

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

DEPT: Planning and Community Development

BOARD AGENDA: 5.D.1
AGENDA DATE: April 24, 2018

SUBJECT:

Approval to Rescind a Portion of Williamson Act Contract No. 1972-1025, Located East of Upper Oak Flat Road, South of Diablo Grande Parkway, Adjacent to the Community of Diablo Grande; and Approval of a New Contract, Pursuant to Lot Line Adjustment Application No. PLN2017-0108, World International, LLC.

BOARD ACTION AS FOLLOWS:

RESOLUTION NO. 2018-0184

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

Ayes: Supervisors: Olsen, Chiesa, Withrow, Monteith, and Chairman DeMartini

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) Approved as recommended


2) Denied

3) Approved as amended

4) Other:

MOTION:

ATTEST:


ELIZABETH A. KING, Clerk of the Board of Supervisors

File No.

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM**

DEPT: Planning and Community Development

BOARD AGENDA:5.D.1
AGENDA DATE: April 24, 2018

CONSENT:

CEO CONCURRENCE:

4/5 Vote Required: No

SUBJECT:

Approval to Rescind a Portion of Williamson Act Contract No. 1972-1025, Located East of Upper Oak Flat Road, South of Diablo Grande Parkway, Adjacent to the Community of Diablo Grande; and Approval of a New Contract, Pursuant to Lot Line Adjustment Application No. PLN2017-0108, World International, LLC.

STAFF RECOMMENDATION:

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, or contracts, would enforceably restrict the adjusted boundaries of the parcels for an initial term for at least as long as the unexpired term of the rescinded contract, or contracts, but for not less than ten years, except as authorized under the County's implementation of Assembly Bill (AB) 1265.
 - 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 In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.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 Government Code 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. 1972-1025, located east of Upper Oak Flat Road, south of Diablo Grande Parkway, adjacent to the community of Diablo Grande. For a list of Assessor Parcel Numbers (APNs) see Attachment 4.
3. Approve a new contract, pursuant to Lot Line Adjustment Application No. PLN2017-0108, World International, LLC.
4. Authorize the Director of Planning and Community Development to execute a new contract, pursuant to Lot Line Adjustment Application No. PLN2017-0108, World International, LLC.

DISCUSSION:

The lot line adjustment request includes the adjustment of four parcels (8,668.6 total acres) to reconfigure the boundaries of the existing legal parcel lines to match the boundaries of the existing S-P(1) (Specific Plan) area of the community of Diablo Grande and the A-2-160 (General Agriculture) zoning district. Currently, portions of the existing parcels have two different zones that lie within the legal parcel boundaries. County Ordinance only allows up to four parcels per lot line adjustment application. To fully reorganize S-P(1) and A-2-160 zoned parcels, a second lot line adjustment application was submitted by the applicant. However, as none of the parcels are encumbered with a Williamson Act Contract, the application can be approved at a staff level. If approved, the resulting parcels will align with their respective adopted zoning districts. An overview of the Lot Line Adjustment application, including property owners, parcel sizes (existing and proposed), Williamson Act Contract information, and current development/use is provided in Attachment 1. Before and after maps of the proposed lot line adjustment are provided in Attachments 2 and 3.

An approximate 398± acre portion of existing parcels 3 and 4 are currently enrolled in Williamson Act Contract No. 1972-1025. The remaining parcels are not enrolled in a Williamson Act Contract. The Williamson Act requires Board of Supervisor action to rescind and simultaneously enter into a new contract, or contracts, reflecting adjusted parcel configurations. If this lot line is approved, newly configured parcel 2 (676.1 acres) will encompass all of the contracted and additional acreage by being enrolled in a new contract.

Pursuant to California Government Code Section 51257, the parties to a contract, or contracts, may mutually agree to rescind the contract, or contracts, and simultaneously re-enter into a new contract, or contracts, provided that the Board of Supervisors 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 ten years, except as authorized under the County's implementation of AB 1265.

2. There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
3. At least 90 percent of the land under the former contract, or contracts, remains under the new contract, or contracts.
4. After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Government Code Section 51222.

Note: the definition in Government Code Section 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.

Staff has reviewed the Lot Line Adjustment application for compliance with the County's General Plan and all applicable zoning and Williamson Act criteria and determined that the application meets the requirements for approval. The proposed lot line adjustment will not increase the number of developable parcels, will not reduce the number of acres covered under contract, or contracts, and will not compromise the continued agricultural use of the parcels. The Applicant's Statement of Findings is provided in Attachment 4.

New Williamson Act Contracts would typically come before the Board of Supervisors once a year, in December; however, because this action is related to a lot line adjustment, it is prudent to act on this action independently of other Williamson Act Contracts. As is the case with all Williamson Act Contracts in Stanislaus County, the new contract, or contracts will be subject to the provisions of AB 1265.

POLICY ISSUE:

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 Stanislaus County. The Agricultural Element's policies specifically state that the County shall continue to administer lot line adjustments involving agricultural land, provided the land is properly designed for agricultural purposes without materially decreasing the agricultural use of the site.

FISCAL IMPACT:

Costs associated with this item are covered by a Lot Line Adjustment application fee. It is anticipated that there will be no net change in property tax or other revenue, therefore providing no additional fiscal effect.

BOARD OF SUPERVISORS' PRIORITY:

Approval of this action supports the Board's priority of Developing *A Healthy Economy* by establishing parcels that are consistent with the County General Plan, County Zoning Ordinance, and locally adopted Williamson Act Uniform Rules.

STAFFING IMPACT:

Planning and Community Development Department staff is responsible for reviewing all applications, preparing all reports, and attending meetings associated with the proposed Lot Line Adjustment application.

CONTACT PERSON:

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

ATTACHMENT(S):

1. Williamson Act & Lot Line Adjustment Overview
2. Maps of the Parcels Before the Lot Line Adjustment
3. Maps of the Parcels After the Lot Line Adjustment
4. List of Assesor Parcel Numbers (APNs) and Applicant's Statement of Findings

Williamson Act & Lot Line Adjustment (LLA) Overview

LLA Parcel No.	Assessors Parcel No. (APN)		Parcel Owners/Applicants	Williamson Contract			Parcel Size (Acres)		Existing Use/Development	
	No.	Portion Y/N		Contract No.	Portion Y/N	Existing	Proposed	Existing		Proposed
LLA Application No. PLN 2017-0108 -World International, LLC.										
1	See Attachment 4	Y	World International, LLC	N/A	N/A	N/A	N/A	6036.8	150.6	Grazing Land/Diablo Grande Golf Course
2	See Attachment 4	N	World International, LLC	N/A	N/A	N/A	676.1	964	676.1	Grazing Land
3	See Attachment 4	Y	World International, LLC	1972-1025	Y	317.92	N/A	751.2	2306.3	Grazing Land
4	See Attachment 4	Y	World International, LLC	1972-1025	Y	80.21	N/A	916.60	5535.6	Grazing Land
Total Acreage:						398.13	676.10	8668.60	8668.60	

BEFORE LOT LINE ADJUSTMENT 2017-

BEING SECTIONS 10, 11, 12, 13, 14, 15, 22, 23 & 24
AND A PORTION OF SECTIONS 25 & 26
TOWNSHIP 6 SOUTH, RANGE 6 EAST AND
SECTIONS 7 & 19 AND A PORTION OF SECTION 18,
TOWNSHIP 6 SOUTH, RANGE 7 EAST,
MOUNT DIABLO MERIDIAN
STANISLAUS COUNTY, CALIFORNIA
AUGUST, 2017

OWNER:

WORLD INTERNATIONAL, LLC
1350 COLUMBIA STREET, SUITE 500
SAN DIEGO, CA 92101
(619) 515-1487









SURVEYOR:

