

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

DEPT: Public Works *Mal*

BOARD AGENDA #

*C-2

Urgent ☐

Routine ☒

AGENDA DATE June 5, 2012

CEO Concurs with Recommendation YES ☐ NO ☐
(Information Attached)

4/5 Vote Required YES ☐ NO ☒

SUBJECT:

Approval to Initiate Proceedings for Reversion to Acreage of the Del Rio Lago Subdivision Final Map as Shown in Book 43 of Maps, at Page 85, Stanislaus County Records; and Approval to Set a Public Hearing on June 26, 2012 at 9:10 a.m., to Adopt a Resolution Approving the Reversion to Acreage

STAFF RECOMMENDATIONS:

1. Approve to initiate proceedings to revert to acreage the Del Rio Lago Subdivision Final Map as shown in Book 43 of Maps, at page 85, Stanislaus County Records.
2. Direct the Director of Public Works to obtain the necessary information to initiate and conduct proceedings pursuant to County Code, Chapter 20.32.
3. Set a Public Hearing for June 26, 2012 at 9:10 a.m., to adopt a resolution approving the reversion to acreage of the Del Rio Lago Subdivision Final Map, with notice to be given pursuant to County Code section 20.12.110.

(Continued on Page 2)

FISCAL IMPACT:

Government Code section 66499.17 (Subdivision Map Act) requires the release of fees and deposits held by the County to the current owners of the property and the release of all improvement security, except those retained to cover the cost of the reversion process. Public Works holds a balance of \$6,580 from previous fees paid. Total estimated costs for conducting the reversion to acreage are \$5,150. These costs include document processing and recording, and staff time. All funds in excess of the cost of conducting the reversion process will be returned to the current owner of the property per the Subdivision Map Act.

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2012-279

On motion of Supervisor Chiesa, 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:

Christine Ferraro

CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval to Initiate Proceedings for Reversion to Acreage of the Del Rio Lago Subdivision Final Map as Shown in Book 43 of Maps, at Page 85, Stanislaus County Records; and Approval to Set a Public Hearing on June 26, 2012 at 9:10 a.m., to Adopt a Resolution Approving the Reversion to Acreage

STAFF RECOMMENDATIONS (Continued):

4. Find that the project is categorically exempt pursuant to California Environmental Quality Act Guidelines Section 15305(c) (Class 5 Categorical Exemption).

FISCAL IMPACT (Continued):

If costs of the reversion are in excess of those held by the County, the costs will be covered in the Chief Executive Office Operations & Services' budget. Funds are available in the current fiscal year's budget.

An application fee of \$2,475.00 was paid to the Stanislaus County Planning Department on April 3, 2003 for processing of a rezone and tentative subdivision map application allowing for the creation of the Del Rio Lago Subdivision. The fee was used to cover staffing and materials costs associated with the environmental review, public notification, publication, public meetings, and other activities associated with processing of the application. The fee also covered application review costs for the County's Public Works Department and Department of Environmental Resources. All application fees were exhausted during the process and there are no remaining funds available for release.

DISCUSSION:

The Del Rio Lago Subdivision is a 47-lot subdivision located on Carver Road in the Del Rio area, north of Modesto. On April 22, 2008, the Board of Supervisors approved the Subdivision Improvement Agreement and the filing and recording of the final map for the Del Rio Lago Subdivision. The subdivider, Paramount, LLC, entered into a Subdivision Improvement Agreement with the County prior to recording the final map agreeing to complete the subdivision improvements within two years. Paramount, LLC, provided the County with performance bonds through Western Insurance Company in the total amount of \$7,733,350 as security for the construction of all the subdivision improvements.

In accordance with the Subdivision Improvement Agreement and because good cause existed as a result of the downturn in the economy, on March 31, 2010, Stanislaus County Public Works extended the term of the Subdivision Improvement Agreement to April 22, 2012. Subsequently, the Bank of Stockton foreclosed on the property and acquired title to the Del Rio Lago subdivision on February 4, 2011. While the County considers the Bank to be bound by the Subdivision Improvement Agreement as the owner of the property, the Bank never formally sought the consent of the County to assume the obligations under it.

Approval to Initiate Proceedings for Reversion to Acreage of the Del Rio Lago Subdivision Final Map as Shown in Book 43 of Maps, at Page 85, Stanislaus County Records; and Approval to Set a Public Hearing on June 26, 2012 at 9:10 a.m., to Adopt a Resolution Approving the Reversion to Acreage

To date, no subdivision improvements have been constructed, nor are there any available securities to fund the subdivision improvements. On March 19, 2012, the Department of Public Works informed the Bank of Stockton that the Subdivision Improvement Agreement would expire as of April 22, 2012, and that a further extension would be conditioned upon entering a new subdivision improvement agreement and providing new improvement security and insurance. Neither the Bank, nor any other prospective developer/investor, has stepped forward to commit to performing the subdivision improvements. Further, on September 13, 2011, a bankruptcy court in Utah, issued an order declaring the liquidation of the bonding company, Western Insurance Company. So, even if subdivision improvements were begun, no bond funds would be available to guarantee their completion.

Reversion to acreage under Government Code sections 66499.11 *et seq.* authorizes the County to return subdivided land to its pre-subdivision condition. At the conclusion of the reversion certain dedications and all residential lots of the subdivision will be eliminated. At the same time the owners will be relieved of liability under the subdivision improvement agreement, and the improvement securities and insurance coverage requirements will be released. Reversion is appropriate in cases such as this where there is no longer any commitment or financial backing to perform the subdivision improvements. Also, reversion is expressly provided for in the Subdivision Improvement Agreement, at section 4, as a remedy for failure to complete the subdivision improvements. The subdivision agreement also included a dedication of land adjacent to Carver Road that was needed to serve the development. Reversion will eliminate the need for this dedication and the dedication will be eliminated.

In order to revert the subdivision to acreage, Government Code section 66499.16 requires the Board to make the following findings:

- (a) Dedications or offers of dedication to be vacated or abandoned by the reversion to acreage are unnecessary for present or prospective public purposes; and
- (b) Either:
 - (1) All owners of an interest in the real property within the subdivision have consented to reversion; or
 - (2) None of the improvements required to be made have been made within two years from the date the final or parcel map was filed for record, or within the time allowed by agreement for completion of the improvements, whichever is the later; or
 - (3) No lots shown on the final or parcel map have been sold within five years from the date such map was filed for record.

These findings can be made and considering that there are 47 lots that exist without infrastructure to support them and there is no guarantee or assurance that the improvements will be constructed, Staff recommends that reversion to acreage be initiated.

County staff has determined that this project is categorically exempt pursuant to California Environmental Quality Act Guidelines Section 15305(c) (Class 5 Categorical Exemption) because this project is a minor alteration in land use limitations and a reversion to acreage in accordance with the Subdivision Map Act.

Approval to Initiate Proceedings for Reversion to Acreage of the Del Rio Lago Subdivision Final Map as Shown in Book 43 of Maps, at Page 85, Stanislaus County Records; and Approval to Set a Public Hearing on June 26, 2012 at 9:10 a.m., to Adopt a Resolution Approving the Reversion to Acreage

POLICY ISSUES:

The recommended actions are consistent with the Board's priorities of providing A Safe Community, A Healthy Community and A Well Planned Infrastructure System by protecting potential landowners from a lack of infrastructure.

STAFFING IMPACT:

There is no staffing impact associated with this item.

CONTACT PERSON:

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

MM:lc

H:\MATT MACHADO\BOS\Board Agenda Items\Del Rio Lago Reversion\Del Rio Lago Reversion_BOS 6.5.12

NOTICE OF PUBLIC HEARING FOR
REVERSION TO ACREAGE
DEL RIO LAGO SUBDIVISION

NOTICE IS HEREBY GIVEN that on June 26, 2012, at 9:10 a.m., or as soon thereafter as the matter may be heard, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, Lower Level, 1010 10th St., Modesto, CA, to consider a request to revert the Del Rio Lago Subdivision to acreage. This reversion to acreage will create one parcel from the 47 single family lots and common area of the Del Rio Lago Subdivision. This subdivision is located on 43.8 acres on the east side of Carver Road, south of Thunderbird Drive, Del Rio area. A CEQA Categorical Exemption will be considered.
APN: 004-101-001 through -031 and 004-100-001 through 030

NOTICE IS FURTHER GIVEN that at the said time and place, interested persons will be given the opportunity to be heard. Material submitted to the Board for consideration (i.e. photos, petitions, etc.) will be retained by the County. If a challenge to the above application is made in court, persons may be limited to raising only those issues they or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board. For further information call (209) 525-4130 .

BY ORDER OF THE BOARD OF SUPERVISORS

DATED: June 16, 2012

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk of
the Board of Supervisors
of the County of Stanislaus,
State of California.

BY: Pan Villanueva
Clerk

43 M 85

OWNERS' STATEMENT:

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

WE ALSO OFFER FOR DEDICATION TO THE PUBLIC FOR PUBLIC USE THE VARIABLE WIDTH RIGHT-OF-WAY EASEMENT ALONG CARNER ROAD, THE 25 FOOT EMERGENCY VEHICLE ACCESS EASEMENT, THE PUBLIC UTILITY EASEMENTS AND OTHER PUBLIC PLACES AND DEDICATIONS, ALL AS SHOWN WITHIN THE EXTERIOR BOUNDARY OF THE LAND BEING DEDICATED.

OWNER: DEL RIO LAGO BY PARAMOUNT HOMES, LLC, A LIMITED LIABILITY COMPANY
BY PARAMOUNT HOMES, INC. - MANAGER

DATED THIS 13th DAY OF December 2006.

BY: John C. Williams
JOHN C. WILLIAMS, PRESIDENT
PRINT NAME AND TITLE

TRUSTEE: STOCKTON AUXILIARY CORPORATION, A CALIFORNIA CORPORATION

DATED THIS 8th DAY OF December, 2006.

