

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

DEPT: Planning and Community Development Af

BOARD AGENDA # *D-1

Urgent Routine

AGENDA DATE April 21, 2015

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. 74-1736, Located at 5013 Jennings Road, between W. Grayson Road and Kaiser Road, in the Modesto Area; and Approval of a New Contract Pursuant to Lot Line Adjustment PLN2014-0129 - James DeMartini

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restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years except as authorized under the County Implementation of AB 1265.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. 2015-162

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

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

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: De Martini

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:

This Item was removed from the consent calendar for discussion and consideration.

ATTEST:


ELIZABETH A. KING, Assistant Clerk

File No.

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 In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.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. 74-1736, located at 5013 Jennings Road, between W. Grayson Road and Kaiser Road, in the Modesto area.
 3. Approve a new contract pursuant to Minor Lot Line Adjustment PLN2014-0129, James DeMartini.
 4. Authorize the Director of Planning and Community Development to execute a new contract pursuant to Minor Lot Line Adjustment PLN2014-0129 – James DeMartini.

DISCUSSION:

The parcels involved in the lot line adjustment are located 5013 Jennings Road, between W. Grayson Road and the Kaiser Road, in the Modesto area, in the unincorporated area of Stanislaus County. Lot Line Adjustment PLN2014-0129 was approved by staff pending the Board's action required by the Williamson Act.

The lot line adjustment is requesting to reconfigure lot lines of two parcels to allow for an existing shop and water pump to be located entirely on one parcel. The parcel sizes of the reconfigured lots will be the same as those of the existing parcels: 3.14 acres and 135.0 acres (138.14 acres total). The shop currently straddles both existing parcels. In addition to the shop, the existing 3.14 acre parcel has a single-family dwelling and both existing parcels are planted in walnut trees.

The existing 135.0 acre parcel is currently enrolled in Williamson Act Contract No. 74-1736 and the 3.14 acre parcel is not enrolled in a Williamson Act Contract. If this lot line is approved, the reconfigured 135.0 acre parcel will be enrolled in a new contract and the 3.14 acre parcel will not be enrolled due to the fact that it does not qualify to be enrolled in a contract based on size. 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 AB1265.
- (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. 74-1736, Located at 5013 Jennings Road, between W. Grayson Road and Kaiser Road, in the Modesto Area; and Approval of a New Contract Pursuant to Lot Line Adjustment PLN2014-0129 – James DeMartini
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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 applicant has 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 replaces a portion of Williamson Act Contract No. 74-1736, upon recording. The new contract will cover 135.0 acres. As in the case with all Williamson Act contracts in Stanislaus County, the new contract will be subject to the provisions of AB1265.

POLICY ISSUES:

Approval of this action supports the Board’s priority of A Strong Agricultural Economy/Heritage by establishing parcels that are consistent with the County General Plan, County Zoning Ordinance, and locally adopted Williamson Act Uniform Rules. 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.

STAFFING IMPACT:

There are no staffing impacts associated with this item.

CONTACT PERSON:

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

Approval to Rescind a Portion of Williamson Act Contract No. 74-1736, Located at 5013 Jennings Road, between W. Grayson Road and Kaiser Road, in the Modesto Area; and Approval of a New Contract Pursuant to Lot Line Adjustment PLN2014-0129 – James DeMartini
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ATTACHMENTS:

1. Lot Line Adjustment Application No. PLN2014-0129
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



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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

S. <u>24</u>	T. <u>4</u>	R. <u>8</u>
ZONE <u>A-2-40</u>		
RECEIVED <u>12-30-2014</u>		
APPLICATION NO. <u>PLAN 2014-0120</u>		
RECEIPT NO. _____		

LOT LINE ADJUSTMENT APPLICATION

1. Property Owner(s):

Parcel 1

James DeMartini
 Name
5013 Jennings Road
 Address, City, Zip
Modesto, CA 95358-8605
 Phone
209-525-4470
 Fax Number

Parcel 2

James DeMartini
 Name
5013 Jennings Road
 Address, City, Zip
Modesto, CA 95358-8605
 Phone
209-525-4470
 Fax Number

Parcel 3

 Name

 Address, City, Zip

 Phone

 Fax Number

Parcel 4

 Name

 Address, City, Zip

 Phone

 Fax Number

2. Name and address of person(s) preparing map: NorthStar Engineering Group, 620 12th Street, Modesto, CA
 Attn: Nikki Manrique (nmanrique@nseng.net)

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

Parcel 1: Book 017 Page 058 No. 50 Parcel 2: Book 017 Page 058 No. 51
 Parcel 3: Book _____ Page _____ No. _____ Parcel 4: Book _____ Page _____ No. _____

4. Size of all adjusted parcels:

	<u>Before</u>	<u>After</u>
Parcel 1:	<u>3.14</u>	<u>3.14</u>
Parcel 2:	<u>135.0</u>	<u>135.0</u>
Parcel 3:	_____	_____
Parcel 4:	_____	_____

5. Why are the lot lines being changed? BE SPECIFIC Reconfigure lot lines to have shop and water pump on
on one parcel.

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

7. List all structures on properties: House, Shed and Shop

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

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

Parcel 1: Dec. 4, 1986 Parcel 2: Dec. 4, 1986
 Parcel 3: _____ Parcel 4: _____

10. What are the Williamson Act Contract numbers?

Parcel 1: _____ Parcel 2: (74-1736)
 Parcel 3: _____ Parcel 4: Feb. 28, 1974

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

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

13. Signature of property owner(s)

James De Marsini
Owner's Signature

JAMES DeMARSINI
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

EXHIBIT "C"

GRAYSON ROAD SECTION CORNER

22 23

1/4 CORNER

2260.50'

27 26

SEE SHEET 2
FOR DETAIL

PARCEL 1

657.17'

JENNINGS ROAD

2647.93'

PARCEL 2
135.0 ACRES +/-

2640.00'

1920.71'

1/4 CORNER

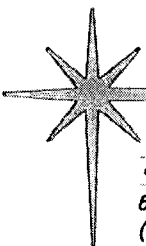
2260.50'

CENTER SECTION



SCALE: 1" = 400'

SHEET 1 OF 2



North Star

Engineering Group, Inc.

• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

**PLAT TO ACCOMPANY
LEGAL DESCRIPTION**

OF A PORTION OF
SECTION 27, TOWNSHIP 4 NORTH, RANGE 8
EAST, MOUNT DIABLO MERIDIAN,
STANISLAUS COUNTY, STATE OF CALIFORNIA

JOB NO: J14-1482

SCALE: AS SHOWN

DR BY: nm

FILE: j14-1482 plat-parcel 2.dwg

DATE: January 6, 2015

EXHIBIT "C"
JENNINGS ROAD

S00°41'49"E
70.05'

23 26

22 27

SECTION CORNER

GRAYSON
ROAD

S00°41'49"E 657.17'

N89°18'11"E 244.25'

S00°41'49"E
154.10'

PARCEL 1
3.14 ACRES

PARCEL 2
135.0 ACRES +/-

N89°18'11"E 363.38'

S89°05'09"W 882.84'

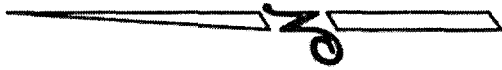
N00°41'49"W -
69.65'

N89°18'11"E -
137.49'

N00°41'49"W -
42.65'

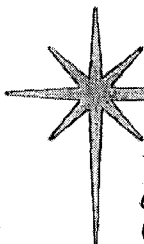
N89°18'11"E
137.71'

N00°41'49"W -
115.20'



SCALE: 1" = 120'

SHEET 2 OF 2



North Star

Engineering Group, Inc.

• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

**PLAT TO ACCOMPANY
LEGAL DESCRIPTION**

OF A PORTION OF
SECTION 27, TOWNSHIP 4 NORTH, RANGE 8
EAST, MOUNT DIABLO MERIDIAN,
STANISLAUS COUNTY, STATE OF CALIFORNIA

JOB NO: J14-1482

SCALE: AS SHOWN

DR BY: nrm

FILE: J14-1482 plat-parcel 2-sh12.dwg

DATE: January 6, 2015



DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

1010 10th Street, Suite 3400, Modesto, CA 95354
Phone: 209 525-6330 Fax: 209 525 5911

February 11, 2015

Nikki Manrique
NorthStar Engineering
620 12th Street
Modesto, CA 95354

**SUBJECT: TENTATIVE APPROVAL OF LOT LINE ADJUSTMENT NO. PLN2014-0129
JAMES DeMARTINI**

The Stanislaus County Department of Planning and Community Development, completed its consideration of your application on **Date**, 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: James DeMartini

ATTACHMENT 2

STRIVING TO BE THE BEST COUNTY IN AMERICA

Project Description and Landowner Justification

This project is a lot line adjustment between Assessor's Parcel Nos. 017-058-050 and 017-058-051 (portion), owned by James De Martini, Trustee of The James R. DeMartini Trust

This Lot Line Adjustment is being prepared so that the shop that straddles both parcels will be on resultant Parcel 1.

This Lot Line Adjustment begins with 2 legal parcels and will end with 2 legal parcels in its final configuration.

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

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

Currently the 135.0 acre parcel is under Williamson Act contract No. 74-1736.

(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.

After the lot line adjustment, the 135.0 acre parcel will be re-enrolled in a new contract.

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

90 percent of the land under the former contract will continue to remain under a Williamson Act contract.

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

Consistent with Section 51222, Parcel 2 will be 40 acres or larger both before and after the lot line adjustment. The subject property is identified as prime farmland.

(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.

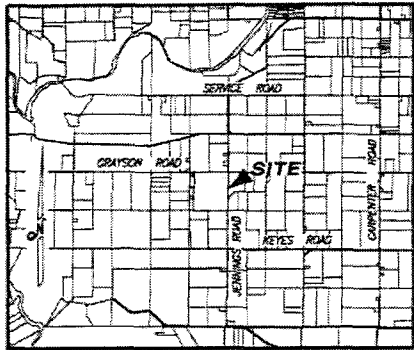
Parcel 2 has been used for agricultural productivity in their current configuration for a long time. The new lot configuration, after adjustment, will put the shop and water pump on resultant Parcel 1 and no changes are proposed to the agricultural use or irrigation or drainage patterns.

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

The 135.0 acre parcel will continue to remain restricted by a Williamson Act contract and used for agricultural productivity. As such, the lot line adjustment will have no impact on adjacent lands currently utilized for agricultural purposes.

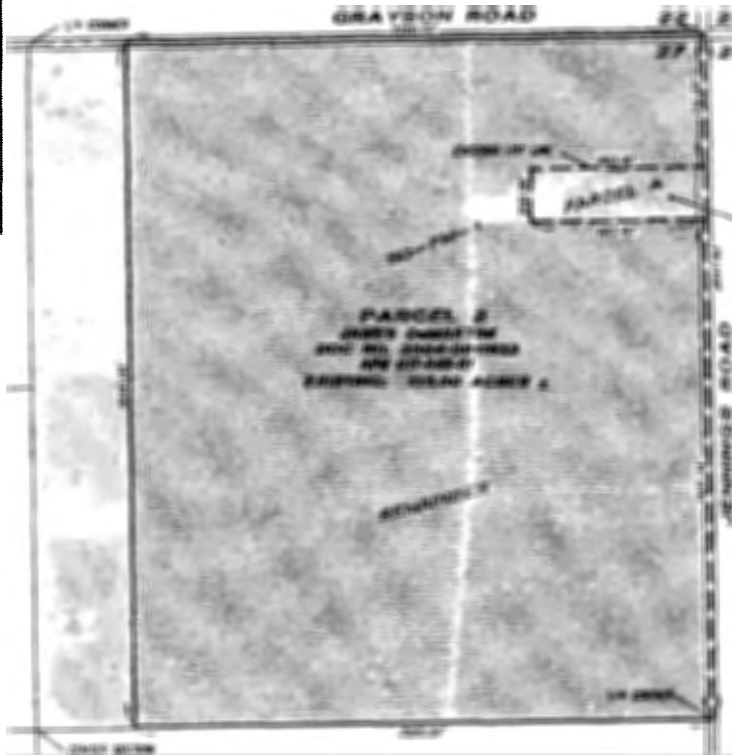
(7) The lot line adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.

Two legal parcels currently exist, and the lot line adjustment proposes 2 parcels. None of the parcels are currently inconsistent with the Stanislaus County General Plan, nor will the resulting parcels be inconsistent with the Stanislaus County General Plan.



VICINITY MAP - NO SCALE

BEFORE



PROPOSED LOT LINE ADJUSTMENT

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE E EAST, MOUNT DIABLO MERIDIAN, STANISLAUS COUNTY, CALIFORNIA NOVEMBER, 2014

NORTHSTAR ENGINEERING GROUP, INC.

620 12th Street, Modesto, CA 95354
(209) 524-3525

PARCEL 1
JAMES DeMARTINI
DOC NO. 2004-0011622
APN 017-058-50
EXISTING: 3.14 ACRES
(SEE DETAIL "A" BELOW)
(SEE SHEET 2 FOR PROPOSED LINEWORK)



SCALE: 1" = 300'

NOTES:

OWNER: JAMES R. DeMARTINI
5013 JENNINGS ROAD
MODESTO, CA 95358

SURVEYOR: NORTHSTAR ENGINEERING GROUP, INC.
620 12TH STREET
MODESTO, CA 95354
(209) 524-3525
NMANRIQUE@NSENG.NET
NICOLE MARRIQUE, PLS 9099

