

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

DEPT: Planning and Community Development *AV*

BOARD AGENDA # *D-1

Urgent Routine

AGENDA DATE March 17, 2015

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Record a Certificate of Cancellation of a 1.1 Acre Portion of Williamson Act Contract No. 1976-2390, Jonathan and Velma Lindscoog, Located at 4901 Saylor Road, North of E. Grayson Road and East of Berkeley Avenue, in the Denair Area

STAFF RECOMMENDATIONS:

1. Accept the recalculated value of the property located at 4901 Saylor Road as \$90,000 as determined by the County Assessor.
2. Certify to the County Auditor the cancellation fee paid as deferred taxes to be 12 ½% of the accepted cancellation value (\$11,250).

(Continued on page 2)

FISCAL IMPACT:

The County will receive a minimal amount in property tax for the 1.1 acres. Payment in the amount of an \$11,250.00 cancellation fee to the Auditor-Controller's office was made on February 26, 2015, and will be forwarded to the State of California.

BOARD ACTION AS FOLLOWS:

No. 2015-106

On motion of Supervisor Chiesa, Seconded by Supervisor De Martini
and approved by the following vote,

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

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

- 1) X Approved as recommended
- 2) _____ Denied
- 3) _____ Approved as amended
- 4) _____ Other:

MOTION:

ATTEST: *Christine Ferraro*
CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval to Record a Certificate of Cancellation of a 1.1 Acre Portion of Williamson Act Contract No. 1976-2390, Jonathan and Velma Lindskoog, Located at 4901 Saylor Road, North of E. Grayson Road and East of Berkeley Avenue, in the Denair Area
Page 2

STAFF RECOMMENDATIONS: (Continued)

3. Find that the conditions and contingencies of the Tentative Certificate of Cancellation Williamson Contract 1976-2390, Jonathan and Velma Lindskoog (Original Contract Name: James C. and Marlene Jessup), located at 4901 Saylor Road, north of E. Grayson Road and east of Berkeley Avenue, in the Denair area, have been satisfied.
4. Direct the Clerk of the Board to execute and record the Certificate of Cancellation by March 28, 2015.

DISCUSSION:

On May 25, 2010, the Board of Supervisors granted tentative approval of a petition to cancel a 1.1 acre portion of Williamson Act Contract No. 1976-2390, as part of a lot line adjustment application. On June 1, 2010, a Certificate of Tentative Cancellation was recorded as Document Number 2010-0047672-00, Stanislaus County records. The certificate specified that the condition and contingency to be satisfied, within one year, was the payment of the cancellation fee of \$18,750.00; however, the applicants never paid the cancellation fee.

Recently, the Lindskoog's decided to move forward with completing the lot line adjustment and contacted staff regarding what needed to be done to complete the cancellation process. Per Government Code § 51283.4(a), Williamson Act cancellation fees that are not paid within one year from the date of last computation shall be recomputed and certified to the board by the Assessor, and the board shall certify the fee to the County Auditor. On February 10, 2015, the County Assessor determined the recomputed cancellation fee to be \$11,250.00 (12-1/2% of the certified cancellation valuation of \$90,000) (see Attachment 1). On February 26, 2015, the Lindskoog's made payment to the County Auditor-Controller (see Attachment 2).

State law requires the landowner to notify the County Board of Supervisors when they have complied with the conditions of tentative cancellation; and the landowner has done so through payment of the cancellation fee. A Certificate of Cancellation is to be executed by the Board of Supervisors within 30 days of such notice and recorded with the County Recorder. Within 30 days of the execution of the Certificate of Cancellation by the Board of Supervisors, the County Treasurer shall transfer the entire cancellation fee amount to the State Controller.

Upon certification of the cancellation, the recording of the lot line adjustment may occur. When the lot line adjustment application was originally approved in 2010, Jonathan and Velma Lindskoog owned the entire 12.2 acres (consisting of two parcels of .5 and 11.7 acres) involved in the lot line adjustment. The 11.7 acre parcel has since been sold to Central Ag Products, which, as the new property owner, has been added to the lot line adjustment application. Once the lot line adjustment is finalized, the new parcels will be 1.1 and 11.1 acres in size.

Approval to Record a Certificate of Cancellation of a 1.1 Acre Portion of Williamson Act Contract No. 1976-2390, Jonathan and Velma Lindskoog, Located at 4901 Saylor Road, North of E. Grayson Road and East of Berkeley Avenue, in the Denair Area
Page 3

POLICY ISSUES:

Government Code Section 51283.4(b) provides that the notification, execution and recordation of a Certificate of Cancellation takes place as outlined above. This authorization is consistent with the Board's priorities of a Strong Agricultural Economy/Heritage and Efficient Delivery of Public Services by following standard procedures for Williamson Act Contract cancellation requests.

STAFFING IMPACTS:

There are no staffing impacts associated with this item.

CONTACT PERSON:

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

ATTACHMENTS:

1. Letter from Don H. Gaekle, Stanislaus County Assessor dated February 10, 2015
2. Stanislaus County Deposit Permit
3. Draft Certificate of Cancellation

(i:\planning\staff reports\wac\lla 2009-13 wac 2009-02- lindskoog\bos\bos report certicate of cancellation.doc)



Don H. Gaekle
Stanislaus County Assessor

Mercy Maya
Assistant Assessor
Administration

Matt N. Reavill
Assistant Assessor
Valuation

1010 Tenth St., Suite 2400
Modesto, CA 95354-0863

Phone: (209) 525-6461
Fax: (209) 525-6586

www.stancounty.com/assessor

February 10, 2015

Stanislaus County Board of Supervisors
c/o Planning and Community Development
1010 Tenth Street, Suite 3400
Modesto, CA 95354

Dear Board Members:

Reference: Property Owner: Lindskoog Jonathan J & Velma J
Assessor's Parcel Number: 045-012-043-000 & portion of 045-012-042
Williamson Act Contract Number: 2390

In accordance with California Government Code Section 51283, the Assessor's Office has made the following determination:

The cancellation valuation of 1.1 acres of the above referenced property restricted under the California Land Conservation Act is ninety thousand dollars (\$90,000) representing current fair market value. The cancellation fee is an amount equal to 12½% of the cancellation valuation, or a total of eleven thousand two hundred fifty dollars (\$11,250).

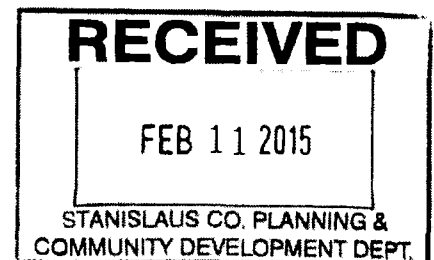
I hereby certify the cancellation valuation of the above parcel to be \$90,000.

Respectfully,

Don H. Gaekle Assessor

BY: Daryl Finney
Supervising Appraiser
Stanislaus County

cc: Lindskoog Jonathan J & Velma J
California Department of Conservation



STANISLAUS COUNTY DEPOSIT PERMIT



BATCH KEYED BY _____

BATCH DATE _____ BATCH NO _____

DEPOSIT NUMBER: DP - _____

AUDITOR'S DATE: 2-26-15

DEPOSITING SECTION: LINDERDOG, JONATHAN J - VELVA J

DEPOSITING SECTION NUMBER: _____

LINE	AMOUNT		FUND	ORG	ACCNT	GL PROJ	LOCATN	MISC	OTHER	DESCRIPTION
	DOLLARS	CENTS								
1	11,250	00	6200	6400	0230		D2600	MISC		TRUCKS
2										
3										
4										
5										
6										
7										
8										
9										
10										

TOTAL 11,250 00

I APPROVE DEPOSIT OF THE ABOVE MONIES IN THE COUNTY TREASURY.

