

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 September 29, 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. 1974-1808, Located on Carver Road (APN: 004-075-041), West of the Community of Del Rio; and Approval of a New Contract Pursuant to Lot Line Adjustment PLN2014-0126, Girdner

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restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years except as authorized under the County implementation of AB1265.

(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. 2015-461

On motion of Supervisor Chiesa, Seconded by Supervisor Monteith

and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Monteith, DeMartini, 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.

**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 In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.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. 1974-1808, Located on Carver Road (APN: 004-075-041), and west of the community of Del Rio.
  3. Approve new contract pursuant to Lot Line Adjustment PLN2014-0126, Girdner.
  4. Authorize the Director of Planning and Community Development to execute new contracts pursuant to Lot Line Adjustment PLN2014-0126, Girdner.

**DISCUSSION:**

The parcels involved in this lot line adjustment are located on Carver Road, bordering the Stanislaus River, west of the community of Del Rio, and north of the City of Modesto, in the unincorporated area of Stanislaus County. Lot Line Adjustment PLN2014-0126, Girdner was tentatively approved by staff pending the Board's action required by the Williamson Act. The lot line adjustment is requesting three parcels go from 4.23, 44.38, and 45.01 acres (93.62 gross acres total) to 13.62, 40.0, and 40.0 acres (93.62 gross acres total).

Parcel 1 (4.23 acres) and Parcel 2 (44.38 acres), located at 7337 Carver Rd., are owned by Michael J. Girdner and share the same Assessor's Parcel Number (APN) of 004-091-001. Parcel 1, has a Use Permit (UP) to operate a horse drawn carriage training facility (UP PLN2014-0101 – Mike Girdner). The lot line adjustment is requesting to amend Parcel 1 from 4.23 acres to 13.62 acres, which will adjust the UP area to include an existing pond, trail, and 3,200 square foot shop. Currently, a single-family dwelling, riding arena, and barn exist on Parcel 1. Parcel 2 will be adjusted from 44.38 acres to 40.00 acres. Parcel 3 (45.01 acres) is owned by Nicole Piccinini Pesco and is recognized as APN 004-075-041. Parcel 3 will be adjusted from 45.01 acres to 40.00 acres. The proposed lot line adjustment will align Parcel 2 and Parcel 3 with existing farming practices. Adjusted Parcel 2 and Parcel 3 will contain the row crops currently being farmed. The existing pond and barn on Parcel 2 will be incorporated into Parcel 1, leaving Parcel 2 and 3 with no existing structures.

A 30.57 acre portion of existing 45.01 acre Parcel 3 is currently enrolled in Williamson Act Contract No. 1974-1808. Parcels 1 and 2 are not enrolled in the Williamson Act. If this lot line is approved, the entire Parcel 3 (40.00 acres after lot line adjustment) will be enrolled in a new contract. Parcel 3 went through a lot line adjustment since the initial enrollment in the Williamson Act in 1974 and gained 14.44 acres of land which were not under contract. If this lot line is approved, the amount of land enrolled under a Williamson Act contract will be increased by 9.43 acres for a total of 40 acres. 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.

Approval to Rescind a Portion of Williamson Act Contract No. 1974-1808, Located on Carver Road (APN: 004-075-041), West of the Community of Del Rio; and Approval of a New Contract Pursuant to Lot Line Adjustment PLN2014-0126, Girdner  
Page 4

*(Note: the definition in Govt. Code §51222 is as follows: "... retain agricultural lands which are subject to contracts entered into pursuant to this act in parcels large enough to sustain agricultural uses permitted under the contracts. For purposes of this section, agricultural land shall be presumed to be in parcels large enough to sustain their agricultural use if the land is (1) at least 10 acres in size in the case of prime agricultural land, or (2) at least 40 acres in size in the case of land which is not prime agricultural land")*

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

The applicants have provided written evidence to support the seven findings listed above, and staff agrees with that evidence. The proposed adjustment would not increase the number of developable parcels, will not reduce the number of acres in the existing Williamson Act contracts, 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 supersedes a portion of Williamson Act Contract No. 1974-1808, upon recording. The new contract will cover the entire 40.00 acre proposed Parcel 3. As in the case with all Williamson Act contracts in Stanislaus County, the new contracts 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.

Approval to Rescind a Portion of Williamson Act Contract No. 1974-1808, Located on Carver Road (APN: 004-075-041), West of the Community of Del Rio; and Approval of a New Contract Pursuant to Lot Line Adjustment PLN2014-0126, Girdner  
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**STAFFING IMPACT:**

There are no staffing impacts associated with this item.

**CONTACT PERSON:**

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

**ATTACHMENTS:**

1. Lot Line Adjustment Application No. PLN2014-0126, Girdner
2. Applicant's Statement of Findings
3. Map of Parcels Before the Proposed Lot Line Adjustment
4. Map of Parcels After the Proposed Lot Line Adjustment

(i:\planning\board of supervisors\lotlineadjustments\2015\la pln2014-0126 - girdner\pln2014-0126\_board report final.doc)



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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

S	30	T	2	R	9
ZONE	A-2-40				
RECEIVED	7/2-01-2015				
APPLICATION NO.	PLN 2015-0126				
RECEIPT NO.	525124 & 501886				

LOT LINE ADJUSTMENT APPLICATION

1. Property Owner(s):

Parcel 1

Michael J. Girdner  
 Name  
 P.O. Box 795, Modesto, CA 95353-0795  
 Address, City, Zip  
 Phone  
 Fax Number

Parcel 2

Michael J. Girdner  
 Name  
 P.O. Box 795, Modesto, CA 95353-0795  
 Address, City, Zip  
 Phone  
 Fax Number

Parcel 3

Nicole Piccinini Pesco  
 Name  
 1228 Princeton Ave, Modesto, 95350  
 Address, City, Zip  
 Phone  
 Fax Number

Parcel 4

Name  
 Address, City, Zip  
 Phone  
 Fax Number

2. Name and address of person(s) preparing map: Hawkins & Associates Engineering, Inc., 436 Mitchell Road, Modesto, CA 95354

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

Parcel 1: Book 004 Page 091 No. 001  
 Parcel 3: Book 004 Page 075 No. 041

Parcel 2: Book 004 Page 091 No. 001  
 Parcel 4: Book \_\_\_\_\_ Page \_\_\_\_\_ No. \_\_\_\_\_

4. Size of all adjusted parcels:

	<u>Before</u>	<u>After</u>
Parcel 1:	<u>4.23 Acres +/-</u>	<u>13.69 Acres +/-</u>
Parcel 2:	<u>44.38 Acres +/-</u>	<u>40.00 Acres +/-</u>
Parcel 3:	<u>45.01 Acres +/-</u>	<u>40.00 Acres +/-</u>
Parcel 4:	_____	_____

5. Why are the lot lines being changed? BE SPECIFIC To include all buildings, Arena, and pond on the homestead parcel, leaving the other two parcels with only agriculture use.

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

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

7. List all structures on properties: Pcl 1-house, horse stable; Pcl 2-workshop/storage

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

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

Parcel 1: 2014 Parcel 2: 1991  
 Parcel 3: 2015 Parcel 4: \_\_\_\_\_

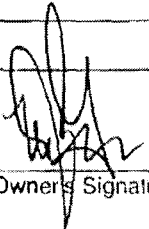
10. What are the Williamson Act Contract numbers?

Parcel 1: \_\_\_\_\_ Parcel 2: \_\_\_\_\_  
 Parcel 3: 1975-1808 Parcel 4: \_\_\_\_\_

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

12. Will these parcels continue to irrigate?  Yes  No If yes, describe any physical changes in the irrigation system. None

13. Signature of property owner(s)



Michael D. Gardner  
 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

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

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Residential   | <input checked="" type="checkbox"/> Agriculture                 |
| <input checked="" type="checkbox"/> Single Family | <input checked="" type="checkbox"/> Row Crop – type <u>corn</u> |
| <input type="checkbox"/> Duplex                   | <input type="checkbox"/> Trees – type _____                     |
| <input type="checkbox"/> Multiple                 | <input type="checkbox"/> Vines – type _____                     |
| <input type="checkbox"/> Commercial               | <input type="checkbox"/> Range (unirrigated) _____              |
| <input type="checkbox"/> Industrial               | <input type="checkbox"/> Pasture (irrigated) _____              |
| <input type="checkbox"/> Other (Specify) _____    | <input type="checkbox"/> Poultry _____                          |
| _____   | <input type="checkbox"/> Dairy _____                            |
| _____   | <input type="checkbox"/> Other (Specify) _____                  |

7. List all structures on properties: Parcel 1-house, horse stable; Parcel 2-workshop/storage

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

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

Parcel 1: <u>2014</u>	Parcel 2: <u>1991</u>
Parcel 3: <u>2015</u>	Parcel 4: _____


10. What are the Williamson Act Contract numbers?

Parcel 1: _____	Parcel 2: _____
Parcel 3: <u>1975-1808</u>	Parcel 4: _____

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

12. Will these parcels continue to irrigate?  Yes  No If yes, describe any physical changes in the irrigation system. None

13. Signature of property owner(s)

_____ Owner's Signature	_____ Owner's Name Printed
_____ Owner's Signature	_____ Owner's Name Printed
 Owner's Signature	<u>Nicole Piccinini Pesca</u> Owner's Name Printed
_____ Owner's Signature	_____ Owner's Name Printed





**HAWKINS & ASSOCIATES ENGINEERING**

*Civil Engineering • Land Surveying • Land Planning*

436 Mitchell Road  
Modesto, California 95354

Phone 209.575.4295

Fax 209.578.4295

www.hawkins-eng.com

September 14, 2015

Department of Planning  
And Community Development  
Stanislaus County  
1010 10<sup>th</sup> Street  
Modesto, Ca 95354

RE: Mike Girdner – Lot Line Adjustment Application Findings

This project is a Lot Line Adjustment for a portion of Assessor Parcel #004-091-001 (4.23 acres +/-), #004-091-001 (44.38 acres +/-), owned by Mike Girdner and #004-075-041 (45.01 acres +/-), owned by Nicole Piccinini Pesco .

Mr. Girdner would like to expand the parcel at his existing private horse stables and facilities which provide lessons for driving horse drawn carriages. The Lot Line Adjustment would still separate the carriage driving facilities from the remaining farming operation. No physical changes are required or proposed.

