W	748.00'	C36	6°58'48"	50.00'	6.09'	N19°51'38"W	6.09'
C13	33°23'41"	370.00'	215.65'	N2°08'24"E	212.61'	C37	55°44'20"	50.00'	48.64'	N44°14'24"W	46.75'
C14	18°25'50"	1008.00'	324.25'	N25°35'09"W	322.85'	C38	111°28'41"	85.00'	165.38'	S16°22'14"E	140.50'
C15	10°13'40"	695.00'	124.06'	S78°44'36"W	123.90'	C39	55°44'21"	50.00'	48.64'	N11°29'57"E	46.75'
C16	31°58'52"	56.00'	31.26'	S0°22'54"E	30.85'	C40	53°06'05"	50.00'	46.34'	N12°49'04"E	44.70'
C19	58°58'04"	41.00'	42.20'	N13°06'42"E	40.36'	C41	10°13'40"	605.00'	108.00'	S78°44'36"W	107.85'
C20	48°57'18"	400.00'	341.77'	N45°09'25"W	331.47'	C55	10°13'40"	650.00'	116.03'	S78°44'36"W	115.87'



44-43B

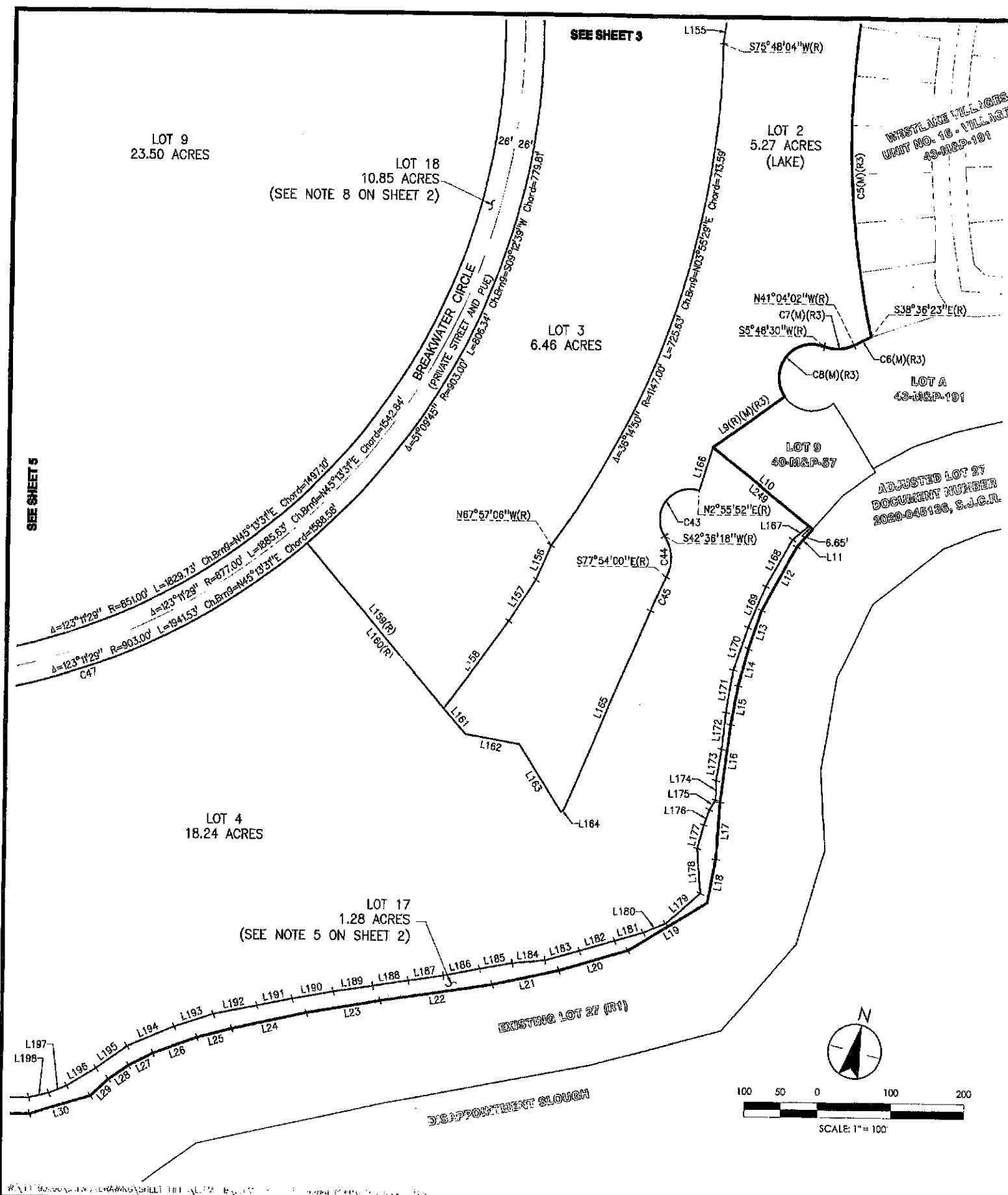


44-43C

TRACT NO. 4129  
 SUBDIVISIONS OF SAN JOAQUIN COUNTY  
**WESTLAKE VILLAGES, UNIT 1B**

BEING A SUBDIVISION OF LOTS 29, 30, 31, 33, 34, 39, 40, 41, 42, 43, 44, AND 45 AS SHOWN ON THE MAP OF WESTLAKE VILLAGES, UNIT NO. 1, FILED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 57, AND LOT 8 AS SHOWN ON THE MAP OF WESTLAKE VILLAGES, UNIT NO. 1A, FILED IN BOOK 43 OF MAPS AND PLATS, AT PAGE 195, AND LOTS D, E, F, AND G AS SHOWN ON THE MAP OF WESTLAKE VILLAGES, UNIT NO. 16 - VILLAGE L, FILED IN BOOK 43 OF MAPS AND PLATS, AT PAGE 191, ALL OF SAN JOAQUIN COUNTY RECORDS, LYING IN SECTIONS 3 & 10, TOWNSHIP 2 NORTH, RANGE 5 EAST, MOUNT DIABLO BASE AND MERIDIAN  
 CITY OF STOCKTON, SAN JOAQUIN COUNTY, CALIFORNIA  
 FEBRUARY, 2022

