

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

DEPT: Planning and Community Development *AF*

BOARD AGENDA # *D-1

Urgent Routine

AGENDA DATE June 11, 2013

CEO Concur with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Rescind a Portion of Williamson Act Contracts No. 71-0466, 72-1144, and 2003-4523, Located on State Route 4, East of the San Joaquin County Line and West of Milton Road, in the Farmington Area, Approval of a New Contract Pursuant to Minor Lot Line Adjustment PLN2013-0003, R & D Wagner Trust, and Authorization for the Director of Planning and Community Development to Execute a New Contract

STAFF RECOMMENDATIONS:

1. Approve and establish the following findings:

- a. The new contract 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restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years except as authorized under the County Implementation of AB 1265.

(Continued on page 2)

FISCAL IMPACT:

All costs associated with this item are included in the Lot Line Adjustment application fee. It is anticipated that there will be no net change in property tax or other revenue.

BOARD ACTION AS FOLLOWS:

No. 2013-280

On motion of Supervisor Monteith, Seconded by Supervisor Withrow

and approved by the following vote,

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

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval to Rescind a Portion of Williamson Act Contracts No. 71-0466, 72-1144, and 2003-4523, Located on State Route 4, East of the San Joaquin County Line and West of Milton Road, in the Farmington Area, Approval of a New Contract Pursuant to Minor Lot Line Adjustment PLN2013-0003, R & D Wagner Trust, and Authorization for the Director of Planning and Community Development to Execute a New Contract
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STAFF RECOMMENDATIONS:

- b. 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 In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the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.
 - c. At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.
 - d. 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.
 - e. 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.
 - f. The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.
 - g. 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.
2. Rescind a portion of Williamson Act Contracts No. 71-0466, 72-1144 and 2003-4523, located east of the San Joaquin County line and west of Milton Road, in the Farmington area.
 3. Approve a new contract pursuant to Minor Lot Line Adjustment PLN2013-0003, R & D Wagner Trust.
 4. Authorize the Director of Planning and Community Development to execute a new contract pursuant to Minor Lot Line Adjustment PLN2013-0003.

DISCUSSION:

Lot Line Adjustment Application No. PLN2013-0003 was approved by staff pending the Board's action required by the Williamson Act. The properties are located on State Route 4, east of the San Joaquin County line and west of Milton Road, in the Farmington area, in the unincorporated area of Stanislaus County.

Approval to Rescind a Portion of Williamson Act Contracts No. 71-0466, 72-1144, and 2003-4523, Located on State Route 4, East of the San Joaquin County Line and West of Milton Road, in the Farmington Area, Approval of a New Contract Pursuant to Minor Lot Line Adjustment PLN2013-0003, R & D Wagner Trust, and Authorization for the Director of Planning and Community Development to Execute a New Contract
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The lot line adjustment is requesting four (4) parcels go from 434.85, 160.00, 19.0, 569.1 acres (1,182.95 acres) to four (4) parcels of 236.60, 358.25, 187.60 and 400.50 (total 1,182.95 acres). The reason for the lot line adjustment request is for land use continuity using existing fence line, irrigated lands, dry land area, and land improvements as natural adjusted boundary lines. The existing 434.85 acre parcel is in silage, the 160.00 and 19.0 acre parcels are both in pasture, and the 569.1 acre parcel is half silage and half pasture. The existing 569.1 acre parcel contains two single-family dwellings, a garage, a shop, 2 sheds, a barn, and out buildings. All four (4) parcels are under the same ownership of R & D Wagner Trust.

The four parcels are currently enrolled in a portion of Williamson Act Contracts No. 71-0466, 72-1144, and 2003-4523. A new contract will be required to reflect the adjusted boundaries of the parcels. Pursuant to Section 51257 of the Government Code, Board approval is required for the rescission and simultaneous re-entry into the Williamson Act. 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 except as authorized under the County's implementation of AB 1265.
- (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

Approval to Rescind a Portion of Williamson Act Contracts No. 71-0466, 72-1144, and 2003-4523, Located on State Route 4, East of the San Joaquin County Line and West of Milton Road, in the Farmington Area, Approval of a New Contract Pursuant to Minor Lot Line Adjustment PLN2013-0003, R & D Wagner Trust, and Authorization for the Director of Planning and Community Development to Execute a New Contract

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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”)

- (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 applicants have provided written evidence to support the seven findings listed above, and staff agrees with that evidence. The proposed adjustment would not increase the number of developable parcels, will not reduce the number of acres in the existing Williamson Act contract, and would increase the agricultural viability of the parcel.

New Williamson Act contracts would typically come before the Board once a year, in December. 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 a portion of Williamson Act Contracts No. 71-0466, 72-1144, and 2003-4523 upon recording. The new contract will cover the entire 1,182.95 acres. As in the case with all Williamson Act contracts in Stanislaus County, the new contract will be subject to the provisions of AB 1265, pursuant to the Stanislaus County Board of Supervisors' actions on November 6, 2012.

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 December 2007) 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. Thus, this action supports the Board's priority of A Strong Agricultural Economy/Heritage.

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STAFFING IMPACT:

There are no staffing impacts associated with this item.

CONTACT PERSON:

Angela Freitas, Planning & Community Development Director
Telephone: (209) 525-6330

ATTACHMENTS:

1. Lot Line Adjustment Application No. PLN2013-0003
2. Lot Line Adjustment Approval Letter
3. Applicant's Statement of Findings
4. Map of Parcels Before the Proposed Lot Line Adjustment
5. Map of Parcels After the Proposed Lot Line Adjustment

(i:\planning\board of supervisors\lotlineadjustments\2013\la pln2013-0003- r & d wagner trust\la pln2013-0003- board report.doc)



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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

8,9
 S 217 T / R 10
 ZONE 4-7-40
 RECEIVED 1-11-2013
 APPLICATION NO. 2217-2013-005
 RECEIPT NO.

LOT LINE ADJUSTMENT APPLICATION

1. Property Owner(s):

Parcel 1
 R & D WAGNER TRUST
 Name
 22176 SKIFF ROAD, ESCALON, CA 9532022176
 Address, City, Zip
 (209) 838-7547
 Phone
 Fax Number

Parcel 2
 R & D WAGNER TRUST
 Name
 22176 SKIFF ROAD, ESCALON, CA 95320221
 Address, City, Zip
 (209) 838-7547
 Phone
 Fax Number

Parcel 3
 R & D WAGNER TRUST
 Name
 22176 SKIFF ROAD, ESCALON, CA 95320
 Address, City, Zip
 (209) 838-7547
 Phone
 Fax Number

Parcel 4
 R & D WAGNER TRUST
 Name
 22176 SKIFF ROAD, ESCALON, CA 95320
 Address, City, Zip
 (209) 838-7547
 Phone
 Fax Number

2. Name and address of person(s) preparing map: ASPEN SURVEY COMPANY, INC
1121 OAKDALE ROAD, SUITE 6, MODESTO, CA 95355

3. Assessor's Parcel No. of parcels adjusted:
 Parcel 1: Book 001 Page 007 No. 009 Parcel 2: Book 001 Page 007 No. 009
 Parcel 3: Book 001 Page 009 No. 022 Parcel 4: Book 001 Page 009 No. 025

4. Size of all adjusted parcels:

	<u>Before</u>	<u>After</u>
Parcel 1:	<u>434.85 ACRES</u>	<u>236.6 ACRES</u>
Parcel 2:	<u>160.0 ACRES</u>	<u>358.25 ACRES</u>
Parcel 3:	<u>19 ACRES</u>	<u>187.6 ACRES</u>
Parcel 4:	<u>569.1 ACRES</u>	<u>400.5 ACRES</u>

5. Why are the lot lines being changed? BE SPECIFIC TO ADJUST 4 EXISTING PARCELS FOR LAND USE
CONTINUITY USING EXISTING FENCELINES, IRRIGATED LANDS, DRY LAND AREAS AND LAND IMPROVEMENTS
AS NATURAL ADJUSTED BOUNDARIES.

