OWNERS

APN 213–050–10
BACCHETTI 1994 REVOCABLE TRUST (BYPASS TRUST);
412 E. CARLTON WAY
TRACY, CA 95376

SANDRA J. BACCHETTI, TRUSTEE _____ DATE _____

SANDRA J. BACCHETTI RESTATED SURVIVOR'S TRUST CREATED UNDER THE BACCHETTI 1994 REVOCABLE TRUST DATED JUNE 22, 1994, AS AMENDED
412 E. CARLTON WAY
TRACY, CA 95376

SANDRA J. BACCHETTI, TRUSTEE _____ DATE _____

APN 213–050–10
BACCHETTI FAMILY LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, BY AND THROUGH PKC FAMILY INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS SOLE GENERAL PARTNER
18928 SOUTH TRACY BOULEVARD
TRACY, CA 95304

PAULA G. FAGUNDES, ITS MANAGER _____ DATE _____

KAREN F. BACCHETTI, ITS MANAGER _____ DATE _____

CARLA M. BACCHETTI, ITS MANAGER _____ DATE _____

APN 213–050–11
JOSEPH P. BACCHETTI, TRUSTEE OF THE JOSEPH O. BACCHETTI TRUST DATED SEPTEMBER 10, 2024
20451 LAUREL AVENUE
TRACY, CA 95304

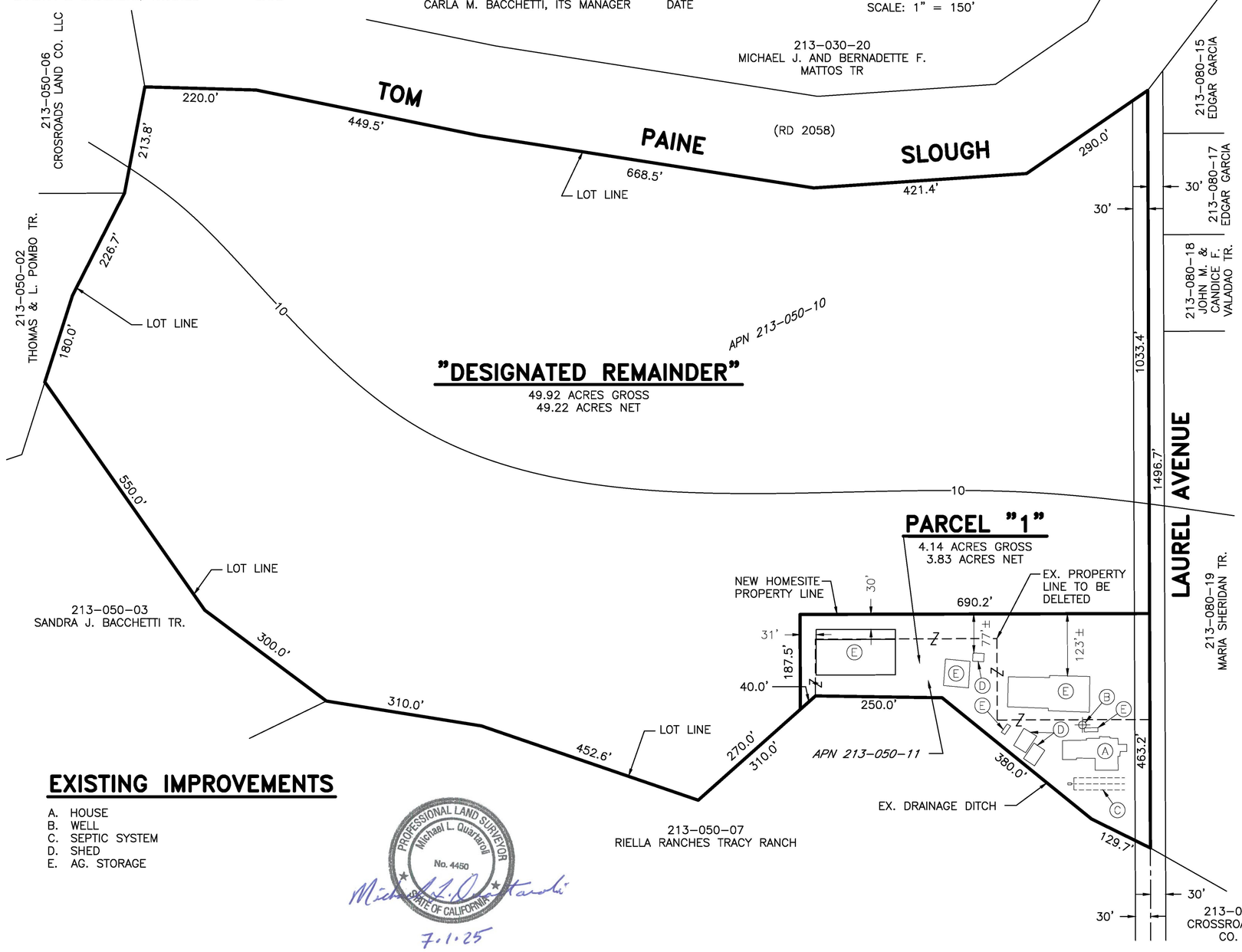
JOSEPH P. BACCHETTI, TRUSTEE _____ DATE _____

