

OWNER'S STATEMENT:

WE, THE UNDERSIGNED, AS OWNERS AND/OR TRUSTEES, DO HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST OF RECORD IN THE LAND SHOWN ON THIS MAP, AND CONSENT TO THE MAKING AND THE FILING OF THIS MAP IN THE OFFICE OF THE COUNTY RECORDER OF STANISLAUS COUNTY, CALIFORNIA.

WE ALSO OFFER FOR DEDICATION TO THE PUBLIC FOR PUBLIC USE ALL PUBLIC UTILITY EASEMENTS, THE 30 FEET SOUTH OF THE CENTERLINE OF DUSTY LANE, THE 30 FEET EAST OF THE CENTERLINE OF WELLSFORD ROAD AND THE CHORD CUT-OFF OF A 35' RADIUS, ALL ADJACENT TO PARCEL 1, AND WE HEREBY DEDICATE TO THE BENEFIT OF THE REMAINDER THE 20 FOOT WIDE PRIVATE IRRIGATION EASEMENT AND THE 30 FOOT WIDE ACCESS EASEMENT, AND FOR THE BENEFIT OF PARCEL 2 THE 20 FOOT PRIVATE DRAINAGE EASEMENT.

WE ALSO OFFER FOR DEDICATION TO MODESTO IRRIGATION DISTRICT A 20 FOOT WIDE EASEMENT, ALL AS SHOWN ON THE ACCOMPANYING MAP.

DATED THIS 6th DAY OF march, 1996

Raymond F. Nunes, Jr.
RAYMOND F. NUNES, JR.

Carl Nunes
CARL NUNES

DATED THIS 4th DAY OF MARCH, 1996

FIDELITY NATIONAL TITLE INSURANCE COMPANY, FORMERLY
TRUSTEE: WESTERN TITLE INSURANCE COMPANY,
A CORPORATION.

Kenneth Burgess
PRESIDENT

V. Michael Grylich
SECRETARY
V. MICHAEL GRICICH
ASSISTANT VICE PRESIDENT

DATED THIS 7th DAY OF march, 1996

BENEFICIARY: VINTAGE FEDERAL CREDIT UNION

Henry E. Barrett
PRESIDENT

Pamela Cullors
SECRETARY
Pamela Cullors

TAX COLLECTOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THERE ARE NO LIENS FOR ANY UNPAID STATE, COUNTY, SCHOOL, MUNICIPAL, OR IRRIGATION TAXES, OR SPECIAL ASSESSMENTS, EXCEPT SPECIAL ASSESSMENTS OR TAXES NOT YET PAYABLE AGAINST THE LAND SHOWN ON THIS MAP.

AS TO STATE, COUNTY, SCHOOL, OR MUNICIPAL TAXES

TOM WATSON, 014-421 3-874
COUNTY TAX COLLECTOR

DATE: 02-29-96 BY: Rashmi Kumar
DEPUTY RASHMI KUMAR

AS TO IRRIGATION TAXES

DATE: 3-5-96 BY: Don Dermond
Don Dermond

EASEMENT HOLDER'S CERTIFICATE:

PURSUANT TO SECTION 66436 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

MODESTO IRRIG. DISTRICT R/W FOR INGRESS/EGRESS 566-O.R.-244
MODESTO IRRIG. DISTRICT DRAINAGE DITCH 602-O.R.-40

PARCEL MAP

OF A PORTION OF THE SOUTHEAST 1/4
OF SECTION 21, TOWNSHIP 3 SOUTH,
RANGE 10 EAST, MOUNT DIABLO MERIDIAN.
STANISLAUS COUNTY

DECEMBER, 1995

RIEN GROENEWOUD, L.S.