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

- Residential
 - Single Family
 - Duplex
 - Multiple
 - Commercial
 - Industrial
 - Other (Specify) _____
- Agriculture
 - Row Crop - type Alfalfa, winter oats
 - Trees - type _____
 - Vines - type _____
 - Range (unirrigated) _____
 - Pasture (Irrigated) _____
 - Poultry _____
 - Dairy _____
 - Other (Specify) _____

7. List all structures on properties: TWO HOUSES, GARAGE, SHOP, TWO SHEDS AND A BARN AND MISC OUT BUILDINGS

8. How have these parcels been utilized in the past, if different than current use? THE SAME

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

Parcel 1: JUNE 29, 2004 Parcel 2: JUNE 29, 2004
 Parcel 3: JUNE 29, 2004 Parcel 4: JUNE 29, 2004

10. What are the Williamson Act Contract numbers?

Parcel 1: 71-0466 Parcel 2: 71-0466
 Parcel 3: 72-1144 Parcel 4: 2003-4523

11. Do the parcels irrigate? Yes No If yes, how? PRIVATE WELL, SHH Springs - Rock Creek WATER DISTRICT

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

13. Signature of property owner(s)

<p><u>Richard Wagner - TRUSTEE</u> Owner's Signature</p> <p><u>Drena Z. Wagner - TRUSTEE</u> Owner's Signature</p> <p>_____ Owner's Signature</p> <p>_____ Owner's Signature</p>	<p><u>RICHARD WAGNER</u> Owner's Name Printed</p> <p><u>Drena Z. Wagner</u> Owner's Name Printed</p> <p>_____ Owner's Name Printed</p> <p>_____ Owner's Name Printed</p>
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DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354
Phone: 209.525-6330 Fax: 209.525.5911

March 22, 2013

Aspen Survey
1121 Oakdale Road, Suite 6
Modesto, CA 95355

**SUBJECT: TENTATIVE APPROVAL OF LOT LINE ADJUSTMENT NO. PLN2013-0003
R & D WAGNER TRUST**

The Stanislaus County Department of Planning and Community Development, completed its consideration of your application on **March 22, 2013**, 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 \$628.00, payable to the Planning Department, along with a copy of the letter must be delivered to this office by **4:30 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.

As stated in the Conditions of Approval a new deed reflecting this lot line adjustment will need to be recorded.

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

Sincerely,

Carole Maben
Associate Planner

Enclosure

cc: R & D Wagner Trust

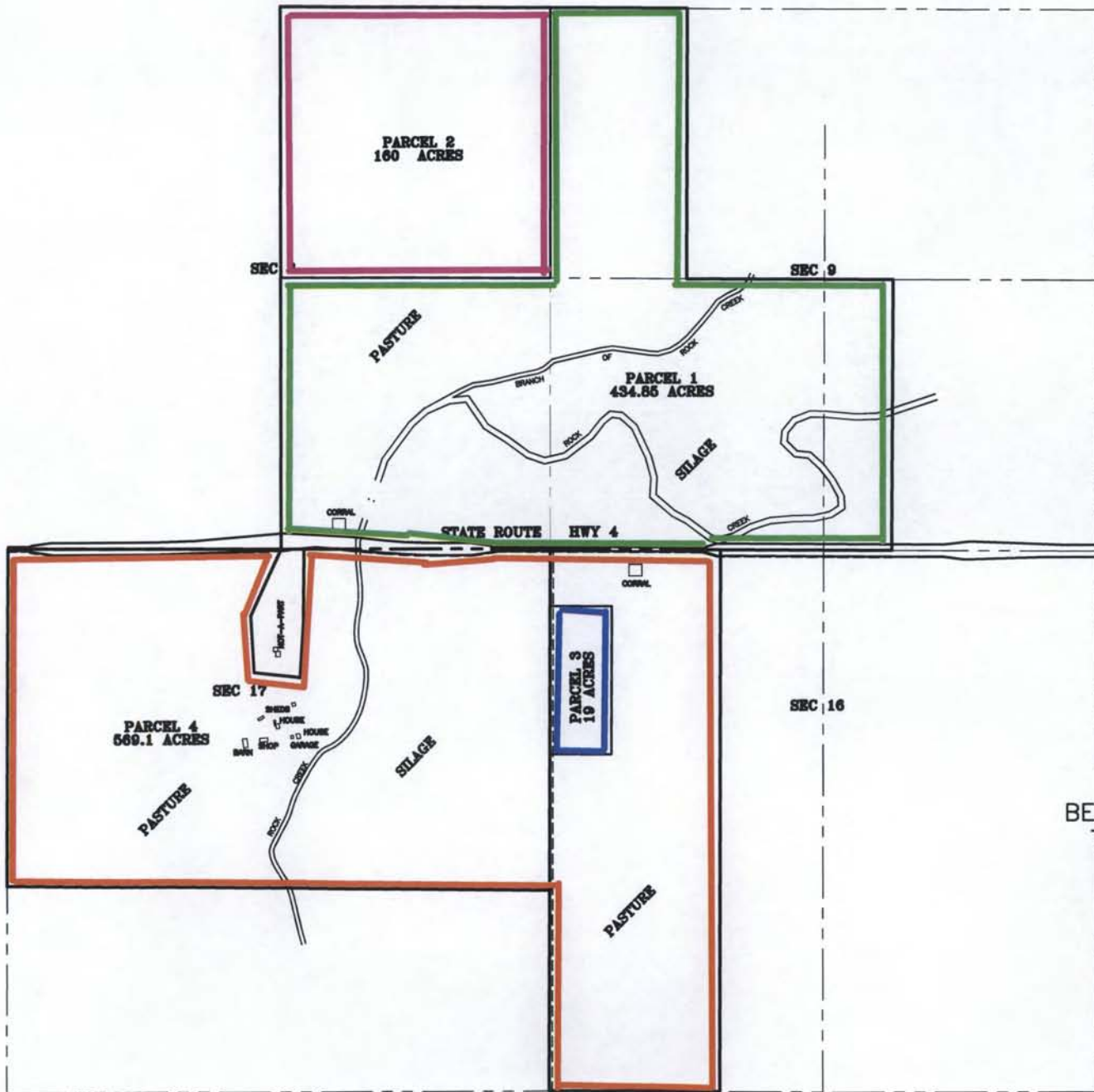
ATTACHMENT 2

STRIVING TO BE THE BEST COUNTY IN AMERICA

- 1) Following approval of the lot line adjustment, existing Williamson Act contract will be rescinded and simultaneously reentered pursuant to the adjusted boundaries in conformance with **Government code § 51257**. The new contracts will be in effect for a period of at least 10 years.
- 2) The current land contracts cover a total acreage of 1182.95± acres. After the lot line adjustment, the contracts will cover 1182.95± acres. There will be **NO** contract acres lost as a result of this adjustment.
- 3) 100% of land under former contracts will be placed into new contracts and remain for a period of 10 years.
- 4) Consistent with **Government code § 51222**, all resulting parcels will be over 10 acres after the lot line adjustment and will remain or be placed into productive agricultural use.
- 5) This lot line adjustment does not compromise the long-term agricultural productivity of either parcel. Adjusting of the parcel lines will actually increase the feasibility for continued agricultural use. Fence lines and road easements have been in place for many years. Historically scenic boundaries will not change.
- 6) The parcels will continue to remain restricted by contract and will continue to be used for agricultural productivity. As such, the lot line adjustment will have no impact on adjacent lands currently utilized for agricultural purposes.
- 7) This lot line adjustment does not result in a greater number of parcels that previously existed. No additional parcels will be created after this lot line adjustment. None of the parcels are inconsistent with the Stanislaus County General Plan.

