

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Planning and Community Development

BOARD AGENDA # *D-1

Urgent Routine

AGENDA DATE May 6, 2008

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Rescind All or a Portion of Williamson Act Contract No. 1973-1236 & 1973-1283 (Hart and Beckwith Roads, West of Modesto) and Approve a New Contract Pursuant to Minor Lot Line Adjustment 2008-03, Christiansen-Beck and Authorize the Planning Director to Execute a New Contract

STAFF RECOMMENDATIONS:

Approval and the establishment of the following findings:

1. The new contract or contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years.

(Continued on Page 2)

FISCAL IMPACT:

There are no fiscal impacts associated with this item.

BOARD ACTION AS FOLLOWS:

No. 2008-322

On motion of Supervisor Monteith, Seconded by Supervisor Grover
and approved by the following vote,

Ayes: Supervisors: O'Brien, Grover, Monteith, DeMartini and Chairman Mayfield

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:

Christine Ferraro

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval to Rescind All or a Portion of Williamson Act Contract No. 1973-1236 & 1973-1283 (Hart and Beckwith Roads, west of Modesto) and Approve a New Contract Pursuant to Minor Lot Line Adjustment 2008-03, Christiansen-Beck and Authorize the Planning Director to Execute a New Contract

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STAFF RECOMMENDATION CONTINUED:

2. There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
3. At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.
4. After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in section 51222.
5. The lot line adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract or contracts.
6. The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.
7. The lot line adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.

DISCUSSION:

The proposal is to cancel Williamson Act Contract on Assessor's Parcel Numbers 012-027-01; 007 & 012-026-008 and to reestablish a new contract pursuant to Section 51257 of the Government Code regulating Williamson Act contracts. The new contract would restrict adjusted parcels as required in Government Code Section 51257 and not effect the total acreage within the contracted area. The properties consist of a total of 96.87± acres located west of the Modesto area, in the unincorporated area of Stanislaus County. The existing parcel sizes are approximately 39.95± and 56.92± acres a piece. The proposed parcel sizes are 40.41± and 56.46±, respectfully.

The parcels are covered by Contract No.1973-1236 and 1973-1283. The proposed adjustment would not increase the number of developable parcels, will not reduce the number of acres in the existing Williamson Act contracts, and would increase the agricultural viability of the parcel.

Approval to Rescind All or a Portion of Williamson Act Contract No. 1973-1236 & 1973-1283 (Hart and Beckwith Roads, west of Modesto) and Approve a New Contract Pursuant to Minor Lot Line Adjustment 2008-03, Christiansen-Beck and Authorize the Planning Director to Execute a New Contract
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There are two parcels involved in the lot line adjustment, but the adjusted 96.87± acre site is currently in a Williamson Act Contract and will remain that way. Lot Line Adjustment Application 2008-03 was approved by staff pending the Board's action required by the Williamson Act.

Since both parcels are currently covered by a Williamson Act Contract, all or portions of that contract must be rescinded and replaced with new contracts.

Government Code Section 51257 was revised in January 2000 to facilitate lot line adjustments on Williamson Act parcels. Seven (7) specific findings must be made pursuant to that section in order to facilitate the adjustment. According to the Government Code "... pursuant to subdivision (d) of Section 66412, and notwithstanding any other provision of this chapter, the parties may mutually agree to rescind the contract or contracts and simultaneously enter into a new contract or contracts pursuant to this chapter, provided that the board or council finds all of the following:

- (1) The new contract or contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years.
- (2) There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
- (3) At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.
- (4) After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.

(Note: the definition in Govt. Code §51222 is as follows: "... retain agricultural lands which are subject to contracts entered into pursuant to this act in parcels large enough to sustain agricultural uses permitted under the contracts. For purposes of this section, agricultural land shall be presumed to be in parcels large enough to sustain their agricultural use if the land is (1) at least 10 acres in size in the case of prime agricultural land, or (2) at least 40 acres in size in the case of land which is not prime agricultural land")

Approval to Rescind All or a Portion of Williamson Act Contract No. 1973-1236 & 1973-1283 (Hart and Beckwith Roads, west of Modesto) and Approve a New Contract Pursuant to Minor Lot Line Adjustment 2008-03, Christiansen-Beck and Authorize the Planning Director to Execute a New Contract

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- (5) The lot line adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract or contracts.
- (6) The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.
- (7) The lot line adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.

The applicant has provided written evidence to support the seven findings listed above, and staff agrees with that evidence. The applicant's acreage in his statement includes other property that is not involved in this lot line adjustment, but is under this same contract number.

New Williamson Act contracts would typically come before the Board once a year, in November. Because this action is related to a Lot Line Adjustment, it is prudent to act on this action independently of other Williamson Act contracts. Therefore, it is the intention of this action that a new contract replace Contract No. 1973-1236 & 1973-1283 upon recording.

POLICY ISSUES:

This proposal is consistent with policies of the County. The General Plan Land Use and Agricultural Elements both encourage the use of the Williamson Act to help preserve agriculture as the primary industry of the County. The Agricultural Element (adopted 1992) specifically states that the County shall continue to participate in the Williamson Act program while supporting reasonable measures to strengthen the act and make it more effective. By providing a means to keep property taxes based on an agricultural income level rather than a market value which may be at a level based on speculation of future use, the Williamson Act helps agriculture remain in production without premature conversion to urban uses. Other relevant policies are discussed above as provided in State law.

STAFFING IMPACT:

None.

ATTACHMENTS:

1. Lot Line Adjustment Application 2008-03
2. Lot Line Adjustment Approval Letter
3. Applicant's Statement of Findings
4. Map of Proposed Changes



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354
 Phone: 209.525.6330 Fax: 209.525-5911

S	17	T	3	R	8
ZONE	a2-40				
RECEIVED	2008-3125-08				
APPLICATION NO.	2008-3125-08				
RECEIPT NO.	KDA				

LOT LINE ADJUSTMENT APPLICATION

1. Property Owner(s):

Parcel 1

Wayne D. & Kimberly A. Beck

Name
 6706 Beckwith Road, Modesto, CA 95358

Address, City, Zip

Phone

Fax Number

Parcel 2

Eugene L. & Charlotte M. Christiansen

Name
 2412 Hart Road, Modesto, CA 95358

Address, City, Zip
 (209) 529-2398

Phone

Fax Number

Parcel 3

Name

Address, City, Zip

Phone

Fax Number

Parcel 4

Name

Address, City, Zip

Phone

Fax Number

2. Name and address of person(s) preparing map: Associated Engineering Group, Inc., Attn: Rachel Wickstrom
4206 Technology Drive, Modesto, CA 95356, Phone: (209) 545-1143, Fax: (209) 545-3875

3. Assessor's Parcel No. of parcels adjusted:

Parcel 1: Book 012 Page 026 No. 008 Parcel 2: Book 012 Page 027 No. 01/07

Parcel 3: Book _____ Page _____ No. _____ Parcel 4: Book _____ Page _____ No. _____

4. Size of all adjusted parcels:

	<u>Before</u>	<u>After</u>
Parcel 1:	<u>56.92 acres +/-</u>	<u>56.46 acres +/-</u>
Parcel 2:	<u>39.95 acres +/-</u>	<u>40.41 acres +/-</u>
Parcel 3:	_____	_____
Parcel 4:	_____	_____

5. Why are the lot lines being changed? BE SPECIFIC The lot lines are being adjusted to correct the physical limitations of Parcel 1 created by M.I.D. Lateral No. 7 which currently isolates 0.5 +/- acres from the rest of the parcel.