REMARKS:

NO. OF BILLS	AMOUNT
100	
50	
20	
10	
5	
2	
1	
COIN	
TOTAL CASH	
CHECKS	
TOTAL	

COUNTY AUDITOR-CONTROLLER

BY: _____
DEPUTY

MONIES LISTED ABOVE HAVE BEEN RECEIVED IN THE COUNTY TREASURY.

COUNTY TREASURER

BY: _____
DEPUTY

DELIVERED BY: _____

I HEREBY CERTIFY THAT THE TOTAL AMOUNT LISTED ABOVE REPRESENTS COLLECTIONS RECEIVED BY ME FOR THE ABOVE NAMED FUND DURING THE PERIOD OF _____ 20 _____ INCL.

BY _____
DEPARTMENT HEAD

WHITE COPY - RETURN THIS RECEIPT TO THE COUNTY AUDITOR-CONTROLLER.
CANARY COPY - TREASURER TO RETAIN THIS COPY.
PINK COPY - DEPOSITOR WILL RECEIVE THIS COPY FROM THE TREASURER.

RECORDING REQUESTED BY
Stanislaus County Board of Supervisors

AND WHEN RECORDED MAIL TO:

Stanislaus County Board of Supervisors
1010 10th Street, Suite 6500
Modesto, CA 95354

CERTIFICATE OF CANCELLATION OF A PORTION OF
WILLIAMSON ACT CONTRACT NUMBER 1976-2390

WHEREAS, Jonathan and Velma Lindskoog, owner of the property described herein, gave written notice of the cancellation of a portion of the Williamson Act Contract No. 1976-2390 entered into between the previous owner, James C. and Marlene Jessup, and the County of Stanislaus; and

WHEREAS, the amount of the cancellation fee as set forth by the Board of Supervisors has been paid in the sum of \$11,250.00;

NOTICE IS HEREBY GIVEN that on March 17, 2015, the Board of Supervisors of the County of Stanislaus, State of California, determines that the conditions and contingencies enumerated in the Certificate of Tentative Cancellation, recorded June 1, 2010, as Document No. 2010-0047672-00 have been satisfied.

NOTICE IS HEREBY GIVEN, that a portion of Williamson Act Contract No. 1976-2390 originally recorded in Volume 2769, Page 132 of the Official Records of Stanislaus County, on February 3, 1976 as Instrument Number 361110, affecting the land and improvements located on Assessor's Parcel No. 045-012-043 and a portion of 045-012-042, owned by Jonathan and Velma Lindskoog, has been cancelled. The parcel after cancellation is more fully identified as 1.1 acres (Parcel "2") on the attached map (Exhibit A) and legal description (Exhibit B).

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.

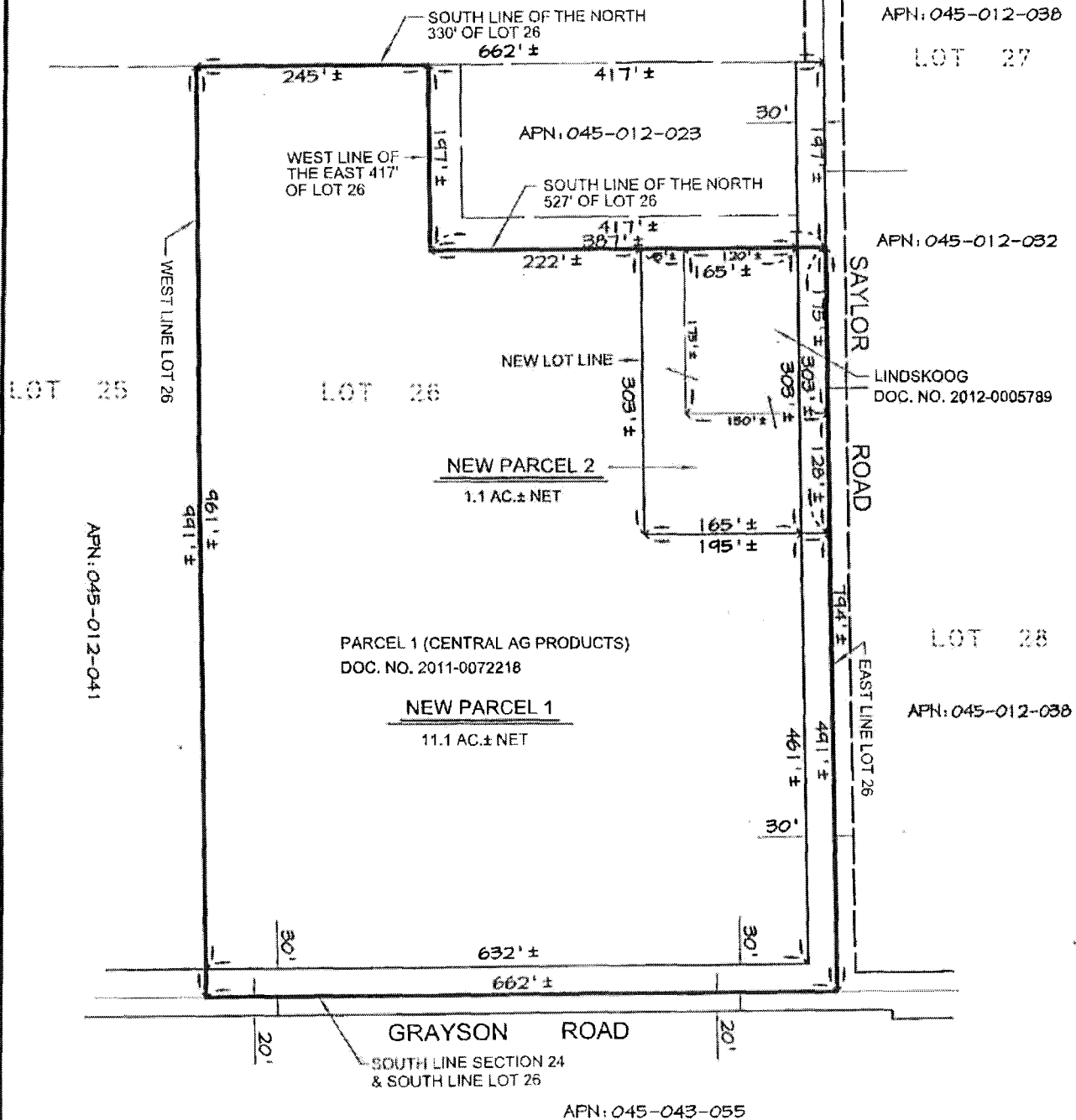
DATED: March 17, 2015

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

By: Elizabeth A. King, Assistant Clerk of the Board



APN: 045-012-024
 RE-PLAT OF SAYLOR COLONY
 7 - MAPS - 1




DRAWN:	DLS
DATE:	3/3/15
SCALE:	1" = 150'
JOB #:	732A-13
DWG:	Ex_C

EXHIBIT "A"

LINDSKOOG LOT LINE ADJUSTMENT
 NO. 2009-13

STANISLAUS COUNTY CALIFORNIA



**ASSOCIATED
 ENGINEERING
 GROUP**

4206 TECHNOLOGY DRIVE, SUITE 4, MODESTO, CA 95356
 PHONE: (209) 545-3390 · FAX: (209) 545-3875 www.assoceng.com

EXHIBIT "B"
LEGAL DESCRIPTION
LINDSKOOG AFTER
LOT LINE ADJUSTMENT

ALL that certain real property situate in the County of Stanislaus, State of California, lying within the Southeast Quarter of Section 24, Township 4 South, Range 10 East, Mount Diablo Meridian, described as follows:

THE South 303 feet of the North 830 feet of the East 195 Feet of Lot 26 according to the Official Map entitled "Re-plat of the Saylor Colony" filed in the Office of the Recorder of the County of Stanislaus on July 17, 1912 in Volume 7 of Maps at Page 01.