At the completion of this Lot Line Adjustment, Parcel 1 will have an adjusted area of 13.62 acres +/-, Parcel 2 will have an adjusted area of 40.00 acres +/-, and Parcel 3 will have an adjusted area of 40.00 acres +/- . Parcels 1 & 2 are not enrolled in the Williamson Act. Approximately 30.57 acres of the existing 45.01 acres of Parcel 3 is currently enrolled in the Williamson Act (contract no. 1975-1808).

Lot Line Adjustment Finding:

1. The current contract for Parcel 3 (1975-1808) is not subject to a notice of non-renewal. At the conclusion of the Lot Line Adjustment, the current contract for Parcel 3 will continue to be in force and effect for a period of at least 10 years.
2. The land currently under contract (1975-1808) is 30.57 acres +/- . After the Lot Line Adjustment there will still be 30.57 acres +/- in the Williamson Act.
3. As stated above, the entire 30.57 acres +/- included within this Lot Line Adjustment will continue to remain under Williamson Act Contract.
4. Consistent with Section 51222, both Parcels 2 and 3 will be 40 acres or larger both before and after the Lot Line Adjustment.

5. Both Parcels 2 and 3 have been used for agricultural productivity in their current configuration for a long time. The moving of the lot line to remove 5.16 acres +/- from Parcel 3 will in no way affect the long term agricultural productivity of either Parcel 2 or 3.
6. To the east of Parcel 3 is Carver Road; to the west is the Stanislaus River; to the south is existing agricultural use; to the north is Parcel 2, which is also current agricultural use. Parcel 3 will continue to remain restricted by contract and used for agricultural productivity. As such, the Lot Line Adjustment will have no impact on adjacent lands currently utilized for agricultural purposes.
7. Three parcels currently exist, and after the lot line adjustment three parcels will continue to exist. Neither parcel is currently inconsistent with the Stanislaus County General Plan, nor will the resulting parcels be inconsistent.

In conclusion, the Lot Line Adjustment is a means to expand the parcel which is utilized for carriage driving facilities this expansion has no effect on the operation, no physical alterations are required or proposed. As set forth previously, Parcels 2 & 3 will continue to be used for agricultural purposes, and this Lot Line Adjustment will in no way affect the agricultural viability of either parcel.

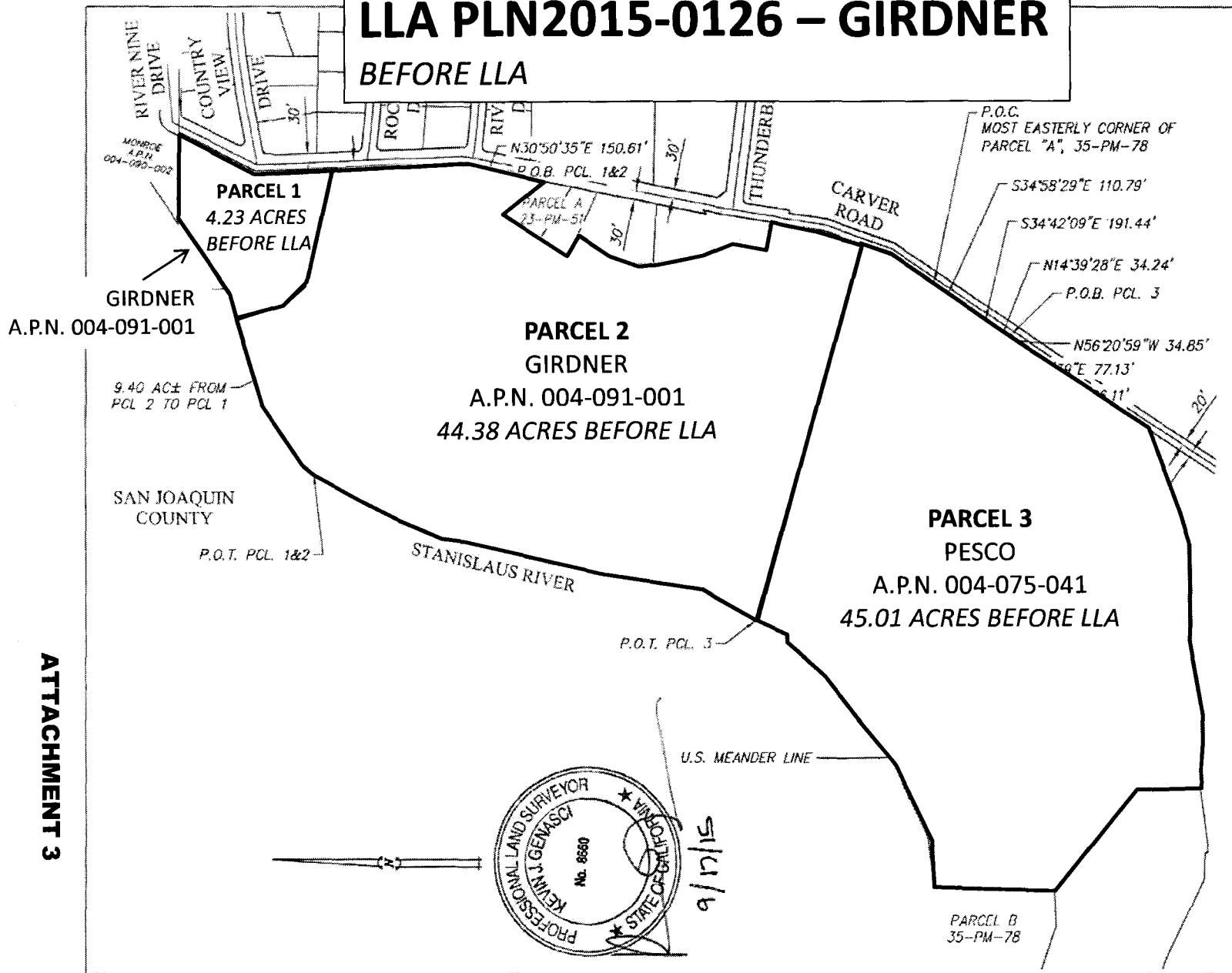
Please feel free to contact me if you have any questions regarding this application.

Sincerely,



Rod Hawkins, PE  
Hawkins and Associates Engineering

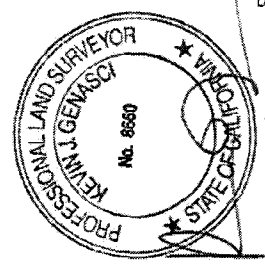
# LLA PLN2015-0126 – GIRDNER BEFORE LLA



BY: BGS  
CHK: KJG  
DATE: 03/2015  
SCALE: 1"=400'  
JOB #: 2126

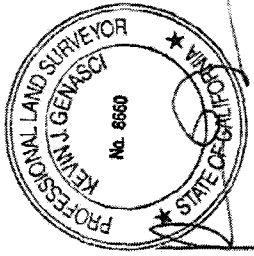
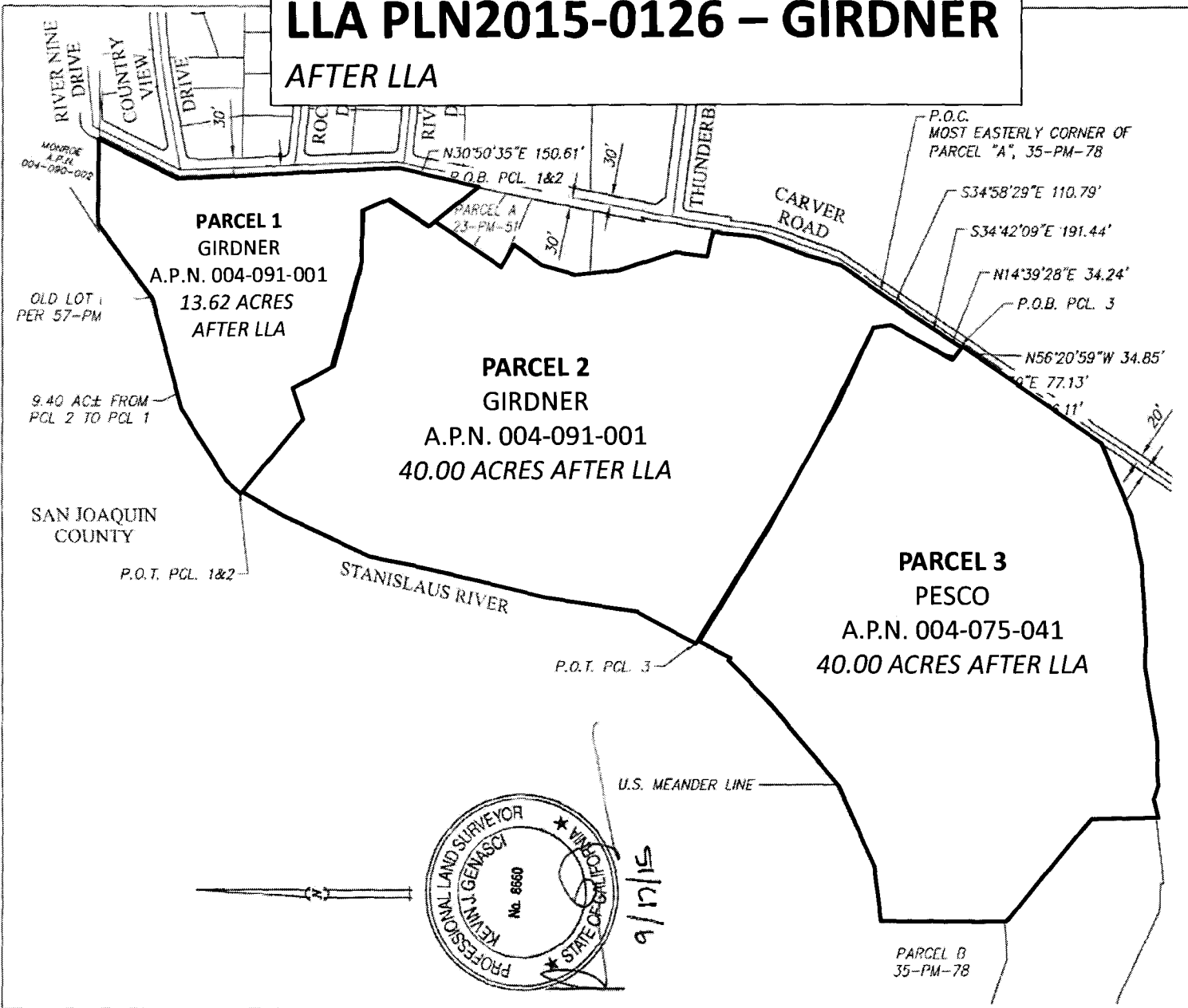
**LOT LINE ADJUSTMENT**  
APN 004-091-001 & 004-075-041  
STANISLAUS COUNTY, CALIFORNIA