Conclusion:

This Lot Line adjustment is being requested to recognize the natural separation of non-irrigated pasture lands with those of irrigated farmlands. The results of this adjustment will avoid costly irrigation systems and grading of land. This adjustment allow the continued agricultural use and enjoyment.



**SUPPLIMENT PLAT
FOR LOT LINE
ADJUSTMENT
PLN 2013-003**

BEING A PORTION OF SECTIONS 8 AND 9
TOWNSHIP 1 NORTH, RANGE 10 EAST,
MOUNT DIABLO MERIDIAN
STANISLAUS COUNTY-CALIFORNIA

ASPEN SURVEY
COMPANY INC.
1121 OAKDALE RD., STE. 6 MODESTO, CA 95355
PH: (209) 526 9724 FX: (209) 526 0472

APRIL 11, 2013

BEFORE ADJUSTMENT

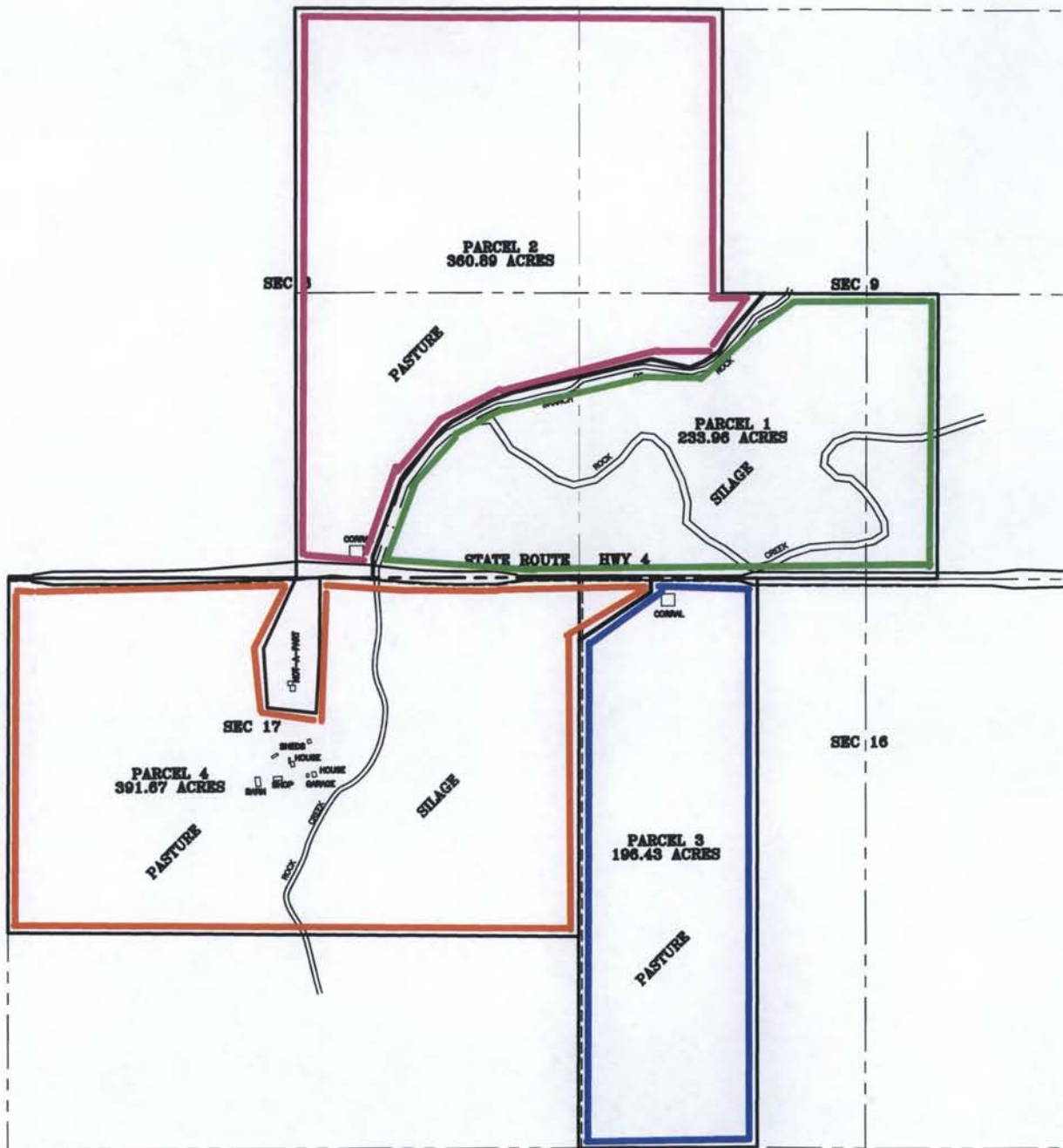
**SUPPLEMENT PLAT
FOR LOT LINE
ADJUSTMENT
PLN 2013-003**

BEING A PORTION OF SECTIONS 8 AND 9
TOWNSHIP 1 NORTH, RANGE 10 EAST,
MOUNT DIABLO MERIDIAN
STANISLAUS COUNTY-CALIFORNIA

ASPEN SURVEY
COMPANY INC.
1121 OAKDALE RD., STE. 6 MODESTO, CA 95355
PH: (209) 526 9724 FX: (209) 526 0472

APRIL 11, 2013

AFTER ADJUSTMENT





Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2013-0053494-00

Acct 121-Planning.
Friday, JUN 21, 2013 08:14:07
Ttl Pd \$56.00 Rcpt # 0003395092
LLP/R2/1-14

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 22, 2013, approved the lot line adjustment herein described submitted under the name of R & D Wagner Trust Lot Line Adjustment No. PLN2013-0003 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.

ANGELA FREITAS, DIRECTOR

By: Carol Ann Maben June 17, 2013
Carol Ann Maben, Associate Planner
Stanislaus County Department of Planning
and Community Development
Date

14
JP

CONDITIONS FOR LOT LINE ADJUSTMENT NO. PLN2013-0003

R & D WAGNER TRUST

PLANNING DEPARTMENT

1. Following Staff approval, all parties of interest in the subject parcels, including security holders, shall sign a Certificate of Lot Line Adjustment.
2. A deed shall be prepared and recorded for all parcels which reflect the lot line adjustment.
3. A Record of Survey shall be filed if required by Section 8762 of the Business and Professions Code.
4. Because all parcels are currently covered by Williamson Act Contracts, all contracts must be rescinded and replaced with new contracts for the new parcels. The Board of Supervisors MUST approve the new contracts as Per Section 51257 of the Government Code:

To facilitate a lot line adjustment, 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. (Govt. Code §51222. ... 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)

(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.

CONDITIONS FOR LOT LINE ADJUSTMENT NO. PLN2013-0003

R & D WAGNER TRUST

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(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.

You must provide written evidence to support the seven findings listed above.

