

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

DEPT: Public Works *mlm*

BOARD AGENDA # *C-3

Urgent Routine

AGENDA DATE February 14, 2012

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Accept the Various Portions of Stoddard Road, Pirrone Road and Dale Road as Offered by the Modesto City Schools District, Being a Part of the Gregori High School Project

STAFF RECOMMENDATIONS:

Pursuant to the Street and Highway Code 941(a) (d) and Government Code 66477.1:

1. Find portions of Stoddard Road, Pirrone Road and Dale Road have been improved to Stanislaus County Standards according to the approved Construction Plans for Joseph Gregori High School dated December 10, 2007.
2. Authorize the Director of Public Works to accept, sign and cause to record the original Grant and Easement Deeds submitted to Stanislaus County's Department of Public Works by Modesto City Schools District (Attachments 1A - 5A).

FISCAL IMPACT:

Maintenance of the accepted roads and right of ways is the responsibility of the County. Maintenance funding is included in Public Works' Road Operations budget.

BOARD ACTION AS FOLLOWS:

No. 2012-067

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

Ayes: Supervisors: Chiesa, Withrow, Monteith, De Martini, and Chairman O'Brien

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:

ATTEST: *Elizabeth H. King, Deputy*
CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval to Accept the Various Portions of Stoddard Road, Pirrone Road and Dale Road as Offered by the Modesto City Schools District, Being a Part of the Gregori High School Project

DISCUSSION:

As part of the Joseph Gregori High School project, the Modesto City Schools District, working with Stanislaus County has completed the street improvements on Stoddard Road, Pirrone Road and Dale Road as required by the approved construction plans. This includes right-of-way for the creation of Pirrone Road, improvements along the east side of Stoddard Road, a public utility easement along the west right-of-way of Dale Road, and the signalization of the intersection of Pirrone Road and south entrance to Gregori High School.

Stanislaus County has jurisdiction over the existing right-of-ways of Stoddard Road, Dale Road and Pirrone Road. This item adds those portions obtained by the Modesto City Schools District into the County's road system. As the political subdivision of the State of California, it is Stanislaus County's responsibility to maintain the County's road system.

Modesto City Schools District has provided the necessary documents for completing the transfer of title from the School District to the County.

POLICY ISSUES:

This action is consistent with the Board's priorities of providing A Safe Community and A Well-Planned Infrastructure System. Accepting these roads into the maintained mileage will provide a safe and reliable transportation system to an important regional high school. Government Code 66477.1 states the legislative body of a county, or a county officer designated by the legislative body, may accept into the county road system, pursuant to Section 941 of the Street and Highway Code, any road from which an offer of dedication has been accepted or accepted subject to improvements.

STAFFING IMPACT:

There is no staffing impact associated with this item.

CONTACT PERSON:

Matt Machado, Public Works Director. Telephone: 209-525-4130.

RB:lc

G:\Survey\MODESTO CITY SCHOOLS\2011-10\MCS D STODDARD-DALE-PIRRONE_BOS 2-14-12

RECORDING REQUESTED BY:
MODESTO HIGH SCHOOL DISTRICT
AND WHEN RECORDED MAIL TO:
MODESTO HIGH SCHOOL DISTRICT
428 LOCUST STREET
MODESTO, CA 95351-2631

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

The undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX **\$EXEMPT**; CITY TRANSFER TAX **\$0.00**;
SURVEY MONUMENT FEE \$

[] computed on the consideration of full value of property conveyed, or
[] computed on the consideration of full value less value of liens and/or encumbrances remaining at time of sale,
[] unincorporated area; [] City of Modesto, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Modesto High School District, a school district

Hereby grant(s) to **County of Stanislaus, a political subdivision of the State of California**

Fee Title of all its right, title, and interest in the real property situated in an unincorporated area of the County of Stanislaus, State of California, described as follows:

See Attachment EXHIBIT "A" and EXHIBIT "B" attached hereto and made a part hereof for full description.

Dated: September 12 _____, 2011

BY: Sue Zwaahlen

KIMBERLY SPINA, PRESIDENT OF THE MODESTO CITY SCHOOLS BOARD OF TRUSTEES
SUE ZWAHLLEN

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name _____ Street Address _____ City & State _____

GENERAL ACKNOWLEDGEMENT

State of California

County of Stanislaus

On this 12th day of September, 2011,

before me, the undersigned Notary Public, **Linda A. Ridenour**, personally appeared

KIMBERLY SPINA **SUE ZWAHLEN**

known to me or 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.

(This area for official notarial seal)

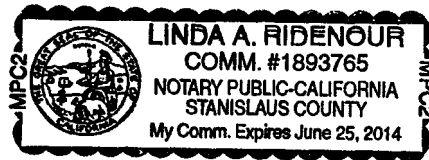
Linda A. Ridenour
Notary's Signature

Linda A. Ridenour
Print Name

My Commission Expires: June 25, 2014

Notary Phone Number: 209-576-4157

County of Principle Place of Business: Modesto City Schools



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name Street Address City & State

EXHIBIT "A"

LEGAL DESCRIPTION

FOR RIGHT-OF-WAY DEDICATION PURPOSES

A portion of the land deeded to Modesto High School District as described in that certain Grant Deed, recorded March 16, 2005 as Document No. 2005-0043335, Stanislaus County Records, hereinafter referred to as the MHSD Parcel, lying in the northwest quarter (NW 1/4) of Section 35, Township 2 South, Range 8 East, Mount Diablo Base and Meridian, being more particularly described as follows:

A variable-width strip of land, lying over and across a portion of the MHSD Parcel, the west line of said strip of land, lying adjacent to and adjoining the east right-of-way line of Stoddard Road and the east line of said strip of land, lying adjacent to and adjoining the west line of the 20.00-foot wide Public Utility Easement as described in that certain Easement Deed, recorded December 21, 2010 as Document No. 2010-0113759, Stanislaus County Records, being more particularly described as follows:

COMMENCING at the west quarter (W 1/4) corner of said Section 35; thence along the east-west quarter (E-W 1/4) section line of said Section 35, North 89°23'07" East, 76.24 feet to the TRUE POINT OF BEGINNING; thence along the west line of said 20.00-foot wide Public Utility Easement the following three (3) courses: (1) North 02°57'24" West, 304.45 feet; (2) along an arc of a tangent curve concave to the east, having a radius of 1951.50 feet, a central angle of 01°40'24" and an arc length of 56.99 feet; and (3) North 01°17'00" West, 967.27 feet to the north line of said MHSD Parcel; thence along said north line, South 89°28'38" West, 28.42 feet to the east right-of-way line of said Stoddard Road; thence along said east right-of-way line, South 01°17'00" West, 1328.51 feet to the south line of said MHSD Parcel, also being the east-west quarter (E-W 1/4) section line of said Section 35; thence along said east-west quarter (E-W 1/4) section line, North 89°23'07" East, 38.14 feet to the TRUE POINT OF BEGINNING.