**HAWKINS & ASSOCIATES  
ENGINEERING, INC.**  
436 MITCHELL ROAD  
MODESTO, CA 95354  
PH: (209) 575-4295  
www.hawkinseng.com



ATTACHMENT 3

# LLA PLN2015-0126 – GIRDNER AFTER LLA



BY: RGS  
CHK: KJG  
DATE: 09/2015  
SCALE: 1"=400'  
JOB #: 2128

**LOT LINE ADJUSTMENT**  
**APN 004-091-001 & 004-075-041**  
**STANISLAUS COUNTY, CALIFORNIA**

**HAWKINS & ASSOCIATES  
ENGINEERING, INC.**  
436 MITCHELL ROAD  
MODESTO, CA, 95354  
PH: (209) 575-4295  
FAX: (209) 575-4295



1 OF 1

**ATTACHMENT 4**

THIS SPACE FOR RECORDER ONLY

RECORDING REQUESTED BY  
STANISLAUS COUNTY BOARD OF  
SUPERVISORS

WHEN RECORDED RETURN TO  
STANISLAUS COUNTY DEPARTMENT OF  
PLANNING & COMMUNITY DEVELOPMENT  
1010 10<sup>th</sup> STREET, SUITE 3400  
MODESTO, CA 95354

  
 Stanislaus, County Recorder  
 Lee Lundrigan Co Recorder Office  
**DOC- 2015-0080528-00**  
 Friday, OCT 09, 2015 09:33:20  
 Ttl Pd \$0.00 Rcpt # 0003726488  
 JMS/R2/2-15

**NOTICE OF RESCISSION AND  
SIMULTANEOUS RE-ENTRY INTO  
CALIFORNIA LAND CONSERVATION  
CONTRACT NO. 2015-21**

THIS NOTICE OF RESCISSION AND CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into April 28, 2009, 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: Michael J. Girdner

PO Box 795

Modesto, CA 95356

- (16) Owner desires to place the following parcels of real property under Contract:

ASSESSORS PARCEL NUMBER	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
004-075-041	40.0	6971 Carver Road, Modesto, CA 95356

Pursuant to Stanislaus County Board of Supervisors Resolution No. 2015-461, relating to Lot Line Adjustment No. 2014-0126 as authorized by Govt. Code § 51257, California Land Conservation Contract Nos. 1974-1808 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.

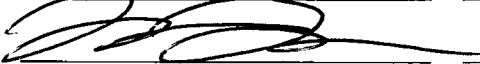
1578

**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.

**OWNERS:**

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

**SECURITY HOLDERS:**

**OWNERS:**

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

10-8-2015  
Dated \_\_\_\_\_

  
Chairman, Board of Supervisors  
Angela Freitas for Dick Monteith

**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 )

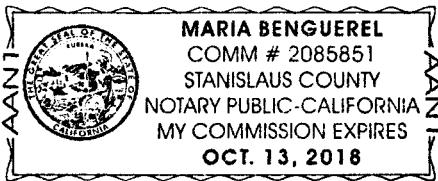
On 9/1/15 before me, Maria Benguerel, notary public,  
Date Here Insert Name and Title of the Officer

personally appeared Nicole Pesco  
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 [Handwritten Signature]  
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: \_\_\_\_\_ Document Date: \_\_\_\_\_

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**  
**EXISTING LEGAL DESCRIPTION**  
Parcel No. 3  
Lot Line Adjustment PLN 2015-0126

All that fractional portion of Sections 19 and 30, Township 2 South, Range 9 East, Mount Diablo Base and Meridian and described with reference to that certain Parcel Map filed for record in Book 35 of Parcel Maps, at Page 78, Stanislaus County Records, more particularly described as follows:

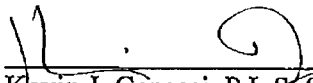
**BEGINNING** at the most easterly corner of Parcel A of that certain map filed for record in Book 35 of Parcel Maps, at Page 78, Stanislaus County Records; thence along the southerly line of said Parcel A, the following nine (9) courses: (1) South 34°58'29" West, 110.79 feet, (2) South 34°42'09" West, 732.46 feet, (3) South 68°09'27" West, 220.82 feet, (4) South 76°18'27" West, 174.22 feet, (5) South 89°32'12" West, 309.80 feet, (6) South 82°27'30" West, 257.53 feet, (7) North 89°52'24" West, 134.61 feet, (8) North 78°50'12" West, 43.23 feet, and (9) South 84°06'57" West, 52.75 feet; thence North 210.54 feet; thence North 50°09'50" West 389.43 feet; thence North 37°19'50" West 29.01 feet to a point on the line common to said Parcel A and Parcel B of aforesaid Parcel Map; thence North 2°15'19" East along the line common to Parcel A and Parcel B, a distance of 396.02 feet to the south bank of the Stanislaus River; thence Easterly along the south bank of said Stanislaus River to the most northerly corner of said Parcel A; thence South 73°23'31" East along the northerly line of said Parcel A, a distance of 1340.00 feet to the **POINT OF BEGINNING**.

**TOGETHER WITH** all that fractional portion of section 19, Township 2 South, Range 9 East, Mount Diablo Base and Meridian, more particularly described as follows:

**COMMENCING** at the southeast corner of Section 19, Township 2 South, Range 9 East, Mount Diablo Meridian; thence North 88°12' West, a distance of 2423.17 feet to a point in the center of Carver Road; thence North 34°10'13" East along the centerline of Carver Road a distance of 117.38 feet; thence North 74°11'30" West 21.07 feet to the most southerly corner of 55 acre Remainder as shown on that certain Parcel Map filed for record in Book 43 of Parcel Maps at Page 2, Stanislaus County Records and the True Point of Beginning of the Parcel herein described; thence North 74°11'30" West along the southwesterly side of said 55 acre Remainder, a distance of 850.33 feet; thence continuing North 74°11'30" West, a distance of 469.89 feet to the east bank of the Stanislaus River; thence northerly along said east bank the following three (3) courses: (1) North 44°37'00" East, 180.86 feet, (2) South 89°38'09" East, 13.48 feet, and (3) North 26°42'02" East, 107.99 feet; thence south 74°11'30" East, a distance of 1262.56 feet to a point on the west right-of-way line of Carver Road; thence along said west right-of-way line South 19°49'15" West, a distance of 100.00 feet and South 34°10'30" West, a distance of 177.39 feet to the **POINT OF BEGINNING**.



CONTAINING 45.013 acres, more or less.

  
Kevin J. Genasci, P.L.S. 8660  
August 26, 2015





**EXHIBIT B**  
NEW LEGAL DESCRIPTION  
Parcel No. 3  
Lot Line Adjustment PLN 2015-0126

All that certain real property situate, lying and being in the County of Stanislaus, State of California as follows:

All that fractional portion of Section 19, Township 2 South, Range 9 East, Mount Diablo Base and Meridian, more particularly described as follows:

**COMMENCING** at the southeast corner of Section 19, Township 2 South, Range 9 East, Mount Diablo Meridian; thence North 88°12' West, a distance of 2423.17 feet to a point in the center of Carver Road; thence North 34°10'30" East along the centerline of Carver Road, a distance of 117.38 feet; thence North 74°11'30" West, a distance of 21.07 feet to the most southerly corner of that 55 acre remainder as shown on that certain map filed for record in Book 43 of Parcel Maps, at Page 2, Stanislaus County Records; thence North 34°10'30" East along the west side of Carver Road, a distance of 177.39 feet; thence continuing along the west side of Carver Road North 19°49'15" East, a distance of 100.00 feet to the most southerly corner and the true **POINT OF BEGINNING**; thence North 74°11'30" West, a distance of 1262.56 feet to the east bank of the Stanislaus River; thence northerly along the east bank of the Stanislaus River the following twelve (12) courses: (1) North 26°42'02" East, 207.57 feet, (2) North 8°45'15" East, 300.54 feet, (3) North 10°55'00" East, 182.59 feet, (4) North 13°55'10" East, 284.67 feet, (5) North 10°06'40" East, 115.58 feet, (6) North 23°59'04" East, 252.00 feet, (7) North 30°25'45" East, 249.47 feet, (8) North 55°20'10" East, 165.31 feet, (9) North 60°20'00" East, 89.28 feet, (10) North 75°45'40" East, 170.19 feet, (11) North 71°57'50" East, 202.45 feet, and (12) North 55°49'00" East, 282.54 feet; thence South 89°54'00" East, a distance of 276.24 feet to a point on the west right-of-way line of Carver Road; thence along the west right-of-way line of Carver Road the following three (3) courses: (1) South 26°50'30" West, 278.52 feet, (2) South 2°34'30" East, 696.38 feet, and (3) South 10°40'45" West, 278.91 feet; thence North 35°06'22" West, a distance of 190.00 feet to the most northerly corner of Parcel A as shown on that certain map filed for record in Book 23 of Parcel Maps, at Page 51; thence South 34°04'18" West, a distance of 259.88 feet; thence South 64°58'22" East, a distance of 80.75 feet; thence South 45°01'14" West, a distance of 15.19 feet; thence South 32°28'39" West, a distance of 55.08 feet; thence south 32°58'15" West, a distance of 53.48 feet; thence South 18°16'19" West, a distance of 51.39 feet; thence South 15°33'48" West, a distance of 49.33 feet; thence South 4°46'12" East, a distance of 48.22 feet; thence South 7°52'36" East, a distance of 123.80 feet; thence South 19°33'00" East, a distance of 149.40 feet; thence South 9°23'25" West, a distance of 110.00 feet; thence South 80°36'35" East, a distance of 88.00 feet to a point on the west right-of-way line of Carver Road; thence along said west right-of-way line South 8°34'45" West, a distance of 176.50 feet, and South 19°49'15" West, a distance of 130.36 feet to the **POINT OF BEGINNING**.