BY: Henry Claussen
Henry Claussen, Vice President
PRINT NAME AND TITLE

TRUSTEE: FIDELITY NATIONAL TITLE COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION

DATED THIS 13th DAY OF Dec., 2006.

BY: Kathleen Palombi
Kathleen Palombi A.V.P.
PRINT NAME AND TITLE

NOTARYS ACKNOWLEDGMENT:

STATE OF CALIFORNIA } ss.
COUNTY OF Stanislaus }
ON Dec. 13, 2006, BEFORE ME, K. Palombi
PERSONALLY APPEARED John C. Williams
PERSONALLY KNOWN TO ME (OR 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/IT/ THEY EXECUTED THE SAME IN HIS/HER/ITS/ THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/ITS/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
WITNESS MY HAND: K. Palombi PRINTED NAME: K. Palombi
PRINCIPAL COUNTY OF BUSINESS: Stanislaus MY COMMISSION EXPIRES: March 17, 2009

NOTARYS ACKNOWLEDGMENT:

STATE OF CALIFORNIA } ss.
COUNTY OF San Joaquin }
ON December 8, 2006, BEFORE ME, Patricia Pimentel, Notary Public
PERSONALLY APPEARED Henry Claussen
PERSONALLY KNOWN TO ME (OR 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/IT/ THEY EXECUTED THE SAME IN HIS/HER/ITS/ THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/ITS/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
WITNESS MY HAND: Patricia Pimentel PRINTED NAME: Patricia Pimentel
PRINCIPAL COUNTY OF BUSINESS: San Joaquin MY COMMISSION EXPIRES: June 27, 2010

NOTARYS ACKNOWLEDGMENT:

STATE OF CALIFORNIA } ss.
COUNTY OF Stanislaus }
ON 12-13-06, BEFORE ME, Gina Murney, Notary Public
PERSONALLY APPEARED K. Palombi
PERSONALLY KNOWN TO ME (OR 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/IT/ THEY EXECUTED THE SAME IN HIS/HER/ITS/ THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/ITS/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
WITNESS MY HAND: Gina Murney PRINTED NAME: Gina Murney
PRINCIPAL COUNTY OF BUSINESS: Stanislaus MY COMMISSION EXPIRES: 7-1-08

DEL RIO LAGO

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19
TOGETHER WITH A PORTION OF THE NORTH HALF OF SECTION 30,
TOWNSHIP 2 SOUTH, RANGE 9 EAST, MOUNT Diablo BASE AND MERIDIAN,
STANISLAUS COUNTY, CALIFORNIA
AUGUST 2006

NORTHSTAR ENGINEERING GROUP, INC.

909 14th Street, Modesto, CA 95354
(209) 524-3525

BOARD OF SUPERVISORS' STATEMENT:

THIS IS TO STATE THAT THIS MAP IS DULY ACKNOWLEDGED, STATED AS REQUIRED BY LAW, HAVING BEEN PRESENTED TO THE BOARD OF SUPERVISORS, STANISLAUS COUNTY, STATE OF CALIFORNIA, WHICH BOARD IS THE GOVERNING BODY HAVING CONTROL OF THE ROADS, HIGHWAYS, STREETS, AVENUES, ALLEYS, WAYS, EASEMENTS, PLACES, ETC., IN THE TERRITORY SHOWN ON THIS MAP, AND IT IS ORDERED THAT THE VARIABLE WIDTH RIGHT OF WAY EASEMENT ALONG CARNER ROAD, AND LOT "B" AND LOT "X" FOR ACCESS AND PUBLIC UTILITIES, OTHER PUBLIC PLACES FOR AND DEDICATIONS AS SHOWN WITHIN THE EXTERIOR BOUNDARY OF THE LAND BEING SUBMITTED NOT BE ACCEPTED AT THIS TIME, BUT RESERVING THE RIGHT TO ACCEPT AT A FUTURE TIME ON BEHALF OF THE PUBLIC, AND PURSUANT TO SECTION 66454(a) OF THE SUBDIVISION MAP ACT, OTHERWISE THIS MAP IS APPROVED.

DATED THIS 22nd DAY OF April, 2008

BY: Thomas W. Mayfield
THOMAS W. MAYFIELD
PRINT NAME

CHRISTINE FERRARO TALLMAN, CLERK OF THE BOARD OF SUPERVISORS

BY: Susan E. Seibert
SUSAN E. SEIBERT
(PRINT NAME)

COUNTY ROAD COMMISSIONER'S STATEMENT:

I HEREBY STATE THAT THIS MAP COMPLIES WITH TITLE 20 OF THE STANISLAUS COUNTY SUBDIVISION CODE.

DATED THIS 9th DAY OF April, 2008

BY: Mark Machado
MARK MACHADO
PRINT NAME

TAX COLLECTOR'S CERTIFICATE:

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

ASSESSOR'S PARCEL NO. 004-089-061, 004-075-041

DATED THIS 14th DAY OF December, 2006

GORDON B. FORD
COUNTY TAX COLLECTOR

OMITTED SIGNATURES:

PURSUANT TO SECTION 66403 OF THE SUBDIVISION MAP ACT THE SIGNATURES OF THE FOLLOWING INTEREST HOLDERS HAVE BEEN OMITTED:

- EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY GRANTED TO MODESTO IRRIGATION DISTRICT AS DESCRIBED IN THE DEED FILED FOR RECORD ON NOVEMBER 17, 1936 AS INSTRUMENT NO. 15587 OF OFFICIAL RECORDS, STANISLAUS COUNTY RECORDS.
- EASEMENT FOR DITCH PURPOSES GRANTED TO MALE H. SMITH AS DESCRIBED IN THE DEED FILED FOR RECORD ON SEPTEMBER 14, 1944 AS INSTRUMENT NO. 13064 OF OFFICIAL RECORDS, STANISLAUS COUNTY RECORDS.
- EASEMENT FOR ROAD PURPOSES GRANTED TO JOHN A. MOPPETT, ET UX AS DESCRIBED IN DEED RECORDED ON FEBRUARY 27, 1946 AS INSTRUMENT NO. 4478, BOOK 824, PAGE 182 OF OFFICIAL RECORDS, STANISLAUS COUNTY RECORDS.
- EASEMENT FOR ROAD PURPOSES GRANTED TO PHILIP A. REDSTROM AND DOROTHY M. REDSTROM, AND CLARENCE H. SKILES AND GERTILDE SKILES, AND ROBERT R. SUTTON AND MARIE L. SUTTON AS DESCRIBED IN DEED RECORDED ON OCTOBER 11, 1972 AS INSTRUMENT NO. 15197 OF OFFICIAL RECORDS, STANISLAUS COUNTY RECORDS.
- EASEMENT FOR ROAD PURPOSES GRANTED TO THE COUNTY OF STANISLAUS AS DESCRIBED IN DEED RECORDED ON NOVEMBER 18, 1960 AS INSTRUMENT NO. 108873 OF OFFICIAL RECORDS, STANISLAUS COUNTY RECORDS.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JOHN WILLIAMS ON DECEMBER 01, 2006. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THESE POSITIONS BEFORE DECEMBER 30, 2006, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS 7th DAY OF December, 2006

MICHAEL K. JONES, L.S. 6805
LICENSE EXPIRATION DATE: SEPTEMBER 30, 2008

COUNTY SURVEYOR'S STATEMENT:

THIS IS TO STATE THAT I HAVE EXAMINED THE ACCOMPANYING FINAL MAP, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERNATIONS THEREOF. I FURTHER STATE THAT THIS MAP COMPLIES WITH ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND TITLE 20 OF THE STANISLAUS COUNTY SUBDIVISION CODE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP AND THAT THE MAP IS TECHNICALLY CORRECT.

DATED THIS 14th DAY OF April, 2008

BY: William B. Jones
WILLIAM B. JONES, L.S. 7982
REGISTRATION EXPIRATION DATE: 12/31/08

CLERK OF THE BOARD OF SUPERVISORS' STATEMENT:

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

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

DATED THIS 14th DAY OF December, 2006
CHRISTINE FERRARO TALLMAN, CLERK OF THE BOARD OF SUPERVISORS

BY: Elizabeth A. King
ELIZABETH A. KING
PRINT NAME

PLANNING COMMISSION STATEMENT:

THIS IS TO STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP AND ACTION TAKEN THEREBY BY THE STANISLAUS COUNTY PLANNING COMMISSION AT A REGULAR MEETING HELD ON THE BOARD OF SUPERVISORS

14th DAY OF December, 2006

DATED THIS 11th DAY OF February, 2008

BY: Ron E. Freitas
RON E. FREITAS, SECRETARY OF THE PLANNING COMMISSION

COUNTY RECORDER'S STATEMENT:

FILED THIS 15th DAY OF May, 2008, AT 10:21:59 P.M. IN BOOK 43 OF MAPS, AT PAGE 86.

STANISLAUS COUNTY RECORDS AT THE REQUEST OF J.C. WILLIAMS COMPANY, A CALIFORNIA CORPORATION.

FEES: \$ 29.00

BY: Carney Dertouzos
CARNEY DERTOUZOS
PRINT NAME

LEE LUNDGREN
COUNTY RECORDER

STANISLAUS COUNTY FILE: 2003-02

SHEET 1 OF 8

43 M 85

DEL RIO LAGO

DEL RIO LAGO

**BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF
SECTION 19 TOGETHER WITH A PORTION OF THE NORTH HALF OF SECTION 30,
TOWNSHIP 2 SOUTH, RANGE 9 EAST, MOUNT DIABLO BASE AND MERIDIAN,
STANISLAUS COUNTY, CALIFORNIA**

NORTHSTAR ENGINEERING GROUP, INC.

