

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

DEPT: Planning and Community Development *af*

BOARD AGENDA # *D-2

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. 71-0389 and 72-0692, Located on Warnerville Road, North of Tim Bell Road, in the Oakdale Area, Approval of New Contracts Pursuant to Minor Lot Line Adjustment 2012-18, Sperry/Perry/HillviewRanch/Grohl, and Authorization for the Director of Planning and Community Development to Execute New Contracts

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restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years except as authorized under the County Implementation of AB 1265.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. 2013-281

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

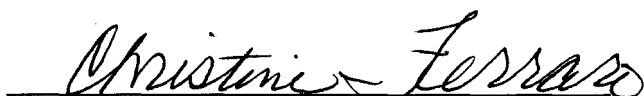
1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

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 In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.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. 71-0389 and 72-0692, Located on Warnerville Road, north of Tim Bell Road, in the Oakdale area.
 3. Approve new contracts pursuant to Minor Lot Line Adjustment 2012-18, Sperry/Perry/HillviewRanch/Grohl.
 4. Authorize the Director of Planning and Community Development to execute new contracts pursuant to Minor Lot Line Adjustment 2012-18.

DISCUSSION:

Lot Line Adjustment Application No. 2012-18 was approved by staff pending the Board's action required by the Williamson Act. The properties are located on Warnerville Road, north of Tim Bell Road, in the Oakdale area.

Approval to Rescind a Portion of Williamson Act Contracts No. 71-0389 and 72-0692, Located on Warnerville Road, North of Tim Bell Road, in the Oakdale Area, Approval of New Contracts Pursuant to Minor Lot Line Adjustment 2012-18, Sperry/Perry/HillviewRanch/Grohl, and Authorization for the Director of Planning and Community Development to Execute New Contracts
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The lot line adjustment is requesting four (4) parcels go from 169.0, 48.1, 164.9 and 159.8 acres (541.8 acres) to four (4) parcels of 165.3, 55.9, 164.9, and 155.7 acres (total 541.8 acres). The reasons for the lot line adjustment request are as follow: to promote safe and efficient farming practices, and improve visibility for ingress and egress from Warnerville Road. The parcels are currently planted in almonds, almonds and oat hay, or pasture.

The existing 164.9 and 159.8 acre parcels are currently enrolled in a portion of Williamson Act Contracts No. 71-0389 and 72-0692. The other two existing parcels are not enrolled under any Williamson Act Contract; however, if approved, all four parcels will be enrolled in new Williamson Act Contracts. That is an additional 217.1 acres of lands enrolled under contracts. All new contracts 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) Approve new contracts pursuant to Minor Lot Line Adjustment 2012-18, Sperry/Perry/Hillview Ranch/Grohl.
- (4) After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.

(Note: the definition in Govt. Code §51222 is as follows: "... retain agricultural lands which are subject to contracts entered into pursuant to this act in parcels large enough to sustain agricultural uses permitted under the contracts. For purposes of this section, agricultural land shall be presumed

to be in parcels large enough to sustain their agricultural use if the land is (1) at least 10 acres in size in the case of prime agricultural land, or (2) at least 40 acres in size in the case of land which is not prime agricultural land”)

- (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 new contracts replace a portion of Williamson Act Contracts No. 71-0389 and 72-0692 upon recording. The new contracts will cover the entire 541.8 acres. As in the case with all Williamson Act contracts in Stanislaus County, the new contracts 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.

Approval to Rescind a Portion of Williamson Act Contracts No. 71-0389 and 72-0692, Located on Warnerville Road, North of Tim Bell Road, in the Oakdale Area, Approval of New Contracts Pursuant to Minor Lot Line Adjustment 2012-18, Sperry/Perry/HillviewRanch/Grohl, and Authorization for the Director of Planning and Community Development to Execute New Contracts
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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. 2012-18
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

25896

S 19 30 T 2 R 11 12
ZONE A-2-10
RECEIVED 7-18-2012
APPLICATION NO. 2012-19
RECEIPT NO.

LOT LINE ADJUSTMENT APPLICATION

1. Property Owner(s):

Parcel 1

Shane Sperry / Britt Perry

Name
6529 Tassle Circle, Hughson, CA 95326

Address, City, Zip
209 765 6762

Phone

Fax Number

Parcel 2

Steven and Gari Sperry

Name
4131 E. Redwood Road, Ceres, CA 95307

Address, City, Zip
209 765 6763

Phone

Fax Number

Parcel 3

Hillview Ranch LP - Warnerville 606 LLC

Name
PO Box 10, Ballico, CA 95303

Address, City, Zip
209 667 1600

Phone

Fax Number

Parcel 4

Grohl Ave. 2012

John B Grohl Family Trust, Gerna Grohl

Name *Ave. 2012*
235 School ~~Street~~, Oakdale, CA 95361

Address, City, Zip
209 847 0310

Phone

Fax Number

2. Name and address of person(s) preparing map: Brett J. Chappell PLS, Chappell Surveying Services
680 Esther Way, Oakdale, CA 95361

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

Parcel 1: Book <u>011</u> Page <u>003</u> No. <u>009</u>	Parcel 2: Book <u>010</u> Page <u>084</u> No. <u>006</u>
Parcel 3: Book <u>011</u> Page <u>005</u> No. <u>063</u>	Parcel 4: Book <u>010</u> Page <u>020</u> No. <u>020</u>

4. Size of all adjusted parcels:

	<u>Before</u>	<u>After</u>
Parcel 1:	<u>169.0</u>	<u>165.3</u>
Parcel 2:	<u>48.1</u>	<u>55.9</u>
Parcel 3:	<u>164.9</u>	<u>164.9</u>
Parcel 4:	<u>159.8</u>	<u>155.7</u>

5. Why are the lot lines being changed? BE SPECIFIC Parcel 1 doesn't farm Almond trees on the south side of Warnerville Road due to inefficiencies. Parcel 2 requires improved visibility for ingress and egress to and from Warnerville Road. Parcel 3 wants access to Warnerville Road and to farm to the edge of the Right-of-way. Parcel 4 currently leases the land locked Parcel to Parcel 2 and now they want to sell that portion to Parcel 1

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

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

7. List all structures on properties: no structures in on the parcel other than a well

8. How have these parcels been utilized in the past, if different than current use? These parcel were once grazing lands and oat hay producers

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

Parcel 1: 2009 Parcel 2: 1996
 Parcel 3: 2012 Parcel 4: _____

10. What are the Williamson Act Contract numbers?

Parcel 1: N/A Parcel 2: N/A
 Parcel 3: 72-692 Parcel 4: 71-389

11. Do the parcels irrigate? Yes No If yes, how? Drip

12. Will these parcels continue to irrigate? Yes No If yes, describe any physical changes in the irrigation system. no physical changes to the irrigation systems are currently planed

13. Signature of property owner(s)

[Signature]
Owner's Signature

[Signature]
Owner's Signature

[Signature]
Owner's Signature

[Signature]
Owner's Signature

GARY Aldrin # 3
Owner's Name Printed

Steve Sperry # 2
Owner's Name Printed

Shane Sperry # 1
Owner's Name Printed

GERRA D. GROHL # 4
Owner's Name Printed

Steve Sperry #1
Brian #1
Dan #1
Gary Sperry #2



DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

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

August 1, 2012

Brett J Chappell, PLS
Chappell Surveying
680 Esther Way
Oakdale, CA 95361

**SUBJECT: TENTATIVE APPROVAL OF LOT LINE ADJUSTMENT NO. 2012-18
SPERRY/PERRY/HILLVIEW RANCH/GROHL**

The Stanislaus County Department of Planning and Community Development, completed its consideration of your application on **August 1, 2012**, 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 **5:00 p.m.** within **ten days** of the postmark of this letter.

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

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

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: Shane Sperry / Britt Perry
Hillview Ranch LP - Warnerville 606 LLC

Steven & Gari Sperry
John B Grohl Family Trust

Government Code Section 51257 contains seven findings to be made related to lot line adjustments. These findings are each listed below with the justification following in italics.

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

Neither of the contracts for Parcel 3 and Parcel 4 is subject to a Notice of Non-Renewal. At the conclusion of the lot line adjustment, both contracts will continue to be in force and effect for a period of at least 10 years.

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

The land currently under contract is 324.7 acres all of which will remain in contract. After the lot line adjustment an additional 217.1 acres will be added into new contracts.

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

The amount of land changing hands is less than 4% of the area of the smallest parcel. As such, more than 90% of the land under each of the former contracts will remain within each contract. In addition, as set forth above in finding (2), the entire amount of land included within this lot line adjustment will continue to remain under Williamson Act contract.

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

Consistent with Section 51222, all parcels will be larger than 40 acres both before and after the lot line adjustment. Parcels are presumed to be large enough to sustain their agricultural use if they are greater than 10 acres in size if prime farmland, or greater than 40 acres in the case of non-prime farmland. The subject properties are identified as (non)prime farmland by the Natural Resource Conservation Service Farmland Mapping Program.

(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.

All four of these parcels have been used for agricultural productivity in their current configuration for a long time. The new lot configuration, after adjustment accommodates each of the land owners desires to improve their parcels. The adjusted parcels will in no way affect the long term agricultural productivity of either of the parcels.

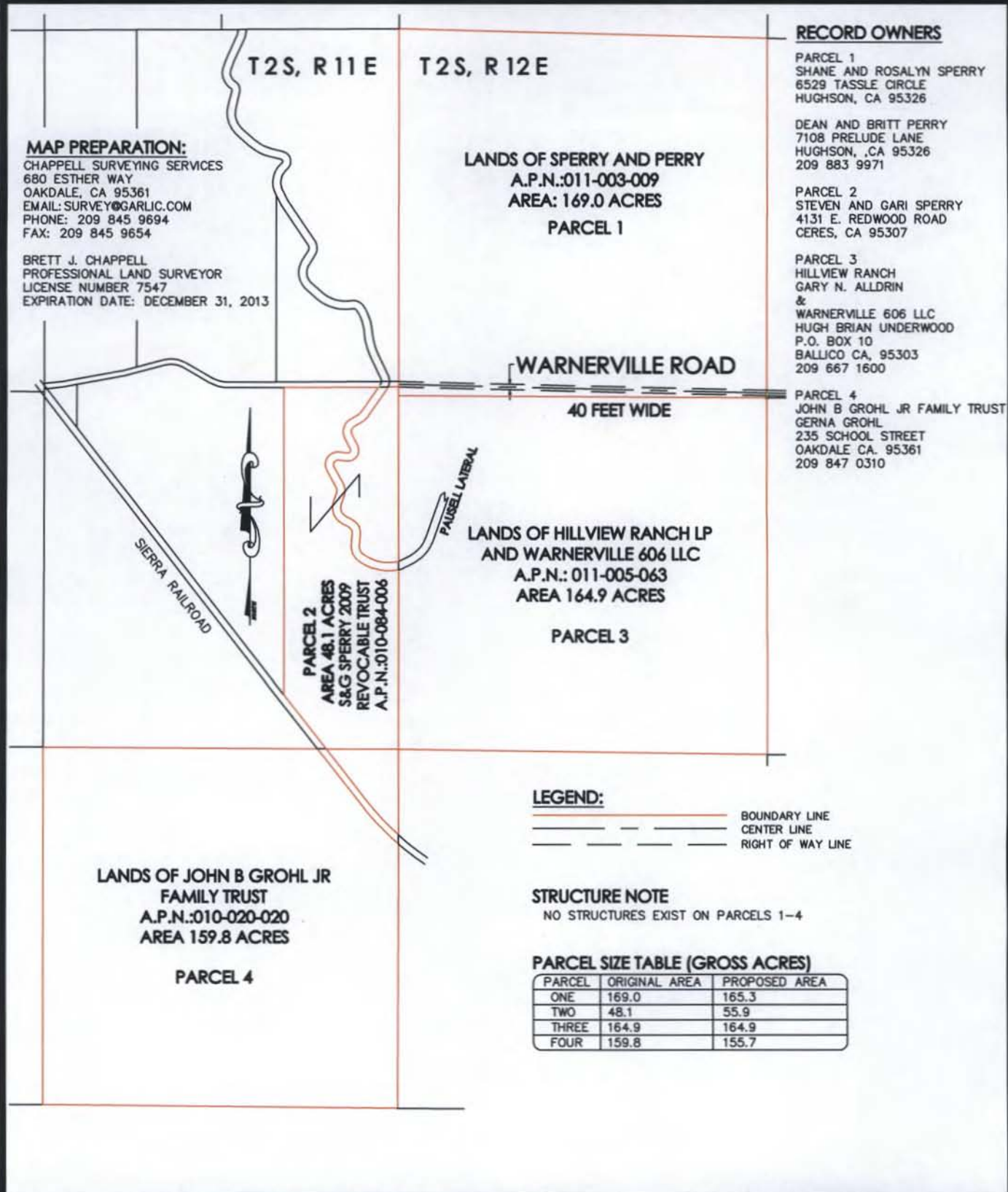
(6) The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.

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

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

All four parcels currently exist, and after the lot line adjustment four parcels will continue to exist. Neither parcel is currently inconsistent with the Stanislaus County General Plan, nor will the resulting parcels be inconsistent with the Stanislaus County General Plan.

In conclusion, the lot line adjustment is nothing more than the movement of a lot line that will promote safe and efficient farming practices. As set forth previously, the properties will continue to be used for agricultural purposes, and this lot line adjustment will in no way negatively affect the agricultural viability of any of the four parcels.



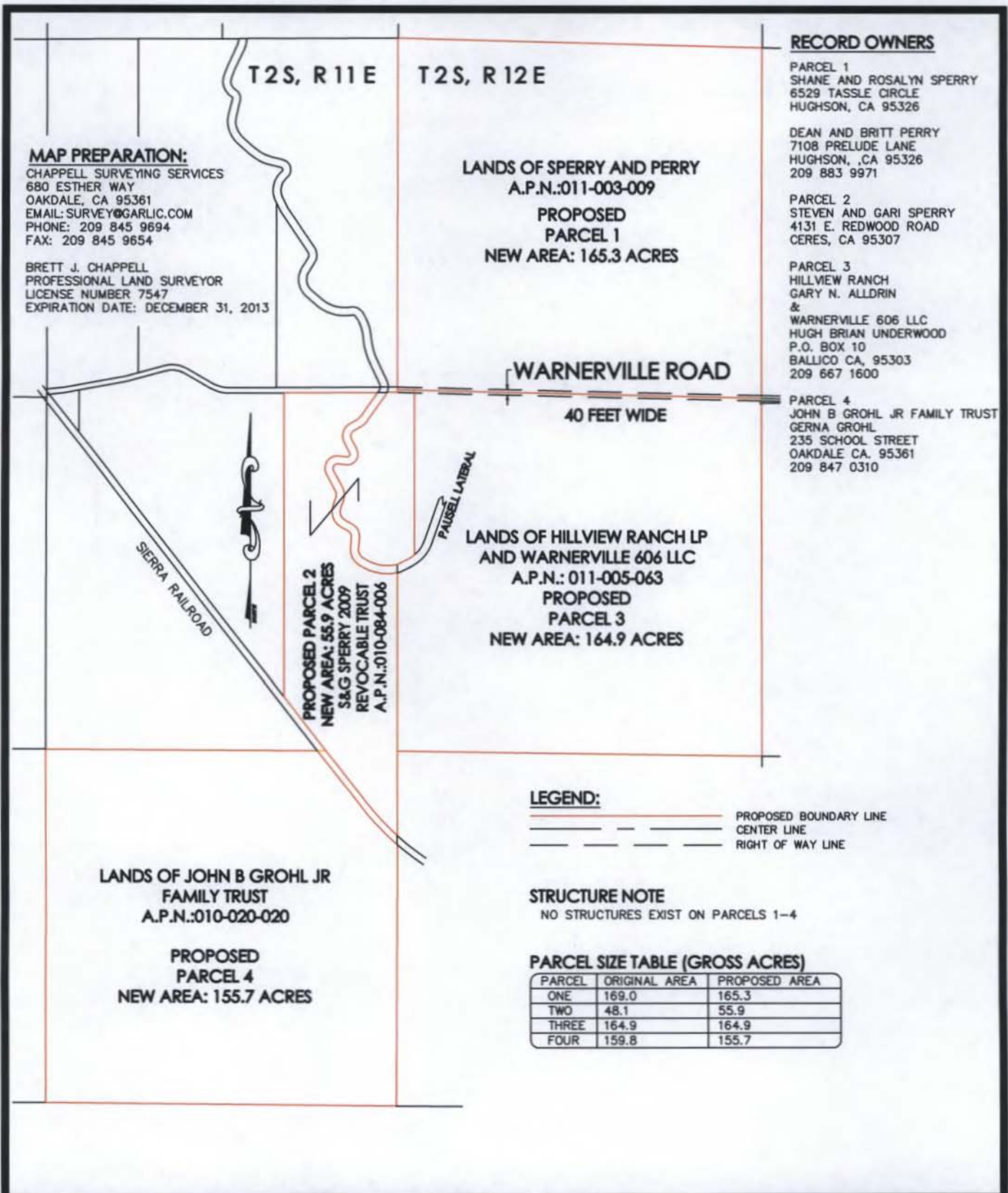
LOT LINE ADJUSTMENT MAP
 EXISTING LOT LINES

