

# CORNER RECORD

Agency Index CR-22-173  
 Document Number \_\_\_\_\_

City of Unincorporated Area, County of San Joaquin, California

Brief Legal Description **Parcel 2, and the 25' Private Road and Utility Easement as shown on Book 23 of Parcel Maps at Page 30, San Joaquin County Records.**

	CORNER TYPE	COORDINATES (Optional)	
	Government Corner <input type="checkbox"/>	N. _____ N/A _____ E. _____ N/A _____	
	Meander <input type="checkbox"/>	Control <input type="checkbox"/>	Elevation _____ N/A _____
	Rancho <input type="checkbox"/>	Property <input checked="" type="checkbox"/>	Units <input type="checkbox"/> Metric <input type="checkbox"/> U.S. Survey Foot <input type="checkbox"/>
		Easement <input checked="" type="checkbox"/>	Horizontal Datum _____ N/A _____
	Date of Survey <u>05/11/2022</u>	Zone _____ N/A _____ Epoch Date _____ N/A _____	
		Vertical Datum _____	
		<input type="checkbox"/> Complies with Public Resources Code §§8801-8819	
		<input type="checkbox"/> Complies with Public Resources Code §§8890-8902	

PLS Act Ref.:  8765(d)       8771       8773       Other

Corner / Monument:  Left as found       Established       Rebuilt       Pre-Construction  
 Found and tagged       Reestablished       Referenced       Post-Construction

Narrative of corner identified and monument as found, set, reset, replaced, or removed:  
 See sheet #2 for description(s):

Found record monuments marking the northeast, the southeast, and the southwest corners of Parcel 2, per Parcel Map filed in Book 23 of Parcel Maps at Page 30. Also found the northwest and southeast corners of Parcel 3, the southwest corner of Parcel 1, the point of intersection of the east line of Parcel 1 at the south right-of-way line of Jahant Road, and the point of intersection of the north line of said Parcel 2 with the west line of the 25' Private Road and Utility Easement as shown on said Parcel Map, said easement being perfected by recordation of the document entitled *RIGHT OF WAY AND UTILITY EASEMENT* in Doc# 2017-036144, San Joaquin County Records. All found monuments being the same character as shown on said Parcel Map, being a 3/4" iron pipe with a yellow plastic plug stamped "LS 4124". Set a 1-1/4" brass disc stamped "RW SNOW PLS 8813" at the point of intersection of the south line of Parcel 2 with the west line of said 25' Private Road and Utility Easement. Also set a like brass disc along said west easement line 27.45 feet northerly of said point of intersection. See Page 2 of 2 for a depiction of this survey.

### SURVEYOR'S STATEMENT

This Corner Record was prepared by me or under my direction in conformance with the Professional Land Surveyors' Act on June 11, 2022

Signed Robert W. Snow P.L.S. or R.C.E. No. 8813  
 Robert W. Snow



### COUNTY SURVEYOR'S STATEMENT

This Corner Record was received June 22, 2022  
 and examined and filed June 30, 2022

Signed James E. Hart P.L.S. or R.C.E. No. 8657  
 James E. Hart  
 Title County Surveyor



County Surveyor's Comment

**CORNER RECORD**  
**PARCEL 2, & THE 25' PRIVATE**  
**ROAD & UTILITY EASEMENT**  
**SHOWN ON BOOK 23 OF**  
**PARCEL MAPS AT PAGE 30**  
 COUNTY OF SAN JOAQUIN  
 STATE OF CALIFORNIA  
 MAY 2022 - SCALE: 1"=100'

JAHANT ROAD

PARCEL 1  
23 P.M. 30

N88°54'01"E 350.49'O.A.  
(N88°54'00"E 350.42')1

N88°54'01"E 287.79'  
(N88°54'00"E 287.82')1

N88°54'01"E 25.00'  
(N88°54'00"E 25.00')1

N88°54'01"E 37.70'  
(N88°54'00"E 37.70')1

S00°20'54"E 585.93'  
(S00°20'54"E 586.00')1

0.3' BSL

0.8' BSL

0.4' BSL

FOUND 6' TALL CORNER FENCE  
(METAL) POST IN CONCRETE  
MARKING NORTHWEST CORNER  
OF PARCEL 2(1), ESTABLISHED  
PROPORTIONATELY ALONG SOUTH  
LINE OF PARCEL 1(1)

PROPOSED 25'  
ROAD AND UTILITY  
EASEMENT (1)  
25' RIGHT-OF-WAY AND  
UTILITY EASEMENT (2)

25'

25'

25'

25'

25'

25'



25'

25'

25'

BASIS OF BEARINGS

**LEGEND:**

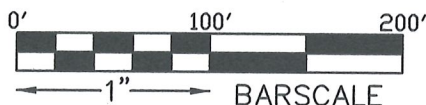
-  FOUND 3/4" IRON PIPE W/ YELLOW PLASTIC PLUG STAMPED "LS 4124" PER (1)
-  SET 1-1/4" BRASS DISC STAMPED "RW SNOW PLS 8813" IN CONCRETE
- ( )1 RECORD DATA PER 23 P.M. 30
- BSL BELOW SURFACE LEVEL
- O.A. OVERALL DIMENSION
- P.M. PARCEL MAP, S.J.C.R.
- S.J.C.R. SAN JOAQUIN COUNTY RECORDS

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS OF THIS SURVEY IS THE EAST LINE OF PARCEL 1 & PARCEL 2 BOOK 23 OF PARCEL MAPS AT PAGE 30 WHICH BEARS S00°20'54"E AS SHOWN

**REFERENCES:**

- (1) 23 P.M. 30
- (2) DOC# 2017-036144, S.J.C.R.



N00°19'34"W 696.02'  
(N00°19'51"W 696.00')1

S00°20'54"E 696.04'O.A (S00°20'54"E 696.00')1  
N00°20'54"W 668.59'

S00°20'54"E 696.04' (S00°20'54"E 696.00')1

PARCEL 2  
23 P.M. 30

N00°20'54"W 27.45'

N88°54'13"E 288.06'  
(N88°54'00"E 288.03')1

N88°54'13"E 313.06'  
(N88°54'00"E 313.03')1

0.4' BSL

0.5' BSL

N88°54'13"E 17.67'  
(N88°54'00"E 17.70')1

N88°54'13"E 25.00'

S00°20'24"E 657.98'  
(S00°20'54"E 657.98')1

PARCEL 3  
23 P.M. 30