Excepting therefrom an undivided ½ interest in all oil, gas, and other hydrocarbons and minerals, therein and thereunder, together with all easements and rights necessary or convenient for the production, storage and transportation thereof and the exploration and testing of said real property, and also the right to drill for, produce and use water from the said real property in conjunction with the drilling or mining of said real property, heretofore granted to I. Andrew Riise and Lelia B. Riise, husband and wife, by Deed from Robert C. Jessup and Edna Jessup, his wife, recorded April 3, 1956 in Volume 1355 of Official records, Page 477, as Instrument No. 9379.

CONTAINING 1.1 acres, net more or less

SUBJECT to all easements and/or rights of way of record.

For purposes of this legal description, the East line of said Lot 26 is also the center line of Saylor Road and the South line of said lot 26 is the South line of said Southeast quarter of Section 24 and the center line of Grayson Road.




Dave Skidmore, P.L.S. 7126
3/03/15



BOARD OF SUPERVISORS

William O'Brien, 1st District
Vito Chiesa, 2nd District
Terry Withrow, 3rd District
Dick Monteith, 4th District
Jim DeMartini, 5th District

1010 10th Street, Suite 6500
Modesto, CA 95354
Phone: 209.525.4494 Fax: 209.525.4410

March 18, 2015

Mark Nechodom, Director
Department of Conservation
801 K Street, MS 18-01
Sacramento, CA 95814

RE: CERTIFICATE OF CANCELLATION OF A PORTION OF WILLIAMSON ACT
CONTRACT NO. 76-2390

Dear Mr. Nechodom:

Enclosed is a copy of the Certificate of Cancellation of a Portion of Williamson Act Contract No. 76-2390. On March 17, 2015, the Board of Supervisors found that all conditions and contingencies of the Tentative Certificate of Cancellation have been satisfied.

For further information, please call the Planning and Community Development Department at 525-6330 or the Board of Supervisors at 525-6414.

Sincerely,

Pam Villarreal, Deputy Clerk
Board of Supervisors



BOARD OF SUPERVISORS

William O'Brien, 1st District
Vito Chiesa, 2nd District
Terry Withrow, 3rd District
Dick Monteith, 4th District
Jim DeMartini, 5th District

1010 10th Street, Suite 6500
Modesto, CA 95354
Phone: 209.525.4494 Fax: 209.525.4410

March 18, 2015

Jonathan and Velma Lindskoog
PO Box 111
Denair, CA 95316

RE: CERTIFICATE OF CANCELLATION OF A PORTION OF WILLIAMSON ACT
CONTRACT NO.76-2390

Dear Mr. and Mrs. Lindskoog:

Please find enclosed a copy of the Certificate of Cancellation for a Portion of Williamson Act Contract No. 76-2390 which was approved by the Board of Supervisors on March 17, 2015. The original Certificate of Cancellation was recorded in the office of the Stanislaus County Clerk-Recorder on March 18, 2015 as Document No. 15-0019149-00.

For further information, please call the Planning and Community Development Department at 525-6330 or the Board of Supervisors at 525-6414.

Sincerely,

Pam Villarreal, Deputy Clerk
Board of Supervisors



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2015-0019149-00

Wednesday, MAR 18, 2015 14:19:41
Ttl Pd \$0.00 Rcpt # 0003636599
JMS/R2/1-3

RECORDING REQUESTED BY
Stanislaus County Board of Supervisors

AND WHEN RECORDED MAIL TO:

Stanislaus County Board of Supervisors
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Modesto, CA 95354

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DATED: March 17, 2015

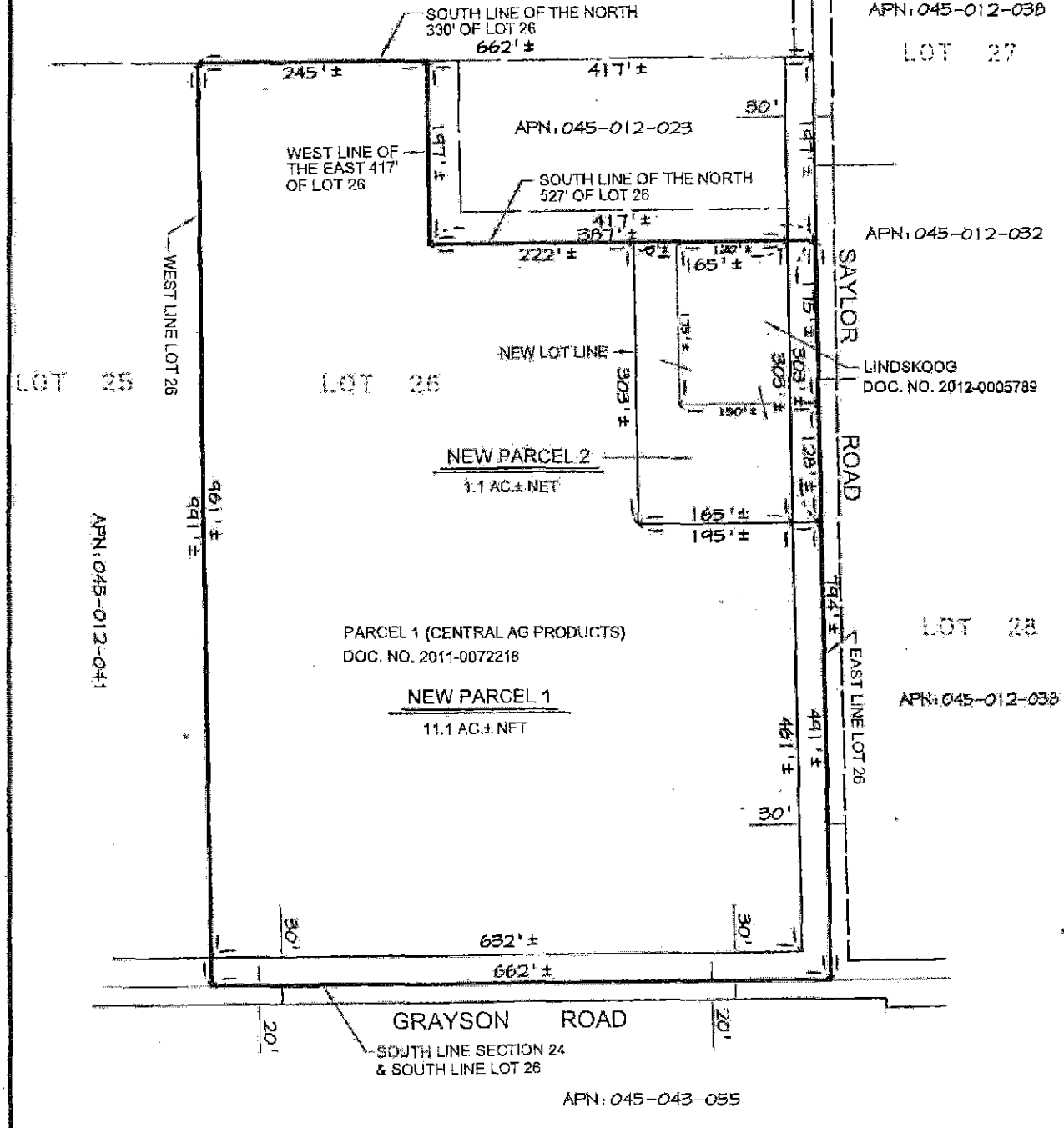
ATTEST: CHRISTINE FERRARO TALLMAN, Clerk
of the Board of Supervisors
of the County of Stanislaus,
State of California

