

PARCEL MAP

BEING A DIVISION OF LOT 5 OF BLOCK A OF WARDA TRACT, VOLUME 14 OF MAPS, PAGE 57, STANISLAUS COUNTY RECORDS, IN A PORTION OF THE NORTH-WEST ¼ OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 EAST, MOUNT DIABLO BASE & MERIDIAN

COUNTY OF STANISLAUS
SCALE: 1" = 50'

STATE OF CALIFORNIA
APRIL, 2004

OWNER'S STATEMENT:

WE, THE UNDERSIGNED OWNERS AND/OR TRUSTEES, HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST 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 OFFER FOR DEDICATION THE FOLLOWING:

1. 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE STREET FRONTAGE OF PARCELS "A" AND "B".

OWNERS: JERRY RITTER AND SANDRA J. RITTER, HUSBAND AND WIFE AS JOINT TENANTS

Jerry Ritter
JERRY RITTER

Sandra J. Ritter
SANDRA J. RITTER

DATE 5/5/04

NOTARY STATEMENT:

STATE OF CALIFORNIA
COUNTY OF STANISLAUS

ON THIS 5th DAY OF May, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

Jerry Ritter AND Sandra J. Ritter
PERSONALLY KNOWN TO ME (OR 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: Stephanie A. Pacheco
NOTARY PUBLIC IN AND FOR THE ABOVE (PRINT NAME)
MENTIONED STATE AND COUNTY

MY COMMISSION EXPIRES: 6-8-07
PRINCIPAL COUNTY OF BUSINESS: Stanislaus

COUNTY SURVEYOR'S STATEMENT:

THIS IS TO STATE THAT THE ACCOMPANYING MAP HAS BEEN EXAMINED, THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE STATE SUBDIVISION MAP ACT, CHAPTER 2, AND TITLE 20, 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 THE 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE NORTH LINE OF ANNA AVENUE, ADJACENT TO PARCELS "A" AND "B".

DATED THIS 14th DAY OF May, 2004.

George W. Stillman
GEORGE W. STILLMAN, STANISLAUS COUNTY SURVEYOR
R.C.E. 25077 (EXPIRES 12-31-05)

**TAX COLLECTOR'S STATEMENT:**

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

DATED THIS 13th DAY OF May, 2004. APR: 045,014,009

TOM WATSON BY: Tami Ayres DEPUTY
TAX COLLECTOR PRINT NAME: Tami Ayres

SURVEYOR'S STATEMENT:

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 JERRY RITTER IN APRIL, 2004. 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. THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED THIS 6th DAY OF MAY, 2004

James S. Oak
JAMES S. OAK, L.S. 3718 (EXPIRES 06-30-04)

**RECORDER'S STATEMENT:**

FILED THIS 14 DAY OF MAY, 2004, AT 12:04:55 O'CLOCK, P.M.
IN BOOK 52 OF PARCEL MAPS, AT PAGE 89, STANISLAUS COUNTY RECORDS,
AT THE REQUEST OF JAMES S. OAK.

INSTRUMENT NO. 0073797

FEE \$ 11.00 PAID

LEE LUNDRIGAN, CLERK/RECORDER

BY: Claudette Trawick DEPUTY

PRINT NAME: CLAUDETTE TRAWICK

STANISLAUS COUNTY FILE NO. 02-09

SHEET 1 OF 2 SHEETS

EASEMENT HOLDERS SIGNATURE

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF E. HATCH AND WIFE, EASEMENT HOLDERS OF RECORD WITH THE RIGHT TO CONSTRUCT A DITCH, AS DESCRIBED IN DEED RECORDED DECEMBER 1, 1910, IN VOLUME 144 OF OFFICIAL RECORDS, PAGE 76, STANISLAUS COUNTY RECORDS, ARE HEREBY OMITTED.

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.

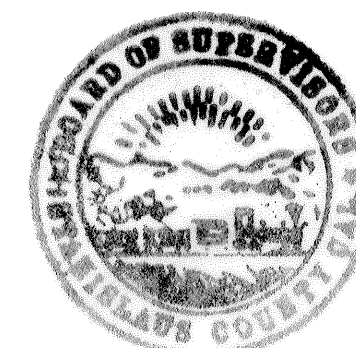
☐ B. RECEIPTED TAX BILL OR BILLS OR SUCH OTHER EVIDENCE AS MAY BE REQUIRED BY SAID BOARD SHOWING FULL PAYMENT OF ALL APPLICABLE TAXES.

DATED THIS 13th DAY OF May, 2004

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

BY: Sandra Regalo DEPUTY

PRINT NAME: SANDRA REGALO



PARCEL MAP

BEING A DIVISION OF LOT 5 OF BLOCK A OF WARDA TRACT, VOLUME 14 OF MAPS, PAGE 57, STANISLAUS COUNTY RECORDS, IN A PORTION OF THE NORTH-WEST ¼ OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 EAST, MOUNT DIABLO BASE & MERIDIAN