SITE ADDRESS: 5013 JENNINGS ROAD, MODESTO, CA 95358

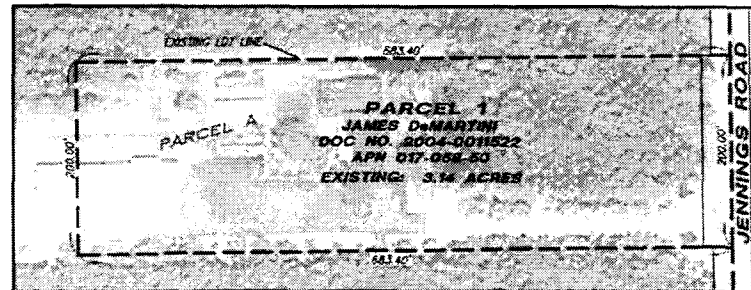
APN: 017-058-050 AND 051 (PORTION)

EXISTING ZONING: A-2-40

WATER TABLE: ELEVATION 124'+/-
PER CALIFORNIA DEPARTMENT OF WATER RESOURCES
STATE WELL # 04S08E27H001M

SOILS TYPE:

DKA	DELLO LOAMY SAND,	0 TO 1 PERCENT SLOPES	1.4	1.0%
DRA	DINUBA SANDY LOAM,	0 TO 1 PERCENT SLOPES	51.0	36.1%
DWA	DINUBA SANDY LOAM, SLIGHTLY SALINE-ALKALI,	0 TO 1 PERCENT SLOPES	35.8	25.3%
HDA	HANFORD SANDY LOAM,	0 TO 3 PERCENT SLOPES	14.0	10.0%
HOPA	HANFORD SANDY LOAM, MODERATELY DEEP OVER SILT,	0 TO 1 PERCENT SLOPES	33.7	23.9%
TUA	TUJUNGA LOAMY SAND,	0 TO 3 PERCENT SLOPES	5.2	3.7



DETAIL "A"
SCALE: 1" = 80'



1/05/15

AFTER

PROPOSED LOT LINE ADJUSTMENT

BING A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE E EAST, MOUNT DIABLO MERIDIAN STANISLAUS COUNTY, CALIFORNIA NOVEMBER, 2014

NORTHSTAR ENGINEERING GROUP, INC.

620 12th Street, Modesto, CA 95354
(209) 524-3525

PARCEL 1
JAMES DeMARTIN
DOC NO. 2004-0011522
APN 017-058-50
PROPOSED: 3.14 ACRES
(SEE DETAIL "A" BELOW)



SCALE: 1" = 300'

NOTES:

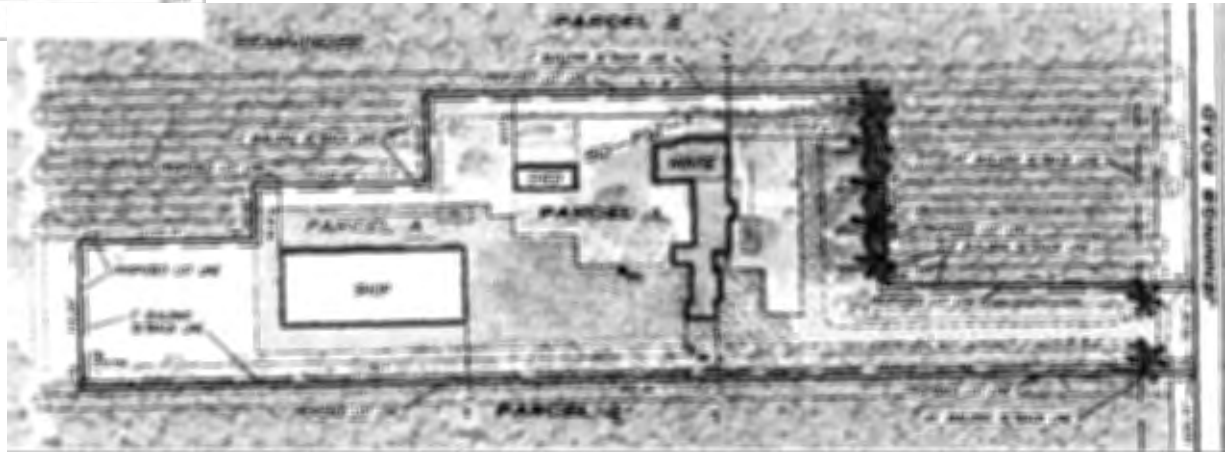
OWNER: JAMES R. DeMARTIN
5013 JENNINGS ROAD
MODESTO, CA 95358

SURVEYOR: NORTHSTAR ENGINEERING GROUP, INC.
620 12TH STREET
MODESTO, CA 95354
(209) 524-3525
NMANRIQUE@NSENG.NET
NICOLE MANRIQUE, PLS 9099

SITE ADDRESS: 5013 JENNINGS ROAD,
MODESTO, CA 95358

APN: 017-058-050 AND 051 (PORTION)

EXISTING ZONING: A-2-40





RECORDING REQUESTED BY
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT

**NOTICE OF RESCISSION AND
SIMULTANEOUS RE-ENTRY INTO
CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2015-13**

Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2015-0032708-00

Acct 121-Planning.

Friday, MAY 01, 2015 12:55:45

Ttl Pd \$0.00 Rcpt # 0003656670

JMS/R2/1-15

THIS NOTICE OF RESCISSION AND CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into April 21, 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: James DeMartini
5013 Jennings Road
Modesto CA 95358

- (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>017-058-051</u>	<u>135.00</u>	<u>5013 Jennings Road</u>

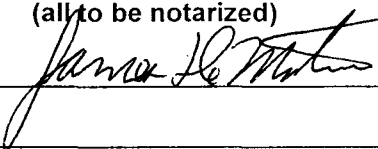
Pursuant to Stanislaus County Board of Supervisors Resolution No. 2015-162, relating to Lot Line Adjustment No. LLA PLN2014-0129 as authorized by Govt. Code § 51257, California Land Conservation Contract No. Portion of 74-1736 which encumbered the parcel described in Exhibit A is rescinded and this contract which encumbers the newly configured parcel described in Exhibit B is entered into.

1578

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)
JAMES DeMARTINI		MARCH 3, 2015	MODESTO

SECURITY HOLDERS:


NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)

EXHIBITS:

- (A) Legal description of Parcel covered under old contract
- (B) Legal description of newly configured Parcel covered under new contract
- (C) Board of Supervisors Action Item approving referenced rescission and new contract

COUNTY: Stanislaus County

Dated 4.30.2015


Chairman, Board of Supervisors
Angela Freitas for Terrance Withrow

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 3-3-2015 before me, Christine Michele Smith, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared James Demartini
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: Recussion Document Date: 3/3/15
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: _____

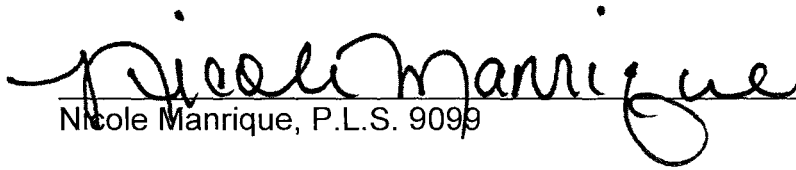
Signer's Name: _____
Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

EXHIBIT 'A'
LEGAL DESCRIPTION
EXISTING PARCEL 1

That portion of the Northeast quarter of the Section 27, Township 4 South, Range 8 East, Mount Diablo Meridian, situate in the unincorporated area of the County of Stanislaus, State of California, and is described as follows:

Parcel A as shown on that certain parcel map recorded in Book 50 of Parcel Maps, Page 1, Stanislaus County Records, County of Stanislaus, State of California

Containing 3.14 acres more or less


Nicole Manrique, P.L.S. 9099



3-18-15

EXHIBIT 'A'
LEGAL DESCRIPTION
EXISTING PARCEL 2

That portion of the Northeast quarter of the Section 27, Township 4 South, Range 8 East, Mount Diablo Meridian, situate in the unincorporated area of the County of Stanislaus, State of California, and is described as follows:

COMMENCING at the Northeast corner of Section 27 of said Township and Range, and running thence West along the North line of said Section, 34.25 chains; thence at angles South 40 chains to the South line of the Northeast quarter of said Section; thence at right angles East 34.25 chains to the East line of said Section; thence at right angles North to the point of beginning.