6. How are these parcels currently utilized? Please check appropriate uses

- Residential
 - Single Family
 - Duplex
 - Multiple
 - Commercial
 - Industrial
 - Other (Specify) _____
- Agriculture
 - Row Crop - type Almond
 - Trees - type _____
 - Vines - type _____
 - Range (unirrigated) _____
 - Pasture (irrigated) _____
 - Poultry _____
 - Dairy _____
 - Other (Specify) _____

7. Lista II structures on properties: N/A

8. How have these parcels been utilized in the past, if different than current use? N/A

9. When did current owner(s) acquire the parcel(s)?

Parcel 1: 11/19/1997 Parcel 2: 08/08/2005
 Parcel 3: _____ Parcel 4: _____

10. What are the Williamson Act Contract numbers?

Parcel 1: 73-1236 Parcel 2: 73-1283
 Parcel 3: _____ Parcel 4: _____

11. Do the parcels irrigate? Yes No If yes, how? Sprinklers on a portion of Parcel 1 only.

12. Will these parcels continue to irrigate? Yes No If yes, describe any physical changes in the irrigation system. _____

13. Signature of property owner(s)

<u>Wayne D. Beck</u> Owner's Signature	<u>Wayne D. Beck</u> Owner's Name Printed
<u>Kimberly A. Beck</u> Owner's Signature	<u>Kimberly A. Beck</u> Owner's Name Printed
<u>Eugene L. Christiansen</u> Owner's Signature	<u>Eugene L. Christiansen</u> Owner's Name Printed
<u>Charlotte M. Christiansen</u> Owner's Signature	<u>Charlotte M. Christiansen</u> Owner's Name Printed



March 10, 2008

Associated Engineering Group, Inc.
Rachel Wickstrom
4206 Technology Drive
Modesto, CA 95356

**SUBJECT: TENTATIVE APPROVAL OF LOT LINE ADJUSTMENT NO. 2008-03
CHRISTIANSSEN & BECK**

The Stanislaus County Department of Planning and Community Development, completed its consideration of your application on **March 10, 2008**, and has tentatively approved your request, subject to the attached conditions.


Staff's decision and/or all conditions attached hereto may be appealed to the Planning Commission, in writing, within **ten (10) days** from the date of this notification. The appeal letter addressed to the Planning Commission, must state reasons why the appeal should be granted. If you wish to appeal this decision, a filing fee of \$540.00, payable to the Planning Department, along with a copy of the letter must be delivered to this office by **5:00 p.m.** within **ten days** of the postmark of this letter.

Before a Certificate of Lot Line Adjustment can be recorded, Exhibit "A", describing the property before the adjustment, and an Exhibit "B", describing the property after the change must be attached. These Exhibits must be stamped and signed by a licensed engineer/surveyor. This adjustment shall not result in the creation of a greater number of parcels than originally existed.

A "Certificate of Lot Line Adjustment" form is enclosed for property owner/security holders signatures. After the signatures are secured this form shall be turned into the Planning Department for checking and my signature. When this has been done, you will be notified that the subject form is ready to be recorded.

If you have any questions, please contact this department at (209) 525-6330.

Sincerely,


Carole Maben
Associate Planner

Enclosure

cc: Wayne D. & Kimberly A. Beck
Eugene L. & Charlotte M. Christiansen

ATTACHMENT 2

Williamson Act Findings
Christiansen/Beck Lot Line Adjustment
Stanislaus County, California

Government Code Section 51257 contains seven findings to be made related to this lot line adjustment. These findings are each listed below along with the justification:

1. The new contract or contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years.

Neither of the contracts are subject to a Notice of Non-Renewal. At the conclusion of the lot line adjustment, both contracts will continue to be in force and effect for a period of at least 10 years.

2. There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.

The two parcels currently under contract total 96.87 +/- acres. After the lot line adjustment, all 96.87 +/- acres will remain under contract.

3. At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts

The entire amount of land included within this lot line adjustment will continue to remain under Williamson Act contract.

4. After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.

Consistent with Section 51222, both parcels will be large enough to sustain their agricultural use as almond orchards.

5. The lot line adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract or contracts.

Both of these parcels have been used for agricultural productivity in their current configuration for a long time. The new lot configuration, after adjustment, will recognize the existing M.I.D. Lateral No. 7. The moving of the lot line to add 0.46 acres to an existing 39.95 acres parcel and remove 0.46 acres from a 56.92 acre parcel will in no way affect the long term agricultural productivity of either of the parcels. This is especially true since the M.I.D. Lateral has existed in this location for many years.

6. The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.

The parcels will continue to remain restricted by contract and used for agricultural productivity. As such, the lot line adjustment will have no impact on adjacent lands currently utilized for agricultural purposes.

7. The lot line adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.

The two parcels currently exist, and after the lot line adjustment two parcels will continue to exist. Neither parcel is currently inconsistent with the Stanislaus County General Plan.

In conclusion, the lot line adjustment is nothing more than the movement of a lot line to recognize an existing M.I.D. Lateral which has been located in its current location for many years. As set forth previously, the properties will continue to be used for agricultural purposes, and this lot line adjustment will in no way affect the agricultural viability of either parcel.

ATTACHMENT 4

BECKWITH ROAD

SCALE: 1"=500'

36 P.M. 78
PARCEL 'B'

BECK, ET UX

A.P.N.
012-026-008
54.12 AC ±

M.I.D. LATERAL NO. 7

60' HINNING DITCH

AREA OF EXCHANGE
0.46 ACRES

NEW LOT LINE
OLD LOT LINE

CHRISTIANSSEN,
ET UX

A.P.N.
012-027-007
10.8 AC. ±

A.P.N.
012-027-001
27.2 AC. ±

HART ROAD

EDSEL
LANE

DRAWN	DAJ
DATE	12/03/01
SCALE	1"=500'
JOB #	650-01
DWG.	650-01.LLA

**PLAT TO ACCOMPANY
LEGAL DESCRIPTION**
EUGENE CHRISTIANSEN/ WAYNE BECK
APN: 012-027-001, 7 & 012-026-008
BEING A PORTION OF PARCEL B AS SHOWN IN
BOOK 36 OF PARCEL MAPS AT PAGE 78, S.C.R.
STANISLAUS COUNTY CALIFORNIA

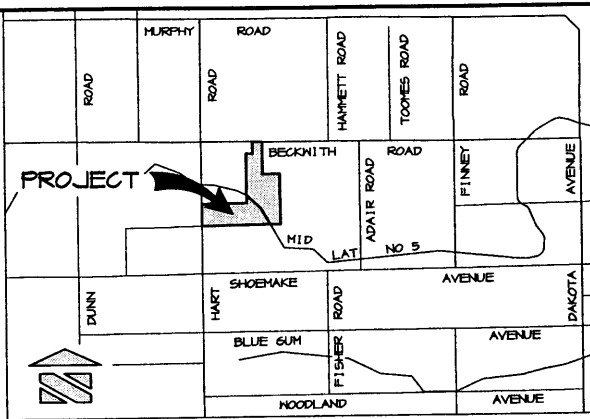
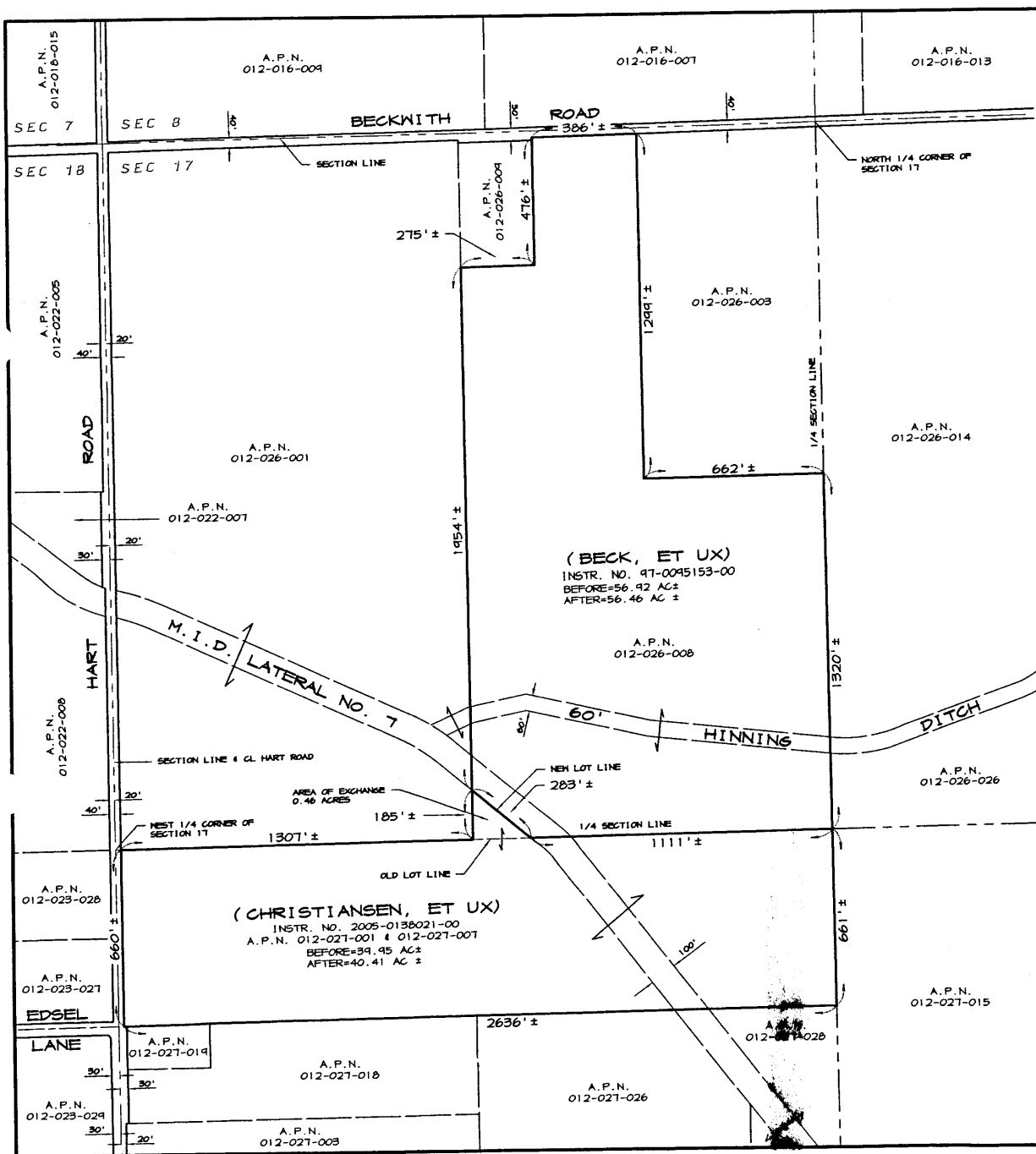