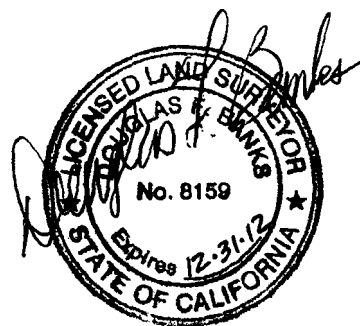
Contains 0.903 acre, more or less.

The bearing of North 89°23'07" East for the south line of the northwest quarter (NW 1/4) of Section 35, Township 2 South, Range 8 East, Mount Diablo Base and Meridian as shown on Record of Survey, filed for record in Book 30 of Surveys, Page 93, Stanislaus County Records, was used as the Basis of Bearings for this description.

A plat (EXHIBIT "B") showing the above described area is attached hereto and made a part hereof.

END OF DESCRIPTION

DATED: 9.7.11





SCALE: 1"=200'

40'
20'
20'
S89°28'38"W
28.42'

LINE	LENGTH	DIRECTION
L1	38.14'	N89°23'07"E

CURVE	RADIUS	LENGTH	DELTA
C1	1951.50'	56.99'	01°40'24"

MODESTO HIGH SCHOOL DISTRICT
DOC. NO. 2005-0043335

CENTERLINE OF
STODDARD ROAD

WEST LINE
SECTION 35

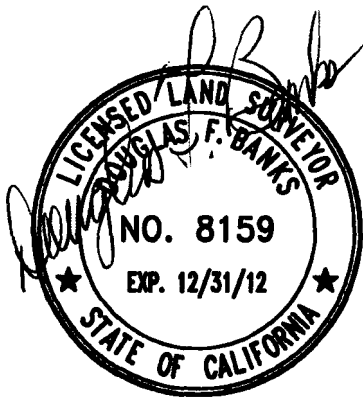
STODDARD ROAD

967.27'

CONTAINS 0.903 ACRE,
MORE OR LESS

BASIS OF BEARINGS

THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, T.2S., R.8E., M.D.B.&M. AS SHOWN ON RECORD OF SURVEY FILED FOR RECORD IN BOOK 30 OF SURVEYS, PAGE 93, STANISLAUS COUNTY RECORDS, BEARING NORTH 89°23'07" EAST.



WEST 1/4 CORNER
SECTION 35 AND
POINT OF COMMENCEMENT

1328.51'

304.45'
N02°57'24"W

EAST-WEST 1/4
SECTION LINE

76.24'
N89°23'07"E

TRUE POINT OF
BEGINNING

BRACCO PARCEL

BIANCHI
PARCEL
DOC. NO.
2011-0001572

EXHIBIT "B"



MCR Engineering, Inc.
PLANNING • ENGINEERING • SURVEYING
1942 Depot Court • Modesto, California 95204
920 239-0200 • FAX 920 239-0230

**VARIABLE-WIDTH
RIGHT-OF-WAY
OFFERED OF DEDICATION**

STANISLAUS COUNTY, CALIFORNIA

BY: DFB
DATE: 02-23-11
SHEET: 1 OF 1
J:\2010\10-000\DWG\FILE: 10-000 ROW STODDARD.DWG

RECORDING REQUESTED BY:
MODESTO HIGH SCHOOL DISTRICT
AND WHEN RECORDED MAIL TO:
MODESTO HIGH SCHOOL DISTRICT
426 LOCUST STREET
MODESTO, CA 95351-2631

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

The undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX **\$EXEMPT**; CITY TRANSFER TAX **\$0.00**;
SURVEY MONUMENT FEE \$

computed on the consideration of full value of property conveyed, or
 computed on the consideration of full value less value of liens and/or encumbrances remaining at time of sale,
 unincorporated area; City of Modesto, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Modesto High School District, a school district

Hereby grant(s) to County of Stanislaus, a political subdivision of the State of California

Fee Title of all its right, title, and interest in the real property situated in an unincorporated area of the County of Stanislaus, State of California, described as follows:

See Attachment EXHIBIT "A" and EXHIBIT "B" attached hereto and made a part hereof for full description.

Dated: September 12th, 2011

BY: Sue Zwahlen
KIMBERLY SPINA, PRESIDENT OF THE MODESTO CITY SCHOOLS BOARD OF TRUSTEES
SUE ZWAHLEN

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name Street Address City & State

GENERAL ACKNOWLEDGEMENT

State of California

County of Stanislaus

On this 12th day of September 2011,

before me, the undersigned Notary Public, **Linda A. Ridenour**, personally appeared

KIMBERLY SPINA **SUE ZWAHLEN**

known to me or 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.

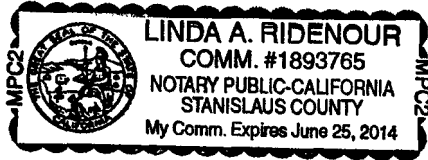
I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(This area for official notarial seal)

Linda A. Ridenour
Notary's Signature

Linda A. Ridenour
Print Name



My Commission Expires: June 25, 2014

Notary Phone Number: 209-576-4157

County of Principle Place of Business: Modesto City Schools

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

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Name Street Address City & State

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A variable-width strip of land, lying over and across the southern portion of the MHSD Parcel, the west line of said strip of land, lying adjacent to and adjoining the east right-of-way line of Stoddard Road, also being the west line of the 20.00-foot wide Public Utility Easement as described in that certain Easement Deed, recorded December 21, 2010 as Document No. 2010-0113759, Stanislaus County Records, the south line of said strip of land, lying adjacent to and adjoining the east-west quarter (E-W 1/4) section line of said Section 35 and the east line of said strip of land, lying adjacent to and adjoining the north-south quarter (N-S 1/4) section line of said Section 35, being more particularly described as follows:

COMMENCING at the west quarter (W 1/4) corner of said Section 35; thence along the east-west quarter (E-W 1/4) section line of said Section 35, North 89°23'07" East, 76.24 feet to the east right-of-way line of said Stoddard Road, also being a point on the west line of said 20.00-foot wide Public Utility Easement described in last said deed and the TRUE POINT OF BEGINNING; thence along the west line of said 20.00-foot wide Public Utility Easement, North 02°57'24" West, 114.21 feet; thence leaving said west line, South 45°44'53" East, 36.30 feet to a point 88.50 feet north (measured at right angles) of the east-west quarter (E-W 1/4) section line of said Section 35; thence the following thirty-three (33) courses: (1) parallel with the east-west quarter (E-W 1/4) section line of said Section 35, North 89°23'07" East, 982.26 feet; (2) North 44°23'07" East, 15.34 feet to a point 99.35 feet north (measured at right angles) of the east-west quarter (E-W 1/4) section line of said Section 35; (3) parallel with the east-west quarter (E-W 1/4) section line of said Section 35, North 89°23'07" East, 46.42 feet; (4) South 00°36'53" East, 3.58 feet; (5) South 45°36'53" East, 10.28 feet to a point 88.50 feet north (measured at right angles) of the east-west quarter (E-W 1/4) section line of said Section 35; (6) parallel with the east-west quarter (E-W 1/4) section line of said Section 35, North 89°23'07" East, 123.45 feet; (7) North 45°53'37" East, 14.53 feet to a point 98.50 feet north (measured at right angles) of the east-west quarter (E-W 1/4) section line of said Section 35; (8) parallel with the east-west quarter (E-W 1/4) section line of said Section 35, North 89°23'07" East, 55.65 feet; (9) South 43°07'53" East, 13.57 feet to a point 88.50 feet north (measured at right angles) of the east-west quarter (E-W 1/4) section line of said Section 35; (10) parallel with the east-west quarter (E-W 1/4) section line of said Section 35, North 89°23'07" East, 32.77 feet; (11) along an arc of a tangent curve concave to the northwest, having a radius of 20.00 feet, a central angle of 20°00'00" and an arc length of 6.98 feet; (12) North 69°23'07" East, 12.81 feet; (13) along an arc of a tangent curve concave to the southeast, having a radius of 40.00 feet, a central angle of 20°00'00" and an arc length of 13.96 feet to a point 96.50 feet north (measured at right angles) of the east-west quarter (E-W 1/4) section line of said Section 35; (14) parallel with the east-west quarter (E-W 1/4) section line of said Section 35, North 89°23'07" East, 429.21 feet; (15) along an arc of a tangent curve concave to the

EXHIBIT "A"

southwest, having a radius of 40.00 feet, a central angle of 20°00'00" and an arc length of 13.96 feet; (16) South 70°36'53" East, 12.81 feet; (17) along an arc of a tangent curve concave to the northeast, having a radius of 20.00 feet, a central angle of 20°00'00" and an arc length of 6.98 feet to a point 88.50 feet north (measured at right angles) of the east-west quarter (E-W 1/4) section line of said Section 35; (18) parallel with the east-west quarter (E-W 1/4) section line of said Section 35, North 89°23'07" East, 41.67 feet; (19) North 42°02'47" East, 27.20 feet; (20) North 00°36'53" West, 7.00 feet to a point 115.50 feet north (measured at right angles) of the east-west quarter (E-W 1/4) section line of said Section 35; (21) parallel with the east-west quarter (E-W 1/4) section line of said Section 35, North 89°23'07" East, 78.00 feet; (22) South 38°36'23" East, 19.03 feet to a point 100.50 feet north (measured at right angles) of the east-west quarter (E-W 1/4) section line of said Section 35; (23) parallel with the east-west quarter (E-W 1/4) section line of said Section 35, North 89°23'07" East, 145.13 feet; (24) along an arc of a tangent curve concave to the southwest, having a radius of 29.50 feet, a central angle of 45°34'23" and an arc length of 23.46 feet; (25) along an arc of a tangent reverse curve concave to the northeast from a radial line bearing North 44°57'30" East, having a radius of 10.50 feet, a central angle of 45°34'23" and an arc length of 8.35 feet to a point 88.50 feet north (measured at right angles) of the east-west quarter (E-W 1/4) section line of said Section 35; (26) parallel with the east-west quarter (E-W 1/4) section line of said Section 35, North 89°23'07" East, 59.46 feet; (27) North 44°23'07" East, 8.28 feet; (28) North 00°36'53" West, 4.14 feet to a point 98.50 feet north (measured at right angles) of the east-west quarter (E-W 1/4) section line of said Section 35; (29) parallel with the east-west quarter (E-W 1/4) section line of said Section 35, North 89°23'07" East, 50.38 feet; (30) South 46°19'52" East, 13.61 feet to a point 88.50 feet north (measured at right angles) of the east-west quarter (E-W 1/4) section line of said Section 35; (31) parallel with the east-west quarter (E-W 1/4) section line of said Section 35, North 89°23'07" East, 267.08 feet; (32) North 44°23'07" East, 13.44 feet to a point 98.50 feet north (measured at right angles) of the east-west quarter (E-W 1/4) section line of said Section 35; (33) parallel with the east-west quarter (E-W 1/4) section line of said Section 35, North 89°23'07" East, 49.67 feet to the east line of said MHSD Parcel, also being a point on the north-south quarter (N-S 1/4) section line of said Section 35; thence along said north-south quarter (N-S 1/4) section line, South 00°46'16" East, 98.50 feet to the southeast (SE) corner of said MHSD Parcel, also being a point on the east-west quarter (E-W 1/4) section line of said Section 35; thence along said east-west quarter (E-W 1/4) section line, South 89°23'07" West, 2569.26 feet to the TRUE POINT OF BEGINNING.

Contains 5.475 acres, more or less.

The bearing of North 89°23'07" East for the south line of the northwest quarter (NW 1/4) of Section 35, Township 2 South, Range 8 East, Mount Diablo Base and Meridian as shown on Record of Survey, filed for record in Book 30 of Surveys, Page 93, Stanislaus County Records, was used as the Basis of Bearings for this description.

