

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

DEPT: Planning and Community Development *RF*

BOARD AGENDA # *D-1

Urgent

Routine

AGENDA DATE September 9, 2014

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Rescind a Portion of Williamson Act Contract No. 1977-2517, Located at 3818 Roberts Road, West of Faith Home Road and East of the Ceres Main Canal, in the Ceres Area; Approval of a New Contract Pursuant to Minor Lot Line Adjustment PLN2014-0045, Rossi; and, Authorization for the Director of Planning and Community Development to Execute a New Contract

STAFF RECOMMENDATIONS:

1. Pursuant to Government Code Section 51257, determine that the following seven findings can be made based on the written evidence submitted by the applicant:
 - 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restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years except as authorized under the County Implementation of AB 1265.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. 2014-467

On motion of Supervisor Withrow, Seconded by Supervisor O'Brien
and approved by the following vote,

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

Noes: Supervisors: None

Excused or Absent: Supervisors: Chiesa

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:

ATTEST: *Christine Ferraro*
CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval to Rescind a Portion of Williamson Act Contract No. 1977-2517, Located at 3818 Roberts Road, West of Faith Home Road and East of the Ceres Main Canal, in the Ceres Area; Approval of a New Contract Pursuant to Minor Lot Line Adjustment PLN2014-0045, Rossi; and, Authorization for the Director of Planning and Community Development to Execute a New Contract
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STAFF RECOMMENDATIONS: (Continued)

- 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 In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the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 Contract No. 1977-2517, located at 3818 Roberts Road, west of Faith Home Road and east of the Ceres Main Canal, in the Ceres area.
 3. Approve a new contract pursuant to Minor Lot Line Adjustment PLN2014-0045, Rossi.
 4. Authorize the Director of Planning and Community Development to execute a new contract pursuant to Minor Lot Line Adjustment PLN2014-0045, Rossi.

DISCUSSION:

Lot Line Adjustment PLN2014-0045 was approved by staff pending the Board's action required by the Williamson Act. The parcels involved in the lot line adjustment are located on E. Monte Vista Avenue and Roberts Road, west of Faith Home Road and east of the Ceres Main Canal, in the Ceres area, in the unincorporated area of Stanislaus County (3707 E. Monte Vista and 3818 Roberts Road).

Approval to Rescind a Portion of Williamson Act Contract No. 1977-2517, Located at 3818 Roberts Road, West of Faith Home Road and East of the Ceres Main Canal, in the Ceres Area; Approval of a New Contract Pursuant to Minor Lot Line Adjustment PLN2014-0045, Rossi; and, Authorization for the Director of Planning and Community Development to Execute a New Contract
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The lot line adjustment is requesting two parcels go from 2.8 and 44.3 acres (47.1 acres total) to two parcels of 1.5 and 45.6 acre parcels (47.1 acres total). The reason for the lot line adjustment request is to make the smaller parcel contain only the high ground terrain. The 47.1 acres are either irrigated pasture or almond production. The larger parcel is improved with one single-family dwelling and one outbuilding. The smaller parcel is improved with one storage building.

Parcel "2" (44.3 acres) is currently enrolled in a portion of Williamson Act Contract No. 1977-2517 and, Parcel "1" (2.8 acres) is not enrolled in a contract. If the lot line adjustment is approved, only the large parcel will be enrolled in a new Williamson Act Contract with an additional 1.3 acres included. Pursuant to Section 51257 of the Government Code, Board approval is required for the rescission and simultaneous re-entry into the Williamson Act. Seven specific findings must be made pursuant to that section in order to facilitate the adjustment. According to the Government Code "... pursuant to subdivision (d) of Section 66412, and notwithstanding any other provision of this chapter, the parties may mutually agree to rescind the contract or contracts and simultaneously enter into a new contract or contracts pursuant to this chapter, provided that the board or council finds all of the following:

- (1) The new contract or contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years except as authorized under the County's implementation of AB 1265.
- (2) There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
- (3) At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.
- (4) After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222. (*Note: the definition in Govt. Code §51222 is as follows: "... retain agricultural lands which are subject to contracts entered into pursuant to this act in parcels large enough to sustain agricultural uses permitted under the contracts. For purposes of this section, agricultural land shall be presumed to be in parcels large enough to sustain their agricultural use if the land is (1) at least 10 acres in size in the case of prime agricultural land, or (2) at least 40 acres in size in the case of land which is not prime agricultural land"*)

Approval to Rescind a Portion of Williamson Act Contract No. 1977-2517, Located at 3818 Roberts Road, West of Faith Home Road and East of the Ceres Main Canal, in the Ceres Area; Approval of a New Contract Pursuant to Minor Lot Line Adjustment PLN2014-0045, Rossi; and, Authorization for the Director of Planning and Community Development to Execute a New Contract

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

The 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 will not compromise the continued agricultural use of the parcels.

New Williamson Act contracts would typically come before the Board once a year, in December. Because this action is related to a Lot Line Adjustment, it is prudent to act on this action independently of other Williamson Act contracts. Therefore, it is the intention of this action that a new contract replace a portion of Williamson Act Contract No. 1977-2517, upon recording. The new contract will cover 45.6 acres. As in the case with all Williamson Act contracts in Stanislaus County, the new contract will be subject to the provisions of AB 1265, pursuant to the Stanislaus County Board of Supervisors' actions on October 15, 2013.

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.

STAFFING IMPACT:

There are no staffing impacts associated with this item.

Approval to Rescind a Portion of Williamson Act Contract No. 1977-2517, Located at 3818 Roberts Road, West of Faith Home Road and East of the Ceres Main Canal, in the Ceres Area; Approval of a New Contract Pursuant to Minor Lot Line Adjustment PLN2014-0045, Rossi; and, Authorization for the Director of Planning and Community Development to Execute a New Contract

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CONTACT PERSON:

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

ATTACHMENTS:

1. Lot Line Adjustment Application No. PLN2014-0045
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

(Board Report:\planning\board of supervisors\lotlineadjustments\2014\pln2014-0045 - rossi\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

S	1	T	53	R	90
ZONE	A-240				
RECEIVED	4-15-14				
APPLICATION NO.	12102014 0045				
RECEIPT NO.					