Excepting therefrom an undivided ½ interest in and to all oil and gas rights for a period of 10 years. If no commercial amount of oil and gas is developed with the 10 year period all mineral rights will revert to the present owner of the property, as excepted and reserved in the deed from Herbert Signorotti, et al to David Goubert dated February 23, 1971 and recorded March 5, 1971. It cannot be determined from the public records if a commercial amount of oil and gas is being produced.

Also Excepting therefrom Parcel A of the Map filed on March 13, 2000 in Book 50 of Parcel Maps, Page 1, Stanislaus County Records.


Nicole Manrique, P.L.S. 9099



3-18-15

EXHIBIT 'B'
LEGAL DESCRIPTION
RESULTANT PARCEL 1

That portion of the Northeast quarter of the Section 27, Township 4 South, Range 8 East, Mount Diablo Meridian, situate in the unincorporated area of the County of Stanislaus, State of California, and is described as follows:

COMMENCING from the Northeast corner of Section 27, said corner being common to Sections 22, 23, 26 and 27, Township 4 South, Range 8 East, Mount Diablo Meridian;

thence, southerly along the east line of said Section 27, South 00°41'49" East 657.17 feet to the **POINT OF BEGINNING** of this description;

thence, continuing along said east line, South 00°41'49" East 70.05 feet;

thence, leaving said east line, South 89°05'09" West 882.84 feet;

thence, North 00°41'49" West 115.20 feet;

thence, North 89°18'11" East 137.71 feet;

thence, North 00°41'49" West 42.65 feet;

thence, North 89°18'11" East 137.49 feet;

thence, North 00°41'49" West 69.65 feet;

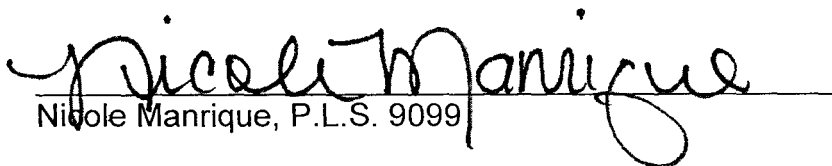
thence, North 89°18'11" East 363.38 feet;

thence, South 00°41'49" East 154.10 feet;

thence, North 89°18'11" East 244.25 feet to the point of beginning.

Containing 3.14 acres more or less

This legal description as described is delineated on the accompanying "Plat to Accompany Legal Description" and made a part hereof for reference purposes.


Nicole Manrique, P.L.S. 9099



3-18-15

EXHIBIT 'B'
LEGAL DESCRIPTION
RESULTANT PARCEL 2

That portion of the Northeast quarter of the Section 27, Township 4 South, Range 8 East, Mount Diablo Meridian, situate in the unincorporated area of the County of Stanislaus, State of California, and is described as follows:

COMMENCING at the Northeast corner of Section 27 of said Township and Range, and running thence West along the North line of said Section, 34.25 chains; thence at angles South 40 chains to the South line of the Northeast quarter of said Section; thence at right angles East 34.25 chains to the East line of said Section; thence at right angles North to the point of beginning.

Excepting therefrom an undivided ½ interest in and to all oil and gas rights for a period of 10 years. If no commercial amount of oil and gas is developed with the 10 year period all mineral rights will revert to the present owner of the property, as excepted and reserved in the deed from Herbert Signorotti, et al to David Goubert dated February 23, 1971 and recorded March 5, 1971. It cannot be determined from the public records if a commercial amount of oil and gas is being produced.

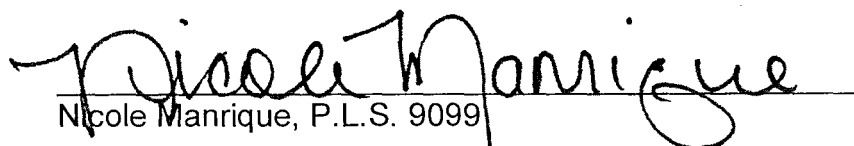
ALSO EXCEPTING THEREFROM:

That portion of the Northeast quarter of the Section 27, Township 4 South, Range 8 East, Mount Diablo Meridian, situate in the unincorporated area of the County of Stanislaus, State of California, and is described as follows:

COMMENCING from the Northeast corner of Section 27, said corner being common to Sections 22, 23, 26 and 27, Township 4 South, Range 8 East, Mount Diablo Meridian; thence, southerly along the east line of said Section 27, South 00°41'49" East 657.17 feet to the **POINT OF BEGINNING** of this description; thence, continuing along said east line, South 00°41'49" East 70.05 feet; thence, leaving said east line, South 89°05'09" West 882.84 feet; thence, North 00°41'49" West 115.20 feet; thence, North 89°18'11" East 137.71 feet; thence, North 00°41'49" West 42.65 feet; thence, North 89°18'11" East 137.49 feet; thence, North 00°41'49" West 69.65 feet; thence, North 89°18'11" East 363.38 feet; thence, South 00°41'49" East 154.10 feet; thence, North 89°18'11" East 244.25 feet to the point of beginning.