A plat (EXHIBIT "B") showing the above described area is attached hereto and made a part hereof.

END OF DESCRIPTION

DATED: 9.7.11





SCALE: 1"=300'

BASIS OF BEARINGS

THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, T.2S., R.8E., M.D.B.&M. AS SHOWN ON RECORD OF SURVEY FILED FOR RECORD IN BOOK 30 OF SURVEYS, PAGE 93, STANISLAUS COUNTY RECORDS, BEARING NORTH 89°23'07" EAST.



EXISTING 20' P.U.E. PER DOC. NO. 2010-0113759

LINE	LENGTH	DIRECTION
L1	114.21'	N02°57'24"W
L2	36.30'	S45°44'53"E
L3	123.45'	N89°23'07"E
L4	145.13'	N89°23'07"E
L5	98.50'	S00°46'16"E

MODESTO HIGH SCHOOL DISTRICT
DOC. NO. 2005-0043335

CONTAINS 5.475 ACRES,
MORE OR LESS

WEST 1/4 CORNER SECTION 35 AND POINT OF COMMENCEMENT STODDARD ROAD

WEST 1/4 CORNER SECTION 35 AND POINT OF COMMENCEMENT

N89°23'07"E 76.24'

TRUE POINT OF BEGINNING

LOT 3
4-M-32

BRACCO

LOT 2
4-M-32

EAST-WEST 1/4 SECTION LINE

BIANCHI PARCEL
DOC. NO. 2011-0001575

NORTH-SOUTH 1/4 SECTION LINE

VAN DER MEER
DOC. NO. 2005-0136894

SANDPOINT RANCH
DOC. NO. 1997-0092135

N89°23'07"E 982.26'

S89°23'07"W

N89°23'07"E 429.21'

N89°23'07"E 267.08'

88.50'

99.35'

88.50'

98.50'

96.50'

2569.26'

88.50'

115.50'

100.50'

88.50'

98.50'

88.50'

88.50'

98.50'

98.50'

WEST LINE SECTION 35

CENTERLINE OF STODDARD ROAD

EXHIBIT "B"

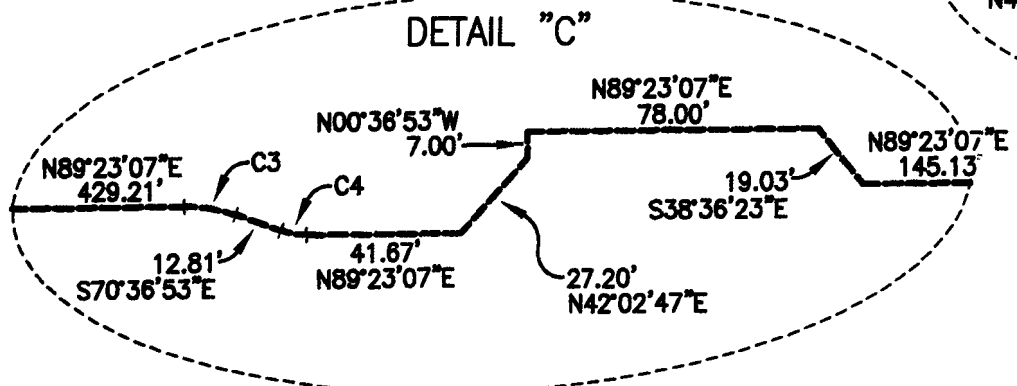
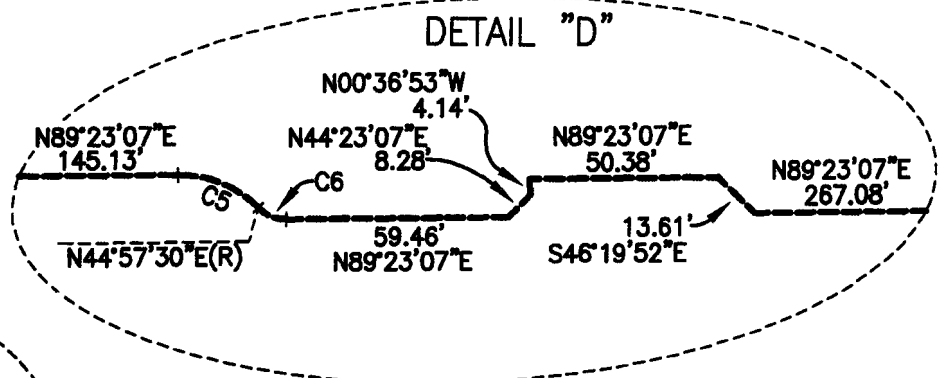
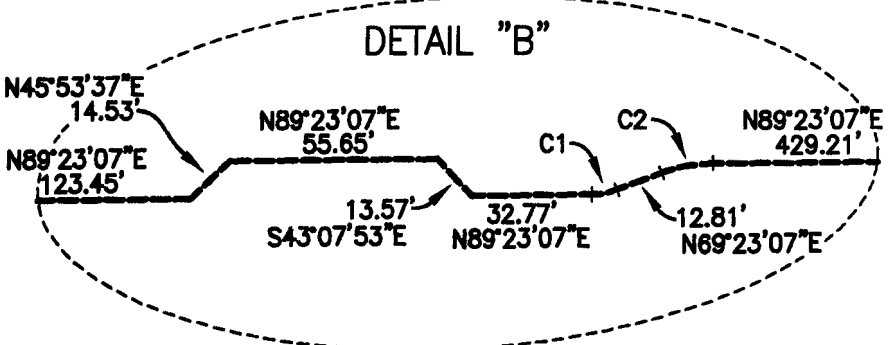
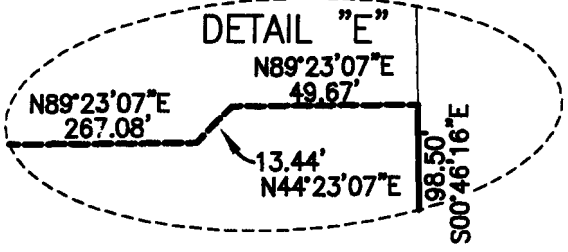
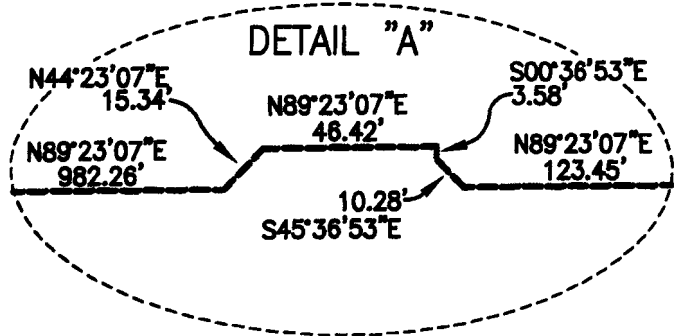