**ASSOCIATED
ENGINEERING, INC.**

Surveying · Design · Planning

4206 TECHNOLOGY DRIVE
MODESTO, CALIFORNIA 95356

PH: (209) 545-3390 FAX: (209) 545-3875



VICINITY MAP
NO SCALE

OWNER/APPLICANT:
 EUGENE & CHARLOTTE CHRISTIANSEN
 2412 NORTH HART ROAD
 MODESTO, CA 95358
 PHONE: (209) 524-2348
 A.P.N. 012-027-001 & 012-027-007

OWNER:
 MR. WAYNE & KIMBERLY BECK
 6706 BECKWITH ROAD
 MODESTO, CA 95358
 A.P.N. 012-026-008

GENERAL NOTES

- ASSESSOR'S PARCEL NUMBER: 012-027-001, 012-026-008, & 012-027-007
- EXISTING ZONING: A-2-40
- DOMESTIC WATER: BY PRIVATE WELL
- SANITARY SEWER: BY SEPTIC SYSTEMS
- IRRIGATION: EXISTING SPRINKLER IRRIGATION
- SITE CURRENTLY CONSISTS OF ALMOND ORCHARDS. PARCELS ARE CONFIGURED SO THAT THEY IRRIGATE & DRAIN UTILIZING EXISTING IRRIGATION AND DRAINAGE FACILITIES.
- THIS PROJECT RELATIVELY FLAT RANGING BETWEEN THE 50 AND 52 FOOT ELEVATION CONTOURS AS SHOWN ON USGS MAPS.
- SUBJECT PARCEL IS LOCATED IN ZONE "X" (AREAS OF 500-YEAR FLOOD), OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 060384-0275 D.
- THE EXISTING PARCELS ARE RESTRICTED BY A WILLIAMSON ACT CONTRACT; APN 012-027-001 & 007 CONTRACT No. T3-1283, APN 012-026-008 CONTRACT No. T3-1236.
- THE PROPERTY LINE DISTANCES, BEARINGS, AND ALL OTHER DIMENSIONS SHOWN ON THIS MAP ARE TAKEN FROM DEEDS, ASSESSOR'S MAPS, OR BOTH, AND PRELIMINARY FIELD OBSERVATIONS BY OFFICE PERSONNEL AND DO NOT REFLECT AN ACTUAL FIELD SURVEY.

REVISION	DATE	DESCRIPTION

ASSOCIATED ENGINEERING, INC.
 Surveying - Design - Planning
 GIS TECHNOLOGY GROUP
 MODESTO, CALIFORNIA 95356
 PH: (209) 545-3390 FAX: (209) 545-3875



LOT LINE ADJUSTMENT SITE MAP
 BEING A PORTION OF THE WEST HALF OF SECTION 17, TOWNSHIP 5 SOUTH RANGE 8 EAST, MOUNT DIABLO MERIDIAN
 STANISLAUS COUNTY CALIFORNIA

DRAWN BY: AS
 DATE: 1/11/08 2:53
 SCALE: 1"=250'
 DWG: 650-07_TPM
 CHECKED: JOB # 650-07
 SHEET 1
 OF 1



Stanislaus, County Recorder
 Lee Lundrigan Co Recorder Office
DOC- 2008-0059412-00

Acct 127-Planning - Special Rec
 Tuesday, JUN 03, 2008 08:18:14
 Ttl Pd \$34.00 Nbr-0002548047
 OMC/R2/1-10

RECORDING REQUESTED BY AND
 WHEN RECORDED RETURN TO:

Stanislaus County
 Department of Planning
 and Community Development
 1010 10th Street, Suite 3400
 Modesto, CA 95354

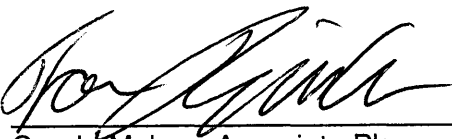
Space Above This Line for Recorder's Use

CERTIFICATE OF LOT LINE ADJUSTMENT

This is to certify that, pursuant to California Government Code Section 66412 (d) and Sections 20.14 and 21.20.060E of the Stanislaus County Code, the Stanislaus County Director of Planning and Community Development on March 10, 2008 approved the lot line adjustment herein described submitted under the name of Christiansen & Beck Lot Line Adjustment No. 2008-03 was approved to adjust the lines between contiguous parcels whereby the boundary lines of the real property described as Exhibit "A", attached hereto and made a part hereof, will be adjusted to result in parcels described in Exhibit "B", also attached and incorporated herein. The approved lot line adjustment shall not result in the creation of a greater number of parcels than originally existed. The above described lot line adjustment shall be reflected in a deed which shall be recorded as required by Section 66412 (d) of the California Government Code.

The undersigned duly authorized officer of Stanislaus County declares that the foregoing is true and correct under penalty of perjury under the laws of the State of California.