Job No. 2005003LLA
By BJC
Ck By BJC
Date 3/9/2012
Scale: 1"=1000'
Sheet 1 of 1



CHAPPELL SURVEYING SERVICES
 LAND SURVEYING
 GEOGRAPHIC INFORMATION SYSTEMS

680 Esther Way
 Oakdale, CA 95361
 (209) 845 9694



MAP PREPARATION:
 CHAPPELL SURVEYING SERVICES
 680 ESTHER WAY
 OAKDALE, CA 95361
 EMAIL: SURVEY@GARLIC.COM
 PHONE: 209 845 9694
 FAX: 209 845 9654

BRETT J. CHAPPELL
 PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER 7547
 EXPIRATION DATE: DECEMBER 31, 2013

RECORD OWNERS

PARCEL 1
 SHANE AND ROSALYN SPERRY
 6529 TASSLE CIRCLE
 HUGHSON, CA 95326

DEAN AND BRITT PERRY
 7108 PRELUDE LANE
 HUGHSON, CA 95326
 209 883 9971

PARCEL 2
 STEVEN AND GARI SPERRY
 4131 E. REDWOOD ROAD
 CERES, CA 95307

PARCEL 3
 HILLVIEW RANCH
 GARY N. ALLDRIN
 &
 WARNERVILLE 606 LLC
 HUGH BRIAN UNDERWOOD
 P.O. BOX 10
 BALICO CA, 95303
 209 667 1600

PARCEL 4
 JOHN B GROHL JR FAMILY TRUST
 GERNA GROHL
 235 SCHOOL STREET
 OAKDALE CA. 95361
 209 847 0310

LANDS OF SPERRY AND PERRY
 A.P.N.:011-003-009
 PROPOSED
 PARCEL 1
 NEW AREA: 165.3 ACRES

LANDS OF HILLVIEW RANCH LP
 AND WARNERVILLE 606 LLC
 A.P.N.: 011-005-063
 PROPOSED
 PARCEL 3
 NEW AREA: 164.9 ACRES

LANDS OF JOHN B GROHL JR
 FAMILY TRUST
 A.P.N.:010-020-020
 PROPOSED
 PARCEL 4
 NEW AREA: 155.7 ACRES

PROPOSED PARCEL 2
 NEW AREA: 55.9 ACRES
 S&G SPERRY 2009
 REVOCABLE TRUST
 A.P.N.:010-084-006

WARNERVILLE ROAD
 40 FEET WIDE

LEGEND:

— PROPOSED BOUNDARY LINE
 - - - CENTER LINE
 - - - RIGHT OF WAY LINE

STRUCTURE NOTE
 NO STRUCTURES EXIST ON PARCELS 1-4

PARCEL SIZE TABLE (GROSS ACRES)

PARCEL	ORIGINAL AREA	PROPOSED AREA
ONE	169.0	165.3
TWO	48.1	55.9
THREE	164.9	164.9
FOUR	159.8	155.7

LOT LINE ADJUSTMENT MAP
 PROPOSED LOT LINES

Job No. 2005003LLA
 By BJC
 Ck By BJC
 Date 3/9/2012
 Scale: 1"=1000'
 Sheet 1 of 1



CHAPPELL SURVEYING SERVICES
 LAND SURVEYING
 GEOGRAPHIC INFORMATION SYSTEMS

680 Esther Way
 Oakdale, CA 95361
 (209) 845 9694



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2013-0060460-00

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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

Acct 121-Planning.
Tuesday, JUL 16, 2013 08:10:35
Ttl Pd \$80.00 Rcpt # 0003405435
OAM/R2/1-23

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 August 1, 2012 approved the lot line adjustment herein described submitted under the name of Sperry/Perry/Hillview Ranch/Grohl Lot Line Adjustment No. 2012-18 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
Carol Ann Maben, Associate Planner
Stanislaus County Department of Planning
and Community Development

June 17, 2013
Date

23AM

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: August 1, 2012 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

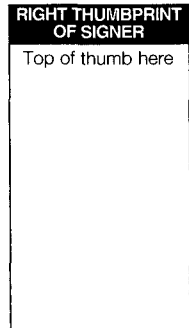
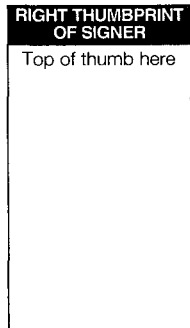
Attorney in Fact Attorney in Fact

Trustee Trustee

Guardian or Conservator Guardian or Conservator

Other: Other:

Signer Is Representing: Signer Is Representing:



CONDITIONS FOR LOT LINE ADJUSTMENT NO. 2012-18

SPERRY/PERRY/HILLVIEW RANCH/GROHL

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. 2012-18

SPERRY/PERRY/HILLVIEW RANCH/GROHL

Page 2

(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

.....

LOT LINE NO. 2012-18

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
<u>Steven Fred Sperry</u>	<u>[Signature]</u>	<u>8-16-12</u>	<u>Modesto</u>
<u>Gari Leah Sperry</u>	<u>[Signature]</u>	<u>8-16-12</u>	<u>Modesto</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

SECURITY HOLDERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
<u>Joseph C. Marney</u>	<u>[Signature]</u>	<u>8.16.12</u>	<u>Modesto</u>
<u>Vice President</u>	_____	_____	_____
<u>Yosemite Farm Credit</u>	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

LOT LINE NO. 2012-18

OWNERS:

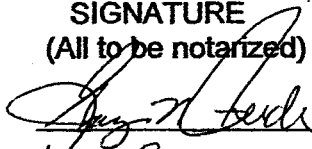
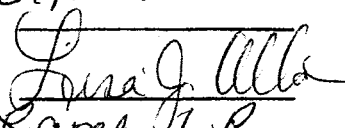
NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
<u>Shane Steven Sperry</u>	<u>[Signature]</u>	<u>8-10-12</u>	<u>Hughson</u>
<u>Rosalyn Brasil Sperry</u>	<u>[Signature]</u>	<u>8-10-12</u>	<u>Hughson</u>
<u>Britt Elizabeth Perry</u>	<u>[Signature]</u>	<u>8/10/12</u>	<u>Hughson</u>
<u>Dean Corbin Perry</u>	<u>[Signature]</u>	<u>8-10-12</u>	<u>Hughson</u>
_____	_____	_____	_____

SECURITY HOLDERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
<u>Joseph Manzy</u> <u>Vice President</u> <u>Yosemite Farm Credit</u>	<u>[Signature]</u>	<u>8.16.12</u>	<u>Modesto</u>
_____	_____	_____	_____
_____	_____	_____	_____

LOT LINE NO. 2012-18

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
<u>Gary N. Aldrin</u> <u>President, Hillview Ranch, L.P.</u>	<u></u>	<u>3-19-13</u>	<u>Modesto, CA</u>
<u>Lisa J. Aldrin</u> <u>Secretary, Hillview Ranch, L.P.</u>	<u></u>	<u>3-19-13</u>	<u>Modesto, CA</u>
_____	_____	_____	_____
_____	_____	_____	_____

SECURITY HOLDERS:

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

LOT LINE NO. 2012-18

OWNERS:

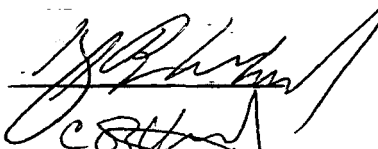
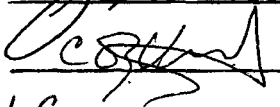
NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
<u>GERNA D. Grohl</u>	<u><i>Gerna D Grohl</i></u>	<u>8/10/12</u>	<u>OAKDALE</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

SECURITY HOLDERS:

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

LOT LINE NO. 2012-18

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
manager, Warnerville 606 LLC <u>Hugh Brian Underwood</u>		<u>5/10/13</u>	<u>Saratoga, CA</u>
<u>Carol Blacutt-Underwood</u> Member, Warnerville 606 LLC		<u>5-10-13</u>	<u>Saratoga, CA</u>
_____	_____	_____	_____

SECURITY HOLDERS:

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

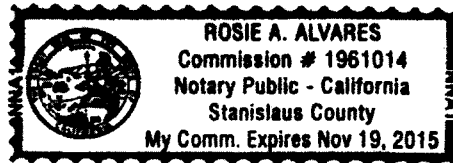
State of California)
County of STANISLAUS)

On 8-15-2012 before me, ROSIE A. ALVARES, a notary public, personally appeared STEVEN F. SPERRY & GARILEN SPERRY, 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 Rosie A. Alvarez



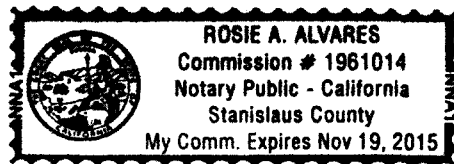
State of California)
County of STANISLAUS)

On 8-16-2012 before me, ROSIE A. ALVARES, a notary public, personally appeared JOSEPH C. MAUZY, 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 Rosie A. Alvarez



State of California)
County of _____)

On _____ before me, _____, a notary public, personally appeared _____, 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 _____

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Stanislaus

On 8-10-2012 before me, Karen Minyard, Notary Public
(Here insert name and title of the officer)

personally appeared Rosalyn Brigit Sperry, Shane Steven Sperry
Britt Elizabeth Perry, Dean Corbin Perry
 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]
 Signature of Notary Public



(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

<p>DESCRIPTION OF THE ATTACHED DOCUMENT</p> <p><u>Lot Line No-2012-18</u> <small>(Title or description of attached document)</small></p> <p><u>Lot Line</u> <small>(Title or description of attached document continued)</small></p> <p>Number of Pages <u>1</u> Document Date <u>8-10-12</u></p> <p><small>(Additional information)</small></p>

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

<p>CAPACITY CLAIMED BY THE SIGNER</p> <p><input type="checkbox"/> Individual (s)</p> <p><input type="checkbox"/> Corporate Officer</p> <p style="text-align: center;"><small>(Title)</small></p> <p><input type="checkbox"/> Partner(s)</p> <p><input type="checkbox"/> Attorney-in-Fact</p> <p><input type="checkbox"/> Trustee(s)</p> <p><input checked="" type="checkbox"/> Other _____</p>

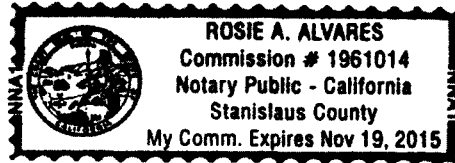
State of California)
County of Stanislaus)

On 8-16-2012 before me, Rosie A. Alvarez, a
notary public, personally appeared Joseph C. Mauzy, 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 Rosie A. Alvarez



State of California)
County of _____)

On _____ before me, _____, a
notary public, personally appeared _____, 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 _____

State of California)
County of _____)

On _____ before me, _____, a
notary public, personally appeared _____, 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 _____

State of California

County of Stanislaus

On March 19, 2013 before me, JoAnn Mathews, Notary Public
(here insert name and title of the officer)

personally appeared Gary N. Aldrin and Lisa J. Aldrin

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 JoAnn Mathews



(Seal)

OPTIONAL INFORMATION

Law does not require the information below. This information could be of great value to any person(s) relying on this document and could prevent fraudulent and/or the reattachment of this document to an unauthorized document(s)

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) if Different Than Above: _____

Other Information: _____

CAPACITY(IES) CLAIMED BY SIGNER(S)

Signer's Name(s): _____

- Individual
- Corporate Officer

(Title(s))

- Partner
- Attorney-in-Fact
- Trustee
- Guardian/Conservator
- Other: _____

SIGNER IS REPRESENTING:

Name of Person(s) or Entity(ies): _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Stanislaus }

On 8/10/2012 before me, Betsy D. Mamone, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Berna D. Grohl
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 Betsy D. Mamone
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

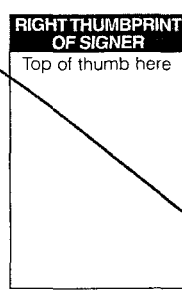
Title or Type of Document: Certificate of Lot Line Adjustment

Document Date: 8-10-12 Number of Pages: 3

Signer(s) Other Than Named Above: _____

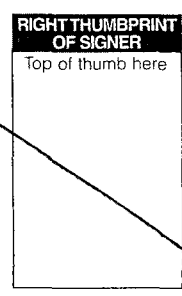
Capacity(ies) Claimed by Signer(s)

- 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: _____

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Santa Clara

On May 10th 2013 before me, S. Dominguez, notary public
(here insert name and title of the officer)

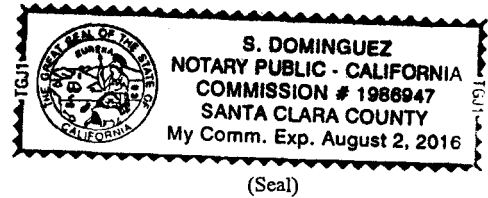
personally appeared Hugh Brian Underwood and Carol Blacutt-
Underwood

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.

S. Dominguez
 Signature of Notary Public



ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

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- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

DESCRIPTION OF THE ATTACHED DOCUMENT

 (Title or description of attached document)

 (Title or description of attached document continued)

Number of Pages _____ Document Date _____

 (Additional information)

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

 (Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____



Chappell Surveying Services
Land Surveying
Geographic Information Systems
Precision Agriculture

Exhibit "A"

Unadjusted Parcels

LEGAL DESCRIPTION

Brett Chappell
3/26/13



PARCEL 1:

The Southwest Quarter (SW 1/4) of Section 19, Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian.

LEGAL DESCRIPTION

PARCEL 2:

The Northwest Quarter (NW 1/4) of Section 30, Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian.

LEGAL DESCRIPTION

PARCEL 3:

Parcel 6 as shown on that certain Parcel Map filed for record on January 17, 2008, in Book 55 of Parcel Maps, at Page 74, Stanislaus County Records.

LEGAL DESCRIPTION

PARCEL 4:

The Southeast Quarter (SE 1/4) of Section 25, Township 2 South, Range 11 East, Mount Diablo Baseline and Meridian.

EXCEPTING THEREFROM

That portion of Sierra Railroad right-of-way deeded to TS Bullock October 5th, 1898 in Book 66 of Deeds at Page 411

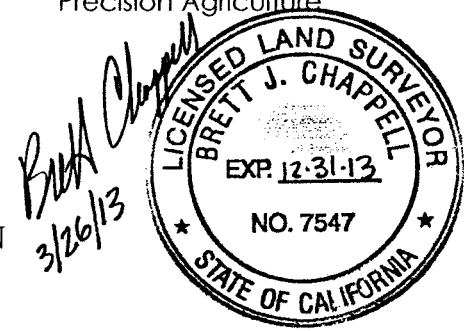


Chappell Surveying Services
Land Surveying
Geographic Information Systems
Precision Agriculture

Exhibit "B"

Resultant Parcels

LEGAL DESCRIPTION

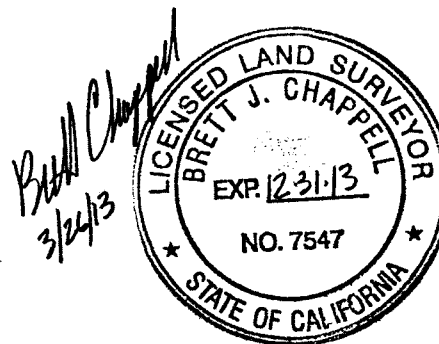


ADUSTED PARCEL 1:

The Southwest Quarter (SW 1/4) of Section 19, Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian.

EXCEPTING THEREFROM a portion of the Southwest Quarter (SW 1/4) of Section 19, Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian lying south of the centerline of Warnerville Road as shown on that certain Record of Survey filed for record December 2nd, 2008, in Book 31 of surveys at Page 47, Stanislaus County Records.

Exhibit "B"
Resultant Parcels
LEGAL DESCRIPTION



ADJUSTED PARCEL 2:

Parcel 6 as shown on that certain Parcel Map filed for record on January 17, 2008, in Book 55 of Parcel Maps, at Page 74, Stanislaus County Records.

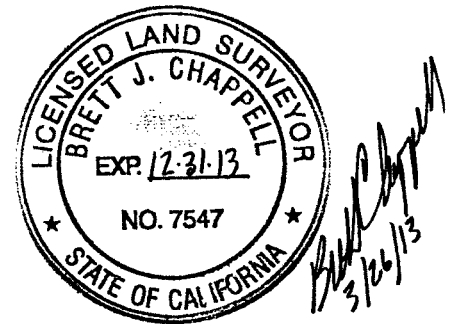
IN ADDITION THERETO a portion of the Northwest Quarter (NW 1/4) of Section 30 and a portion of the Southwest Quarter (SW 1/4) of Section 19 Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian being more particularly described as follows:

Beginning at the intersection of the centerline of Warnerville Road with the Westerly line of said Southwest Quarter (SW 1/4) of Section 19 as shown on that certain Record of Survey filed for record December 2nd, 2008, in Book 31 of surveys at Page 47, Stanislaus County Records; thence leaving said Westerly line, South 88°41'10" East along said centerline, 128.38 feet; thence leaving said centerline, South 00°01'00" East, 1228.78 feet to a point on the northwesterly right-of-way line of the Oakdale Irrigation District Pausell Lateral being the beginning of a non-tangent curve to the right having a Radius of 350.00 feet, a line to the radius point bears North 39°23'57" West; thence southwesterly along said northwesterly right-of-way line and along said curve through a central angle of 13°16'18", an arc length of 81.07 feet; thence continuing along said northwesterly right-of-way line South 63°52'21" West, 67.29 feet to the Westerly line of said Northwest Quarter; thence along said Westerly line North 00°01'00" East, 1220.34 feet to the Northwest Corner of said Section 30 as shown on said Record of Survey; thence North 00°03'36" East along the westerly line of said Section 19, a distance of 84.78 feet to the POINT OF BEGINNING.

