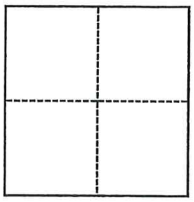
# CORNER RECORD

Agency Index CR-26-304

Document Number

City of Ripon County of San Joaquin, California

Brief Legal Description Lot 1, Block 10, 5 M&P 21 1/2



**CORNER TYPE**

- ☐ Government Corner
- ☐ Control
- ☐ Meander
- ☒ Property
- ☐ Rancho
- ☐ Other

Date of Survey October 4, 2025

**COORDINATES (Optional)**

N. E.

Elevation

Units ☐ Metric ☒ U.S. Survey Foot

Horizontal Datum

Zone Epoch Date

Vertical Datum

☐ Complies with Public Resources Code §§8801-8819

☐ 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 monuments from 40 Surveys 190 and 10 M&P 92

**SURVEYOR'S STATEMENT**

This Corner Record was prepared by me or under my direction in conformance with the Professional Land Surveyors' Act on January 21, 2026 & 8/24/26.

Signed Michael T. Turnmire (P.L.S.) or R.C.E. No. 7454

LICENSED LAND SURVEYOR MICHAEL T. TURNMIRE 7454 STATE OF CALIFORNIA

**COUNTY SURVEYOR'S STATEMENT**

This Corner Record was received SEPTEMBER 4, 2026

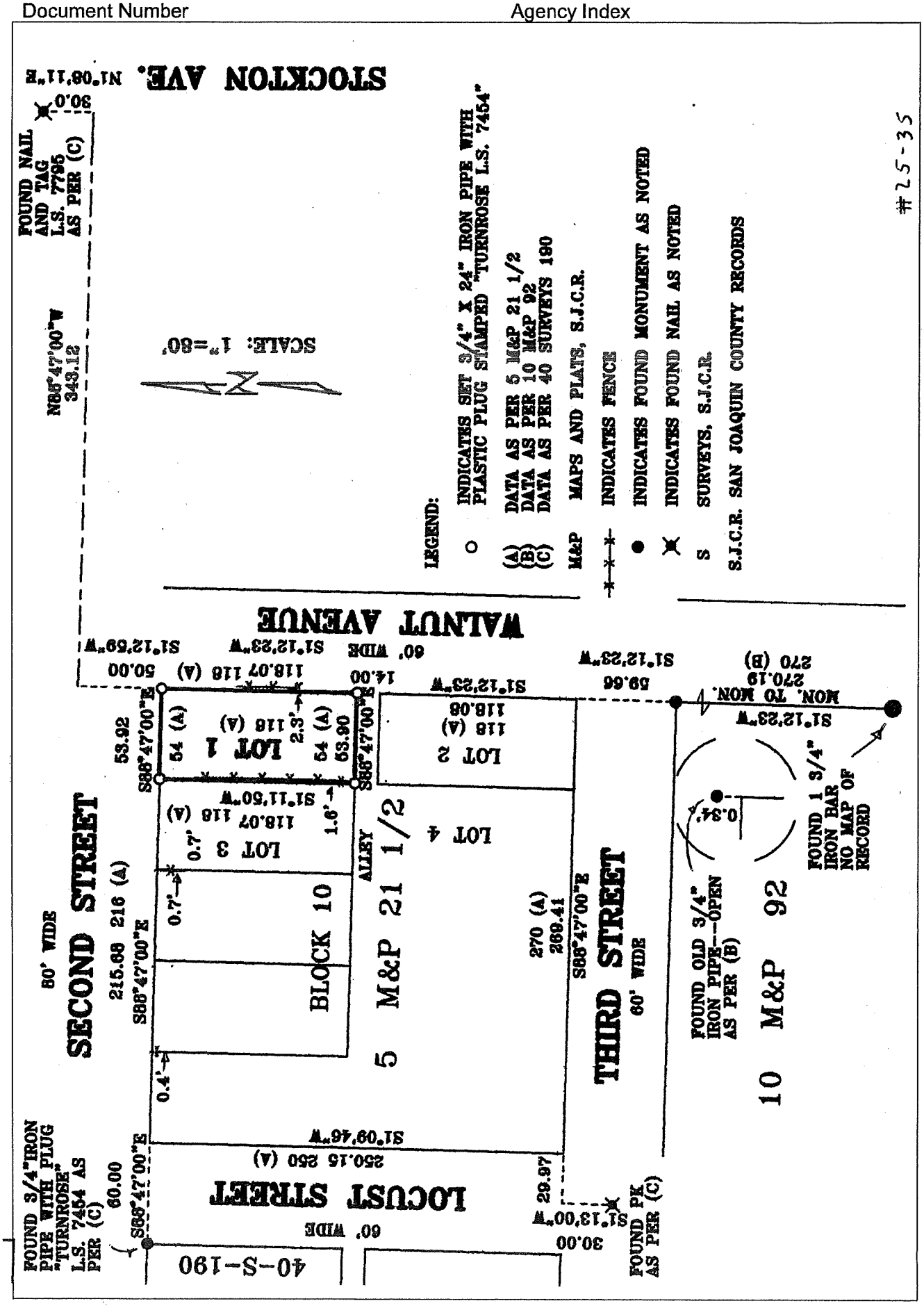
and examined and filed October 1, 2026.

Signed RL Borsdorf III P.L.S. or ~~R.C.E.~~ No. 9728

Title County Surveyor

**County Surveyor's Comment**

PROFESSIONAL LAND SURVEYOR ROBERT L. BORSDORF III LICENSE No. 9728 STATE OF CALIFORNIA


#25-35
STOCKTON AVE.
N1°08'11"E
30.0'
FOUND NAIL AND TAG L.S. 7795 AS PER (C)
N88°47'00"W 343.12
SCALE: 1"=60'
LEGEND:
INDICATES SET 3/4" X 24" IRON PIPE WITH PLASTIC PLUG STAMPED "TURNROSE L.S. 7454"
DATA AS PER 5 M&P 21 1/2
DATA AS PER 10 M&P 92
DATA AS PER 40 SURVEYS 190
MAPS AND PLATS, S.J.C.R.
INDICATES FENCE
INDICATES FOUND MONUMENT AS NOTED
INDICATES FOUND NAIL AS NOTED
SURVEYS, S.J.C.R.
S.J.C.R. SAN JOAQUIN COUNTY RECORDS
WALNUT AVENUE
60' WIDE
S1°12'69"W
S1°12'23"W
50.00
118.07 118 (A)
14.00
59.66
270 (B)
270.19
MON. TO MON.
53.92
S88°47'00"E
54 (A)
118 (A)
LOT 1
2.3'
54 (A)
53.90
118.06
LOT 2
1.6'
S1°11'60"W
118.07 118 (A)
0.7'
LOT 3
LOT 4
ALLEY
0.7'
0.34'
FOUND 1 3/4" IRON BAR NO MAP OF RECORD
80' WIDE
SECOND STREET
215.88 216 (A)
S88°47'00"E
BLOCK 10
5 M&P 21 1/2
270 (A)
269.41
S88°47'00"E
THIRD STREET
60' WIDE
10 M&P 92
FOUND OLD 3/4" IRON PIPE--OPEN AS PER (B)
0.4'
S1°09'46"W
250.15 250 (A)
FOUND 3/4"IRON PIPE WITH PLUG "TURNROSE" L.S. 7454 AS PER (C)
60.00
S88°47'00"E
LOCUST STREET
60' WIDE
29.97
S1°13'00"W
30.00
FOUND PK AS PER (C)
40-S-190