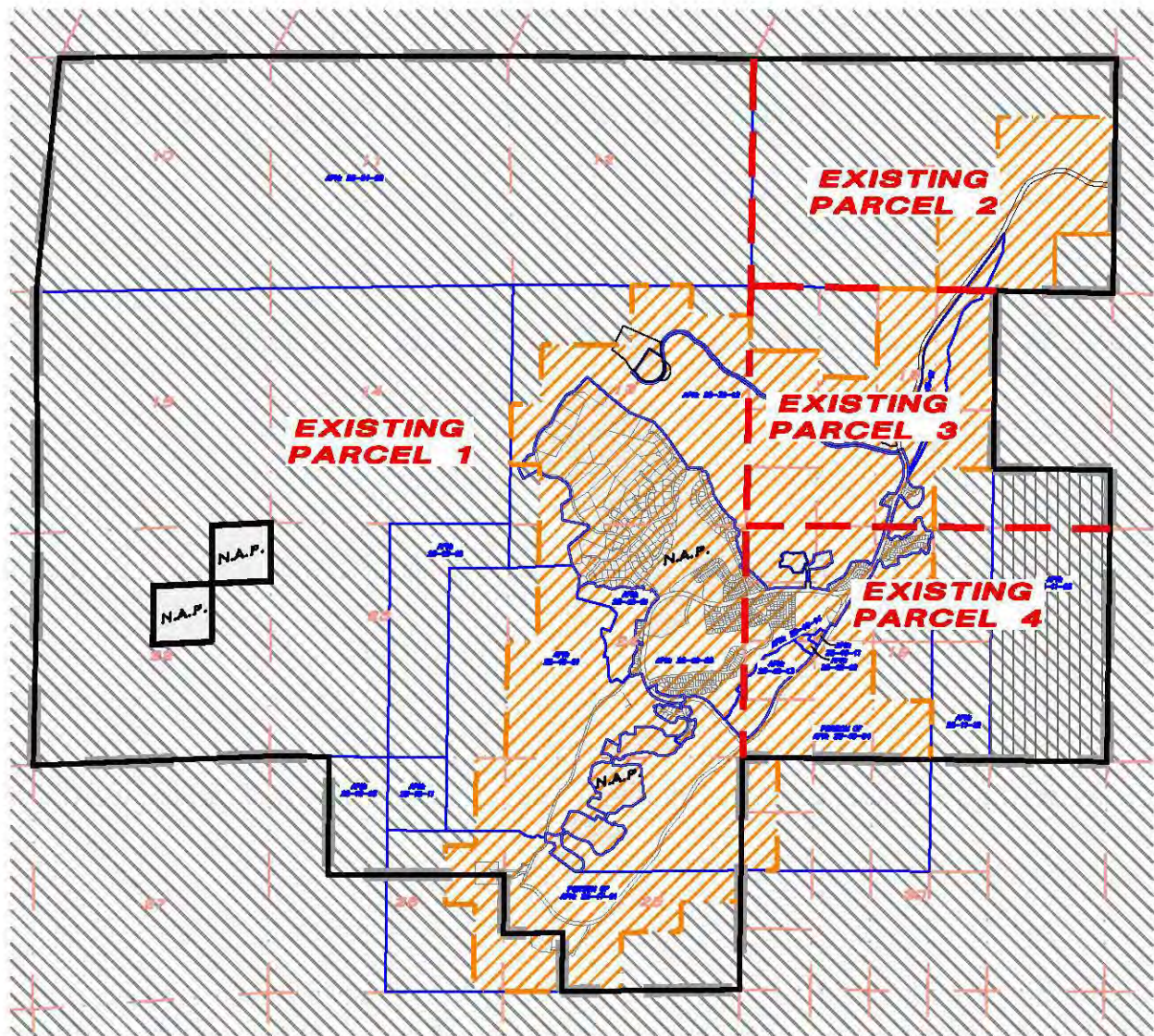
NORTHSTAR ENGINEERING GROUP
620 12th STREET
MODESTO, CA 95354
(209) 524-3525

EXISTING PARCELS:

- PARCEL 1:** PARCEL NO. 1 AS DESCRIBED IN D.N. 2008-108453
PARCEL WAS CREATED AS A RESULT OF A CERTIFICATE OF LOT LINE ADJUSTMENT
RECORDED AS D.N. 92-102483 AND PERFECTED BY GRANT DEED RECORDED AS
D.N. 92-105986
- PARCEL 2:** SECTION 7, T. 6 S., R. 7 E., M.D.M BEING A PORTION
OF PARCEL 3 AS DESCRIBED IN D.N. 2008-108453
- PARCEL 3:** SECTION 19, T. 6., S., R. 7 E., EXCEPT NE 1/4 & N
1/2 OF THE SE 1/4, M.D.M BEING A PORTION OF
PARCEL 3 AS DESCRIBED IN D.N. 2008-108453
- PARCEL 4:** SECTION 19, T. 6., S., R. 7 E., M.D.M BEING A PORTION
OF PARCEL 3 AS DESCRIBED IN D.N. 2008-108453

LEGEND

-  LIMITS OF LOT LINE ADJUSTMENT APPLICATION NO. 1
-  EXISTING PARCEL LINE TO BE REMOVED
-  SECTION LINE (APPROXIMATE LOCATION)
-  NOT A PART
-  EXISTING WILLIAMSON ACT CONTRACT 1972-1025
-  ZONE SP
-  ZONE AG-180 ACRES
-  EXISTING ASSESSOR'S PARCEL LINES & NUMBERS

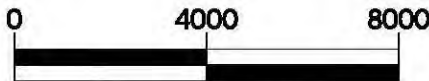


WATER TABLE

NO WELL DATA AVAILABLE IN THE VICINITY AS
PER WWW.WATER.CA.GOV AS OF 8/25/17


SOILS TYPE

ZACHARIAS CLAY LOAM, 2 TO 5 PERCENT SLOPES 568.2 6.0%
WISFLAT-ARBURUA-SAN TIMOTEO COMPLEX, 30 TO 50 PERCENT SLOPES 3,894.0 41.4%
WISFLAT-ARBURUA-SAN TIMOTEO COMPLEX, 50 TO 75 PERCENT SLOPES 225.1 2.4%
ARBURUA-WISFLAT COMPLEX, 8 TO 15 PERCENT SLOPES 264.7 2.8%
ARBURUA-CONTRA COSTA-WISFLAT COMPLEX, 30 TO 50 PERCENT SLOPES 2,293.7 24.4%
ARBURUA-CONTRA COSTA-WISFLAT COMPLEX, 50 TO 75 PERCENT SLOPES 385.4 4.1%
ARBURUA-WISFLAT-ROCK OUTCROP, 30 TO 65 PERCENT SLOPES 778.4 8.3%
WISFLAT-ROCK OUTCROP COMPLEX, 30 TO 50 PERCENT SLOPES 5.3 0.1%
WISFLAT-ROCK OUTCROP COMPLEX, 50 TO 75 PERCENT SLOPES 341.2 3.6%
GAVOTA LOAM, 30 TO 50 PERCENT SLOPES 254.8 2.7%
GAVOTA GRAVELLY LOAM, 30 TO 75 PERCENT SLOPES, ERODED, MLRA 15 262.4 2.8%
HYTOP-FRANCISCAN-VALLECITOS COMPLEX, 50 TO 75 PERCENT SLOPES 136.1 1.4%
TOTALS FOR AREA OF INTEREST 9,409.3 100.0%



SCALE: 1" = 4000'

ATTACHMENT 2


NorthStar
Engineering Group, Inc.
CIVIL ENGINEERING • SURVEYING • PLANNING
620 12th Street Modesto, CA 95354
(209) 524-3526 Phone (209) 524-3526 Fax

DRAWN BY: [Name] CHECKED BY: [Name] DATE: 8/25/17 PROJECT: [Name] SHEET: [Name] OF [Name]

AFTER LOT LINE ADJUSTMENT 2017-

BEING SECTIONS 10, 11, 12, 13, 14, 15, 22, 23 & 24
AND A PORTION OF SECTIONS 25 & 26
TOWNSHIP 6 SOUTH, RANGE 6 EAST AND
SECTIONS 7 & 19 AND A PORTION OF SECTION 18,
TOWNSHIP 6 SOUTH, RANGE 7 EAST,
MOUNT DIABLO MERIDIAN
STANISLAUS COUNTY, CALIFORNIA
AUGUST, 2017









OWNER:

WORLD INTERNATIONAL, LLC
1350 COLUMBIA STREET, SUITE 500
SAN DIEGO, CA 92101
(619) 515-1487

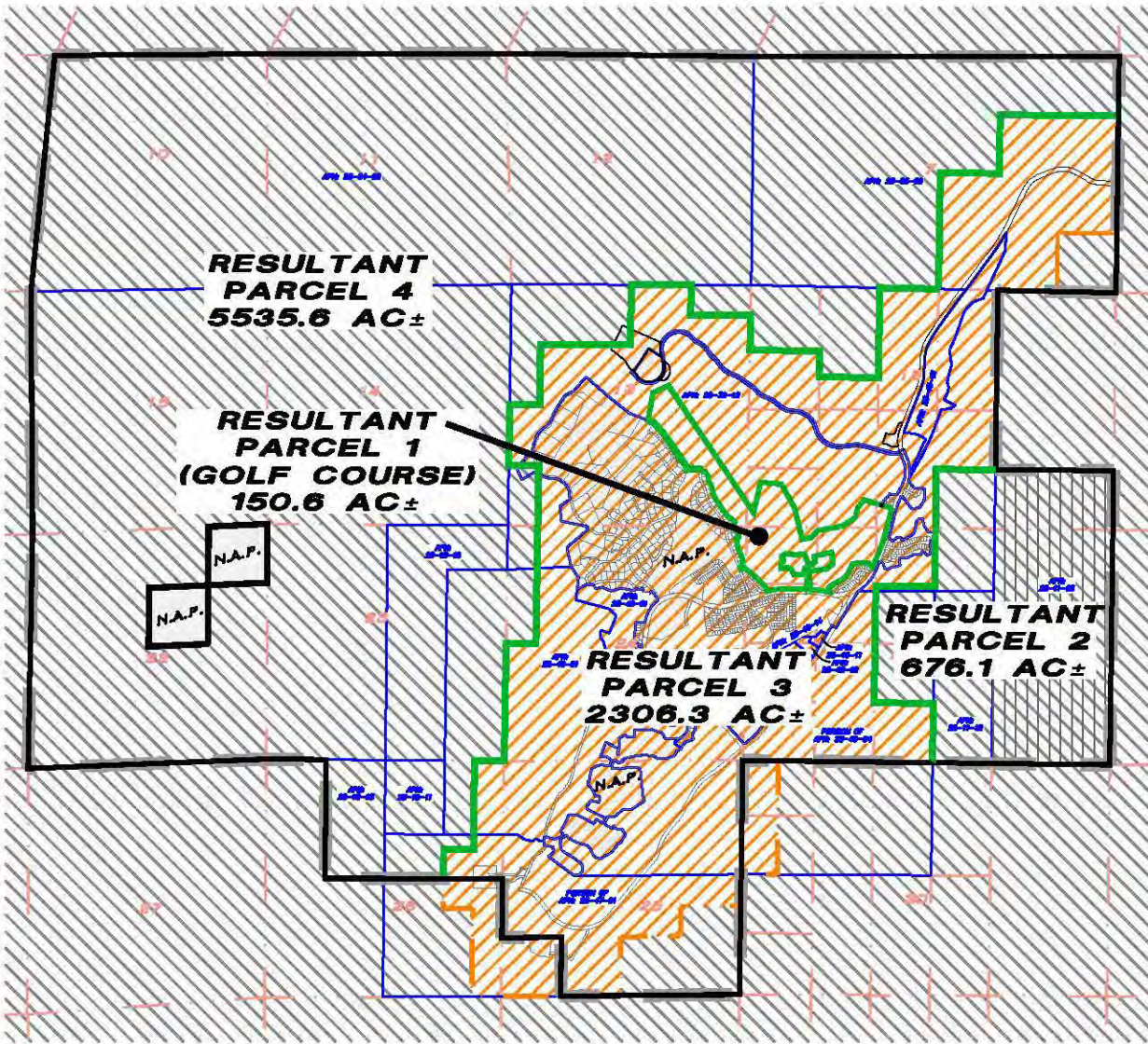
SURVEYOR:

NORTHSTAR ENGINEERING GROUP
620 12th STREET
MODESTO, CA 95354
(209) 524-3525

LEGEND

-  LIMITS OF LOT LINE ADJUSTMENT APPLICATION NO. 1
-  PROPOSED PARCEL LINE AFTER ADJUSTMENT
-  SECTION LINE (APPROXIMATE LOCATION)
-  NOT A PART
-  EXISTING WILLIAMSON ACT CONTRACT 1972-1025
-  ZONE SP
-  ZONE AG-160 ACRES
-  EXISTING ASSESSOR'S PARCEL LINES & NUMBERS

ATTACHMENT 3

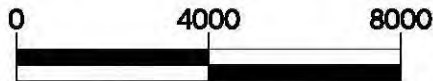


WATER TABLE

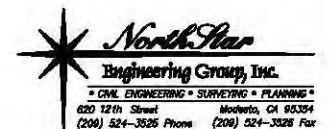
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 TOTALS FOR AREA OF INTEREST 9,409.3 100.0%



SCALE: 1" = 4000'



**LOT LINE ADJUSTMENT
APPLICANT STATEMENT**

This project is a lot line adjustment which includes the Assessor's Parcel No's listed below and owned by World International, LLC.

EXISTING PARCEL 1

- 25-04-02
- 25-10-04
- 25-39-12 (portion)
- 25-10-16
- 25-40-01
- 25-46-01
- 25-40-05 (portion)
- 25-40-14 (portion)
- 25-15-05
- 25-15-11
- 25-47-01 (portion)

EXISTING PARCEL 2

- 25-05-09

EXISTING PARCEL 3

- 25-39-12 (portion)
- 25-49-01 (portion)
- 25-11-05 (portion) WACT 1972-1025

EXISTING PARCEL 4

- 25-39-12 (portion)
- 25-40-11
- 25-40-12
- 25-40-13
- 25-40-14 (portion)
- 25-46-04 (portion)
- 25-49-01 (portion)
- 25-11-12
- 25-11-05 (portion) WACT 1972-1025

The lot line adjustment is being prepared to align the boundaries with the current zoning and to create a parcel around the existing golf course.

At the completion of this Lot Line Adjustment, adjusted Parcel 1 will have an adjusted area of 150.6 Acres \pm ; adjusted Parcel 2 will have an adjusted area of 676.1 Acres \pm ; adjusted Parcel 3 will have an adjusted area of 2306.3 Acres \pm and adjusted Parcel 4 will have an adjusted area of 5535.6 Acres \pm . A portion of existing Parcel 3 and a portion of existing Parcel 4 includes a total of 400 Acres \pm that is currently enrolled in the Williamson Act.

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.

The current contract is not subject to a Notice of Non-Renewal. At the conclusion of this Lot Line Adjustment, the current contract will extend for at least as long as the unexpired term of the rescinded contract but for not less than 10 years.

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

The land currently under contract is 400 acres \pm . The adjusted parcel will be 676.1 acres \pm .

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

100 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, adjusted Parcel 2 will be 40 acres or larger both before and after the lot line adjustment. Existing contract covers 400 Acres ±. The adjusted contract will cover 400 Acres ±.

(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.

Prior to the Lot line adjustment the area under contract was 400 Acres ±. The area under contract will be the same area after the Adjustment. There are no proposed changes 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 lot line adjustment is not likely to result in 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.

Four parcels currently exist, and the lot line adjustment proposes four parcels. The resulting parcels will be consistent with the Stanislaus County General Plan.

In conclusion, the lot line adjustment is nothing more than the movement of lot lines to recognize the existing golf course and the current zoning districts.

THIS SPACE FOR RECORDER ONLY



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2018-0043273-00

Acct 121-Planning.
Monday, JUN 25, 2018 08:35:49
Ttl Pd \$47.00 Rcpt # 0004142121
AKN/R2/1-11

RECORDING REQUESTED BY
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT 1010 10TH Street, Suite 3400
Modesto, CA 95354

**NOTICE OF RESCISSION AND
SIMULTANEOUS RE-ENTRY INTO
CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2018-023**

THIS NOTICE OF RESCISSION AND CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into April 24, 2018, 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: WORLD INTERNATIONAL, LLC
1350 COLUMBIA STREET, SUITE 500
SAN DIEGO, CA 92101

- (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)
025-011-005	676.1±	0 UPPER OAK FLAT RD, PATTERSON, CA 95363

Pursuant to Stanislaus County Board of Supervisors Resolution No. 2018-0184, relating to Lot Line Adjustment No. PLN2017-0108 as authorized by Govt. Code § 51257, California Land Conservation Contract No. 1972-1025 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.

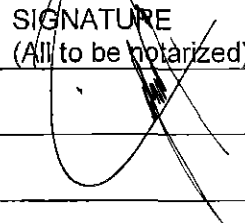
11 AM

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)
Rafael Marcos		2/28/18	San Diego, CA

SECURITY HOLDERS:

OWNERS:

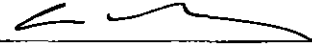
NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)

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

6.22.2018
Dated


Chairman, Board of Supervisors
Angela Freitas for Jim DeMartini

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 DIEGO

On FEBRUARY 28, 2018 before me, ODETTE DIAZ, NOTARY PUBLIC
(insert name and title of the officer)

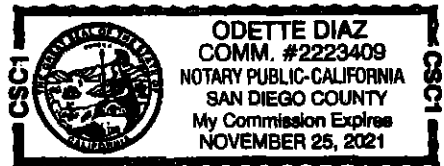
personally appeared RAFAEL MARCOS
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)



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 June 22, 2018 before me, Christine Michele Smith, Notary Public, personally appeared Angela Freitas, 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.



Christine Michele Smith
Signature of Notary

OPTIONAL

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

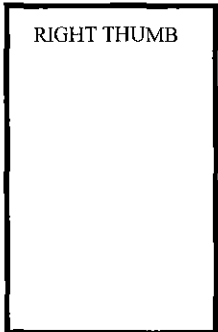
DESCRIPTION OF ATTACHED DOCUMENT

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

CAPACITY(IES) CLAIMED BY SIGNER(S)

Signer's Name: _____

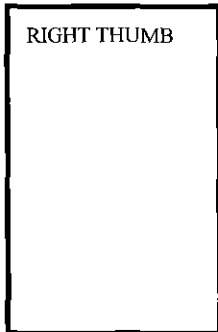
- Individual(s)
- Corporate Officer
Title(s): _____
- Partner(s) - Limited General
- Attorney-In-Fact
- Trustee(s)
- Guardian/Conservator
- Other: _____



SIGNER IS REPRESENTING:

Signer's Name: _____

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



SIGNER IS REPRESENTING:

EXISTING PARCEL 3

In Township 6 South, Range 7 East, Mount Diablo Base and Meridian, the following:

The South Half of the Southeast Quarter and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 of Section 18 (Being All of Section 18 except the Northeast Quarter and the North Half of the Southeast Quarter thereof)

Except therefrom the following Lands:

All of lots and streets shown on the map Entitled "Diablo Grande Unit No. 1A" Recorded May 13, 2003 in Book 40 of Maps, Page 94, Official Records of Stanislaus County.

All lots and streets shown on map entitled "Diablo Grande Unit 2A" Recorded July 13, 2006 in Book 43 of Maps, Page 25, Official Records of Stanislaus County.

Also excepting therefrom that certain property lying in Section 13, granted to Western Hills Water District, a California Water District, recorded on January 23, 2017 as Document No. 2017-0004429, Stanislaus County Records

EXISTING PARCEL 4

In Township 6 South, Range 7 East, Mount Diablo Base and Meridian, the following:

The East Half and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 of Section 19 (Being all of Section 19)

Except Therefrom The Following Lands:

All of lots and streets shown on the map entitled "Diablo Grande Unit No. 1A" Recorded May 13, 2003 in Book 40 of Maps, Page 94, Official Records of Stanislaus County.