ALSO IN ADDITION THERETO all that certain real property situate in and being a portion of the Southeast Quarter of Section 25, Township 2 south, Range 11 East, Mount Diablo Base Line and Meridian, County of Stanislaus, State of California being more particularly described as follows:

BEGINNING at the East Quarter Corner of said Section 25 as said corner is shown on that certain parcel map filed for record in the Recorder's Office for the County of Stanislaus, State of California in Book 55 of Parcel Maps Page 74; thence South 00°12'03" East, along the East line of Southeast Quarter of said Section as shown on said parcel map, 632.03 feet to a point on the Northeasterly line of the 50 feet wide Railroad right-of-way deeded to TS Bullock October 5th, 1898 in Book 66 of Deeds at Page 411, same point being the beginning of a non-tangent curve to the right, a radial line to the radius point of said curve bears North 41°45'46" East; thence northwesterly along said curve same being said northeasterly right-of-way having a radius of 1950.00', a central angle of 10°11'12", an arc length of 346.69 feet; thence North 38°03'02" West, along said northeasterly right-of-way, 484.89 feet to a point on the North line of the Southeast Quarter of said Section as shown on said parcel map; thence South 89° 44'24" East, leaving said northeasterly right-of-way and along said North line, 537.86 feet to the **POINT OF BEGINNING**.

Exhibit "B"
Resultant Parcels
LEGAL DESCRIPTION



ADJUSTED PARCEL 3:

The Northwest Quarter (NW 1/4) of Section 30, Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian.

IN ADDITION THERETO a portion of the Southwest Quarter (SW 1/4) of Section 19, Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian lying south of the centerline of Warnerville Road as shown on that certain Record of Survey filed for record December 2nd, 2008, in Book 31 of surveys at Page 47, Stanislaus County Records being more particularly described as follows:

COMMENCING at the intersection of the centerline of Warnerville Road with the Westerly line of said Southwest Quarter (SW 1/4) of Section 19 as shown on that certain Record of Survey filed for record December 2nd, 2008, in Book 31 of surveys at Page 47, Stanislaus County Records; thence leaving said Westerly line, South 88°41'10" East along said centerline, 128.38 feet to the POINT OF BEGINNING; thence continuing South 88°41'10" East along said centerline, 2609.42 feet to the Easterly line of the said Southwest Quarter (SW 1/4) of Section 19; thence leaving said centerline South 00°03'58" West, along said easterly line, 34.51 feet to the Southeast Corner of said Section 19; thence North 89°44'18" West, along the South line of said Section 19, a distance of 2608.69 feet to a point that bears South 00°01'00" East, 82.43 feet from the POINT OF BEGINNING; thence North 00°01'00" West, 82.43 feet to the POINT OF BEGINNING.

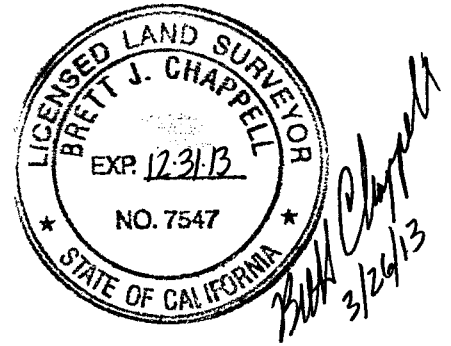
EXCEPTING THEREFROM a portion of the Northwest Quarter (NW 1/4) of Section 30 and a portion of the Southwest Quarter (SW 1/4) of Section 19 Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian being more particularly described as follows:

Beginning at the intersection of the centerline of Warnerville Road with the Westerly line of said Southwest Quarter (SW 1/4) of Section 19 as shown on that certain Record of Survey filed for record December 2nd, 2008, in Book 31 of surveys at Page 47, Stanislaus County Records; thence leaving said Westerly line, South 88°41'10" East along said centerline, 128.38 feet; thence leaving said centerline, South 00°01'00" East, 1228.78 feet to a point on the northwesterly right-of-way line of the Oakdale Irrigation District Pausell Lateral being the beginning of a non-tangent curve to the right having a Radius of 350.00 feet, a line to the radius point bears North 39°23'57" West; thence southwesterly along said northwesterly right-of-way line and along said curve through a central angle of 13°16'18", an arc length of 81.07 feet; thence continuing along said northwesterly right-of-way line South 63°52'21" West, 67.29 feet to the Westerly line of said Northwest Quarter; thence along said Westerly line North 00°01'00" East, 1220.34 feet to the Northwest Corner of said Section 30 as shown on said Record of Survey; thence North 00°03'36" East along the Westerly line of said Section 19, a distance of 84.78 feet to the POINT OF BEGINNING.

Exhibit "B"

Resultant Parcels

LEGAL DESCRIPTION



ADUSTED PARCEL 4:

The Southeast Quarter (SE 1/4) of Section 25, Township 2 South, Range 11 East, Mount Diablo Baseline and Meridian.

EXCEPTING THEREFROM that portion of Sierra Railroad right-of-way deeded to TS Bullock October 5th, 1898 in Book 66 of Deeds at Page 411

ALSO EXCEPTING THEREFROM all that certain real property situate in and being a portion of the Southeast Quarter of Section 25, Township 2 south, Range 11 East, Mount Diablo Base Line and Meridian, County of Stanislaus, State of California being more particularly described as follows:

BEGINNING at the East Quarter Corner of said Section 25 as said corner is shown on that certain parcel map filed for record in the Recorder's Office for the County of Stanislaus, State of California in Book 55 of Parcel Maps Page 74; thence South 00°12'03" East, along the East line of Southeast Quarter of said Section as shown on said parcel map, 632.03 feet to a point on the Northeasterly line of the 50 feet wide Railroad right-of-way deeded to TS Bullock October 5th, 1898 in Book 66 of Deeds at Page 411, same point being the beginning of a non-tangent curve to the right, a radial line to the radius point of said curve bears North 41°45'46" East; thence northwesterly along said curve same being said northeasterly right-of-way having a radius of 1950.00', a central angle of 10°11'12", an arc length of 346.69 feet; thence North 38°03'02" West, along said northeasterly right-of-way, 484.89 feet to a point on the North line of the Southeast Quarter of said Section as shown on said parcel map; thence South 89° 44'24" East, leaving said northeasterly right-of-way and along said North line, 537.86 feet to the **POINT OF BEGINNING**.

LEGEND:

- NEW BOUNDARY LINE
- ADJUSTED LOT LINE
- - - - - RIGHT OF WAY LINE

T 2 S, R 11 E

T 2 S, R 12 E

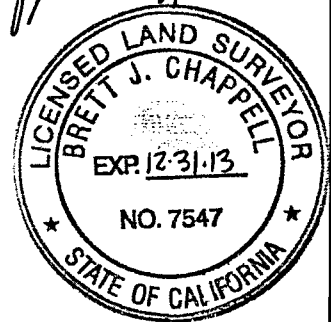
Brett Chappell
3/26/13

DETAIL "A"

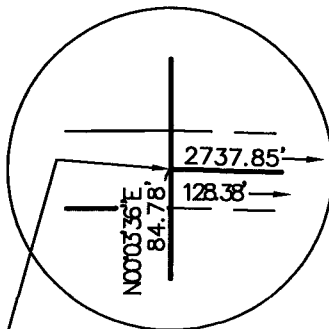
LANDS OF SPERRY AND PERRY
A.P.N.: 011-003-009

ADJUSTED PARCEL 1
NEW AREA: 165.3 ACRES

SW 1/4
SEC. 19



PARCEL 3
55 PM 74



- POINT OF BEGINNING (ADJUSTED PARCEL 2: IN ADDITION THERETO...)
- POINT OF BEGINNING (ADJUSTED PARCEL 3: EXCEPTING THEREFROM...)
- POINT OF COMMENCEMENT (ADJUSTED PARCEL 3: IN ADDITION THERETO...)
- POINT OF BEGINNING (ADJUSTED PARCEL 3: IN ADDITION THERETO...)

NEW LOT LINE

WARNERVILLE ROAD

40 FEET WIDE

S88°41'10"E 2737.85'

N00°03'36"E
84.78'

N89°44'18"W

2609.42' 2608.69'

S00°03'58"W
34.51'

N00°01'00"W
82.43'

ADJUSTED LOT LINE

SEE DETAIL "A"
ADJUSTED LOT LINE

N00°01'00"W
1220.34'

NEW LOT LINE

S00°01'00"E
1228.78'

PAUSEL LATERAL

LANDS OF HILLVIEW
RANCH LP AND
WARNERVILLE 606 LLC
A.P.N.: 011-005-063

PARCEL 6
55 PM 74

SEE SHEET 2 OF 3

LOT LINE ADJUSTMENT

Job No. 2005003LLA
By BJC
Ck By BJC
Date 12/01/2012
Scale: 1"=500'
Sheet 1 of 3

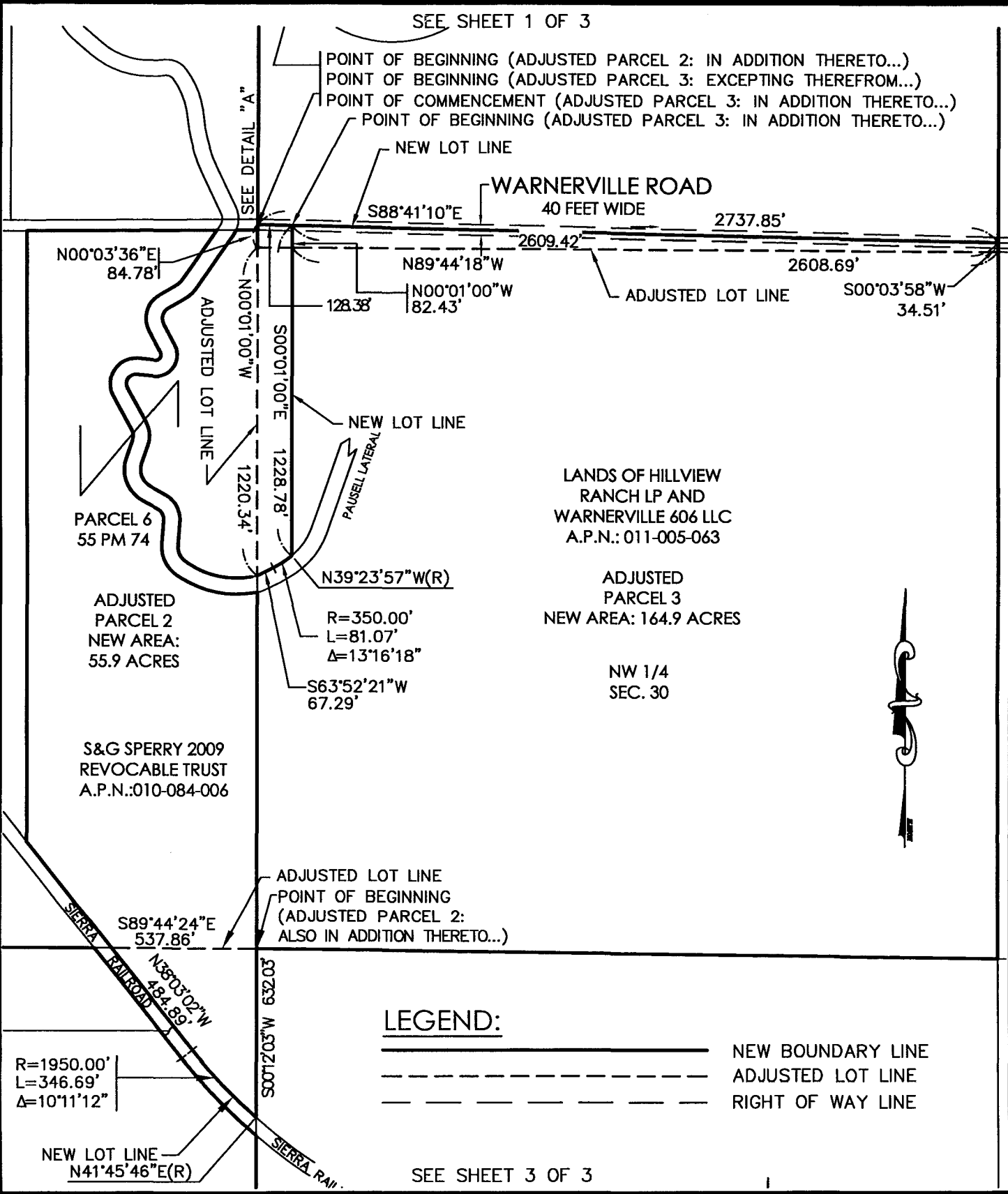


CHAPPELL SURVEYING SERVICES
LAND SURVEYING
GEOGRAPHIC INFORMATION SYSTEMS

680 Esther Way
Oakdale, CA 95361
(209) 845 9694

SEE SHEET 1 OF 3

POINT OF BEGINNING (ADJUSTED PARCEL 2: IN ADDITION THERETO...)
POINT OF BEGINNING (ADJUSTED PARCEL 3: EXCEPTING THEREFROM...)
POINT OF COMMENCEMENT (ADJUSTED PARCEL 3: IN ADDITION THERETO...)
POINT OF BEGINNING (ADJUSTED PARCEL 3: IN ADDITION THERETO...)



LANDS OF HILLVIEW RANCH LP AND WARNERVILLE 606 LLC
A.P.N.: 011-005-063

ADJUSTED PARCEL 3
NEW AREA: 164.9 ACRES




NW 1/4
SEC. 30

ADJUSTED PARCEL 2
NEW AREA: 55.9 ACRES

S&G SPERRY 2009 REVOCABLE TRUST
A.P.N.: 010-084-006

PARCEL 6
55 PM 74

LEGEND:

-  NEW BOUNDARY LINE
-  ADJUSTED LOT LINE
-  RIGHT OF WAY LINE

SEE SHEET 3 OF 3

LOT LINE ADJUSTMENT

Job No. 2005003LLA
 By BJC
 Ck By BJC
 Date 12/01/2012
 Scale: 1"=500'
 Sheet 2 of 3



CHAPPELL SURVEYING SERVICES
 LAND SURVEYING
 GEOGRAPHIC INFORMATION SYSTEMS

680 Esther Way
 Oakdale, CA 95361
 (209) 845 9694

SEE SHEET 2 OF 3

PARCEL 5
55 PM 74

ADJUSTED
PARCEL 2
NEW AREA:
55.9 ACRES

N39°23'57"W(R)

R=350.00'

L=81.07'

Δ=13°16'18"

S63°52'21"W
67.29'

S&G SPERRY 2009
REVOCABLE TRUST
A.P.N.:010-084-006

PARCEL 4
55 PM 74

ADJUSTED LOT LINE
POINT OF BEGINNING
(ADJUSTED PARCEL 2:
ALSO IN ADDITION THERETO...)

S89°44'24"E
537.86'

SIERRA PACIFIC RAILROAD
BOOK 66 DEEDS, PAGE 411

R=1950.00'
L=346.69'
Δ=10°11'12"

NEW LOT LINE
N41°45'46"E(R)

LANDS OF JOHN B
GROHL JR FAMILY TRUST
A.P.N.:010-020-020




ADJUSTED
PARCEL 4
NEW AREA: 155.7 ACRES

T2S, R11E

T2S, R12E

SE 1/4
SEC. 25

LEGEND:

-  NEW BOUNDARY LINE
-  ADJUSTED LOT LINE
-  RIGHT OF WAY LINE

LOT LINE ADJUSTMENT

Job No. 2005003LLA

By BJC

Ck By BJC

Date 12/01/2012

Scale: 1"=500'

Sheet 3 of 3



CHAPPELL SURVEYING SERVICES
LAND SURVEYING
GEOGRAPHIC INFORMATION SYSTEMS


680 Esther Way
Oakdale, CA 95361
(209) 845 9694

RECORDING REQUESTED BY
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT

1010 10th St Ste 3400 Modesto
NOTICE OF RESCISSION AND *Ca 95354*
SIMULTANEOUS RE-ENTRY INTO
CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2013-18

THIS SPACE FOR RECORDER ONLY



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2013-0060463-00
Tuesday, JUL 16, 2013 08:12:02
Ttl Pd \$0.00 Rcpt # 0003405438
OAM/R2/1-13

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: Shane Sperry

6529 Tassle Circle

Hughson, CA 95326

(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)
011-003-009	165.3	SW 1/4, SEC19 T2S R12E

Pursuant to Stanislaus County Board of Supervisors Resolution No. 2013-281, relating to Lot Line Adjustment No. 2012-18 as authorized by Govt. Code § 51257, California Land Conservation Contract No. N/A 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.