LOT LINE ADJUSTMENT APPLICATION

1. Property Owner(s):

Parcel 1	Parcel 2
Name <u>Bill Rossi</u>	Name <u>- SAME -</u>
Address, City, Zip <u>3818 Roberts Rd, Cevas, CA 95307</u>	Address, City, Zip
Phone <u>(209) 656-6615</u>	Phone
Fax Number	Fax Number
Parcel 3	Parcel 4
Name	Name
Address, City, Zip	Address, City, Zip
Phone	Phone
Fax Number	Fax Number

2. Name and address of person(s) preparing map: JACK SMITH, PLS, MUIR CONSULTING, INC.
139 CHURCH AVE, OAKDALE, CA 95361

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

Parcel 1: Book <u>022</u> Page <u>016</u> No. <u>039</u>	Parcel 2: Book <u>022</u> Page <u>016</u> No. <u>039</u>
Parcel 3: Book _____ Page _____ No. <u>03</u>	Parcel 4: Book _____ Page _____ No. _____

4. Size of all adjusted parcels:

	<u>Before</u>	<u>After</u>
Parcel 1:	<u>2.8 ac</u>	<u>1.5 ac</u>
Parcel 2:	<u>44.3 ac</u>	<u>45.6 ac</u>
Parcel 3:	_____	_____
Parcel 4:	_____	_____

5. Why are the lot lines being changed? BE SPECIFIC TO MAKE A SMALLER
PARCEL WITH JUST THE HIGHER GROUND & BARN
and ADJACENT SITE.

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 ALMONDS
 - Vines - type _____
 - Range (unirrigated) _____
 - Pasture (irrigated) _____
 - Poultry _____
 - Dairy _____
 - Other (Specify) _____

7. List all structures on properties: ONE LARGE BARN & ONE SINGLE FAMILY HOUSE WITH SHOP

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

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

Parcel 1: 2005 Parcel 2: 2009
Parcel 3: _____ Parcel 4: _____

10. Is the property under Williamson Act Contract? Yes No If yes, contract number? 1977-2517

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

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

13. Signature of property owner(s) William S. Rossi Jr. WILLIAM S. ROSSI JR.
Owner's Signature Owner's Name Printed

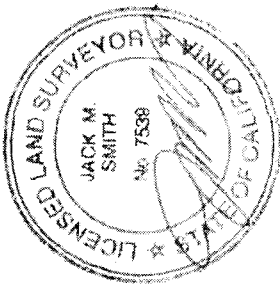
Owner's Signature Owner's Name Printed

Owner's Signature Owner's Name Printed

Owner's Signature Owner's Name Printed

ROBERTS ROAD
(50' R/W)

S88°59'20"E 1918.53'



ORCHARD

LANDS OF ROSSI
3818 ROBERTS ROAD
APN: 022-016-038
PARCEL 2

P/TN OF PARCEL B 12 PM 75

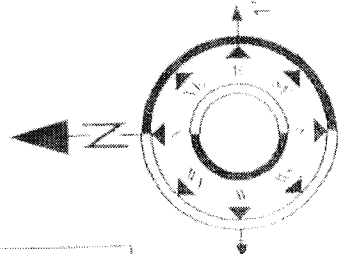
FAITH HOME ROAD
(40' R/W)
S00°05'30"E 1303.11'

ORCHARD

DRIVEWAY

HOUSE

BUILDING



690.67'

N89°00'00"W

PROPOSED LOT LINE
SEE SHEET 1 FOR DETAIL
EXISTING LOT LINE

S01°00'00"W
10.00'

STORAGE BUILDING

N89°00'00"W 645.30'

MONTE VISTA AVENUE
(R/W VARIES)

N27°47'00"W 1178.33'

CERES MAIN CANAL

L=103.76', R=320.00'
Δ=018°34'39"

N00°44'10"E
107.90'

LANDS OF ROSSI
3707 E. MONTE VISTA RD
APN: 022-016-039
PARCEL 1



MUIR CONSULTING, INC.
139 CHURCH AVE.
OAKDALE, CA 95361
(209) 845-8630 FAX (209) 845-8639
www.muirconsulting.com

Subject EXHIBIT "C"
LOT LINE ADJUSTMENT - LANDS OF ROSSI
Job No. 4406-01
By JMS Date 06/30/14 Chkd.
Scale 1"=100' Sheet 2 of 2



May 1, 2014

Jack Smith
Muir Consulting
139 Church Avenue
Oakdale, CA 95361

**SUBJECT: TENTATIVE APPROVAL OF LOT LINE ADJUSTMENT NO. PLN2014-0045
ROSSI**

The Stanislaus County Department of Planning and Community Development, completed its consideration of your application on **May 1, 2014**, and has tentatively approved your request, subject to the attached conditions.

Staff's decision and/or all conditions attached hereto may be appealed to the Planning Commission, in writing, within **ten (10) days** from the date of this notification. The appeal letter addressed to the Planning Commission, must state reasons why the appeal should be granted. If you wish to appeal this decision, a filing fee of \$628.00, payable to the Planning Department, along with a copy of the letter must be delivered to this office by **4:30 p.m.** within **ten days** of the postmark of this letter.

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

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

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

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

Sincerely,

Carole Maben
Associate Planner

Enclosure

cc: Bill Rossi

PROJECT DISCRPTION AND LANDOWNER JUSTIFICATION

April 30, 2014

1. This project in a lot line adjustment between Accessors Parcel No. 022-016-039 (2.8 acres) owned by Rossi and Parcel No. 022-016-038 (44.3 acres) owned by Rossi.