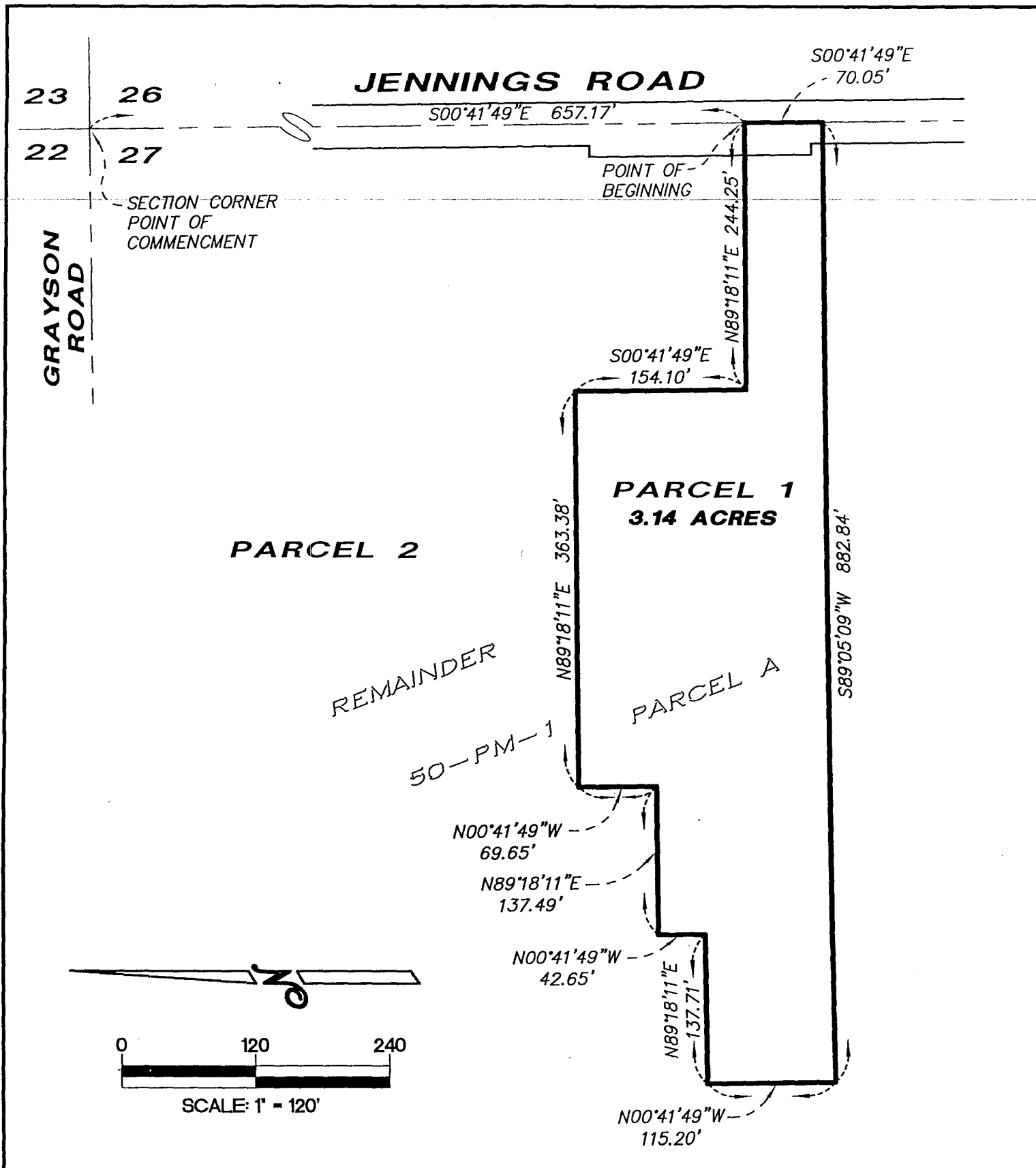
Containing 135.0 acres more or less

This legal description as described is delineated on the accompanying "Plat to Accompany Legal Description" and made a part hereof for reference purposes.


Nicole Manrique, P.L.S. 9099



3-18-15



North Star
Engineering Group, Inc.

• CIVIL ENGINEERING • SURVEYING • PLANNING •
 620 12th Street Modesto, CA 95354
 (209) 524-3525 Phone (209) 524-3526 Fax

**PLAT TO ACCOMPANY
LEGAL DESCRIPTION**

OF A PORTION OF
 SECTION 27, TOWNSHIP 4 NORTH, RANGE 8
 EAST, MOUNT DIABLO MERIDIAN.
 STANISLAUS COUNTY, STATE OF CALIFORNIA

JOB NO:	J14-1482
SCALE:	AS SHOWN
DR BY:	nm
FILE:	j14-1482 plat-parcel 1.dwg
DATE:	March 18, 2015

GRAYSON ROAD SECTION CORNER

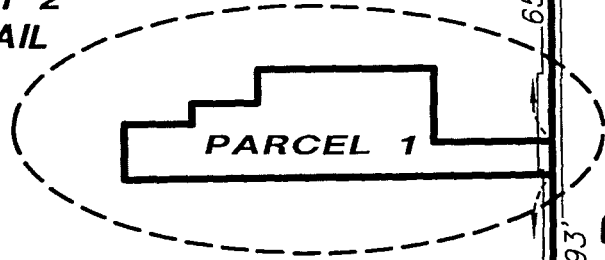
22 23

1/4 CORNER

2260.50'

27 26

SEE SHEET 2
FOR DETAIL



PARCEL 1

PARCEL 2
135.0 ACRES +/-

657.17'

JENNINGS ROAD

1920.71'

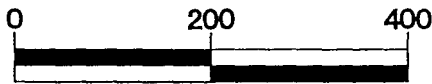
2647.93'

2640.00'

2260.50'

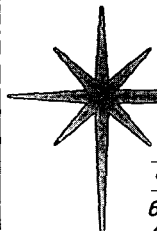
1/4 CORNER

CENTER SECTION



SCALE: 1" = 400'

SHEET 1 OF 2



North Star

Engineering Group, Inc.

• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

**PLAT TO ACCOMPANY
LEGAL DESCRIPTION**

OF A PORTION OF
SECTION 27, TOWNSHIP 4 NORTH, RANGE 8
EAST, MOUNT DIABLO MERIDIAN,
STANISLAUS COUNTY, STATE OF CALIFORNIA