13AM

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)
Shane Steven Sperry	<i>Shane Steven Sperry</i>	8-10-12	Hughson
Rosalyn Brazil Sperry	<i>Rosalyn Brazil Sperry</i>	8-10-12	Hughson
Dean Corbin Perry	<i>Dean Corbin Perry</i>	8-10-12	Hughson
Britt Elizabeth Perry	<i>Britt Elizabeth Perry</i>	8/10/12	Hughson

SECURITY HOLDERS:


NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
Joseph C. Mazy Vice President Yosemite Farm Credit	<i>Joseph C. Mazy</i>	8.16.12	Modesto

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

7-15-2013
Dated


Chairman, Board of Supervisors
Angela Freitas for Vito Chiesa

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

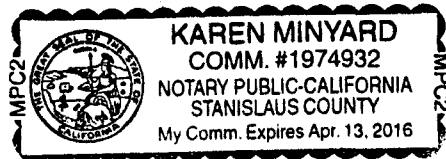
County of Stanislaus

On Aug 10, 2012 before me, Karen Minyard, Notary Public,
(Here insert name and title of the officer)

personally appeared Rosalyn Brasil Sperry Shage Steven Sperry & Perry
Britt Elizabeth Perry, Dean Corbin Perry error km
 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]
 Signature of Notary Public

(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ - is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

DESCRIPTION OF THE ATTACHED DOCUMENT

Notice of Rescission
(Title or description of attached document)

Williamson Act
(Title or description of attached document continued)

Number of Pages 1 Document Date 8-10-12

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

(Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other _____

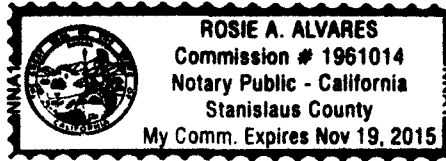
State of California)
County of Stanislaus)

On 8-16-2012 before me, Rosie A. Alvares, a notary public, personally appeared Joseph C. Mauzy, 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 Rosie A. Alvares



State of California)
County of)

On _____ before me, _____, a notary public, personally appeared _____, 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 _____

State of California)
County of)

On _____ before me, _____, a notary public, personally appeared _____, 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 _____

State of California)
County of)

On _____ before me, _____, a notary public, personally appeared _____, 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 _____

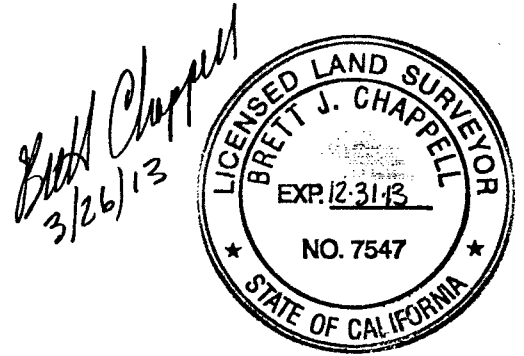


Chappell Surveying Services
Land Surveying
Geographic Information Systems
Precision Agriculture

Exhibit "A"

Unadjusted Parcels

LEGAL DESCRIPTION



PARCEL 1:

The Southwest Quarter (SW 1/4) of Section 19, Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian.

LEGAL DESCRIPTION

PARCEL 2:

The Northwest Quarter (NW 1/4) of Section 30, Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian.

LEGAL DESCRIPTION

PARCEL 3:

Parcel 6 as shown on that certain Parcel Map filed for record on January 17, 2008, in Book 55 of Parcel Maps, at Page 74, Stanislaus County Records.

LEGAL DESCRIPTION

PARCEL 4:

The Southeast Quarter (SE 1/4) of Section 25, Township 2 South, Range 11 East, Mount Diablo Baseline and Meridian.

EXCEPTING THEREFROM

That portion of Sierra Railroad right-of-way deeded to TS Bullock October 5th, 1898 in Book 66 of Deeds at Page 411

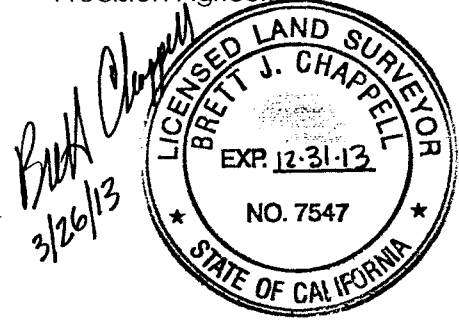


Chappell Surveying Services
Land Surveying
Geographic Information Systems
Precision Agriculture

Exhibit "B"

Resultant Parcels

LEGAL DESCRIPTION

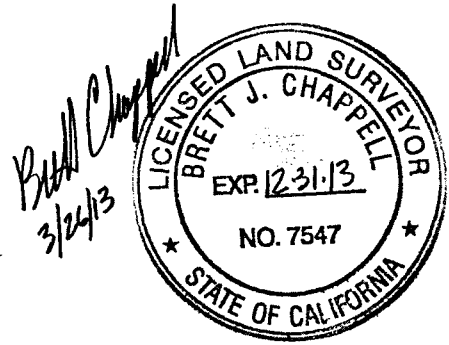


ADUSTED PARCEL 1:

The Southwest Quarter (SW 1/4) of Section 19, Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian.

EXCEPTING THEREFROM a portion of the Southwest Quarter (SW 1/4) of Section 19, Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian lying south of the centerline of Warnerville Road as shown on that certain Record of Survey filed for record December 2nd, 2008, in Book 31 of surveys at Page 47, Stanislaus County Records.

Exhibit "B"
Resultant Parcels
LEGAL DESCRIPTION



ADJUSTED PARCEL 2:

Parcel 6 as shown on that certain Parcel Map filed for record on January 17, 2008, in Book 55 of Parcel Maps, at Page 74, Stanislaus County Records.

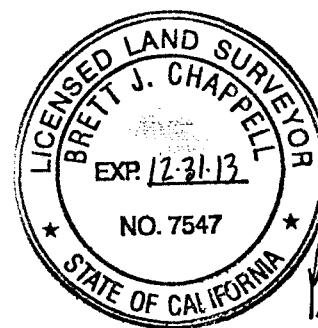
IN ADDITION THERETO a portion of the Northwest Quarter (NW 1/4) of Section 30 and a portion of the Southwest Quarter (SW 1/4) of Section 19 Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian being more particularly described as follows:

Beginning at the intersection of the centerline of Warnerville Road with the Westerly line of said Southwest Quarter (SW 1/4) of Section 19 as shown on that certain Record of Survey filed for record December 2nd, 2008, in Book 31 of surveys at Page 47, Stanislaus County Records; thence leaving said Westerly line, South 88°41'10" East along said centerline, 128.38 feet; thence leaving said centerline, South 00°01'00" East, 1228.78 feet to a point on the northwesterly right-of-way line of the Oakdale Irrigation District Pausell Lateral being the beginning of a non-tangent curve to the right having a Radius of 350.00 feet, a line to the radius point bears North 39°23'57" West; thence southwesterly along said northwesterly right-of-way line and along said curve through a central angle of 13°16'18", an arc length of 81.07 feet; thence continuing along said northwesterly right-of-way line South 63°52'21" West, 67.29 feet to the Westerly line of said Northwest Quarter; thence along said Westerly line North 00°01'00" East, 1220.34 feet to the Northwest Corner of said Section 30 as shown on said Record of Survey; thence North 00°03'36" East along the westerly line of said Section 19, a distance of 84.78 feet to the POINT OF BEGINNING.

ALSO IN ADDITION THERETO all that certain real property situate in and being a portion of the Southeast Quarter of Section 25, Township 2 south, Range 11 East, Mount Diablo Base Line and Meridian, County of Stanislaus, State of California being more particularly described as follows:

BEGINNING at the East Quarter Corner of said Section 25 as said corner is shown on that certain parcel map filed for record in the Recorder's Office for the County of Stanislaus, State of California in Book 55 of Parcel Maps Page 74; thence South 00°12'03" East, along the East line of Southeast Quarter of said Section as shown on said parcel map, 632.03 feet to a point on the Northeasterly line of the 50 feet wide Railroad right-of-way deeded to TS Bullock October 5th, 1898 in Book 66 of Deeds at Page 411, same point being the beginning of a non-tangent curve to the right, a radial line to the radius point of said curve bears North 41°45'46" East; thence northwesterly along said curve same being said northeasterly right-of-way having a radius of 1950.00', a central angle of 10°11'12", an arc length of 346.69 feet; thence North 38°03'02" West, along said northeasterly right-of-way, 484.89 feet to a point on the North line of the Southeast Quarter of said Section as shown on said parcel map; thence South 89° 44'24" East, leaving said northeasterly right-of-way and along said North line, 537.86 feet to the **POINT OF BEGINNING**.

Exhibit "B"
Resultant Parcels
LEGAL DESCRIPTION



ADJUSTED PARCEL 3:

The Northwest Quarter (NW 1/4) of Section 30, Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian.

IN ADDITION THERETO a portion of the Southwest Quarter (SW 1/4) of Section 19, Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian lying south of the centerline of Warnerville Road as shown on that certain Record of Survey filed for record December 2nd, 2008, in Book 31 of surveys at Page 47, Stanislaus County Records being more particularly described as follows:

COMMENCING at the intersection of the centerline of Warnerville Road with the Westerly line of said Southwest Quarter (SW 1/4) of Section 19 as shown on that certain Record of Survey filed for record December 2nd, 2008, in Book 31 of surveys at Page 47, Stanislaus County Records; thence leaving said Westerly line, South 88°41'10" East along said centerline, 128.38 feet to the POINT OF BEGINNING; thence continuing South 88°41'10" East along said centerline, 2609.42 feet to the Easterly line of the said Southwest Quarter (SW 1/4) of Section 19; thence leaving said centerline South 00°03'58" West, along said easterly line, 34.51 feet to the Southeast Corner of said Section 19; thence North 89°44'18" West, along the South line of said Section 19, a distance of 2608.69 feet to a point that bears South 00°01'00" East, 82.43 feet from the POINT OF BEGINNING; thence North 00°01'00" West, 82.43 feet to the POINT OF BEGINNING.

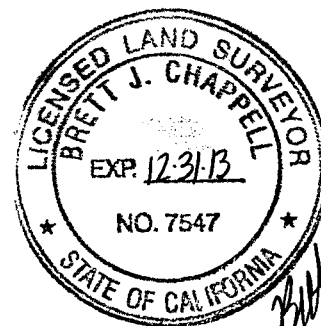
EXCEPTING THEREFROM a portion of the Northwest Quarter (NW 1/4) of Section 30 and a portion of the Southwest Quarter (SW 1/4) of Section 19 Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian being more particularly described as follows:

Beginning at the intersection of the centerline of Warnerville Road with the Westerly line of said Southwest Quarter (SW 1/4) of Section 19 as shown on that certain Record of Survey filed for record December 2nd, 2008, in Book 31 of surveys at Page 47, Stanislaus County Records; thence leaving said Westerly line, South 88°41'10" East along said centerline, 128.38 feet; thence leaving said centerline, South 00°01'00" East, 1228.78 feet to a point on the northwesterly right-of-way line of the Oakdale Irrigation District Pausell Lateral being the beginning of a non-tangent curve to the right having a Radius of 350.00 feet, a line to the radius point bears North 39°23'57" West; thence southwesterly along said northwesterly right-of-way line and along said curve through a central angle of 13°16'18", an arc length of 81.07 feet; thence continuing along said northwesterly right-of-way line South 63°52'21" West, 67.29 feet to the Westerly line of said Northwest Quarter; thence along said Westerly line North 00°01'00" East, 1220.34 feet to the Northwest Corner of said Section 30 as shown on said Record of Survey; thence North 00°03'36" East along the Westerly line of said Section 19, a distance of 84.78 feet to the POINT OF BEGINNING.

Exhibit "B"

Resultant Parcels

LEGAL DESCRIPTION



ADUSTED PARCEL 4:

The Southeast Quarter (SE 1/4) of Section 25, Township 2 South, Range 11 East, Mount Diablo Baseline and Meridian.

EXCEPTING THEREFROM that portion of Sierra Railroad right-of-way deeded to TS Bullock October 5th, 1898 in Book 66 of Deeds at Page 411

ALSO EXCEPTING THEREFROM all that certain real property situate in and being a portion of the Southeast Quarter of Section 25, Township 2 south, Range 11 East, Mount Diablo Base Line and Meridian, County of Stanislaus, State of California being more particularly described as follows:




BEGINNING at the East Quarter Corner of said Section 25 as said corner is shown on that certain parcel map filed for record in the Recorder's Office for the County of Stanislaus, State of California in Book 55 of Parcel Maps Page 74; thence South 00°12'03" East, along the East line of Southeast Quarter of said Section as shown on said parcel map, 632.03 feet to a point on the Northeasterly line of the 50 feet wide Railroad right-of-way deeded to TS Bullock October 5th, 1898 in Book 66 of Deeds at Page 411, same point being the beginning of a non-tangent curve to the right, a radial line to the radius point of said curve bears North 41°45'46" East; thence northwesterly along said curve same being said northeasterly right-of-way having a radius of 1950.00', a central angle of 10°11'12", an arc length of 346.69 feet; thence North 38°03'02" West, along said northeasterly right-of-way, 484.89 feet to a point on the North line of the Southeast Quarter of said Section as shown on said parcel map; thence South 89° 44'24" East, leaving said northeasterly right-of-way and along said North line, 537.86 feet to the **POINT OF BEGINNING**.



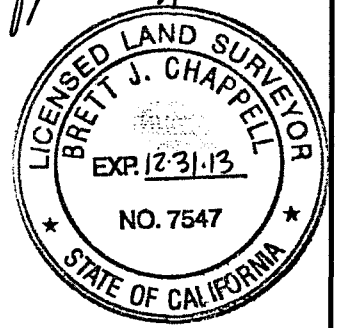
T 2 S, R 11 E

T 2 S, R 12 E

LEGEND:

-  NEW BOUNDARY LINE
-  ADJUSTED LOT LINE
-  RIGHT OF WAY LINE

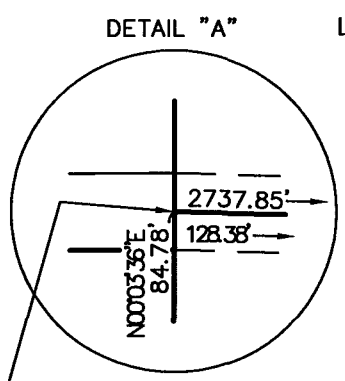
Brett Chappell
3/26/13



LANDS OF SPERRY AND PERRY
A.P.N.:011-003-009

ADJUSTED PARCEL 1
NEW AREA: 165.3 ACRES

SW 1/4
SEC. 19



PARCEL 3
55 PM 74

N00°03'36"E
84.78'

SEE DETAIL "A"

- POINT OF BEGINNING (ADJUSTED PARCEL 2: IN ADDITION THERETO...)
- POINT OF BEGINNING (ADJUSTED PARCEL 3: EXCEPTING THEREFROM...)
- POINT OF COMMENCEMENT (ADJUSTED PARCEL 3: IN ADDITION THERETO...)
- POINT OF BEGINNING (ADJUSTED PARCEL 3: IN ADDITION THERETO...)

NEW LOT LINE

WARNERVILLE ROAD
40 FEET WIDE

S88°41'10"E

2737.85'

2609.42'

2608.69'

ADJUSTED LOT LINE

S00°03'58"W
34.51'

N89°44'18"W

N00°01'00"W
82.43'

ADJUSTED LOT LINE

N00°01'00"W

S00°01'00"E
1228.78'

NEW LOT LINE

PAUSELL LATERAL

PARCEL 6
55 PM 74

LANDS OF HILLVIEW
RANCH LP AND
WARNERVILLE 606 LLC
A.P.N.: 011-005-063

SEE SHEET 2 OF 3

LOT LINE ADJUSTMENT



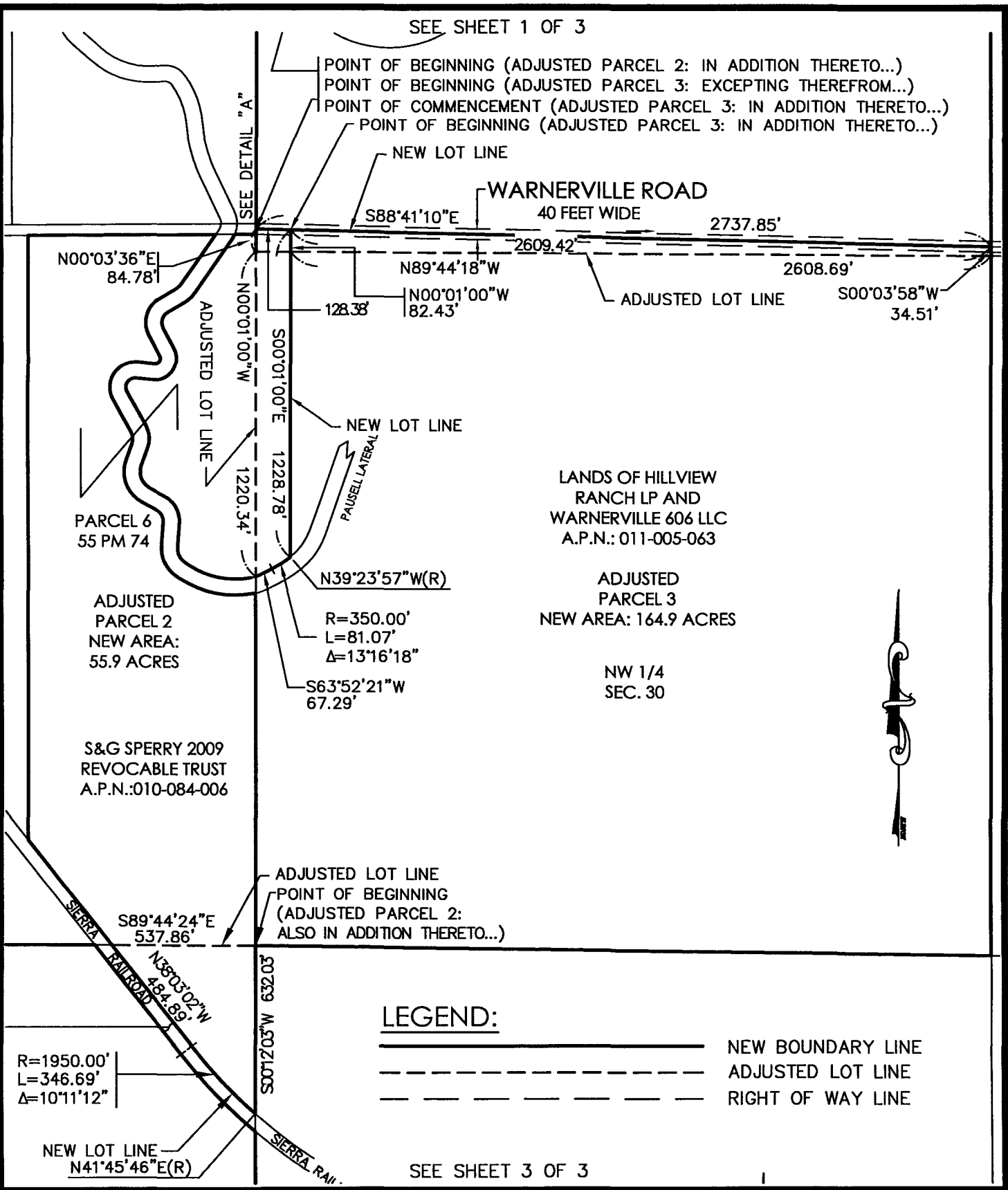
CHAPPELL SURVEYING SERVICES
LAND SURVEYING
GEOGRAPHIC INFORMATION SYSTEMS

680 Esther Way
Oakdale, CA 95361
(209) 845 9694

Job No. 2005003LLA
By BJC
Ck By BJC
Date 12/01/2012
Scale: 1"=500'
Sheet 1 of 3

SEE SHEET 1 OF 3

POINT OF BEGINNING (ADJUSTED PARCEL 2: IN ADDITION THERETO...)
POINT OF BEGINNING (ADJUSTED PARCEL 3: EXCEPTING THEREFROM...)
POINT OF COMMENCEMENT (ADJUSTED PARCEL 3: IN ADDITION THERETO...)
POINT OF BEGINNING (ADJUSTED PARCEL 3: IN ADDITION THERETO...)