NOTE: **A record of survey would be very helpful in documenting this lot line adjustment, to accommodate any future transaction involving your property**

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Stanislaus

On June 17, 2013 before me, Christine Michele Smith, Notary Public

personally appeared Carol Ann Maben



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: Christine Michele Smith

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: March 22, 2013

Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

Signer's Name:

Corporate Officer — Title(s):

Corporate Officer — Title(s):

Individual

Individual

Partner — Limited General

Partner — Limited General

Attorney in Fact

Attorney in Fact

Trustee

Trustee

Guardian or Conservator

Guardian or Conservator

Other:

Other:

Signer Is Representing:

Signer Is Representing:

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

LOT LINE NO. PLN2013-0003

OWNERS:

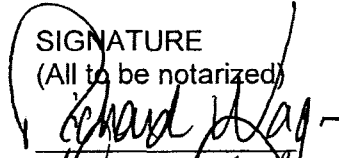
NAME
(Print or type)

SIGNATURE
(All to be notarized)

DATE

SIGNED AT
(City)

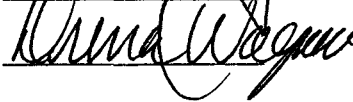
RICHARD WAGNER



4/24/13

MODESTO

DRENA WAGNER



4/24/13

MODESTO

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

LOT LINE NO. PLN2013-0003

SECURITY HOLDERS:

OWNERS:

NAME
(Print or type)

SIGNATURE
(All to be notarized)

DATE

SIGNED AT
(City)

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

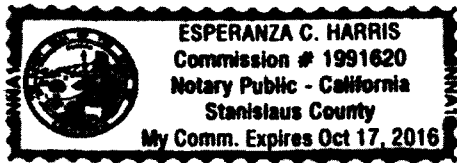
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Stanislaus

On April 24, 2013 before me, Esperanza C. Harris, Notary Public

personally appeared Richard Wagner and Drena Wagner



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 Esperanza C. Harris

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: _____

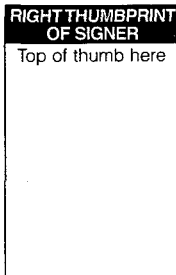
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

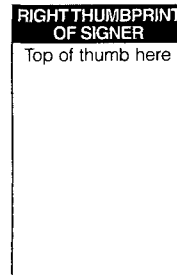
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



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: _____

Exhibit A
(Before Adjustment)
Legal Description

All that certain real property situate in the Unincorporated Area, County of Stanislaus, State of California, described as follows:

Parcel 1:

The East half of Section 8; the West half of the Northwest quarter of Section 9; the Southwest quarter of Section 9; and the West half of the West half of the Southeast quarter of Section 9, all in Township 1 North, Range 10 East, Mount Diablo Base and Meridian.

EXCEPT THEREFROM all that portion described in Deed to the State of California, recorded July 8, 1977 in Book 2935 at Page 881, as Instrument No 1494, Official Records.

Also EXCEPTING THERE FROM that portion described in Grant Deed from John S. Ford to William B. Ford filed July 11, 1877 in Book 34 of Official Records at Page 370. said portion described as follows:

The Northeast quarter of Section 8, in Township 1 North, Range 10 East, Mount Diablo Base and Meridian.

Parcel 2:

The Northeast quarter of Section 8, in Township 1 North, Range 10 East, Mount Diablo Base and Meridian. According to that certain Grant Deed from John S. Ford to William B. Ford filed July 11, 1877 in Book 34 of Official Records at Page 370.

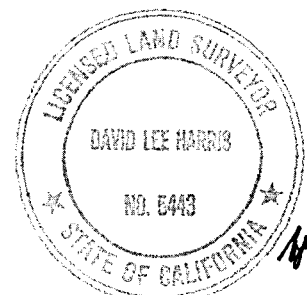
Parcel 3:

All that portion of Section 16, Township 1 North, Range 10 East, Mount Diablo Base and Meridian, more particularly described as follows:

The South 1452.00 feet of the North 2052.00 feet of the West 600.00 feet of the Northwest quarter of Section 16, Township 1 North, Range 10 East, Mount Diablo Base and Meridian.

The Northerly and Southerly lines shall be parallel with the North line of said Section 16.

The Easterly line shall be parallel with the Westerly line of said Section 16.



April 10, 2013

Dd eH

Parcel 4:

The North Half of Section 17 and the North half of the of the North half of the South half of Section 17 in Township 1 North, Range 10 East, Mount Diablo Base and Meridian.

TOGETHER WITH the West half of Section 16 and the West half of the West half of the East half of Section 16, in Township 1 North, Range 10 East, Mount Diablo Base and Meridian.

EXCEPTING THEREFROM a portion of Section 17, Township 1 North, Range 10 East, Mount Diablo Base and Meridian, described as follows:

BEGINNING at an iron pipe marking the North quarter section corner of said Section 17, as said corner is shown on Map of Survey filed in Volume 4 at page 7 of Surveys, Stanislaus County Records; thence south 89° 56' 30" East along said North line of Section 17 a distance of 224.8 feet; thence South 0° 39' 20" West a distance of 733.6 feet; thence South 3° 17' 40" West a distance of 528.15 feet; thence North 83° 38' 00" West a distance of 452.6 feet; thence North 3° 23' 30" East a distance of 555.0 feet; thence North 24° 23' 30" East a distance of 721.3 feet to the point of beginning.

ALSO EXCEPTING THEREFROM all that portion in Deed from Wallace Groves etal to State of California, recorded July 8, 1977 in Book 2935 at Page 881, as Instrument No. 1494, Official Records.

ALSO EXCEPTING THEREFROM that portion of the Northwest quarter of Section 16, Township 1 North, Range 10 East, Mount Diablo Base and Meridian, and more particularly described as follows:

The South 1452 feet of the North 2052.00 feet of the West 600.00 feet of the Northwest quarter of said Section 16. The Northerly and Southerly lines of said parcel shall be parallel with the North line of said Section 16. The Easterly line of said parcel shall be parallel with the Westerly line of said Section 16.

TOGETHER WITH an ingress and egress easement for access purposes over and across the Westerly 30 feet of the Northerly 600 feet of the Northwest quarter of said Section 16.

ALSO EXCEPTING THEREFROM all that portion in Deed from Department of Veterans etal to the State of California, recorded June 29, 1977 in Book 2932 at Page 385, as Instrument No. 75123, Official Records.

ALSO EXCEPTING THEREFROM the Easterly 1657.74 feet of the following described land:

The West half together with the West half of the West half of the East half of said Section 16. The 1657.74 feet is measured Westerly at right angles from the East line of the West half of the West half of the East half of said Section 16. The Westerly line of said parcel shall be parallel with the East line of the West half of the West half of the East half of said Section 16.

End of Legal Description

David Lee Harris
APR 10, 2013
LICENSED LAND SURVEYOR
DAVID LEE HARRIS
NO. 5443

Exhibit B
(After Adjustment)
Legal Description

All that certain real property situate in the Unincorporated Area, County of Stanislaus, State of California, described as follows:

Parcel 1:

All that portion of the southeast quarter of Section 8, the southwest quarter of Section 9 and the west half of the west half of the southeast quarter of Section 9 all in Township 1 North, Range 10 East, Mount Diablo Meridian lying south and southeast of the following described line;

Beginning at a point on the east-west quarter section line that is east 389.1 feet from the southwest corner of the northwest quarter of above said Section 9 said point being on an existing fence line; thence in a southwesterly direction following said fence line the following 13 courses;

1. South 40°51'02" West 490.67 feet;
2. South 31°00'53" West 193.98 feet;
3. South 56°41'34" West 169.53 feet;
4. South 66°32'08" West 133.51 feet;
5. North 77°36'08" West 367.28 feet;
6. South 76°51'17" West 1337.41feet;
7. South 70°37'39" West 204.87 feet;
8. South 62°20'18" West 420.57 feet;
9. South 51°16'36" West 122.72 feet;
10. South 40°40'38" West 527.17 feet;
11. South 33°21'25" West 75.29 feet;
12. South 20°18'11" West 762.06 feet;
13. South 00°21'53" West 195.42 feet to the south line of said Section 8 and the end of this described line.