P.O. BOX 11130 OAKDALE CA 95361 (209) 848-4559



CLERK OF THE BOARD OF SUPERVISORS' CERTIFICATE:

THIS IS TO CERTIFY THAT THE OWNERS OF THE PROPERTY SHOWN ON THE ACCOMPANYING MAP HAVE FILED WITH THE BOARD OF SUPERVISORS:

- (CHECK ONE)
- ☒ A) A BOND OR DEPOSIT APPROVED BY SAID BOARD TO SECURE THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH ARE AT THE TIME OF FILING THIS MAP, A LIEN AGAINST SAID PROPERTY OR ANY PART THEREOF.
- ☐ B) RECEIVED TAX BILL OR BILLS OR SUCH OTHER EVIDENCE AS MAY BE REQUIRED BY SAID BOARD SHOWING FULL PAYMENT OF ALL APPLICABLE TAXES.

DATED THIS 29 DAY OF February, 1996.

REGAN M. WILSON,
CLERK OF THE BOARD OF SUPERVISORS

BY: Christine Ferraro
CHRISTINE FERRARO, DEPUTY

NOTARY CERTIFICATE

STATE OF CALIFORNIA
COUNTY OF Stanislaus

ON March 7, 1996, BEFORE ME, Joanne Van Savoye, NOTARY PUBLIC, PERSONALLY APPEARED Henry E. Barrett & Pamela Cullors, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: Joanne Van Savoye

NOTARY PUBLIC IN AND FOR THE ABOVE-MENTIONED STATE AND COUNTY

MY COMMISSION EXPIRES: 5-7-97

SURVEYOR'S STATEMENT:

I, RIEN GROENEWOUD, HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA, THAT THIS MAP CONSISTING OF 3 SHEETS CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN JUNE 1995 AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS ARE OF THE CHARACTER SHOWN HEREON AND HAVE BEEN SET IN THE POSITIONS INDICATED AND THAT THE SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

DATED THIS 19th DAY OF JANUARY, 1996

Rien Groenewoud
RIEN GROENEWOUD L.S. 6946
LICENSE EXPIRATION DATE: 09/30/97



COUNTY SURVEYOR'S STATEMENT:

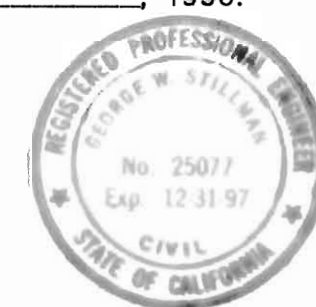
THIS IS TO CERTIFY THAT THE ACCOMPANYING MAP HAS BEEN EXAMINED AND THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF. ALSO, THAT ALL PROVISIONS OF THE STATE SUBDIVISION MAP ACT, CHAPTER 2, AND TITLE 20, OF THE STANISLAUS COUNTY SUBDIVISION CODE HAVE BEEN COMPLIED WITH AND THE MAP IS TECHNICALLY CORRECT.

I HEREBY ACCEPT ON BEHALF OF THE PUBLIC, FOR PUBLIC USE THE OFFER OF DEDICATION OF ALL PUBLIC UTILITY EASEMENTS, THE 30 FEET SOUTH OF THE CENTERLINE OF DUSTY LANE, THE 30 FEET EAST OF WELLSFORD ROAD AND THE CHORD CUT-OFF OF A 35' RADIUS, ALL ADJACENT TO PARCEL 1.

DATED THIS 12th DAY OF March, 1996.

GEORGE STILLMAN,
STANISLAUS COUNTY SURVEYOR

BY: R.C.E. 25077
LICENSE EXPIRATION DATE: 12-31-97



RIGHT-TO-FARM CERTIFICATE

MANY PROCEDURES NORMAL AND NECESSARY TO THE OPERATION OF AGRICULTURAL USES SUCH AS FIELD CROPS, VINEYARDS, ORCHARDS, DAIRY AND POULTRY FARMS, AND FEED LOTS RESULT IN NOISE, ODOR, DUST, SPRAYING, IRRIGATION, OR OTHER POTENTIALLY DETRIMENTAL EFFECTS TO RESIDENTIAL USE OF ADJACENT PROPERTIES. ALL PERSONS PURCHASING LOTS WITHIN THE CONFINES OF THIS APPROVED MAP FOR THE PURPOSE OF ESTABLISHING RESIDENCE SHOULD INVESTIGATE THE LIKEHOOD OF SUCH CONFLICTS.