**W&H**  
 CONSULTING ENGINEERS  
 430 10th Street  
 Modesto, CA 95354  
 Tel: 209.568.4477 Fax: 209.568.4478



LINE DATA TABLE

LINE	BEARING	DISTANCE
L9	S39°53'57"W	119.37'
L10	N66°15'00"W	174.33'
L11	N26°27'39"E	32.32'
L12	S14°04'38"W	97.92'
L13	S4°41'54"W	54.99'
L14	S0°05'00"W	51.63'
L15	S4°26'22"E	53.16'
L16	S7°10'18"E	104.90'
L17	S10°53'52"E	76.97'
L18	S3°59'44"E	59.87'
L19	S44°15'43"W	125.77'
L20	S58°54'52"W	97.71'
L21	S62°52'55"W	91.87'
L22	S66°42'19"W	154.30'
L23	S85°44'39"W	101.95'
L24	S62°51'48"W	102.24'
L25	S60°51'18"W	49.19'
L26	S55°43'11"W	82.44'
L27	S48°34'27"W	37.03'
L28	S40°40'18"W	32.57'
L29	S32°06'03"W	33.41'
L30	S58°56'41"W	87.01'
L155	N6°08'54"W	94.80'
L156	N8°29'12"E	50.57'
L157	S18°16'27"W	66.71'
L158	N21°55'32"E	147.43'
L159	S55°12'29"E	289.95'
L160	S55°12'29"E	335.35'
L161	S55°12'29"E	45.40'
L162	S84°53'57"W	75.10'
L163	S46°44'42"E	107.09'
L164	N34°42'29"E	5.71'
L165	N8°33'31"E	291.51'
L166	S2°50'36"W	60.83'

LINE DATA TABLE

LINE	BEARING	DISTANCE
L167	N34°45'42"E	28.52'
L168	N14°57'49"E	72.93'
L169	N8°56'40"E	80.77'
L170	N3°41'47"E	60.64'
L171	N5°18'41"W	57.61'
L172	N8°08'24"W	49.44'
L173	N5°11'20"W	42.68'
L174	N14°05'38"W	26.06'
L175	N17°28'36"E	15.63'
L176	N5°30'42"E	22.16'
L177	N0°47'41"E	33.20'
L178	N16°27'18"W	60.11'
L179	N34°22'49"E	62.58'
L180	N62°55'16"E	33.33'
L181	N59°15'52"E	39.52'
L182	N59°08'40"E	50.42'
L183	N59°36'45"E	47.97'
L184	N69°46'46"E	44.16'
L185	N64°57'54"E	45.82'
L186	N64°20'50"E	50.01'
L187	N68°48'19"E	48.28'
L188	N66°33'15"E	48.82'
L189	N66°52'02"E	54.17'
L190	N64°56'48"E	56.57'
L191	N63°40'06"E	47.43'
L192	N64°06'46"E	61.09'
L193	N57°05'59"E	55.33'
L194	N52°45'43"E	68.90'
L195	N39°38'35"E	50.97'
L196	N44°03'04"E	45.93'
L197	N53°09'02"E	26.20'
L198	N63°09'04"E	29.29'
L249	N66°15'00"W	167.68'

LEGEND:

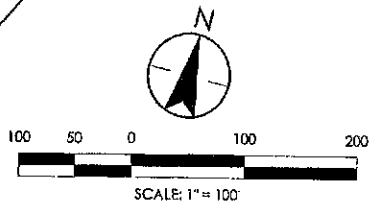
- FOUND 3/4" IRON PIPE TAGGED L.S. 5922 IN MONUMENT WELL PER (R1), CERTIFICATE OF CORRECTION, D.N. 2007-106289, S.J.C.R.
- FOUND 3/4" IRON PIPE TAGGED L.S. 8225 PER (R3) AND (R4)
- ⊙ FOUND 3/4" IRON PIPE TAGGED L.S. 5922 IN MONUMENT WELL PER (R1) CERTIFICATE OF CORRECTION D.N. 2007-106289, S.J.C.R.
- ⊙ FOUND CITY OF STOCKTON GPS MONUMENT AS NOTED
- SET 3/4" x 30" LONG IRON PIPE TAGGED L.S. 8225
- S.J.C.R. SAN JOAQUIN COUNTY RECORDS
- M.&P. MAPS AND PLATS
- (M) MEASURED DISTANCE
- (R) RADIAL BEARING

NOTES:

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3. ALL RECORD INFORMATION SHOWN IS FROM SAN JOAQUIN COUNTY RECORDS, UNLESS OTHERWISE SHOWN.
4. SEE BASIS OF BEARINGS, NOTES, AND REFERENCES ON SHEET 2.

CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH	CH.BEARING	CHORD
C5	21°44'45"	1146.00'	434.95'	S17°00'57"E	432.34'
C6	2°27'39"	626.00'	26.89'	S50°09'47"W	26.88'
C7	46°52'32"	50.00'	40.81'	N72°22'14"E	39.78'
C8	145°54'33"	45.00'	114.50'	S22°51'14"W	86.05'
C43	140°19'34"	41.00'	100.42'	S22°48'05"W	77.13'
C44	59°29'42"	56.00'	58.15'	N17°38'51"W	55.57'
C45	3°32'29"	815.00'	50.37'	S10°19'45"W	50.37'
C47	69°07'56"	903.00'	1099.54'	N69°21'29"E	1024.64'



44-43C

44-43D

TRACT NO. 4129  
 SUBDIVISIONS OF SAN JOAQUIN COUNTY  
**WESTLAKE VILLAGES, UNIT 1B**

BEING A SUBDIVISION OF LOTS 29, 30, 31, 33, 34, 39, 40, 41, 42, 43, 44, AND 45 AS SHOWN ON THE MAP OF WESTLAKE VILLAGES, UNIT NO. 1, FILED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 57, AND LOT 8 AS SHOWN ON THE MAP OF WESTLAKE VILLAGES, UNIT NO. 1A, FILED IN BOOK 43 OF MAPS AND PLATS, AT PAGE 195, AND LOTS D, E, F, AND G AS SHOWN ON THE MAP OF WESTLAKE VILLAGES, UNIT NO. 16 - VILLAGE L, FILED IN BOOK 43 OF MAPS AND PLATS, AT PAGE 191, ALL OF SAN JOAQUIN COUNTY RECORDS, LYING IN SECTIONS 3 & 10, TOWNSHIP 2 NORTH, RANGE 5 EAST, MOUNT DIABLO BASE AND MERIDIAN  
 CITY OF STOCKTON, SAN JOAQUIN COUNTY, CALIFORNIA  
 FEBRUARY, 2022