MCR Engineering, Inc.
PLANNING • ENGINEERING • SURVEYING
2042 Dupont Court
2001 200-0220
Madison, California 95308
FAX (916) 200-0030

**PIRRONE ROAD RIGHT-OF-WAY ACQUISITION
OVER & ACROSS DOC. NO. 2005-0043335
STANISLAUS COUNTY,
CALIFORNIA**

BY:	DFB
DATE:	03-15-11
SHEET:	1 OF 2
FILE:	A:\2010\10-000\DWG\10-000 ROW PIRRONE.DWG

CURVE	RADIUS	LENGTH	DELTA
C1	20.00'	6.98'	20°00'00"
C2	40.00'	13.96'	20°00'00"
C3	40.00'	13.96'	20°00'00"
C4	20.00'	6.98'	20°00'00"
C5	29.50'	23.46'	45°34'23"
C6	10.50'	8.35'	45°34'23"



SCALE: 1"=50'

EXHIBIT "B"

MCR Engineering, Inc.
 PLANNING • ENGINEERING • SURVEYING
 1942 Depot Court • Hanford, California 93230
 (559) 280-0220 • FAX (559) 280-0220

**PIRRONE ROAD RIGHT-OF-WAY ACQUISITION
 OVER & ACROSS DOC. NO. 2005-0043335
 STANISLAUS COUNTY, CALIFORNIA**

BY:	DFB
DATE:	03-15-11
SHEET:	2 OF 2
FILE:	J:\2010\10-008\DWG\10-008 ROW PIRRONE.DWG

RECORDING REQUESTED BY:
MODESTO HIGH SCHOOL DISTRICT
AND WHEN RECORDED MAIL TO:
MODESTO HIGH SCHOOL DISTRICT
426 LOCUST STREET
MODESTO, CA 95351-2631

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

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SURVEY MONUMENT FEE \$
[X] computed on the consideration of full value of property conveyed, or
[] computed on the consideration of full value less value of liens and/or encumbrances remaining at time of sale,
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FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

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See Attachment EXHIBIT "A" and EXHIBIT "B" attached hereto and made a part hereof for full description.

Dated: September 12th, 2011

BY: Sue Zwahlen
KIMBERLY SPINA, PRESIDENT OF THE MODESTO CITY SCHOOLS BOARD OF TRUSTEES
SUE ZWAHLEN

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name Street Address City & State

GENERAL ACKNOWLEDGEMENT

State of California

County of Stanislaus

On this 12th day of September 2011,

before me, the undersigned Notary Public, **Linda A. Ridenour**, personally appeared

KIMBERLY SPINA **SUE ZWAHLEN**

known to me or 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.

(This area for official notarial seal)

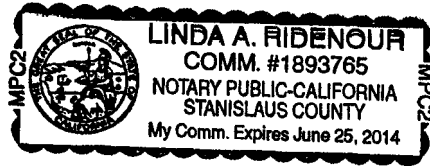
Linda A. Ridenour
Notary's Signature

Linda A. Ridenour
Print Name

My Commission Expires: June 25, 2014

Notary Phone Number: 209-576-4157

County of Principle Place of Business: Modesto City Schools



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name Street Address City & State

EXHIBIT "A"

LEGAL DESCRIPTION

All of the land deeded to Modesto City High School District, lying in the east half (E 1/2) of Section 35, Township 2 South, Range 8 East, Mount Diablo Base and Meridian, being more particularly described as follows:

PARCEL 1:

All of the variable-width right-of-way deeded to Modesto City High School District as described in that certain Grant Deed, recorded February 1, 2010 as Document No. 2010-0009094, Stanislaus County Records, being more particularly described as follows:

A right-of-way over that portion of the northeast quarter (NE 1/4) and the southeast quarter (SE 1/4) of Section 35, Township 2 South, Range 8 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, in the County of Stanislaus, State of California, described as follows:

BEGINNING at the northwest (NW) corner of the southeast quarter (SE 1/4) of said Section 35; thence North 00°46'17" West, along the west line of the northeast quarter (NE 1/4) of said Section 35, a distance of 15.00 feet to the point of intersection thereof with the north line of the parcel described in deed recorded November 7, 1997 as Document Number 97-0092135-00 on the Official Records of Stanislaus County; thence leaving said west line, North 89°10'10" East, along the north line of said parcel described in deed recorded November 7, 1997 as Document Number 97-0092135-00, a distance of 2623.18 feet to the point of intersection thereof with the west right-of-way line of Dale Road; thence South 00°42'13" East, along said west right-of-way line of Dale Road, a distance of 427.56 feet; thence leaving said west right-of-way line of Dale Road, North 01°25'30" West, a distance of 198.60 feet; thence North 00°42'13" West, a distance of 155.06 feet; thence North 45°38'51" West, a distance of 38.23 feet; thence South 89°23'09" West, a distance of 1736.60 feet; thence South 89°41'29" West, a distance of 323.46 feet to the beginning of a tangent curve, concave northerly with a radius of 2026.00 feet; thence Northwesterly, along the arc of said tangent curve, through a central angle of 02°13'34", an arc distance of 78.72 feet to the beginning of a tangent line; thence North 88°04'56" West, along said tangent line, a distance of 390.32 feet; thence North 89°39'38" West, a distance of 65.01 feet to the **POINT OF BEGINNING**.

Contains 2.398 acres, more or less.