**TOGETHER WITH** all that fractional portion of Sections 19 and 30, Township 2 South, Range 9 East, Mount Diablo Base and Meridian and described with reference to that certain Parcel Map filed for record in Book 35 of Parcel Maps, at Page 78, Stanislaus County Records, more particularly described as follows:

**BEGINNING** at the most easterly corner of Parcel A of that certain map filed for record in Book 35 of Parcel Maps, at Page 78, Stanislaus County Records; thence along the southerly line of said Parcel A, the following nine (9) courses: (1) South 34°58'29" West, 110.79 feet, (2) South 34°42'09" West, 732.46 feet, (3) South 68°09'27" West, 220.82 feet, (4) South 76°18'27" West, 174.22 feet, (5) South 89°32'12" West, 309.80 feet, (6) South 82°27'30" West, 257.53 feet, (7) North 89°52'24" West, 134.61 feet, (8) North 78°50'12" West, 43.23 feet, and (9) South 84°06'57" West, 52.75 feet; thence North 210.54 feet; thence North 50°09'50" West 389.43 feet; thence North 37°19'50" West 29.01 feet to a point on the line common to said Parcel A and Parcel B of aforesaid Parcel Map; thence North 2°15'19" East along the line common to Parcel A and Parcel B, a distance of 396.02 feet to the south bank of the Stanislaus River; thence Easterly along the south bank of said Stanislaus River to the most northerly corner of said Parcel A; thence South 73°23'31" East along the northerly line of said Parcel A, a distance of 1340.00 feet to the **POINT OF BEGINNING**.

**ALSO TOGETHER WITH** all that fractional portion of section 19, Township 2 South, Range 9 East, Mount Diablo Base and Meridian, more particularly described as follows:

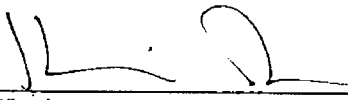
**COMMENCING** at the southeast corner of Section 19, Township 2 South, Range 9 East, Mount Diablo Meridian; thence North 88°12' West, a distance of 2423.17 feet to a point in the center of Carver Road; thence North 34°10' 1 30" East along the centerline of Carver Road a distance of 117.38 feet; thence North 74°11' 130" West 21.07 feet to the most southerly corner of 55 acre Remainder as shown on that certain Parcel Map filed for record in Book 43 of Parcel Maps at Page 21 Stanislaus County Records and the True Point of Beginning of the Parcel herein described; thence North 74°11'30" West along the southwesterly side of said 55 acre Remainder, a distance of 850.33 feet; thence continuing North 74°11'30" West, a distance of 469.89 feet to the east bank of the Stanislaus River; thence northerly along said east bank the following three (3) courses: (1) North 44°37'00" East, 180.86 feet, (2) South 89°38'09" East, 13.48 feet, and (3) North 26°42'02" East, 107.99 feet; thence south 74°11'30" East, a distance of 1262.56 feet to a point on the west right-of-way line of Carver Road; thence along said west right-of-way line South 19°49'15" West, a distance of 100.00 feet and South 34°10'30" West, a distance of 177.39 feet to the **POINT OF BEGINNING**.

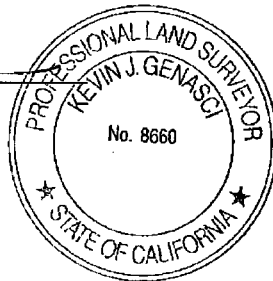
**EXCEPTING THEREFROM** that portion of above said properties lying north of the following described line:

**COMMENCING** at the most easterly corner of Parcel "A" as shown on that certain map recorded October 17, 1984 in Book 35 of Parcel Maps, at Page 78, Stanislaus County Records, said point lying on the west right-of-way line of Carver Road; thence along the southerly line of said Parcel "A" and said right-of-way South 34°58'29" West, a distance

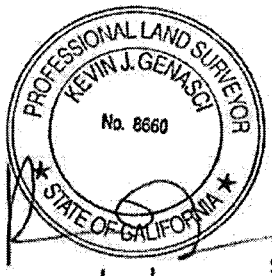
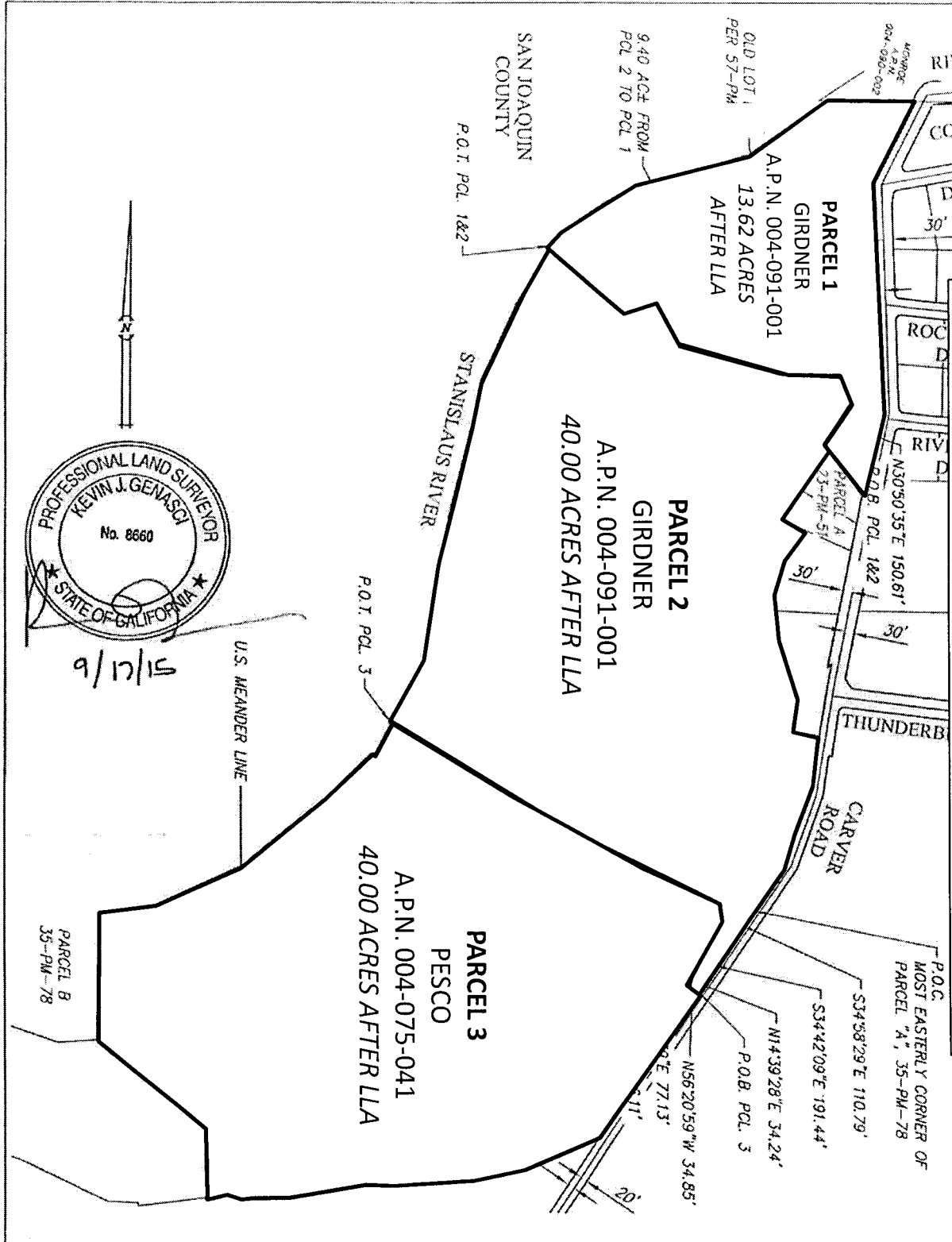
of 110.79 feet and South 34°42'09" West, a distance of 191.44 feet to the **POINT OF BEGINNING**; thence North 56°20'59" West, a distance of 34.85 feet; thence North 14°39'28" East, a distance of 34.24 feet; thence North 28°28'39" East, a distance of 77.13 feet; thence North 26°16'58" East, a distance of 106.11 feet; thence North 06°53'24" East, a distance of 60.58 feet; thence North 63°26'54" West, a distance of 512.39 feet; thence North 58°15'37" West, a distance of 621.13 feet to the point of intersection with the west line of the Remainder as shown on that certain map recorded May 15, 1990 in Book 43 of Parcel Maps, at Page 2, Stanislaus County Records, said point also lying on the east bank of the Stanislaus River, and the **POINT OF TERMINATION**.

**CONTAINING** 40.00 acres, more or less.

  
Kevin J. Genasci, P.L.S. 8660  
August 26, 2015



# LLA PLN2015-0126 - GIRDNER AFTER LLA



9/17/15

U.S. MEANDER LINE

1 OF 1



**HAWKINS & ASSOCIATES  
ENGINEERING, INC.**  
436 MITCHELL ROAD  
MODESTO, CA. 95354  
PH: (209) 575 - 4295  
FX: (209) 575 - 4295

**LOT LINE ADJUSTMENT  
EXHIBIT "C"**  
**APN 004-091-001 & 004-075-041**  
**STANISLAUS COUNTY, CALIFORNIA**

BY:	RCS
CHK:	KJG
DATE:	09/20/15
SCALE:	1"=400'
JOB #:	2126

FOR ILLUSTRATIVE PURPOSES ONLY

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 September 29, 2015

CEO Concur with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

Approval to Rescind a Portion of Williamson Act Contract No. 1974-1808, Located on Carver Road (APN: 004-075-041), West of the Community of Del Rio; and Approval of a New Contract Pursuant to Lot Line Adjustment PLN2014-0126, Girdner

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 AB1265.

(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. 2015-461

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

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

Noes: Supervisors: None

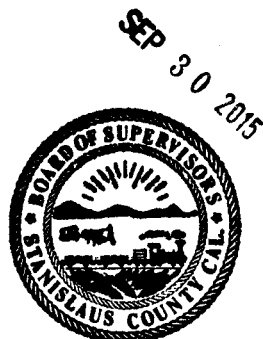
Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

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

MOTION:

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.  
**CHRISTINE FERRARO TALLMAN**  
Clerk of the Board of Supervisors of the County of Stanislaus, State of California



Christine Ferraro  
ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

By Kelley Rodriguez  
File N. EXHIBIT C

**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. 1974-1808, Located on Carver Road (APN: 004-075-041), and west of the community of Del Rio.
  3. Approve new contract pursuant to Lot Line Adjustment PLN2014-0126, Girdner.
  4. Authorize the Director of Planning and Community Development to execute new contracts pursuant to Lot Line Adjustment PLN2014-0126, Girdner.