EXCEPT THEREFROM all that portion described in Deed to the State of California, recorded July 8, 1977 in Book 2935 at Page 881, as Instrument No 1494, Official Records.

Containing 233.96 acres more or less

The above said Parcel being subject to all easements and rights-of-way of record.



April 10, 2013

Dd Lh

Exhibit B
(After Adjustment)
Legal Description

All that certain real property situate in the Unincorporated Area, County of Stanislaus, State of California, described as follows:

Parcel 2:

The northeast quarter of Section 8, the west half of the northwest quarter of Section 9 and those portions of the southwest quarter of Section 9 and the southeast quarter of Section 8 all in Township 1 North, Range 10 East, Mount Diablo Meridian lying north and northwest of the following described line;

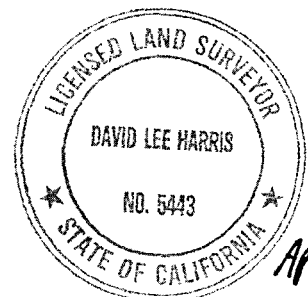
Beginning at a point on the east-west quarter section line that is east 389.1 feet from the southwest corner of the northwest quarter of above said Section 9 said point being on an existing fence line; thence in a southwesterly direction following said fence line the following 13 courses;

1. South 40°51'02" West 490.67 feet;
2. South 31°00'53" West 193.98 feet;
3. South 56°41'34" West 169.53 feet;
4. South 66°32'08" West 133.51 feet;
5. North 77°36'08" West 367.28 feet;
6. South 76°51'17" West 1337.41feet;
7. South 70°37'39" West 204.87 feet;
8. South 62°20'18" West 420.57 feet;
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10. South 40°40'38" West 527.17 feet;
11. South 33°21'25" West 75.29 feet;
12. South 20°18'11" West 762.06 feet;
13. South 00°21'53" West 195.42 feet to the south line of said Section 8 and the end of this described line.

EXCEPT THEREFROM all that portion described in Deed to the State of California, recorded July 8, 1977 in Book 2935 at Page 881, as Instrument No 1494, Official Records.

Containing 360.89 acres more or less

The above said Parcel being subject to all easements and rights-of-way of record.



April 10, 2017

DLH

Exhibit B
(After Adjustment)
Legal Description

All that certain real property situate in the Unincorporated Area, County of Stanislaus, State of California, described as follows:

Parcel 3:

The West half together with the West half of the West half of the East half of Section 16, Township 1 North, Range 10 East, Mount Diablo Base and Meridian, EXCEPTING THEREFROM the East 1657.74 feet as measured at right angles from the East line of the West half of the West half of the East half of said Section 16.

EXCEPTING THEREFROM a portion of the Northwest quarter of Section 16, Township 1 North, Range 10 East, Mount Diablo Base and Meridian, described as follows:

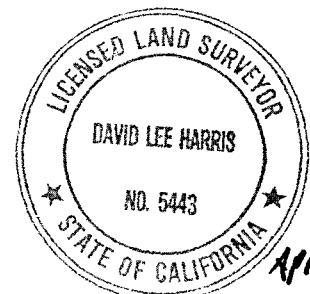
BEGINNING at the Northwest corner of Section 16, thence South 00°24'33" West along the west line of said Section 16, a distance of 548.5 feet; thence leaving said west line, North 56°35'46" East, following along the southerly side of an existing fence line, 806.06 feet; thence North 00°51'12" East, 135.20 feet to the North line of said Section 16; thence North 89°31'46" West along said North line, 670.77 feet to the Point Of Beginning.

ALSO EXCEPTING THEREFROM all that portion in Deed from Wallace Groves etal to State of California, recorded July 8, 1977 in Book 2935 at Page 881, as Instrument No. 1494, Official Records.

AND ALSO EXCEPTING THEREFROM all that portion in Deed from Department of Veterans etal to the State of California, recorded June 29, 1977 in Book 2932 at Page 385, as Instrument No. 75123, Official Records.

Containing 196.43 acres more or less

The above said Parcel being subject to all easements and rights-of-way of record.



April 10, 2013

DLH

Exhibit B
(After Adjustment)
Legal Description

All that certain real property situate in the Unincorporated Area, County of Stanislaus, State of California, described as follows:

Parcel 4:

The North Half of Section 17 and the North half of the of the North half of the South half of Section 17 in Township 1 North, Range 10 East, Mount Diablo Base and Meridian.

TOGETHER WITH a portion of the Northwest quarter of Section 16, Township 1 North, Range 10 East, Mount Diablo Base and Meridian, described as follows:

BEGINNING at the Northwest corner of Section 16, thence South 00°24'33" West along the west line of said Section 16, a distance of 548.5 feet; thence leaving said west line, North 56°35'46" East, following along the southerly side of an existing fence line, 806.06 feet; thence North 00°51'12" East, 135.20 feet to the North line of said Section 16; thence North 89°31'46" West along said North line, 670.77 feet to the Point Of Beginning.

EXCEPTING THEREFROM a portion of Section 17, Township 1 North, Range 10 East, Mount Diablo Base and Meridian, described as follows:

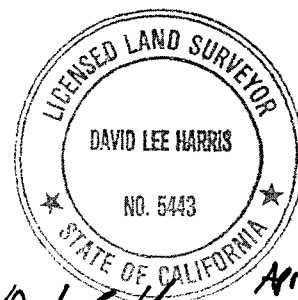
BEGINNING at an iron pipe marking the North quarter section corner of said Section 17, as said corner is shown on Map of Survey filed in Volume 4 at page 7 of Surveys, Stanislaus County Records; thence South 89° 56' 30" East along said North line of Section 17 a distance of 224.8 feet; thence South 0° 39' 20" West a distance of 733.6 feet; thence South 3° 17' 40" West a distance of 528.15 feet; thence North 83° 38' 00" West a distance of 452.6 feet; thence North 3° 23' 30" East a distance of 555.0 feet; thence North 24° 23' 30" East a distance of 721.3 feet to the point of beginning.

ALSO EXCEPTING THEREFROM all that portion in Deed from Wallace Groves etal to State of California, recorded July 8, 1977 in Book 2935 at Page 881, as Instrument No. 1494, Official Records.

ALSO EXCEPTING THEREFROM all that portion in Deed from Department of Veterans etal to the State of California, recorded June 29, 1977 in Book 2932 at Page 385, as Instrument No. 75123, Official Records.

Containing 391.67 acres more or less

The above said Parcel being subject to all easements and rights-of-way of record.



PLN 2013-0003

BEING A PORTION OF SECTIONS 8, 9, 16 AND
17 TOWNSHIP 1 NORTH, RANGE 10 EAST,
MOUNT DIABLO MERIDIAN
STANISLAUS COUNTY-CALIFORNIA

LINE	BEARING	DISTANCE
L1	S 40°51'02" W	490.67'
L2	S 31°00'53" W	193.98'
L3	S 58°41'34" W	169.53'
L4	S 68°32'08" W	133.51'
L5	S 77°36'08" E	367.28'
L6	S 76°51'17" W	1337.41'
L7	S 70°37'39" W	204.87'
L8	S 62°20'18" W	420.57'
L9	S 51°16'36" W	122.72'
L10	S 40°40'38" W	527.17'
L11	S 33°21'25" W	75.29'
L12	S 20°18'11" W	762.06'
L13	S 00°21'53" W	195.42'

BOOK 34 O.R. PG. 370
NE 1/4 SECTION 8
T.IN.,R.10E., M.D.M.