By: *Pam Villarreal*
Pam Villarreal, Deputy Clerk

378



APN: 045-012-024
 RE-PLAT OF SAYLOR COLONY -
 7 - MAPS - 1




DRAWN:	DLS
DATE:	3/3/15
SCALE:	1" = 150'
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DWG:	Ex_C

EXHIBIT "A"

LINDSKOOG LOT LINE ADJUSTMENT
 NO. 2009-13

STANISLAUS COUNTY CALIFORNIA



**ASSOCIATED
 ENGINEERING
 GROUP**

4206 TECHNOLOGY DRIVE, SUITE 4, MODESTO, CA 95356
 PHONE: (209) 545-3360 · FAX: (209) 545-3675 www.aesocerg.com

EXHIBIT "B"
LEGAL DESCRIPTION
LINDSKOOG AFTER
LOT LINE ADJUSTMENT

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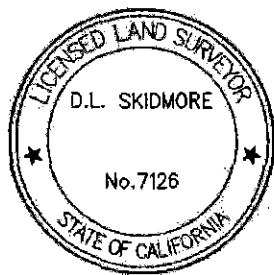
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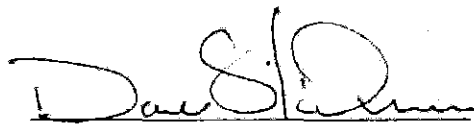
Excepting therefrom an undivided ½ interest in all oil, gas, and other hydrocarbons and minerals, therein and thereunder, together with all easements and rights necessary or convenient for the production, storage and transportation thereof and the exploration and testing of said real property, and also the right to drill for, produce and use water from the said real property in conjunction with the drilling or mining of said real property, heretofore granted to I. Andrew Riise and Lelia B. Riise, husband and wife, by Deed from Robert C. Jessup and Edna Jessup, his wife, recorded April 3, 1956 in Volume 1355 of Official records, Page 477, as Instrument No. 9379.

CONTAINING 1.1 acres, net more or less

SUBJECT to all easements and/or rights of way of record.

For purposes of this legal description, the East line of said Lot 26 is also the center line of Saylor Road and the South line of said lot 26 is the South line of said Southeast quarter of Section 24 and the center line of Grayson Road.




Dave Skidmore, P.L.S. 7126
3/03/15

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. 2015-14**



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2015-0041934-00

Acct 121-Planning.

Tuesday, JUN 02, 2015 09:22:05

Ttl Pd \$0.00 Rcpt # 0003670317

MAP/R2/2-17

THIS NOTICE OF RESCISSION AND CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into May 25, 2015, 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: Dean Doerksen
P.O. Box 279
Keyes, CA 95328

- (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)
045-012-042	11.1	Saylor Road, Denair

Pursuant to Stanislaus County Board of Supervisors Resolution No. 2015-333, relating to Lot Line Adjustment No. PLN2009-0013 as authorized by Govt. Code § 51257, California Land Conservation Contract Nos. 76-2390 (Portion of) 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.

FM

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)
Jonathan Lindskoog	<i>[Signature]</i>	4/20/15	Turlock, CA
Velma J. Lindskoog	<i>[Signature]</i>	4/20/15	Turlock, CA
Dean A. Deerkson	<i>[Signature]</i>	5/5/15	Turlock

SECURITY HOLDERS:

NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
James C Jessop	<i>[Signature]</i>	4/20/15	
MARILYN JESSOP	<i>[Signature]</i>	4-20-15	

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

S. 22. 2015
Dated

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

ACKNOWLEDGMENT

"A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document."

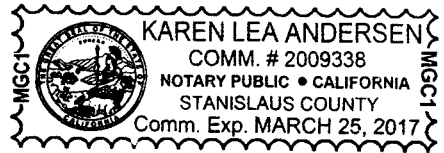
State of California)
) ss
County of Stanislaus)

On April 20, 2015, before me, Karen Lea Andersen, Notary Public, personally appeared Jonathan Lindskoog and Velma J. Lindskoog who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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 Karen Lea Andersen



ACKNOWLEDGMENT

“A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.”

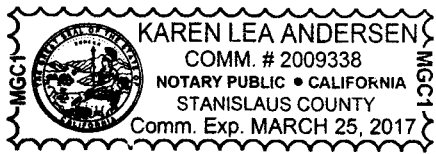
State of California)
) ss
County of Stanislaus)

On April 22, 2015, before me, Karen Lea Andersen, Notary Public, personally appeared Marlene Jessup who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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 *Karen Lea Andersen*



ACKNOWLEDGMENT

"A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document."

State of California)
) ss
County of Stanislaus)

On May 5, 2015, before me, DEBBIE G. WATTLES, Notary Public, personally appeared DEAN A. DOERKSEN, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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 Debbie G. Wattles

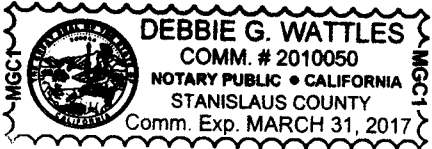


EXHIBIT "A"
LEGAL DESCRIPTION
LINDSKOOG PRIOR TO
LOT LINE ADJUSTMENT

ALL that certain real property situate in the County of Stanislaus, State of California, lying within the Southeast Quarter of Section 24, Township 4 South, Range 10 East, Mount Diablo Meridian, described as follows:

THE South 175 feet of the North 702 feet of the East 150 Feet of Lot 26 according to the Official Map entitled "Re-plat of the Saylor Colony" filed in the Office of the Recorder of the County of Stanislaus on July 17, 1912 in Volume 7 of Maps at Page 01.

Excepting therefrom an undivided ½ interest in all oil, gas, and other hydrocarbons and minerals, therein and thereunder, together with all easements and rights necessary or convenient for the production, storage and transportation thereof and the exploration and testing of said real property, and also the right to drill for, produce and use water from the said real property in conjunction with the drilling or mining of said real property, heretofore granted to I. Andrew Riise and Lelia B. Riise, husband and wife, by Deed from Robert C. Jessup and Edna Jessup, his wife, recorded April 3, 1956 in Volume 1355 of Official records, Page 477, as Instrument No. 9379.

SUBJECT to all easements and/or rights of way of record.

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Dave Skidmore, P.L.S. 7126
3/03/15

EXHIBIT "A"
LEGAL DESCRIPTION
CENTRAL AG PRODUCTS PRIOR TO
LOT LINE ADJUSTMENT

ALL that certain real property situate in the County of Stanislaus, State of California, lying within the Southeast Quarter of Section 24, Township 4 South, Range 10 East, Mount Diablo Meridian, described as follows:

LOT 26 according to the Official Map entitled "Re-plat of the Sayler Colony" filed in the Office of the Recorder of the County of Stanislaus on July 17, 1912 in Volume 7 of Maps at Page 01.

EXCEPTING THEREFROM the North 330 feet thereof as conveyed to Harold J. Kreutz and Meeda M. Kruetz, by Grant Deed filed in Volume 1355, Page 478, Stanislaus County Records.

ALSO EXCEPTING THEREFROM the South 197 feet of the North 527 feet of the East 417 feet and the South 175 feet of the North 702 feet of the East 150 Feet.