430 10th Street  
 Modesto, CA 95354  
 Tel: 209.568.4477 Fax: 209.568.4478

**LEGEND:**

- \* FOUND 3/4" IRON PIPE TAGGED L.S. 5922 IN MONUMENT WELL PER (R1), CERTIFICATE OF CORRECTION, D.N. 2007-106289, S.J.C.R.
- FOUND 3/4" IRON PIPE TAGGED LS 8225 PER (R3) AND (R4)
- ⊙ FOUND 3/4" IRON PIPE TAGGED LS 5922 IN MONUMENT WELL PER (R1) CERTIFICATE OF CORRECTION D.N. 2007-106289, S.J.C.R.
- FOUND CITY OF STOCKTON GPS MONUMENT AS NOTED
- o— SET 3/4" x 30" LONG IRON PIPE TAGGED L.S. 8225
- S.J.C.R. SAN JOAQUIN COUNTY RECORDS
- M.&P. MAPS AND PLATS
- (M) MEASURED DISTANCE
- (R) RADIAL BEARING

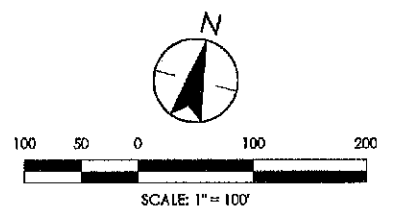
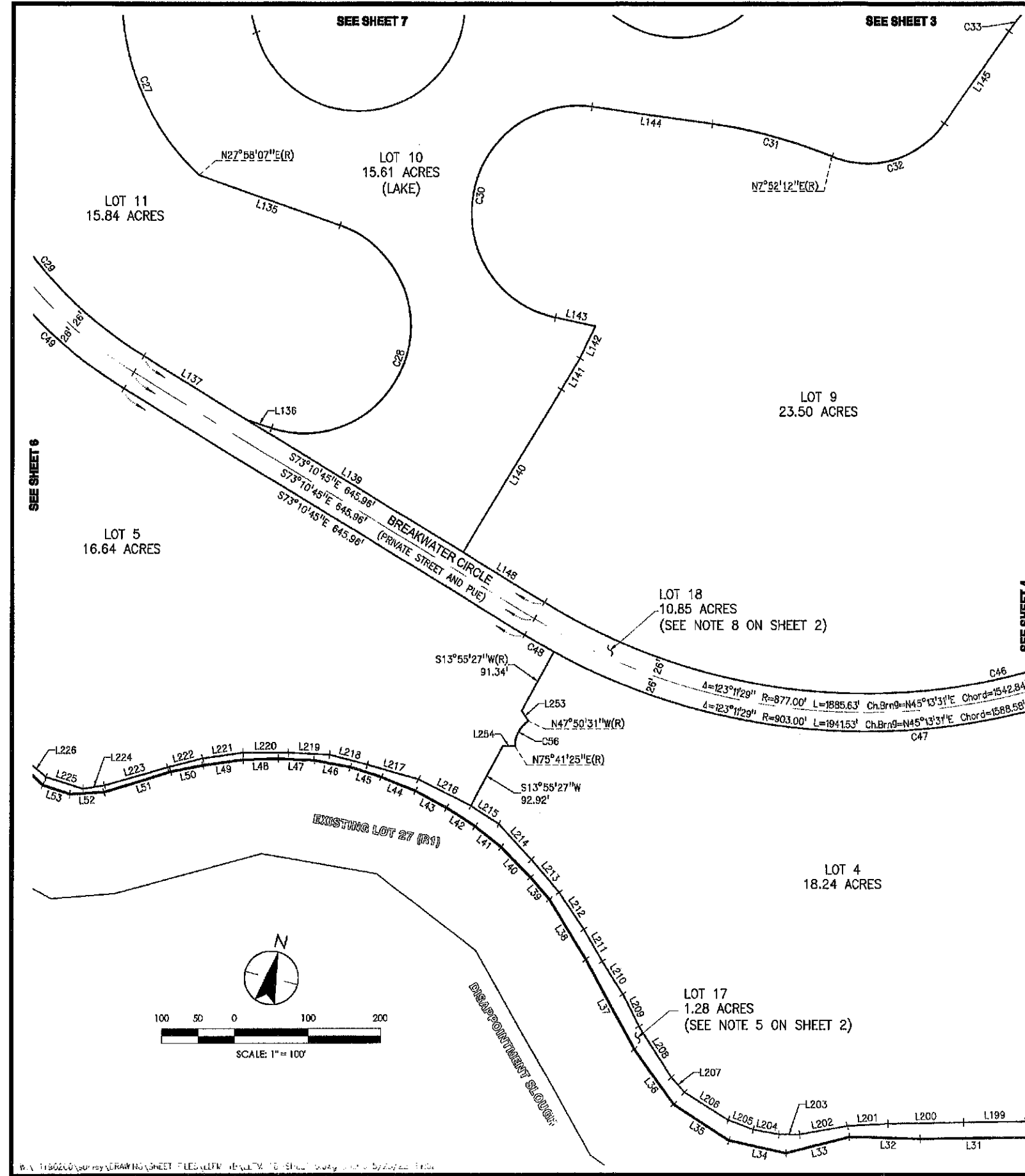
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4. SEE BASIS OF BEARINGS, NOTES, AND REFERENCES ON SHEET 2.