LANDS OF HILLVIEW RANCH LP AND WARNERVILLE 606 LLC
A.P.N.: 011-005-063

ADJUSTED PARCEL 3
NEW AREA: 164.9 ACRES




NW 1/4
SEC. 30

ADJUSTED PARCEL 2
NEW AREA: 55.9 ACRES

S&G SPERRY 2009 REVOCABLE TRUST
A.P.N.: 010-084-006

PARCEL 6
55 PM 74

LEGEND:

-  NEW BOUNDARY LINE
-  ADJUSTED LOT LINE
-  RIGHT OF WAY LINE

SEE SHEET 3 OF 3

LOT LINE ADJUSTMENT

Job No. 2005003LLA
 By BJC
 Ck By BJC
 Date 12/01/2012
 Scale: 1"=500'
 Sheet 2 of 3



CHAPPELL SURVEYING SERVICES
 LAND SURVEYING
 GEOGRAPHIC INFORMATION SYSTEMS

680 Esther Way
 Oakdale, CA 95361
 (209) 845 9694

SEE SHEET 2 OF 3

PARCEL 5
55 PM 74

ADJUSTED
PARCEL 2
NEW AREA:
55.9 ACRES

S&G SPERRY 2009
REVOCABLE TRUST
A.P.N.:010-084-006

PARCEL 4
55 PM 74

$N39^{\circ}23'57''W(R)$

$R=350.00'$
 $L=81.07'$
 $\Delta=13^{\circ}16'18''$

$S63^{\circ}52'21''W$
67.29'

ADJUSTED LOT LINE
POINT OF BEGINNING
(ADJUSTED PARCEL 2:
ALSO IN ADDITION THERETO...)

$S89^{\circ}44'24''E$
537.86'

SIERRA PACIFIC RAILROAD
BOOK 66 DEEDS, PAGE 411

$R=1950.00'$
 $L=346.69'$
 $\Delta=10^{\circ}11'12''$

NEW LOT LINE
 $N41^{\circ}45'46''E(R)$

LANDS OF JOHN B
GROHL JR FAMILY TRUST
A.P.N.:010-020-020




ADJUSTED
PARCEL 4
NEW AREA: 155.7 ACRES

SE 1/4
SEC. 25

T 2 S, R 11 E

T 2 S, R 12 E

LEGEND:

-  NEW BOUNDARY LINE
-  ADJUSTED LOT LINE
-  RIGHT OF WAY LINE

LOT LINE ADJUSTMENT

Job No. 2005003LLA
 By BJC
 Ck By BJC
 Date 12/01/2012
 Scale: 1"=500'
 Sheet 3 of 3



CHAPPELL SURVEYING SERVICES
 LAND SURVEYING
 GEOGRAPHIC INFORMATION SYSTEMS

680 Esther Way
 Oakdale, CA 95361
 (209) 845 9694

EXHIBIT C

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

DEPT: Planning and Community Development *af*

BOARD AGENDA # *D-2

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. 71-0389 and 72-0692, Located on Warnerville Road, North of Tim Bell Road, in the Oakdale Area, Approval of New Contracts Pursuant to Minor Lot Line Adjustment 2012-18, Sperry/Perry/HillviewRanch/Grohl, and Authorization for the Director of Planning and Community Development to Execute New Contracts

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. 2013-281

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:

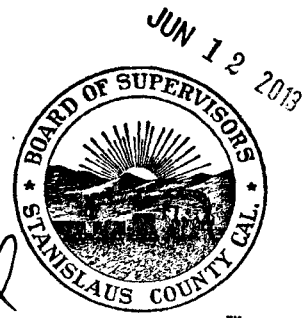
MOTION:

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 By *Pam Allard*




ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

RECORDING REQUESTED BY
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT
1010 10th St Ste 3400 Modesto
NOTICE OF RESCISSION AND *Ca 95354*
SIMULTANEOUS RE-ENTRY INTO
CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2013-17

THIS SPACE FOR RECORDER ONLY



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2013-0060462-00
Tuesday, JUL 16, 2013 08:11:58
Ttl Pd \$0.00 Rcpt # 0003405437
OAM/R2/1-12

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: Steven Sperry

4131 E. Redwood Road

Ceres, CA 95307

(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)
010-084-006	55.9	Parcel 6, 55PM74

Pursuant to Stanislaus County Board of Supervisors Resolution No. 2013-281, relating to Lot Line Adjustment No. 2012-18 as authorized by Govt. Code § 51257, California Land Conservation Contract No. 71-389 & 72-692 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.

WAM

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)
Steven Fred Sperry	<i>[Signature]</i>	8-16-12	Modesto
Gari Leah Sperry	<i>[Signature]</i>	8-16-12	Modesto

SECURITY HOLDERS:

NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
Joseph Charny Vice President	<i>[Signature]</i>	8.16.12	Modesto
Yosemite Farm Credit			

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

7-15-2013
Dated

[Signature]
Chairman, Board of Supervisors
Angela Freitas for Vito Chiesa

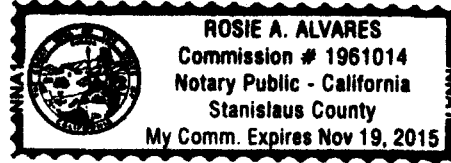
State of California)
County of Stanislaus)

On 8-16-2012 before me, Rosie A. Alvarez, a notary public, personally appeared Steven Fred Sperry + Gari Leah Sperry, 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 Rosie A. Alvarez



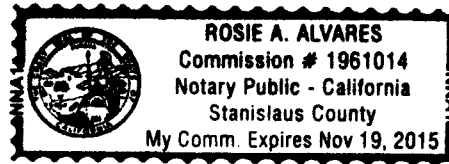
State of California)
County of Stanislaus)

On 8-16-2012 before me, Rosie A. Alvarez, a notary public, personally appeared Joseph C. Mauzy, 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 Rosie A. Alvarez



State of California)
County of _____)

On _____ before me, _____, a notary public, personally appeared _____, 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 _____

State of California)
County of _____)

On _____ before me, _____, a notary public, personally appeared _____, 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 _____



Chappell Surveying Services
Land Surveying
Geographic Information Systems
Precision Agriculture

Exhibit "A"

Unadjusted Parcels

LEGAL DESCRIPTION

Brett Chappell
3/26/13



PARCEL 1:

The Southwest Quarter (SW 1/4) of Section 19, Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian.

LEGAL DESCRIPTION

PARCEL 2:

The Northwest Quarter (NW 1/4) of Section 30, Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian.

LEGAL DESCRIPTION

PARCEL 3:

Parcel 6 as shown on that certain Parcel Map filed for record on January 17, 2008, in Book 55 of Parcel Maps, at Page 74, Stanislaus County Records.

LEGAL DESCRIPTION

PARCEL 4:

The Southeast Quarter (SE 1/4) of Section 25, Township 2 South, Range 11 East, Mount Diablo Baseline and Meridian.

EXCEPTING THEREFROM

That portion of Sierra Railroad right-of-way deeded to TS Bullock October 5th, 1898 in Book 66 of Deeds at Page 411

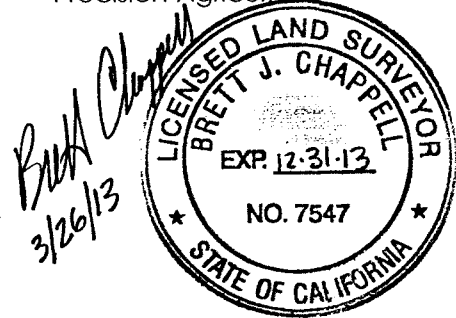


Chappell Surveying Services
Land Surveying
Geographic Information Systems
Precision Agriculture

Exhibit "B"

Resultant Parcels

LEGAL DESCRIPTION

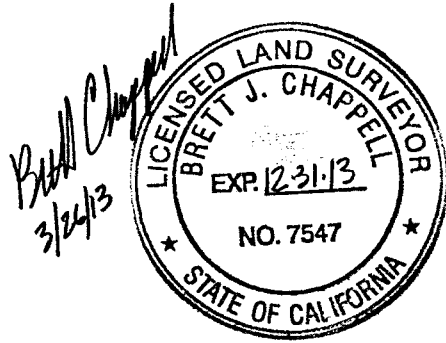


ADJUSTED PARCEL 1:

The Southwest Quarter (SW 1/4) of Section 19, Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian.

EXCEPTING THEREFROM a portion of the Southwest Quarter (SW 1/4) of Section 19, Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian lying south of the centerline of Warnerville Road as shown on that certain Record of Survey filed for record December 2nd, 2008, in Book 31 of surveys at Page 47, Stanislaus County Records.

Exhibit "B"
Resultant Parcels
LEGAL DESCRIPTION



ADJUSTED PARCEL 2:

Parcel 6 as shown on that certain Parcel Map filed for record on January 17, 2008, in Book 55 of Parcel Maps, at Page 74, Stanislaus County Records.

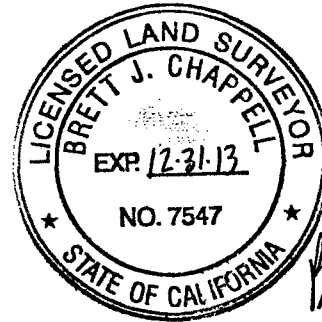
IN ADDITION THERETO a portion of the Northwest Quarter (NW 1/4) of Section 30 and a portion of the Southwest Quarter (SW 1/4) of Section 19 Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian being more particularly described as follows:

Beginning at the intersection of the centerline of Warnerville Road with the Westerly line of said Southwest Quarter (SW 1/4) of Section 19 as shown on that certain Record of Survey filed for record December 2nd, 2008, in Book 31 of surveys at Page 47, Stanislaus County Records; thence leaving said Westerly line, South 88°41'10" East along said centerline, 128.38 feet; thence leaving said centerline, South 00°01'00" East, 1228.78 feet to a point on the northwesterly right-of-way line of the Oakdale Irrigation District Pausell Lateral being the beginning of a non-tangent curve to the right having a Radius of 350.00 feet, a line to the radius point bears North 39°23'57" West; thence southwesterly along said northwesterly right-of-way line and along said curve through a central angle of 13°16'18", an arc length of 81.07 feet; thence continuing along said northwesterly right-of-way line South 63°52'21" West, 67.29 feet to the Westerly line of said Northwest Quarter; thence along said Westerly line North 00°01'00" East, 1220.34 feet to the Northwest Corner of said Section 30 as shown on said Record of Survey; thence North 00°03'36" East along the westerly line of said Section 19, a distance of 84.78 feet to the POINT OF BEGINNING.

ALSO IN ADDITION THERETO all that certain real property situate in and being a portion of the Southeast Quarter of Section 25, Township 2 south, Range 11 East, Mount Diablo Base Line and Meridian, County of Stanislaus, State of California being more particularly described as follows:

BEGINNING at the East Quarter Corner of said Section 25 as said corner is shown on that certain parcel map filed for record in the Recorder's Office for the County of Stanislaus, State of California in Book 55 of Parcel Maps Page 74; thence South 00°12'03" East, along the East line of Southeast Quarter of said Section as shown on said parcel map, 632.03 feet to a point on the Northeasterly line of the 50 feet wide Railroad right-of-way deeded to TS Bullock October 5th, 1898 in Book 66 of Deeds at Page 411, same point being the beginning of a non-tangent curve to the right, a radial line to the radius point of said curve bears North 41°45'46" East; thence northwesterly along said curve same being said northeasterly right-of-way having a radius of 1950.00', a central angle of 10°11'12", an arc length of 346.69 feet; thence North 38°03'02" West, along said northeasterly right-of-way, 484.89 feet to a point on the North line of the Southeast Quarter of said Section as shown on said parcel map; thence South 89° 44'24" East, leaving said northeasterly right-of-way and along said North line, 537.86 feet to the **POINT OF BEGINNING**.

Exhibit "B"
Resultant Parcels
LEGAL DESCRIPTION



ADJUSTED PARCEL 3:

The Northwest Quarter (NW 1/4) of Section 30, Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian.

IN ADDITION THERETO a portion of the Southwest Quarter (SW 1/4) of Section 19, Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian lying south of the centerline of Warnerville Road as shown on that certain Record of Survey filed for record December 2nd, 2008, in Book 31 of surveys at Page 47, Stanislaus County Records being more particularly described as follows:

COMMENCING at the intersection of the centerline of Warnerville Road with the Westerly line of said Southwest Quarter (SW 1/4) of Section 19 as shown on that certain Record of Survey filed for record December 2nd, 2008, in Book 31 of surveys at Page 47, Stanislaus County Records; thence leaving said Westerly line, South 88°41'10" East along said centerline, 128.38 feet to the POINT OF BEGINNING; thence continuing South 88°41'10" East along said centerline, 2609.42 feet to the Easterly line of the said Southwest Quarter (SW 1/4) of Section 19; thence leaving said centerline South 00°03'58" West, along said easterly line, 34.51 feet to the Southeast Corner of said Section 19; thence North 89°44'18" West, along the South line of said Section 19, a distance of 2608.69 feet to a point that bears South 00°01'00" East, 82.43 feet from the POINT OF BEGINNING; thence North 00°01'00" West, 82.43 feet to the POINT OF BEGINNING.

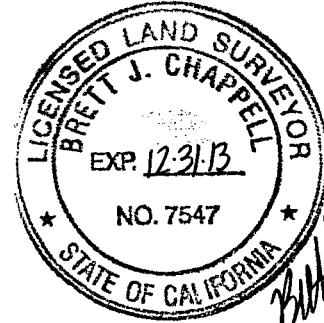
EXCEPTING THEREFROM a portion of the Northwest Quarter (NW 1/4) of Section 30 and a portion of the Southwest Quarter (SW 1/4) of Section 19 Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian being more particularly described as follows:

Beginning at the intersection of the centerline of Warnerville Road with the Westerly line of said Southwest Quarter (SW 1/4) of Section 19 as shown on that certain Record of Survey filed for record December 2nd, 2008, in Book 31 of surveys at Page 47, Stanislaus County Records; thence leaving said Westerly line, South 88°41'10" East along said centerline, 128.38 feet; thence leaving said centerline, South 00°01'00" East, 1228.78 feet to a point on the northwesterly right-of-way line of the Oakdale Irrigation District Pausell Lateral being the beginning of a non-tangent curve to the right having a Radius of 350.00 feet, a line to the radius point bears North 39°23'57" West; thence southwesterly along said northwesterly right-of-way line and along said curve through a central angle of 13°16'18", an arc length of 81.07 feet; thence continuing along said northwesterly right-of-way line South 63°52'21" West, 67.29 feet to the Westerly line of said Northwest Quarter; thence along said Westerly line North 00°01'00" East, 1220.34 feet to the Northwest Corner of said Section 30 as shown on said Record of Survey; thence North 00°03'36" East along the Westerly line of said Section 19, a distance of 84.78 feet to the POINT OF BEGINNING.

Exhibit "B"

Resultant Parcels

LEGAL DESCRIPTION



ADJUSTED PARCEL 4:

The Southeast Quarter (SE 1/4) of Section 25, Township 2 South, Range 11 East, Mount Diablo Baseline and Meridian.