RON E. FREITAS, DIRECTOR

By: 
 Carole Maben, Associate Planner
 Stanislaus County Department of Planning
 and Community Development

5/30/08
 Date

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Stanislaus

On 4/2/08 before me, Rachel Anne Wickstrom, Notary Public
Date Here Insert Name and Title of the Officer

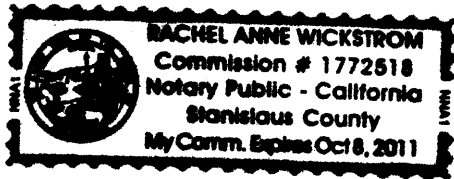
personally appeared Eugene L. Christiansen
Name(s) of Signer(s)
Charlotte M. Christiansen

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Rachel Anne Wickstrom
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Certificate of Lot Line Adjustment

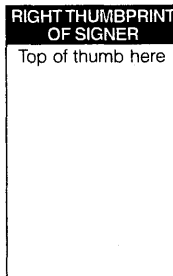
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

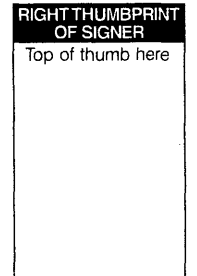
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

LOT LINE NO. 2008-03

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
<u>Eugene Christiansen</u>	<u>Eugene Christiansen</u>	<u>4-2-08</u>	<u>Modesto</u>
<u>Charlotte Christiansen</u>	<u>Charlotte Christiansen</u>	<u>4-2-08</u>	<u>Modesto</u>
<u>Wayne D. Beck</u>	<u>Wayne D. Beck</u>	<u>4-3-08</u>	<u>Modesto</u>
<u>Kimberly A. Beck</u>	<u>Kimberly A. Beck</u>	<u>4-3-08</u>	<u>Modesto</u>
_____	_____	_____	_____

SECURITY HOLDERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Stanislaus

On 4/3/08 before me, Rachel Anne Wickstrom, Notary Public

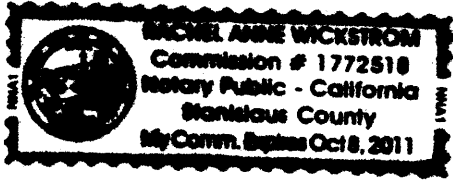
personally appeared Wayne D. Beck & Kimberly A. Beck

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~~~she~~ they executed the same in ~~his~~~~her~~ their authorized capacity(ies), and that by ~~his~~~~her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Rachel Anne Wickstrom



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Certificate of Lot Line Adjustment

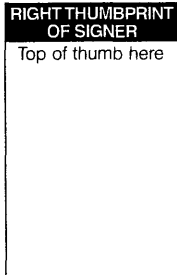
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

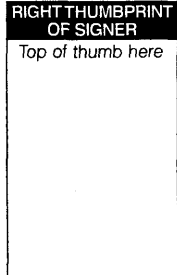
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

GOVERNMENT CODE 27361.7

I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

NAME OF NOTARY Rachel Anne Wickstrom
COMMISSION NO. 1772518
DATE COMMISSION EXPIRES Oct 8, 2011
PLACE OF EXECUTION Stanislaus County

June 2, 2008
(Date)

CR Rein - Crystal D. Rein
(Signature and firm name if any)
Stanislaus County Planning &
Community Development Dept.

EXHIBIT "A"
LEGAL DESCRIPTION
CHRISTIENSEN PRIOR TO LOT LINE ADJUSTMENT
A.P.N. - 012-027-001 AND 007

All that certain real property situate in the County of Stanislaus, State of California, lying within the Southwest quarter of Section 17, Township 3 South, Range 8 East, Mount Diablo Meridian, being more particularly described as follows:

The North half of the North half of the Southwest quarter of Section 17, Township 3 South, Range 8 East, Mount Diablo Meridian.

SUBJECT TO all easements and/or rights-of-way of record.



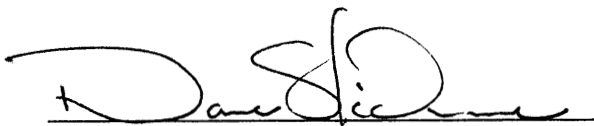

Dave L. Skidmore, L.S. 7126
License Expires 12/31/08
3/25/08

EXHIBIT "A"
LEGAL DESCRIPTION
BECK PRIOR TO LOT LINE ADJUSTMENT
A.P.N. - 012-026-008

All that certain real property situate in the County of Stanislaus, State of California, lying within the East half of the Northwest quarter of Section 17, Township 3 South, Range 8 East, Mount Diablo Meridian, being more particularly described as follows:

Parcel 'B' as shown on that map filed in the Office of the Recorder of the County of Stanislaus on June 4, 1985 in Book 36 of Parcel Maps, at Page 78.

SUBJECT TO all easements and/or rights-of-way of record.



A handwritten signature in black ink, appearing to read "Dave Skidmore", written over a horizontal line.

Dave L. Skidmore, L.S. 7126
License Expires 12/31/08

3/25/08

EXHIBIT "B"
LEGAL DESCRIPTION
CHRISTIENSEN AFTER LOT LINE ADJUSTMENT
A.P.N. - 012-027-001 AND 007

All that certain real property situate in the County of Stanislaus, State of California, lying within the Southwest quarter of Section 17, Township 3 South, Range 8 East, Mount Diablo Meridian, being more particularly described as follows:

The North half of the North half of the Southwest quarter of Section 17, Township 3 South, Range 8 East, Mount Diablo Meridian.

Together with all that portion of Parcel 'B' as shown on that map filed in the Office of the Recorder of the County of Stanislaus on June 4, 1985 in Book 36 of Parcel Maps, at Page 78, lying Southwest of the Southwest Right of Way line of the 100.00 foot wide Modesto Irrigation District Lateral Number 7.

SUBJECT TO all easements and/or rights-of-way of record.



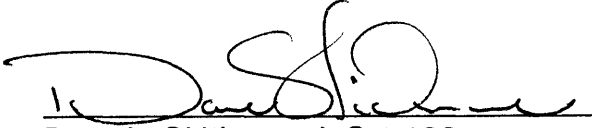

Dave L. Skidmore, L.S. 7126
License Expires 12/31/08
3/25/08

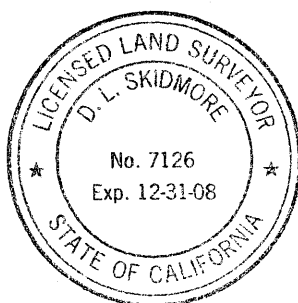
EXHIBIT "B"
LEGAL DESCRIPTION
BECK AFTER LOT LINE ADJUSTMENT
A.P.N. - 012-026-008


All that certain real property situate in the County of Stanislaus, State of California, lying within the East half of the Northwest quarter of Section 17, Township 3 South, Range 8 East, Mount Diablo Meridian, being more particularly described as follows:

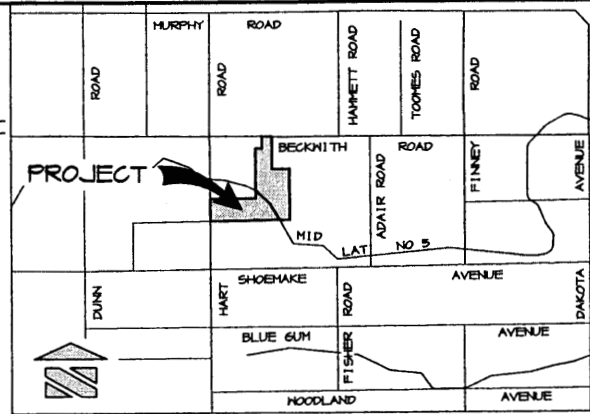
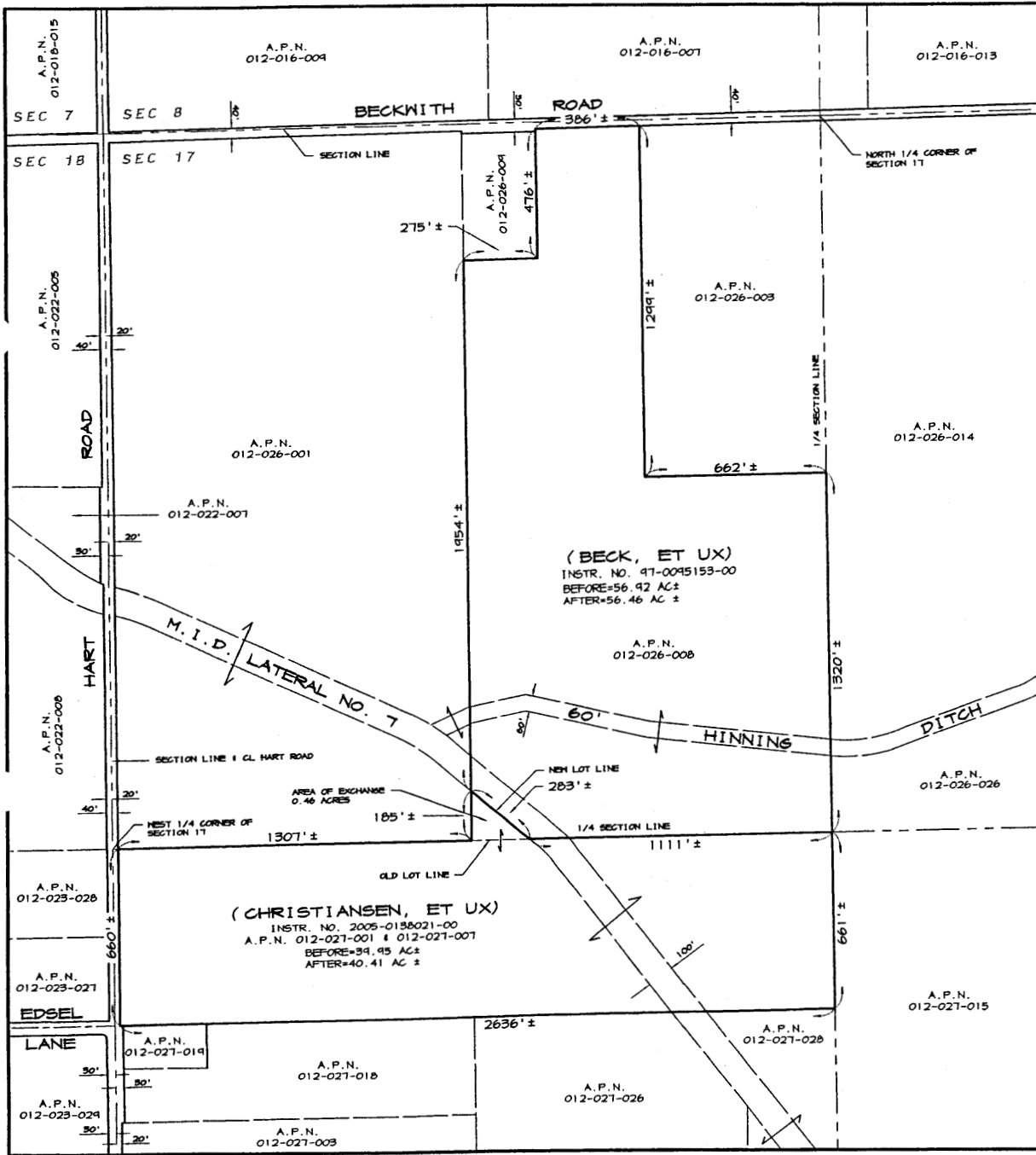
Parcel 'B' as shown on that map filed in the Office of the Recorder of the County of Stanislaus on June 4, 1985 in Book 36 of Parcel Maps, at Page 78.