RECORDER'S STATEMENT:

FILED THIS 19 DAY OF March, 1996,
AT 2:46 P.M., IN BOOK 47 OF PARCEL MAPS AT
PAGE 67, STANISLAUS COUNTY RECORDS AT THE
REQUEST OF RIEN GROENEWOUD.

INSTRUMENT NO.: 22441

FEE: \$ 14.00

KAREN MATHEWS,
COUNTY RECORDER

BY: Pat Seidel
ASSISTANT RECORDER

47-PM-67

PARCEL MAP

OF A PORTION OF THE SOUTHEAST 1/4
OF SECTION 21, TOWNSHIP 3 SOUTH,
RANGE 10 EAST, MOUNT DIABLO MERIDIAN.
STANISLAUS COUNTY

DECEMBER, 1995

RIEN GROENEWOUD, L.S.

P.O. BOX 11130 OAKDALE CA 95361 (209) 848-4559

LEGEND:

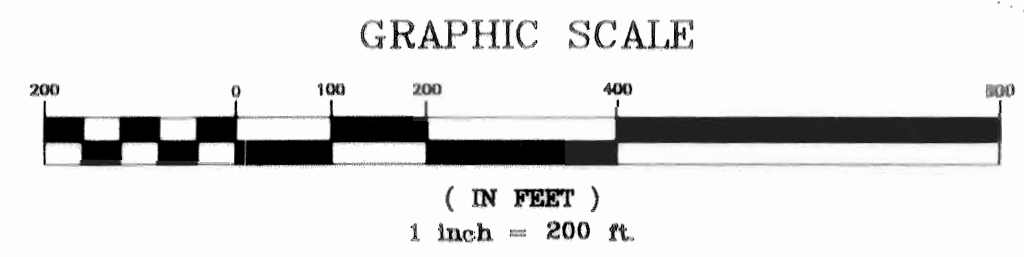
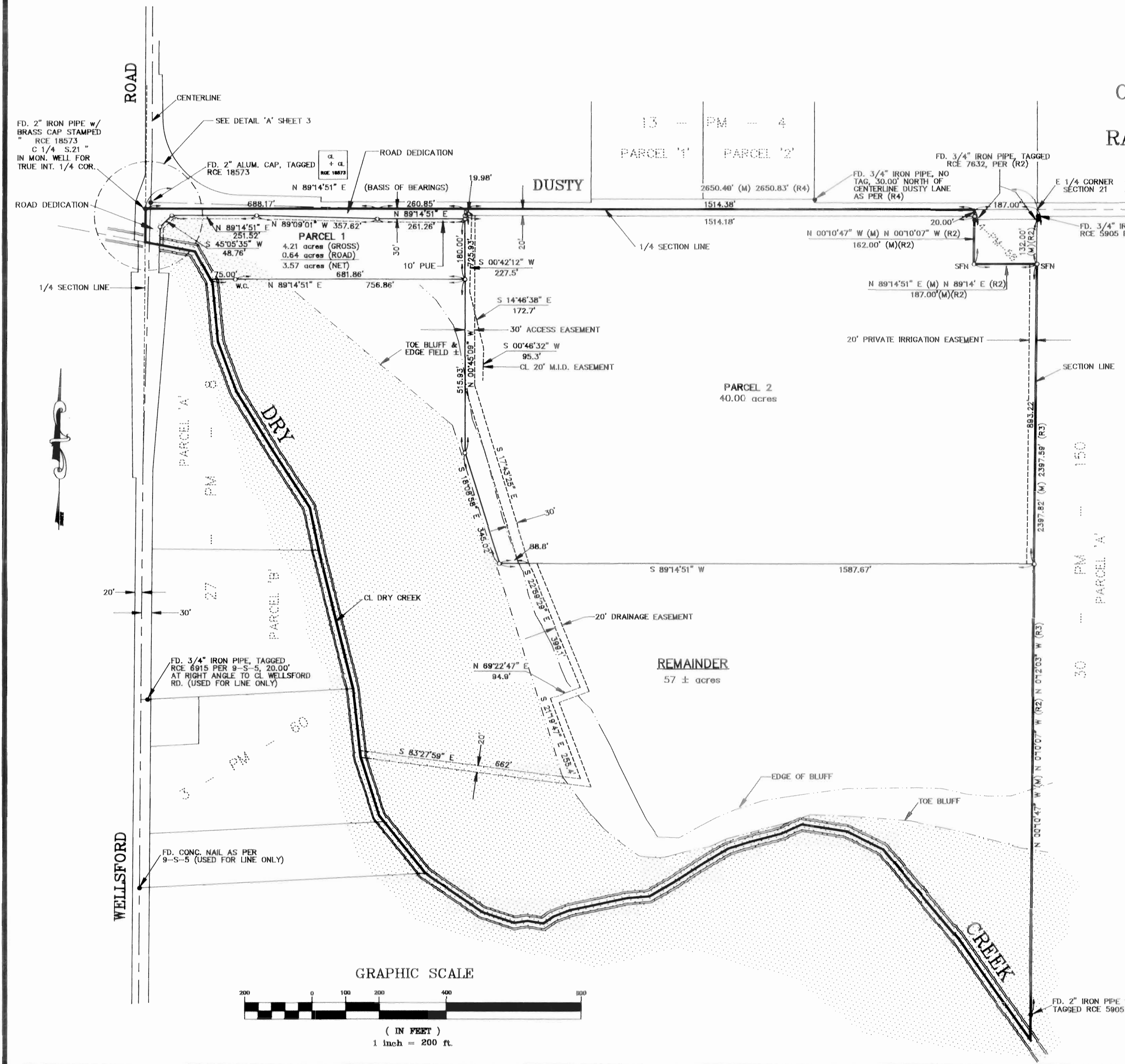
- INDICATES: FOUND MONUMENT AS NOTED.
- O " SET 3/4" x 30" LONG IRON PIPE WITH TAG LS 6946.
- (M) " MEASURED THIS SURVEY.
- (R1) " RECORD DATA PER 27-PM-8, S.C.R.
- (R2) " RECORD DATA PER 4-PM-58, S.C.R.
- (R3) " RECORD DATA PER 30-PM-150, S.C.R.
- (R4) " RECORD DATA PER 13-PM-4, S.C.R.
- (R5) " COUNTY SURVEYOR'S DATA, FILE No. B-2A-34.
- (R6) " COUNTY SURVEYOR'S FIELD NOTES, Fld. Bk. W79, PAGE 3 THRU 7.
- PM " PARCEL MAP.
- S.C.R. " STANISLAUS COUNTY RECORDS.
- SFN " SEARCHED, FOUND NOTHING.
- W.C. " WITNESS CORNER.
- PUE " PUBLIC UTILITY EASEMENT
- B.O.B. " BASIS OF BEARINGS.
- [Hatched Area] " AREA SUBJECT TO 100 YR. FLOOD.