EXCEPTING THEREFROM that portion of Sierra Railroad right-of-way deeded to TS Bullock October 5th, 1898 in Book 66 of Deeds at Page 411

ALSO EXCEPTING THEREFROM all that certain real property situate in and being a portion of the Southeast Quarter of Section 25, Township 2 south, Range 11 East, Mount Diablo Base Line and Meridian, County of Stanislaus, State of California being more particularly described as follows:




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T 2 S, R 11 E

T 2 S, R 12 E

LEGEND:

-  NEW BOUNDARY LINE
-  ADJUSTED LOT LINE
-  RIGHT OF WAY LINE

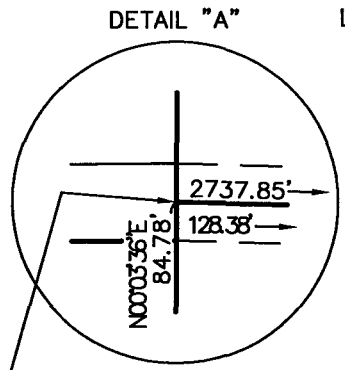
Brett Chappell
3/26/13



LANDS OF SPERRY AND PERRY
A.P.N.:011-003-009

ADJUSTED PARCEL 1
NEW AREA: 165.3 ACRES

SW 1/4
SEC. 19



PARCEL 3
55 PM 74

PARCEL 6
55 PM 74

- POINT OF BEGINNING (ADJUSTED PARCEL 2: IN ADDITION THERETO...)
- POINT OF BEGINNING (ADJUSTED PARCEL 3: EXCEPTING THEREFROM...)
- POINT OF COMMENCEMENT (ADJUSTED PARCEL 3: IN ADDITION THERETO...)
- POINT OF BEGINNING (ADJUSTED PARCEL 3: IN ADDITION THERETO...)

NEW LOT LINE

WARNERVILLE ROAD

40 FEET WIDE

SEE DETAIL "A"

N00°03'36"E
84.78'

S88°41'10"E

2609.42'

2737.85'

N89°44'18"W

2608.69'

ADJUSTED LOT LINE

N00°01'00"W

128.38'

N00°01'00"W
82.43'

ADJUSTED LOT LINE

S00°03'58"W
34.51'

S00°01'00"E
1228.78'

NEW LOT LINE

PAUSEL LATERAL

LANDS OF HILLVIEW
RANCH LP AND
WARNERVILLE 606 LLC
A.P.N.: 011-005-063

SEE SHEET 2 OF 3

LOT LINE ADJUSTMENT



CHAPPELL SURVEYING SERVICES
LAND SURVEYING
GEOGRAPHIC INFORMATION SYSTEMS

680 Esther Way
Oakdale, CA 95361
(209) 845 9694

Job No. 2005003LLA
By BJC
Ck By BJC
Date 12/01/2012
Scale: 1"=500'
Sheet 1 of 3

SEE SHEET 1 OF 3

POINT OF BEGINNING (ADJUSTED PARCEL 2: IN ADDITION THERETO...)
POINT OF BEGINNING (ADJUSTED PARCEL 3: EXCEPTING THEREFROM...)
POINT OF COMMENCEMENT (ADJUSTED PARCEL 3: IN ADDITION THERETO...)
POINT OF BEGINNING (ADJUSTED PARCEL 3: IN ADDITION THERETO...)

NEW LOT LINE

WARNERVILLE ROAD

40 FEET WIDE

S88°41'10"E

2737.85'

2609.42'

2608.69'

N00°03'36"E
84.78'

N89°44'18"W

ADJUSTED LOT LINE

S00°03'58"W
34.51'

N00°01'00"W
82.43'

SEE DETAIL "A"

ADJUSTED LOT LINE

N00°01'00"W

S00°01'00"E

NEW LOT LINE

PAUSELL LATERAL

PARCEL 6
55 PM 74

ADJUSTED
PARCEL 2
NEW AREA:
55.9 ACRES

LANDS OF HILLVIEW
RANCH LP AND
WARNERVILLE 606 LLC
A.P.N.: 011-005-063

ADJUSTED
PARCEL 3
NEW AREA: 164.9 ACRES

NW 1/4
SEC. 30

S&G SPERRY 2009
REVOCABLE TRUST
A.P.N.:010-084-006

N39°23'57"W(R)

R=350.00'
L=81.07'
Δ=13°16'18"
S63°52'21"W
67.29'

ADJUSTED LOT LINE
POINT OF BEGINNING
(ADJUSTED PARCEL 2:
ALSO IN ADDITION THERETO...)

S89°44'24"E
537.86'

LEGEND:

- NEW BOUNDARY LINE
- - - - - ADJUSTED LOT LINE
- - - - - RIGHT OF WAY LINE

R=1950.00'
L=346.69'
Δ=10°11'12"

NEW LOT LINE
N41°45'46"E(R)

SEE SHEET 3 OF 3

LOT LINE ADJUSTMENT

Job No. 2005003LLA
By BJC
Ck By BJC
Date 12/01/2012
Scale: 1"=500'
Sheet 2 of 3



CHAPPELL SURVEYING SERVICES
LAND SURVEYING
GEOGRAPHIC INFORMATION SYSTEMS

680 Esther Way
Oakdale, CA 95361
(209) 845 9694

SEE SHEET 2 OF 3

PARCEL 5
55 PM 74

ADJUSTED
PARCEL 2
NEW AREA:
55.9 ACRES

S&G SPERRY 2009
REVOCABLE TRUST
A.P.N.:010-084-006

PARCEL 4
55 PM 74

N39°23'57"W(R)

R=350.00'
L=81.07'
Δ=13°16'18"

S63°52'21"W
67.29'

ADJUSTED LOT LINE
POINT OF BEGINNING
(ADJUSTED PARCEL 2:
ALSO IN ADDITION THERETO...)

S89°44'24"E
537.86'

SIERRA PACIFIC RAILROAD
BOOK 66 DEEDS, PAGE 411

R=1950.00'
L=346.69'
Δ=10°11'12"

NEW LOT LINE
N41°45'46"E(R)

LANDS OF JOHN B
GROHL JR FAMILY TRUST
A.P.N.:010-020-020




ADJUSTED
PARCEL 4
NEW AREA: 155.7 ACRES

SE 1/4
SEC. 25

T 2 S, R 11 E

T 2 S, R 12 E

LEGEND:

-  NEW BOUNDARY LINE
-  ADJUSTED LOT LINE
-  RIGHT OF WAY LINE

LOT LINE ADJUSTMENT

Job No. 2005003LLA
 By BJC
 Ck By BJC
 Date 12/01/2012
 Scale: 1"=500'
 Sheet 3 of 3



CHAPPELL SURVEYING SERVICES
 LAND SURVEYING
 GEOGRAPHIC INFORMATION SYSTEMS

680 Esther Way
 Oakdale, CA 95361
 (209) 845 9694

EXHIBIT C

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

DEPT: Planning and Community Development *af*

BOARD AGENDA # *D-2

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. 71-0389 and 72-0692, Located on Warnerville Road, North of Tim Bell Road, in the Oakdale Area, Approval of New Contracts Pursuant to Minor Lot Line Adjustment 2012-18, Sperry/Perry/HillviewRanch/Grohl, and Authorization for the Director of Planning and Community Development to Execute New Contracts

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. 2013-281

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:

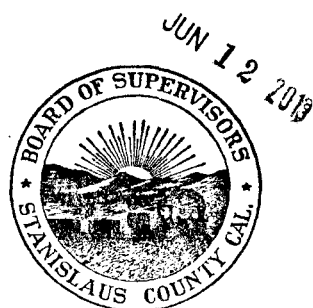
I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

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

Christine Ferraro *Paul Villanil*

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.




THIS SPACE FOR RECORDER ONLY

RECORDING REQUESTED BY
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT

180 10th St Ste 3400 Modesto
NOTICE OF RESCISSION AND *Ca 95354*
SIMULTANEOUS RE-ENTRY INTO
CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2013-19



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2013-0060464-00
Tuesday, JUL 16, 2013 08:12:09
Ttl Pd \$0.00 Rcpt # 0003405439
OAM/R2/1-14

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: Gary Alldrin

515 Lyell Drive, Suite 103

Modesto, CA 95356

(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)
011-005-063	164.9	NW 1/4, SEC 30 T2S R12E

Pursuant to Stanislaus County Board of Supervisors Resolution No. 2013-281, relating to Lot Line Adjustment No. 2012-18 as authorized by Govt. Code § 51257, California Land Conservation Contract No. 72-692 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.

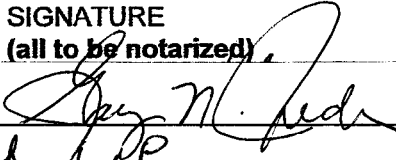
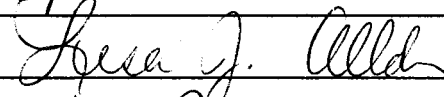
14Am

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)
Gary N. Aldrin President, Hillview Ranch, L.P.		3-19-13	Modesto, CA
Lisa J. Aldrin Secretary, Hillview Ranch, L.P.		3-19-13	Modesto, CA

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

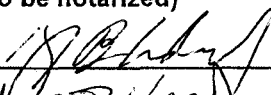
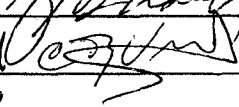
7-15-2013
Dated


 Chairman, Board of Supervisors
 Angela Freitas for Vito Chiesa

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)
<i>Manager,</i> Hugh B. Underwood <i>Warrenville LLC</i>		10-26-2012	SARATOGA
Carol P. Blacutt Underwood <i>Member,</i> <i>Warrenville LLC, LLC</i>		10-26-12	Saratoga

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

_____ Dated

 Chairman, Board of Supervisors
 Angela Freitas for Vito Chiesa

State of California

County of Stanislaus

On March 19, 2013 before me, JoAnn Mathews, Notary Public
(here insert name and title of the officer)

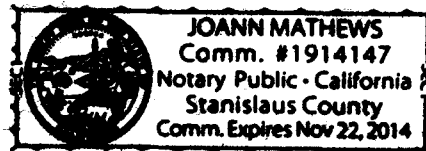
personally appeared Gary N. Aldrin and Lisa J. Aldrin

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 JoAnn Mathews



(Seal)

OPTIONAL INFORMATION

Law does not require the information below. This information could be of great value to any person(s) relying on this document and could prevent fraudulent and/or the reattachment of this document to an unauthorized document(s)

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) if Different Than Above: _____

Other Information: _____

CAPACITY(IES) CLAIMED BY SIGNER(S)

Signer's Name(s): _____

- Individual
- Corporate Officer

(Title(s))

- Partner
- Attorney-in-Fact
- Trustee
- Guardian/Conservator
- Other: _____

SIGNER IS REPRESENTING:

Name of Person(s) or Entity(ies): _____

ACKNOWLEDGMENT

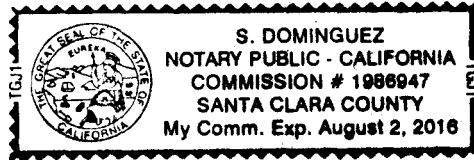
State of California
County of Santa Clara} ss.

On Oct. 26, 2012 before me, S. DOMINGUEZ, Notary Public, personally
appeared Hugh B. Underwood and Carol P.
Blacutt - Underwood

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.



[Handwritten Signature]
Signature

OPTIONAL INFORMATION

Form with fields for Date of Document, Type or Title of Document, Number of Pages in Document, Document in a Foreign Language, Type of Satisfactory Evidence, Capacity of Signer, and Thumbprint of Signer.



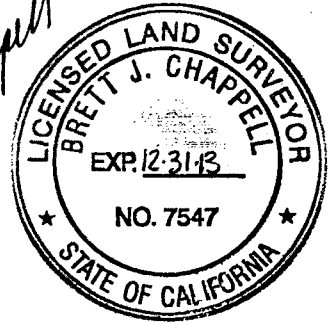
Chappell Surveying Services
Land Surveying
Geographic Information Systems
Precision Agriculture

Exhibit "A"

Unadjusted Parcels

LEGAL DESCRIPTION

Brett Chappell
3/26/13



PARCEL 1:

The Southwest Quarter (SW 1/4) of Section 19, Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian.

LEGAL DESCRIPTION

PARCEL 2:

The Northwest Quarter (NW 1/4) of Section 30, Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian.

LEGAL DESCRIPTION

PARCEL 3:

Parcel 6 as shown on that certain Parcel Map filed for record on January 17, 2008, in Book 55 of Parcel Maps, at Page 74, Stanislaus County Records.

LEGAL DESCRIPTION

PARCEL 4:

The Southeast Quarter (SE 1/4) of Section 25, Township 2 South, Range 11 East, Mount Diablo Baseline and Meridian.

EXCEPTING THEREFROM

That portion of Sierra Railroad right-of-way deeded to TS Bullock October 5th, 1898 in Book 66 of Deeds at Page 411

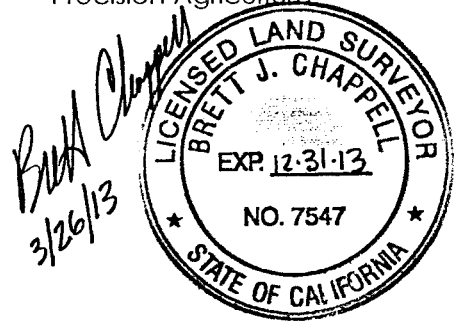


Chappell Surveying Services
Land Surveying
Geographic Information Systems
Precision Agriculture

Exhibit "B"

Resultant Parcels

LEGAL DESCRIPTION

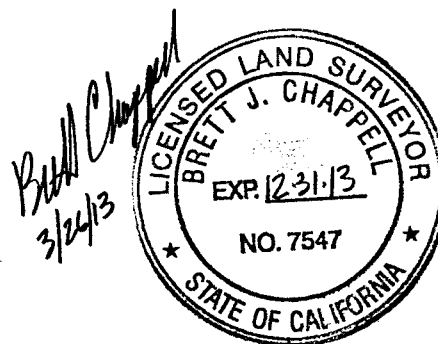


ADJUSTED PARCEL 1:

The Southwest Quarter (SW 1/4) of Section 19, Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian.

EXCEPTING THEREFROM a portion of the Southwest Quarter (SW 1/4) of Section 19, Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian lying south of the centerline of Warnerville Road as shown on that certain Record of Survey filed for record December 2nd, 2008, in Book 31 of surveys at Page 47, Stanislaus County Records.

Exhibit "B"
Resultant Parcels
LEGAL DESCRIPTION



ADJUSTED PARCEL 2:

Parcel 6 as shown on that certain Parcel Map filed for record on January 17, 2008, in Book 55 of Parcel Maps, at Page 74, Stanislaus County Records.

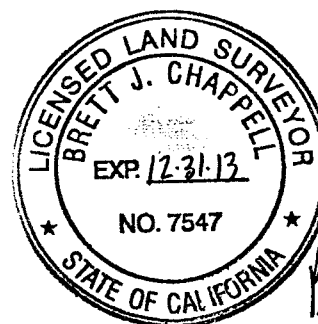
IN ADDITION THERETO a portion of the Northwest Quarter (NW 1/4) of Section 30 and a portion of the Southwest Quarter (SW 1/4) of Section 19 Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian being more particularly described as follows:

Beginning at the intersection of the centerline of Warnerville Road with the Westerly line of said Southwest Quarter (SW 1/4) of Section 19 as shown on that certain Record of Survey filed for record December 2nd, 2008, in Book 31 of surveys at Page 47, Stanislaus County Records; thence leaving said Westerly line, South 88°41'10" East along said centerline, 128.38 feet; thence leaving said centerline, South 00°01'00" East, 1228.78 feet to a point on the northwesterly right-of-way line of the Oakdale Irrigation District Pausell Lateral being the beginning of a non-tangent curve to the right having a Radius of 350.00 feet, a line to the radius point bears North 39°23'57" West; thence southwesterly along said northwesterly right-of-way line and along said curve through a central angle of 13°16'18", an arc length of 81.07 feet; thence continuing along said northwesterly right-of-way line South 63°52'21" West, 67.29 feet to the Westerly line of said Northwest Quarter; thence along said Westerly line North 00°01'00" East, 1220.34 feet to the Northwest Corner of said Section 30 as shown on said Record of Survey; thence North 00°03'36" East along the westerly line of said Section 19, a distance of 84.78 feet to the POINT OF BEGINNING.

ALSO IN ADDITION THERETO all that certain real property situate in and being a portion of the Southeast Quarter of Section 25, Township 2 south, Range 11 East, Mount Diablo Base Line and Meridian, County of Stanislaus, State of California being more particularly described as follows:

BEGINNING at the East Quarter Corner of said Section 25 as said corner is shown on that certain parcel map filed for record in the Recorder's Office for the County of Stanislaus, State of California in Book 55 of Parcel Maps Page 74; thence South 00°12'03" East, along the East line of Southeast Quarter of said Section as shown on said parcel map, 632.03 feet to a point on the Northeasterly line of the 50 feet wide Railroad right-of-way deeded to TS Bullock October 5th, 1898 in Book 66 of Deeds at Page 411, same point being the beginning of a non-tangent curve to the right, a radial line to the radius point of said curve bears North 41°45'46" East; thence northwesterly along said curve same being said northeasterly right-of-way having a radius of 1950.00', a central angle of 10°11'12", an arc length of 346.69 feet; thence North 38°03'02" West, along said northeasterly right-of-way, 484.89 feet to a point on the North line of the Southeast Quarter of said Section as shown on said parcel map; thence South 89° 44'24" East, leaving said northeasterly right-of-way and along said North line, 537.86 feet to the **POINT OF BEGINNING**.