2. Reasons for Lot Line Adjustment.

The upper portion of the two parcels after surveying is 1 1/2 acres and a home site with a barn on it already. Parcel two will be farmed with almonds (45.6 acres). Parcel two can be flood irrigated with T.I.D.water. Parcel two (45.6 acres) is currently in the Williamson Act (AP#022- 016-038)

GOVERNMENT CODE SECTION 51257

1. Parcel two (45.6 acres) is not subject to a notice of non-renewal. At the conclusion of the lot line adjustment, contract for parcel two will continue to be in force and effect for a period of at least 10 years.
2. The land currently under contract is (44.3 acres) after the lot line adjustment, all (45.6 acres) will be under contract.
3. More than 90% of the land of Parcel two (45.6 acres) under the former contract will remain within each contract. In addition, as set forth above in finding (2) the entire amount of land included within this Parcel two lot line adjustment will continue to remain under Williamson Act Contract.
4. Consistent with Section 51222 Parcel two will be larger than 40 acres after the lot line adjustment. This is presumed to be large enough to sustain their agricultural use.
5. The moving of the lot line to add 1.3 acres to an existing 44.3 acres

and remove 1.3 acres from 2.8 acres Parcel will in no way affect the long term agricultural productivity of either of the parcels.

6. 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 land currently utilized for agricultural purposes.
7. the two parcels currently exist and after the lot line adjustment two parcels will continue to exist. Neither parcel is currently inconsistent with 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 to recognize the smaller area (High ground of parcel one) and the larger parcel (parcel two) lower irrigated land. As set forth previously, the properties will continue to be used for agriculture purposes and this lot line adjustment will in no way affect the agriculture viability of either parcel.

William Rorifer



MUIR CONSULTING, INC.
 139 CHURCH AVE.
 OAKDALE, CA 95361
 (209) 845-8630 FAX (209) 845-8639
 www.muirconsulting.com

Subject BEFORE LOT LINE ADJUSTMENT
LANDS OF ROSSI
 Job No. 4406-01
 By JMS Date 06/30/14 Chkd. _____
 Scale 1"=100' Sheet 1 of 1

ATTACHMENT 4

**ROBERTS ROAD
 (50' R/W)**



S88°59'20"E 1918.53'

CERCAS MAIN

N27°47'00"W 1178.33'

ORCHARD

LANDS OF ROSSI
 3818 ROBERTS ROAD
 APN: 022-016-038
 PARCEL 2

P'TN OF PARCEL B 12 PM 75

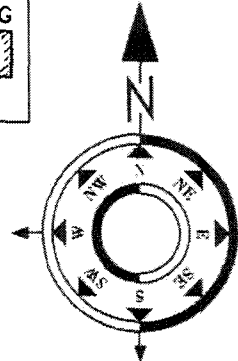
DRIVEWAY

ORCHARD

HOUSE

BUILDING

STORAGE BUILDING



1"=250'

L=103.76', R=320.00'
 Δ=018°34'39"

N00°44'10"E
 107.90'

S01°00'00"W
 10.00'

N89°00'00"W 645.30'

690.67'

LANDS OF ROSSI
 3707 E. MONTE VISTA RD
 APN: 022-016-039
 PARCEL 1

**MONTE VISTA AVENUE
 (R/W VARIES)**

**FAITH HOME ROAD
 (40' R/W)**

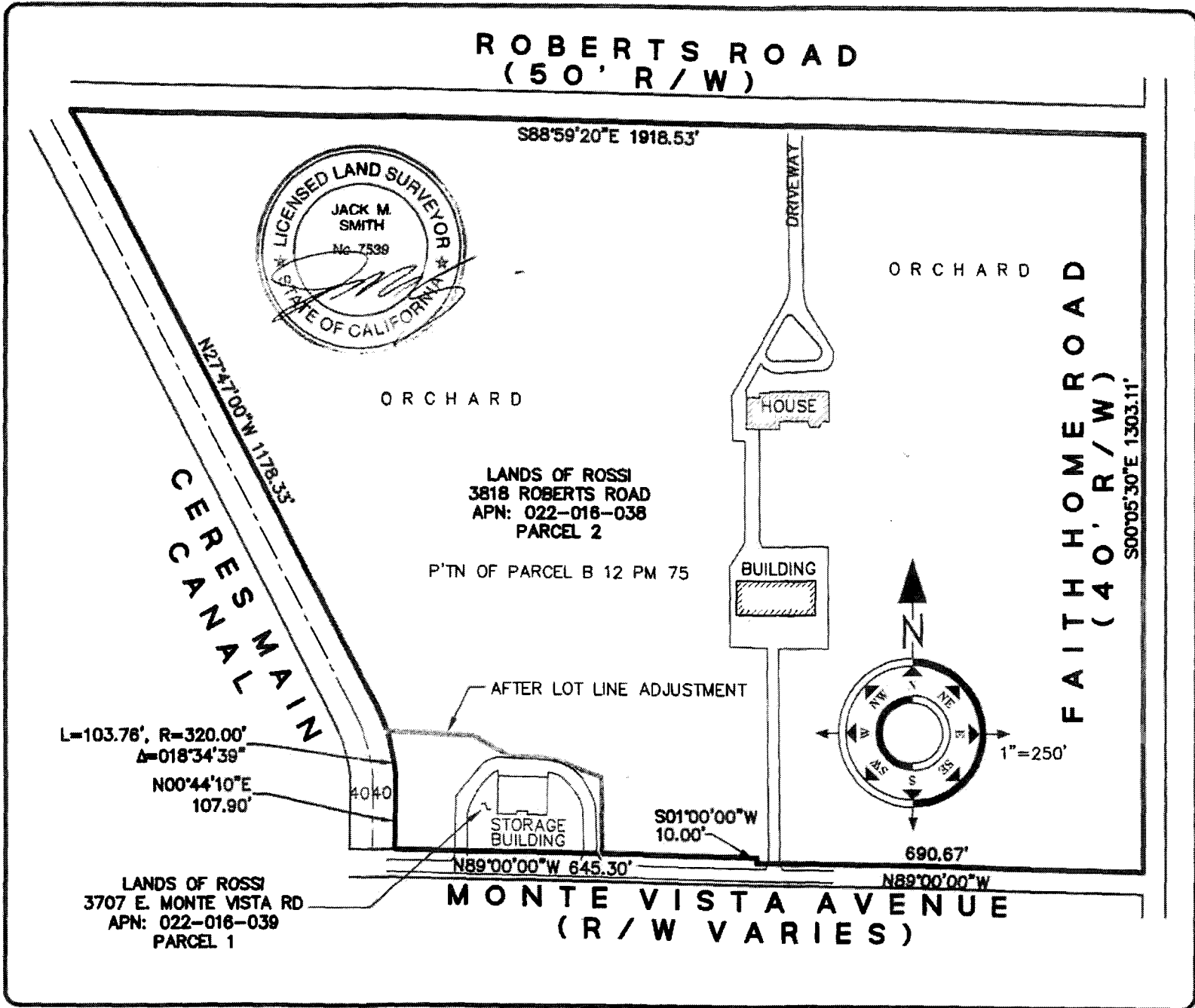
S00°05'30"E 1303.11'