NOTES:

- ALL DISTANCES ARE MEASURED, UNLESS OTHERWISE NOTED.
- ALL DISTANCES AND DIMENSIONS SHOWN ON THIS MAP ARE IN FEET AND DECIMALS THEREOF.

BASIS OF BEARINGS:

A COURSE OF NORTH 89 DEGREES 14' 51" EAST AS SHOWN FOR THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 21, AS SHOWN ON A RIGHT-OF-WAY ACQUISITION MAP BY COUNTY OF STANISLAUS, FILE No. B-2A-34, IS USED FOR ALL BEARINGS SHOWN ON THIS MAP.



#22441
3-19-96

47-PM-67

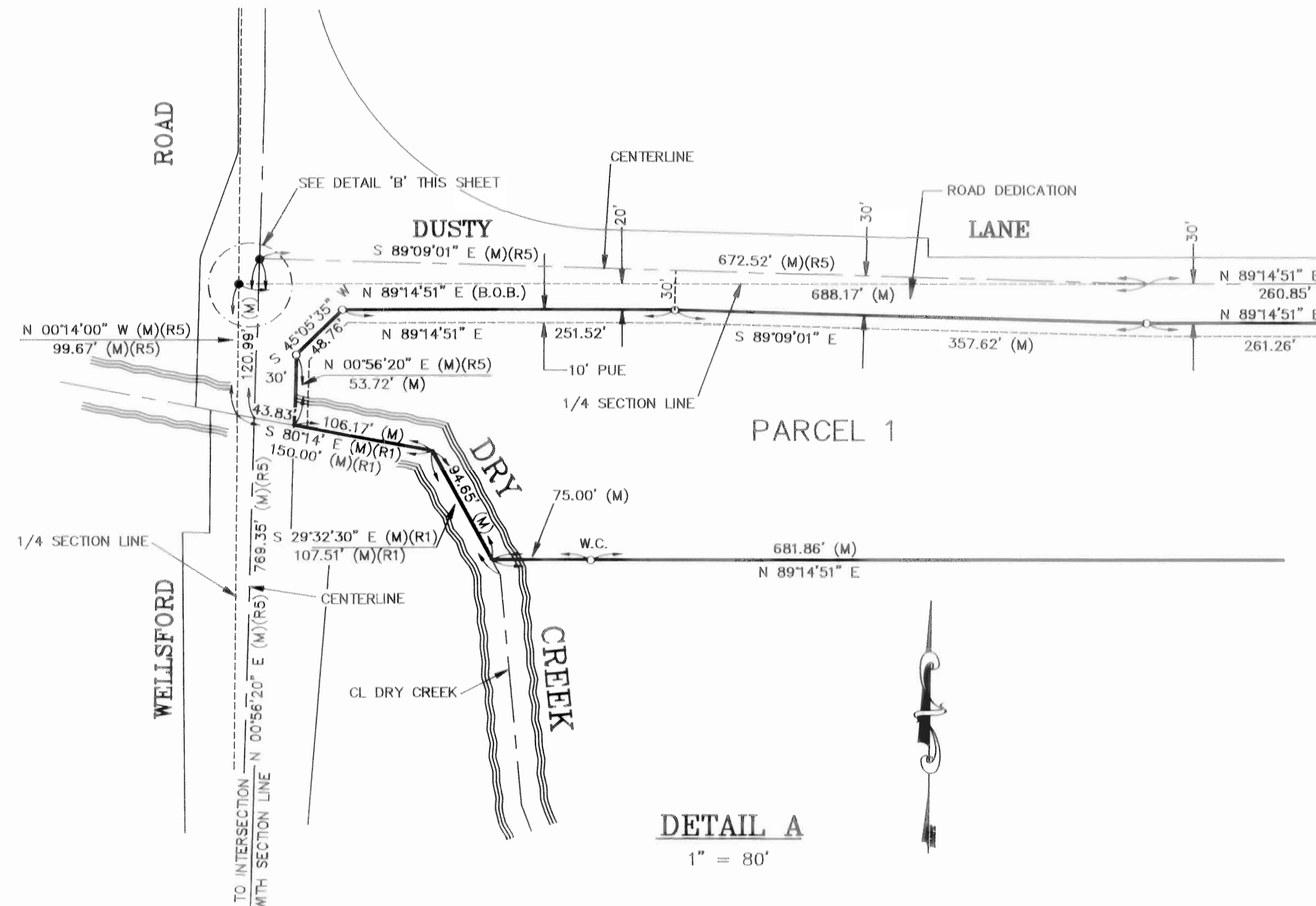
PARCEL MAP

OF A PORTION OF THE SOUTHEAST 1/4
OF SECTION 21, TOWNSHIP 3 SOUTH,
RANGE 10 EAST, MOUNT DIABLO MERIDIAN.
STANISLAUS COUNTY

DECEMBER, 1995

RIEN GROENEWOUD, L.S.

