

Received By SAT On 4/27/22
TENTATIVE
LOT LINE ADJUSTMENT

BEING A PORTION OF
 THE NORTHEAST QUARTER OF
 THE NORTHWEST QUARTER OF
 SECTION 20, T.25S., R.7E., M.D.B. & M.
 SAN JOAQUIN COUNTY, CALIFORNIA

OWNERS

APN 226-110-03
 THOMAS S. HEDEGARD AND DIANE L. HEDEGARD, TRUSTEES OF THE
 HEDEGARD TRUST AGREEMENT DATED DECEMBER 2, 2014
 22851 TINNIN ROAD
 MANTECA, CA 95337

Thomas Hedegard 4/25/22
 THOMAS S. HEDEGARD, TRUSTEE DATE
Diane Hedegard 4/25/22
 DIANE L. HEDEGARD, TRUSTEE DATE

APN 226-110-04
 DIANE HEDEGARD, 50% INT. & RAELENE MINAUDO, 50% INT.
 22757 S. TINNIN ROAD
 MANTECA, CA 95337

Diane Hedegard 4/25/22
 DIANE HEDEGARD DATE
Raelene Minaudo 4/25/22
 RAELENE MINAUDO DATE

APN 226-110-05
 JOHN D. MINAUDO, TRUSTEE AND RAELENE MINAUDO, TRUSTEE OF
 THE J. AND R. MINAUDO TRUST (CREATED BY A DECLARATION OF
 THE TRUST DATED NOVEMBER 2, 2005
 22757 S. TINNIN ROAD
 MANTECA, CA 95337

John D. Minaudo 4/25/22
 JOHN D. MINAUDO, TRUSTEE DATE
Raelene Mnaudo 4/25/22
 RAELENE MINAUDO, TRUSTEE DATE