**DISCUSSION:**

The parcels involved in this lot line adjustment are located on Carver Road, bordering the Stanislaus River, west of the community of Del Rio, and north of the City of Modesto, in the unincorporated area of Stanislaus County. Lot Line Adjustment PLN2014-0126, Girdner was tentatively approved by staff pending the Board's action required by the Williamson Act. The lot line adjustment is requesting three parcels go from 4.23, 44.38, and 45.01 acres (93.62 gross acres total) to 13.62, 40.0, and 40.0 acres (93.62 gross acres total).



Parcel 1 (4.23 acres) and Parcel 2 (44.38 acres), located at 7337 Carver Rd., are owned by Michael J. Girdner and share the same Assessor's Parcel Number (APN) of 004-091-001. Parcel 1, has a Use Permit (UP) to operate a horse drawn carriage training facility (UP PLN2014-0101 – Mike Girdner). The lot line adjustment is requesting to amend Parcel 1 from 4.23 acres to 13.62 acres, which will adjust the UP area to include an existing pond, trail, and 3,200 square foot shop. Currently, a single-family dwelling, riding arena, and barn exist on Parcel 1. Parcel 2 will be adjusted from 44.38 acres to 40.00 acres. Parcel 3 (45.01 acres) is owned by Nicole Piccinini Pesco and is recognized as APN 004-075-041. Parcel 3 will be adjusted from 45.01 acres to 40.00 acres. The proposed lot line adjustment will align Parcel 2 and Parcel 3 with existing farming practices. Adjusted Parcel 2 and Parcel 3 will contain the row crops currently being farmed. The existing pond and barn on Parcel 2 will be incorporated into Parcel 1, leaving Parcel 2 and 3 with no existing structures.

A 30.57 acre portion of existing 45.01 acre Parcel 3 is currently enrolled in Williamson Act Contract No. 1974-1808. Parcels 1 and 2 are not enrolled in the Williamson Act. If this lot line is approved, the entire Parcel 3 (40.00 acres after lot line adjustment) will be enrolled in a new contract. Parcel 3 went through a lot line adjustment since the initial enrollment in the Williamson Act in 1974 and gained 14.44 acres of land which were not under contract. If this lot line is approved, the amount of land enrolled under a Williamson Act contract will be increased by 9.43 acres for a total of 40 acres. 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")*

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

The applicants have provided written evidence to support the seven findings listed above, and staff agrees with that evidence. The proposed adjustment would not increase the number of developable parcels, will not reduce the number of acres in the existing Williamson Act contracts, 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 supersedes a portion of Williamson Act Contract No. 1974-1808, upon recording. The new contract will cover the entire 40.00 acre proposed Parcel 3. As in the case with all Williamson Act contracts in Stanislaus County, the new contracts 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.

Approval to Rescind a Portion of Williamson Act Contract No. 1974-1808, Located on Carver Road (APN: 004-075-041), West of the Community of Del Rio; and Approval of a New Contract Pursuant to Lot Line Adjustment PLN2014-0126, Girdner  
Page 5

**STAFFING IMPACT:**

There are no staffing impacts associated with this item.

**CONTACT PERSON:**

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

**ATTACHMENTS:**

1. Lot Line Adjustment Application No. PLN2014-0126, Girdner
2. Applicant's Statement of Findings
3. Map of Parcels Before the Proposed Lot Line Adjustment
4. Map of Parcels After the Proposed Lot Line Adjustment

(i:\planning\board of supervisors\lotlineadjustments\2015\la pln2014-0126 - girdner\pln2014-0126\_board report final.doc)



Stanislaus, County Recorder  
Lee Lundrigan Co Recorder Office  
**DOC- 2015-0080529-00**

Acct 121-Planning.  
Friday, OCT 09, 2015 09:33:31  
Ttl Pd \$77.00 Rcpt # 0003726489  
JMS/R2/1-21

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Stanislaus County  
Department of Planning  
and Community Development  
1010 10<sup>th</sup> 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 August 27, 2015 approved the lot line adjustment herein described submitted under the name of Michael Girdner Lot Line Adjustment No. PLN2014-0126 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:   
\_\_\_\_\_  
Kristin Doud, Associate Planner  
Stanislaus County Department of Planning  
and Community Development

Date 9/30/2015

2/1/18

**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 September 30, 2015 before me, Christine Michele Smith, Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared Kristin Doud  
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 Adj. PLD 2014-0126 Document Date: 9-30-15  
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: \_\_\_\_\_



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State of California )  
County of Stanislaus )

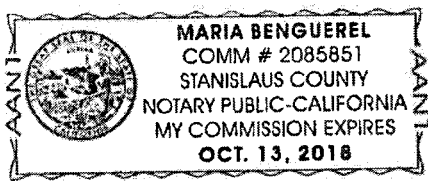
On 9/9/15 before me, Maria Benguerele, notary public,  
Date Here Insert Name and Title of the Officer

personally appeared Nicole Pesco  
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 [Handwritten Signature]  
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: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

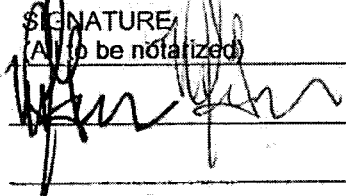
**Capacity(ies) Claimed by Signer(s)**

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. PLN2014-0126 – MICHAEL GIRDNER

**OWNERS:**

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
Michael Girdner		09/04/15	Modesto, CA

**SECURITY HOLDERS:**

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
Bruce Froikin Rabobank, NT		9/11/15	Arroyo Grande, CA

↓ See attached notary wording for 9/11/15



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Stanislaus

On 9-4-15  
Date

before me, Terri R. Semone, Notary Public  
Here Insert Name and Title of the Officer

personally appeared Michael Girdner  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person  whose name  is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity , and that by his/~~her~~/their 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 Terri R. Semone  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

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

**Description of Attached Document**

Title or Type of Document: Tentative Approval of lot line adjustment

\*PIN 2014-0126

Document Date: August 27, 15

Number of Pages: 6

Signer(s) Other Than Named Above: None

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Michael Girdner

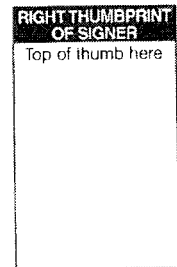
- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

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



Signer Is Representing: \_\_\_\_\_

## 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.

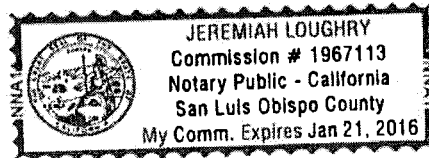
State of California  
County of San Luis Obispo )

On September 11, 2015 before me, Jeremiah Loughry, Notary Public  
(insert name and title of the officer)

personally appeared Bruce Froikin, Vice President, Mortgage Operations Manager  
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.



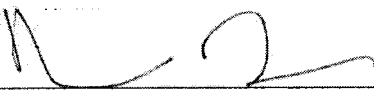
Signature *Bruce Froikin* (Seal)

**EXHIBIT A**  
**EXISTING LEGAL DESCRIPTION**  
Parcel No. 1  
Lot Line Adjustment PLN 2015-0126

All that portion of Section 19, Township 2 South, Range 9 East, Mount Diablo Meridian,  
County of Stanislaus, State of California, more particularly described as follows:

Parcel 1 as shown on that certain map filed July 10, 2015 in Book 57 of Parcel Maps, at  
Page 15, Stanislaus County Records.

**CONTAINING** 4.23 acres, more or less.

  
Kevin J. Genasci, P.L.S. 8660  
August 26, 2015



**EXHIBIT A**  
**EXISTING LEGAL DESCRIPTION**  
Parcel No. 2  
Lot Line Adjustment PLN 2015-0126

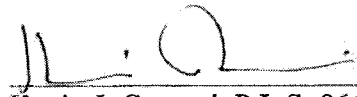
All that certain real property situate, lying and being in the County of Stanislaus, State of California as follows:

All that fractional portion of Section 19, Township 2 South, Range 9 East, Mount Diablo Base and Meridian, more particularly described as follows:

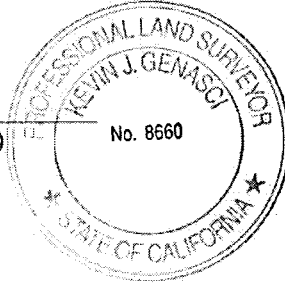
**COMMENCING** at the southeast corner of Section 19, Township 2 South, Range 9 East, Mount Diablo Meridian; thence North 88°12' West, a distance of 2423.17 feet to a point in the center of Carver Road; thence North 34°10'30" East along the centerline of Carver Road, a distance of 117.38 feet; thence North 74°11'30" West, a distance of 21.07 feet to the most southerly corner of that 55 acre remainder as shown on that certain map filed for record in Book 43 of Parcel Maps, at Page 2, Stanislaus County Records; thence North 34°10'30" East along the west side of Carver Road, a distance of 177.39 feet; thence continuing along the west side of Carver Road North 19°49'15" East, a distance of 100.00 feet to the most southerly corner and the true **POINT OF BEGINNING**; thence North 74°11'30" West, a distance of 1262.56 feet to the east bank of the Stanislaus River; thence northerly along the east bank of the Stanislaus River the following twelve (12) courses: (1) North 26°42'02" East, 207.57 feet, (2) North 8°45'15" East, 300.54 feet, (3) North 10°55'00" East, 182.59 feet, (4) North 13°55'10" East, 284.67 feet, (5) North 10°06'40" East, 115.58 feet, (6) North 23°59'04" East, 252.00 feet, (7) North 30°25'45" East, 249.47 feet, (8) North 55°20'10" East, 165.31 feet, (9) North 60°20'00" East, 89.28 feet, (10) North 75°45'40" East, 170.19 feet, (11) North 71°57'50" East, 202.45 feet, and (12) North 55°49'00" East, 282.54 feet; thence South 89°54'00" East, a distance of 276.24 feet to a point on the west right-of-way line of Carver Road; thence along the west right-of-way line of Carver Road the following three (3) courses: (1) South 26°50'30" West, 278.52 feet, (2) South 2°34'30" East, 696.38 feet, and (3) South 10°40'45" West, 278.91 feet; thence North 35°06'22" West, a distance of 190.00 feet to the most northerly corner of Parcel A as shown on that certain map filed for record in Book 23 of Parcel Maps, at Page 51; thence South 34°04'18" West, a distance of 259.88 feet; thence South 64°58'22" East, a distance of 80.75 feet; thence South 45°01'14" West, a distance of 15.19 feet; thence South 32°28'39" West, a distance of 55.08 feet; thence south 32°58'15" West, a distance of 53.48 feet; thence South 18°16'19" West, a distance of 51.39 feet; thence South 15°33'48" West, a distance of 49.33 feet; thence South 4°46'12" East, a distance of 48.22 feet; thence South 7°52'36" East, a distance of 123.80 feet; thence South 19°33'00" East, a distance of 149.40 feet; thence South 9°23'25" West, a distance of 110.00 feet; thence South 80°36'35" East, a distance of 88.00 feet to a point on the west right-of-way line of Carver Road; thence along said west right-of-way line South 8°34'45" West, a distance of 176.50 feet, and South 19°49'15" West, a distance of 130.36 feet to the **POINT OF BEGINNING**.