Excepting therefrom all that land lying Southwest of the Southwest Right of Way line of the Modesto Irrigation District Lateral Number 7 as shown on said map.

SUBJECT TO all easements and/or rights-of-way of record.




Dave L. Skidmore, L.S. 7126
License Expires 12/31/08
3/25/08



GENERAL NOTES

1. ASSESSOR'S PARCEL NUMBER, 012-027-001, 012-026-008, & 012-027-007
2. EXISTING ZONING, A-2-40
3. DOMESTIC WATER, BY PRIVATE WELL
4. SANITARY SEWER, BY SEPTIC SYSTEMS
5. IRRIGATION, EXISTING SPRINKLER IRRIGATION
6. SITE CURRENTLY CONSISTS OF ALMOND ORCHARDS. PARCELS ARE CONFIGURED SO THAT THEY IRRIGATE & DRAIN UTILIZING EXISTING IRRIGATION AND DRAINAGE FACILITIES.
7. THIS PROJECT RELATIVELY FLAT RANGING BETWEEN THE 50 AND 52 FOOT ELEVATION CONTOURS AS SHOWN ON USGS MAPS.
8. SUBJECT PARCEL IS LOCATED IN ZONE "X" (AREAS OF 500-YEAR FLOOD); OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 060384-0275 D.
9. THE EXISTING PARCELS ARE RESTRICTED BY A WILLIAMSON ACT CONTRACT; APN 012-027-001 & 007 CONTRACT No. 73-1283, APN 012-026-008 CONTRACT No. 73-1236.
10. THE PROPERTY LINE DISTANCES, BEARINGS, AND ALL OTHER DIMENSIONS SHOWN ON THIS MAP ARE TAKEN FROM DEEDS, ASSESSOR'S MAPS, OR BOTH, AND PRELIMINARY FIELD OBSERVATIONS BY OFFICE PERSONNEL AND DO NOT REFLECT AN ACTUAL FIELD SURVEY.

REVISION	DATE	DESCRIPTION	BY

ASSOCIATED ENGINEERING, INC.
Surveying - Design - Planning
4206 TECHNOLOGY DRIVE
MODESTO, CALIFORNIA 95356
PH: (209) 545-3390 FAX: (209) 545-3875

LOT LINE ADJUSTMENT SITE MAP
BEING A PORTION OF THE WEST HALF OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 9 EAST, MOUNT DIABLO MERIDIAN, CALIFORNIA
STANISLAUS COUNTY

DRAWN BY: AS
DATE: 1/11/08 2:39
SCALE: 1"=250'
DWG.: 650-07_TPH
CHECKED:
JOB #: 650-07


SHEET 1
OF 1

THIS SPACE FOR RECORDER ONLY

RECORDING REQUESTED BY
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT

NOTICE OF RESCISSION AND
SIMULTANEOUS RE-ENTRY INTO
CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2008-11


 Stanislaus, County Recorder
 Lee Lundrigan Co-Recorder Office
DOC- 2008-0059413-00
 Tuesday, JUN 03, 2008 08:18:41
 Ttl Pd \$0.00 Nbr-0002548048
 OMC/R2/1-8

THIS NOTICE OF RESCISSION AND CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into May 6, 2008, by and between the County of Stanislaus, a political subdivision of the State of California, hereinafter referred to as "County" and the undersigned landowners or the successors thereof, hereinafter referred to as "Owner" as follows:

The recitals and paragraphs 1 through 14, inclusive, of a certain Fictitious California Land Conservation Contract, recorded on February 1, 1979, as Instrument Number 48604, Book 3151, Page 132, in the Office of Recorder of the County of Stanislaus, State of California, are incorporated herein as if specifically set forth.

- (15) Owner and holders of security interests designate the following persons as the Agent for Notice to receive any and all notices and communications from County during the life of the Contract. Owner will notify County in writing of any change of designated persons or change of address for him.

DESIGNATED AGENT: EUGENE & CHARLOTTE CHRISTIANSEN
2412 NORTH HART ROAD
MODESTO CA 95358

- (16) Owner desires to place the following parcels of real property under Contract:

ASSESSORS PARCEL NUMBER	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
<u>012-027-001 & 007</u>	<u>40.41</u>	<u>Hart Road, Modesto, 95358</u>

Pursuant to Stanislaus County Board of Supervisors Resolution No. 2008-322, relating to Lot Line Adjustment No. 2008-03 as authorized by Govt. Code § 51257, California Land Conservation Contract No. 73-1283 which encumbered the parcel described in Exhibit A is rescinded and this contract which encumbers the newly configured parcel described in Exhibit B is entered into.

Handwritten initials

NOTICE OF RESCISSION AND SIMULTANEOUS RE-ENTRY INTO CALIFORNIA LAND CONSERVATION CONTRACT Page 2

(18) The effective date of this Contract shall be date of recording.

(19) Uses on the subject property are limited to those specifically described in Chapter 21.20 of the Stanislaus County Code - General Agriculture District (A-2), as effective each year upon renewal of the contract, which is herein incorporated by reference.

IN WITNESS WHEREOF, the parties hereto have executed the within Contract the day and year first above written.