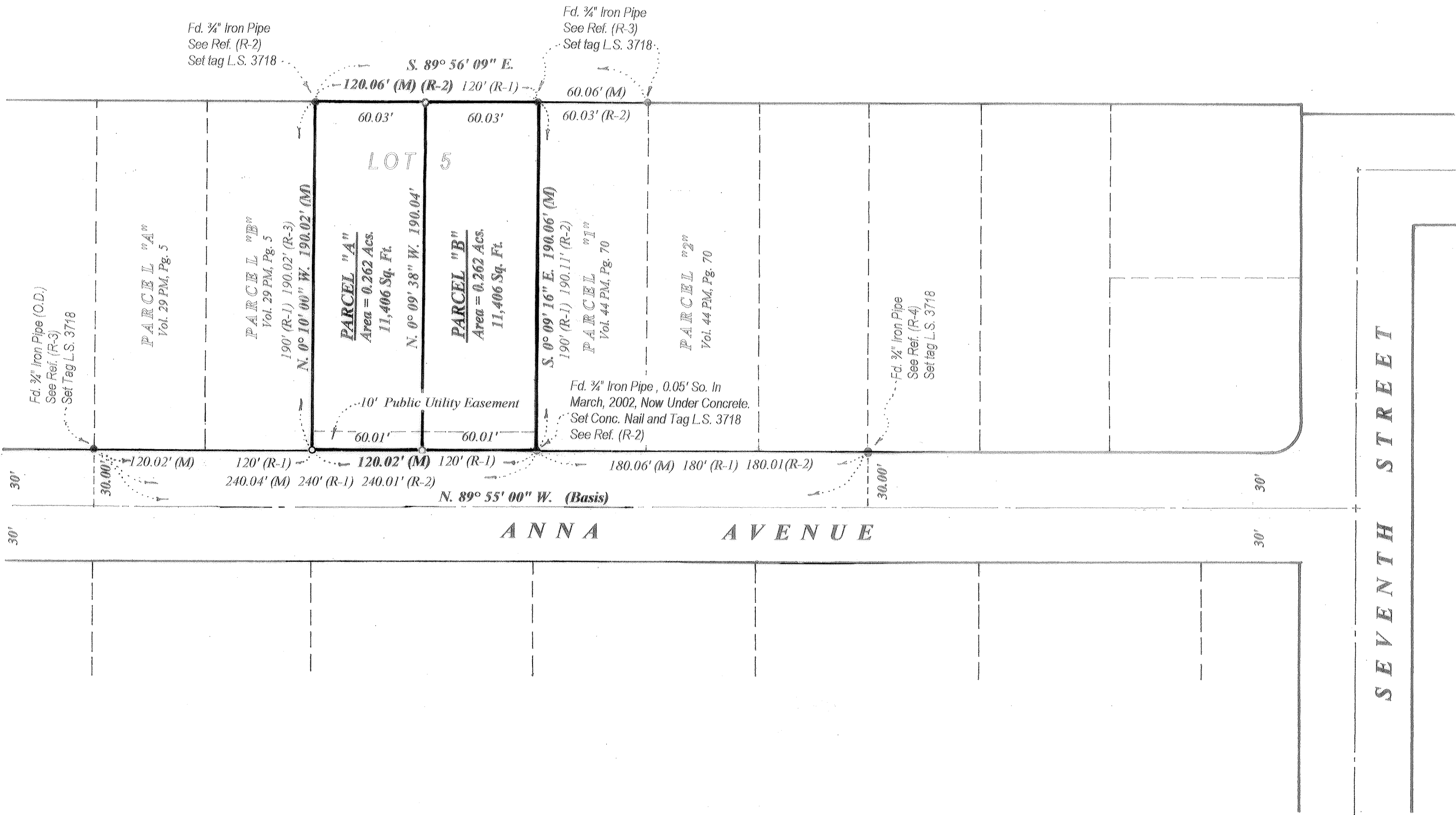
COUNTY OF STANISLAUS STATE OF CALIFORNIA
SCALE: 1" = 50' APRIL, 2004

BASIS OF BEARINGS
N. 89° 55' 00" W. for the North right of way line of Anna Avenue, as shown on Parcel Map recorded in Book 44, Parcel Maps, Page 70, Stanislaus County Records was used as the basis for all bearings shown on this map.

SCALE: 1" = 50'

OAK SURVEY & MAP COMPANY
PLANNING * SURVEYING * MAPPING

James S. Oak
Licensed Surveyor # 3718
P.O. Box 4061
Modesto, California 95352
Direct: 209.602.2955
Fax: 209.526.5590
E-mail: jamessoak@msn.com



- LEGEND
- Indicates monument found and accepted as noted hereon.
 - Indicates monument set, a ¼" iron pipe, tagged L.S. 3718 unless otherwise noted.
 - (M) Measured or calculated distance. All distances are horizontal and are expressed in feet and/or decimals thereof.
 - (R_i) Record distance per noted reference number.
 - S.C.R. Stanislaus County Records

- REFERENCES
- R-1 - Warda Tract, Volume 14 of Maps, Page 57, S.C.R.
 - R-2 - Parcel Map, Book 44 of Parcel Maps, Page 70, S.C.R.
 - R-3 - Parcel Map, Book 29 of Parcel Maps, Page 5, S.C.R.
 - R-4 - Parcel Map, Book 34 of Parcel Maps, Page 45, S.C.R.

NOTE:
All persons purchasing lots within the boundaries of this approved map should be prepared to accept the inconveniences associated with the agricultural operations, such as noise, odors, flies, dust or fumes. Stanislaus County has determined that such inconveniences shall not be a nuisance if agricultural operations are consistent with accepted customs and standards.