VOLUME 1732 O.R. PG.
445 1962 W1/2 OF THE
NW 1/4 SECTION 9
T.IN.,R.10E., M.D.M.

PARCEL 2
360.89 ACRES

SW CORNER OF
NW 1/4 SEC 9

P.O.B.
1993.65'± **SEC 9**

A.P.N. 001-007-09
(PORTION)

BOOK 16 O.R. PG. 451
SE 1/4 SECTION 8
T.IN.,R.10E., M.D.M.

BOOK 6 O.R. PG. 537
PORTIONS OF SECTION 9
T.IN.,R.10E., M.D.M.

PARCEL 1
233.96 ACRES

State of California, recorded July 8, 1977 in
Book 2935 at Page 881, as Instrument No.
1494, Official Records.

STATE ROUTE HWY 4



ASPEN SURVEY
COMPANY INC.
1121 OAKDALE RD., STE. 6 MOESTO, CA 95355
PH: (209) 528 9724 FX: (209) 528 0472

MARCH 2013

N 89°56'30" W

STATE ROUTE

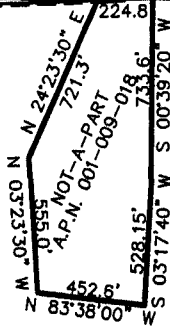
HWY 4

N 89°31'46" W

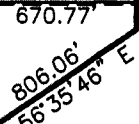
CREEK

State of California, recorded July 8, 1977 in Book 2935 at Page 881, as Instrument No. 1494, Official Records.

NOTE: BEARINGS SHOWN ARE FROM DEED OR MAP REFERENCE ONLY AND NOT A FIELD SURVEY



P.O.B. NW CORNER SECTION 16



INGRESS-EGRESS EASEMENT D.N. 2004-0103383

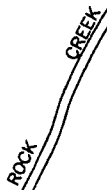
A.P.N. 001-009-022 (ADJUSTED)

3280'±

PARCEL 4 N1/2 & N1/2 OF N1/2 OF S1/2 SECTION 17 T.1N.,R.10E., M.D.M.

SEC 17

PARCEL 4 391.67 ACRES



A.P.N. 001-009-025

S 00°24'33" W 2759.2'±

SEC 16

PARCEL 3 196.43 ACRES

PARCEL 3 W1/2 & W1/2 OF W1/2 OF E1/2 SECTION 16 EXCEPT THE EAST 1657.74 FEET T.1N.,R.10E., M.D.M.

5355.33'±



A.P.N. 001-009-026

PLN 2013-0003

BEING A PORTION OF SECTIONS 8, 9, 16 AND 17 TOWNSHIP 1 NORTH, RANGE 10 EAST, MOUNT DIABLO MERIDIAN STANISLAUS COUNTY-CALIFORNIA

1980.00'±

1660.80'

ASPEN SURVEY
 COMPANY INC.
 1121 OAKDALE RD., STE. 6 MODESTO, CA 95355
 PH: (209) 526 9724 FX: (209) 526 0472


MARCH 2013

SHEET 2 OF 2

RECORDING REQUESTED BY
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT
1010 10th St Ste 3400 Modesto Ca
95354
NOTICE OF RESCISSION AND
SIMULTANEOUS RE-ENTRY INTO
CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2013-15

THIS SPACE FOR RECORDER ONLY



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2013-0053495-00
Friday, JUN 21, 2013 08:14:20
Ttl Pd \$0.00 Rcpt # 0003395093
LLP/R2/2-12

THIS NOTICE OF RESCISSION AND CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into June 11, 2013, 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: David Harris, Aspen Survey Company, Inc.

1121 Oakdale Road, Suite 6

Modesto, CA 95355 (209) 526-9724

(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)
001-007-009	233.96	Portion of Sections 8&9, T1N, R10E, MDM
001-007-009	360.89	Portion of Sections 8&9, T1N, R10E, MDM
001-009-022	196.43	Portion of Section 16, T1N, R10E, MDM
001-009-025	391.67	5614 State Route 4, Eugene, CA 95461

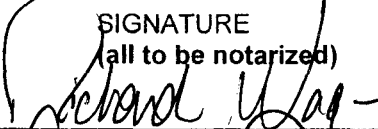
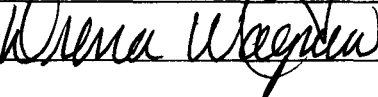
Pursuant to Stanislaus County Board of Supervisors Resolution No. 2013-280, relating to Lot Line Adjustment No. PLN2013-0003 as authorized by Govt. Code § 51257, California Land Conservation Contract Nos. 71-0466, 71-0466, 72-1144, & 2003-4523 which encumbered the parcel described in Exhibit A are rescinded and this contract which encumbers the newly configured parcel described in Exhibit B is entered into.

12
RP

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)
RICHARD WAGNER		4/24/13	MODESTO
DRENA WAGNER		4/24/13	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

6-18-2013
Dated


Chairman, Board of Supervisors
Angela Freitas for Vito Chiesa

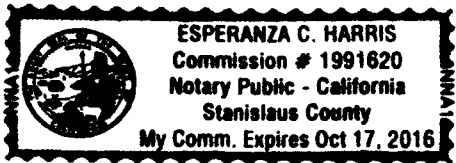
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Stanislaus }

On April 24, 2013 before me, Esperanza C. Harris, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Richard Wagner and Drena Wagner
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 Esperanza C. Harris
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: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

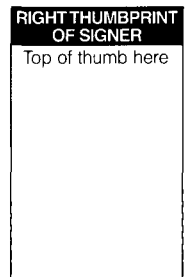
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



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: _____

Exhibit A
(Before Adjustment)
Legal Description

All that certain real property situate in the Unincorporated Area, County of Stanislaus, State of California, described as follows:

Parcel 1:

The East half of Section 8; the West half of the Northwest quarter of Section 9; the Southwest quarter of Section 9; and the West half of the West half of the Southeast quarter of Section 9, all in Township 1 North, Range 10 East, Mount Diablo Base and Meridian.

EXCEPT THEREFROM all that portion described in Deed to the State of California, recorded July 8, 1977 in Book 2935 at Page 881, as Instrument No 1494, Official Records.

Also EXCEPTING THERE FROM that portion described in Grant Deed from John S. Ford to William B. Ford filed July 11, 1877 in Book 34 of Official Records at Page 370. said portion described as follows:

The Northeast quarter of Section 8, in Township 1 North, Range 10 East, Mount Diablo Base and Meridian.

Parcel 2:

The Northeast quarter of Section 8, in Township 1 North, Range 10 East, Mount Diablo Base and Meridian. According to that certain Grant Deed from John S. Ford to William B. Ford filed July 11, 1877 in Book 34 of Official Records at Page 370.

Parcel 3:

All that portion of Section 16, Township 1 North, Range 10 East, Mount Diablo Base and Meridian, more particularly described as follows:

The South 1452.00 feet of the North 2052.00 feet of the West 600.00 feet of the Northwest quarter of Section 16, Township 1 North, Range 10 East, Mount Diablo Base and Meridian.

The Northerly and Southerly lines shall be parallel with the North line of said Section 16.

The Easterly line shall be parallel with the Westerly line of said Section 16.



April 11, 2013

Dd e/A

Parcel 4:

The North Half of Section 17 and the North half of the of the North half of the South half of Section 17 in Township 1 North, Range 10 East, Mount Diablo Base and Meridian.

TOGETHER WITH the West half of Section 16 and the West half of the West half of the East half of Section 16, in Township 1 North, Range 10 East, Mount Diablo Base and Meridian.