CURVE DATA TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEARING	CHORD
C27	75°36'27"	330.00'	435.47'	S24°13'39"E	404.55'
C28	178°40'58"	146.00'	455.32'	N4°13'05"E	291.98'
C29	115°09'43"	574.00'	1153.71'	S15°35'53"E	969.08'
C30	175°34'48"	148.00'	447.41'	S4°30'46"E	291.78'
C31	14°35'34"	670.00'	170.64'	N89°25'35"W	170.18'
C32	77°03'41"	130.00'	174.85'	N59°20'21"E	161.98'
C33	67°02'18"	370.00'	432.91'	S54°19'40"W	408.64'
C46	123°11'29"	851.00'	1829.73'	N45°13'31"E	1497.10'
C47	69°07'56"	903.00'	1089.54'	N69°21'29"E	1024.64'
C48	2°53'48"	903.00'	45.65'	S74°37'39"E	45.65'
C49	69°58'00"	826.00'	764.44'	S38°11'45"E	717.82'
C55	56°28'04"	41.00'	40.41'	S13°55'27"W	38.79'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L31	S74°42'56"W	147.60'
L32	S76°45'56"W	98.43'
L33	S61°03'59"W	88.33'
L34	S67°47'14"W	81.80'
L35	N71°50'18"W	90.84'
L36	N50°24'37"W	91.95'
L37	N42°53'44"W	139.03'
L38	N48°15'34"W	96.18'
L39	N54°39'19"W	38.97'
L40	N58°57'03"W	57.49'
L41	N66°28'27"W	45.81'
L42	N72°15'17"W	47.14'
L43	N76°11'42"W	48.61'
L44	N82°14'39"W	50.15'
L45	N87°07'39"W	46.01'
L46	S86°22'11"W	50.46'
L47	S77°52'29"W	49.12'
L48	S73°49'55"W	47.80'
L49	S67°32'26"W	56.07'
L50	S64°20'54"W	44.67'
L51	S58°34'11"W	96.23'
L52	S72°27'13"W	46.73'
L53	N85°31'37"W	39.38'
L135	S85°07'24"E	208.90'
L136	N86°26'26"W	34.41'
L137	S73°10'45"E	167.86'
L139	S73°10'45"E	347.03'
L140	S16°49'15"W	260.00'
L141	N16°41'02"E	49.75'
L142	N11°42'41"E	46.72'
L143	S87°41'50"W	57.02'
L144	S83°16'38"W	167.10'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L145	N20°48'31"E	153.96'
L148	S73°10'45"E	131.07'
L199	N74°29'50"E	86.51'
L200	N74°18'46"E	105.20'
L201	N72°27'10"E	56.64'
L202	N65°21'16"E	65.49'
L203	N75°46'59"E	28.29'
L204	N85°51'10"E	36.27'
L205	S84°15'01"E	37.73'
L206	S72°28'03"E	70.81'
L207	S67°17'16"E	27.33'
L208	S47°01'09"E	82.07'
L209	S41°36'38"E	48.89'
L210	S46°17'50"E	52.80'
L211	S44°38'00"E	50.49'
L212	S48°55'07"E	60.74'
L213	S54°38'54"E	57.99'
L214	S57°10'29"E	66.21'
L215	S72°07'24"E	45.78'
L216	S77°50'37"E	81.07'
L217	S88°45'02"E	73.29'
L218	S89°33'33"E	53.36'
L219	N78°07'16"E	56.86'
L220	N75°32'51"E	61.03'
L221	N67°39'18"E	56.36'
L222	N61°00'40"E	48.31'
L223	N59°38'55"E	90.61'
L224	N66°08'28"E	29.00'
L225	S87°19'56"E	53.58'
L226	S65°41'45"E	36.20'
L253	S47°50'31"E	16.89'
L254	S75°41'25"W	16.89'

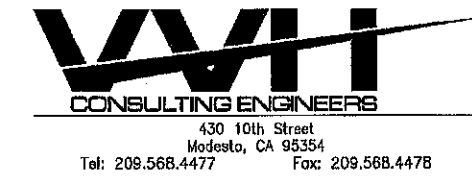


BY: [Signature] DRAWING SHEET FILED WITH COUNTY OF SAN JOAQUIN COUNTY RECORDS

44-43D

TRACT NO. 4129  
 SUBDIVISIONS OF SAN JOAQUIN COUNTY  
**WESTLAKE VILLAGES, UNIT 1B**

BEING A SUBDIVISION OF LOTS 29, 30, 31, 33, 34, 39, 40, 41, 42, 43, 44, AND 45 AS SHOWN ON THE MAP OF WESTLAKE VILLAGES, UNIT NO. 1, FILED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 57, AND LOT 8 AS SHOWN ON THE MAP OF WESTLAKE VILLAGES, UNIT NO. 1A, FILED IN BOOK 43 OF MAPS AND PLATS, AT PAGE 195, AND LOTS D, E, F, AND G AS SHOWN ON THE MAP OF WESTLAKE VILLAGES, UNIT NO. 16 - VILLAGE L, FILED IN BOOK 43 OF MAPS AND PLATS, AT PAGE 191, ALL OF SAN JOAQUIN COUNTY RECORDS, LYING IN SECTIONS 3 & 10, TOWNSHIP 2 NORTH, RANGE 5 EAST, MOUNT DIABLO BASE AND MERIDIAN  
 CITY OF STOCKTON, SAN JOAQUIN COUNTY, CALIFORNIA  
 FEBRUARY, 2022



**CURVE DATA TABLE**

CURVE	DELTA	RADIUS	LENGTH	CH.BEARING	CHORD
C10	45°11'44"	626.00'	493.79'	S19°23'06"W	481.09'
C27	75°36'27"	330.00'	435.47'	S24°13'39"E	404.55'
C50	68°58'00"	626.00'	784.44'	S38°11'45"E	717.82'
C52	56°10'58"	79.12'	77.58'	S66°33'07"E	74.51'
C53	15°52'55"	38.23'	10.80'	S78°26'06"E	10.56'
C54	20°12'09"	31.36'	11.05'	S61°00'48"E	11.00'