PARCEL 2:

All of the variable-width right-of-way deeded to Modesto City High School District as described in that certain First Amended Final Order of Condemnation, recorded April 7, 2011 as Document No. 2011-0030580, Stanislaus County Records, being more particularly described as follows:

A right-of-way over that portion of the northeast quarter (NE 1/4) of Section 35, Township 2 South, Range 8 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, in the County of Stanislaus, State of California, described as follows:

EXHIBIT "A"

COMMENCING at the southwest (SW) corner of the northeast quarter (NE 1/4) of said Section 35; thence North 00°46'17" West, along the west line of the northeast quarter (NE 1/4) of said Section 35, a distance of 15.00 feet to the point of intersection thereof with the north line of the parcel described in deed recorded November 7, 1997 as Document Number 97-0092135-00 on the Official Records of Stanislaus County, said point of intersection being the **TRUE POINT OF BEGINNING**; thence continuing along the west line of said northeast quarter (NE 1/4), North 00°46'17" West, a distance of 67.00 feet; thence leaving said west line, South 89°38'58" East, a distance of 68.98 feet; thence South 86°13'01" East, a distance of 430.86 feet; thence South 85°29'25" East, a distance of 200.42 feet to the beginning point of a tangent curve concave northerly with a radius of 1978.00 feet; thence Southeasterly, along the arc of said tangent curve, through a central angle of 05°07'26", an arc distance of 176.89 feet to the beginning of a tangent line; thence North 89°23'09" East, along said tangent line, a distance of 979.07 feet to the point of intersection thereof with the north line of the parcel described in deed recorded November 7, 1997 as Document Number 97-0092135-00 on the Official Records of Stanislaus County; thence South 89°10'10" West, along said north line, a distance of 1853.74 feet to the **TRUE POINT OF BEGINNING**.

Contains 0.748 acre, more or less.

A plat (EXHIBIT "B") showing the above described areas as PARCEL 1 and PARCEL 2 is attached hereto and made a part hereof.

END OF DESCRIPTION

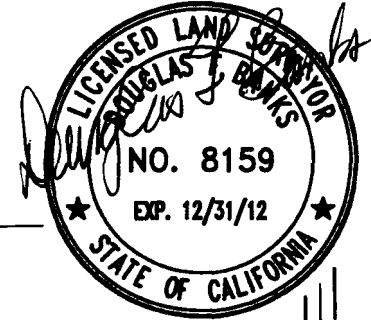
DATED: 9.7.11



MODESTO HIGH SCHOOL DISTRICT
DOC. NO. 2005-0043335



SCALE: 1"=300'



VAN DER MEER
DOC. NO. 2005-0136894

PARCEL 2
VARIABLE-WIDTH RIGHT-OF-WAY
PER DOC. NO. 2011-0030580
OFFERED FOR DEDICATION TO
STANILAUS COUNTY

EAST LINE
SECTION 35

EAST-WEST 1/4
SECTION LINE

PIRRONE
ROAD

DALE ROAD

PARCEL 1
VARIABLE-WIDTH RIGHT-OF-WAY
PER DOC. NO. 2010-0009094
OFFERED FOR DEDICATION TO
STANILAUS COUNTY

PARCEL 3
15' P.U.E. PER
DOC. NO. 2010-0009095
OFFERED FOR DEDICATION TO
STANILAUS COUNTY

EAST-WEST 1/4
SECTION LINE

NORTH-SOUTH 1/4
SECTION LINE

BIANCHI PARCEL
DOC. NO. 2011-0001575

SANDPOINT RANCH
DOC. NO. 1937-0092135

EXHIBIT "B"

MCR Engineering, Inc.
 PLANNING • ENGINEERING • SURVEYING
 1942 Dupont Court • Modesto, California 95208
 209 226-0220 • FAX 209 226-0220

**PIRRONE ROAD RIGHT-OF-WAY & P.U.E.
ACQUISITION, OFFERED FOR DEDICATION
STANISLAUS COUNTY, CALIFORNIA**

BY:	DFB
DATE:	04-07-11
SHEET:	1 OF 1
FILE:	2\2010\10-000\CWG\10-000 EAST PIRRONE.DWG

RECORDING REQUESTED BY:
MODESTO HIGH SCHOOL DISTRICT
AND WHEN RECORDED MAIL TO:
MODESTO HIGH SCHOOL DISTRICT
426 LOCUST STREET
MODESTO, CA 95351-2631

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

EASEMENT DEED

The undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$EXEMPT; CITY TRANSFER TAX \$0.00;
SURVEY MONUMENT FEE \$

[X] computed on the consideration of full value of property conveyed, or
[] computed on the consideration of full value less value of liens and/or encumbrances remaining at time of sale,
[X] unincorporated area; [] City of Modesto, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Modesto High School District, a school district

Hereby grant(s) to County of Stanislaus, a political subdivision of the State of California

All of its right, title, and interest in the real property situated in an unincorporated area of the County of Stanislaus,
State of California, described as follows:

See Attachment EXHIBIT "A" and EXHIBIT "B" attached hereto and made a part hereof for full description.

Dated: 9/12, 2011

BY: 
KIMBERLY SPINA, PRESIDENT OF THE MODESTO CITY SCHOOLS BOARD OF TRUSTEES
SUE ZWAHLEN

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED
ABOVE

SAME AS ABOVE

Name Street Address City & State

GENERAL ACKNOWLEDGEMENT

State of California

County of Stanislaus

On this 12th day of September 2011,

before me, the undersigned Notary Public, **Linda A. Ridenour**, personally appeared

KIMBERLY SPINA **SUE ZWAHLEN**

known to me or 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.

(This area for official notarial seal)

Linda A. Ridenour
Notary's Signature

Linda A. Ridenour
Print Name

My Commission Expires: June 25, 2014

Notary Phone Number: 209-576-4157

County of Principle Place of Business: Modesto City Schools



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name Street Address City & State

EXHIBIT "A"
LEGAL DESCRIPTION

All of the land deeded to Modesto City High School District, lying in the east half (E 1/2) of Section 35, Township 2 South, Range 8 East, Mount Diablo Base and Meridian, being more particularly described as follows:

PARCEL 3:

All of the 15.00-foot wide Public Utility Easement deeded to Modesto City High School District as described in that certain Grant Deed, recorded February 1, 2010 as Document No. 2010-0009095, Stanislaus County Records, being more particularly described as follows:

A 15.00 foot wide Public Utilities Easement over that portion of the southeast quarter (SE 1/4) of Section 35, Township 2 South, Range 8 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, in the County of Stanislaus, State of California, described as follows:

BEGINNING at the northeast (NE) corner of the southeast quarter (SE 1/4) of said Section 35; thence South 00°42'13" East, along the east line of the southeast quarter (SE 1/4) of said Section 35, a distance of 402.62 feet; thence leaving said east line, South 89°17'47" West, a distance of 25.00 feet to the point on the west right-of-way line of Dale Road being the **TRUE POINT OF BEGINNING**; thence South 89°17'47" West, a distance of 15.00 feet; thence North 01°25'30" West, a distance of 198.50 feet; thence North 00°42'13" West, a distance of 170.19 feet; thence South 45°38'51" East, a distance of 21.23 feet; thence South 00°42'13" East, a distance of 155.06 feet; thence South 01°25'30" East, a distance of 198.60 feet to the **TRUE POINT OF BEGINNING**.