**EXCEPTING THEREFROM** Parcel 1 as shown on that certain map filed July 10, 2015  
in Book 57 of Parcel Maps, at Page 15, Stanislaus County Records.

**CONTAINING** 44.38 acres, more or less.



Kevin J. Genasci, P.L.S. 8660  
August 26, 2015



**EXHIBIT A**  
**EXISTING LEGAL DESCRIPTION**  
Parcel No. 3  
Lot Line Adjustment PLN 2015-0126


All that fractional portion of Sections 19 and 30, Township 2 South, Range 9 East, Mount Diablo Base and Meridian and described with reference to that certain Parcel Map filed for record in Book 35 of Parcel Maps, at Page 78, Stanislaus County Records, more particularly described as follows:

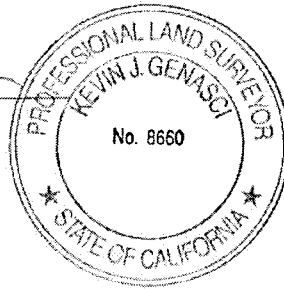
**BEGINNING** at the most easterly corner of Parcel A of that certain map filed for record in Book 35 of Parcel Maps, at Page 78, Stanislaus County Records; thence along the southerly line of said Parcel A, the following nine (9) courses: (1) South 34°58'29" West, 110.79 feet, (2) South 34°42'09" West, 732.46 feet, (3) South 68°09'27" West, 220.82 feet, (4) South 76°18'27" West, 174.22 feet, (5) South 89°32'12" West, 309.80 feet, (6) South 82°27'30" West, 257.53 feet, (7) North 89°52'24" West, 134.61 feet, (8) North 78°50'12" West, 43.23 feet, and (9) South 84°06'57" West, 52.75 feet; thence North 210.54 feet; thence North 50°09'50" West 389.43 feet; thence North 37°19'50" West 29.01 feet to a point on the line common to said Parcel A and Parcel B of aforesaid Parcel Map; thence North 2°15'19" East along the line common to Parcel A and Parcel B, a distance of 396.02 feet to the south bank of the Stanislaus River; thence Easterly along the south bank of said Stanislaus River to the most northerly corner of said Parcel A; thence South 73°23'31" East along the northerly line of said Parcel A, a distance of 1340.00 feet to the **POINT OF BEGINNING**.

**TOGETHER WITH** all that fractional portion of section 19, Township 2 South, Range 9 East, Mount Diablo Base and Meridian, more particularly described as follows:

**COMMENCING** at the southeast corner of Section 19, Township 2 South, Range 9 East, Mount Diablo Meridian; thence North 88°12' West, a distance of 2423.17 feet to a point in the center of Carver Road; thence North 34°10'13" East along the centerline of Carver Road a distance of 117.38 feet; thence North 74°11'30" West 21.07 feet to the most southerly corner of 55 acre Remainder as shown on that certain Parcel Map filed for record in Book 43 of Parcel Maps at Page 2, Stanislaus County Records and the True Point of Beginning of the Parcel herein described; thence North 74°11'30" West along the southwesterly side of said 55 acre Remainder, a distance of 850.33 feet; thence continuing North 74°11'30" West, a distance of 469.89 feet to the east bank of the Stanislaus River; thence northerly along said east bank the following three (3) courses: (1) North 44°37'00" East, 180.86 feet, (2) South 89°38'09" East, 13.48 feet, and (3) North 26°42'02" East, 107.99 feet; thence south 74°11'30" East, a distance of 1262.56 feet to a point on the west right-of-way line of Carver Road; thence along said west right-of-way line South 19°49'15" West, a distance of 100.00 feet and South 34°10'30" West, a distance of 177.39 feet to the **POINT OF BEGINNING**.

CONTAINING 45.013 acres, more or less.

  
Kevin J. Genasci, P.L.S. 8660  
August 26, 2015



**EXHIBIT B**  
NEW LEGAL DESCRIPTION  
Parcel No. 1  
Lot Line Adjustment PLN 2015-0126

All that certain real property situate, lying and being in the County of Stanislaus, State of California as follows:

All that fractional portion of Section 19, Township 2 South, Range 9 East, Mount Diablo Base and Meridian, more particularly described as follows:


**COMMENCING** at the southeast corner of Section 19, Township 2 South, Range 9 East, Mount Diablo Meridian; thence North 88°12' West, a distance of 2423.17 feet to a point in the center of Carver Road; thence North 34°10'30" East along the centerline of Carver Road, a distance of 117.38 feet; thence North 74°11'30" West, a distance of 21.07 feet to the most southerly corner of that 55 acre remainder as shown on that certain map filed for record in Book 43 of Parcel Maps, at Page 2, Stanislaus County Records; thence North 34°10'30" East along the west side of Carver Road, a distance of 177.39 feet; thence continuing along the west side of Carver Road North 19°49'15" East, a distance of 100.00 feet to the most southerly corner and the true **POINT OF BEGINNING**; thence North 74°11'30" West, a distance of 1262.56 feet to the east bank of the Stanislaus River; thence northerly along the east bank of the Stanislaus River the following twelve (12) courses: (1) North 26°42'02" East, 207.57 feet, (2) North 8°45'15" East, 300.54 feet, (3) North 10°55'00" East, 182.59 feet, (4) North 13°55'10" East, 284.67 feet, (5) North 10°06'40" East, 115.58 feet, (6) North 23°59'04" East, 252.00 feet, (7) North 30°25'45" East, 249.47 feet, (8) North 55°20'10" East, 165.31 feet, (9) North 60°20'00" East, 89.28 feet, (10) North 75°45'40" East, 170.19 feet, (11) North 71°57'50" East, 202.45 feet, and (12) North 55°49'00" East, 282.54 feet; thence South 89°54'00" East, a distance of 276.24 feet to a point on the west right-of-way line of Carver Road; thence along the west right-of-way line of Carver Road the following three (3) courses: (1) South 26°50'30" West, 278.52 feet, (2) South 2°34'30" East, 696.38 feet, and (3) South 10°40'45" West, 278.91 feet; thence North 35°06'22" West, a distance of 190.00 feet to the most northerly corner of Parcel A as shown on that certain map filed for record in Book 23 of Parcel Maps, at Page 51; thence South 34°04'18" West, a distance of 259.88 feet; thence South 64°58'22" East, a distance of 80.75 feet; thence South 45°01'14" West, a distance of 15.19 feet; thence South 32°28'39" West, a distance of 55.08 feet; thence south 32°58'15" West, a distance of 53.48 feet; thence South 18°16'19" West, a distance of 51.39 feet; thence South 15°33'48" West, a distance of 49.33 feet; thence South 4°46'12" East, a distance of 48.22 feet; thence South 7°52'36" East, a distance of 123.80 feet; thence South 19°33'00" East, a distance of 149.40 feet; thence South 9°23'25" West, a distance of 110.00 feet; thence South 80°36'35" East, a distance of 88.00 feet to a point on the west right-of-way line of Carver Road; thence along said west right-of-way line South 8°34'45" West, a distance of 176.50 feet, and South 19°49'15" West, a distance of 130.36 feet to the **POINT OF BEGINNING**.

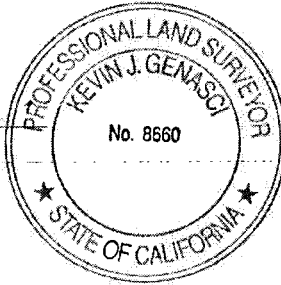


**EXCEPTING THEREFROM** that portion lying south of the following described line:

**BEGINNING** at the most northerly corner of Parcel "A" as shown on that certain map recorded September 2, 1976 in Book 23 of Parcel Maps, at Page 51, Stanislaus County Records; thence North 35°46'16" West, a distance of 22.39 feet; thence North 30°50'35" East, a distance of 150.61 feet; thence North 23°20'33" West, a distance of 86.18 feet; thence North 86°51'55" West, a distance of 175.25 feet; thence North 73°39'29" West, a distance of 325.04 feet; thence North 33°15'55" West, a distance of 141.88 feet; thence South 75°05'14" West, a distance of 99.98 feet; thence North 46°33'36" West, a distance of 290.68 feet to the east bank of the Stanislaus River, and the **POINT OF TERMINATION**.