**LINE DATA TABLE**

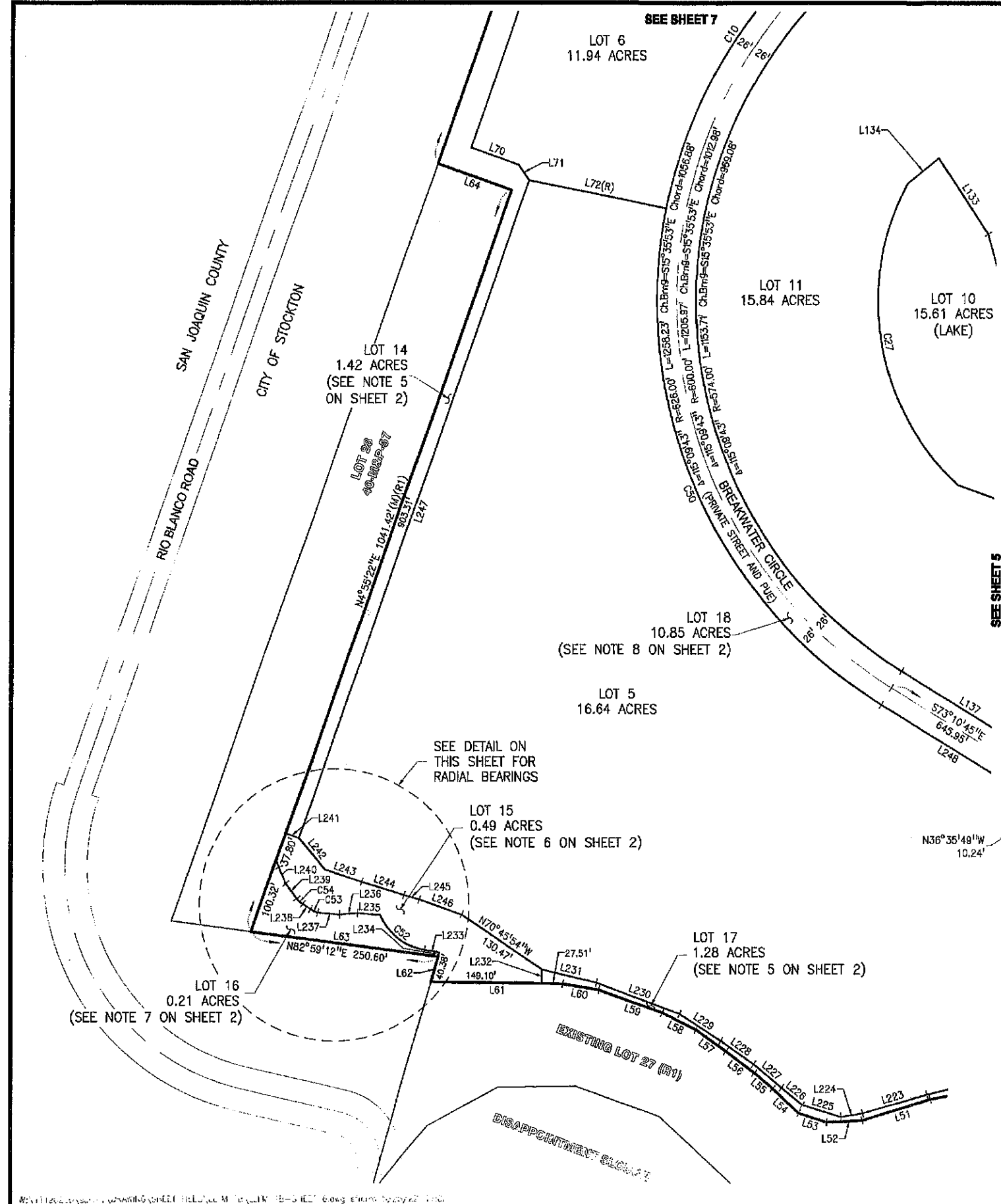
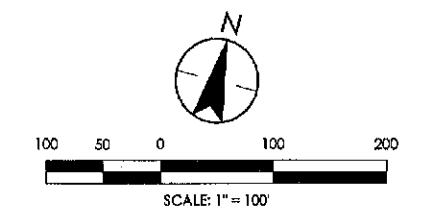
LINE	BEARING	DISTANCE	REMARKS
L51	S58°34'11"W	98.23'	(M)(R1)
L52	S72°27'13"W	46.73'	(M)(R1)
L53	N86°31'37"W	39.38'	(M)(R1)
L54	N61°54'20"W	48.05'	(M)(R1)
L55	N64°57'32"W	32.29'	(M)(R1)
L56	N67°05'05"W	47.36'	(M)(R1)
L57	N69°05'02"W	49.56'	(M)(R1)
L58	N78°06'16"W	50.00'	(M)(R1)
L59	N84°57'55"W	90.22'	(M)(R1)
L60	S85°00'42"W	48.39'	(M)(R1)
L61	S76°20'09"W	176.83'	(M)(R1)
L62	S1°33'12"W	34.56'	(M)(R1)
L63	N82°59'12"E	250.80'	(M)(R1)
L64	S85°04'38"E	105.57'	(M)(R1)
L70	S85°04'38"E	68.33'	(M)(R1)
L71	S48°47'16"E	25.19'	(M)(R1)
L72	N86°47'15"E	186.97'	(M)(R1)
L133	N48°01'02"W	120.00'	(M)(R1)
L134	N37°00'36"E	54.36'	(M)(R1)
L137	S73°10'45"E	167.86'	(M)(R1)
L223	N56°38'55"E	90.81'	(M)(R1)
L224	N66°08'28"E	29.00'	(M)(R1)
L225	S87°19'56"E	53.58'	(M)(R1)

**LINE DATA TABLE**

LINE	BEARING	DISTANCE	REMARKS
L226	S85°41'45"E	36.20'	(M)(R1)
L227	S65°16'11"E	49.12'	(M)(R1)
L228	S88°46'48"E	53.50'	(M)(R1)
L229	S71°54'01"E	66.86'	(M)(R1)
L230	S84°05'40"E	118.68'	(M)(R1)
L231	N88°48'42"E	73.58'	(M)(R1)
L232	S13°39'51"E	18.12'	(M)(R1)
L233	S84°11'34"W	19.93'	(M)(R1)
L234	S1°33'12"W	5.82'	(M)(R1)
L235	N80°33'43"E	30.53'	(M)(R1)
L236	N70°58'53"E	23.85'	(M)(R1)
L237	N80°24'36"E	29.97'	(M)(R1)
L238	S70°29'39"E	11.56'	(M)(R1)
L239	S50°54'43"E	24.67'	(M)(R1)
L240	S36°28'39"E	23.11'	(M)(R1)
L241	N85°04'38"W	18.00'	(M)(R1)
L242	S53°52'08"E	53.92'	(M)(R1)
L243	S85°54'53"E	52.02'	(M)(R1)
L244	S87°33'30"E	60.06'	(M)(R1)
L245	S87°33'30"E	20.60'	(M)(R1)
L246	S85°04'38"E	58.83'	(M)(R1)
L247	S4°55'22"W	923.31'	(M)(R1)
L248	S73°10'45"E	645.95'	(M)(R1)