Contains 0.124 acre, more or less.

A plat (EXHIBIT "B") showing the above described area as PARCEL 3 is attached hereto and made a part hereof.

END OF DESCRIPTION

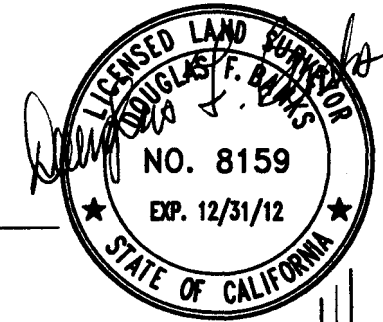
DATED: 9.7.11



MODESTO HIGH SCHOOL DISTRICT
DOC. NO. 2005-0043335



SCALE: 1"=300'



VAN DER MEER
DOC. NO. 2005-0136894

PARCEL 2
VARIABLE-WIDTH RIGHT-OF-WAY
PER DOC. NO. 2011-0030580
OFFERED FOR DEDICATION TO
STANILAUS COUNTY

EAST LINE
SECTION 35

EAST-WEST 1/4
SECTION LINE

PIRRONE
ROAD

DALE ROAD

PARCEL 1
VARIABLE-WIDTH RIGHT-OF-WAY
PER DOC. NO. 2010-0009094
OFFERED FOR DEDICATION TO
STANILAUS COUNTY

PARCEL 3
15' P.U.E. PER
DOC. NO. 2010-0009095
OFFERED FOR DEDICATION TO
STANILAUS COUNTY

EAST-WEST 1/4
SECTION LINE

NORTH-SOUTH 1/4
SECTION LINE

BIANCHI PARCEL
DOC. NO. 2011-0001575

SANDPOINT RANCH
DOC. NO. 1997-0092135

EXHIBIT "B"

MCR MCR Engineering, Inc.
 PLANNING • ENGINEERING • SURVEYING
 1242 Dupont Court • Modesto, California 95236
 209.520-0220 • FAX 209.520-0220

**PIRRONE ROAD RIGHT-OF-WAY & P.U.E.
ACQUISITION, OFFERED FOR DEDICATION
STANISLAUS COUNTY, CALIFORNIA**

BY:	DFB
DATE:	04-07-11
SHEET:	1 OF 1
FILE:	A:\2010\10-000\DWG\10-000 EAST PIRRONE.DWG

RECORDING REQUESTED BY:
MODESTO HIGH SCHOOL DISTRICT
AND WHEN RECORDED MAIL TO:
MODESTO HIGH SCHOOL DISTRICT
426 LOCUST STREET
MODESTO, CA 95351-2631

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

EASEMENT DEED

The undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$EXEMPT; CITY TRANSFER TAX \$0.00;
SURVEY MONUMENT FEE \$

computed on the consideration of full value of property conveyed, or
 computed on the consideration of full value less value of liens and/or encumbrances remaining at time of sale,
 unincorporated area; City of Modesto, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Modesto High School District, a school district

Hereby grant(s) to County of Stanislaus, a political subdivision of the State of California

All of its right, title, and interest in the real property situated in an unincorporated area of the County of Stanislaus,
State of California, described as follows:

See Attachment EXHIBIT "A" and EXHIBIT "B" attached hereto and made a part hereof for full description.

Dated: September 12, 2011

BY: Sue Zwahlen
KIMBERLY SPINA, PRESIDENT OF THE MODESTO CITY SCHOOLS BOARD OF TRUSTEES
Sue Zwahlen

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED
ABOVE

SAME AS ABOVE

Name Street Address City & State

GENERAL ACKNOWLEDGEMENT

State of California

County of Stanislaus

On this 12th day of September 2011,

before me, the undersigned Notary Public, **Linda A. Ridenour**, personally appeared

~~KIMBERLY SPINA~~ SUE ZWAHLEN

known to me or 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.

(This area for official notarial seal)

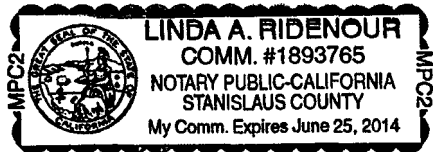
Linda A. Ridenour
Notary's Signature

Linda A. Ridenour
Print Name

My Commission Expires: June 25, 2014

Notary Phone Number: 209-576-4157

County of Principle Place of Business: Modesto City Schools



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name Street Address City & State

EXHIBIT "A"

LEGAL DESCRIPTION

FOR TRAFFIC SIGNAL EASEMENT PURPOSES

All of the Traffic Signal Easement described in that certain Easement Deed recorded on May 02, 2011 in Document No. 2011-0037768-00, Stanislaus County Records, being more particularly described as follows:

A portion of the land deeded to Jack Bianchi and Robert Bianchi as described in that certain Order Settling First Account and Report of Status of Administration of Executors and for Preliminary Distribution, recorded January 6, 2011 as Document No. 2011-0001575-00, Stanislaus County Records, hereinafter referred to as the Bianchi Parcel, lying in the southwest quarter (SW 1/4) of Section 35, Township 2 South, Range 8 East, Mount Diablo Base and Meridian, being more particularly described as follows:

A strip of land, being 6.00 feet wide, lying over and across a portion of the Bianchi Parcel, the north line of said strip of land, lying adjacent to the north line of said Bianchi Parcel, being more particularly described as follows:

COMMENCING at the northwest (NW) corner of the southwest quarter (SW 1/4) of said Section 35; thence along the north line of said southwest quarter (SW 1/4), North 89°23'07" East, 1923.13 feet to the TRUE POINT OF BEGINNING; thence continuing along said north line, North 89°23'07" East, 105.00 feet; thence leaving said north line at a right angle, South 00°36'53" East, 6.00 feet; thence parallel with the north line of said southwest quarter (SW 1/4), South 89°23'07" West, 105.00 feet; thence at a right angle, North 00°36'53" West, 6.00 feet to the TRUE POINT OF BEGINNING.