TENTATIVE PARCEL MAP

BEING LOTS 41, 42 AND 43, OF UNIT NO. 1 OF PESCADERO COLONY, MAPS AND PLATS, VOL. 10, PAGE 44, SAN JOAQUIN COUNTY RECORDS, RANCHO EL PESCADERO SAN JOAQUIN COUNTY, CALIFORNIA

NORTH

SCALE: 1" = 150'



NOTES

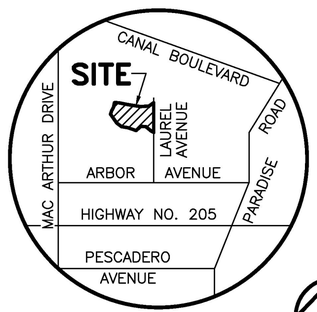
1. THE ASSESSOR'S PARCEL NO.S ARE 213–050–10 AND 213–050–11.
2. THIS PROPERTY CONTAINS 54.06 ACRES GROSS, COMPRISED OF 1 LEGAL CONFORMING HOMESITE PARCEL AND 1 LEGAL CONFORMING PARCEL.
3. THIS PROPERTY IS ZONED AG–40.
4. THE GENERAL PLAN A/G.
5. DOMESTIC WATER IS BY INDIVIDUAL ON–SITE WELL.
6. SANITARY SEWER IS BY SEPTIC TANK AND LEACH FIELD.
7. STORM DRAINAGE WILL REMAIN AS EXISTING.
8. THIS PROPERTY IS SUBJECT TO INUNDATION FROM THE 100 YEAR FLOOD. (PANEL NO. 595F)
9. APN 213–050–10 AND 213–050–11 ARE UNDER WILLIAMSON ACT CONTRACT. A NOTICE OF NON–RENEWAL WAS RECORDED ON APRIL 4, 2025 AS DOC. NO. 2025–027946 FOR THE AREA CONTAINED IN PARCEL "1".
10. THE PROPERTY ADDRESS FOR:
    APN 213–050–10 IS 20301 LAUREL AVENUE
    APN 213–050–11 IS 20451 LAUREL AVENUE
11. THE LANDOWNER, PERMITEE, OR CONTRACTOR SHALL DESIGNATE A LICENSED LAND SURVEYOR TO BE IN RESPONSIBLE CHARGE AND ACCEPT ALL RESPONSIBILITY FOR SURVEY MONUMENT PRESERVATION ADJACENT TO THE PERIMETER OF THE SUBJECT PROPERTY AND ALONG THE PUBLIC RIGHT–OF–WAY ADJACENT TO SUBJECT PROPERTY PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR MAINTENANCE, GRADING, DEMOLITION, FENCE REMOVAL OR CONSTRUCTION, UTILITY INSTALLATION OR MAINTENANCE, AGRICULTURAL DEVELOPMENT, ETC. WITH THE POTENTIAL TO DESTROY, DAMAGE, COVER, DISTURB OR OTHERWISE OBLITERATE SURVEY MONUMENTS 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 18, SEC. 1858.
12. THIS TENTATIVE PARCEL MAP WAS PREPARED FROM FIELD MEASURED INFORMATION AND RECORD INFORMATION. NO WARRANTY OR GUARANTEE IS BEING STATED, EXPRESSED OR IMPLIED BY THE REPRESENTATION OF THE LOCATION OF THE NOTED PROPERTY LINES. NOTED DIMENSIONS TO STRUCTURES AND IMPROVEMENTS ARE APPROXIMATE AND NOT ALL FIELD MEASURED.

EXISTING IMPROVEMENTS

A. HOUSE
B. WELL
C. SEPTIC SYSTEM
D. SHED
E. AG. STORAGE

PROFESSIONAL LAND SURVEYOR
Michael L. Quartaroli
No. 4450
STATE OF CALIFORNIA

7.1.25



VICINITY MAP

NO SCALE

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DATE	REVISIONS	BY	APP'D BY

TENTATIVE PARCEL MAP
FOR
BACCHETTI
SAN JOAQUIN COUNTY, CALIFORNIA

QUARTAROLI & ASSOCIATES
LAND SURVEYING LAND PLANNING
ENGINEERING
(209) 239–4908
310 SUN WEST PLACE, SUITE "A" MANTECA, CA. 95337

DATE	07/01/2025
DRAWN BY	GR
CHECKED BY	JAG
JOB NO.	2025–82
SHEET	1
OF	1 SHEETS