- LEGEND:**
- x--- FOUND 3/4" IRON PIPE TAGGED L.S. 8922 IN MONUMENT WELL PER (R1), CERTIFICATE OF CORRECTION, D.N. 2007-106289, S.J.C.R.
  - o--- FOUND 3/4" IRON PIPE TAGGED LS 8225 PER (R3) AND (R4)
  - o--- FOUND 3/4" IRON PIPE TAGGED LS 6953 IN MONUMENT WELL PER (R1), CERTIFICATE OF CORRECTION D.N. 2007-106289, S.J.C.R.
  - o--- FOUND CITY OF STOCKTON GPS MONUMENT AS NOTED
  - o--- SET 3/4" x 30" LONG IRON PIPE TAGGED L.S. 8225
- S.J.C.R. SAN JOAQUIN COUNTY RECORDS  
 M.&P. MAPS AND PLATS  
 (M) MEASURED DISTANCE  
 (R) RADIAL BEARING

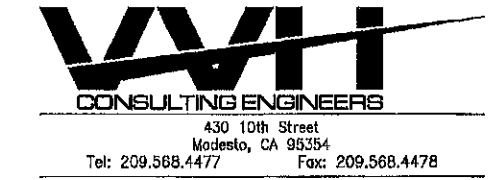
- NOTES:**
1. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
  2. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN US FEET AND DECIMAL PARTS THEREOF.
  3. ALL RECORD INFORMATION SHOWN IS FROM SAN JOAQUIN COUNTY RECORDS, UNLESS OTHERWISE SHOWN.
  4. SEE BASIS OF BEARINGS, NOTES, AND REFERENCES ON SHEET 2.



44-43F

TRACT NO. 4129  
 SUBDIVISIONS OF SAN JOAQUIN COUNTY  
**WESTLAKE VILLAGES, UNIT 1B**

BEING A SUBDIVISION OF LOTS 29, 30, 31, 33, 34, 39, 40, 41, 42, 43, 44, AND 45 AS SHOWN ON THE MAP OF WESTLAKE VILLAGES, UNIT NO. 1, FILED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 57, AND LOT 8 AS SHOWN ON THE MAP OF WESTLAKE VILLAGES, UNIT NO. 1A, FILED IN BOOK 43 OF MAPS AND PLATS, AT PAGE 195, AND LOTS D, E, F, AND G AS SHOWN ON THE MAP OF WESTLAKE VILLAGES, UNIT NO. 16 - VILLAGE L, FILED IN BOOK 43 OF MAPS AND PLATS, AT PAGE 191, ALL OF SAN JOAQUIN COUNTY RECORDS, LYING IN SECTIONS 3 & 10, TOWNSHIP 2 NORTH, RANGE 5 EAST, MOUNT DIABLO BASE AND MERIDIAN  
 CITY OF STOCKTON, SAN JOAQUIN COUNTY, CALIFORNIA  
 FEBRUARY, 2022

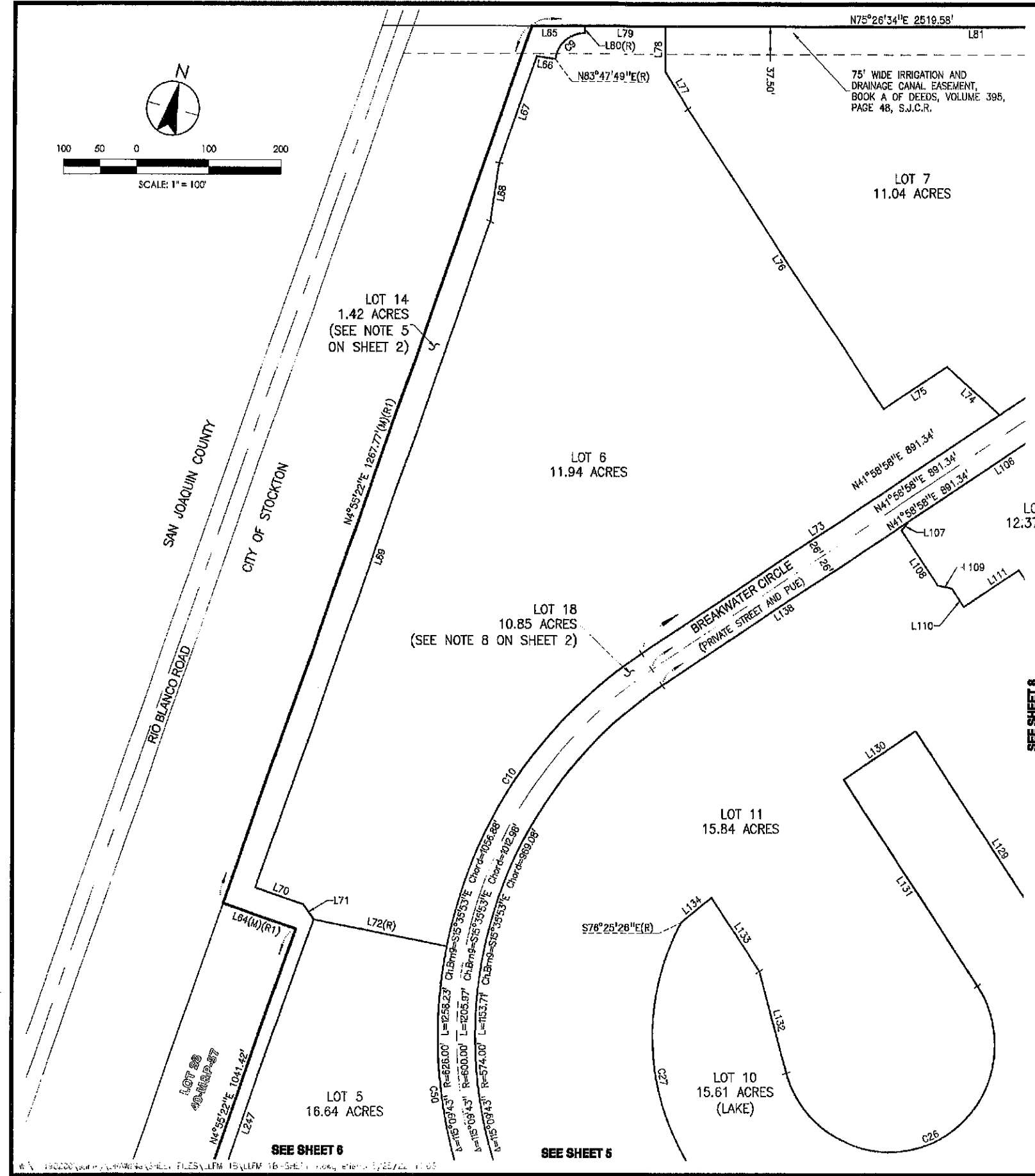
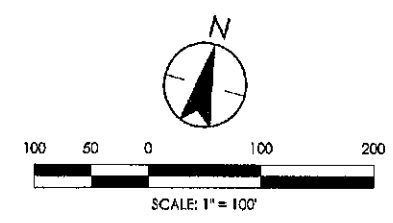