EXCEPTING THEREFROM a portion of Section 17, Township 1 North, Range 10 East, Mount Diablo Base and Meridian, described as follows:

BEGINNING at an iron pipe marking the North quarter section corner of said Section 17, as said corner is shown on Map of Survey filed in Volume 4 at page 7 of Surveys, Stanislaus County Records; thence south 89° 56' 30" East along said North line of Section 17 a distance of 224.8 feet; thence South 0° 39' 20" West a distance of 733.6 feet; thence South 3° 17' 40" West a distance of 528.15 feet; thence North 83° 38' 00" West a distance of 452.6 feet; thence North 3° 23' 30" East a distance of 555.0 feet; thence North 24° 23' 30" East a distance of 721.3 feet to the point of beginning.

ALSO EXCEPTING THEREFROM all that portion in Deed from Wallace Groves etal to State of California, recorded July 8, 1977 in Book 2935 at Page 881, as Instrument No. 1494, Official Records.

ALSO EXCEPTING THEREFROM that portion of the Northwest quarter of Section 16, Township 1 North, Range 10 East, Mount Diablo Base and Meridian, and more particularly described as follows:

The South 1452 feet of the North 2052.00 feet of the West 600.00 feet of the Northwest quarter of said Section 16. The Northerly and Southerly lines of said parcel shall be parallel with the North line of said Section 16. The Easterly line of said parcel shall be parallel with the Westerly line of said Section 16.

TOGETHER WITH an ingress and egress easement for access purposes over and across the Westerly 30 feet of the Northerly 600 feet of the Northwest quarter of said Section 16.

ALSO EXCEPTING THEREFROM all that portion in Deed from Department of Veterans etal to the State of California, recorded June 29, 1977 in Book 2932 at Page 385, as Instrument No. 75123, Official Records.

ALSO EXCEPTING THEREFROM the Easterly 1657.74 feet of the following described land:

The West half together with the West half of the West half of the East half of said Section 16. The 1657.74 feet is measured Westerly at right angles from the East line of the West half of the West half of the East half of said Section 16. The Westerly line of said parcel shall be parallel with the East line of the West half of the West half of the East half of said Section 16.

End of Legal Description

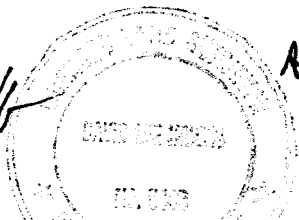
D. J. [Signature]
 APR 10, 2013

Exhibit B
(After Adjustment)
Legal Description

All that certain real property situate in the Unincorporated Area, County of Stanislaus, State of California, described as follows:

Parcel 1:

All that portion of the southeast quarter of Section 8, the southwest quarter of Section 9 and the west half of the west half of the southeast quarter of Section 9 all in Township 1 North, Range 10 East, Mount Diablo Meridian lying south and southeast of the following described line;

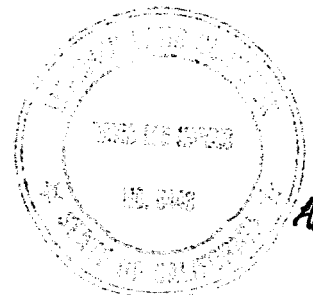
Beginning at a point on the east-west quarter section line that is east 389.1 feet from the southwest corner of the northwest quarter of above said Section 9 said point being on an existing fence line; thence in a southwesterly direction following said fence line the following 13 courses;

1. South 40°51'02" West 490.67 feet;
2. South 31°00'53" West 193.98 feet;
3. South 56°41'34" West 169.53 feet;
4. South 66°32'08" West 133.51 feet;
5. North 77°36'08" West 367.28 feet;
6. South 76°51'17" West 1337.41feet;
7. South 70°37'39" West 204.87 feet;
8. South 62°20'18" West 420.57 feet;
9. South 51°16'36" West 122.72 feet;
10. South 40°40'38" West 527.17 feet;
11. South 33°21'25" West 75.29 feet;
12. South 20°18'11" West 762.06 feet;
13. South 00°21'53" West 195.42 feet to the south line of said Section 8 and the end of this described line.

EXCEPT THEREFROM all that portion described in Deed to the State of California, recorded July 8, 1977 in Book 2935 at Page 881, as Instrument No 1494, Official Records.

Containing 233.96 acres more or less

The above said Parcel being subject to all easements and rights-of-way of record.



Dd' C H

Exhibit B
(After Adjustment)
Legal Description

All that certain real property situate in the Unincorporated Area, County of Stanislaus, State of California, described as follows:

Parcel 2:

The northeast quarter of Section 8, the west half of the northwest quarter of Section 9 and those portions of the southwest quarter of Section 9 and the southeast quarter of Section 8 all in Township 1 North, Range 10 East, Mount Diablo Meridian lying north and northwest of the following described line;

Beginning at a point on the east-west quarter section line that is east 389.1 feet from the southwest corner of the northwest quarter of above said Section 9 said point being on an existing fence line; thence in a southwesterly direction following said fence line the following 13 courses;

1. South 40°51'02" West 490.67 feet;
2. South 31°00'53" West 193.98 feet;
3. South 56°41'34" West 169.53 feet;
4. South 66°32'08" West 133.51 feet;
5. North 77°36'08" West 367.28 feet;
6. South 76°51'17" West 1337.41feet;
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8. South 62°20'18" West 420.57 feet;
9. South 51°16'36" West 122.72 feet;
10. South 40°40'38" West 527.17 feet;
11. South 33°21'25" West 75.29 feet;
12. South 20°18'11" West 762.06 feet;
13. South 00°21'53" West 195.42 feet to the south line of said Section 8 and the end of this described line.

EXCEPT THEREFROM all that portion described in Deed to the State of California, recorded July 8, 1977 in Book 2935 at Page 881, as Instrument No 1494, Official Records.

Containing 360.89 acres more or less

The above said Parcel being subject to all easements and rights-of-way of record.



April 10, 2017

DDZ

Exhibit B
(After Adjustment)
Legal Description

All that certain real property situate in the Unincorporated Area, County of Stanislaus, State of California, described as follows:

Parcel 3:

The West half together with the West half of the West half of the East half of Section 16, Township 1 North, Range 10 East, Mount Diablo Base and Meridian, EXCEPTING THEREFROM the East 1657.74 feet as measured at right angles from the East line of the West half of the West half of the East half of said Section 16.

EXCEPTING THEREFROM a portion of the Northwest quarter of Section 16, Township 1 North, Range 10 East, Mount Diablo Base and Meridian, described as follows:

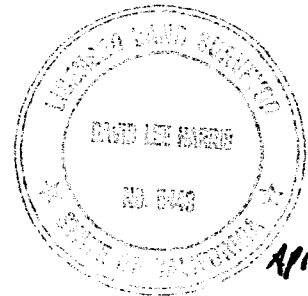
BEGINNING at the Northwest corner of Section 16, thence South 00°24'33" West along the west line of said Section 16, a distance of 548.5 feet; thence leaving said west line, North 56°35'46" East, following along the southerly side of an existing fence line, 806.06 feet; thence North 00°51'12" East, 135.20 feet to the North line of said Section 16; thence North 89°31'46" West along said North line, 670.77 feet to the Point Of Beginning.

ALSO EXCEPTING THEREFROM all that portion in Deed from Wallace Groves etal to State of California, recorded July 8, 1977 in Book 2935 at Page 881, as Instrument No. 1494, Official Records.

AND ALSO EXCEPTING THEREFROM all that portion in Deed from Department of Veterans etal to the State of California, recorded June 29, 1977 in Book 2932 at Page 385, as Instrument No. 75123, Official Records.