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
Eugene L. Christiansen	<i>Eugene L. Christiansen</i>	4-2-08	Modesto
Charlotte M. Christiansen	<i>Charlotte M. Christiansen</i>	4/2/08	Modesto

SECURITY HOLDERS:

NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)

EXHIBITS:

- (A) Legal description of Parcel covered under old contract
- (B) Legal description of newly configured Parcel covered under new contract
- (C) Board of Supervisors Action Item approving referenced rescission and new contract

COUNTY: Stanislaus County

5/29/08
Dated

Kirk Ford
Kirk Ford, Chairman
for Board of Supervisors

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Stanislaus }

On 4/2/08 before me, Rachel Anne Wickstrom, Notary Public
Date Here Insert Name and Title of the Officer

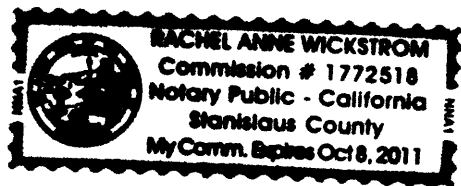
personally appeared Eugene L. Christiansen & Charlotte M. Christiansen
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ ~~she~~ they executed the same in ~~his~~ ~~her~~ their authorized capacity(ies), and that by ~~his~~ ~~her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Rachel Anne Wickstrom
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Notice of Rescission? Re-entry into CA Land Cors. Contract

Document Date: _____ Number of Pages: _____

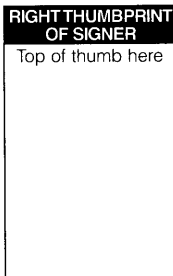
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

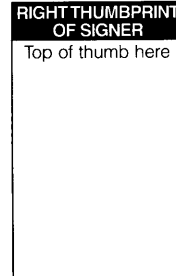
Signer Is Representing: _____



Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



GOVERNMENT CODE 27361.7

I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

NAME OF NOTARY Rachel Anne Wickstrom
COMMISSION NO. 1772518
DATE COMMISSION EXPIRES Oct 8, 2011
PLACE OF EXECUTION Stanislaus County

June 2, 2008
(Date)

CR Rein - Crystal D. Rein
(Signature and firm name if any)
Stanislaus County Planning &
Community Development Dept.

**EXHIBIT "A"
LEGAL DESCRIPTION
CHRISTIANSEN**

WILLIAMSON ACT UNDER OLD CONTRACTS

All that certain real property situate in the County of Stanislaus, State of California, lying within the Southwest quarter of Section 17, Township 3 South, Range 8 East, Mount Diablo Meridian, being more particularly described as follows:

The North half of the North half of the Southwest quarter of Section 17, Township 3 South, Range 8 East, Mount Diablo Meridian.

SUBJECT TO all easements and/or rights-of-way of record.

EXHIBIT "B"
LEGAL DESCRIPTION
CHRISTIANSSEN

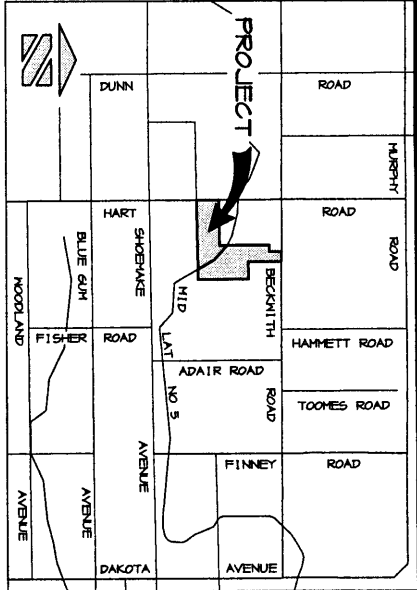
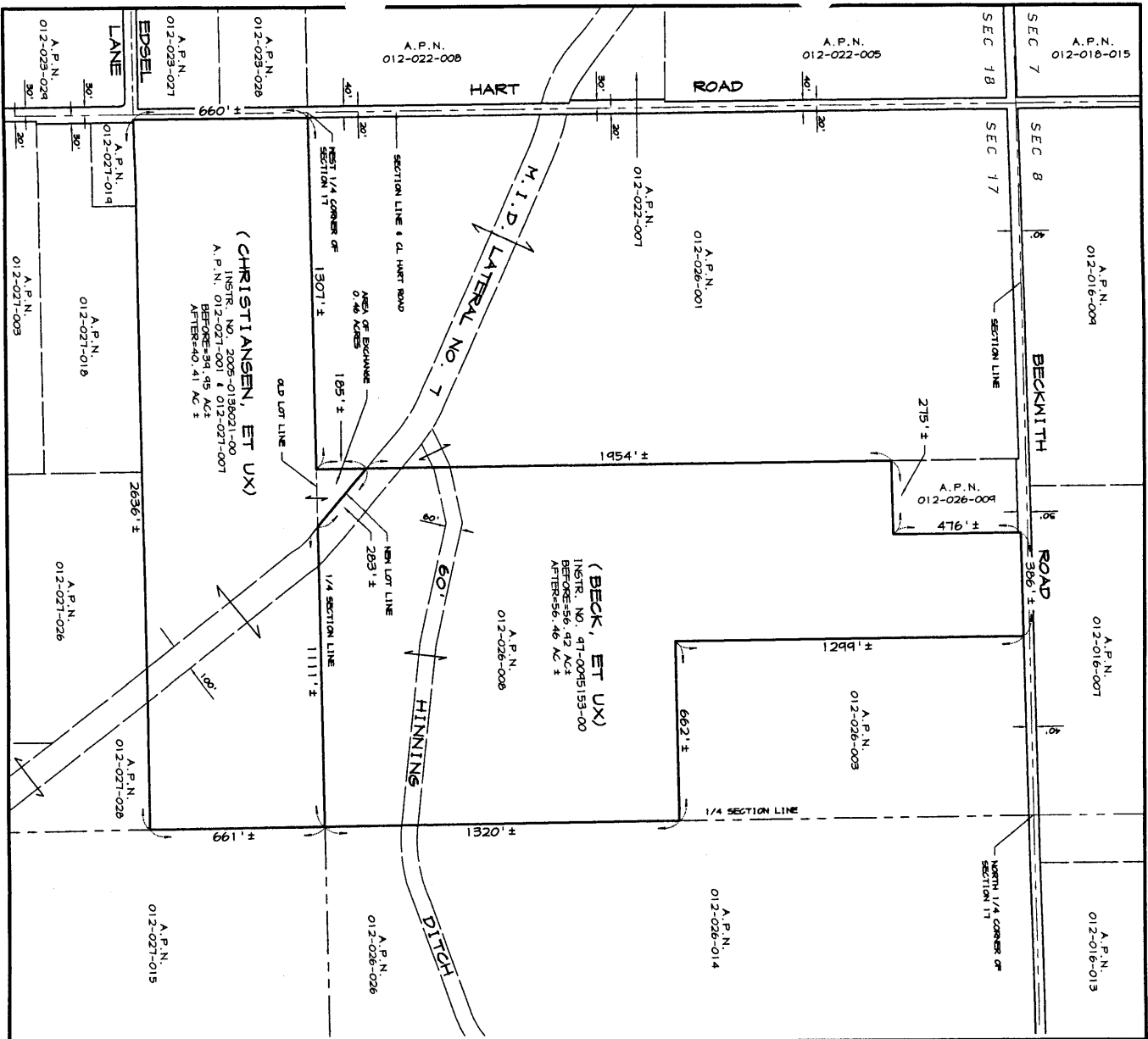
WILLIAMSON ACT UNDER NEW CONTRACTS

All that certain real property situate in the County of Stanislaus, State of California, lying within the Southwest quarter of Section 17, Township 3 South, Range 8 East, Mount Diablo Meridian, being more particularly described as follows:

The North half of the North half of the Southwest quarter of Section 17, Township 3 South, Range 8 East, Mount Diablo Meridian.

Together with all that portion of Parcel 'B' as shown on that map filed in the Office of the Recorder of the County of Stanislaus on June 4, 1985 in Book 36 of Parcel Maps, at Page 78, lying Southwest of the Southwest Right of Way line of the 100.00 foot wide Modesto Irrigation District Lateral Number 7.

SUBJECT TO all easements and/or rights-of-way of record.