NOTES

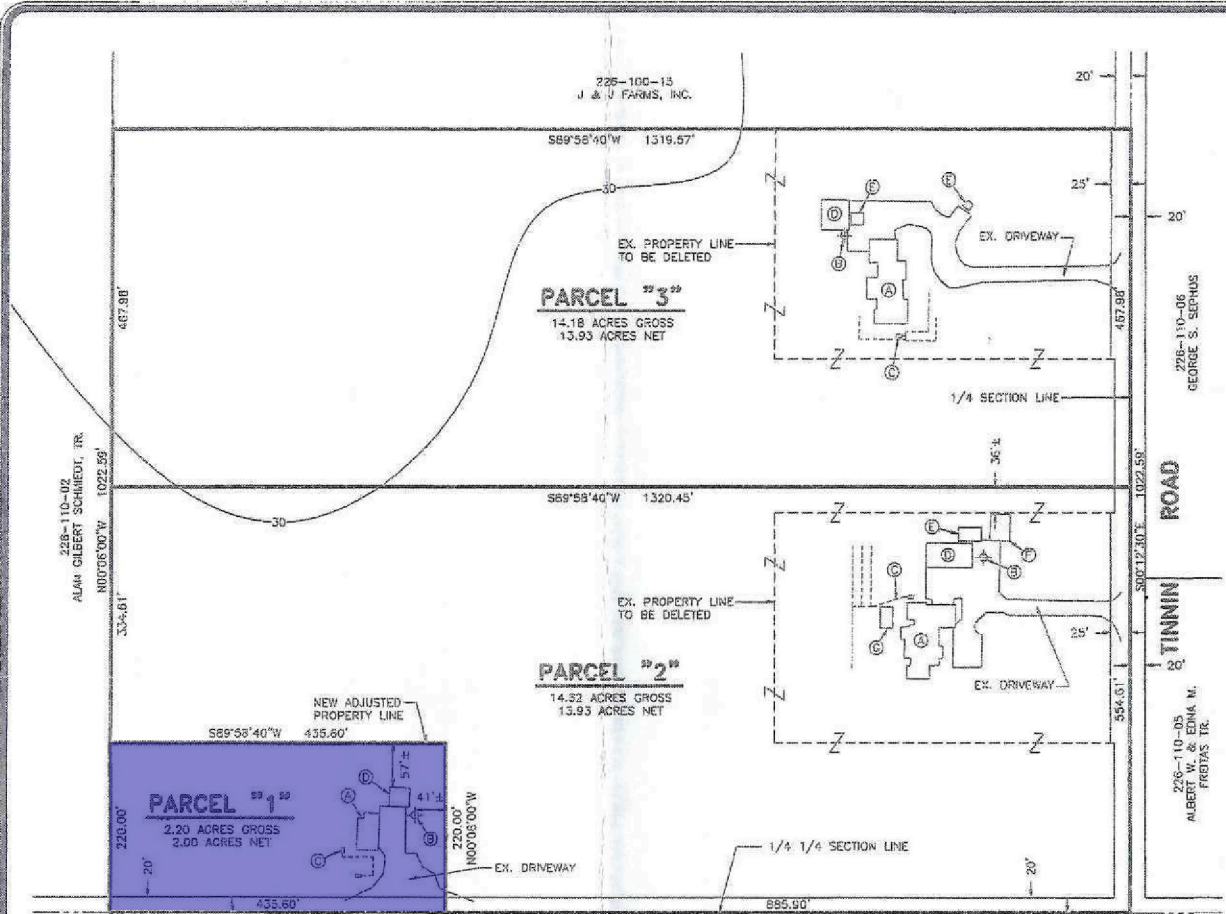
1. THE ASSESSOR'S PARCEL NO.'S ARE 226-110-03, 226-110-04 AND 226-110-05.
2. THIS PROPERTY CONTAINS 31.00 ACRES GROSS, COMPRISED OF THREE LEGAL NON-CONFORMING PARCELS.
3. THIS PROPERTY IS ZONED A2-40.
4. THE GENERAL PLAN DESIGNATION IS A/G.
5. DOMESTIC WATER IS BY ON-SITE DOMESTIC WELL.
6. SANITARY SEWER IS BY ON-SITE SEPTIC SYSTEM.
7. STORM DRAINAGE WILL REMAIN AS EXISTING.
8. THIS PROPERTY IS NOT SUBJECT TO INUNDATION FROM THE 100 YEAR FLOOD. (PARCEL NO. 540F)
9. THIS PROPERTY IS NOT UNDER WILLIAMSON ACT CONTRACT.
10. THE PROPERTY ADDRESS FOR:
 APN 226-110-03 IS 22651 TINNIN ROAD
 APN 226-110-04 IS NOT SPECIFIED
 APN 226-110-05 IS 22757 TINNIN ROAD
11. THE LANDOWNER, PERMITEE, OR CONTRACTOR SHALL DESIGNATE A DULY LICENSED LAND SURVEYOR OR LICENSED CIVIL ENGINEER LEGALLY AUTHORIZED TO PRACTICE LAND SURVEYING TO ACKNOWLEDGE AND ACCEPT ALL RESPONSIBILITY FOR MONUMENT PRESERVATION WITHIN THE BOUNDS OF THE SUBJECT PROPERTY AND ALONG THE PUBLIC RIGHT-OF-WAY AS REQUIRED BY SEC. 8771 (A-F) OF THE BUSINESS AND PROFESSION CODE, AND TO COMPLY WITH SEC. 8725 OF THE BUSINESS AND PROFESSION CODE; SEC. 841 OF THE CIVIL CODE; SEC. 605 OF THE CALIFORNIA PENAL CODE; SEC. 732 OF THE STREETS AND HIGHWAY CODE; SEC. 476 CODE OF PROFESSIONAL CONDUCT - PROFESSIONAL LAND SURVEYOR; AND U.S. CODE TITLE 16, SEC. 1858.

DATE	
BY	
SCALE	

TENTATIVE LOT LINE ADJUSTMENT
 FOR
MINAUDO & HEDEGARD
 SAN JOAQUIN COUNTY, CALIFORNIA

QUARTAROLI & ASSOCIATES
 LAND SURVEYING LAND PLANNING
 ENGINEERING
 (209) 230-4008
 310 SUN WEST PLACE, SUITE "A", MANTECA, CA. 95337

DATE	04/12/2022
DRAWN BY	CR
CHECKED BY	JAC
DATE PL.	2/22/2022
SCALE	1" = 100'



226-100-14
 JOSEPH G. & SUSAN M.
 GIULIANI TR.

VERITAS ROAD
 226-100-12
 KEVIN KENTWORTH

226-100-13
 DANIEL & CAROLINA SOZA

EXISTING STRUCTURES

- A. HOUSE
- B. DOMESTIC WELL
- C. SEPTIC SYSTEM
- D. CASAGE
- E. SHED
- F. AG. STORAGE
- G. SHADE STRUCTURE



SCALE: 1" = 100'



VICINITY MAP

NO SCALE