Excepting therefrom an undivided ½ interest in all oil, gas, and other hydrocarbons and minerals, therein and thereunder, together with all easements and rights necessary or convenient for the production, storage and transportation thereof and the exploration and testing of said real property, and also the right to drill for, produce and use water from the said real property in conjunction with the drilling or mining of said real property, heretofore granted to I. Andrew Riise and Lelia B. Riise, husband and wife, by Deed from Robert C. Jessup and Edna Jessup, his wife, recorded April 3, 1956 in Volume 1355 of Official records, Page 477, as Instrument No. 9379.

SUBJECT to all easements and/or rights of way of record.

For purposes of this legal description, the East line of said Lot 26 is also the center line of Sayler Road and the South line of said lot 26 is the South line of said Southeast quarter of Section 24 and the center line of Grayson Road.



A handwritten signature in black ink that reads "Dave Skidmore".

Dave Skidmore, P.L.S. 7126
3/03/15

EXHIBIT "B"
LEGAL DESCRIPTION
LINDSKOOG AFTER
LOT LINE ADJUSTMENT

ALL that certain real property situate in the County of Stanislaus, State of California, lying within the Southeast Quarter of Section 24, Township 4 South, Range 10 East, Mount Diablo Meridian, described as follows:

THE South 303 feet of the North 830 feet of the East 195 Feet of Lot 26 according to the Official Map entitled "Re-plat of the Saylor Colony" filed in the Office of the Recorder of the County of Stanislaus on July 17, 1912 in Volume 7 of Maps at Page 01.

Excepting therefrom an undivided ½ interest in all oil, gas, and other hydrocarbons and minerals, therein and thereunder, together with all easements and rights necessary or convenient for the production, storage and transportation thereof and the exploration and testing of said real property, and also the right to drill for, produce and use water from the said real property in conjunction with the drilling or mining of said real property, heretofore granted to I. Andrew Riise and Lelia B. Riise, husband and wife, by Deed from Robert C. Jessup and Edna Jessup, his wife, recorded April 3, 1956 in Volume 1355 of Official records, Page 477, as Instrument No. 9379.

CONTAINING 1.1 acres, net more or less

SUBJECT to all easements and/or rights of way of record.

For purposes of this legal description, the East line of said Lot 26 is also the center line of Saylor Road and the South line of said lot 26 is the South line of said Southeast quarter of Section 24 and the center line of Grayson Road.



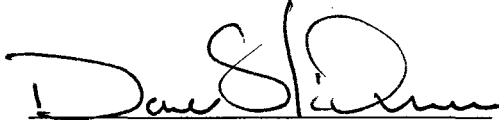

Dave Skidmore, P.L.S. 7126
3/03/15

EXHIBIT "B"
LEGAL DESCRIPTION
CENTRAL AG PRODUCTS AFTER
LOT LINE ADJUSTMENT

ALL that certain real property situate in the County of Stanislaus, State of California, lying within the Southeast Quarter of Section 24, Township 4 South, Range 10 East, Mount Diablo Meridian, described as follows:

LOT 26 according to the Official Map entitled "Re-plat of the Saylor Colony" filed in the Office of the Recorder of the County of Stanislaus on July 17, 1912 in Volume 7 of Maps at Page 01.

EXCEPTING THEREFROM the North 330 feet thereof as conveyed to Harold J. Kreutz and Meeda M. Kruetz, by Grant Deed filed in Volume 1355, Page 478, Stanislaus County Records.

ALSO EXCEPTING THEREFROM the South 197 feet of the North 527 feet of the East 417 feet of said Lot 26.

ALSO EXCEPTING THEREFROM the South 303 feet of the North 830 feet of the East 195 Feet of said Lot 26.


Excepting therefrom an undivided ½ interest in all oil, gas, and other hydrocarbons and minerals, therein and thereunder, together with all easements and rights necessary or convenient for the production, storage and transportation thereof and the exploration and testing of said real property, and also the right to drill for, produce and use water from the said real property in conjunction with the drilling or mining of said real property, heretofore granted to I. Andrew Riise and Lelia B. Riise, husband and wife, by Deed from Robert C. Jessup and Edna Jessup, his wife, recorded April 3, 1956 in Volume 1355 of Official records, Page 477, as Instrument No. 9379.

CONTAINING 11.1 acres net, more or less

SUBJECT to all easements and/or rights of way of record.

For purposes of this legal description, the East line of said Lot 26 is also the center line of Saylor Road and the South line of said lot 26 is the South line of said Southeast quarter of Section 24 and the center line of Grayson Road.




Dave Skidmore, P.L.S. 7126
3/03/15



APN: 045-012-024

RE-PLAT OF SAYLOR COLONY

7 - MAPS - 1

APN: 045-012-038

LOT 27

SOUTH LINE OF THE NORTH
330' OF LOT 26
662' ±

245' ±

417' ±

30'

APN: 045-012-023

WEST LINE OF
THE EAST 417'
OF LOT 26

SOUTH LINE OF THE NORTH
527' OF LOT 26

APN: 045-012-032

417' ±

387' ±

222' ±

120' ±

165' ±

175' ±

303' ±

303' ±

150' ±

165' ±

195' ±

SAYLOR ROAD

LINDSKOOG
DOC. NO. 2012-0005789

LOT 25

WEST LINE LOT 26

LOT 26

NEW LOT LINE

NEW PARCEL 2

1.1 AC. ± NET

APN: 045-012-041

961' ±

991' ±

PARCEL 1 (CENTRAL AG PRODUCTS)
DOC. NO. 2011-0072218

NEW PARCEL 1

11.1 AC. ± NET

LOT 28

APN: 045-012-038

EAST LINE LOT 26

491' ±

461' ±

30'

30'

632' ±

662' ±

GRAYSON ROAD

SOUTH LINE SECTION 24
& SOUTH LINE LOT 26

APN: 045-043-055

DRAWN:	DLS
DATE:	3/3/15
SCALE:	1" = 150'
JOB #:	732A-13
DWG:	Ex_C

EXHIBIT "C"

LINDSKOOG LOT LINE ADJUSTMENT

NO. 2009-13

STANISLAUS COUNTY CALIFORNIA



**ASSOCIATED
ENGINEERING
GROUP**

4206 TECHNOLOGY DRIVE, SUITE 4, MODESTO, CA 95356
PHONE: (209) 545-3390 . FAX: (209) 545-3875 www.assoceng.com

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

DEPT: Planning and Community Development

BOARD AGENDA # 9:05 a.m.

Urgent Routine

AGENDA DATE May 25, 2010

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Public Hearing to Consider Approval of Lot Line Adjustment Application No. 2009-13 and Williamson Act Cancellation No. 2009-02, Lindskoog

STAFF RECOMMENDATIONS:

1. Find the project is categorically exempt from the California Environmental Quality Act (CEQA) and order the filing of the Notice of Exemption.
2. Find, based on the discussion in this staff report and the whole of the record:
 - (A) That the cancellation is for land on which a notice of nonrenewal has been served pursuant to Section 51245 of the California Government Code.
 - (B) That cancellation is not likely to result in the removal of adjacent lands from agricultural uses.

(Continued on page 2)

FISCAL IMPACT:

Approximately \$190 in additional property tax will be received if 1.1 acres is removed from the Williamson Act.

BOARD ACTION AS FOLLOWS:

No. 2010-333

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

Ayes: Supervisors: O'Brien, Chiesa, Monteith, DeMartini, and Chairman Grover

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

- 1) Approved as recommended
- 2) Denied
- 3) Approved as amended
- 4) Other:

MOTION:

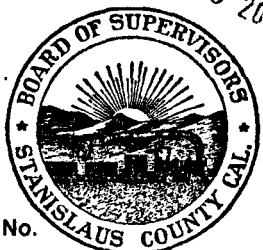
I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

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

ATTEST:

Christine Ferraro Tallman
CHRISTINE FERRARO TALLMAN, Clerk

By Patricia Gonzales File No.