Exhibit "B"
Resultant Parcels
LEGAL DESCRIPTION



ADJUSTED PARCEL 3:

The Northwest Quarter (NW 1/4) of Section 30, Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian.

IN ADDITION THERETO a portion of the Southwest Quarter (SW 1/4) of Section 19, Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian lying south of the centerline of Warnerville Road as shown on that certain Record of Survey filed for record December 2nd, 2008, in Book 31 of surveys at Page 47, Stanislaus County Records being more particularly described as follows:

COMMENCING at the intersection of the centerline of Warnerville Road with the Westerly line of said Southwest Quarter (SW 1/4) of Section 19 as shown on that certain Record of Survey filed for record December 2nd, 2008, in Book 31 of surveys at Page 47, Stanislaus County Records; thence leaving said Westerly line, South 88°41'10" East along said centerline, 128.38 feet to the POINT OF BEGINNING; thence continuing South 88°41'10" East along said centerline, 2609.42 feet to the Easterly line of the said Southwest Quarter (SW 1/4) of Section 19; thence leaving said centerline South 00°03'58" West, along said easterly line, 34.51 feet to the Southeast Corner of said Section 19; thence North 89°44'18" West, along the South line of said Section 19, a distance of 2608.69 feet to a point that bears South 00°01'00" East, 82.43 feet from the POINT OF BEGINNING; thence North 00°01'00" West, 82.43 feet to the POINT OF BEGINNING.

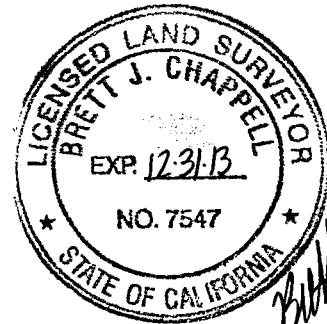
EXCEPTING THEREFROM a portion of the Northwest Quarter (NW 1/4) of Section 30 and a portion of the Southwest Quarter (SW 1/4) of Section 19 Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian being more particularly described as follows:

Beginning at the intersection of the centerline of Warnerville Road with the Westerly line of said Southwest Quarter (SW 1/4) of Section 19 as shown on that certain Record of Survey filed for record December 2nd, 2008, in Book 31 of surveys at Page 47, Stanislaus County Records; thence leaving said Westerly line, South 88°41'10" East along said centerline, 128.38 feet; thence leaving said centerline, South 00°01'00" East, 1228.78 feet to a point on the northwesterly right-of-way line of the Oakdale Irrigation District Pausell Lateral being the beginning of a non-tangent curve to the right having a Radius of 350.00 feet, a line to the radius point bears North 39°23'57" West; thence southwesterly along said northwesterly right-of-way line and along said curve through a central angle of 13°16'18", an arc length of 81.07 feet; thence continuing along said northwesterly right-of-way line South 63°52'21" West, 67.29 feet to the Westerly line of said Northwest Quarter; thence along said Westerly line North 00°01'00" East, 1220.34 feet to the Northwest Corner of said Section 30 as shown on said Record of Survey; thence North 00°03'36" East along the Westerly line of said Section 19, a distance of 84.78 feet to the POINT OF BEGINNING.

Exhibit "B"

Resultant Parcels

LEGAL DESCRIPTION



ADJUSTED PARCEL 4:

The Southeast Quarter (SE 1/4) of Section 25, Township 2 South, Range 11 East, Mount Diablo Baseline and Meridian.




EXCEPTING THEREFROM that portion of Sierra Railroad right-of-way deeded to TS Bullock October 5th, 1898 in Book 66 of Deeds at Page 411

ALSO EXCEPTING THEREFROM all that certain real property situate in and being a portion of the Southeast Quarter of Section 25, Township 2 south, Range 11 East, Mount Diablo Base Line and Meridian, County of Stanislaus, State of California being more particularly described as follows:

BEGINNING at the East Quarter Corner of said Section 25 as said corner is shown on that certain parcel map filed for record in the Recorder's Office for the County of Stanislaus, State of California in Book 55 of Parcel Maps Page 74; thence South 00°12'03" East, along the East line of Southeast Quarter of said Section as shown on said parcel map, 632.03 feet to a point on the Northeasterly line of the 50 feet wide Railroad right-of-way deeded to TS Bullock October 5th, 1898 in Book 66 of Deeds at Page 411, same point being the beginning of a non-tangent curve to the right, a radial line to the radius point of said curve bears North 41°45'46" East; thence northwesterly along said curve same being said northeasterly right-of-way having a radius of 1950.00', a central angle of 10°11'12", an arc length of 346.69 feet; thence North 38°03'02" West, along said northeasterly right-of-way, 484.89 feet to a point on the North line of the Southeast Quarter of said Section as shown on said parcel map; thence South 89° 44'24" East, leaving said northeasterly right-of-way and along said North line, 537.86 feet to the **POINT OF BEGINNING**.



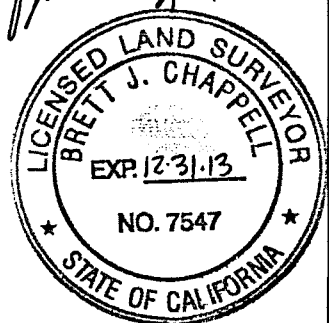
LEGEND:

-  NEW BOUNDARY LINE
-  ADJUSTED LOT LINE
-  RIGHT OF WAY LINE

T2S, R11E

T2S, R12E

Brett Chappell
3/26/13

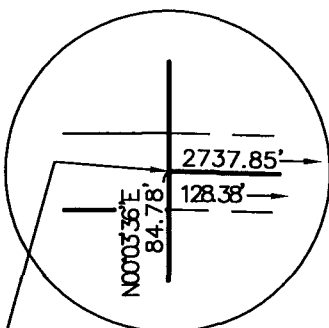


DETAIL "A"

LANDS OF SPERRY AND PERRY
A.P.N.:011-003-009

ADJUSTED PARCEL 1
NEW AREA: 165.3 ACRES

SW 1/4
SEC. 19



PARCEL 3
55 PM 74

- POINT OF BEGINNING (ADJUSTED PARCEL 2: IN ADDITION THERETO...)
- POINT OF BEGINNING (ADJUSTED PARCEL 3: EXCEPTING THEREFROM...)
- POINT OF COMMENCEMENT (ADJUSTED PARCEL 3: IN ADDITION THERETO...)
- POINT OF BEGINNING (ADJUSTED PARCEL 3: IN ADDITION THERETO...)

SEE DETAIL "A"

NEW LOT LINE

WARNERVILLE ROAD

40 FEET WIDE

S88°41'10"E

2737.85'

N00°03'36"E
84.78'

2609.42'

2608.69'

N89°44'18"W

ADJUSTED LOT LINE

S00°03'58"W
34.51'

128.38'

N00°01'00"W
82.43'

ADJUSTED LOT LINE

S00°01'00"E
1228.78'

NEW LOT LINE

PAUSELL LATERAL

PARCEL 6
55 PM 74

LANDS OF HILLVIEW
RANCH LP AND
WARNERVILLE 606 LLC
A.P.N.: 011-005-063

SEE SHEET 2 OF 3

LOT LINE ADJUSTMENT



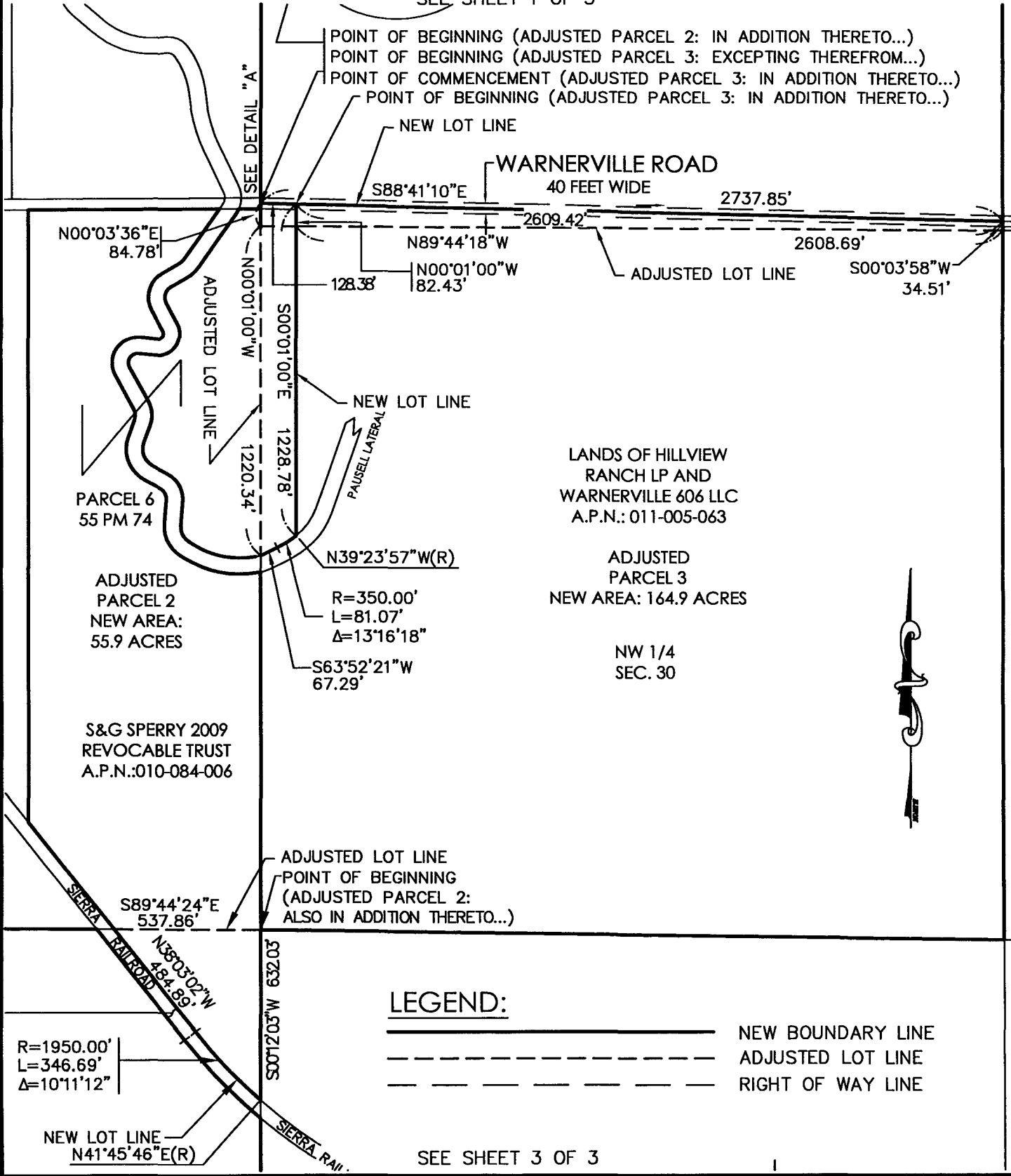
CHAPPELL SURVEYING SERVICES
LAND SURVEYING
GEOGRAPHIC INFORMATION SYSTEMS

680 Esther Way
Oakdale, CA 95361
(209) 845 9694

Job No. 2005003LLA
 By BJC
 Ck By BJC
 Date 12/01/2012
 Scale: 1"=500'
 Sheet 1 of 3

SEE SHEET 1 OF 3

POINT OF BEGINNING (ADJUSTED PARCEL 2: IN ADDITION THERETO...)
POINT OF BEGINNING (ADJUSTED PARCEL 3: EXCEPTING THEREFROM...)
POINT OF COMMENCEMENT (ADJUSTED PARCEL 3: IN ADDITION THERETO...)
POINT OF BEGINNING (ADJUSTED PARCEL 3: IN ADDITION THERETO...)



LANDS OF HILLVIEW RANCH LP AND WARNERVILLE 606 LLC
A.P.N.: 011-005-063

ADJUSTED PARCEL 3
NEW AREA: 164.9 ACRES

NW 1/4
SEC. 30

ADJUSTED PARCEL 2
NEW AREA: 55.9 ACRES

S&G SPERRY 2009 REVOCABLE TRUST
A.P.N.:010-084-006

PARCEL 6
55 PM 74

LEGEND:

- NEW BOUNDARY LINE
- ADJUSTED LOT LINE
- RIGHT OF WAY LINE

SEE SHEET 3 OF 3

LOT LINE ADJUSTMENT

Job No. 2005003LLA
 By BJC
 Ck By BJC
 Date 12/01/2012
 Scale: 1"=500'
 Sheet 2 of 3



CHAPPELL SURVEYING SERVICES
 LAND SURVEYING
 GEOGRAPHIC INFORMATION SYSTEMS

680 Esther Way
 Oakdale, CA 95361
 (209) 845 9694

SEE SHEET 2 OF 3

PARCEL 5
55 PM 74

ADJUSTED
PARCEL 2
NEW AREA:
55.9 ACRES

S&G SPERRY 2009
REVOCABLE TRUST
A.P.N.:010-084-006

PARCEL 4
55 PM 74

N39°23'57"W(R)

R=350.00'
L=81.07'
Δ=13°16'18"

S63°52'21"W
67.29'

ADJUSTED LOT LINE
POINT OF BEGINNING
(ADJUSTED PARCEL 2:
ALSO IN ADDITION THERETO...)

S89°44'24"E
537.86'

SIERRA PACIFIC RAILROAD
BOOK 66 DEEDS, PAGE 411

R=1950.00'
L=346.69'
Δ=10°11'12"

NEW LOT LINE
N41°45'46"E(R)

LANDS OF JOHN B
GROHL JR FAMILY TRUST
A.P.N.:010-020-020




ADJUSTED
PARCEL 4
NEW AREA: 155.7 ACRES

SE 1/4
SEC. 25

T 2 S, R 11 E

T 2 S, R 12 E

LEGEND:

-  NEW BOUNDARY LINE
-  ADJUSTED LOT LINE
-  RIGHT OF WAY LINE

LOT LINE ADJUSTMENT

Job No. 2005003LLA
 By BJC
 Ck By BJC
 Date 12/01/2012
 Scale: 1"=500'
 Sheet 3 of 3



CHAPPELL SURVEYING SERVICES
 LAND SURVEYING
 GEOGRAPHIC INFORMATION SYSTEMS

680 Esther Way
 Oakdale, CA 95361
 (209) 845 9694

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

DEPT: Planning and Community Development *ff*

BOARD AGENDA # *D-2

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. 71-0389 and 72-0692, Located on Warnerville Road, North of Tim Bell Road, in the Oakdale Area, Approval of New Contracts Pursuant to Minor Lot Line Adjustment 2012-18, Sperry/Perry/HillviewRanch/Grohl, and Authorization for the Director of Planning and Community Development to Execute New Contracts

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. 2013-281

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.

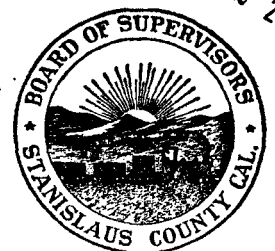
CHRISTINE FERRARO TALLMAN

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

Christine Ferraro Tallman (Signature)
BY *Tom Allman* (Signature)

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.



THIS SPACE FOR RECORDER ONLY

RECORDING REQUESTED BY
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT

1010 10th St Ste 340 Modesto
NOTICE OF RESCISSION AND Ca 95354
SIMULTANEOUS RE-ENTRY INTO
CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2013-16



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2013-0060461-00
Tuesday, JUL 16, 2013 08:10:59
Ttl Pd \$0.00 Rcpt # 0003405436
OAM/R2/1-12

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: Gerna Grohl

235 School Street

Oakdale, CA 95361

(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)
010-020-020	155.7	SE 1/4 SEC 25 T2S R11E

Pursuant to Stanislaus County Board of Supervisors Resolution No. 2013-281, relating to Lot Line Adjustment No. 2012-18 as authorized by Govt. Code § 51257, California Land Conservation Contract No. 71-389 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.

17Am

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)
GERNA D. GROHL	<i>Gerna D. Grohl</i>	8/10/12	Oakdale

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

7-15-2013
Dated


Chairman, Board of Supervisors
Angela Freitas for Vito Chiesa

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

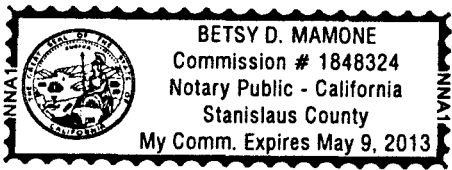
County of Stanislaus

On 8/10/12 before me, Betsy D. Mamone, Notary Public

personally appeared Gerna D. Grahl

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 Betsy D. Mamone

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

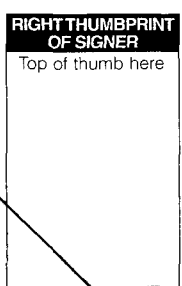
Title or Type of Document: Notice of Recission + CA Land Conserv. Contract

Document Date: 8-10-12 Number of Pages: 3

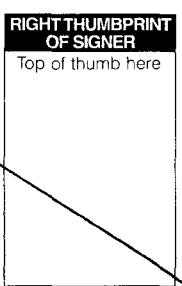
Signer(s) Other Than Named Above: _____

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: _____





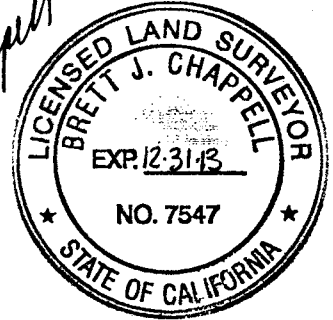
Chappell Surveying Services
Land Surveying
Geographic Information Systems
Precision Agriculture

Exhibit "A"

Unadjusted Parcels

LEGAL DESCRIPTION

Brett Chappell
3/26/13



PARCEL 1:

The Southwest Quarter (SW 1/4) of Section 19, Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian.