OWNER/APPLICANT:
EUGENE & CHARLOTTE CHRISTIANSEN
2412 NORTH HART ROAD
MODESTO, CA 95358
PHONE: (209) 529-2598
A.P.N. 012-027-001 & 012-027-007

OWNER:
MR. WAYNE & KIMBERLY BECK
6706 BECKWITH ROAD
MODESTO, CA 95358
A.P.N. 012-026-008

SCALE: 1" = 250'

- GENERAL NOTES**
1. ASSESSOR'S PARCEL NUMBER, 012-027-001, 012-026-008, & 012-027-007
 2. EXISTING ZONING, A-2-40
 3. DOMESTIC WATER, BY PRIVATE WELL
 4. SANITARY SEWER, BY SEPTIC SYSTEMS
 5. IRRIGATION, EXISTING SPRINKLER IRRIGATION
 6. SITE CURRENTLY CONSISTS OF AROUND GRASSES, PARCELS ARE COMPANED SO THAT THEY IRRIGATE & DRAIN UTILIZING EXISTING IRRIGATION AND DRAINAGE FACILITIES.
 7. THIS PROJECT RELATIVELY FLAT RANGING BETWEEN THE 50 AND 52 FOOT ELEVATION CONTOURS AS SHOWN ON USGS MAPS.
 8. SUBJECT PARCEL, IS LOCATED IN ZONE "X" (AREAS OF 500-YEAR FLOOD) OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 060984-0275 D.
 9. THE EXISTING PARCELS ARE RESTRICTED BY A MILLIAMSON ACT CONTRACT, JAN 012-027-001 & 007 CONTRACT NO. 73-1289, JAN 012-026-008 CONTRACT NO. 73-1236.
 10. THE PROPERTY LINE DISTANCES, BEARINGS, AND ALL OTHER DIMENSIONS SHOWN ON THIS MAP ARE TAKEN FROM DEEDS, ASSESSOR'S MAPS, OR BOTH, AND PRELIMINARY FIELD OBSERVATIONS BY OFFICE PERSONNEL AND DO NOT REFLECT AN ACTUAL FIELD SURVEY.

LOT LINE ADJUSTMENT SITE MAP

BEING A PORTION OF THE WEST HALF OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 8 EAST, MOUNT DIABLO MERIDIAN

STANISLAUS COUNTY CALIFORNIA

ASSOCIATED ENGINEERING, INC.
Surveying · Design · Planning
4206 TECHNOLOGY DRIVE
MODESTO, CALIFORNIA 95356
PH: (209) 545-3390 FAX: (209) 545-3875

REVISION	DATE	DESCRIPTION	BY

DRAWN BY: AS
DATE: 1/11/08 2:30
SCALE: 1" = 250'
DWG: 650-07.THM
CHECKED: 650-07
SHEET 1
OF 1

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Planning and Community Development

BOARD AGENDA # *D-1

Urgent Routine

AGENDA DATE May 6, 2008

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Rescind All or a Portion of Williamson Act Contract No. 1973-1236 & 1973-1283 (Hart and Beckwith Roads, West of Modesto) and Approve a New Contract Pursuant to Minor Lot Line Adjustment 2008-03, Christiansen-Beck and Authorize the Planning Director to Execute a New Contract

STAFF RECOMMENDATIONS:

Approval and the establishment of the following findings:

1. The new contract or contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years.

(Continued on Page 2)

FISCAL IMPACT:

There are no fiscal impacts associated with this item.

BOARD ACTION AS FOLLOWS:

No. 2008-322

On motion of Supervisor Monteith, Seconded by Supervisor Grover

and approved by the following vote,

Ayes: Supervisors: O'Brien, Grover, Monteith, DeMartini and Chairman Mayfield

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:

I hereby certify that the foregoing is a full, true and correct copy of the Original entered In the Minutes of the Board of Supervisors.

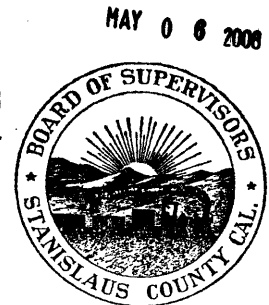
CHRISTINE FERRARO TALLMAN

Clerk of the Board of Supervisors of the County of Stanislaus, State of California

By Guji Sibert

Christine Ferraro

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk



File No.

THIS SPACE FOR RECORDER ONLY

RECORDING REQUESTED BY
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT

NOTICE OF RESCISSION AND
SIMULTANEOUS RE-ENTRY INTO
CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2008-12


 Stanislaus, County Recorder
 Lee Lundrigan Co Recorder Office
DOC- 2008-0059414-00
 Tuesday, JUN 03, 2008 08:18:57
 Ttl Pd \$0.00 Nbr-0002548049
 OMC/R2/1-8

THIS NOTICE OF RESCISSION AND CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into May 6, 2008, by and between the County of Stanislaus, a political subdivision of the State of California, hereinafter referred to as "County" and the undersigned landowners or the successors thereof, hereinafter referred to as "Owner" as follows:

The recitals and paragraphs 1 through 14, inclusive, of a certain Fictitious California Land Conservation Contract, recorded on February 1, 1979, as Instrument Number 48604, Book 3151, Page 132, in the Office of Recorder of the County of Stanislaus, State of California, are incorporated herein as if specifically set forth.

- (15) Owner and holders of security interests designate the following persons as the Agent for Notice to receive any and all notices and communications from County during the life of the Contract. Owner will notify County in writing of any change of designated persons or change of address for him.

DESIGNATED AGENT: WAYNE & KIMBERLY BECK

6706 BECKWITH ROAD

MODESTO CA 95358

- (16) Owner desires to place the following parcels of real property under Contract:

ASSESSORS PARCEL NUMBER	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
<u>012-026-008</u>	<u>56-46</u>	<u>Beckwith Road, Modesto, 95358</u>

Pursuant to Stanislaus County Board of Supervisors Resolution No. 2008-322, relating to Lot Line Adjustment No. 2008-03 as authorized by Govt. Code § 51257, California Land Conservation Contract No. 73-1283 which encumbered the parcel described in Exhibit A is rescinded and this contract which encumbers the newly configured parcel described in Exhibit B is entered into.


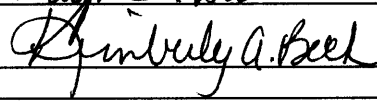
8/10

NOTICE OF RESCISSION AND SIMULTANEOUS RE-ENTRY INTO CALIFORNIA LAND CONSERVATION CONTRACT Page 2

(18) The effective date of this Contract shall be date of recording.

(19) Uses on the subject property are limited to those specifically described in Chapter 21.20 of the Stanislaus County Code . General Agriculture District (A-2), as effective each year upon renewal of the contract, which is herein incorporated by reference.

IN WITNESS WHEREOF, the parties hereto have executed the within Contract the day and year first above written.

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
Wayne D. Beck		4-3-08	Modesto
Kimberly A. Beck		4-3-08	Modesto

SECURITY HOLDERS:

NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)

EXHIBITS:

- (A) Legal description of Parcel covered under old contract
- (B) Legal description of newly configured Parcel covered under new contract
- (C) Board of Supervisors Action Item approving referenced rescission and new contract

COUNTY: Stanislaus County

5/30/08
Dated


Kirk Ford, Chairman
for Board of Supervisors

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Stanislaus }

On 4/3/08 before me, Rachel Anne Wickstrom, Notary Public
Date Here Insert Name and Title of the Officer

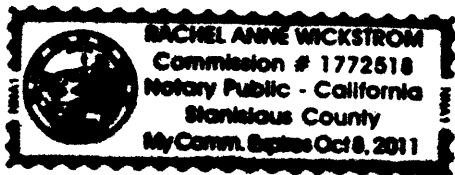
personally appeared Wayne D. Beck & Kimberly A. Beck
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ ~~she~~ they executed the same in ~~his~~ ~~her~~ their authorized capacity(ies), and that by ~~his~~ ~~her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Rachel Anne Wickstrom
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Notice of Rescission & Re-entry into CA Land Conservation Contract

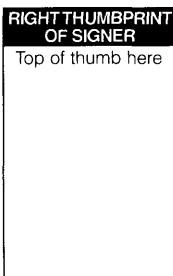
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

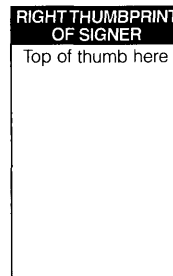
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

GOVERNMENT CODE 27361.7

I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

NAME OF NOTARY Rachel Anne Wickstrom
COMMISSION NO. 1772518
DATE COMMISSION EXPIRES Oct 8, 2011
PLACE OF EXECUTION Stanislaus County

June 2, 2008
(Date)

CD Rein - Crystal D. Rein
(Signature and firm name if any)
Stanislaus County Planning &
Community Development Dept.