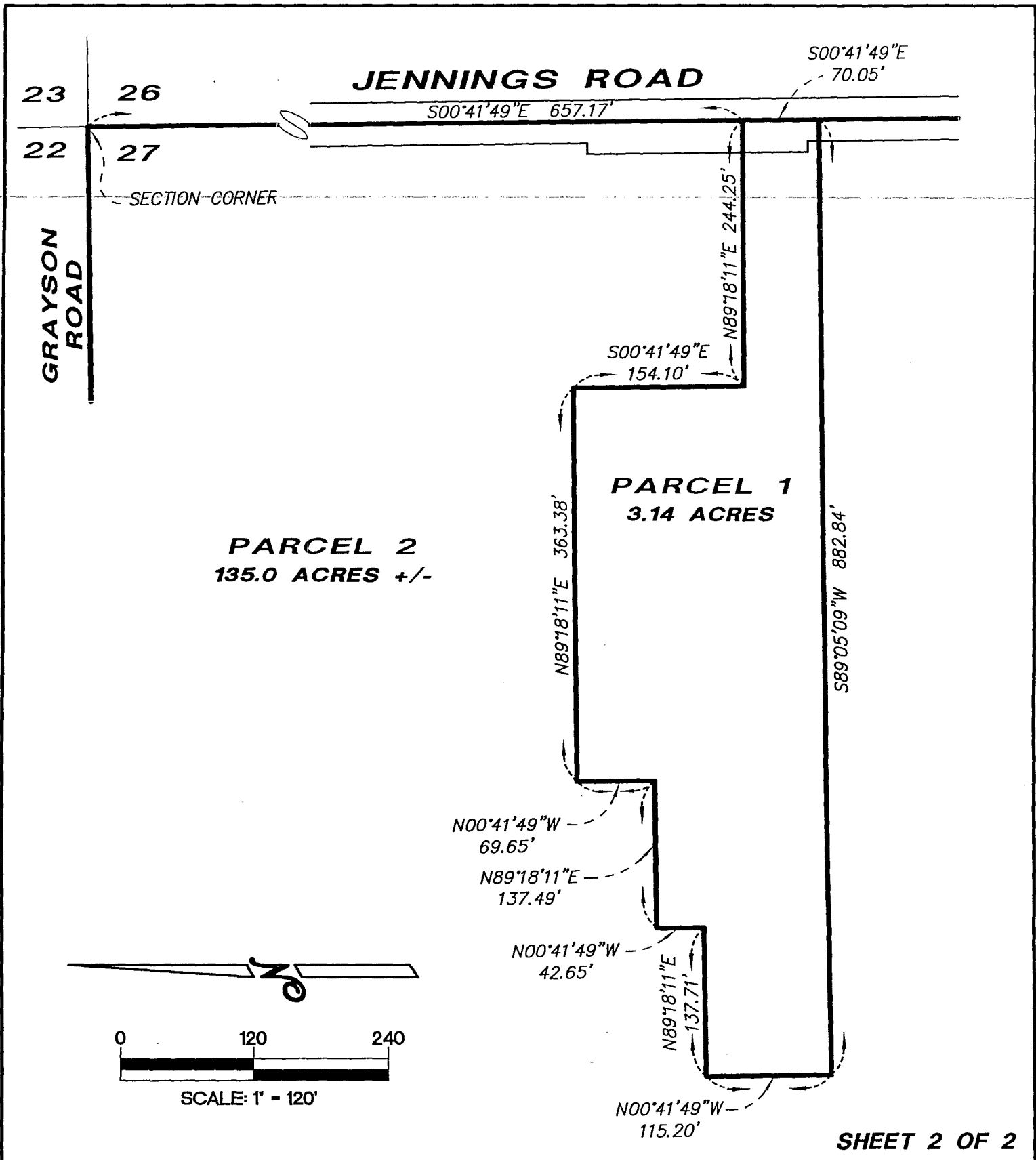
JOB NO: J14-1482

SCALE: AS SHOWN

DR BY: nm

FILE: j14-1482 plat-parcel 2.dwg

DATE: March 18, 2015



SHEET 2 OF 2

North Star
Engineering Group, Inc.

• CIVIL ENGINEERING • SURVEYING • PLANNING •
 620 12th Street Modesto, CA 95354
 (209) 524-3525 Phone (209) 524-3526 Fax

**PLAT TO ACCOMPANY
LEGAL DESCRIPTION**

OF A PORTION OF
 SECTION 27, TOWNSHIP 4 NORTH, RANGE 8
 EAST, MOUNT DIABLO MERIDIAN.
 STANISLAUS COUNTY, STATE OF CALIFORNIA

JOB NO:	J14-1482
SCALE:	AS SHOWN
DR BY:	nm
FILE:	j14-1482 plat-parcel 2-sht2.dwg
DATE:	March 18, 2015



EXHIBIT C

CLERK OF THE BOARD OF SUPERVISORS

Christine Ferraro Tallman

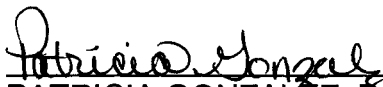
1010 Tenth Street, Suite 6700, Modesto, CA 95354
Phone: 209.525.4494 Fax: 209.525.4420

April 22, 2015

I hereby certify that the attached Stanislaus County Resolution No. 2015-162 adopted by the Stanislaus County Board of Supervisors on April 21, 2015, is a full, true and correct copy of the original entered in the Minutes of the Stanislaus County Board of Supervisors.

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

BY:



PATRICIA GONZALEZ, Deputy Clerk

PLEASE COMPLETE THE INFORMATION BELOW

RECORDED AT THE REQUEST OF:

Stanislaus County Department of Planning &
Community Development

WHEN RECORDED, MAIL TO:

NAME: Stanislaus County Planning Department

ADDRESS: 1010 10th Street, Suite 3400

TOWN & STATE: Modesto CA

ZIP CODE: 95350



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2015-0046683-00

Acct 121-Planning.

Tuesday, JUN 16, 2015 14:53:03

Ttl Pd \$50.00 Rcpt # 0003677356

OLD/R2/1-12

CERTIFICATE OF LOT LINE ADJUSTMENT

(Print the title of the document in this area exactly as it appears on the original)

**CORRECTION OF DOC- 2015-0032707-00 RECORDED ON MAY 1, 2015, 12:55:21,
APPROVAL DATE AND APPLICATION NO. IN THE DOCUMENT IS INCORRECT AS
FOLLOWS:**

**INCORRECT APPROVAL DATE
MARCH 11, 2015**

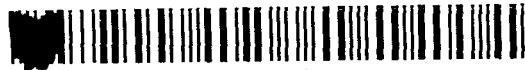
**CORRECTED APPROVAL DATE
FEBRUARY 11, 2015**

**INCORRECT APPLICATION NO.
PLN2015-0015**

**CORRECTED APPLICATION NO.
PLN2014-0129**

THIS PAGE WAS ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING
INFORMATION PER CALIFORNIA GOVERNMENT CODE, SEC. 27361.6

1200



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2015-0032707-00

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.
Friday, MAY 01, 2015 12:55:21
Ttl Pd \$47.00 Rcpt # 0003656669
JMS/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 March 11, 2015 approved the lot line adjustment herein described submitted under the name of Jim DeMartini Lot Line Adjustment No. PLN2015-0015 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: Carole Maben
Carole Maben, Associate Planner
Stanislaus County Department of Planning
and Community Development

March 3, 2015
Date

1158

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 3-3-2015 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 Document Date: 2-11-15
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: _____

LOT LINE NO. PLN2014-0129

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
<u>JAMES De MARTINI</u>	<u><i>James De Martini</i></u>	<u>3-2-15</u>	<u>MOJAVE</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

SECURITY HOLDERS:

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

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 3-3-2015 before me, Christine Michele Smith, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared James Demartini
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 Document Date: 2-11-15

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: _____

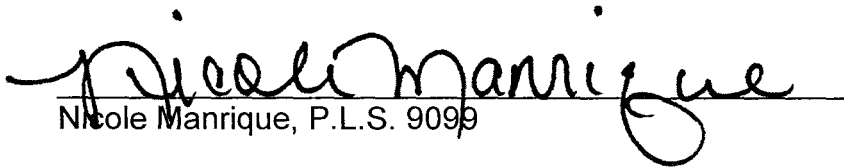
Signer Is Representing: _____

EXHIBIT 'A'
LEGAL DESCRIPTION
EXISTING PARCEL 1

That portion of the Northeast quarter of the Section 27, Township 4 South, Range 8 East, Mount Diablo Meridian, situate in the unincorporated area of the County of Stanislaus, State of California, and is described as follows:

Parcel A as shown on that certain parcel map recorded in Book 50 of Parcel Maps, Page 1, Stanislaus County Records, County of Stanislaus, State of California

Containing 3.14 acres more or less


Nicole Manrique, P.L.S. 9099



3-18-15

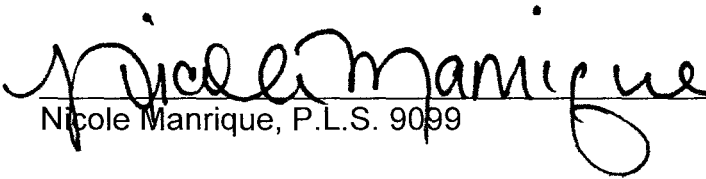
EXHIBIT 'A'
LEGAL DESCRIPTION
EXISTING PARCEL 2

That portion of the Northeast quarter of the Section 27, Township 4 South, Range 8 East, Mount Diablo Meridian, situate in the unincorporated area of the County of Stanislaus, State of California, and is described as follows:

COMMENCING at the Northeast corner of Section 27 of said Township and Range, and running thence West along the North line of said Section, 34.25 chains; thence at angles South 40 chains to the South line of the Northeast quarter of said Section; thence at right angles East 34.25 chains to the East line of said Section; thence at right angles North to the point of beginning.

Excepting therefrom an undivided ½ interest in and to all oil and gas rights for a period of 10 years. If no commercial amount of oil and gas is developed with the 10 year period all mineral rights will revert to the present owner of the property, as excepted and reserved in the deed from Herbert Signorotti, et al to David Goubert dated February 23, 1971 and recorded March 5, 1971. It cannot be determined from the public records if a commercial amount of oil and gas is being produced.

Also Excepting therefrom Parcel A of the Map filed on March 13, 2000 in Book 50 of Parcel Maps, Page 1, Stanislaus County Records.


Nicole Manrique, P.L.S. 9099



3-18-15

EXHIBIT 'B'
LEGAL DESCRIPTION
RESULTANT PARCEL 1

That portion of the Northeast quarter of the Section 27, Township 4 South, Range 8 East, Mount Diablo Meridian, situate in the unincorporated area of the County of Stanislaus, State of California, and is described as follows:

COMMENCING from the Northeast corner of Section 27, said corner being common to Sections 22, 23, 26 and 27, Township 4 South, Range 8 East, Mount Diablo Meridian;

thence, southerly along the east line of said Section 27, South 00°41'49" East 657.17 feet to the **POINT OF BEGINNING** of this description;

thence, continuing along said east line, South 00°41'49" East 70.05 feet;

thence, leaving said east line, South 89°05'09" West 882.84 feet;

thence, North 00°41'49" West 115.20 feet;

thence, North 89°18'11" East 137.71 feet;

thence, North 00°41'49" West 42.65 feet;

thence, North 89°18'11" East 137.49 feet;

thence, North 00°41'49" West 69.65 feet;

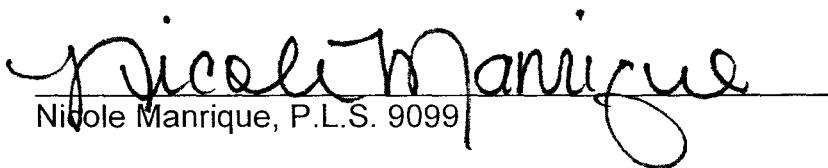
thence, North 89°18'11" East 363.38 feet;

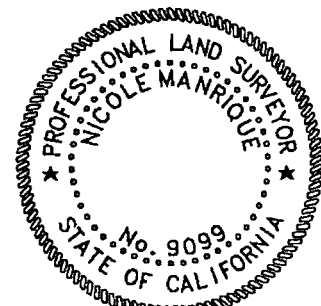
thence, South 00°41'49" East 154.10 feet;

thence, North 89°18'11" East 244.25 feet to the point of beginning.

Containing 3.14 acres more or less

This legal description as described is delineated on the accompanying "Plat to Accompany Legal Description" and made a part hereof for reference purposes.


Nicole Manrique, P.L.S. 9099



3-18-15

EXHIBIT 'B'
LEGAL DESCRIPTION
RESULTANT PARCEL 2

That portion of the Northeast quarter of the Section 27, Township 4 South, Range 8 East, Mount Diablo Meridian, situate in the unincorporated area of the County of Stanislaus, State of California, and is described as follows:

COMMENCING at the Northeast corner of Section 27 of said Township and Range, and running thence West along the North line of said Section, 34.25 chains; thence at angles South 40 chains to the South line of the Northeast quarter of said Section; thence at right angles East 34.25 chains to the East line of said Section; thence at right angles North to the point of beginning.

Excepting therefrom an undivided ½ interest in and to all oil and gas rights for a period of 10 years. If no commercial amount of oil and gas is developed with the 10 year period all mineral rights will revert to the present owner of the property, as excepted and reserved in the deed from Herbert Signorotti, et al to David Goubert dated February 23, 1971 and recorded March 5, 1971. It cannot be determined from the public records if a commercial amount of oil and gas is being produced.

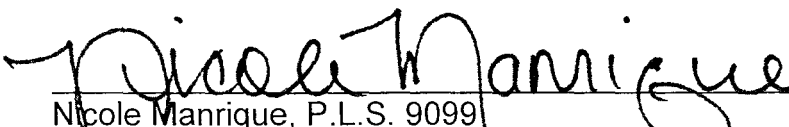
ALSO EXCEPTING THEREFROM:

That portion of the Northeast quarter of the Section 27, Township 4 South, Range 8 East, Mount Diablo Meridian, situate in the unincorporated area of the County of Stanislaus, State of California, and is described as follows:

COMMENCING from the Northeast corner of Section 27, said corner being common to Sections 22, 23, 26 and 27, Township 4 South, Range 8 East, Mount Diablo Meridian; thence, southerly along the east line of said Section 27, South 00°41'49" East 657.17 feet to the **POINT OF BEGINNING** of this description;
thence, continuing along said east line, South 00°41'49" East 70.05 feet;
thence, leaving said east line, South 89°05'09" West 882.84 feet;
thence, North 00°41'49" West 115.20 feet;
thence, North 89°18'11" East 137.71 feet;
thence, North 00°41'49" West 42.65 feet;
thence, North 89°18'11" East 137.49 feet;
thence, North 00°41'49" West 69.65 feet;
thence, North 89°18'11" East 363.38 feet;
thence, South 00°41'49" East 154.10 feet;
thence, North 89°18'11" East 244.25 feet to the point of beginning.