LEGAL DESCRIPTION

PARCEL 2:

The Northwest Quarter (NW 1/4) of Section 30, Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian.

LEGAL DESCRIPTION

PARCEL 3:

Parcel 6 as shown on that certain Parcel Map filed for record on January 17, 2008, in Book 55 of Parcel Maps, at Page 74, Stanislaus County Records.

LEGAL DESCRIPTION

PARCEL 4:

The Southeast Quarter (SE 1/4) of Section 25, Township 2 South, Range 11 East, Mount Diablo Baseline and Meridian.

EXCEPTING THEREFROM

That portion of Sierra Railroad right-of-way deeded to TS Bullock October 5th, 1898 in Book 66 of Deeds at Page 411

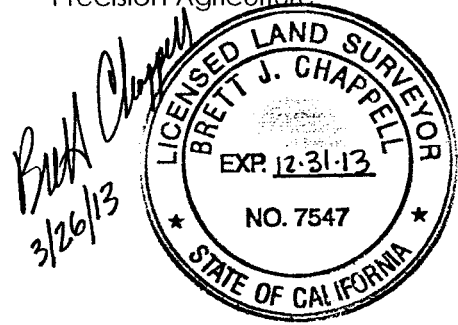


Chappell Surveying Services
Land Surveying
Geographic Information Systems
Precision Agriculture

Exhibit "B"

Resultant Parcels

LEGAL DESCRIPTION

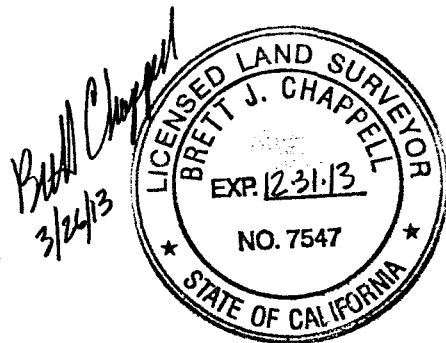


ADJUSTED PARCEL 1:

The Southwest Quarter (SW 1/4) of Section 19, Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian.

EXCEPTING THEREFROM a portion of the Southwest Quarter (SW 1/4) of Section 19, Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian lying south of the centerline of Warnerville Road as shown on that certain Record of Survey filed for record December 2nd, 2008, in Book 31 of surveys at Page 47, Stanislaus County Records.

Exhibit "B"
Resultant Parcels
LEGAL DESCRIPTION



ADJUSTED PARCEL 2:

Parcel 6 as shown on that certain Parcel Map filed for record on January 17, 2008, in Book 55 of Parcel Maps, at Page 74, Stanislaus County Records.

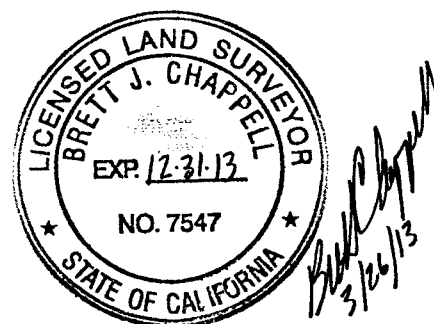
IN ADDITION THERETO a portion of the Northwest Quarter (NW 1/4) of Section 30 and a portion of the Southwest Quarter (SW 1/4) of Section 19 Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian being more particularly described as follows:

Beginning at the intersection of the centerline of Warnerville Road with the Westerly line of said Southwest Quarter (SW 1/4) of Section 19 as shown on that certain Record of Survey filed for record December 2nd, 2008, in Book 31 of surveys at Page 47, Stanislaus County Records; thence leaving said Westerly line, South 88°41'10" East along said centerline, 128.38 feet; thence leaving said centerline, South 00°01'00" East, 1228.78 feet to a point on the northwesterly right-of-way line of the Oakdale Irrigation District Pausell Lateral being the beginning of a non-tangent curve to the right having a Radius of 350.00 feet, a line to the radius point bears North 39°23'57" West; thence southwesterly along said northwesterly right-of-way line and along said curve through a central angle of 13°16'18", an arc length of 81.07 feet; thence continuing along said northwesterly right-of-way line South 63°52'21" West, 67.29 feet to the Westerly line of said Northwest Quarter; thence along said Westerly line North 00°01'00" East, 1220.34 feet to the Northwest Corner of said Section 30 as shown on said Record of Survey; thence North 00°03'36" East along the westerly line of said Section 19, a distance of 84.78 feet to the POINT OF BEGINNING.

ALSO IN ADDITION THERETO all that certain real property situate in and being a portion of the Southeast Quarter of Section 25, Township 2 south, Range 11 East, Mount Diablo Base Line and Meridian, County of Stanislaus, State of California being more particularly described as follows:

BEGINNING at the East Quarter Corner of said Section 25 as said corner is shown on that certain parcel map filed for record in the Recorder's Office for the County of Stanislaus, State of California in Book 55 of Parcel Maps Page 74; thence South 00°12'03" East, along the East line of Southeast Quarter of said Section as shown on said parcel map, 632.03 feet to a point on the Northeasterly line of the 50 feet wide Railroad right-of-way deeded to TS Bullock October 5th, 1898 in Book 66 of Deeds at Page 411, same point being the beginning of a non-tangent curve to the right, a radial line to the radius point of said curve bears North 41°45'46" East; thence northwesterly along said curve same being said northeasterly right-of-way having a radius of 1950.00', a central angle of 10°11'12", an arc length of 346.69 feet; thence North 38°03'02" West, along said northeasterly right-of-way, 484.89 feet to a point on the North line of the Southeast Quarter of said Section as shown on said parcel map; thence South 89° 44'24" East, leaving said northeasterly right-of-way and along said North line, 537.86 feet to the **POINT OF BEGINNING**.

Exhibit "B"
Resultant Parcels
LEGAL DESCRIPTION



ADUSTED PARCEL 3:

The Northwest Quarter (NW 1/4) of Section 30, Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian.

IN ADDITION THERETO a portion of the Southwest Quarter (SW 1/4) of Section 19, Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian lying south of the centerline of Warnerville Road as shown on that certain Record of Survey filed for record December 2nd, 2008, in Book 31 of surveys at Page 47, Stanislaus County Records being more particularly described as follows:

COMMENCING at the intersection of the centerline of Warnerville Road with the Westerly line of said Southwest Quarter (SW 1/4) of Section 19 as shown on that certain Record of Survey filed for record December 2nd, 2008, in Book 31 of surveys at Page 47, Stanislaus County Records; thence leaving said Westerly line, South 88°41'10" East along said centerline, 128.38 feet to the POINT OF BEGINNING; thence continuing South 88°41'10" East along said centerline, 2609.42 feet to the Easterly line of the said Southwest Quarter (SW 1/4) of Section 19; thence leaving said centerline South 00°03'58" West, along said easterly line, 34.51 feet to the Southeast Corner of said Section 19; thence North 89°44'18" West, along the South line of said Section 19, a distance of 2608.69 feet to a point that bears South 00°01'00" East, 82.43 feet from the POINT OF BEGINNING; thence North 00°01'00" West, 82.43 feet to the POINT OF BEGINNING.

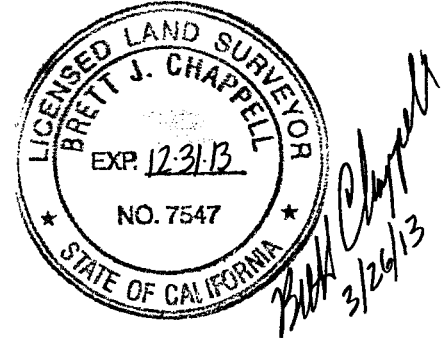
EXCEPTING THEREFROM a portion of the Northwest Quarter (NW 1/4) of Section 30 and a portion of the Southwest Quarter (SW 1/4) of Section 19 Township 2 South, Range 12 East, Mount Diablo Baseline and Meridian being more particularly described as follows:

Beginning at the intersection of the centerline of Warnerville Road with the Westerly line of said Southwest Quarter (SW 1/4) of Section 19 as shown on that certain Record of Survey filed for record December 2nd, 2008, in Book 31 of surveys at Page 47, Stanislaus County Records; thence leaving said Westerly line, South 88°41'10" East along said centerline, 128.38 feet; thence leaving said centerline, South 00°01'00" East, 1228.78 feet to a point on the northwesterly right-of-way line of the Oakdale Irrigation District Pausell Lateral being the beginning of a non-tangent curve to the right having a Radius of 350.00 feet, a line to the radius point bears North 39°23'57" West; thence southwesterly along said northwesterly right-of-way line and along said curve through a central angle of 13°16'18", an arc length of 81.07 feet; thence continuing along said northwesterly right-of-way line South 63°52'21" West, 67.29 feet to the Westerly line of said Northwest Quarter; thence along said Westerly line North 00°01'00" East, 1220.34 feet to the Northwest Corner of said Section 30 as shown on said Record of Survey; thence North 00°03'36" East along the Westerly line of said Section 19, a distance of 84.78 feet to the POINT OF BEGINNING.

Exhibit "B"

Resultant Parcels

LEGAL DESCRIPTION



ADUSTED PARCEL 4:

The Southeast Quarter (SE 1/4) of Section 25, Township 2 South, Range 11 East, Mount Diablo Baseline and Meridian.

EXCEPTING THEREFROM that portion of Sierra Railroad right-of-way deeded to TS Bullock October 5th, 1898 in Book 66 of Deeds at Page 411

ALSO EXCEPTING THEREFROM all that certain real property situate in and being a portion of the Southeast Quarter of Section 25, Township 2 south, Range 11 East, Mount Diablo Base Line and Meridian, County of Stanislaus, State of California being more particularly described as follows:

BEGINNING at the East Quarter Corner of said Section 25 as said corner is shown on that certain parcel map filed for record in the Recorder's Office for the County of Stanislaus, State of California in Book 55 of Parcel Maps Page 74; thence South 00°12'03" East, along the East line of Southeast Quarter of said Section as shown on said parcel map, 632.03 feet to a point on the Northeasterly line of the 50 feet wide Railroad right-of-way deeded to TS Bullock October 5th, 1898 in Book 66 of Deeds at Page 411, same point being the beginning of a non-tangent curve to the right, a radial line to the radius point of said curve bears North 41°45'46" East; thence northwesterly along said curve same being said northeasterly right-of-way having a radius of 1950.00', a central angle of 10°11'12", an arc length of 346.69 feet; thence North 38°03'02" West, along said northeasterly right-of-way, 484.89 feet to a point on the North line of the Southeast Quarter of said Section as shown on said parcel map; thence South 89° 44'24" East, leaving said northeasterly right-of-way and along said North line, 537.86 feet to the **POINT OF BEGINNING**.



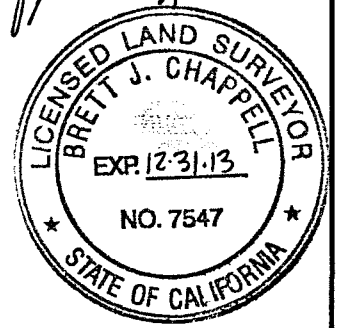
T 2 S, R 11 E

T 2 S, R 12 E

LEGEND:

- NEW BOUNDARY LINE
- ADJUSTED LOT LINE
- RIGHT OF WAY LINE

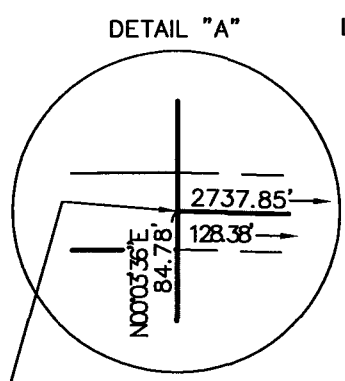
Brett J. Chappell
3/26/13



LANDS OF SPERRY AND PERRY
A.P.N.:011-003-009

ADJUSTED PARCEL 1
NEW AREA: 165.3 ACRES

SW 1/4
SEC. 19



PARCEL 3
55 PM 74

N00°03'36"E
84.78'

PARCEL 6
55 PM 74

SEE DETAIL "A"

- POINT OF BEGINNING (ADJUSTED PARCEL 2: IN ADDITION THERETO...)
- POINT OF BEGINNING (ADJUSTED PARCEL 3: EXCEPTING THEREFROM...)
- POINT OF COMMENCEMENT (ADJUSTED PARCEL 3: IN ADDITION THERETO...)
- POINT OF BEGINNING (ADJUSTED PARCEL 3: IN ADDITION THERETO...)

NEW LOT LINE

WARNERVILLE ROAD
40 FEET WIDE

S88°41'10"E

2737.85'

2609.42'

N89°44'18"W

2608.69'

N00°01'00"W
82.43'

ADJUSTED LOT LINE

S00°03'58"W
34.51'

ADJUSTED LOT LINE

S00°01'00"E
1228.78'

NEW LOT LINE

PAUSE LATERAL

LANDS OF HILLVIEW
RANCH LP AND
WARNERVILLE 606 LLC
A.P.N.: 011-005-063

SEE SHEET 2 OF 3

LOT LINE ADJUSTMENT



CHAPPELL SURVEYING SERVICES
LAND SURVEYING
GEOGRAPHIC INFORMATION SYSTEMS

680 Esther Way
Oakdale, CA 95361
(209) 845 9694

Job No. 2005003LLA
By BJC
Ck By BJC
Date 12/01/2012
Scale: 1"=500'
Sheet 1 of 3

SEE SHEET 1 OF 3

POINT OF BEGINNING (ADJUSTED PARCEL 2: IN ADDITION THERETO...)
POINT OF BEGINNING (ADJUSTED PARCEL 3: EXCEPTING THEREFROM...)
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ADJUSTED LOT LINE

S00°03'58"W
34.51'

SEE DETAIL "A"

N00°01'00"W

S00°01'00"E

1220.34'

1228.78'

PARCEL 6
55 PM 74

ADJUSTED
PARCEL 2
NEW AREA:
55.9 ACRES

S&G SPERRY 2009
REVOCABLE TRUST
A.P.N.:010-084-006

NEW LOT LINE

PAUSELL LATERAL

LANDS OF HILLVIEW
RANCH LP AND
WARNERVILLE 606 LLC
A.P.N.: 011-005-063

ADJUSTED
PARCEL 3
NEW AREA: 164.9 ACRES

NW 1/4
SEC. 30

N39°23'57"W(R)

R=350.00'
L=81.07'
Δ=13°16'18"




S63°52'21"W
67.29'



ADJUSTED LOT LINE
POINT OF BEGINNING
(ADJUSTED PARCEL 2:
ALSO IN ADDITION THERETO...)

S89°44'24"E
537.86'

LEGEND:

-  NEW BOUNDARY LINE
-  ADJUSTED LOT LINE
-  RIGHT OF WAY LINE

R=1950.00'
L=346.69'
Δ=10°11'12"

NEW LOT LINE
N41°45'46"E(R)

SEE SHEET 3 OF 3

LOT LINE ADJUSTMENT

Job No. 2005003LLA
 By BJC
 Ck By BJC
 Date 12/01/2012
 Scale: 1"=500'
 Sheet 2 of 3



CHAPPELL SURVEYING SERVICES
 LAND SURVEYING
 GEOGRAPHIC INFORMATION SYSTEMS

680 Esther Way
 Oakdale, CA 95361
 (209) 845 9694

SEE SHEET 2 OF 3

PARCEL 5
55 PM 74

ADJUSTED
PARCEL 2
NEW AREA:
55.9 ACRES

S&G SPERRY 2009
REVOCABLE TRUST
A.P.N.:010-084-006

PARCEL 4
55 PM 74

N39°23'57"W(R)

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ADJUSTED LOT LINE
POINT OF BEGINNING
(ADJUSTED PARCEL 2:
ALSO IN ADDITION THERETO...)

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SIERRA PACIFIC RAILROAD
BOOK 66 DEEDS, PAGE 411

R=1950.00'
L=346.69'
Δ=10°11'12"

NEW LOT LINE
N41°45'46"E(R)

LANDS OF JOHN B
GROHL JR FAMILY TRUST
A.P.N.:010-020-020




ADJUSTED
PARCEL 4
NEW AREA: 155.7 ACRES

SE 1/4
SEC. 25

T 2 S, R 11 E

T 2 S, R 12 E

LEGEND:

-  NEW BOUNDARY LINE
-  ADJUSTED LOT LINE
-  RIGHT OF WAY LINE

LOT LINE ADJUSTMENT

Job No. 2005003LLA
 By BJC
 Ck By BJC
 Date 12/01/2012
 Scale: 1"=500'
 Sheet 3 of 3



CHAPPELL SURVEYING SERVICES
 LAND SURVEYING
 GEOGRAPHIC INFORMATION SYSTEMS

680 Esther Way
 Oakdale, CA 95361
 (209) 845 9694

EXHIBIT C

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

DEPT: Planning and Community Development *ff*

BOARD AGENDA # *D-2

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. 71-0389 and 72-0692, Located on Warnerville Road, North of Tim Bell Road, in the Oakdale Area, Approval of New Contracts Pursuant to Minor Lot Line Adjustment 2012-18, Sperry/Perry/HillviewRanch/Grohl, and Authorization for the Director of Planning and Community Development to Execute New Contracts

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. 2013-281

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 By: *[Signature]*

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