P.O. BOX 11130 OAKDALE CA 95361 (209) 848-4559



DETAIL A

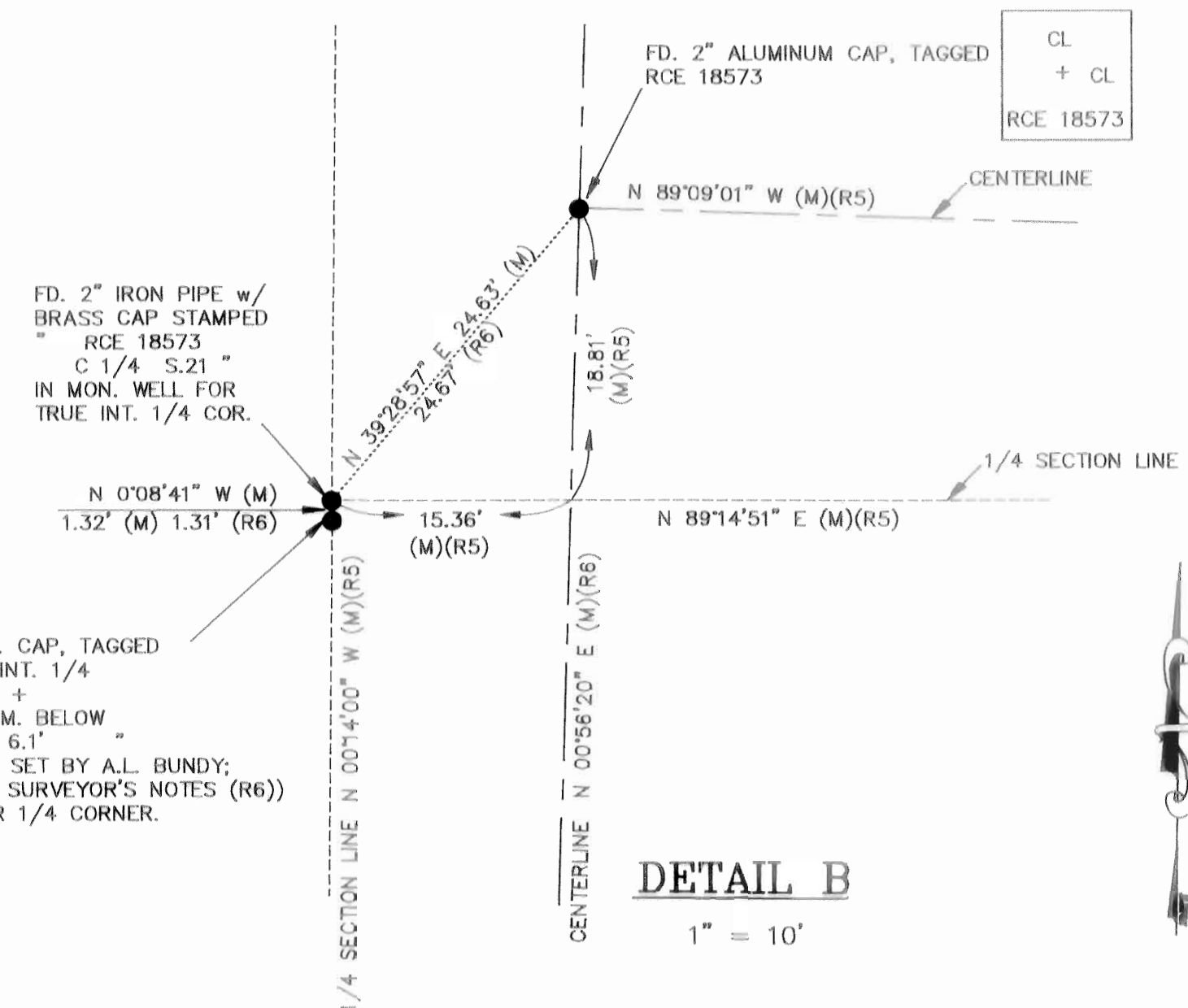
1" = 80'

LEGEND:

- INDICATES: FOUND MONUMENT AS NOTED.
- " SET 3/4" x 30" LONG IRON PIPE WITH TAG LS 6946.
- (M) " MEASURED THIS SURVEY.
- (R1) " RECORD DATA PER 27-PM-8, S.C.R.
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- PM " PARCEL MAP.
- S.C.R. " STANISLAUS COUNTY RECORDS.
- PUE " PUBLIC UTILITY EASEMENT
- W.C. " WITNESS CORNER.
- B.O.B. " BASIS OF BEARINGS.

NOTES:

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DETAIL B

1" = 10'

#2244/
3-19-96