909 14th Street, Modesto, CA 95354
(209) 524-3525

LEGEND:

-  FOUND MONUMENT IN MONUMENT WELL AS NOTED.
 FOUND MONUMENT AS NOTED.
 SET 3/4" x 24" IRON PIPE TAGGED L.S. 6805
 SET 20.00 FOOT WITNESS CORNER (3/4" x 24" IRON PIPE TAGGED L.S. 6805), MEASURED ALONG THE LOT LINE, FROM ACTUAL LOT CORNER, UNLESS NOTED OTHERWISE.
 LIMITS OF THIS SURVEY
 SET 3/4" x 24" IRON PIPE TAGGED L.S. 6805 AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.
 CURVE SYMBOL
 INDICATES RESTRICTED ACCESS
 L.N.L. INSTRUMENT NUMBER
 I.P. IRON PIPE
 L.M.E. LAKE MAINTENANCE EASEMENT
 M.A.P. MAPS AND PLATS
 O.R. OFFICIAL RECORDS
 P.M. PARCEL MAP
 P.U.E. PUBLIC UTILITY EASEMENT
 R.S. RECORD OF SURVEY
 S.C.R. STANISLAUS COUNTY RECORDS
 SFN SEARCHED, FOUND NOTHING
 * CALCULATED USING REFERENCE NOTED
 W.C. INDICATES A SET WITNESS CORNER, MEASURED ALONG THE LOT LINE OR NOTED BEARING, FROM ACTUAL LOT CORNER THE DISTANCE NOTED.
 (M) INDICATES A MEASURED DISTANCE, ALL DISTANCES SHOWN ARE MEASURED, UNLESS OTHERWISE NOTED.
 PP. POWER POLE LOCATION (OVERHEAD UTILITY SERVICES)
 U. OVERHEAD UTILITIES

NOTES:

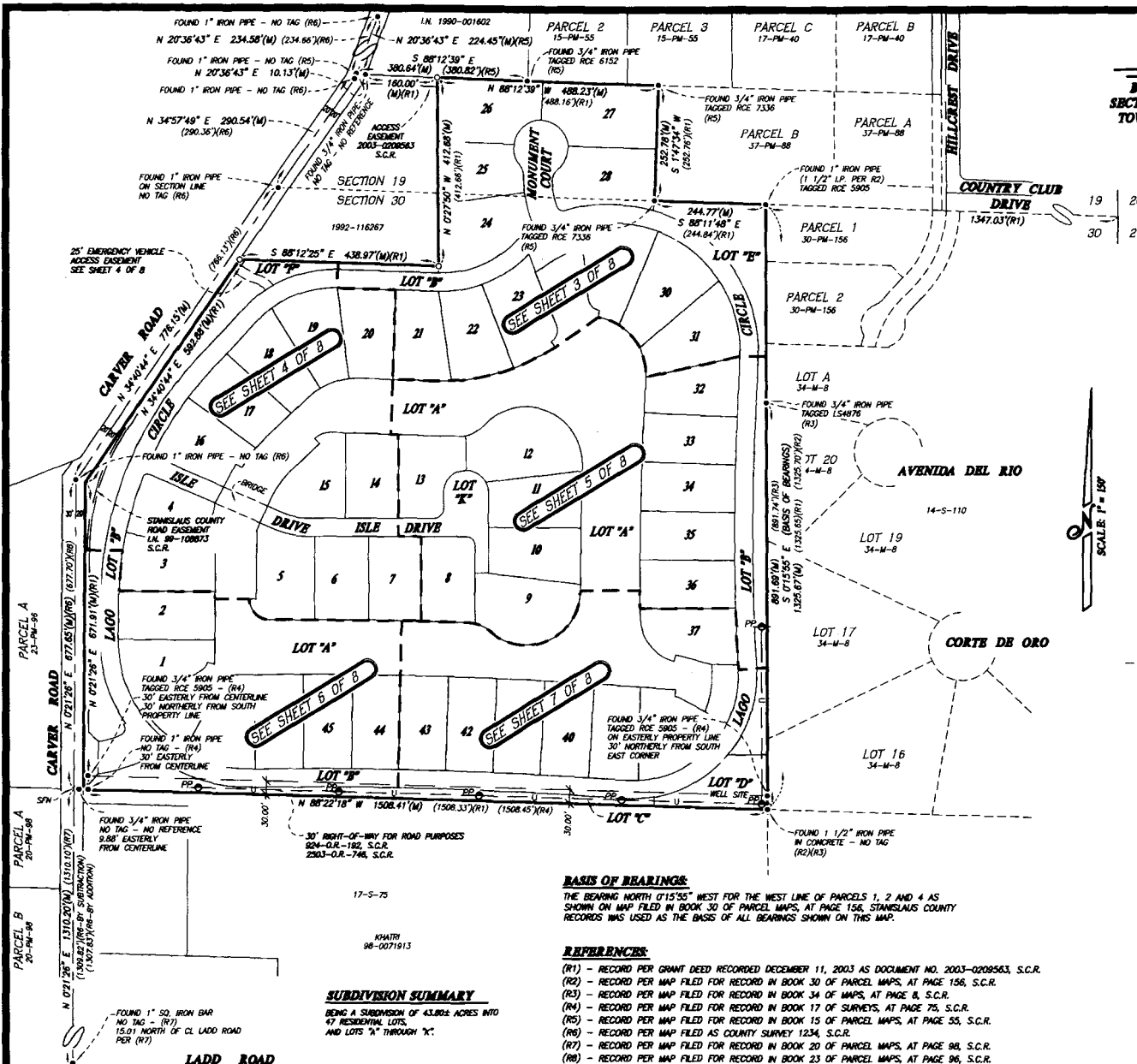
1. ALL REFERENCES ARE TO STANISLAUS COUNTY RECORDS.
2. ALL PIPE SIZES NOTED ARE INSIDE DIAMETER.
3. ALL LOT DIMENSIONS SHOWN ALONG LOT LINES THAT CONTAIN A WITNESS CORNER ARE FROM LOT CORNER TO LOT CORNER.
4. LOT "A" IS FOR PRIVATE STORM DRAIN PURPOSES AND SHALL BE MAINTAINED BY A MANDATORY HOMEOWNERS' ASSOCIATION.
5. LOT "B" AND LOT "C" SHALL BE MAINTAINED BY A MANDATORY HOMEOWNERS' ASSOCIATION. ALL ROADS WITHIN THE THE GATED COMMUNITY ARE PRIVATE, NON-COUNTY MAINTAINED ROADS.
6. LOT "B" AND LOT "C" ARE COVERED ENTIRELY BY A PUBLIC UTILITY EASEMENT.
7. APPROVED ACCESS EASEMENTS FROM CARNER ROAD TO ALL LOTS WITHIN THE SUBDIVISION SHALL BE CREATED BY SEPARATE DOCUMENT.
8. LOT "C", LOT "E" AND LOT "G" THROUGH "J" ARE FOR LANDSCAPE PURPOSES AND SHALL BE OWNED AND MAINTAINED ENTIRELY BY A MANDATORY HOMEOWNERS' ASSOCIATION.
9. LOT "K" IS FOR PRIVATE SEWAGE TREATMENT AND SHALL BE OWNED AND MAINTAINED BY A MANDATORY HOMEOWNERS' ASSOCIATION.
10. LOTS 1 THROUGH 47 SHALL BE OWNED AND MAINTAINED BY PRIVATE INDIVIDUALS.

RIGHT TO FARM STATEMENT:

MANY PROCEDURES NORMAL AND NECESSARY TO THE OPERATION OF AGRICULTURAL USES SUCH AS FIELD CROPS, VINEYARDS, ORCHARDS, DAIRY AND POULTRY FARMES AND FEED LOTS RESULT IN NOISE, ODOR, DUST, SPRAYING, IRRIGATION OR OTHER POTENTIALLY DETRIMENTAL EFFECTS TO RESIDENTIAL USE OF ADJACENT PROPERTIES. ALL PERSONS PURCHASING LOTS WITHIN THE CONFINES OF THIS APPROVED MAP FOR THE PURPOSE OF ESTABLISHING RESIDENCE SHOULD INVESTIGATE THE LIKELIHOOD OF SUCH CONFLICTS. (CHAPTER 9.32 OF THE STANISLAUS COUNTY ORDINANCE CODE)

SHEET 2 OF 8

43 M 85



43 M 85

DEL RIO LAGO

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19
TOGETHER WITH A PORTION OF THE NORTH HALF OF SECTION 30,
TOWNSHIP 2 SOUTH, RANGE 9 EAST, MOUNT Diablo BASIN AND MERIDIAN,
STANISLAUS COUNTY, CALIFORNIA

NORTHSTAR ENGINEERING GROUP, INC.

