

# OWNERS' STATEMENT

WE, THE UNDERSIGNED OWNERS, HEREBY STATE THAT WE ARE THE OWNERS OF RECORD IN THE LAND SHOWN ON THIS PARCEL MAP, AND WE CONSENT TO THE MAKING AND FILING OF THIS MAP IN THE OFFICE OF THE COUNTY RECORDER OF STANISLAUS COUNTY, CALIFORNIA AND HEREBY DEDICATE TO THE PUBLIC USE ALL ROADS, STREETS, AVENUES, PUBLIC UTILITY EASEMENTS AND PLANTING EASEMENTS AS SHOWN ON THIS MAP.

BY: Marilyn Vanderpol Wells 11-16-01  
VANDERPOL FAMILY PARTNERS, L.P., A  
CALIFORNIA LIMITED PARTNERSHIP BY: MARILYN VANDERPOL WELLS, GENERAL PARTNER

## NOTARY CERTIFICATE: STATE OF FLORIDA COUNTY OF SEMINOLE

ON THIS 16<sup>th</sup> DAY OF NOVEMBER, 2001, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ONLY SWORN AND COMMISSIONED, PERSONALLY APPEARED MARILYN VANDERPOL WELLS, ☐ PERSONALLY KNOWN TO ME ☒ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS THAT EXECUTED THE WITHIN INSTRUMENT, AS THE OWNERS OF THE PROPERTY HEREIN SHOWN AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

WITNESS MY HAND: C. McDonald

PRINT NAME: CAROLE McDONALD

PRINCIPAL COUNTY OF BUSINESS: SEMINOLE

MY COMMISSION EXPIRES: 04.05.03



## EASEMENT HOLDER'S STATEMENT:

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE THE EASEMENT HOLDERS AND HAVE INTEREST OF RECORD IN THE LAND SHOWN ON THIS MAP, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP IN THE OFFICE OF THE COUNTY RECORDER OF STANISLAUS COUNTY, CALIFORNIA.

1.) THE CITY OF MODESTO, EASEMENT HOLDER IN THE PARCEL MAP RECORDED BOOK 42 OF PARCEL MAPS AT PAGE 22, STANISLAUS COUNTY RECORDS.

DATED THIS 30<sup>th</sup> DAY OF November, 2001

CITY OF MODESTO

Jack Crist  
JACK CRIST, CITY MANAGER

2.) THE TURLOCK IRRIGATION DISTRICT, EASEMENT HOLDER IN THE PARCEL MAP RECORDED BOOK 42 OF PARCEL MAPS AT PAGE 22, STANISLAUS COUNTY RECORDS.

DATED THIS 21<sup>st</sup> DAY OF November, 2001

TURLOCK IRRIGATION DISTRICT

BY: Jeff Barton  
Jeff Barton  
PRINT NAME  
Civil Engineering Dept. Manager  
TITLE

## TAX COLLECTOR'S CERTIFICATE:

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

DATED THIS 16<sup>th</sup> DAY OF November, 2001

TOM WATSON, COUNTY TAX COLLECTOR Apr 056-8301-600

BY: Jami Norvell  
Jami Norvell  
DEPUTY  
PRINT NAME

# PARCEL MAP

BEING A DIVISION OF PARCEL A AS SHOWN ON PARCEL MAP FILED IN BOOK AT 42 PAGE 22, STANISLAUS COUNTY RECORDS, LYING WITHIN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 9 EAST, MOUNT DIABLO BASE AND MERIDIAN CITY OF MODESTO, COUNTY OF STANISLAUS, STATE OF CALIFORNIA

JULY, 2001

HORIZON CONSULTING SERVICES  
P.O. BOX 1448  
MODESTO, CALIFORNIA 95353

## CLERK OF THE BOARD OF SUPERVISORS STATEMENT:

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

(CHECK ONE)

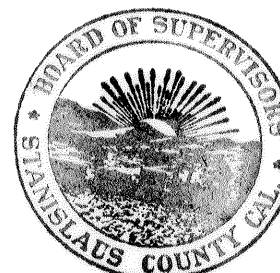
☐ A BOND OR DEPOSIT APPROVED BY SAID BOARD TO SECURE THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH ARE AT TIME OF FILING THIS MAP, A LIEN AGAINST SAID PROPERTY OR ANY PART THEREOF.

☒ RECEIPTED TAX BILL OR BILLS OR SUCH OTHER EVIDENCE AS MAY BE REQUIRED BY SAID BOARD SHOWING FULL PAYMENT OF ALL APPLICABLE TAXES.

DATED THIS 26 DAY OF November, 2001

CHRISTINE FERRARO TALLMAN, CLERK OF THE BOARD OF SUPERVISORS, STANISLAUS COUNTY, CALIFORNIA

BY: Peggy Dominguez  
DEPUTY  
Peggy Dominguez  
PRINT NAME



## IMPROVEMENT CERTIFICATE:

AS A CONDITION OF APPROVAL OF THIS PARCEL MAP, THE CITY OF MODESTO PLANNING COMMISSION REQUIRED THAT STREET IMPROVEMENTS BE CONSTRUCTED ALONG CROWS LANDING ROAD FRONTAGE. SAID IMPROVEMENT REQUIREMENTS ARE MORE SPECIFICALLY CONTAINED IN PLANNING COMMISSION RESOLUTION NO. 2001-32 ADOPTED ON JUNE 4, 2001 OR ANY SUBSEQUENT AMENDMENT THERETO.