All lots and streets shown on map entitled "Diablo Grande Unit 2A" Recorded July 13, 2006 in Book 43 of Maps, Page 25, Official Records of Stanislaus County.

All Parcels shown on Parcel Map recorded March 31, 2005 in Book 53 of Parcel Maps, Page 70, Official Records of Stanislaus County.

That Portion of said land lying within the lines of Resultant Parcel 4" as shown on Certificate of Lot Line Adjustment recorded September 26, 2005 as Instrument No. 2005-176023.

That Portion of said land lying within the lines of "Resultant Lot 313" as shown on Certificate of Lot Line Adjustment recorded August 31, 2006 as Instrument No. 2006-130367.

RESULTANT PARCEL 2

Lying in a portion of Sections 18 and 19, Township 6 South, Range 7 East, Mount Diablo Base and Meridian, situate in Stanislaus County, California. The following description comprises one legal parcel and is more particularly described as follows:

The South Half of Lot 10 of said Section 18.

The South Half of the Southeast Quarter of said Section 18.

Lots 1 and 10 of said Section 19.


The South Half of Lot 2 of said Section 19.

The North Half of Lot 9 of said Section 19.

The East Half of said Section 19.

EXCEPTING THEREFROM

All Lots and Streets shown on the map entitled "Diablo Grande, Unit No. 2A", recorded in Book 43 of Maps, Page 25, Stanislaus County Records



Nicole Cannella, P.E.S. 9099



11-22-17

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

DEPT: Planning and Community Development

BOARD AGENDA:5.D.1
AGENDA DATE: April 24, 2018

SUBJECT:

Approval to Rescind a Portion of Williamson Act Contract No. 1972-1025, Located East of Upper Oak Flat Road, South of Diablo Grande Parkway, Adjacent to the Community of Diablo Grande; and Approval of a New Contract, Pursuant to Lot Line Adjustment Application No. PLN2017-0108, World International, LLC.

BOARD ACTION AS FOLLOWS:

RESOLUTION NO. 2018-0184

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

Ayes: Supervisors: Olsen, Chiesa, Withrow, Monteith, and Chairman DeMartini

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

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

MOTION:

I hereby certify that the foregoing is a full,
true and correct copy of the Original entered
in the Minutes of the Board of Supervisors.
ELIZABETH A. KING
Clerk of the Board of Supervisors of the
County of Stanislaus, State of California



ATTEST: Elizabeth A. King By Kelly Rodman
ELIZABETH A. KING, Clerk of the Board of Supervisors



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2018-0043270-00

Acct 121-Planning.
Monday, JUN 25, 2018 08:35:41
Ttl Pd \$95.00 Rcpt # 0004142118
AKN/R2/1-27

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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

Space Above This Line for Recorder's Use

CERTIFICATE OF LOT LINE ADJUSTMENT

This is to certify that, pursuant to California Government Code Section 66412 (d) and Sections 20.14 and 21.20.060E of the Stanislaus County Code, the Stanislaus County Director of Planning and Community Development on February 15, 2018, approved the lot line adjustment herein described submitted under the name of World International, LLC Lot Line Adjustment No. PLN2017-0108 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
Stanislaus County Department of Planning
and Community Development

6.22.2018

Date

27 AM

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

Civil Code § 1189

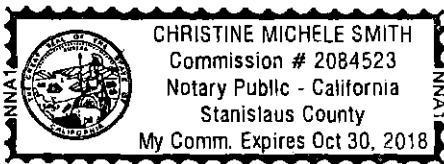
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Stanislaus)

On June 22, 2018 before me, Christine Michele Smith, Notary Public, personally appeared Angela Freitas, 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.



Christine Michele Smith
Signature of Notary

OPTIONAL

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

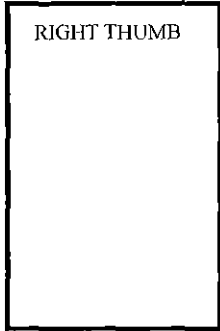
DESCRIPTION OF ATTACHED DOCUMENT

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

CAPACITY(IES) CLAIMED BY SIGNER(S)

Signer's Name: _____

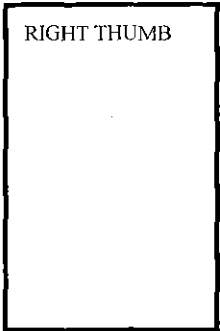
- Individual(s)
- Corporate Officer
Title(s): _____
- Partner(s) - Limited General
- Attorney-In-Fact
- Trustee(s)
- Guardian/Conservator
- Other: _____



SIGNER IS REPRESENTING:

Signer's Name: _____

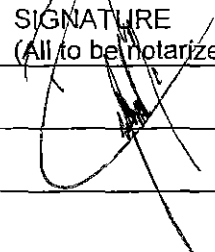
- Individual(s)
- Corporate Officer
Title(s): _____
- Partner(s) - Limited General
- Attorney-In-Fact
- Trustee(s)
- Guardian/Conservator
- Other: _____



SIGNER IS REPRESENTING:

LOT LINE NO. PLN2017-0109

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
Rafael Marcos		2/28/18	San Diego, CA.

SECURITY HOLDERS:

OWNERS:

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

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 DIEGO)

On FEBRUARY 28, 2018 before me, ODETTE DIAZ, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared RATAEL MARIUS,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

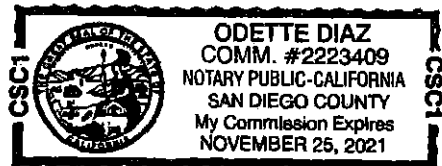


EXHIBIT "A"

EXISTING PARCEL 1

In Township 6 South, Range 6 East, Mount Diablo Base and Meridian, the following:

All of Section 10; all of Section 11; all of Section 12; all of Section 13; all of Section 14; all of Section 15; the Northwest Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Southeast Quarter and the West Half of Section 22; all of Section 23; all of Section 24; all of Section 25; the East Half and the East Half of the West Half of Section 26; the Southeast Quarter of Section 26; the Southeast Quarter of Section 34; all of Section 35 and all of Section 36.

Excepting therefrom: the Southwest Quarter of the Southwest Quarter of Section 25; the East Half of the Southwest Quarter and the Southeast Quarter of Section 26; the Southeast Quarter of Section 34; all of Section 35 and all of Section 36.

Also except therefrom the following Lands:

All of the Lots and Streets Shown on the Map Entitled "Diablo Grande Unit No. 1A" Recorded May 13, 2003 in Book 40 of Maps, Page 94, Official Records of Stanislaus County.

All Parcels Shown on Parcel Map Recorded March 31, 2005 in Book 53 of Parcel Maps, Page 70, Official Records of Stanislaus County.

All Lots and Streets Shown on Map Entitled "Diablo Grande Unit No. 1D" Recorded May 11, 2006 in Book 43, of Maps, Page 14, Official Records of Stanislaus County.

All Lots and Streets Shown on Map Entitled "Diablo Grande Unit 1D" Recorded October 26, 2006 in Book 43 of Maps, Page 37, Official Records of Stanislaus County.

Also excepting Parcel 1 as Shown on that Parcel Map 2005-27, recorded December 12, 2014 in Book 57 of Parcel Maps, Page 8, Stanislaus County Official Records.

Also excepting therefrom that certain property lying in Section 13, granted to Western Hills Water District, a California Water District, recorded on January 23, 2017 as Document No. 2017-0004429, Stanislaus County Records.

Also excepting therefrom that certain property lying in a portion of Sections 25 and 26, granted to Western Hills Water District, a California Water District, recorded on January 23, 2017 as Document No. 2017-0004430, Stanislaus County Records.

EXISTING PARCEL 2

In Township 6 South, Range 7 East, Mount Diablo Base and Meridian, the following:

The East Half and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 of Section 7 (Being all of Section 7)

EXISTING PARCEL 3

In Township 6 South, Range 7 East, Mount Diablo Base and Meridian, the following:

The South Half of the Southeast Quarter and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 of Section 18 (Being All of Section 18 except the Northeast Quarter and the North Half of the Southeast Quarter thereof)

Except therefrom the following Lands:

All of lots and streets shown on the map Entitled "Diablo Grande Unit No. 1A" Recorded May 13, 2003 in Book 40 of Maps, Page 94, Official Records of Stanislaus County.

All lots and streets shown on map entitled "Diablo Grande Unit 2A" Recorded July 13, 2006 in Book 43 of Maps, Page 25, Official Records of Stanislaus County.

Also excepting therefrom that certain property lying in Section 13, granted to Western Hills Water District, a California Water District, recorded on January 23, 2017 as Document No. 2017-0004429, Stanislaus County Records

EXISTING PARCEL 4

In Township 6 South, Range 7 East, Mount Diablo Base and Meridian, the following:

The East Half and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 of Section 19 (Being all of Section 19)

Except Therefrom The Following Lands:

All of lots and streets shown on the map entitled "Diablo Grande Unit No. 1A" Recorded May 13, 2003 in Book 40 of Maps, Page 94, Official Records of Stanislaus County.

All lots and streets shown on map entitled "Diablo Grande Unit 2A" Recorded July 13, 2006 in Book 43 of Maps, Page 25, Official Records of Stanislaus County.

All Parcels shown on Parcel Map recorded March 31, 2005 in Book 53 of Parcel Maps, Page 70, Official Records of Stanislaus County.