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 OAKDALE, CA 95361
 (209) 845-8630 FAX (209) 845-8639
 www.muirconsulting.com

Subject AFTER LOT LINE ADJUSTMENT
 LANDS OF ROSSI
 Job No. 4406-01
 By JMS Date 06/30/14 Chkd.
 Scale 1"=100' Sheet 1 of 1

ATTACHMENT 5




RECORDING REQUESTED BY
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY DEPARTMENT OF
PLANNING & COMMUNITY DEVELOPMENT
1010 10TH STREET, SUITE 3400
MODESTO, CA 95354

**NOTICE OF RESCISSION AND
SIMULTANEOUS RE-ENTRY INTO
CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2014-22**

THIS SPACE FOR RECORDER ONLY


 Stanislaus, County Recorder
 Lee Lundrigan Co Recorder Office
DOC- 2014-0065226-00
 Thursday, OCT 02, 2014 08:08:21
 Ttl Pd \$0.00 Rcpt # 0003574729
 OMK/R2/2-13

THIS NOTICE OF RESCISSION AND CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into September 9, 2014, 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: William S. Rossi Jr

3818 Roberts 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)
<u>022-016-038</u>	<u>45.6±</u>	<u>3818 Roberts Road, Ceres</u>

Pursuant to Stanislaus County Board of Supervisors Resolution No. 2014-467, relating to Lot Line Adjustment No. PLN2014-0045 as authorized by Govt. Code § 51257, California Land Conservation Contract Nos. 77-2517 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.

BML

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)
WILLIAM S. ROSSI JR	<i>William S. Rossi Jr</i>	6-16-14	Ceres
JANIS M. ROSSI	<i>Janis M Rossi</i>	6-16-14	Ceres

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

9.30.2017
Dated

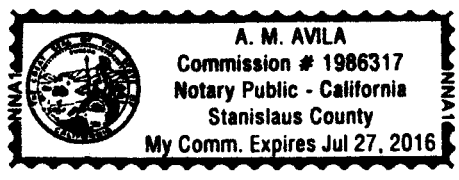

Chairman, Board of Supervisors
Angela Freitas for Jim DeMartini

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California }
 County of Stanislaus }
 On June 16, 2014 before me, A M AVILA "Notary Public"
Date Here Insert Name and Title of the Officer
 personally appeared William S Rossi JR, and
Name(s) of Signer(s)
Janis M Rossi

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: A M AVILA
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

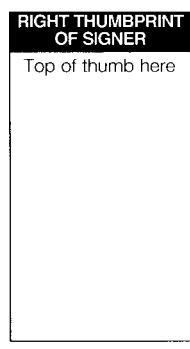
Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: NOTICE OF RESCISSION
 Document Date: JUNE 16, 2014 Number of Pages: 1
 Signer(s) Other Than Named Above: none

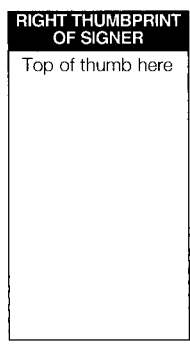
Capacity(ies) Claimed by Signer(s)

Signer's Name: William S Rossi JR
 Corporate Officer — Title(s): _____
 Individual
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____



Signer Is Representing: SELF

Signer's Name: Janis M Rossi
 Corporate Officer — Title(s): _____
 Individual
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____



Signer Is Representing: SELF



MUIR CONSULTING, Inc.

Land Surveying • G.P.S. • Planning

Exhibit "A"

June 30, 2014
Job No.: 4406-01

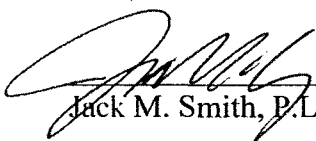
**EXISTING LEGAL DESCRIPTION
3707 E. MONTE VISTA RD
APN: 022-016-039
PARCEL 1**

All that certain property situate in the County of Stanislaus, State of California, being more particularly described as follows:

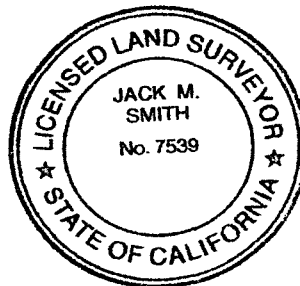
PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON JANUARY 09, 2001 IN BOOK 50 OF PARCEL MAPS, PAGE 69, STANISLAUS COUNTY RECORDS.

A plat showing the above description is attached hereto and made part hereof as Exhibit "C."

This description is the same as described in that certain Trustee's Deed upon Sale to Rossi 1995 Revocable Trust, William Rossi, Jr., Trustee or Janis Rossi, Trustee filed for record on July 11, 2008 as Document No. 2008-0075007 in the Office of the Recorder, Stanislaus County.



Jack M. Smith, P.L.S. 7539



June 30, 2014
Dated



MUIR CONSULTING, Inc.