**CONTAINING** 13.59 acres, more or less.

  
Kevin J. Genasci, P.L.S. 8660  
August 26, 2015



**EXHIBIT B**  
NEW LEGAL DESCRIPTION  
Parcel No. 2  
Lot Line Adjustment PLN 2015-0126

All that certain real property situate, lying and being in the County of Stanislaus, State of California as follows:

All that fractional portion of Section 19, Township 2 South, Range 9 East, Mount Diablo Base and Meridian, more particularly described as follows:

**COMMENCING** at the southeast corner of Section 19, Township 2 South, Range 9 East, Mount Diablo Meridian; thence North 88°12' West, a distance of 2423.17 feet to a point in the center of Carver Road; thence North 34°10'30" East along the centerline of Carver Road, a distance of 117.38 feet; thence North 74°11'30" West, a distance of 21.07 feet to the most southerly corner of that 55 acre remainder as shown on that certain map filed for record in Book 43 of Parcel Maps, at Page 2, Stanislaus County Records; thence North 34°10'30" East along the west side of Carver Road, a distance of 177.39 feet; thence continuing along the west side of Carver Road North 19°49'15" East, a distance of 100.00 feet to the most southerly corner and the true **POINT OF BEGINNING**; thence North 74°11'30" West, a distance of 1262.56 feet to the east bank of the Stanislaus River; thence northerly along the east bank of the Stanislaus River the following twelve (12) courses: (1) North 26°42'02" East, 207.57 feet, (2) North 8°45'15" East, 300.54 feet, (3) North 10°55'00" East, 182.59 feet, (4) North 13°55'10" East, 284.67 feet, (5) North 10°06'40" East, 115.58 feet, (6) North 23°59'04" East, 252.00 feet, (7) North 30°25'45" East, 249.47 feet, (8) North 55°20'10" East, 165.31 feet, (9) North 60°20'00" East, 89.28 feet, (10) North 75°45'40" East, 170.19 feet, (11) North 71°57'50" East, 202.45 feet, and (12) North 55°49'00" East, 282.54 feet; thence South 89°54'00" East, a distance of 276.24 feet to a point on the west right-of-way line of Carver Road; thence along the west right-of-way line of Carver Road the following three (3) courses: (1) South 26°50'30" West, 278.52 feet, (2) South 2°34'30" East, 696.38 feet, and (3) South 10°40'45" West, 278.91 feet; thence North 35°06'22" West, a distance of 190.00 feet to the most northerly corner of Parcel A as shown on that certain map filed for record in Book 23 of Parcel Maps, at Page 51; thence South 34°04'18" West, a distance of 259.88 feet; thence South 64°58'22" East, a distance of 80.75 feet; thence South 45°01'14" West, a distance of 15.19 feet; thence South 32°28'39" West, a distance of 55.08 feet; thence south 32°58'15" West, a distance of 53.48 feet; thence South 18°16'19" West, a distance of 51.39 feet; thence South 15°33'48" West, a distance of 49.33 feet; thence South 4°46'12" East, a distance of 48.22 feet; thence South 7°52'36" East, a distance of 123.80 feet; thence South 19°33'00" East, a distance of 149.40 feet; thence South 9°23'25" West, a distance of 110.00 feet; thence South 80°36'35" East, a distance of 88.00 feet to a point on the west right-of-way line of Carver Road; thence along said west right-of-way line South 8°34'45" West, a distance of 176.50 feet, and South 19°49'15" West, a distance of 130.36 feet to the **POINT OF BEGINNING**.

**TOGETHER WITH** all that fractional portion of Sections 19 and 30, Township 2 South, Range 9 East, Mount Diablo Base and Meridian and described with reference to that certain Parcel Map filed for record in Book 35 of Parcel Maps, at Page 78, Stanislaus County Records, more particularly described as follows:

**BEGINNING** at the most easterly corner of Parcel A of that certain map filed for record in Book 35 of Parcel Maps, at Page 78, Stanislaus County Records; thence along the southerly line of said Parcel A, the following nine (9) courses: (1) South 34°58'29" West, 110.79 feet, (2) South 34°42'09" West, 732.46 feet, (3) South 68°09'27" West, 220.82 feet, (4) South 76°18'27" West, 174.22 feet, (5) South 89°32'12" West, 309.80 feet, (6) South 82°27'30" West, 257.53 feet, (7) North 89°52'24" West, 134.61 feet, (8) North 78°50'12" West, 43.23 feet, and (9) South 84°06'57" West, 52.75 feet; thence North 210.54 feet; thence North 50°09'50" West 389.43 feet; thence North 37°19'50" West 29.01 feet to a point on the line common to said Parcel A and Parcel B of aforesaid Parcel Map; thence North 2°15'19" East along the line common to Parcel A and Parcel B, a distance of 396.02 feet to the south bank of the Stanislaus River; thence Easterly along the south bank of said Stanislaus River to the most northerly corner of said Parcel A; thence South 73°23'31" East along the northerly line of said Parcel A, a distance of 1340.00 feet to the **POINT OF BEGINNING**.

**ALSO TOGETHER WITH** all that fractional portion of section 19, Township 2 South, Range 9 East, Mount Diablo Base and Meridian, more particularly described as follows:

**COMMENCING** at the southeast corner of Section 19, Township 2 South, Range 9 East, Mount Diablo Meridian; thence North 88°12' West, a distance of 2423.17 feet to a point in the center of Carver Road; thence North 34°10'13" East along the centerline of Carver Road a distance of 117.38 feet; thence North 74°11'13" West 21.07 feet to the most southerly corner of 55 acre Remainder as shown on that certain Parcel Map filed for record in Book 43 of Parcel Maps at Page 2, Stanislaus County Records and the True Point of Beginning of the Parcel herein described; thence North 74°11'30" West along the southwesterly side of said 55 acre Remainder, a distance of 850.33 feet; thence continuing North 74°11'30" West, a distance of 469.89 feet to the east bank of the Stanislaus River; thence northerly along said east bank the following three (3) courses: (1) North 44°37'00" East, 180.86 feet, (2) South 89°38'09" East, 13.48 feet, and (3) North 26°42'02" East, 107.99 feet; thence south 74°11'30" East, a distance of 1262.56 feet to a point on the west right-of-way line of Carver Road; thence along said west right-of-way line South 19°49'15" West, a distance of 100.00 feet and South 34°10'30" West, a distance of 177.39 feet to the **POINT OF BEGINNING**.

**EXCEPTING THEREFROM** that portion of above said properties lying north of the following described line:

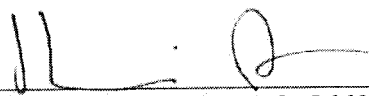
**BEGINNING** at the most northerly corner of Parcel "A" as shown on that certain map recorded September 2, 1976 in Book 23 of Parcel Maps, at Page 51, Stanislaus County Records; thence North 35°46'16" West, a distance of 22.39 feet; thence North 30°50'35" East, a distance of 150.61 feet; thence North 23°20'33" West, a distance of 86.18 feet;

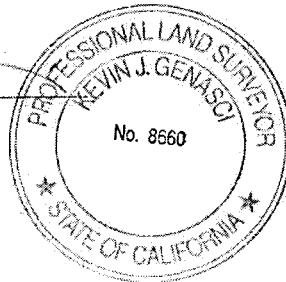
thence North 86°51'55" West, a distance of 175.25 feet; thence North 73°39'29" West, a distance of 325.04 feet; thence North 33°15'55" West, a distance of 141.88 feet; thence South 75°05'14" West, a distance of 99.98 feet; thence North 46°33'36" West, a distance of 290.68 feet to the east bank of the Stanislaus River, and the **POINT OF TERMINATION**.

**ALSO EXCEPTING THEREFROM** that portion of above said properties lying south of the following described line:

**COMMENCING** at the most easterly corner of Parcel "A" as shown on that certain map recorded October 17, 1984 in Book 35 of Parcel Maps, at Page 78, Stanislaus County Records; said point lying on the west right-of-way line of Carver Road; thence along the southerly line of said Parcel "A" and said right-of-way South 34°58'29" West, a distance of 110.79 feet and South 34°42'09" West, a distance of 191.44 feet to the **POINT OF BEGINNING**; thence North 56°20'59" West, a distance of 34.85 feet; thence North 14°39'28" East, a distance of 34.24 feet; thence North 28°28'39" East, a distance of 77.13 feet; thence North 26°16'58" East, a distance of 106.11 feet; thence North 06°53'24" East, a distance of 60.58 feet; thence North 63°26'54" West, a distance of 512.39 feet; thence North 58°15'37" West, a distance of 621.13 feet to the point of intersection with the west line of the Remainder as shown on that certain map recorded May 15, 1990 in Book 43 of Parcel Maps, at Page 2, Stanislaus County Records, said point also lying on the east bank of the Stanislaus River, and the **POINT OF TERMINATION**.

**CONTAINING** 40.00 acres, more or less.

  
Kevin J. Genasci, P.L.S. 8660  
August 26, 2015



**EXHIBIT B**  
NEW LEGAL DESCRIPTION  
Parcel No. 3  
Lot Line Adjustment PLN 2015-0126

All that certain real property situate, lying and being in the County of Stanislaus, State of California as follows:

All that fractional portion of Section 19, Township 2 South, Range 9 East, Mount Diablo Base and Meridian, more particularly described as follows:

**COMMENCING** at the southeast corner of Section 19, Township 2 South, Range 9 East, Mount Diablo Meridian; thence North 88°12' West, a distance of 2423.17 feet to a point in the center of Carver Road; thence North 34°10'30" East along the centerline of Carver Road, a distance of 117.38 feet; thence North 74°11'30" West, a distance of 21.07 feet to the most southerly corner of that 55 acre remainder as shown on that certain map filed for record in Book 43 of Parcel Maps, at Page 2, Stanislaus County Records; thence North 34°10'30" East along the west side of Carver Road, a distance of 177.39 feet; thence continuing along the west side of Carver Road North 19°49'15" East, a distance of 100.00 feet to the most southerly corner and the true **POINT OF BEGINNING**; thence North 74°11'30" West, a distance of 1262.56 feet to the east bank of the Stanislaus River; thence northerly along the east bank of the Stanislaus River the following twelve (12) courses: (1) North 26°42'02" East, 207.57 feet, (2) North 8°45'15" East, 300.54 feet, (3) North 10°55'00" East, 182.59 feet, (4) North 13°55'10" East, 284.67 feet, (5) North 10°06'40" East, 115.58 feet, (6) North 23°59'04" East, 252.00 feet, (7) North 30°25'45" East, 249.47 feet, (8) North 55°20'10" East, 165.31 feet, (9) North 60°20'00" East, 89.28 feet, (10) North 75°45'40" East, 170.19 feet, (11) North 71°57'50" East, 202.45 feet, and (12) North 55°49'00" East, 282.54 feet; thence South 89°54'00" East, a distance of 276.24 feet to a point on the west right-of-way line of Carver Road; thence along the west right-of-way line of Carver Road the following three (3) courses: (1) South 26°50'30" West, 278.52 feet, (2) South 2°34'30" East, 696.38 feet, and (3) South 10°40'45" West, 278.91 feet; thence North 35°06'22" West, a distance of 190.00 feet to the most northerly corner of Parcel A as shown on that certain map filed for record in Book 23 of Parcel Maps, at Page 51; thence South 34°04'18" West, a distance of 259.88 feet; thence South 64°58'22" East, a distance of 80.75 feet; thence South 45°01'14" West, a distance of 15.19 feet; thence South 32°28'39" West, a distance of 55.08 feet; thence south 32°58'15" West, a distance of 53.48 feet; thence South 18°16'19" West, a distance of 51.39 feet; thence South 15°33'48" West, a distance of 49.33 feet; thence South 4°46'12" East, a distance of 48.22 feet; thence South 7°52'36" East, a distance of 123.80 feet; thence South 19°33'00" East, a distance of 149.40 feet; thence South 9°23'25" West, a distance of 110.00 feet; thence South 80°36'35" East, a distance of 88.00 feet to a point on the west right-of-way line of Carver Road; thence along said west right-of-way line South 8°34'45" West, a distance of 176.50 feet, and South 19°49'15" West, a distance of 130.36 feet to the **POINT OF BEGINNING**.