**LEGEND:**

- \* FOUND 3/4" IRON PIPE TAGGED L.S. 5922 IN MONUMENT WELL PER (R1), CERTIFICATE OF CORRECTION, D.N. 2007-106289, S.J.C.R.
- FOUND 3/4" IRON PIPE TAGGED LS 8225 PER (R3) AND (R4)
- ⊙— FOUND 3/4" IRON PIPE TAGGED LS 5922 IN MONUMENT WELL PER (R1), CERTIFICATE OF CORRECTION, D.N. 2007-106289, S.J.C.R.
- FOUND CITY OF STOCKTON GPS MONUMENT AS NOTED
- SET 3/4" x 30" LONG IRON PIPE TAGGED L.S. 8225
- S.J.C.R. SAN JOAQUIN COUNTY RECORDS
- M.&P. MAPS AND PLATS
- (M) MEASURED DISTANCE
- (R) RADIAL BEARING

**NOTES:**

1. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
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4. SEE BASIS OF BEARINGS, NOTES, AND REFERENCES ON SHEET 2.



SEE SHEET 8

LINE DATA TABLE			LINE DATA TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L64	S85°04'38"E	105.57'	L80	N14°33'26"W	10.00'
L65	N75°26'34"E	72.93'	L81	S75°26'34"W	1,381.64'
L66	N83°47'49"E	26.02'	L106	S41°58'58"W	484.68'
L67	N4°55'22"E	153.27'	L107	N22°57'26"E	15.34'
L68	N5°42'45"W	81.28'	L108	N45°01'02"W	90.00'
L69	N4°55'22"E	962.92'	L109	S85°58'58"W	19.80'
L70	S85°04'38"E	68.33'	L110	N48°01'02"W	30.00'
L71	S48°31'46"E	25.19'	L111	S41°58'58"W	91.00'
L72	N86°47'15"E	186.97'	L129	N48°01'02"W	396.73'
L73	S41°58'58"W	591.53'	L130	S41°58'58"W	120.00'
L74	N82°24'12"W	98.08'	L131	N48°01'02"W	335.59'
L75	S41°58'58"W	105.00'	L132	S29°49'13"E	143.13'
L76	N48°01'02"W	490.00'	L133	N48°01'02"W	120.00'
L77	S48°07'53"E	60.03'	L134	N37°00'35"E	54.36'
L78	N14°33'26"W	61.21'	L136	S41°58'58"W	406.66'
L79	S75°26'34"W	111.00'	L247	S4°55'22"W	923.31'

CURVE DATA TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH.BEARING	CHORD
C9	81°38'45"	41.00'	58.42'	N34°37'11"E	53.61'
C10	45°11'43"	626.00'	493.79'	S19°23'06"W	481.09'
C26	196°11'49"	146.00'	505.04'	N51°04'53"E	288.33'
C27	75°38'27"	330.00'	435.47'	S24°13'39"E	404.55'
C50	69°58'00"	626.00'	764.44'	S38°11'45"E	717.82'

44-43F

44-43G

TRACT NO. 4129  
 SUBDIVISIONS OF SAN JOAQUIN COUNTY  
**WESTLAKE VILLAGES, UNIT 1B**  
 BEING A SUBDIVISION OF LOTS 29, 30, 31, 33, 34, 39, 40, 41, 42, 43, 44, AND 45 AS SHOWN ON THE MAP OF WESTLAKE VILLAGES, UNIT NO. 1, FILED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 57, AND LOT 8 AS SHOWN ON THE MAP OF WESTLAKE VILLAGES, UNIT NO. 1A, FILED IN BOOK 43 OF MAPS AND PLATS, AT PAGE 195, AND LOTS D, E, F, AND G AS SHOWN ON THE MAP OF WESTLAKE VILLAGES, UNIT NO. 1B - VILLAGE L, FILED IN BOOK 43 OF MAPS AND PLATS, AT PAGE 191, ALL OF SAN JOAQUIN COUNTY RECORDS, LYING IN SECTIONS 3 & 10, TOWNSHIP 2 NORTH, RANGE 5 EAST, MOUNT DIABLO BASE AND MERIDIAN  
 CITY OF STOCKTON, SAN JOAQUIN COUNTY, CALIFORNIA  
 FEBRUARY, 2022



- LEGEND:**
- ⊙ FOUND 3/4" IRON PIPE TAGGED L.S. 5922 IN MONUMENT WELL PER (R1), CERTIFICATE OF CORRECTION, D.N. 2007-106289, S.J.C.R.
  - ⊙ FOUND 3/4" IRON PIPE TAGGED LS 8225 PER (R3) AND (R4)
  - ⊙ FOUND 3/4" IRON PIPE TAGGED LS 5922 IN MONUMENT WELL PER (R1), CERTIFICATE OF CORRECTION, D.N. 2007-106289, S.J.C.R.
  - ⊙ FOUND CITY OF STOCKTON GPS MONUMENT AS NOTED
  - ⊙ SET 3/4" x 30" LONG IRON PIPE TAGGED L.S. 8225
  - S.J.C.R. SAN JOAQUIN COUNTY RECORDS
  - M.&P. MAPS AND PLATS
  - (M) MEASURED DISTANCE
  - (R) RADIAL BEARING