Land Surveying ♦ G.P.S. ♦ Planning

Exhibit "A"

June 30, 2014
Job No.: 4406-01

**EXISTING LEGAL DESCRIPTION
3818 ROBERTS ROAD
APN: 022-016-038
PARCEL 2**

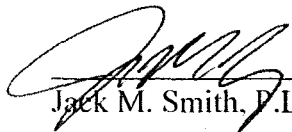
All that certain property situate in the County of Stanislaus, State of California, being more particularly described as follows:

Parcel B as shown on that certain Parcel Map filed for record on October 4, 1971 in Book 12 of Parcel Maps, Page 75, Stanislaus County Records.

EXCEPT THEREFROM that portion shown as Parcel 1, as shown on that certain Parcel Map filed for record on January 9, 2001 in Book 50 of Parcel Maps, Page 69, Stanislaus County Records.

A plat showing the above description is attached hereto and made part hereof as Exhibit "C."

This description is the same as described in that certain Grant Deed to William Rossi Jr. and Janis Rossi, Trustees of the Rossi 1995 Revocable Trust dated July 20, 1995 as Document No. 2005-0059835 in the Office of the Recorder, Stanislaus County.



Jack M. Smith, P.L.S. 7539



JUNE 30, 2014
Dated



MUIR CONSULTING, Inc.

Land Surveying ♦ G.P.S. ♦ Planning

Exhibit "B"


June 30, 2014
Job No.: 4406-01

PROPOSED LEGAL DESCRIPTION
3707 E. MONTE VISTA RD
APN: 022-016-039
PARCEL 1

All that certain property situate in the County of Stanislaus, State of California, and being a portion of Parcel 1 as shown on that certain Parcel Map filed for record on January 9, 2001 in Book 50 of Parcel Maps at page 69 in the Office of the Recorder, Stanislaus County and being more particularly described as follows:

BEGINNING at the most southwestly corner of said Parcel 1; thence along the westerly line North 00°44'10" East, a distance of 107.90 feet to the beginning of a tangent curve to the left; thence along said curve having a radius of 320.00 feet, through a central angle of 18°34'39", an arc length of 103.76 feet; thence leaving said westerly line South 86°58'26" East, a distance of 151.94 feet; thence South 61°05'22" East, a distance of 74.16 feet; thence South 87°26'03" East, a distance of 61.03 feet; thence South 78°07'23" East, a distance of 34.39 feet; thence South 68°46'29" East, a distance of 74.55 feet; thence South 00°33'34" East, a distance of 135.80 feet to a point on the southerly line of said Parcel 1; thence along said southerly line North 89°00'00" West, a distance of 368.17 feet to the POINT OF BEGINNING and containing an area of 1.54217 acres, more or less.

A plat showing the above description is attached hereto and made part hereof as Exhibit "C."


Jack M. Smith, P.L.S. 7539



JUNE 30, 2014
Dated



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Land Surveying • G.P.S. • Planning

Exhibit "B"

June 30, 2014
Job No.: 4406-01

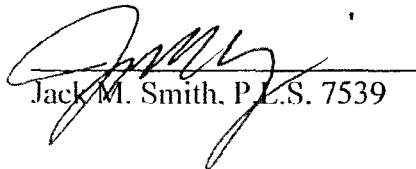
**PROPOSED LEGAL DESCRIPTION
3818 ROBERTS ROAD
APN: 022-016-038
PARCEL 2**

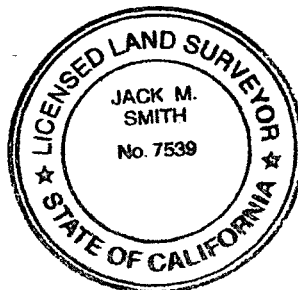
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A plat showing the above description is attached hereto and made part hereof as Exhibit "C."


Jack M. Smith, P.L.S. 7539



JUNE 30, 2014
Dated



MUIR CONSULTING, INC.
 139 CHURCH AVE.
 OAKDALE, CA 95361
 (209) 845-8630 FAX (209) 845-8639
 www.muiconsulting.com

Subject: LOT LINE ADJUSTMENT - LANDS OF ROSSI
 Job No. 4406-01
 By JMS Date 06/30/14 Chkd. _____
 Scale 1"=100' Sheet 2 of 2