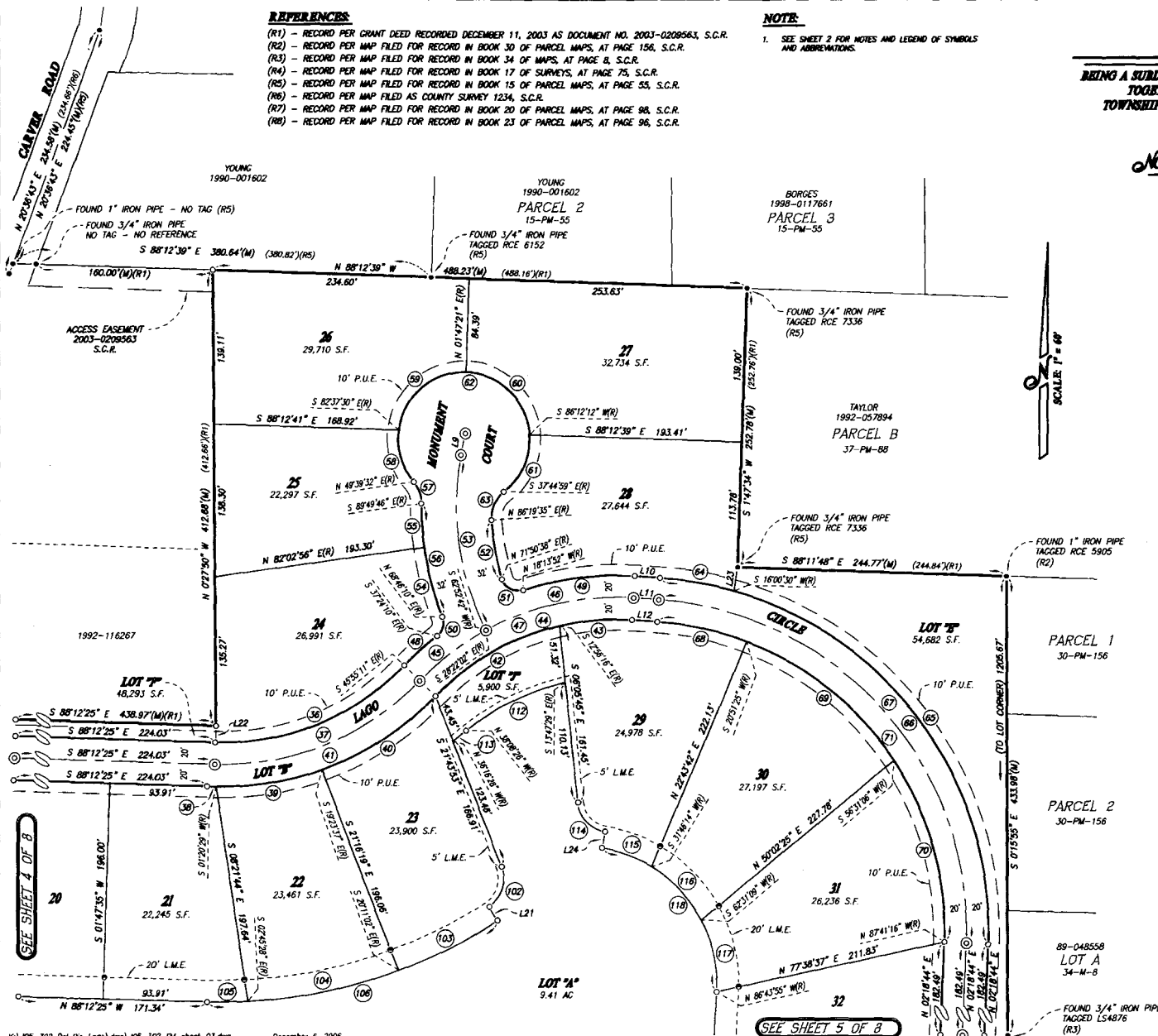
909 14th Street, Modesto, CA 95354
(209) 524-3525

REFERENCES

- (R1) - RECORD PER GRANT DEED RECORDED DECEMBER 11, 2003 AS DOCUMENT NO. 2003-0209563, S.C.R.
- (R2) - RECORD PER MAP FILED FOR RECORD IN BOOK 30 OF PARCEL MAPS, AT PAGE 156, S.C.R.
- (R3) - RECORD PER MAP FILED FOR RECORD IN BOOK 34 OF PARCEL MAPS, AT PAGE 8, S.C.R.
- (R4) - RECORD PER MAP FILED FOR RECORD IN BOOK 17 OF SURVEYS, AT PAGE 75, S.C.R.
- (R5) - RECORD PER MAP FILED FOR RECORD IN BOOK 15 OF PARCEL MAPS, AT PAGE 55, S.C.R.
- (R6) - RECORD PER MAP FILED AS COUNTY SURVEY 1234, S.C.R.
- (R7) - RECORD PER MAP FILED FOR RECORD IN BOOK 20 OF PARCEL MAPS, AT PAGE 98, S.C.R.
- (R8) - RECORD PER MAP FILED FOR RECORD IN BOOK 23 OF PARCEL MAPS, AT PAGE 96, S.C.R.

NOTE

1. SEE SHEET 2 FOR NOTES AND LEGEND OF SYMBOLS AND ABBREVIATIONS.



CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	DISTANCE
C36	47°42'44"	230.00'	191.83'	N 67°56'12" E	186.04'
C37	47°42'44"	230.00'	208.19'	N 67°56'12" E	202.22'
C38	47°42'44"	230.00'	213.17'	S 86°49'36" E	213.17'
C39	47°42'44"	230.00'	213.17'	N 80°59'20" E	213.17'
C40	47°42'44"	230.00'	213.17'	N 52°20'36" E	213.17'
C41	47°42'44"	230.00'	224.84'	N 67°56'12" E	218.40'
C42	47°42'44"	230.00'	132.40'	S 60°31'17" W	130.58'
C43	47°42'44"	230.00'	62.01'	S 85°24'30" W	68.77'
C44	47°42'44"	230.00'	198.41'	S 86°53'03" E	183.22'
C45	47°42'44"	230.00'	76.50'	S 52°51'24" W	76.29'
C46	47°42'44"	230.00'	140.18'	S 77°41'37" W	138.33'
C47	47°42'44"	230.00'	218.29'	S 68°53'03" E	218.02'
C48	47°42'44"	230.00'	49.14'	S 48°20'20" W	49.10'
C49	47°42'44"	230.00'	103.63'	S 82°45'49" E	102.97'
C50	47°42'44"	15.00'	18.33'	N 15°41'00" E	18.02'
C51	47°42'44"	15.00'	23.58'	S 63°11'37" E	21.23'
C52	47°42'44"	218.00'	35.10'	S 10°54'54" E	34.86'
C53	47°42'44"	230.00'	188.39'	S 07°49'54" E	188.22'
C54	47°42'44"	282.00'	65.36'	S 14°35'27" E	65.21'
C55	47°42'44"	282.00'	39.87'	S 03°53'25" E	39.94'
C56	47°42'44"	282.00'	109.33'	S 10°31'48" E	104.72'
C57	47°42'44"	30.00'	21.21'	N 20°03'07" W	20.77'
C58	47°42'44"	60.50'	20.38'	S 18°20'30" E	48.94'
C59	47°42'44"	60.50'	39.13'	S 49°34'55" W	81.29'
C60	47°42'44"	60.50'	66.14'	N 46°02'14" W	61.29'
C61	47°42'44"	60.50'	38.18'	N 24°13'36" E	36.85'
C62	47°42'44"	60.50'	207.64'	N 84°02'44" W	54.86'
C63	47°42'44"	30.00'	29.28'	S 24°17'18" W	28.13'
C64	47°42'44"	320.00'	68.44'	N 80°07'07" W	68.31'
C65	47°42'44"	320.00'	426.16'	N 30°50'23" W	395.36'
C66	47°42'44"	320.00'	494.60'	N 41°57'58" W	446.82'
C67	47°42'44"	300.00'	463.69'	N 41°57'58" W	418.69'
C68	47°42'44"	280.00'	81.58'	N 72°41'30" W	63.47'
C69	47°42'44"	280.00'	174.27'	N 51°18'44" W	171.47'
C70	47°42'44"	280.00'	174.92'	N 15°35'05" W	172.09'
C71	47°42'44"	280.00'	430.77'	N 41°57'58" W	390.06'
C72	47°42'44"	30.00'	41.54'	N 17°44'53" E	38.15'
C73	47°42'44"	468.00'	102.30'	N 63°51'18" E	102.16'
C74	47°42'44"	468.00'	141.73'	N 78°31'45" E	141.18'
C75	47°42'44"	468.00'	37.01'	N 89°31'03" E	37.00'
C76	47°42'44"	468.00'	281.13'	N 74°30'37" E	278.89'
C77	47°42'44"	240.00'	101.89'	S 64°02'07" W	101.42'
C78	47°42'44"	468.00'	15.17'	N 50°42'25" E	15.17'
C79	47°42'44"	30.00'	39.00'	S 43°20'06" E	36.31'
C80	47°42'44"	125.00'	48.75'	N 68°24'09" W	68.44'
C81	47°42'44"	125.00'	67.00'	N 42°31'18" W	66.28'
C82	47°42'44"	125.00'	67.00'	N 12°08'33" W	66.28'
C83	47°42'44"	125.00'	162.92'	N 36°39'14" W	162.03'

LINE	BEARING	LENGTH
L9	N 11°26'11" E	10.00'
L10	S 86°14'43" E	22.91'
L11	S 86°14'43" E	22.91'
L12	S 86°14'43" E	22.91'
L13	S 32°46'24" E	15.00'
L14	N 01°47'45" E	15.00'
L15	N 07°44'57" E	21.22'
L16	S 08°42'28" W	15.00'

43 M 85

43 M 85

DEL RIO LAGO

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19
TOGETHER WITH A PORTION OF THE NORTH HALF OF SECTION 18
TOWNSHIP 2 SOUTH, RANGE 9 EAST, MOUNT Diablo BASE AND MERIDIAN,
STANISLAUS COUNTY, CALIFORNIA

NORTHSTAR ENGINEERING GROUP, INC.