**EXHIBIT "A"
LEGAL DESCRIPTION
BECK**

WILLIAMSON ACT UNDER OLD CONTRACTS

All that certain real property situate in the County of Stanislaus, State of California, lying within the East half of the Northwest quarter of Section 17, Township 3 South, Range 8 East, Mount Diablo Meridian, being more particularly described as follows:

Parcel 'B' as shown on that map filed in the Office of the Recorder of the County of Stanislaus on June 4, 1985 in Book 36 of Parcel Maps, at Page 78.

SUBJECT TO all easements and/or rights-of-way of record.

EXHIBIT "B"
LEGAL DESCRIPTION
BECK

WILLIAMSON ACT UNDER NEW CONTRACTS

All that certain real property situate in the County of Stanislaus, State of California, lying within the East half of the Northwest quarter of Section 17, Township 3 South, Range 8 East, Mount Diablo Meridian, being more particularly described as follows:

Parcel 'B' as shown on that map filed in the Office of the Recorder of the County of Stanislaus on June 4, 1985 in Book 36 of Parcel Maps, at Page 78.

Excepting therefrom all that land lying Southwest of the Southwest Right of Way line of the Modesto Irrigation District Lateral Number 7 as shown on said map.

SUBJECT TO all easements and/or rights-of-way of record.

STANISLAUS COUNTY
 BEING A PORTION OF THE WEST HALF OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 8 EAST,
 MOUNT DIABLO MERIDIAN
 ADJUSTMENT SITE MAP

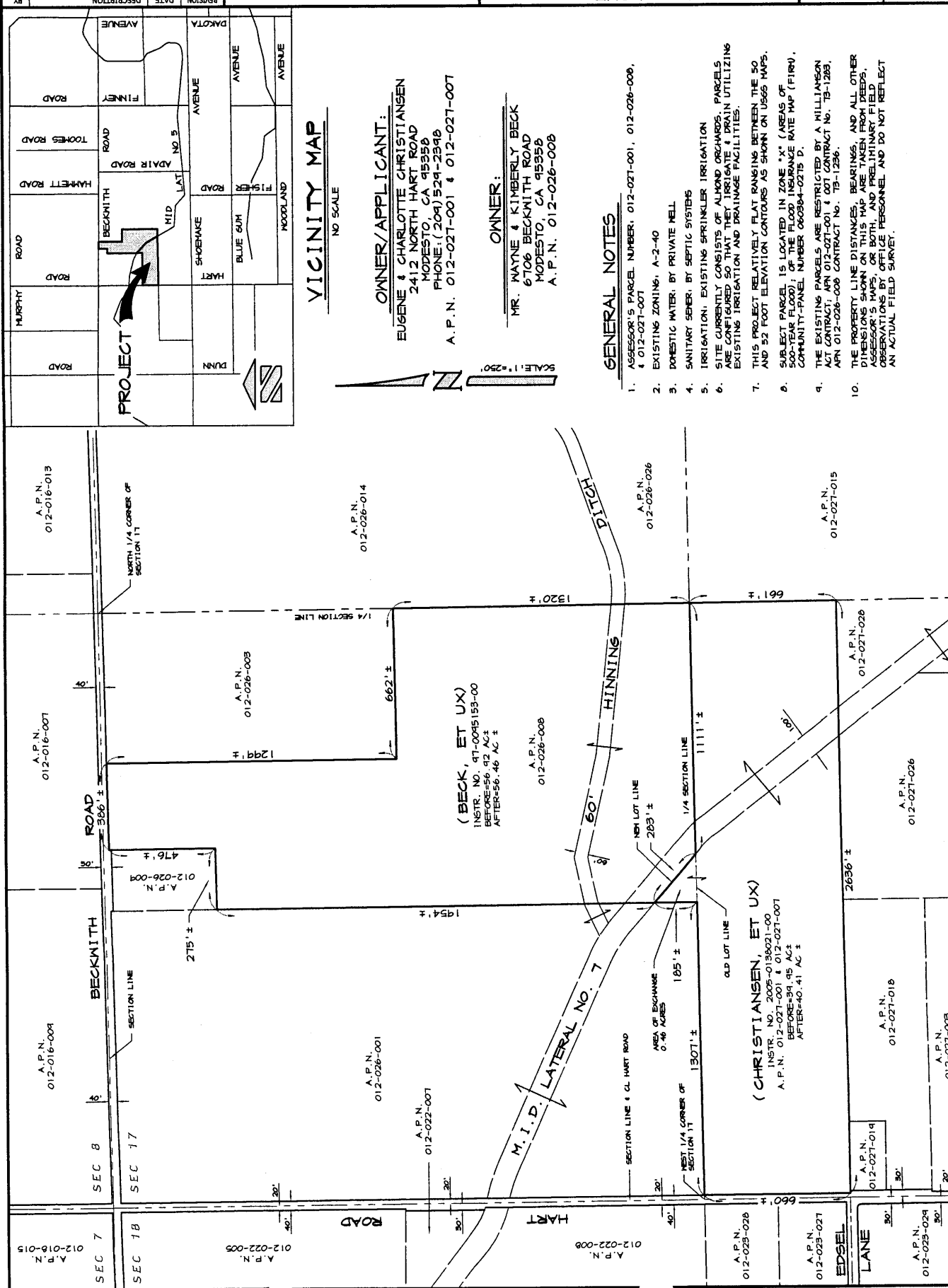
DATE: 1/17/02 2:30
 SCALE: 1" = 250'
 DWG: 650-07_1TH
 CHECKED:
 JOB #: 650-07

SHEET 1 OF 1

ASSOCIATED
 ENGINEERING, INC.
 Surveying - Design - Planning
 4206 TECHNOLOGY DRIVE
 MODESTO, CALIFORNIA 95356
 PH: (209) 545-3390 FAX: (209) 545-3875



REVISION	DATE	DESCRIPTION	BY



VICINITY MAP
 NO SCALE

OWNER/APPLICANT:
 EUGENE & CHARLOTTE CHRISTIANSEN
 2412 NORTH HART ROAD
 MODESTO, CA 95358
 PHONE: (209) 524-2548
 A.P.N. 012-027-001 & 012-027-007

OWNER:
 MR. WAYNE & KIMBERLY BECK
 6706 BECKWITH ROAD
 MODESTO, CA 95358
 A.P.N. 012-026-008

GENERAL NOTES

1. ASSESSOR'S PARCEL NUMBER, 012-027-001, 012-026-008, & 012-027-007
2. EXISTING ZONING, A-2-40
3. DOMESTIC WATER, BY PRIVATE WELL
4. SANITARY SEWER, BY SEPTIC SYSTEMS
5. IRRIGATION, EXISTING SPRINKLER IRRIGATION
6. SITE CURRENTLY CONSISTS OF ALMOND ORCHARDS. PARCELS ARE CONFIGURED SO THAT THEY IRRIGATE & DRAIN UTILIZING EXISTING IRRIGATION AND DRAINAGE FACILITIES.
7. THIS PROJECT RELATIVELY FLAT RANGING BETWEEN THE 50. AND 52 FOOT ELEVATION CONTOURS AS SHOWN ON USGS MAPS.
8. SUBJECT PARCEL IS LOCATED IN ZONE "X" (AREAS OF 500-YEAR FLOOD); OF THE FLOOD INSURANCE RATE MAP (FIRM). COMMUNITY-PANEL NUMBER 060584-0275 D.
9. THE EXISTING PARCELS ARE RESTRICTED BY A MILLIANSON ACT CONTRACT; APN 012-027-001 & 007 CONTRACT NO. TB-1289, APN 012-026-008 CONTRACT NO. TB-1296.
10. THE PROPERTY LINE DISTANCES, BEARINGS, AND ALL OTHER DIMENSIONS SHOWN ON THIS MAP ARE TAKEN FROM DEEDS, ASSESSOR'S MAPS, OR BOTH, AND PRELIMINARY FIELD OBSERVATIONS BY OFFICE PERSONNEL AND DO NOT REFLECT AN ACTUAL FIELD SURVEY.



PROJECT