**TOGETHER WITH** all that fractional portion of Sections 19 and 30, Township 2 South, Range 9 East, Mount Diablo Base and Meridian and described with reference to that certain Parcel Map filed for record in Book 35 of Parcel Maps, at Page 78, Stanislaus County Records, more particularly described as follows:

**BEGINNING** at the most easterly corner of Parcel A of that certain map filed for record in Book 35 of Parcel Maps, at Page 78, Stanislaus County Records; thence along the southerly line of said Parcel A, the following nine (9) courses: (1) South 34°58'29" West, 110.79 feet, (2) South 34°42'09" West, 732.46 feet, (3) South 68°09'27" West, 220.82 feet, (4) South 76°18'27" West, 174.22 feet, (5) South 89°32'12" West, 309.80 feet, (6) South 82°27'30" West, 257.53 feet, (7) North 89°52'24" West, 134.61 feet, (8) North 78°50'12" West, 43.23 feet, and (9) South 84°06'57" West, 52.75 feet; thence North 210.54 feet; thence North 50°09'50" West 389.43 feet; thence North 37°19'50" West 29.01 feet to a point on the line common to said Parcel A and Parcel B of aforesaid Parcel Map; thence North 2°15'19" East along the line common to Parcel A and Parcel B, a distance of 396.02 feet to the south bank of the Stanislaus River; thence Easterly along the south bank of said Stanislaus River to the most northerly corner of said Parcel A; thence South 73°23'31" East along the northerly line of said Parcel A, a distance of 1340.00 feet to the **POINT OF BEGINNING**.

**ALSO TOGETHER WITH** all that fractional portion of section 19, Township 2 South, Range 9 East, Mount Diablo Base and Meridian, more particularly described as follows:

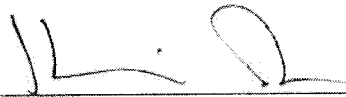
**COMMENCING** at the southeast corner of Section 19, Township 2 South, Range 9 East, Mount Diablo Meridian; thence North 88°12' West, a distance of 2423.17 feet to a point in the center of Carver Road; thence North 34°10' 130" East along the centerline of Carver Road a distance of 117.38 feet; thence North 74°11' 130" West 21.07 feet to the most southerly corner of 55 acre Remainder as shown on that certain Parcel Map filed for record in Book 43 of Parcel Maps at Page 21 Stanislaus County Records and the True Point of Beginning of the Parcel herein described; thence North 74°11'30" West along the southwesterly side of said 55 acre Remainder, a distance of 850.33 feet; thence continuing North 74°11'30" West, a distance of 469.89 feet to the east bank of the Stanislaus River; thence northerly along said east bank the following three (3) courses: (1) North 44°37'00" East, 180.86 feet, (2) South 89°38'09" East, 13.48 feet, and (3) North 26°42'02" East, 107.99 feet; thence south 74°11'30" East, a distance of 1262.56 feet to a point on the west right-of-way line of Carver Road; thence along said west right-of-way line South 19°49'15" West, a distance of 100.00 feet and South 34°10'30" West, a distance of 177.39 feet to the **POINT OF BEGINNING**.

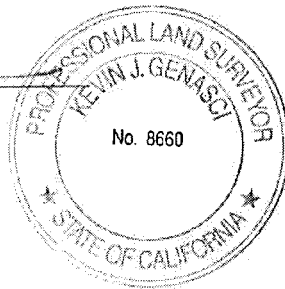
**EXCEPTING THEREFROM** that portion of above said properties lying north of the following described line:

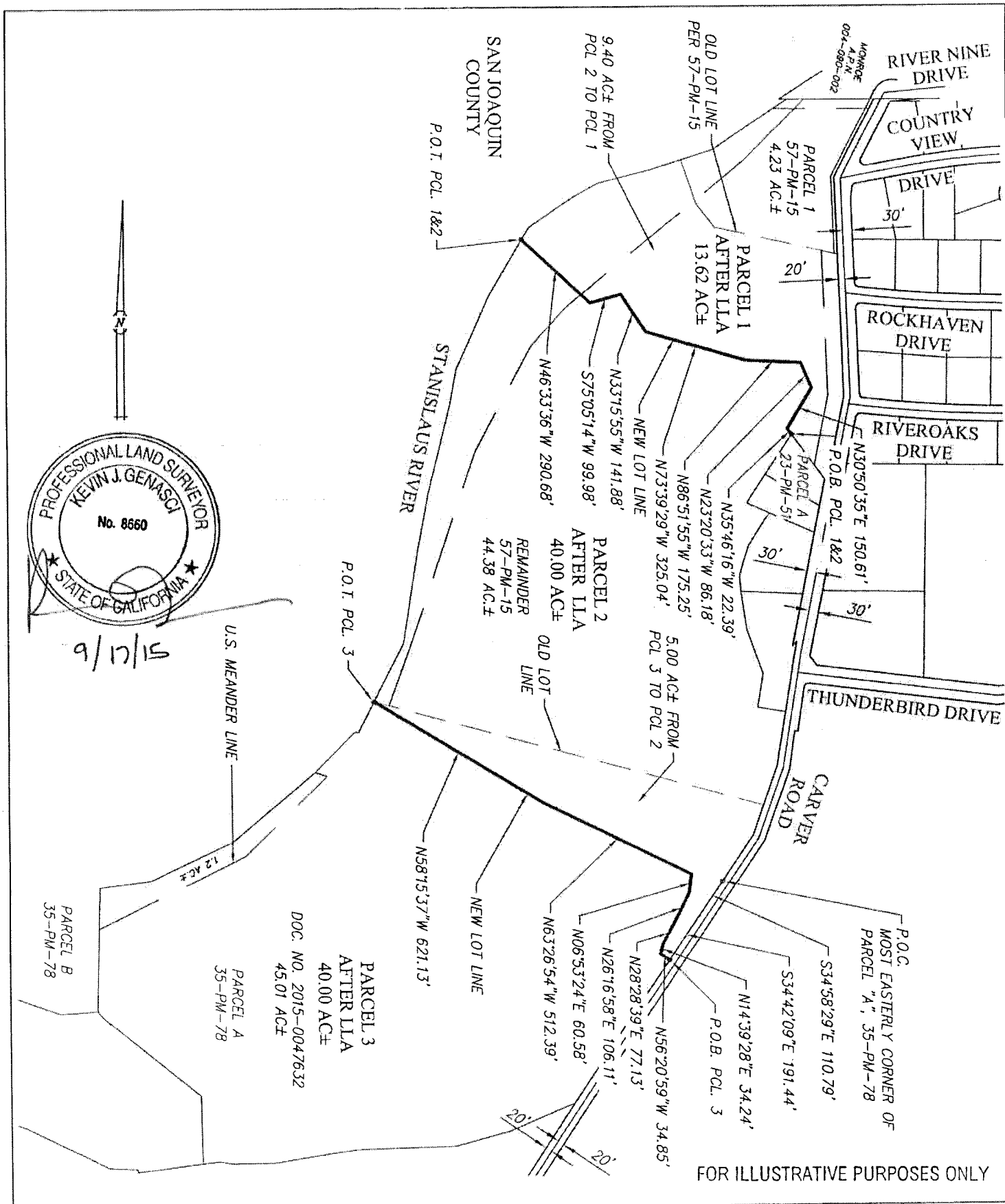
**COMMENCING** at the most easterly corner of Parcel "A" as shown on that certain map recorded October 17, 1984 in Book 35 of Parcel Maps, at Page 78, Stanislaus County Records, said point lying on the west right-of-way line of Carver Road; thence along the southerly line of said Parcel "A" and said right-of-way South 34°58'29" West, a distance

of 110.79 feet and South 34°42'09" West, a distance of 191.44 feet to the **POINT OF BEGINNING**; thence North 56°20'59" West, a distance of 34.85 feet; thence North 14°39'28" East, a distance of 34.24 feet; thence North 28°28'39" East, a distance of 77.13 feet; thence North 26°16'58" East, a distance of 106.11 feet; thence North 06°53'24" East, a distance of 60.58 feet; thence North 63°26'54" West, a distance of 512.39 feet; thence North 58°15'37" West, a distance of 621.13 feet to the point of intersection with the west line of the Remainder as shown on that certain map recorded May 15, 1990 in Book 43 of Parcel Maps, at Page 2, Stanislaus County Records, said point also lying on the east bank of the Stanislaus River, and the **POINT OF TERMINATION**.

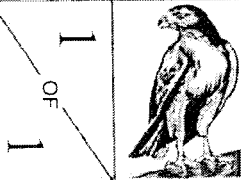
**CONTAINING** 40.00 acres, more or less.

  
Kevin J. Genasci, P.L.S. 8660  
August 26, 2015





FOR ILLUSTRATIVE PURPOSES ONLY



**HAWKINS & ASSOCIATES ENGINEERING, INC.**  
 436 MITCHELL ROAD  
 MODESTO, CA. 95354  
 PH: (209) 575 - 4295  
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**LOT LINE ADJUSTMENT EXHIBIT "C"**  
**APN 004-091-001 & 004-075-041**  
**STANISLAUS COUNTY, CALIFORNIA**

BY:	RCS
CHK:	KJG
DATE:	09/2015
SCALE:	1"=400'
JOB #:	2126
FILE:	SUR/LLA