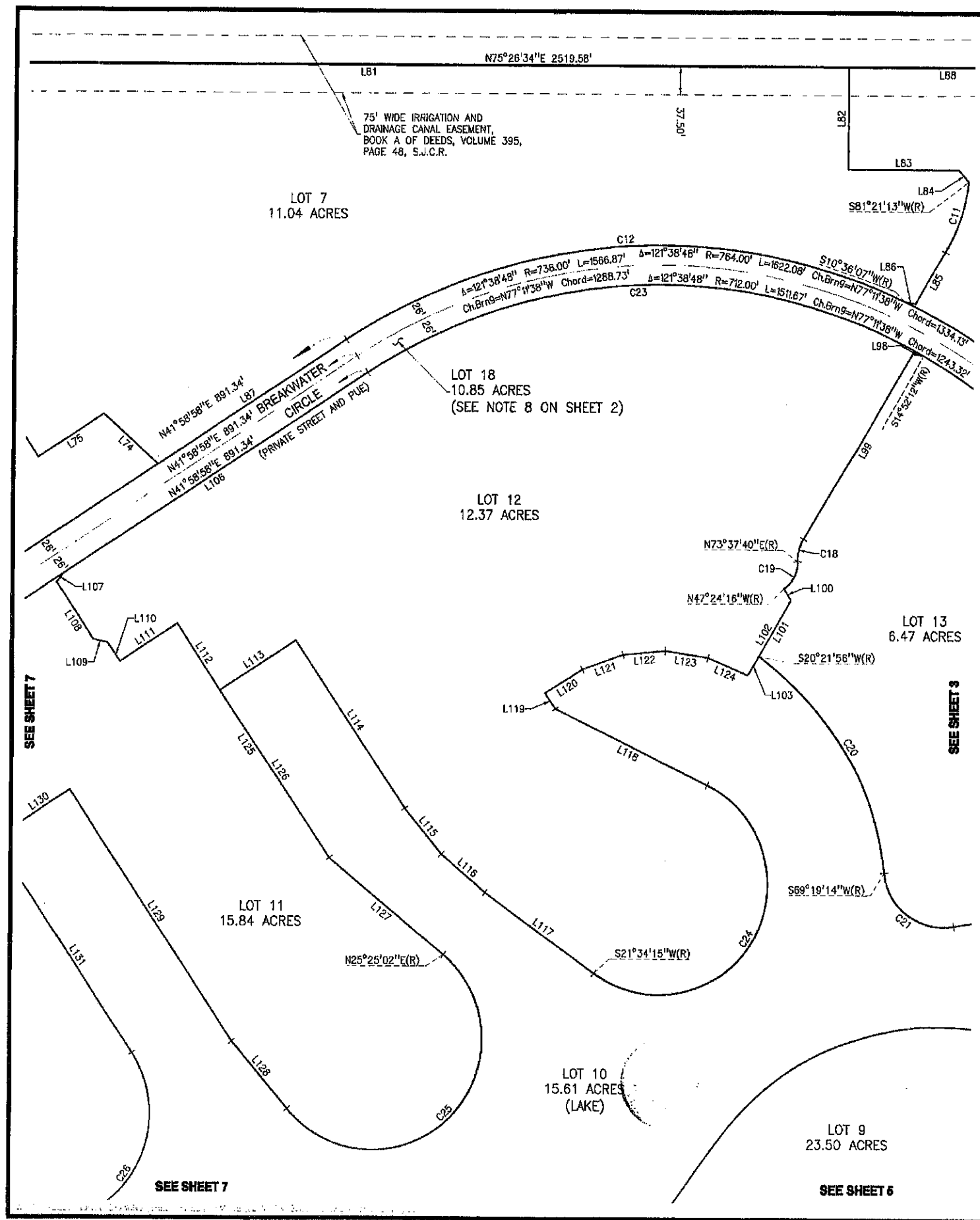
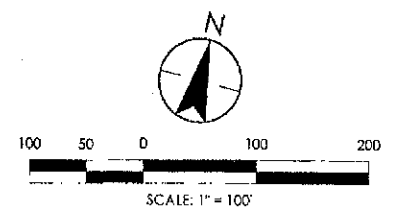
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  3. ALL RECORD INFORMATION SHOWN IS FROM SAN JOAQUIN COUNTY RECORDS, UNLESS OTHERWISE SHOWN.
  4. SEE BASIS OF BEARINGS, NOTES, AND REFERENCES ON SHEET 2.

**CURVE DATA TABLE**

CURVE	DELTA	RADIUS	LENGTH	CH. BEARING	CHORD
C11	24°15'19"	235.00'	99.48'	N3°28'53"E	98.74'
C12	58°37'09"	764.00'	781.64'	S71°17'32"W	748.00'
C18	31°58'52"	56.00'	31.26'	S0°22'54"E	30.85'
C19	58°58'04"	41.00'	42.20'	N13°06'42"E	40.36'
C20	48°57'18"	400.00'	341.77'	N45°09'25"W	331.47'
C21	93°21'23"	80.00'	130.35'	N67°21'27"W	116.40'
C23	62°53'14"	712.00'	781.48'	S73°25'35"W	742.84'
C24	189°54'18"	146.00'	483.91'	N16°37'07"E	290.91'
C25	190°43'22"	146.00'	486.00'	N30°46'43"E	290.72'
C26	198°11'49"	146.00'	505.04'	N51°04'53"E	288.33'

**LINE DATA TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L74	N62°24'12"W	98.08'	L111	S41°58'58"W	91.00'
L75	S41°58'58"W	105.00'	L112	N48°01'02"W	105.00'
L81	S75°26'34"E	1,381.64'	L113	S41°58'58"W	120.00'
L82	S14°33'28"E	135.00'	L114	N48°01'02"W	285.00'
L83	N75°26'34"E	146.72'	L115	N63°18'49"W	77.54'
L84	S58°36'07"E	20.76'	L116	N63°54'23"W	77.54'
L85	S15°36'32"W	78.44'	L117	N68°34'21"W	180.08'
L86	S85°26'40"W	14.45'	L118	S78°20'01"E	226.80'
L87	S41°58'58"W	299.81'	L119	N48°01'02"W	25.00'
L88	S75°26'34"W	954.02'	L120	S43°17'24"W	58.91'
L98	N85°53'44"E	14.80'	L121	S65°26'55"W	57.48'
L99	S15°36'32"W	284.85'	L122	S69°55'53"W	57.48'
L100	N47°24'16"W	18.00'	L123	S84°24'52"W	57.48'
L101	N18°08'19"E	86.64'	L124	N81°06'10"W	57.48'
L102	N18°08'19"E	115.97'	L125	N48°01'02"W	369.78'
L103	N18°08'19"E	29.33'	L126	N48°01'02"W	284.78'
L106	S41°58'58"W	484.68'	L127	S84°42'35"E	197.97'
L107	N22°57'26"E	15.34'	L128	S53°51'36"E	114.76'
L108	N48°01'02"W	90.00'	L129	N48°01'02"W	396.73'
L109	S85°58'58"W	19.80'	L130	S41°58'58"W	120.00'
L110	N48°01'02"W	30.00'	L131	N48°01'02"W	336.59'



44-43G