Contains 0.014 acre, more or less.

The bearing of North 89°23'07" East for the south line of the northwest quarter (NW 1/4) of Section 35, Township 2 South, Range 8 East, Mount Diablo Base and Meridian as shown on Record of Survey, filed for record in Book 30 of Surveys, Page 93, Stanislaus County Records, was used as the Basis of Bearings for this description.

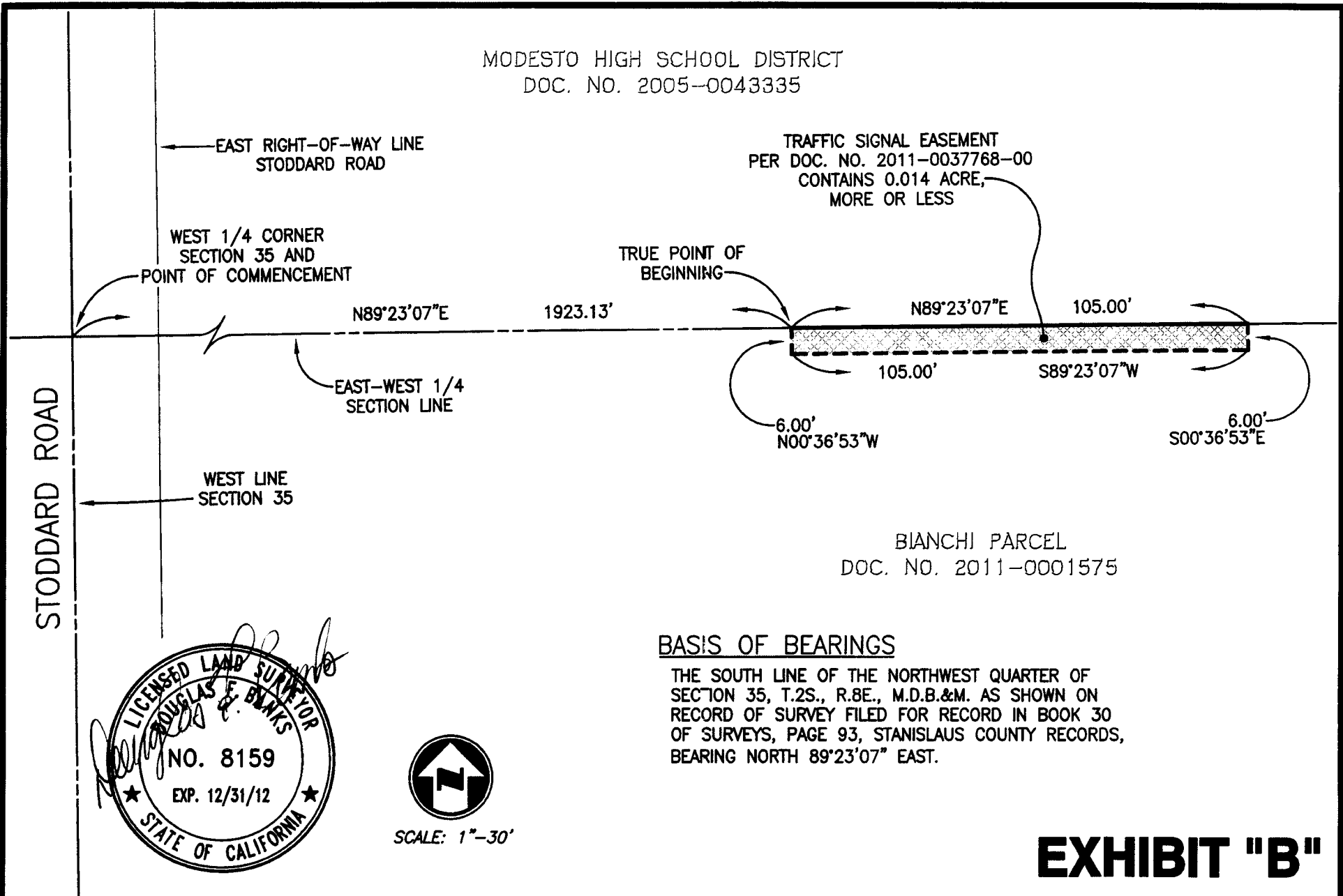
A plat (EXHIBIT "B") showing the above described area is attached hereto and made a part hereof.

END OF DESCRIPTION

DATED: 9.7.11



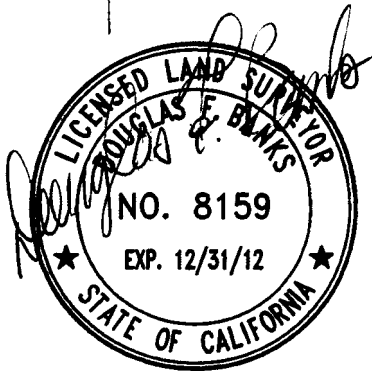
MODESTO HIGH SCHOOL DISTRICT
DOC. NO. 2005-0043335



BIANCHI PARCEL
DOC. NO. 2011-0001575

BASIS OF BEARINGS

THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, T.2S., R.8E., M.D.B.&M. AS SHOWN ON RECORD OF SURVEY FILED FOR RECORD IN BOOK 30 OF SURVEYS, PAGE 93, STANISLAUS COUNTY RECORDS, BEARING NORTH $89^{\circ}23'07''$ EAST.



SCALE: 1"=30'

EXHIBIT "B"

MGR Engineering, Inc.
PLANNING • ENGINEERING • SURVEYING
1242 Dupont Court Modesto, California 95306
209 228-6229 FAX 209 228-6230

TRANSFER OF 6' WIDE TRAFFIC SIGNAL EASEMENT PER DOC. NO. 2011-0037768-00
STANISLAUS COUNTY, CALIFORNIA

BY:	DFB
DATE:	09-07-11
SHEET:	1 OF 1
FILE:	J:\2010\10-088\DWG\10-088 TS EASEMENT.DWG