That Portion of said land lying within the lines of Resultant Parcel 4" as shown on Certificate of Lot Line Adjustment recorded September 26, 2005 as Instrument No. 2005-176023.

That Portion of said land lying within the lines of "Resultant Lot 313" as shown on Certificate of Lot Line Adjustment recorded August 31, 2006 as Instrument No. 2006-130367.

EXHIBIT "B"
RESULTANT PARCEL 1
(Golf Course)

Lying in a portion of Sections 13 & 24, Township 6 South, Range 6 East and a portion of Sections 18 & 19, Township 6 South, Range 7 East, Mount Diablo Base and Meridian, situate in Stanislaus County, California, more particularly described as follows:

BEGINNING at the Southwest corner of Lot 83 as shown on the map entitled Diablo Grande, Unit No. 2A, recorded in Book 43 of Maps, Page 25, Stanislaus County Records;

thence, along the Southerly line of Lots 80-83 of said Unit No. 2A, South 73°29'26" East 236.46 feet to the Southeast corner of said Lot 80, being also a point on the Northwesternly line of Lot Q (Diablo Grande Parkway) as shown on the map entitled Diablo Grande, Unit No. 1A, recorded in Book 40 of Maps, Page 94, Stanislaus County Records and the beginning of a non-tangent curve concave to the Southeast, having a radius of 2050.00 feet and to which beginning a radial line bears South 73°34'28" East;

thence Southwesterly 83.51 feet along said Northwesternly line of Lot Q (Diablo Grande Parkway) and said curve through a central angle of 02°20'02";

thence, continuing along said Northwesternly line of Lot Q (Diablo Grande Parkway), South 14°05'30" West 403.58 feet to the beginning of a curve concave to the Northwest, having a radius of 3950.00 feet;

thence Southwesterly 711.46 feet along said Northwesternly line of Lot Q (Diablo Grande Parkway) and said curve through a central angle of 10°19'12";

thence, continuing along said Northwesternly line of Lot Q (Diablo Grande Parkway) South 24°24'42" West 191.79 feet to the Northeast corner of Lot "G" as shown on said Unit No. 2A;

thence, leaving said Lot Q (Diablo Grande Parkway) and along the Northerly and Northwesternly line of said Lot "G" the following fourteen (14) courses,

- 1) North 42°45'41" West 133.47 feet;
- 2) South 88°27'05" West 267.42 feet;
- 3) South 73°45'35" West 95.44 feet;
- 4) South 27°12'53" West 158.45 feet;
- 5) South 24°15'47" West 110.69 feet;
- 6) South 42°18'25" West 86.40 feet;
- 7) South 55°43'53" West 97.48 feet;
- 8) South 62°32'00" West 79.77 feet;
- 9) South 58°08'05" West 70.21 feet;
- 10) South 61°10'01" West 64.73 feet;
- 11) South 65°06'21" West 56.33 feet;
- 12) South 43°43'06" West 42.66 feet;
- 13) South 00°03'41" West 35.78 feet;
- 14) South 20°25'20" East 72.35 feet to the Southwesterly corner of said Lot "G", being also a point on the Northerly line of said Lot Q (Diablo Grande Parkway);

thence, along said Northerly line of Lot Q (Diablo Grande Parkway) North 80°47'30" West 233.84 feet to the beginning of a curve concave to the Southwest, having a radius of 2550.00 feet;

thence Westerly 186.39 feet along said Northerly line of Lot Q (Diablo Grande Parkway) and along said curve through a central angle of 04°11'17" to the Southeast corner of Lot 313 as shown on Certificate of Lot Line Adjustment recorded August 31, 2006 as Instrument No. 2006-130367 and shown on that certain Record of Survey recorded in Book 29 of Record of Surveys, at Page 91, Stanislaus County Records;

thence, along the Easterly, Northerly and Westerly line of said Lot 313 the following thirty-eight (38) courses:

- 1) North 18°42'20" West 19.75 feet;

- 2) North 01°34'18" West 86.99 feet;
- 3) North 20°00'23" West 63.25 feet;
- 4) North 01°34'18" West 230.46 feet to the beginning of a non-tangent curve concave to the Southwest, having a radius of 685.00 feet and to which beginning a radial line bears South 88°25'42" West;
- 5) Westerly 6.58 feet along said curve through a central angle of 00°33'01";
- 6) North 35°29'08" East 9.94 feet;
- 7) North 83°21'43" East 362.79 feet;
- 8) North 51°28'35" East 202.57 feet;
- 9) North 08°41'55" West 255.16 feet;
- 10) South 76°33'06" West 396.36 feet;
- 11) South 08°41'55" East 130.45 feet;
- 12) South 48°23'41" West 173.73 feet to the beginning of a non-tangent curve concave to the Southwest, having a radius of 685.00 feet and to which beginning a radial line bears South 80°08'21" West;
- 13) Northwesterly 208.19 feet along said curve through a central angle of 17°24'49" to the beginning of a reverse curve concave to the Northeast, having a radius of 220.00 feet and to which beginning a radial line bears North 62°43'32" East;
- 14) Northeasterly 42.64 feet along said curve through a central angle of 11°06'19";
- 15) North 16°10'09" West 67.94 feet;
- 16) South 83°08'51" West 249.20 feet;
- 17) North 31°30'37" West 21.45 feet;
- 18) North 84°50'24" West 158.20 feet;
- 19) South 65°14'31" West 44.64 feet;
- 20) South 53°54'20" West 67.47 feet;
- 21) South 23°48'17" West 17.38 feet;
- 22) South 35°34'26" East 74.48 feet;
- 23) South 07°17'47" East 27.51 feet;
- 24) South 38°28'49" West 41.84 feet;
- 25) South 56°03'56" West 48.54 feet;
- 26) South 00°35'41" East 110.01 feet;
- 27) North 81°48'05" East 117.02 feet to the beginning of a curve concave to the Southwest, having a radius of 95.00 feet;
- 28) Southeasterly 37.75 feet along said curve through a central angle of 22°46'08";
- 29) South 75°25'47" East 22.00 feet to the beginning of a curve concave to the Southwest, having a radius of 140.00 feet;
- 30) Southeasterly 122.36 feet along said curve through a central angle of 50°04'37";
- 31) South 25°21'10" East 70.19 feet;
- 32) North 89°53'14" East 197.23 feet;
- 33) North 20°06'26" East 213.47 feet to the beginning of a non-tangent curve concave to the Southwest, having a radius of 625.00 feet and to which beginning a radial line bears South 75°07'59" West;
- 34) Southwesterly 145.03 feet along said curve through a central angle of 13°17'43";
- 35) South 01°34'18" East 230.46 feet;
- 36) South 16°51'48" West 63.24 feet;
- 37) South 01°34'18" East 76.25 feet;
- 38) South 24°37'14" West 21.12 feet to the Southwest corner of said Lot 313, being also a point on the Northerly line of said Lot Q (Diablo Grande Parkway) and the beginning of a non-

tangent curve concave to the Southwest, having a radius of 2550.00 feet and to which beginning a radial line bears South 02°25'19" West;

thence Southwesterly 140.74 feet along said Northerly line of Lot Q (Diablo Grande Parkway) and said curve through a central angle of 03°09'44";

thence continuing along said Northerly line of Lot Q (Diablo Grande Parkway) South 89°15'35" West 443.51 feet to the beginning of a curve concave to the Southeast, having a radius of 950.00 feet;

thence Southwesterly 266.48 feet along said Northerly line of Lot Q (Diablo Grande Parkway) and said curve through a central angle of 16°04'18";

thence continuing along said Northerly line of Lot Q (Diablo Grande Parkway) South 73°11'17" West 21.42 feet to the Southeast corner of Lot 229 as shown on the map entitled Diablo Grande, Unit No. 1A Patio Homes-Phase 2, recorded in Book 41 of Maps, Page 88, Stanislaus County Records;

thence in a Northwesterly direction along the Northeasterly lines of Lots 229 thru 215 the following eight (8) courses:

- 1) North 17°07'15" West 97.55 feet;
- 2) North 45°26'06" West 215.69 feet;
- 3) North 51°21'11" West 94.03 feet;
- 4) North 42°13'00" West 57.94 feet;
- 5) North 46°03'05" West 53.30 feet;
- 6) North 51°41'41" West 188.05 feet;
- 7) North 46°44'48" West 32.66 feet;
- 8) South 70°11'18" West 87.77 feet to the Northwest corner of said Lot 215, being also a point on the Easterly line of Lot P (Panoz Road) as shown on said Unit No. 1A;

thence, in a Northwesterly direction along the Easterly line of Lots P (Panoz Road), Lots 214 thru 208, 205, Lot M (Valley View Place), Lots 204, 175 thru 163 and Lot C (Morton Davis Drive) of said Unit 1A the following thirty-three (33) courses:

- 1) North 22°40'51" West 58.64 feet
- 2) North 60°51'18" East 65.42 feet;
- 3) North 03°30'04" East 133.72 feet;
- 4) North 22°40'51" West 295.18 feet;
- 5) North 10°03'01" West 210.01 feet;
- 6) North 77°36'20" East 56.99 feet;
- 7) North 09°02'59" East 121.18 feet;
- 8) North 49°27'17" West 62.71 feet;
- 9) South 89°52'38" West 19.78 feet to the beginning of a non-tangent curve concave to the Southwest, having a radius of 42.00 feet and to which beginning a radial line bears South 66°34'51" West;
- 10) Northwesterly 45.97 feet along said curve through a central angle of 62°42'19";
- 11) North 01°06'25" West 116.75 feet to the beginning of a non-tangent curve concave to the Northwest, having a radius of 825.00 feet and to which beginning a radial line bears North 26°02'42" West;
- 12) Northeasterly 24.05 feet along said curve through a central angle of 01°40'13";
- 13) North 27°42'55" West 50.00 feet;
- 14) North 52°17'46" West 148.15 feet;
- 15) North 45°31'38" West 100.90 feet;
- 16) North 40°49'36" West 100.56 feet;
- 17) North 33°21'12" West 197.25 feet;
- 18) North 30°36'20" West 182.81 feet;
- 19) North 19°48'45" West 99.82 feet;
- 20) North 12°05'28" West 101.52 feet;

- 21) North 12°52'38" West 41.06 feet;
- 22) North 30°04'34" West 59.69 feet;
- 23) North 34°41'21" West 41.91 feet;
- 24) North 18°26'47" West 53.72 feet;
- 25) North 02°37'17" West 79.86 feet;
- 26) North 31°53'18" West 115.00 feet;
- 27) North 83°48'07" West 85.00 feet to the beginning of a non-tangent curve concave to the Southeast, having a radius of 525.00 feet and to which beginning a radial line bears South 83°48'07" East;
- 28) Northeasterly 54.17 feet along said curve through a central angle of 05°54'44";
- 29) North 77°56'16" West 50.00 feet to the beginning of a non-tangent curve concave to the Northwest, having a radius of 15.00 feet and to which beginning a radial line bears North 77°53'38" West;
- 30) Southwesterly 22.54 feet along said curve through a central angle of 86°06'46";
- 31) North 81°46'52" West 60.17 feet to the beginning of a curve concave to the Southeast, having a radius of 425.00 feet and to which beginning a radial line bears South 08°13'08" West;
- 32) Southwesterly 139.44 feet along said curve through a central angle of 18°47'56";
- 33) South 79°25'12" West 69.77 feet to the Southeast corner of Lot 154 as shown on the map entitled Diablo Grande, Unit No. 1D, recorded in Book 43 of Maps, Page 37, Stanislaus County Records;

thence, in a Northwesterly direction along the Easterly line of Lots 154 thru 149 and Lot 2 of said Unit No. 1D, the following five (5) courses:

- 1) North 10°34'48" West 64.39 feet;
- 2) North 34°14'11" West 725.15 feet;
- 3) North 37°53'49" West 233.78 feet;
- 4) North 42°30'57" West 277.57 feet;
- 5) North 68°55'42" West 126.22 feet;

thence North 10°00'00" East 630.00 feet;
 thence North 65°00'00" East 380.00 feet;
 thence South 33°45'00" East 3425.00 feet;
 thence North 12°35'00" East 700.00 feet;
 thence South 85°00'00" East 470.00 feet;
 thence South 28°45'00" East 600.00 feet;
 thence South 14°00'00" East 725.00 feet;
 thence North 80°00'00" East 200.00 feet;
 thence North 45°00'00" East 225.00 feet;
 thence North 80°00'00" East 550.00 feet;
 thence North 55°45'00" East 350.00 feet;
 thence North 14°00'00" East 225.00 feet;
 thence North 38°52'00" East 220.50 feet;
 thence South 73°42'28" East 409.88 feet to the point of beginning.

Containing 150.63 Acres more or less



Nicole Cannella
 Nicole Cannella, P.L.S. 9099

11-22-17

RESULTANT PARCEL 2

Lying in a portion of Sections 18 and 19, Township 6 South, Range 7 East, Mount Diablo Base and Meridian, situate in Stanislaus County, California. The following description comprises one legal parcel and is more particularly described as follows:

The South Half of Lot 10 of said Section 18.

The South Half of the Southeast Quarter of said Section 18.

Lots 1 and 10 of said Section 19.

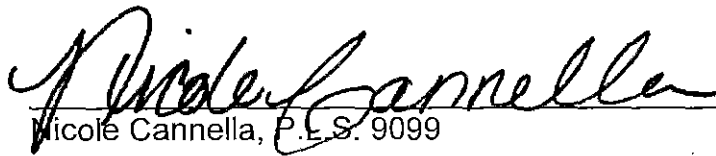
The South Half of Lot 2 of said Section 19.

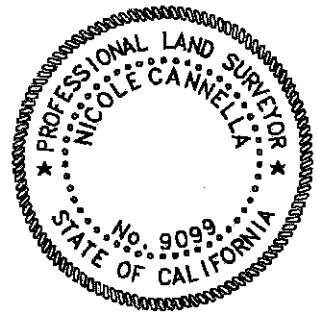
The North Half of Lot 9 of said Section 19.

The East Half of said Section 19.

EXCEPTING THEREFROM

All Lots and Streets shown on the map entitled "Diablo Grande, Unit No. 2A", recorded in Book 43 of Maps, Page 25, Stanislaus County Records


Nicole Cannella, P.E.S. 9099



11-22-17

RESULTANT PARCEL 3

(PDP Area)

Lying in a portion of Sections 13, 24, 25 & 26, Township 6 South, Range 6 East and a portion of Sections 7, 18 and 19, Township 6 South, Range 7 East, Mount Diablo Base and Meridian, situate in Stanislaus County, California. The following description comprises one legal parcel and is more particularly described as follows:

The South Half of the Northeast Quarter of said Section 7.

The Southeast Quarter of said Section 7.

Lot 10 of said Section 7.

Lots 1, 2, 5, 6, 7, 8, 9 of said Section 18.

The North Half of Lot 10 of said Section 18.

The South 725 feet of Lot 3 of said Section 18.

The North Half of Lot 2 of said Section 19.

Lots 3, 4, 5, 6, 7, 8 of said Section 19.

The South Half of Lot 9 of said Section 19.

The East Half of the Southwest Quarter of the Northwest Quarter of said Section 13.

The Southeast Quarter of the Northwest Quarter of said Section 13.

The West Half of the Northeast Quarter of said Section 13.

The South Half of the Northeast Quarter of the Northeast Quarter of said Section 13.

The Southeast Quarter of the Northeast Quarter of said Section 13.

The Southeast Quarter of said Section 13.

The East Half of the Southwest Quarter of said Section 13.

The Northwest Quarter of the Southwest Quarter of said Section 13.

The East Half of the Southwest Quarter of the Southwest Quarter of said Section 13.

The East Half of the West Half of the Northwest Quarter of said Section 24.

The East Half of the Northwest Quarter of said Section 24.

The Northeast Quarter of said Section 24.

The Southeast Quarter of said Section 24.

The Southwest Quarter of said Section 24.

Said Section 25.

The East Half of the Northeast Quarter of the Northeast Quarter of said Section 26.

The Northeast Quarter of the Southeast Quarter of the Northeast Quarter of said Section 26.

The South Half of the Southeast Quarter of the Northeast Quarter of said Section 26.

EXCEPTING THEREFROM

The Southwest Quarter of the Southwest Quarter of said Section 25.

ALSO EXCEPTING THEREFROM

Lying in a portion of Sections 13 & 24, Township 6 South, Range 6 East and a portion of Sections 18 & 19, Township 6 South, Range 7 East, Mount Diablo Base and Meridian, situate in Stanislaus County, California, more particularly described as follows:

BEGINNING at the Southwest corner of Lot 83 as shown on the map entitled Diablo Grande, Unit No. 2A, recorded in Book 43 of Maps, Page 25, Stanislaus County Records;

thence, along the Southerly line of Lots 80-83 of said Unit No. 2A, South 73°29'26" East 236.46 feet to the Southeast corner of said Lot 80, being also a point on the Northwesterly line of Lot Q (Diablo Grande Parkway) as shown on the map entitled Diablo Grande, Unit No. 1A, recorded in Book 40 of

Maps, Page 94, Stanislaus County Records and the beginning of a non-tangent curve concave to the Southeast, having a radius of 2050.00 feet and to which beginning a radial line bears South 73°34'28" East;

thence Southwesterly 83.51 feet along said Northwesterly line of Lot Q (Diablo Grande Parkway) and said curve through a central angle of 02°20'02";

thence, continuing along said Northwesterly line of Lot Q (Diablo Grande Parkway), South 14°05'30" West 403.58 feet to the beginning of a curve concave to the Northwest, having a radius of 3950.00 feet;

thence Southwesterly 711.46 feet along said Northwesterly line of Lot Q (Diablo Grande Parkway) and said curve through a central angle of 10°19'12";

thence, continuing along said Northwesterly line of Lot Q (Diablo Grande Parkway)

South 24°24'42" West 191.79 feet to the Northeast corner of Lot "G" as shown on said Unit No. 2A;

thence, leaving said Lot Q (Diablo Grande Parkway) and along the Northerly and Northwesterly line of said Lot "G" the following fourteen (14) courses,