STAFF RECOMMENDATIONS: (Continued)

- (C) That cancellation is for an alternative use which is consistent with the applicable provision of the city or county general plan.
 - (D) That cancellation will not result in discontinuous patterns of urban development.
 - (E) That there is no proximate noncontracted land which is both available and suitable for the use to which it is proposed the contracted land be put or, that development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.
 - (F) That the cancellation is consistent with the purposes of Government Code Section 51282 f.
 - (G) That cancellation is in the public interest
3. Accept the cancellation value of the subject property as \$150,000 as determined by the County Assessor.
 4. Certify to the County Auditor the cancellation fee which must be paid as deferred taxes to be 12½% of the accepted cancellation value (\$18,750).
 5. Approve the Tentative Cancellation and a portion of Williamson Act Contract No.76-2390 subject to payment of the cancellation fee. Unless the fee is paid within one year of the filing of the Certificate of Tentative Cancellation, the fee shall be re-computed as provided by State law.
 6. Direct the Clerk of the Board to record a Certificate of Tentative Cancellation within 30 days of this action.
 7. Direct the Clerk of the Board, within 30 days of the Board action, to publish the Notice of the Decision, pursuant to Government Code, and to deliver a copy of the published Notice of the Decision to the Director of Conservation.
 8. Rescind portions of Williamson Act Contracts No. 76-2390 and approve a new contract pursuant to Minor Lot Line Adjustment 2009-13 – Lindskoog.
 9. Approve the Lot Line Adjustment Application No. 2009-13, subject to the completion of Williamson Act Contract Cancellation No. 2009-02.
 10. Authorize the Planning and Community Development Director to execute new contracts pursuant to Minor Lot Line Adjustment 2009-13 and Williamson Act Contract Cancellation No. 2009-02.

DISCUSSION:

This is a request to cancel a portion of Williamson Act Contract No. 76-2390 and a request for a Lot Line Adjustment to allow the parcel lines to adjust from .5 and 11.7 acre parcels to a 1.1 and 11.1 acre parcels. The Williamson Act Contract Cancellation application is only for the proposed 1.1 acre parcel since it is less than the 10 acre minimum parcel size requirement to be enrolled in a Williamson Act Contract. The parcels are both zoned A-2-40 (General Agriculture) and located on the west side of Saylor Road north of the Saylor/Grayson intersection (APNs: 045-012-042 and 043).

The Lot Line Adjustment cannot be approved without a cancellation of a portion (1.1 acres) of the Williamson Act Contract. The project site consists of two parcels totaling 12.2 acres with one single-family dwelling and some accessory structures. The home site is currently on a 0.5 acre parcel. The shop building is just south of the home, but it is legally on a different parcel. Both parcels are owned by the Lindskoog's who wish to adjust the lot lines to include the shop building with the existing home on a single parcel. The existing 0.5 acre parcel does not conform with today's one acre minimum lot size standard for a parcel served by a private well and septic system. The proposed Lot Line Adjustment will bring the 0.5 acre parcel into conformance by increasing its size to 1.1 acres. The proposed 11.1 acre parcel will remain in orchard production and does meet the minimum County and State parcel size requirements to be enrolled in the Williamson Act.

Due to the Williamson Act status of the property, the Lot Line Adjustment is subject to meeting all the findings of compatibility required for approval of projects on property enrolled under a Williamson Act Contract. The Department of Conservation (DOC), in a referral response dated March 10, 2010, was able to concur that the proposed Lot Line Adjustment meets the required finding and the Board of Supervisors should be able to make the required findings to approve of both Williamson Act Contract Cancellation and Lot Line Adjustment. The Department of Planning and Community Development concurs with the DOC's determination.

In order for a Williamson Act Contract to be canceled, the Board of Supervisors must hold a public hearing on the request and make several findings as required by State law. In general, the findings are very difficult to make and such requests are seldom approved. Listed below are the findings required by Government Code Section 51282 for tentative approval for cancellation of contract:

1. That the cancellation is consistent with the purposes of this chapter; or
2. That cancellation is in the public interest.

Stanislaus County has modified this action through language in the contract itself which states that BOTH findings must be made. Based on these and subsequent analysis, Department staff believes both findings for cancellation of the contract could be made.

Section 51282 specifies that cancellation is consistent with the purposes of this chapter only if the Board of Supervisors makes all of the following findings:

1. That the cancellation is for land on which a notice of nonrenewal has been served pursuant to Section 51245.
2. That cancellation is not likely to result in the removal of adjacent lands from agricultural uses.
3. That cancellation is for an alternative use which is consistent with the applicable provision of the city or county general plan.
4. That cancellation will not result in discontinuous patterns of urban development.
5. That there is no proximate noncontracted land which is both available and suitable for the use to which it is proposed the contracted land be put or, that development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.

In addition to, cancellation of a Contract shall be in the public interest only if the Board makes the following findings:

1. That other public concerns substantially outweigh the objectives of Chapter 7; and
2. That there is no proximate noncontracted land which is both available and suitable for the use to which it is proposed the contracted land be put or, that development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.

The entire 12.2 acre project site is currently enrolled in a Williamson Act Contract. A new contract will be required to reflect the adjusted boundaries of the parcels within the project site and to reflect the proposed cancellation of a portion of the existing contract. Pursuant to Section 51257 of the Government Code, Board approval is required for the rescission and simultaneous re-entry into the Williamson Act. The request involves canceling a portion of Williamson Act Contract No. 76-2390 on proposed Parcel "1", which is on a 1.1± acre parcel. The rescission and re-entry will apply only to the proposed 11.1 acre parcel. The findings required for approval of a Lot Line Adjustment involving Williamson Act contracted land are as follow:

- (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.

(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, and with approval of the cancellation, there will not be a decrease in acreage.

New Williamson Act contracts would typically come before the Board once a year, in November. 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 portion of Williamson Act Contract #76-2390 (1.1 acres) be cancelled and record the necessary documents.

Public Hearing to Consider Lot Line Adjustment Application No. 2009-13 and Williamson Act Cancellation Application No. 2009-02, Lindskoog
Page 6

POLICY ISSUES:

The Board should determine if the Williamson Act Cancellation and Lot Line Adjustment meet the goals of providing *Efficient delivery of public services*, and supporting *A strong agricultural economy/heritage*.

STAFFING IMPACT:

There are no staffing impacts associated with this item.

CONTACT PERSON:

Kirk Ford, Planning and Community Development Director. Telephone: (209) 525-6330



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2015-0041935-00

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Acct 121-Planning.
Tuesday, JUN 02, 2015 09:22:19
Ttl Pd \$56.00 Rcpt # 0003670318
MAP/R2/1-14

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

Space Above This Line for Recorder's Use

CERTIFICATE OF LOT LINE ADJUSTMENT

This is to certify that, pursuant to California Government Code Section 66412 (d) and Sections 20.14 and 21.20.060E of the Stanislaus County Code, the Stanislaus County Director of Planning and Community Development on May 25, 2010 approved the lot line adjustment herein described submitted under the name of Lindskoog/Central Ag. Products, Inc. Lot Line Adjustment No. 2009-13 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" and Exhibit "C", 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
Stanislaus County Department of Planning
and Community Development

May 21, 2015
Date

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Stanislaus)

On May 21, 2015 before me, Christine Michele Smith, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Carol Maben
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 Christine Michele Smith
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Lot Line Adjust Document Date: 5-25-10
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

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

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

**CONDITIONS FOR LOT LINE ADJUSTMENT APPLICATION NO. 2009-13
AND WILLIAMSON ACT CANCELLATION APPLICATION NO. 2009-02 -
LINDSKOOG/CENTRAL AG. PRODUCT, INC**

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 APPLICATION NO. 2009-13
AND WILLIAMSON ACT CANCELLATION APPLICATION NO. 2009-02 -
LINDSKOOG/CENTRAL AG. PRODUCT, INC**

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.