909 14th Street, Modesto, CA 95354
(209) 524-3525

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	DISTANCE
C17	42°34'46"	755.00	800.81	S 71°38'44" W	572.30
C18	23°49'50"	775.00	325.25	S 12°10'00" W	119.83
C19	18°45'20"	775.00	253.89	S 33°33'30" W	252.56
C20	42°34'46"	775.00	575.84	S 21°38'49" W	562.28
C21	158°14'	755.00	25.97	S 01°20'35" W	25.96
C22	9°49'33"	755.00	128.46	S 07°14'26" W	128.32
C23	9°49'33"	755.00	128.46	S 17°01'18" W	128.15
C24	21°31'58"	755.00	283.74	S 11°02'25" W	282.00
C25	81°56'59"	10.00	16.04	S 67°49'48" W	14.37
C26	92°44'00"	10.00	16.12	S 18°14'43" E	14.48
C27	102°32'52"	755.00	138.88	S 31°56'36" W	138.88
C28	5°53'59"	755.00	71.61	S 30°59'28" W	71.60
C29	16°25'51"	755.00	218.51	S 34°53'17" W	215.77
C31	48°51'23"	270.00	230.23	S 67°21'54" W	223.37
C32	48°51'23"	270.00	213.18	S 67°21'54" W	206.78
C33	102°52'11"	430.00	44.05	S 48°24'37" W	43.88
C34	37°33'01"	230.00	158.08	S 72°51'04" W	149.32
C35	48°51'23"	230.00	198.12	S 67°21'54" W	190.23
C36	6°42'02"	300.00	45.56	S 04°42'27" W	45.52
C101	9°43'02"	315.00	52.51	S 39°11'21" W	52.45
C102	6°05'11"	315.00	33.42	S 43°40'40" W	33.44
C103	15°38'33"	315.00	86.00	S 36°54'09" W	85.73
C107	7°41'52"	150.00	20.15	S 87°56'39" W	20.14
C108	26°50'40"	150.00	67.86	S 71°10'23" W	67.02
C109	11°31'37"	150.00	30.18	S 82°29'14" W	30.13
C110	30°24'08"	150.00	112.92	S 69°15'30" W	114.87
C144	26°46'14"	150.00	82.23	S 78°08'53" E	81.79
C145	27°57'00"	250.00	104.50	S 34°44'56" W	103.74
C146	45°04'08"	50.00	39.33	S 89°15'30" W	38.32
C181	0°30'13"	10346.00	118.02	N 88°56'25" W	118.02
C183	0°30'13"	10346.00	118.02	N 88°54'47" W	118.00
C184	0°30'13"	10346.00	82.21	S 88°48'17" W	82.21
C184	2°25'33"	10346.00	430.02	N 88°14'06" W	432.89
C185	80°48'18"	45.00	71.32	S 45°02'43" E	64.00
C187	27°46'14"	130.00	53.83	S 78°06'54" E	53.55
C188	27°46'14"	120.00	70.52	S 78°06'54" E	70.02
C177	34°19'18"	425.00	284.54	S 17°31'06" W	280.30
C182	34°19'18"	500.00	298.51	S 17°31'06" W	285.05
C186	34°19'18"	870.00	581.08	S 17°31'06" W	572.41
C187	30°31'13"	220.00	143.82	S 76°31'38" W	142.12
C188	81°19'38"	220.00	28.10	S 58°36'31" W	25.00
C189	13°00'32"	220.00	81.30	S 48°28'28" W	81.17
C190	18°24'41"	87.50	29.64	S 65°01'37" E	29.50
C191	38°29'20"	82.50	43.08	N 54°38'17" W	42.23
C192	18°24'41"	112.50	38.11	S 65°01'37" E	37.83
C183	30°54'52"	37.50	24.16	N 58°16'26" W	23.74

LINE	BEARING	LENGTH
L1	S 88°38'34" E	20.10
L16	N 02°54'12" E	57.01
L17	N 80°58'32" W(R)	15.00
L20	N 58°58'08" W(R)	15.00
L27	N 48°43'26" E	25.13
L28	S 47°16'54" E(R)	15.00
L30	S 80°38'54" E(R)	15.00
L31	N 23°46'14" E	47.68
L34	N 88°38'34" W	5.00
L35	S 55°18'16" E	3.00
L37	N 88°13'46" W	37.62
L38	N 88°13'46" W	37.62
L39	N 68°13'46" W	37.62
L47	N 00°21'26" E	81.54
L48	N 00°21'26" E	81.54
L49	N 00°21'26" E	81.54
L50	S 55°18'16" E	12.50
L51	S 55°18'16" E	12.50

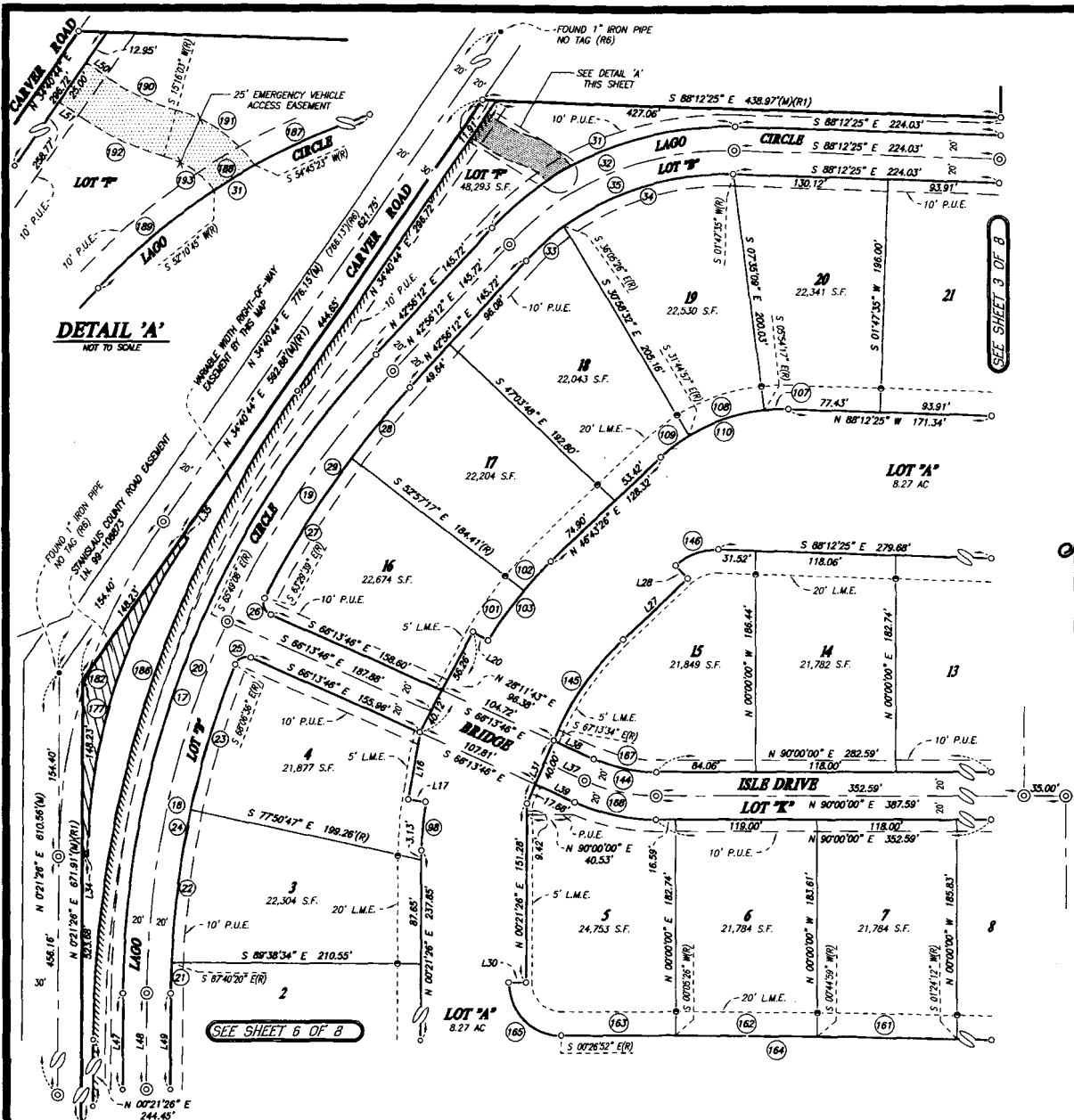
NOTE

1. SEE SHEET 2 FOR NOTES AND LEGEND OF SYMBOLS AND ABBREVIATIONS.

REFERENCES

- (R1) - RECORD PER GRANT DEED RECORDED DECEMBER 11, 2003 AS DOCUMENT NO. 2003-0209563, S.C.R.
- (R2) - RECORD PER MAP FILED FOR RECORD IN BOOK 30 OF PARCEL MAPS, AT PAGE 156, S.C.R.
- (R3) - RECORD PER MAP FILED FOR RECORD IN BOOK 34 OF MAPS, AT PAGE 8, S.C.R.
- (R4) - RECORD PER MAP FILED FOR RECORD IN BOOK 17 OF SURVEYS, AT PAGE 75, S.C.R.
- (R5) - RECORD PER MAP FILED FOR RECORD IN BOOK 15 OF PARCEL MAPS, AT PAGE 55, S.C.R.
- (R6) - RECORD PER MAP FILED AS COUNTY SURVEY 1234, S.C.R.
- (R7) - RECORD PER MAP FILED FOR RECORD IN BOOK 20 OF PARCEL MAPS, AT PAGE 98, S.C.R.
- (R8) - RECORD PER MAP FILED FOR RECORD IN BOOK 23 OF PARCEL MAPS, AT PAGE 95, S.C.R.

SHEET 4 OF 8



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December 6, 2006

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DEL RIO LAGO

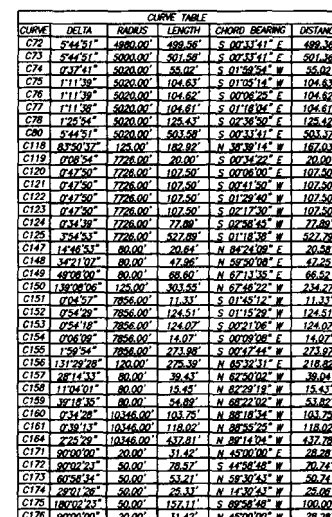
NORTHSTAR ENGINEERING GROUP, INC.