- 1) North 42°45'41" West 133.47 feet;
- 2) South 88°27'05" West 267.42 feet;
- 3) South 73°45'35" West 95.44 feet;
- 4) South 27°12'53" West 158.45 feet;
- 5) South 24°15'47" West 110.69 feet;
- 6) South 42°18'25" West 86.40 feet;
- 7) South 55°43'53" West 97.48 feet;
- 8) South 62°32'00" West 79.77 feet;
- 9) South 58°08'05" West 70.21 feet;
- 10) South 61°10'01" West 64.73 feet;
- 11) South 65°06'21" West 56.33 feet;
- 12) South 43°43'06" West 42.66 feet;
- 13) South 00°03'41" West 35.78 feet;
- 14) South 20°25'20" East 72.35 feet to the Southwesterly corner of said Lot "G", being also a point on the Northerly line of said Lot Q (Diablo Grande Parkway);

thence, along said Northerly line of Lot Q (Diablo Grande Parkway) North 80°47'30" West 233.84 feet to the beginning of a curve concave to the Southwest, having a radius of 2550.00 feet;

thence Westerly 186.39 feet along said Northerly line of Lot Q (Diablo Grande Parkway) and along said curve through a central angle of 04°11'17" to the Southeast corner of Lot 313 as shown on Certificate of Lot Line Adjustment recorded August 31, 2006 as Instrument No. 2006-130367 and shown on that certain Record of Survey recorded in Book 29 of Record of Surveys, at Page 91, Stanislaus County Records;

thence, along the Easterly, Northerly and Westerly line of said Lot 313 the following thirty-eight (38) courses:

- 1) North 18°42'20" West 19.75 feet;
- 2) North 01°34'18" West 86.99 feet;
- 3) North 20°00'23" West 63.25 feet;
- 4) North 01°34'18" West 230.46 feet to the beginning of a non-tangent curve concave to the Southwest, having a radius of 685.00 feet and to which beginning a radial line bears South 88°25'42" West;
- 5) Westerly 6.58 feet along said curve through a central angle of 00°33'01";
- 6) North 35°29'08" East 9.94 feet;
- 7) North 83°21'43" East 362.79 feet;
- 8) North 51°28'35" East 202.57 feet;

- 9) North 08°41'55" West 255.16 feet;
- 10) South 76°33'06" West 396.36 feet;
- 11) South 08°41'55" East 130.45 feet;
- 12) South 48°23'41" West 173.73 feet to the beginning of a non-tangent curve concave to the Southwest, having a radius of 685.00 feet and to which beginning a radial line bears South 80°08'21" West;
- 13) Northwesterly 208.19 feet along said curve through a central angle of 17°24'49" to the beginning of a reverse curve concave to the Northeast, having a radius of 220.00 feet and to which beginning a radial line bears North 62°43'32" East;
- 14) Northeasterly 42.64 feet along said curve through a central angle of 11°06'19";
- 15) North 16°10'09" West 67.94 feet;
- 16) South 83°08'51" West 249.20 feet;
- 17) North 31°30'37" West 21.45 feet;
- 18) North 84°50'24" West 158.20 feet;
- 19) South 65°14'31" West 44.64 feet;
- 20) South 53°54'20" West 67.47 feet;
- 21) South 23°48'17" West 17.38 feet;
- 22) South 35°34'26" East 74.48 feet;
- 23) South 07°17'47" East 27.51 feet;
- 24) South 38°28'49" West 41.84 feet;
- 25) South 56°03'56" West 48.54 feet;
- 26) South 00°35'41" East 110.01 feet;
- 27) North 81°48'05" East 117.02 feet to the beginning of a curve concave to the Southwest, having a radius of 95.00 feet;
- 28) Southeasterly 37.75 feet along said curve through a central angle of 22°46'08";
- 29) South 75°25'47" East 22.00 feet to the beginning of a curve concave to the Southwest, having a radius of 140.00 feet;
- 30) Southeasterly 122.36 feet along said curve through a central angle of 50°04'37";
- 31) South 25°21'10" East 70.19 feet;
- 32) North 89°53'14" East 197.23 feet;
- 33) North 20°06'26" East 213.47 feet to the beginning of a non-tangent curve concave to the Southwest, having a radius of 625.00 feet and to which beginning a radial line bears South 75°07'59" West;
- 34) Southwesterly 145.03 feet along said curve through a central angle of 13°17'43";
- 35) South 01°34'18" East 230.46 feet;
- 36) South 16°51'48" West 63.24 feet;
- 37) South 01°34'18" East 76.25 feet;
- 38) South 24°37'14" West 21.12 feet to the Southwest corner of said Lot 313, being also a point on the Northerly line of said Lot Q (Diablo Grande Parkway) and the beginning of a non-tangent curve concave to the Southwest, having a radius of 2550.00 feet and to which beginning a radial line bears South 02°25'19" West;

thence Southwesterly 140.74 feet along said Northerly line of Lot Q (Diablo Grande Parkway) and said curve through a central angle of 03°09'44";

thence continuing along said Northerly line of Lot Q (Diablo Grande Parkway)

South 89°15'35" West 443.51 feet to the beginning of a curve concave to the Southeast, having a radius of 950.00 feet;

thence Southwesterly 266.48 feet along said Northerly line of Lot Q (Diablo Grande Parkway) and said curve through a central angle of 16°04'18";

thence continuing along said Northerly line of Lot Q (Diablo Grande Parkway)

South 73°11'17" West 21.42 feet to the Southeast corner of Lot 229 as shown on the map entitled Diablo Grande, Unit No. 1A Patio Homes-Phase 2, recorded in Book 41 of Maps, Page 88, Stanislaus County Records;

thence in a Northwesterly direction along the Northeasterly lines of Lots 229 thru 215 the following eight (8) courses:

- 1) North 17°07'15" West 97.55 feet;
- 2) North 45°26'06" West 215.69 feet;
- 3) North 51°21'11" West 94.03 feet;
- 4) North 42°13'00" West 57.94 feet;
- 5) North 46°03'05" West 53.30 feet;
- 6) North 51°41'41" West 188.05 feet;
- 7) North 46°44'48" West 32.66 feet;
- 8) South 70°11'18" West 87.77 feet to the Northwest corner of said Lot 215, being also a point on the Easterly line of Lot P (Panoz Road) as shown on said Unit No. 1A;

thence, in a Northwesterly direction along the Easterly line of Lots P (Panoz Road), Lots 214 thru 208, 205, Lot M (Valley View Place), Lots 204, 175 thru 163 and Lot C (Morton Davis Drive) of said Unit 1A the following thirty-three (33) courses:

- 1) North 22°40'51" West 58.64 feet
- 2) North 60°51'18" East 65.42 feet;
- 3) North 03°30'04" East 133.72 feet;
- 4) North 22°40'51" West 295.18 feet;
- 5) North 10°03'01" West 210.01 feet;
- 6) North 77°36'20" East 56.99 feet;
- 7) North 09°02'59" East 121.18 feet;
- 8) North 49°27'17" West 62.71 feet;
- 9) South 89°52'38" West 19.78 feet to the beginning of a non-tangent curve concave to the Southwest, having a radius of 42.00 feet and to which beginning a radial line bears South 66°34'51" West;
- 10) Northwesterly 45.97 feet along said curve through a central angle of 62°42'19";
- 11) North 01°06'25" West 116.75 feet to the beginning of a non-tangent curve concave to the Northwest, having a radius of 825.00 feet and to which beginning a radial line bears North 26°02'42" West;
- 12) Northeasterly 24.05 feet along said curve through a central angle of 01°40'13";
- 13) North 27°42'55" West 50.00 feet;
- 14) North 52°17'46" West 148.15 feet;
- 15) North 45°31'38" West 100.90 feet;
- 16) North 40°49'36" West 100.56 feet;
- 17) North 33°21'12" West 197.25 feet;
- 18) North 30°36'20" West 182.81 feet;
- 19) North 19°48'45" West 99.82 feet;
- 20) North 12°05'28" West 101.52 feet;
- 21) North 12°52'38" West 41.06 feet;
- 22) North 30°04'34" West 59.69 feet;
- 23) North 34°41'21" West 41.91 feet;

- 24) North 18°26'47" West 53.72 feet;
- 25) North 02°37'17" West 79.86 feet;
- 26) North 31°53'18" West 115.00 feet;
- 27) North 83°48'07" West 85.00 feet to the beginning of a non-tangent curve concave to the Southeast, having a radius of 525.00 feet and to which beginning a radial line bears South 83°48'07" East;
- 28) Northeasterly 54.17 feet along said curve through a central angle of 05°54'44";
- 29) North 77°56'16" West 50.00 feet to the beginning of a non-tangent curve concave to the Northwest, having a radius of 15.00 feet and to which beginning a radial line bears North 77°53'38" West;
- 30) Southwesterly 22.54 feet along said curve through a central angle of 86°06'46";
- 31) North 81°46'52" West 60.17 feet to the beginning of a curve concave to the Southeast, having a radius of 425.00 feet and to which beginning a radial line bears South 08°13'08" West;
- 32) Southwesterly 139.44 feet along said curve through a central angle of 18°47'56";
- 33) South 79°25'12" West 69.77 feet to the Southeast corner of Lot 154 as shown on the map entitled Diablo Grande, Unit No. 1D, recorded in Book 43 of Maps, Page 37, Stanislaus County Records;

thence, in a Northwesterly direction along the Easterly line of Lots 154 thru 149 and Lot 2 of said Unit No. 1D, the following five (5) courses:

- 1) North 10°34'48" West 64.39 feet;
- 2) North 34°14'11" West 725.15 feet;
- 3) North 37°53'49" West 233.78 feet;
- 4) North 42°30'57" West 277.57 feet;
- 5) North 68°55'42" West 126.22 feet;

thence North 10°00'00" East 630.00 feet;

thence North 65°00'00" East 380.00 feet;

thence South 33°45'00" East 3425.00 feet;

thence North 12°35'00" East 700.00 feet;

thence South 85°00'00" East 470.00 feet;

thence South 28°45'00" East 600.00 feet;

thence South 14°00'00" East 725.00 feet;

thence North 80°00'00" East 200.00 feet;

thence North 45°00'00" East 225.00 feet;

thence North 80°00'00" East 550.00 feet;

thence North 55°45'00" East 350.00 feet;

thence North 14°00'00" East 225.00 feet;

thence North 38°52'00" East 220.50 feet;

thence South 73°42'28" East 409.88 feet to the point of beginning.