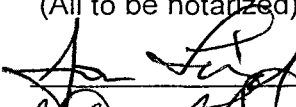
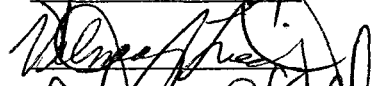
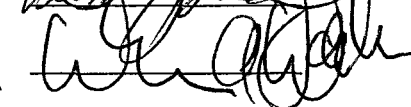
NOTE:

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

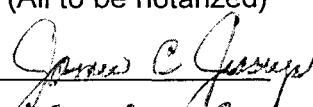
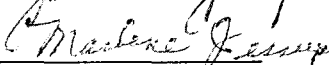
.....

LOT LINE NO. 2009-13

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
<u>Jonathan Lindskoog</u>		<u>4/20/15</u>	<u>TURLOCK</u>
<u>Velma J. Lindskoog</u>		<u>4/20/15</u>	<u>Turlock</u>
<u>Dean A. Doerksen</u>		<u>5/5/15</u>	<u>Turlock</u>
_____	_____	_____	_____
_____	_____	_____	_____

SECURITY HOLDERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
<u>James C Jessup</u>		<u>4/22/15</u>	_____
<u>MARLENE JESSUP</u>		<u>4-22-15</u>	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

ACKNOWLEDGMENT

“A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.”

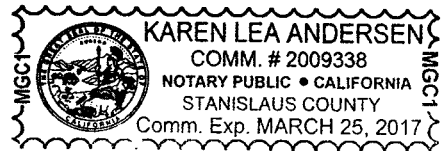
State of California)
) ss
County of Stanislaus)

On April 20, 2015, before me, Karen Lea Andersen, Notary Public, personally appeared Jonathan Lindskoog and Velma J. Lindskoog who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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 *Karen Lea Andersen*



ACKNOWLEDGMENT

"A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document."

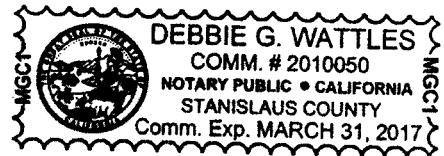
State of California)
) ss
County of Stanislaus)

On May 5, 2015, before me, DEBBIE G. WATTLES, Notary Public, personally appeared DEAN A. DOERKSEN, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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 Debbie G. Wattles



ACKNOWLEDGMENT

“A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.”

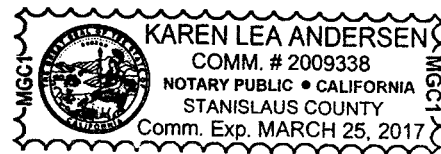
State of California)
) ss
County of Stanislaus)

On April 22, 2015, before me, Karen Lea Andersen, Notary Public, personally appeared Marlene Jessup who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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 *Karen Lea Andersen*



ACKNOWLEDGMENT

“A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.”

State of California)
) ss
County of Stanislaus)

On April 22, 2015, before me, Karen Lea Andersen, Notary Public, personally appeared James C. Jessup who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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 Karen Lea Andersen

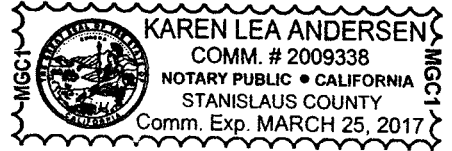


EXHIBIT "A"
LEGAL DESCRIPTION
LINDSKOOG PRIOR TO
LOT LINE ADJUSTMENT

ALL that certain real property situate in the County of Stanislaus, State of California, lying within the Southeast Quarter of Section 24, Township 4 South, Range 10 East, Mount Diablo Meridian, described as follows:

THE South 175 feet of the North 702 feet of the East 150 Feet of Lot 26 according to the Official Map entitled "Re-plat of the Saylor Colony" filed in the Office of the Recorder of the County of Stanislaus on July 17, 1912 in Volume 7 of Maps at Page 01.

Excepting therefrom an undivided ½ interest in all oil, gas, and other hydrocarbons and minerals, therein and thereunder, together with all easements and rights necessary or convenient for the production, storage and transportation thereof and the exploration and testing of said real property, and also the right to drill for, produce and use water from the said real property in conjunction with the drilling or mining of said real property, heretofore granted to I. Andrew Riise and Lelia B. Riise, husband and wife, by Deed from Robert C. Jessup and Edna Jessup, his wife, recorded April 3, 1956 in Volume 1355 of Official records, Page 477, as Instrument No. 9379.

SUBJECT to all easements and/or rights of way of record.

For purposes of this legal description, the East line of said Lot 26 is also the center line of Saylor Road and the South line of said lot 26 is the South line of said Southeast quarter of Section 24 and the center line of Grayson Road.





Dave Skidmore, P.L.S. 7126
3/03/15

EXHIBIT "A"
LEGAL DESCRIPTION
CENTRAL AG PRODUCTS PRIOR TO
LOT LINE ADJUSTMENT

ALL that certain real property situate in the County of Stanislaus, State of California, lying within the Southeast Quarter of Section 24, Township 4 South, Range 10 East, Mount Diablo Meridian, described as follows:

LOT 26 according to the Official Map entitled "Re-plat of the Saylor Colony" filed in the Office of the Recorder of the County of Stanislaus on July 17, 1912 in Volume 7 of Maps at Page 01.

EXCEPTING THEREFROM the North 330 feet thereof as conveyed to Harold J. Kreutz and Meeda M. Kruetz, by Grant Deed filed in Volume 1355, Page 478, Stanislaus County Records.

ALSO EXCEPTING THEREFROM the South 197 feet of the North 527 feet of the East 417 feet and the South 175 feet of the North 702 feet of the East 150 Feet.

Excepting therefrom an undivided ½ interest in all oil, gas, and other hydrocarbons and minerals, therein and thereunder, together with all easements and rights necessary or convenient for the production, storage and transportation thereof and the exploration and testing of said real property, and also the right to drill for, produce and use water from the said real property in conjunction with the drilling or mining of said real property, heretofore granted to I. Andrew Riise and Lelia B. Riise, husband and wife, by Deed from Robert C. Jessup and Edna Jessup, his wife, recorded April 3, 1956 in Volume 1355 of Official records, Page 477, as Instrument No. 9379.

SUBJECT to all easements and/or rights of way of record.

For purposes of this legal description, the East line of said Lot 26 is also the center line of Saylor Road and the South line of said lot 26 is the South line of said Southeast quarter of Section 24 and the center line of Grayson Road.



A handwritten signature in black ink, appearing to read "Dave Skidmore", written over a horizontal line.

Dave Skidmore, P.L.S. 7126
3/03/15

EXHIBIT "B"
LEGAL DESCRIPTION
LINDSKOOG AFTER
LOT LINE ADJUSTMENT

ALL that certain real property situate in the County of Stanislaus, State of California, lying within the Southeast Quarter of Section 24, Township 4 South, Range 10 East, Mount Diablo Meridian, described as follows:

THE South 303 feet of the North 830 feet of the East 195 Feet of Lot 26 according to the Official Map entitled "Re-plat of the Saylor Colony" filed in the Office of the Recorder of the County of Stanislaus on July 17, 1912 in Volume 7 of Maps at Page 01.