NOTE:

1. SEE SHEET 2 FOR NOTES AND LEGEND OF SYMBOLS AND ABBREVIATIONS.

REFERENCES:

(R1) - RECORD PER GRAN DEED RECORDED DECEMBER 11, 2003 AS DOCUMENT NO. 2003-0208583, S.C.R.
(R2) - RECORD PER MAP FILED FOR RECORD IN BOOK 30 OF PARCEL MAPS, AT PAGE 156, S.C.R.
(R3) - RECORD PER MAP FILED FOR RECORD IN BOOK 34 OF MAPS, AT PAGE 8, S.C.R.
(R4) - RECORD PER MAP FILED FOR RECORD IN BOOK 17 OF SURVEYS, AT PAGE 75, S.C.R.
(R5) - RECORD PER MAP FILED FOR RECORD IN BOOK 15 OF PARCEL MAPS, AT PAGE 55, S.C.R.
(R6) - RECORD PER MAP FILED AS COUNTY SURVEY 1234, S.C.R.
(R7) - RECORD PER MAP FILED FOR RECORD IN BOOK 20 OF PARCEL MAPS, AT PAGE 98, S.C.R.
(R8) - RECORD PER MAP FILED FOR RECORD IN BOOK 23 OF PARCEL MAPS, AT PAGE 96, S.C.R.



LINE TABLE		
LINE	BEARING	LENGTH
L26	N 90°00'00" E	30.00'
L27	N 00°00'00" W	34.97'

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December 6, 2006

SHEET 5 OF 8

43 M 85

43 M 85

DEL RIO LAGO

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19
TOGETHER WITH A PORTION OF THE NORTH HALF OF SECTION 30,
TOWNSHIP 2 SOUTH, RANGE 9 EAST, MOUNT Diablo BASE AND MERIDIAN,
STANISLAUS COUNTY, CALIFORNIA

NORTHSTAR ENGINEERING GROUP, INC.

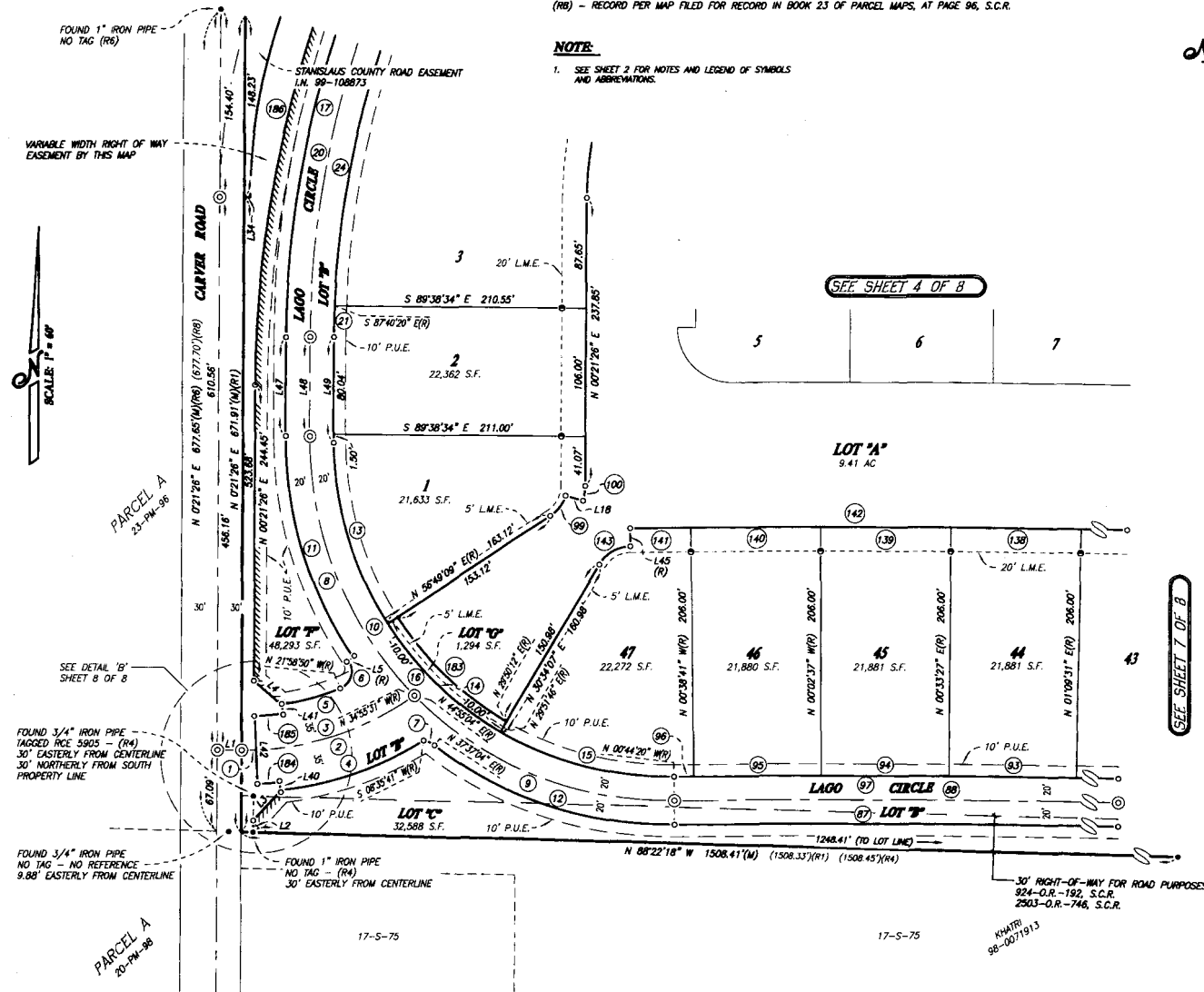
909 14th Street, Modesto, CA 95354
(209) 524-3525

REFERENCES

- (R1) - RECORD PER GRANT DEED RECORDED DECEMBER 11, 2003 AS DOCUMENT NO. 2003-0208563, S.C.R.
- (R2) - RECORD PER MAP FILED FOR RECORD IN BOOK 30 OF PARCEL MAPS, AT PAGE 156, S.C.R.
- (R3) - RECORD PER MAP FILED FOR RECORD IN BOOK 34 OF MAPS, AT PAGE 8, S.C.R.
- (R4) - RECORD PER MAP FILED FOR RECORD IN BOOK 17 OF SURVEYS, AT PAGE 75, S.C.R.
- (R5) - RECORD PER MAP FILED FOR RECORD IN BOOK 15 OF PARCEL MAPS, AT PAGE 55, S.C.R.
- (R6) - RECORD PER MAP FILED AS COUNTY SURVEY 1234, S.C.R.
- (R7) - RECORD PER MAP FILED FOR RECORD IN BOOK 20 OF PARCEL MAPS, AT PAGE 98, S.C.R.
- (R8) - RECORD PER MAP FILED FOR RECORD IN BOOK 23 OF PARCEL MAPS, AT PAGE 96, S.C.R.