Containing 196.43 acres more or less

The above said Parcel being subject to all easements and rights-of-way of record.



April 10, 2013

DLH

Exhibit B
(After Adjustment)
Legal Description

All that certain real property situate in the Unincorporated Area, County of Stanislaus, State of California, described as follows:

Parcel 4:

The North Half of Section 17 and the North half of the of the North half of the South half of Section 17 in Township 1 North, Range 10 East, Mount Diablo Base and Meridian.

TOGETHER WITH a portion of the Northwest quarter of Section 16, Township 1 North, Range 10 East, Mount Diablo Base and Meridian, described as follows:

BEGINNING at the Northwest corner of Section 16, thence South 00°24'33" West along the west line of said Section 16, a distance of 548.5 feet; thence leaving said west line, North 56°35'46" East, following along the southerly side of an existing fence line, 806.06 feet; thence North 00°51'12" East, 135.20 feet to the North line of said Section 16; thence North 89°31'46" West along said North line, 670.77 feet to the Point Of Beginning.

EXCEPTING THEREFROM a portion of Section 17, Township 1 North, Range 10 East, Mount Diablo Base and Meridian, described as follows:

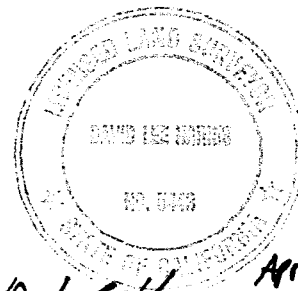
BEGINNING at an iron pipe marking the North quarter section corner of said Section 17, as said corner is shown on Map of Survey filed in Volume 4 at page 7 of Surveys, Stanislaus County Records; thence South 89° 56' 30" East along said North line of Section 17 a distance of 224.8 feet; thence South 0° 39' 20" West a distance of 733.6 feet; thence South 3° 17' 40" West a distance of 528.15 feet; thence North 83° 38' 00" West a distance of 452.6 feet; thence North 3° 23' 30" East a distance of 555.0 feet; thence North 24° 23' 30" East a distance of 721.3 feet to the point of beginning.

ALSO EXCEPTING THEREFROM all that portion in Deed from Wallace Groves etal to State of California, recorded July 8, 1977 in Book 2935 at Page 881, as Instrument No. 1494, Official Records.

ALSO EXCEPTING THEREFROM all that portion in Deed from Department of Veterans etal to the State of California, recorded June 29, 1977 in Book 2932 at Page 385, as Instrument No. 75123, Official Records.

Containing 391.67 acres more or less

The above said Parcel being subject to all easements and rights-of-way of record.



Ad CH April 10 2013

PLN 2013-0003

BEING A PORTION OF SECTIONS 8, 9, 16 AND
17 TOWNSHIP 1 NORTH, RANGE 10 EAST,
MOUNT DIABLO MERIDIAN
STANISLAUS COUNTY-CALIFORNIA

LINE	BEARING	DISTANCE
L1	S 40°51'02" W	490.67'
L2	S 31°00'53" W	193.98'
L3	S 56°41'34" W	169.53'
L4	S 66°32'08" W	133.51'
L5	S 77°36'08" E	367.28'
L6	S 76°51'17" W	1337.41'
L7	S 70°37'39" W	204.87'
L8	S 62°20'18" W	420.57'
L9	S 51°16'36" W	122.72'
L10	S 40°40'36" W	527.17'
L11	S 33°21'25" W	75.29'
L12	S 20°18'11" W	762.06'
L13	S 00°21'53" W	195.42'

VOLUME 1732 O.R. PG.
445 1962 W1/2 OF THE
NW 1/4 SECTION 9
T.IN.,R.10E., M.D.M.

BOOK 34 O.R. PG. 370
NE 1/4 SECTION 8
T.IN.,R.10E., M.D.M.

PARCEL 2
360.89 ACRES

SW CORNER OF
NW 1/4 SEC 9

P.O.B.
1993.65'± **SEC 9**

A.P.N. 001-007-08
(PORTION)

BOOK 16 O.R. PG. 451
SE 1/4 SECTION 8
T.IN.,R.10E., M.D.M.

BOOK 6 O.R. PG. 537
PORTIONS OF SECTION 9
T.IN.,R.10E., M.D.M.

PARCEL 1
233.96 ACRES

State of California, recorded July 8, 1977 in
Book 2935 at Page 881, as Instrument No.
1494, Official Records.

STATE ROUTE HWY 4



ASPEN SURVEY
COMPANY INC.
1121 OAKDALE RD., STE. 6 MODESTO, CA 95355
PH: (209) 526 9724 FX: (209) 526 0472

MARCH 2013

N 89°56'30" W

STATE ROUTE

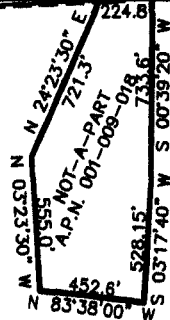
HWY 4

N 89°31'46" W

CREEK

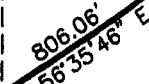
State of California, recorded July 8, 1977 in Book 2935 at Page 881, as Instrument No. 1494, Official Records.

NOTE: BEARINGS SHOWN ARE FROM DEED OR MAP REFERENCE ONLY AND NOT A FIELD SURVEY



P.O.B. NW CORNER SECTION 16

670.77'



INGRESS-EGRESS EASEMENT D.N. 2004-0103383

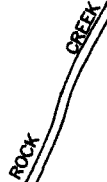
A.P.N. 001-008-022 (ADJUSTED)

3280'±

PARCEL 4 N1/2 & N1/2 OF N1/2 OF S1/2 SECTION 17 T.I.N.,R.10E., M.D.M.

SEC 17

PARCEL 4 391.87 ACRES



A.P.N. 001-008-025

SEC 16

S 00°24'33" W 2759.2'±

PARCEL 3 196.43 ACRES

PARCEL 3 W1/2 & W1/2 OF W1/2 OF E1/2 SECTION 16 EXCEPT THE EAST 1657.74 FEET T.I.N.,R.10E., M.D.M.

5355.33'±



1"=800'

A.P.N. 001-008-026

5277.53'±

PLN 2013-0003

BEING A PORTION OF SECTIONS 8, 9, 16 AND 17 TOWNSHIP 1 NORTH, RANGE 10 EAST, MOUNT DIABLO MERIDIAN STANISLAUS COUNTY-CALIFORNIA

1980.00'±

1660.80'

ASPEN SURVEY COMPANY INC. 1121 OAKDALE RD., STE. 6 MOESTO, CA 95355 PH: (209) 526 8724 FX: (209) 526 0472

MARCH 2013

SHEET 2 OF 2

EXHIBIT C

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

DEPT: Planning and Community Development *AF*

BOARD AGENDA # *D-1

Urgent

Routine

AGENDA DATE June 11, 2013

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Rescind a Portion of Williamson Act Contracts No. 71-0466, 72-1144, and 2003-4523, Located on State Route 4, East of the San Joaquin County Line and West of Milton Road, in the Farmington Area, Approval of a New Contract Pursuant to Minor Lot Line Adjustment PLN2013-0003, R & D Wagner Trust, and Authorization for the Director of Planning and Community Development to Execute a New Contract

STAFF RECOMMENDATIONS:

1. Approve and establish the following findings:

- a. The new contract 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 except as authorized under the County Implementation of AB 1265.

(Continued on page 2)

FISCAL IMPACT:

All costs associated with this item are included in the Lot Line Adjustment application fee. It is anticipated that there will be no net change in property tax or other revenue.

BOARD ACTION AS FOLLOWS:

No. 2013-280

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

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

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

Christine Ferraro Tallman

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