DATED THIS 30<sup>th</sup> DAY OF November, 2001

GLEN K. LEWIS, CITY ENGINEER

BY DEPUTY: Van W. Switzer

PRINT NAME: Van W. SWITZER

RCE#: 22055

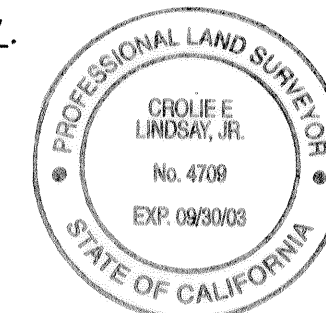
EXPIRES: 9-30-05

## SURVEYOR'S STATEMENT:

I, CROLIE E. LINDSAY, HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, AND THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF VANDERPOL FAMILY PARTNERS IN THE MONTH OF JUNE 2001. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED THIS 29<sup>th</sup> DAY OF NOV, 2001.

Crolie E. Lindsay  
CROLIE E. LINDSAY, L.S. 4709  
REGISTRATION EXPIRATION DATE: 9/30/03



## CITY ENGINEER'S CERTIFICATE:

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PARCEL MAP; THAT THE SUBDIVISION IS SHOWN THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF THE MUNICIPAL CODE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THE MAP IS TECHNICALLY CORRECT.

DATED THIS 30<sup>th</sup> DAY OF November, 2001

GLEN K. LEWIS, CITY ENGINEER

BY DEPUTY: Van W. Switzer

PRINT NAME: Van W. SWITZER

RCE#: 22055

EXPIRES: 9-30-05



## RECORDER'S STATEMENT:

FILED THIS 30 DAY OF November, 2001 AT 14:38:27 P.M. IN BOOK 51 OF PARCEL MAPS, AT PAGE 37, STANISLAUS COUNTY RECORDS AT THE REQUEST OF VANDERPOL FAMILY PARTNERS, L.P.

FEE: \$ 11.00 INSTRUMENT NUMBER: 0143685

JOYCE GOUDIE  
ASSISTANT REGISTRAR/CLERK RECORDER  
STANISLAUS COUNTY, CALIFORNIA

BY: Claudette Trawick  
ASST. RECORDER

CLAUDETTE TRAWICK  
PRINT NAME

## ACCEPTANCE OF DEDICATIONS:

This is to certify that the streets, avenues, roads, easements, other public places, and dedications as shown within the exterior boundary of the land being divided are hereby accepted by the City of Modesto on behalf of the public for public uses. Said acceptance is made under authority of Modesto Municipal Code 4-4.503(g), adopted on April 13, 1993.

Dated this 30<sup>th</sup> day of November, 2001.

GLEN K. LEWIS, City Engineer R.C.E. No. 22055 EXPIRES: 9-30-05

By: Van W. Switzer  
Van W. SWITZER  
PRINT NAME



***A DIVISION OF PARCEL A AS SHOWN ON PARCEL MAP FILED  
BOOK 42 AT PAGE 22, STANISLAUS COUNTY RECORDS, LYING  
IN THE SOUTH HALF OF THE SOUTHEAST QUARTER  
SECTION 8, TOWNSHIP 4 SOUTH, RANGE 9 EAST,  
MOUNT DIABLO BASE AND MERIDIAN  
CITY OF MODESTO, COUNTY OF STANISLAUS,  
STATE OF CALIFORNIA***

*JULY, 2001*

## BASIS OF BEARINGS

THE BEARING OF NORTH 89°24'56" WEST  
ALONG THE LINE BETWEEN GPS POINT #2023  
AND #2024 AS SHOWN ON SURVEYS RECORDED  
IN BOOK 22 OF SURVEYS AT PAGE 51,  
STANISLAUS COUNTY RECORDS, IS THE BASIS  
FOR ALL BEARINGS SHOWN ON THIS MAP.

## REFERENCES

- (A) BOOK 42 OF PARCEL MAPS AT PAGE 22  
STANISLAUS COUNTY RECORDS
- (B) BOOK 34 OF MAPS AT PAGE 88  
STANISLAUS COUNTY RECORDS
- (C) BOOK 46 OF PARCEL MAPS AT PAGE 65  
STANISLAUS COUNTY RECORDS
- (D) BOOK 22 OF SURVEYS AT PAGE 51  
STANISLAUS COUNTY RECORDS

### LEGEND

- INDICATES FOUND MONUMENT, AS NOTED
- INDICATES SET 3/4" IRON PIPE, TAGGED  
L.S. 4709
- (M) MEASURED AS NOTED ON THIS MAP
- S.F.N. SEARCHED FOUND NOTHING
- P.U.E. PUBLIC UTILITY EASEMENT
- P.E. PLANTING EASEMENT
- NOTE: ALL DISTANCES ARE MEASURED  
UNLESS OTHERWISE NOTED

**NOTE**

THIS SURVEY IS BASED ON ZONE 3 OF THE 1983 CALIFORNIA COORDINATE SYSTEM BASED ON THE 1992 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 AS SHOWN ON VOLUME 22 OF SURVEYS AT PAGE 51. THE MEAN OF THE COMBINATION FACTORS OF GPS 2023 AND GPS 2024(.9999333882) WERE USED TO CONVERT FROM GRID TO GROUND DISTANCE.