Excepting therefrom an undivided ½ interest in all oil, gas, and other hydrocarbons and minerals, therein and thereunder, together with all easements and rights necessary or convenient for the production, storage and transportation thereof and the exploration and testing of said real property, and also the right to drill for, produce and use water from the said real property in conjunction with the drilling or mining of said real property, heretofore granted to I. Andrew Riise and Lelia B. Riise, husband and wife, by Deed from Robert C. Jessup and Edna Jessup, his wife, recorded April 3, 1956 in Volume 1355 of Official records, Page 477, as Instrument No. 9379.

CONTAINING 1.1 acres, net more or less

SUBJECT to all easements and/or rights of way of record.

For purposes of this legal description, the East line of said Lot 26 is also the center line of Saylor Road and the South line of said lot 26 is the South line of said Southeast quarter of Section 24 and the center line of Grayson Road.



A handwritten signature in black ink, appearing to read "Dave Skidmore", written over a horizontal line.

Dave Skidmore, P.L.S. 7126
3/03/15

EXHIBIT "B"
LEGAL DESCRIPTION
CENTRAL AG PRODUCTS AFTER
LOT LINE ADJUSTMENT

ALL that certain real property situate in the County of Stanislaus, State of California, lying within the Southeast Quarter of Section 24, Township 4 South, Range 10 East, Mount Diablo Meridian, described as follows:

LOT 26 according to the Official Map entitled "Re-plat of the Saylor Colony" filed in the Office of the Recorder of the County of Stanislaus on July 17, 1912 in Volume 7 of Maps at Page 01.

EXCEPTING THEREFROM the North 330 feet thereof as conveyed to Harold J. Kreutz and Meeda M. Kruetz, by Grant Deed filed in Volume 1355, Page 478, Stanislaus County Records.

ALSO EXCEPTING THEREFROM the South 197 feet of the North 527 feet of the East 417 feet of said Lot 26.

ALSO EXCEPTING THEREFROM the South 303 feet of the North 830 feet of the East 195 Feet of said Lot 26.


Excepting therefrom an undivided ½ interest in all oil, gas, and other hydrocarbons and minerals, therein and thereunder, together with all easements and rights necessary or convenient for the production, storage and transportation thereof and the exploration and testing of said real property, and also the right to drill for, produce and use water from the said real property in conjunction with the drilling or mining of said real property, heretofore granted to I. Andrew Riise and Lelia B. Riise, husband and wife, by Deed from Robert C. Jessup and Edna Jessup, his wife, recorded April 3, 1956 in Volume 1355 of Official records, Page 477, as Instrument No. 9379.

CONTAINING 11.1 acres net, more or less

SUBJECT to all easements and/or rights of way of record.

For purposes of this legal description, the East line of said Lot 26 is also the center line of Saylor Road and the South line of said lot 26 is the South line of said Southeast quarter of Section 24 and the center line of Grayson Road.




Dave Skidmore, P.L.S. 7126
3/03/15

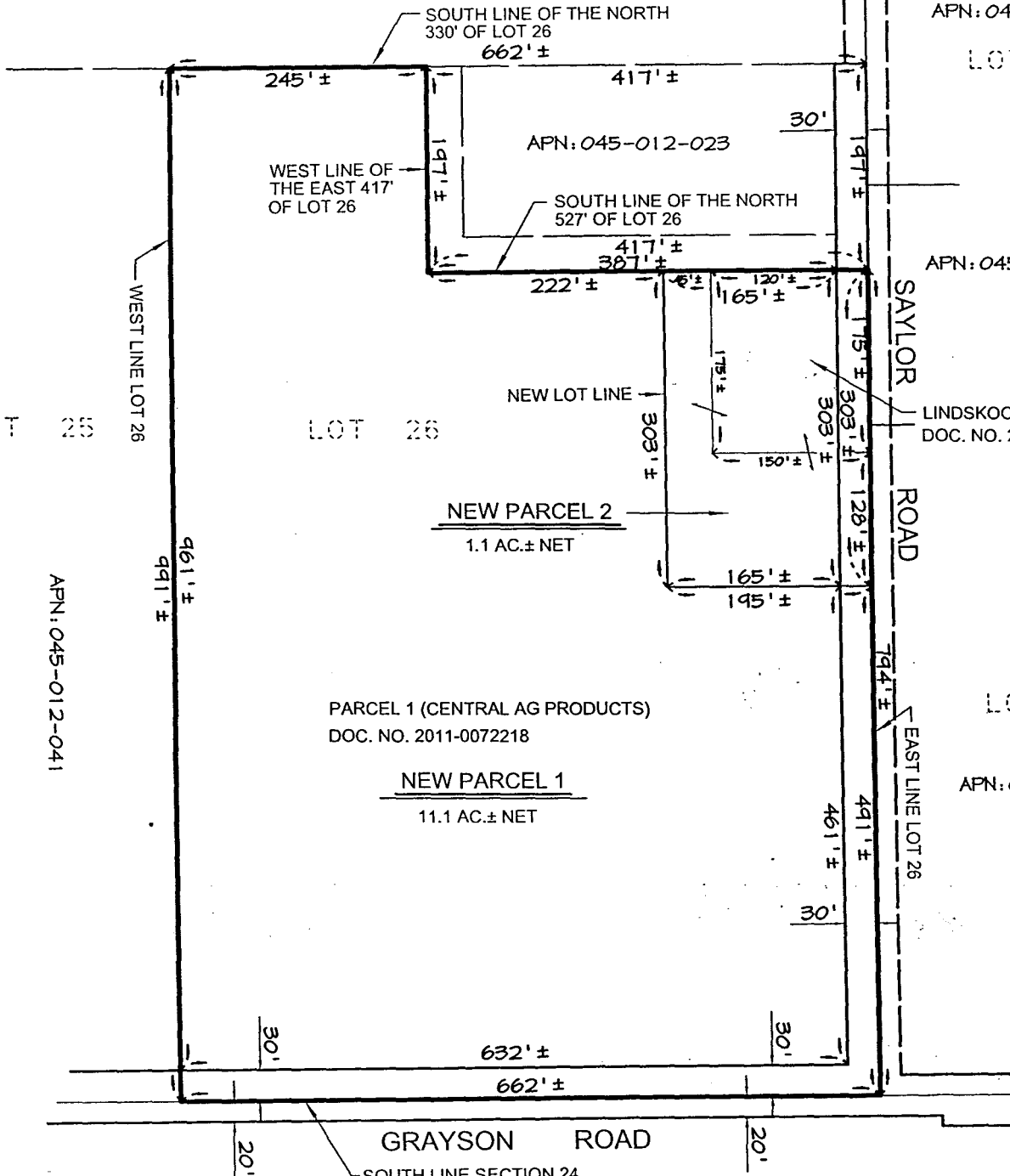


APN: 045-012-024

RE-PLAT OF SAYLOR COLONY
7 - MAPS - 1

APN: 045-012-038

LOT 27



PARCEL 1 (CENTRAL AG PRODUCTS)
DOC. NO. 2011-0072218

NEW PARCEL 1
11.1 AC.± NET

DRAWN:	DLS
DATE:	3/3/15
SCALE:	1" = 150'
JOB #:	732A-13
DWG:	Ex_C

EXHIBIT "C"

LINDSKOOG LOT LINE ADJUSTMENT
NO. 2009-13
STANISLAUS COUNTY CALIFORNIA



**ASSOCIATED
ENGINEERING
GROUP**

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