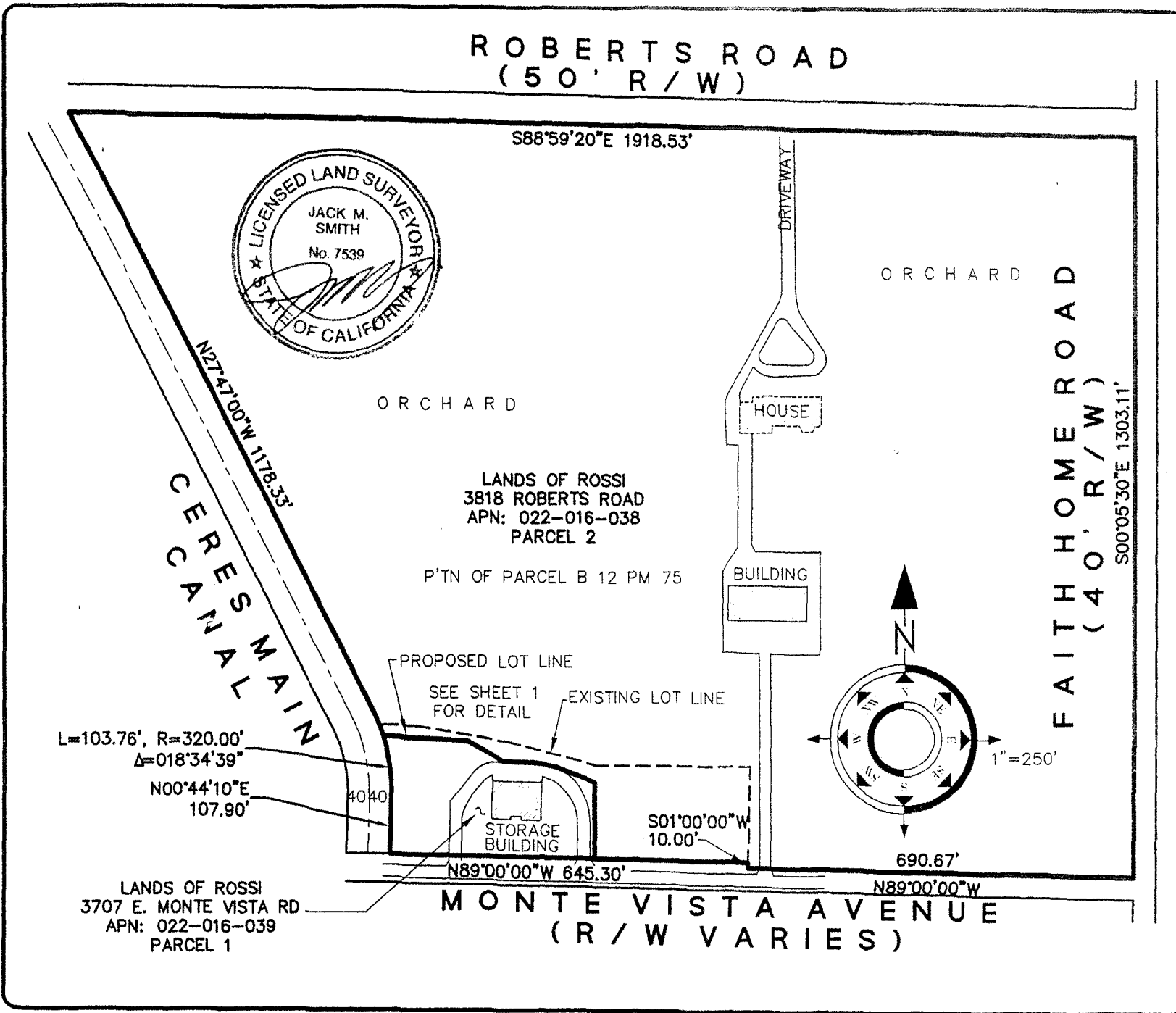


EXHIBIT C

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

DEPT: Planning and Community Development *RF*

BOARD AGENDA # *D-1

Urgent

Routine

AGENDA DATE September 9, 2014

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Rescind a Portion of Williamson Act Contract No. 1977-2517, Located at 3818 Roberts Road, West of Faith Home Road and East of the Ceres Main Canal, in the Ceres Area; Approval of a New Contract Pursuant to Minor Lot Line Adjustment PLN2014-0045, Rossi; and, Authorization for the Director of Planning and Community Development to Execute a New Contract

STAFF RECOMMENDATIONS:

1. Pursuant to Government Code Section 51257, determine that the following seven findings can be made based on the written evidence submitted by the applicant:
 - 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. 2014-467

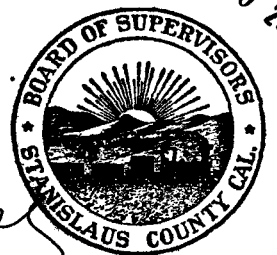
On motion of Supervisor Withrow, Seconded by Supervisor O'Brien
 and approved by the following vote,
 Ayes: Supervisors: O'Brien, Withrow, Monteith, and Chairman De Martini
 Noes: Supervisors: None
 Excused or Absent: Supervisors: Chiesa
 Abstaining: Supervisor: None

- 1) X 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



ATTEST:

Christine Ferraro Tallman
CHRISTINE FERRARO TALLMAN, Clerk

Patricia Gonzalez
File No.

Approval to Rescind a Portion of Williamson Act Contract No. 1977-2517, Located at 3818 Roberts Road, West of Faith Home Road and East of the Ceres Main Canal, in the Ceres Area; Approval of a New Contract Pursuant to Minor Lot Line Adjustment PLN2014-0045, Rossi; and, Authorization for the Director of Planning and Community Development to Execute a New Contract

Page 2

STAFF RECOMMENDATIONS: (Continued)

- 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 Contract No. 1977-2517, located at 3818 Roberts Road, west of Faith Home Road and east of the Ceres Main Canal, in the Ceres area.
 3. Approve a new contract pursuant to Minor Lot Line Adjustment PLN2014-0045, Rossi.
 4. Authorize the Director of Planning and Community Development to execute a new contract pursuant to Minor Lot Line Adjustment PLN2014-0045, Rossi.

DISCUSSION:

Lot Line Adjustment PLN2014-0045 was approved by staff pending the Board's action required by the Williamson Act. The parcels involved in the lot line adjustment are located on E. Monte Vista Avenue and Roberts Road, west of Faith Home Road and east of the Ceres Main Canal, in the Ceres area, in the unincorporated area of Stanislaus County (3707 E. Monte Vista and 3818 Roberts Road).

Approval to Rescind a Portion of Williamson Act Contract No. 1977-2517, Located at 3818 Roberts Road, West of Faith Home Road and East of the Ceres Main Canal, in the Ceres Area; Approval of a New Contract Pursuant to Minor Lot Line Adjustment PLN2014-0045, Rossi; and, Authorization for the Director of Planning and Community Development to Execute a New Contract

Page 3

The lot line adjustment is requesting two parcels go from 2.8 and 44.3 acres (47.1 acres total) to two parcels of 1.5 and 45.6 acre parcels (47.1 acres total). The reason for the lot line adjustment request is to make the smaller parcel contain only the high ground terrain. The 47.1 acres are either irrigated pasture or almond production. The larger parcel is improved with one single-family dwelling and one outbuilding. The smaller parcel is improved with one storage building.