NOTE

1. SEE SHEET 2 FOR NOTES AND LEGEND OF SYMBOLS AND ABBREVIATIONS.



SEE SHEET 4 OF 8

SEE SHEET 7 OF 8

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	DISTANCE
C1	74°42'50"	250.00'	11.84'	N 89°00'01" E	11.84'
C2	32°34'08"	250.00'	142.11'	N 71°21'32" E	140.20'
C3	32°16'57"	250.00'	143.85'	N 72°42'57" E	151.53'
C4	75°44'48"	285.50'	128.07'	N 71°01'10" E	122.00'
C5	118°31'02"	215.00'	50.72'	N 74°46'41" E	50.50'
C6	102°29'44"	15.50'	27.73'	N 16°46'19" E	24.18'
C7	28°01'23"	20.00'	10.13'	N 66°53'38" W	10.02'
C8	45°28'22"	300.00'	237.82'	S 22°21'45" E	231.72'
C9	45°39'24"	300.00'	238.06'	S 82°54'38" E	232.76'
C10	81°08'46"	300.00'	478.98'	S 45°11'27" E	428.30'
C11	34°49'59"	320.00'	184.54'	S 17°03'34" E	181.56'
C12	38°21'23"	320.00'	214.22'	S 71°33'38" E	210.24'
C13	33°42'17"	280.00'	163.90'	S 16°24'42" E	161.57'
C14	26°32'23"	280.00'	131.73'	S 46°39'40" E	130.82'
C15	82°46'08"	280.00'	149.55'	S 79°24'17" E	147.76'
C16	91°05'46"	280.00'	445.18'	S 45°11'26" E	399.75'
C17	42°34'46"	280.00'	580.81'	S 21°38'46" W	577.30'
C18	42°34'46"	275.00'	575.94'	S 21°38'49" W	562.78'
C19	28°18'14"	250.00'	25.97'	S 01°20'53" W	25.96'
C20	21°11'30"	250.00'	283.74'	S 11°07'29" W	282.00'
C21	4°18'33"	9980.00'	750.61'	N 88°35'03" W	750.43'
C22	4°18'33"	10000.00'	752.11'	N 88°35'03" W	751.94'
C23	0°38'04"	10000.00'	105.14'	N 89°08'41" W	105.14'
C24	0°38'04"	10000.00'	105.14'	N 89°44'35" W	105.14'
C25	0°38'04"	10000.00'	105.13'	S 89°39'21" W	105.13'
C26	0°05'30"	10000.00'	16.42'	S 89°16'30" W	16.42'
C27	4°18'33"	10000.00'	753.62'	N 88°35'03" W	753.44'
C28	40°49'28"	30.00'	21.29'	N 35°29'25" E	20.84'
C29	15°48'15"	45.00'	12.41'	N 08°15'53" E	12.37'
C30	0°38'04"	10000.00'	107.30'	N 89°08'41" W	107.30'
C31	0°38'04"	10000.00'	107.30'	S 89°39'21" W	107.30'
C32	0°38'04"	10000.00'	107.30'	S 89°12'53" W	107.30'
C33	0°38'04"	10000.00'	107.30'	S 89°10'38" W	107.30'
C34	0°38'04"	10000.00'	107.30'	S 89°08'41" W	107.30'
C35	0°38'04"	10000.00'	107.30'	S 89°06'41" W	107.30'
C36	0°38'04"	10000.00'	107.30'	S 89°04'41" W	107.30'
C37	0°38'04"	10000.00'	107.30'	S 89°02'41" W	107.30'
C38	0°38'04"	10000.00'	107.30'	S 89°00'41" W	107.30'
C39	0°38'04"	10000.00'	107.30'	S 88°58'41" W	107.30'
C40	0°38'04"	10000.00'	107.30'	S 88°56'41" W	107.30'
C41	0°38'04"	10000.00'	107.30'	S 88°54'41" W	107.30'
C42	0°38'04"	10000.00'	107.30'	S 88°52'41" W	107.30'
C43	0°38'04"	10000.00'	107.30'	S 88°50'41" W	107.30'
C44	0°38'04"	10000.00'	107.30'	S 88°48'41" W	107.30'
C45	0°38'04"	10000.00'	107.30'	S 88°46'41" W	107.30'
C46	0°38'04"	10000.00'	107.30'	S 88°44'41" W	107.30'
C47	0°38'04"	10000.00'	107.30'	S 88°42'41" W	107.30'
C48	0°38'04"	10000.00'	107.30'	S 88°40'41" W	107.30'
C49	0°38'04"	10000.00'	107.30'	S 88°38'41" W	107.30'
C50	0°38'04"	10000.00'	107.30'	S 88°36'41" W	107.30'
C51	0°38'04"	10000.00'	107.30'	S 88°34'41" W	107.30'
C52	0°38'04"	10000.00'	107.30'	S 88°32'41" W	107.30'
C53	0°38'04"	10000.00'	107.30'	S 88°30'41" W	107.30'
C54	0°38'04"	10000.00'	107.30'	S 88°28'41" W	107.30'
C55	0°38'04"	10000.00'	107.30'	S 88°26'41" W	107.30'
C56	0°38'04"	10000.00'	107.30'	S 88°24'41" W	107.30'
C57	0°38'04"	10000.00'	107.30'	S 88°22'41" W	107.30'
C58	0°38'04"	10000.00'	107.30'	S 88°20'41" W	107.30'
C59	0°38'04"	10000.00'	107.30'	S 88°18'41" W	107.30'
C60	0°38'04"	10000.00'	107.30'	S 88°16'41" W	107.30'
C61	0°38'04"	10000.00'	107.30'	S 88°14'41" W	107.30'
C62	0°38'04"	10000.00'	107.30'	S 88°12'41" W	107.30'
C63	0°38'04"	10000.00'	107.30'	S 88°10'41" W	107.30'
C64	0°38'04"	10000.00'	107.30'	S 88°08'41" W	107.30'
C65	0°38'04"	10000.00'	107.30'	S 88°06'41" W	107.30'
C66	0°38'04"	10000.00'	107.30'	S 88°04'41" W	107.30'
C67	0°38'04"	10000.00'	107.30'	S 88°02'41" W	107.30'
C68	0°38'04"	10000.00'	107.30'	S 88°00'41" W	107.30'
C69	0°38'04"	10000.00'	107.30'	S 87°58'41" W	107.30'
C70	0°38'04"	10000.00'	107.30'	S 87°56'41" W	107.30'
C71	0°38'04"	10000.00'	107.30'	S 87°54'41" W	107.30'
C72	0°38'04"	10000.00'	107.30'	S 87°52'41" W	107.30'
C73	0°38'04"	10000.00'	107.30'	S 87°50'41" W	107.30'
C74	0°38'04"	10000.00'	107.30'	S 87°48'41" W	107.30'
C75	0°38'04"	10000.00'	107.30'	S 87°46'41" W	107.30'
C76	0°38'04"	10000.00'	107.30'	S 87°44'41" W	107.30'
C77	0°38'04"	10000.00'	107.30'	S 87°42'41" W	107.30'
C78	0°38'04"	10000.00'	107.30'	S 87°40'41" W	107.30'
C79	0°38'04"	10000.00'	107.30'	S 87°38'41" W	107.30'
C80	0°38'04"	10000.00'	107.30'	S 87°36'41" W	107.30'
C81	0°38'04"	10000.00'	107.30'	S 87°34'41" W	107.30'
C82	0°38'04"	10000.00'	107.30'	S 87°32'41" W	107.30'
C83	0°38'04"	10000.00'	107.30'	S 87°30'41" W	107.30'
C84	0°38'04"	10000.00'	107.30'	S 87°28'41" W	107.30'
C85	0°38'04"	10000.00'	107.30'	S 87°26'41" W	107.30'
C86	0°38'04"	10000.00'	107.30'	S 87°24'41" W	107.30'
C87	0°38'04"	10000.00'	107.30'	S 87°22'41" W	107.30'
C88	0°38'04"	10000.00'	107.30'	S 87°20'41" W	107.30'
C89	0°38'04"	10000.00'	107.30'	S 87°18'41" W	107.30'
C90	0°38'04"	10000.00'	107.30'	S 87°16'41" W	107.30'
C91	0°38'04"	10000.00'	107.30'	S 87°14'41" W	107.30'
C92	0°38'04"	10000.00'	107.30'	S 87°12'41" W	107.30'
C93	0°38'04"	10000.00'	107.30'	S 87°10'41" W	107.30'
C94	0°38'04"	10000.00'	107.30'	S 87°08'41" W	107.30'
C95	0°38'04"	10000.00'	107.30'	S 87°06'41" W	107.30'
C96	0°38'04"	10000.00'	107.30'	S 87°04'41" W	107.30'
C97	0°38'04"	10000.00'	107.30'	S 87°02'41" W	107.30'
C98	0°38'04"	10000.00'	107.30'	S 87°00'41" W	107.30'
C99	0°38'04"	10000.00'	107.30'	S 86°58'41" W	107.30'
C100	0°38'04"	10000.00'	107.30'	S 86°56'41" W	107.30'
C101	0°38'04"	10000.00'	107.30'	S 86°54'41" W	107.30'
C102	0°38'04"	10000.00'	107.30'	S 86°52'41" W	107.30'
C103	0°38'04"	10000.00'	107.30'	S 86°50'41" W	107.30'
C104	0°38'04"	10000.00'	107.30'	S 86°48'41" W	107.30'
C105	0°38'04"	10000.00'	107.30'	S 86°46'41" W	107.30'
C106	0°38'04"	10000.00'	107.30'	S 86°44'41" W	107.30'
C107	0°38'04"	10000.00'	107.30'	S 86°42'41" W	107.30'
C108	0°38'04"	10000.00'	107.30'	S 86°40'41" W	107.30'
C109	0°38'04"	10000.00'	107.30'	S 86°38'41" W	107.30'
C110	0°38'04"	10000.00'	107.30'	S 86°36'41" W	107.30'
C111	0°38'04"	10000.00'	107.30'	S 86°34'41" W	107.30'
C112	0°38'04"	10000.00'	107.30'	S 86°32'41" W	107.30'
C113	0°38'04"	10000.00'	107.30'	S 86°30'41" W	107.30'
C114	0°38'04"	10000.00'	107.30'	S 86°28'41" W	107.30'
C115	0°38'04"	10000.00'	107.30'	S 86°26'41" W	107.30'
C116	0°38'04"	10000.00'	107.30'	S 86°24'41" W	107.30'
C117	0°38'04"	10000.00'	107.30'	S 86°22'41" W	107.30'
C118	0°38'04"	10000.00'	107.30'	S 86°20'41" W	107.30'
C119	0°38'04"	10000.00'	107.30'	S 86°18'41" W	107.30'
C120	0°38'04"	10000.00'	107.30'	S 86°16'41" W	107.30'
C121	0°38'04"	10000.00'	107.30'	S 86°14'41" W	107.30'
C122	0°38'04"	10000.00'	107.30'	S 86°12'41" W	107.30'

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DEL RIO LAGO

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19
TOGETHER WITH A PORTION OF THE NORTH HALF OF SECTION 36,
TOWNSHIP 2 SOUTH, RANGE 9 EAST, MOUNT DIABLO BASE AND MERIDIAN,
STANISLAUS COUNTY, CALIFORNIA

NORTHSTAR ENGINEERING GROUP, INC.