Containing 135.0 acres more or less

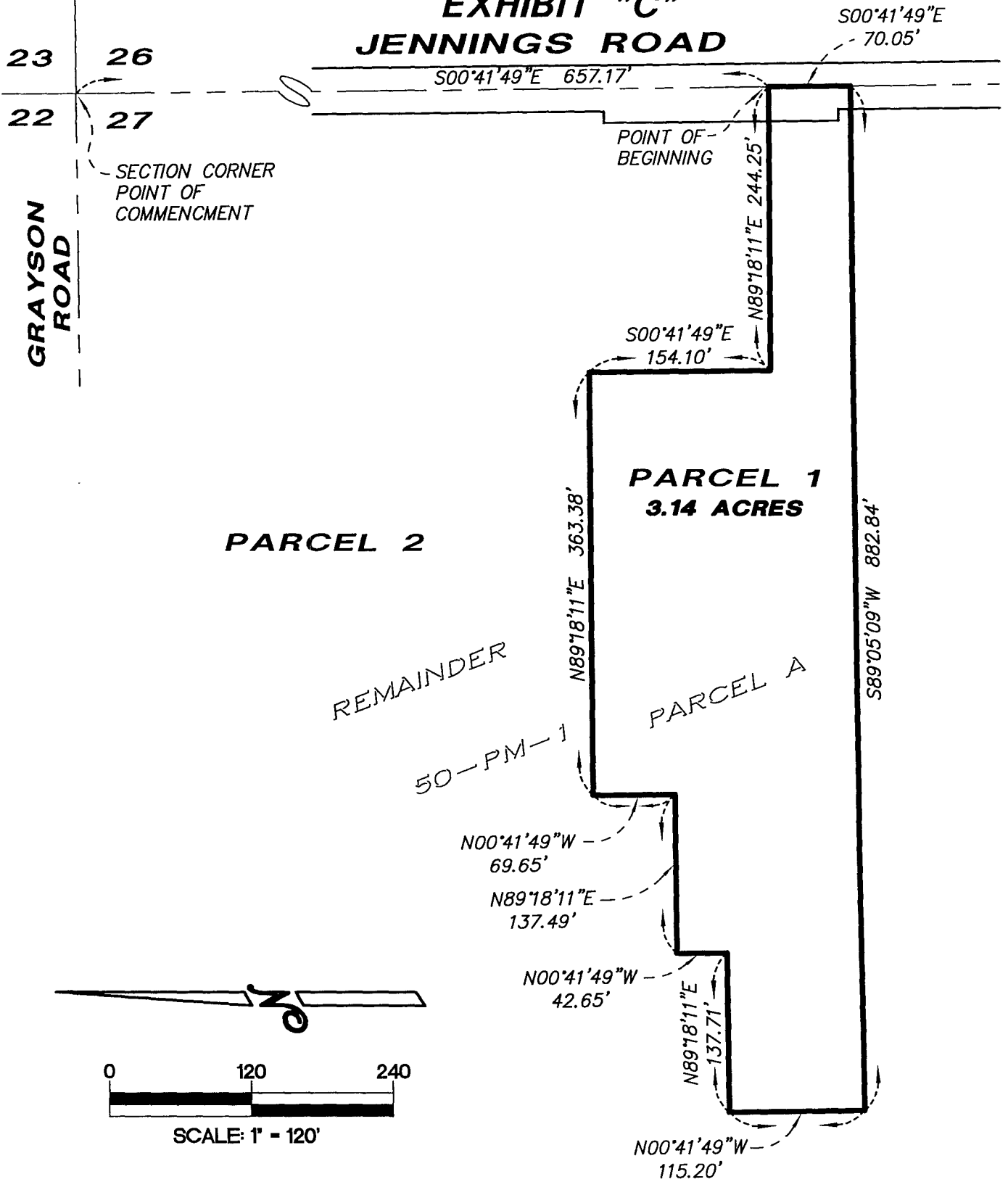
This legal description as described is delineated on the accompanying "Plat to Accompany Legal Description" and made a part hereof for reference purposes.


Nicole Manrique, P.L.S. 9099



3-18-15

EXHIBIT "C" JENNINGS ROAD



North Star
Engineering Group, Inc.

• CIVIL ENGINEERING • SURVEYING • PLANNING •

620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

PLAT TO ACCOMPANY LEGAL DESCRIPTION

OF A PORTION OF
SECTION 27, TOWNSHIP 4 NORTH, RANGE 8
EAST, MOUNT DIABLO MERIDIAN,
STANISLAUS COUNTY, STATE OF CALIFORNIA

JOB NO:	J14-1482
SCALE:	AS SHOWN
DR BY:	nm
FILE:	j14-1482 plat-parcel 1.dwg
DATE:	March 18, 2015

EXHIBIT "C"

GRAYSON ROAD SECTION CORNER

22 23

1/4 CORNER

2260.50'

27 26

SEE SHEET 2
FOR DETAIL

PARCEL 1

657.17'

JENNINGS ROAD

2647.93'

PARCEL 2
135.0 ACRES +/-

2640.00'

1920.71'

1/4 CORNER

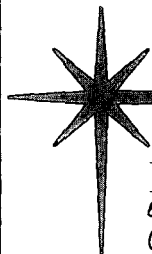
2260.50'

CENTER SECTION



SCALE: 1" = 400'

SHEET 1 OF 2



North Star

Engineering Group, Inc.

• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

PLAT TO ACCOMPANY LEGAL DESCRIPTION

OF A PORTION OF
SECTION 27, TOWNSHIP 4 NORTH, RANGE 8
EAST, MOUNT DIABLO MERIDIAN.
STANISLAUS COUNTY, STATE OF CALIFORNIA

JOB NO: J14-1482

SCALE: AS SHOWN

DR BY: nm

FILE: j14-1482 plat-parcel 2.dwg

DATE: March 18, 2015

EXHIBIT "C"
JENNINGS ROAD

23 26

22 27

GRAYSON ROAD

SECTION CORNER

S00°41'49"E 657.17'

S00°41'49"E
70.05'

N89°18'11"E 244.25'

S00°41'49"E
154.10'

PARCEL 1
3.14 ACRES

PARCEL 2
135.0 ACRES +/-

N89°18'11"E 363.38'

S89°05'09"W 882.84'

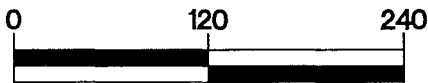
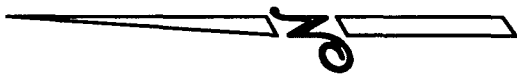
N00°41'49"W -
69.65'

N89°18'11"E -
137.49'

N00°41'49"W -
42.65'

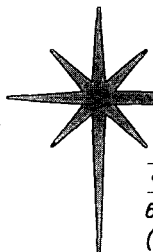
N89°18'11"E
137.71'

N00°41'49"W -
115.20'



SCALE: 1" = 120'

SHEET 2 OF 2



North Star

Engineering Group, Inc.

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620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

**PLAT TO ACCOMPANY
LEGAL DESCRIPTION**

OF A PORTION OF
SECTION 27, TOWNSHIP 4 NORTH, RANGE 8
EAST, MOUNT DIABLO MERIDIAN,
STANISLAUS COUNTY, STATE OF CALIFORNIA

JOB NO: J14-1482

SCALE: AS SHOWN

DR BY: nm

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