Parcel "2" (44.3 acres) is currently enrolled in a portion of Williamson Act Contract No. 1977-2517 and, Parcel "1" (2.8 acres) is not enrolled in a contract. If the lot line adjustment is approved, only the large parcel will be enrolled in a new Williamson Act Contract with an additional 1.3 acres included. Pursuant to Section 51257 of the Government Code, Board approval is required for the rescission and simultaneous re-entry into the Williamson Act. Seven specific findings must be made pursuant to that section in order to facilitate the adjustment. According to the Government Code "... pursuant to subdivision (d) of Section 66412, and notwithstanding any other provision of this chapter, the parties may mutually agree to rescind the contract or contracts and simultaneously enter into a new contract or contracts pursuant to this chapter, provided that the board or council finds all of the following:

- (1) The new contract or contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years except as authorized under the County's implementation of AB 1265.
- (2) There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
- (3) At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.
- (4) After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222. (*Note: the definition in Govt. Code §51222 is as follows: "... retain agricultural lands which are subject to contracts entered into pursuant to this act in parcels large enough to sustain agricultural uses permitted under the contracts. For purposes of this section, agricultural land shall be presumed to be in parcels large enough to sustain their agricultural use if the land is (1) at least 10 acres in size in the case of prime agricultural land, or (2) at least 40 acres in size in the case of land which is not prime agricultural land"*)

Approval to Rescind a Portion of Williamson Act Contract No. 1977-2517, Located at 3818 Roberts Road, West of Faith Home Road and East of the Ceres Main Canal, in the Ceres Area; Approval of a New Contract Pursuant to Minor Lot Line Adjustment PLN2014-0045, Rossi; and, Authorization for the Director of Planning and Community Development to Execute a New Contract

Page 4

- (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 will not compromise the continued agricultural use of the parcels.

New Williamson Act contracts would typically come before the Board once a year, in December. Because this action is related to a Lot Line Adjustment, it is prudent to act on this action independently of other Williamson Act contracts. Therefore, it is the intention of this action that a new contract replace a portion of Williamson Act Contract No. 1977-2517, upon recording. The new contract will cover 45.6 acres. As in the case with all Williamson Act contracts in Stanislaus County, the new contract will be subject to the provisions of AB 1265, pursuant to the Stanislaus County Board of Supervisors' actions on October 15, 2013.

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.

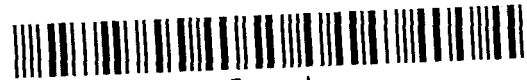
STAFFING IMPACT:

There are no staffing impacts associated with this item.

Approval to Rescind a Portion of Williamson Act Contract No. 1977-2517, Located at 3818 Roberts Road, West of Faith Home Road and East of the Ceres Main Canal, in the Ceres Area; Approval of a New Contract Pursuant to Minor Lot Line Adjustment PLN2014-0045, Rossi; and, Authorization for the Director of Planning and Community Development to Execute a New Contract
Page 5

CONTACT PERSON:

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



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2014-0065225-00

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.
Thursday, OCT 02, 2014 08:07:48
TtI Pd \$47.00 Rcpt # 0003574728
OMK/R2/1-11

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 May 1, 2014, approved the lot line adjustment herein described submitted under the name of Rossi. Lot Line Adjustment No. PLN2014-0045 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 Maben
Carol Maben, Associate Planner
Stanislaus County Department of Planning
and Community Development

September 25, 2014
Date

ime

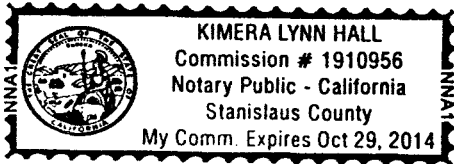
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California)
County of Stanislaus)

On September 25, 2014 before me, Kimera Lynn Hall, Notary Public, personally appeared

Carol 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.

Kimera Lynn Hall
Signature of Notary

OPTIONAL

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

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: _____
Date of Document: _____ Number of Pages in words: _____
Signer(s) Other Than Named Above: _____

CAPACITY(IES) CLAIMED BY SIGNER(S)

Signer's Name: _____

- Individual(s)
 Corporate Officer
Title(s): _____
 Partner(s) - Limited General
 Attorney-In-Fact
 Trustee(s)
 Guardian/Conservator
 Other: _____

RIGHT THUMB

SIGNER IS REPRESENTING:

1/1/08

Signer's Name: _____

- Individual(s)
 Corporate Officer
Title(s): _____
 Partner(s) - Limited General
 Attorney-In-Fact
 Trustee(s)
 Guardian/Conservator
 Other: _____

RIGHT THUMB

SIGNER IS REPRESENTING:

CONDITIONS FOR LOT LINE ADJUSTMENT NO. PLN2014-0045

ROSSI

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. PLN2014-0045

ROSSI

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. PLN2014-0045

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
<u>WILLIAM S. ROSSI, JR.</u>	<u>William S Rossi</u>	<u>5-19-14</u>	<u>CERES</u>
<u>Janis M. Rossi</u>	<u>Janis M. Rossi</u>	<u>5-19-14</u>	<u>Ceres</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

SECURITY HOLDERS:

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

ACKNOWLEDGMENT

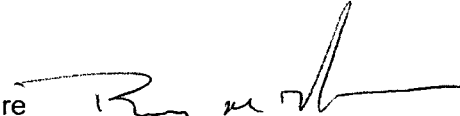
State of California
County of Stanislaus)

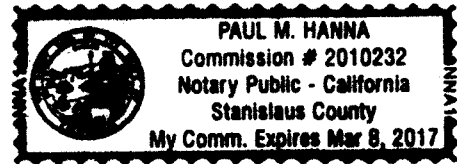
On May 19, 2014 before me, Paul M Hanna, Notary Public
(insert name and title of the officer)

personally appeared William S Rossi, Jr and Janis M Rossi,
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  (Seal)





MUIR CONSULTING, Inc.

Land Surveying ♦ G.P.S. ♦ Planning

Exhibit "A"

June 30, 2014
Job No.: 4406-01

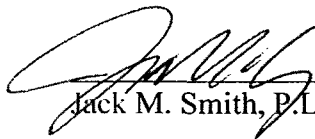
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APN: 022-016-039
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PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON JANUARY 09, 2001 IN BOOK 50 OF PARCEL MAPS, PAGE 69, STANISLAUS COUNTY RECORDS.