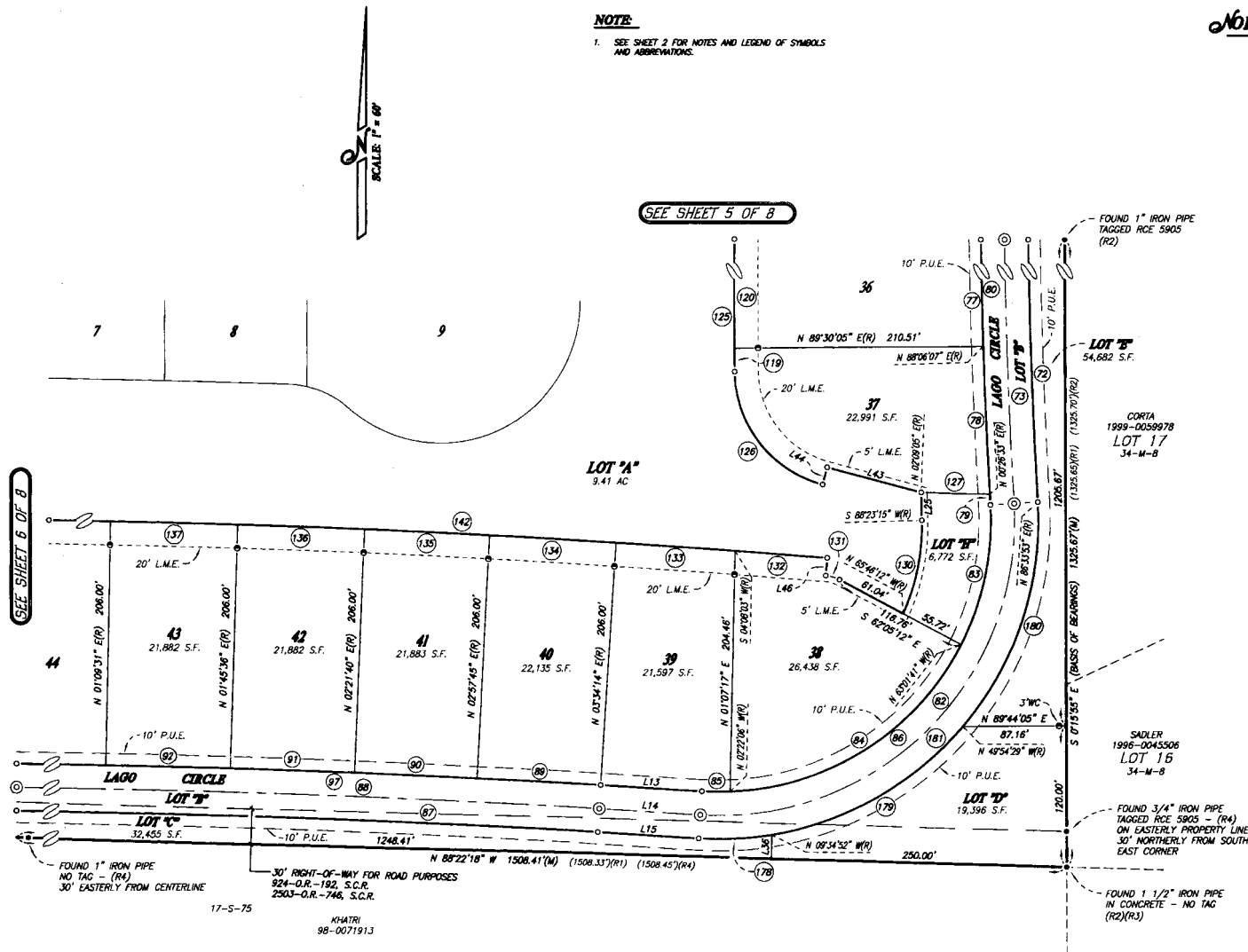
909 14th Street, Modesto, CA 95354
(209) 524-3525

REFERENCES

- (11) - RECORD PER MAP FILED FOR RECORD IN BOOK 11, 2003 AS DOCUMENT NO. 2003-0206563, S.C.R.
- (12) - RECORD PER MAP FILED FOR RECORD IN BOOK 30 OF PARCEL MAPS, AT PAGE 156, S.C.R.
- (13) - RECORD PER MAP FILED FOR RECORD IN BOOK 34 OF MAPS, AT PAGE 8, S.C.R.
- (14) - RECORD PER MAP FILED FOR RECORD IN BOOK 17 OF SURVEYS, AT PAGE 75, S.C.R.
- (15) - RECORD PER MAP FILED FOR RECORD IN BOOK 15 OF PARCEL MAPS, AT PAGE 55, S.C.R.
- (16) - RECORD PER MAP FILED AS COUNTY SUMMIT 1234, S.C.R.
- (17) - RECORD PER MAP FILED FOR RECORD IN BOOK 20 OF PARCEL MAPS, AT PAGE 98, S.C.R.
- (18) - RECORD PER MAP FILED FOR RECORD IN BOOK 23 OF PARCEL MAPS, AT PAGE 96, S.C.R.

NOTE:

1. SEE SHEET 2 FOR NOTES AND LEGEND OF SYMBOLS AND ABBREVIATIONS.



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	DISTANCE
C72	54.541°	9880.00	499.56	S 03°13'41" E	499.56
C73	54.541°	5000.00	501.56	S 03°34'14" E	501.56
C74	111.391°	5000.00	166.61	S 01°07'34" E	104.61
C75	77.971°	5000.00	173.67	S 03°23'32" E	173.67
C76	29.521°	5000.00	83.23	S 03°07'32" E	83.23
C77	54.541°	5000.00	501.58	S 03°34'14" E	501.58
C78	97.901°	2500.00	423.27	N 45°04'13" E	374.49
C79	307.241°	2500.00	122.06	N 11°46'08" E	120.64
C80	60.391°	3200.00	243.50	N 57°18'06" E	232.26
C81	109.231°	3200.00	243.50	N 86°22'56" E	233.87
C82	97.901°	2500.00	423.27	N 45°04'13" E	374.49
C83	418.331°	9880.00	250.61	N 88°35'13" E	250.43
C84	418.331°	10000.00	252.11	N 88°35'13" E	250.43
C85	0.361°	10000.00	166.14	N 88°41'01" E	106.96
C86	0.361°	10000.00	165.14	N 87°20'18" E	105.14
C87	0.361°	10000.00	162.14	N 87°52'26" E	103.14
C88	418.331°	10000.00	253.62	N 88°35'13" E	253.44
C89	0.081°	5476.00	272.60	N 90°45'22" E	270.44
C90	0.741°	5476.00	272.60	N 90°06'30" E	270.50
C91	3.941°	5476.00	327.89	S 01°18'36" E	327.79
C92	26.301°	5476.00	380.19	S 02°34'39" E	380.07
C93	26.301°	5476.00	380.19	S 02°34'39" E	380.07
C94	25.301°	5476.00	380.19	N 11°18'11" E	380.17
C95	25.301°	5476.00	380.19	N 11°18'11" E	380.17
C96	0.261°	10228.00	122.07	N 85°36'50" E	72.14
C97	0.261°	10228.00	122.07	N 85°36'50" E	72.14
C98	0.261°	10228.00	122.07	N 85°36'50" E	72.14
C99	0.261°	10228.00	122.07	N 85°36'50" E	72.14
C100	0.261°	10228.00	122.07	N 85°36'50" E	72.14
C101	0.261°	10228.00	122.07	N 85°36'50" E	72.14
C102	0.261°	10228.00	122.07	N 85°36'50" E	72.14
C103	0.261°	10228.00	122.07	N 85°36'50" E	72.14
C104	0.261°	10228.00	122.07	N 85°36'50" E	72.14
C105	0.261°	10228.00	122.07	N 85°36'50" E	72.14
C106	0.261°	10228.00	122.07	N 85°36'50" E	72.14
C107	0.261°	10228.00	122.07	N 85°36'50" E	72.14
C108	0.261°	10228.00	122.07	N 85°36'50" E	72.14
C109	0.261°	10228.00	122.07	N 85°36'50" E	72.14
C110	0.261°	10228.00	122.07	N 85°36'50" E	72.14
C111	0.261°	10228.00	122.07	N 85°36'50" E	72.14
C112	0.261°	10228.00	122.07	N 85°36'50" E	72.14
C113	0.261°	10228.00	122.07	N 85°36'50" E	72.14
C114	0.261°	10228.00	122.07	N 85°36'50" E	72.14
C115	0.261°	10228.00	122.07	N 85°36'50" E	72.14
C116	0.261°	10228.00	122.07	N 85°36'50" E	72.14
C117	0.261°	10228.00	122.07	N 85°36'50" E	72.14
C118	0.261°	10228.00	122.07	N 85°36'50" E	72.14
C119	0.261°	10228.00	122.07	N 85°36'50" E	72.14
C120	0.261°	10228.00	122.07	N 85°36'50" E	72

LINE TABLE		
LINE	BEARING	LENGTH
L13	N 86°25'46" W	85.52
L14	N 86°25'46" W	85.52
L15	N 86°25'46" W	85.52
L25	N 01°31'23" S	23.85
L36	N 01°37'42" E	20.15
L43	N 75°09'22" W	82.41
L44	N 14°30'38" E (R)	15.00
L46	N 04°34'17" E (R)	15.00

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**DECLARATION OF PUBLICATION
(C.C.P. S2015.5)**

**COUNTY OF STANISLAUS
STATE OF CALIFORNIA**

I am a citizen of the United States and a resident Of the County aforesaid; I am over the age of Eighteen years, and not a party to or interested In the above entitle matter. I am a printer and Principal clerk of the publisher of **THE MODESTO BEE**, printed in the City of **MODESTO**, County of **STANISLAUS**, State of California, daily, for which said newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of **STANISLAUS**, State of California, Under the date of **February 25, 1951, Action No. 46453**; that the notice of which the annexed is a printed copy, has been published in each issue there of on the following dates, to wit:

Jun 16, 2012

**NOTICE OF PUBLIC HEARING FOR
REVERSION TO ACREAGE DEL RIO
LAGO SUBDIVISION**

NOTICE IS HEREBY GIVEN that on June 26, 2012, at 9:10 a.m., or as soon thereafter as the matter may be heard, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, Lower Level, 1010 10th St., Modesto, CA, to consider a request to revert the Del Rio Lago Subdivision to acreage. This reversion to acreage will create one parcel from the 47 single family lots and common area of the Del Rio Lago Subdivision. This subdivision is located on 43.8 acres on the east side of Carver Road, south of Thunderbird Drive, Del Rio area. A CEQA Categorical Exemption will be considered.

APN: 004-101-001 through -031 and 004-100-001 through 030.

NOTICE IS FURTHER GIVEN that at the said time and place, interested persons will be given the opportunity to be heard. Material submitted to the Board for consideration (i.e. photos, petitions, etc.) will be retained by the County. If a challenge to the above application is made in court, persons may be limited to raising only those issues they or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board. For further information call (209) 525-4130. BY ORDER OF THE BOARD OF SUPERVISORS. DATED: June 16, 2012. ATTEST: Christine Ferraro Tallman, Clerk of the Board of Supervisors of the County of Stanislaus, State of California. Pam Villarreal, Deputy Clerk. Pub Dates Jun 16, 2012

I certify (or declare) under penalty of perjury
That the foregoing is true and correct and that
This declaration was executed at

MODESTO, California on

June 18th, 2012

(By Electronic Facsimile Signature)

Marie Hickman