A plat showing the above description is attached hereto and made part hereof as Exhibit "C."

This description is the same as described in that certain Trustee's Deed upon Sale to Rossi 1995 Revocable Trust, William Rossi, Jr., Trustee or Janis Rossi, Trustee filed for record on July 11, 2008 as Document No. 2008-0075007 in the Office of the Recorder, Stanislaus County.



Jack M. Smith, P.L.S. 7539



JUNE 30, 2014
Dated



MUIR CONSULTING, Inc.

Land Surveying ♦ G.P.S. ♦ Planning

Exhibit "A"

June 30, 2014
Job No.: 4406-01

**EXISTING LEGAL DESCRIPTION
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APN: 022-016-038
PARCEL 2**

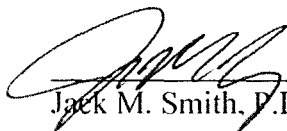
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Jack M. Smith, P.L.S. 7539



JUNE 30, 2014
Dated



MUIR CONSULTING, Inc.

Land Surveying ♦ G.P.S. ♦ Planning

Exhibit "B"


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Jack M. Smith, P.L.S. 7539



JUNE 30, 2014
Dated



MUIR CONSULTING, Inc.

Land Surveying ♦ G.P.S. ♦ Planning

Exhibit "B"

June 30, 2014
Job No.: 4406-01

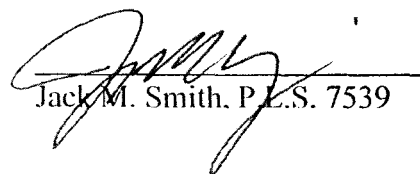
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APN: 022-016-038
PARCEL 2**

All that certain property situate in the County of Stanislaus, State of California, and being Parcel B as shown on that certain Parcel Map filed for record on October 4, 1971 in Book 12 of Parcel Maps at page 75 in the Office of the Recorder, Stanislaus County.

EXCEPT THEREFROM all that portion of Parcel 1 as shown on that certain Parcel Map filed for record on January 9, 2001 in Book 50 of Parcel Maps at page 69 in the Office of the Recorder, Stanislaus County and being more particularly described as follows:

BEGINNING at the most southwesterly corner of said Parcel 1; thence along the westerly line North $00^{\circ}44'10''$ East, a distance of 107.90 feet to the beginning of a tangent curve to the left; thence along said curve having a radius of 320.00 feet, through a central angle of $18^{\circ}34'39''$, an arc length of 103.76 feet; thence leaving said westerly line South $86^{\circ}58'26''$ East, a distance of 151.94 feet; thence South $61^{\circ}05'22''$ East, a distance of 74.16 feet; thence South $87^{\circ}26'03''$ East, a distance of 61.03 feet; thence South $78^{\circ}07'23''$ East, a distance of 34.39 feet; thence South $68^{\circ}46'29''$ East, a distance of 74.55 feet; thence South $00^{\circ}33'34''$ East, a distance of 135.80 feet to a point on the southerly line of said Parcel 1; thence along said southerly line North $89^{\circ}00'00''$ West, a distance of 368.17 feet to the POINT OF BEGINNING and containing an area of 45.62222 acres, more or less.

A plat showing the above description is attached hereto and made part hereof as Exhibit "C."


Jack M. Smith, P.L.S. 7539



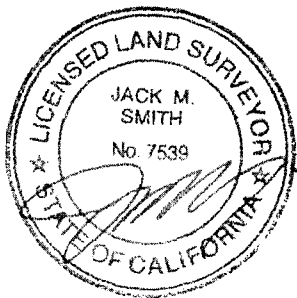
JUNE 30, 2014
Dated



MUIR CONSULTING, INC.
 139 CHURCH AVE.
 OAKDALE, CA 95361
 (209) 845-8630 FAX (209) 845-8639
 www.muirconsulting.com

Subject: LOT LINE ADJUSTMENT - LANDS OF ROSSI
 Job No. 4406-01
 By JMS Date 06/30/14 Chkd. _____
 Scale 1"=100' Sheet 2 of 2

**ROBERTS ROAD
 (50' R/W)**



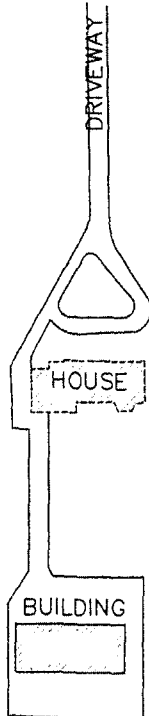
S88°59'20"E 1918.53'

CERES MAIN

ORCHARD

LANDS OF ROSSI
 3818 ROBERTS ROAD
 APN: 022-016-038
 PARCEL 2

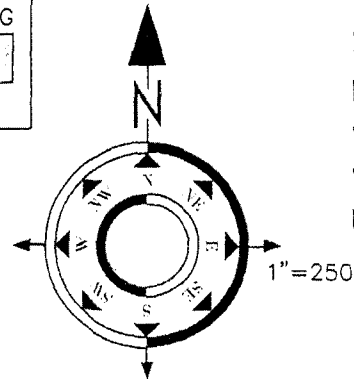
P'TN OF PARCEL B 12 PM 75



ORCHARD

**FAITH HOME ROAD
 (40' R/W)**

S00°05'30"E 1303.11'



L=103.76', R=320.00'
 $\Delta=018^{\circ}34'39''$

N00°44'10"E
 107.90'

4040

PROPOSED LOT LINE
 SEE SHEET 1 FOR DETAIL
 EXISTING LOT LINE



S01°00'00"W
 10.00'

690.67'

N89°00'00"W 645.30'

N89°00'00"W

LANDS OF ROSSI
 3707 E. MONTE VISTA RD
 APN: 022-016-039
 PARCEL 1

**MONTE VISTA AVENUE
 (R/W VARIES)**