ALSO EXCEPTING THEREFROM THE FOLLOWING LANDS:

All of the Lots and Streets shown on the map entitled "Diablo Grande Unit No. 1A" recorded May 13, 2003 in Book 40 of Maps at Page 94, Stanislaus County Records.

All Parcels shown on Parcel Map recorded March 31, 2005 in Book 53 of Parcel Maps at Page 70, Stanislaus County Records.

All Lots and Streets shown on map entitled "Diablo Grande Unit No. 1D" recorded May 11, 2006 in Book 43 of Maps at Page 14, Stanislaus County Records.


All Lots and Streets shown on map entitled "Diablo Grande Unit 1D" recorded October 26, 2006 in Book 43 of Maps at Page 37, Stanislaus County Records.

Parcel 1 as shown on that Parcel Map 2005-27, recorded December 12, 2014 in Book 57 of Parcel Maps at Page 8, Stanislaus County Records.

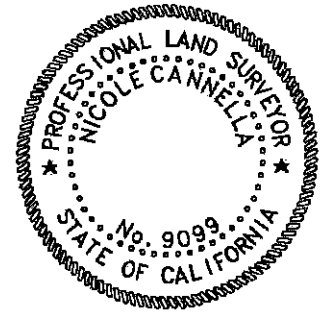
That certain property lying in Section 13, granted to Western Hills Water District, a California Water District, by Grant Deed recorded on January 23, 2017 as Document No. 2017-0004429, Stanislaus County Records.

That certain property lying in a portion of Sections 25 and 26, granted to Western Hills Water District, a California Water District, by Grant Deed recorded on January 23, 2017 as Document No. 2017-0004430, Stanislaus County Records.

That certain property lying in Section 19, granted to The West Stanislaus County Fire Protection District, by Grant Deed recorded August 25, 2017 as Document No. 2017-0062269, Stanislaus County Records.



Nicole Cannella, P.L.S. 9099



11-22-17

RESULTANT PARCEL 4

Lying in all of Sections 10, 11, 12, 14, 15 & 23 and a portion of Sections 13, 22, 24 & 26, Township 6 South, Range 6 East and a portion of Sections 7, 18 and 19, Township 6 South, Range 7 East, Mount Diablo Base and Meridian, situate in Stanislaus County, California. The following description comprises one legal parcel and is more particularly described as follows:

All of said Sections 10, 11, 12, 14, 15, and 23.

The North Half of the Northwest Quarter of said Section 13.

The West Half of the Southwest Quarter of the Northwest Quarter of said Section 13.

The North Half of the Northeast Quarter of the Northeast Quarter of said Section 13.

The West Half of the Southwest Quarter of the Southwest Quarter of said Section 13.

The Northwest Quarter of the Northeast Quarter of said Section 22.

The Southeast Quarter of the Northeast Quarter of said Section 22.

The Southeast Quarter of said Section 22.

The West Half of said Section 22.

The West Half of the West Half of the Northwest Quarter of said Section 24.

The East Half of the Northwest Quarter of said Section 26.

The West Half of the Northeast Quarter of said Section 26.

The West Half of the Northeast Quarter of the Northeast Quarter of said Section 26.

The Northwest Quarter of the Southeast Quarter of the Northeast Quarter of said Section 26.

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 of said Section 7.

The North Half of the Northeast Quarter of said Section 7.

Lot 4 of said Section 18.

Lot 3 of said Section 18.

EXCEPTING THEREFROM

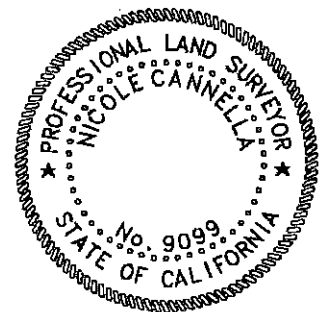
The South 725 feet of said Lot 3 of Section 18.

ALSO EXCEPTING THEREFROM THE FOLLOWING LANDS:

All of the Lots and Streets shown on the map entitled "Diablo Grande Unit No. 1A" recorded May 13, 2003 in Book 40 of Maps at Page 94, Stanislaus County Records.

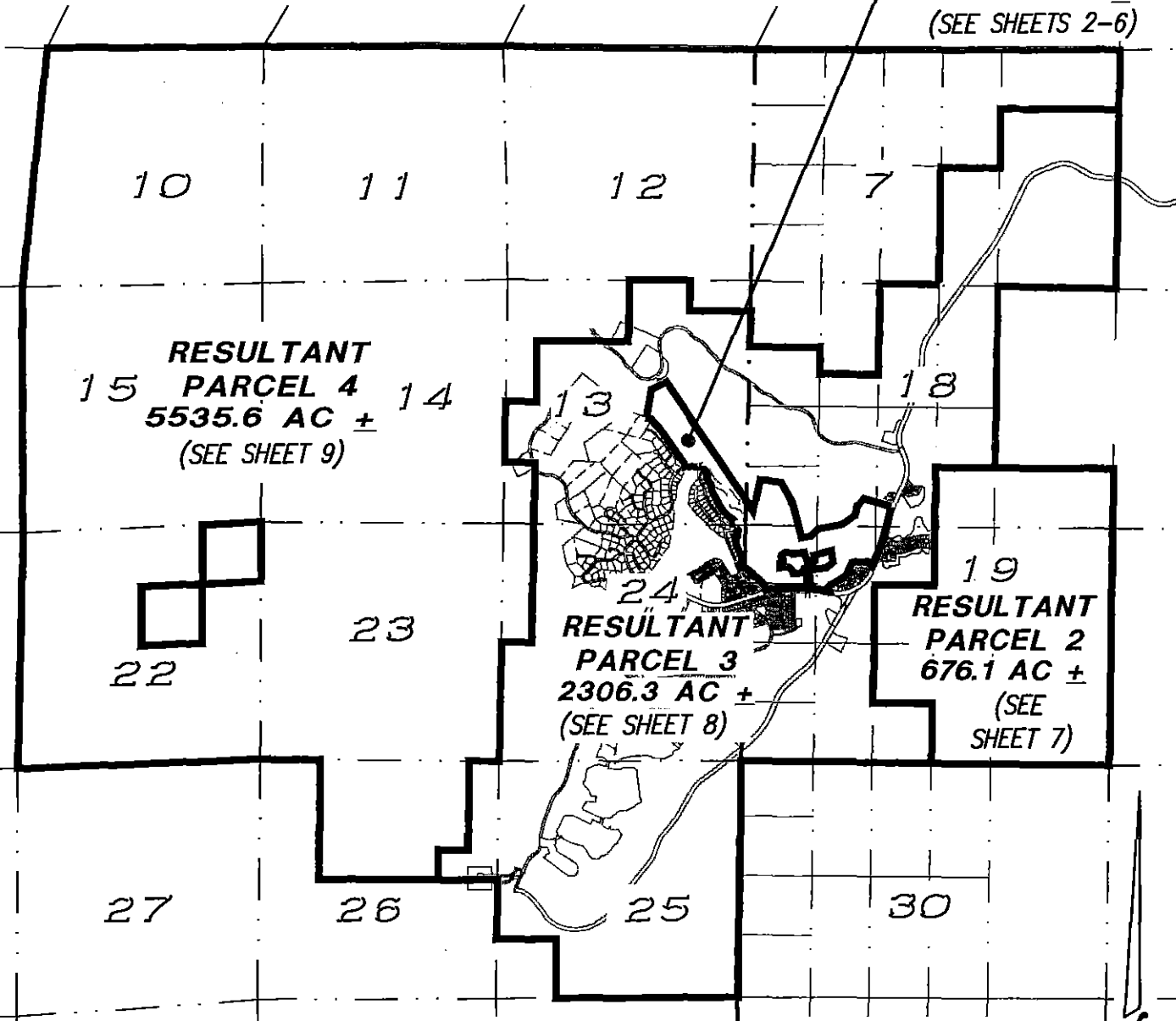
That certain property lying in Section 13, granted to Western Hills Water District, a California Water District, by Grant Deed recorded on January 23, 2017 as Document No. 2017-0004429, Stanislaus County Records.


Nicole Cannella, P.L.S. 9099



11-22-17

EXHIBIT "C"



**RESULTANT
PARCEL 1**
150.63 AC ±
(SEE SHEETS 2-6)

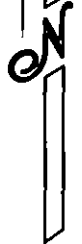
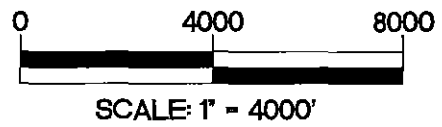
**RESULTANT
PARCEL 4**
5535.6 AC ±
(SEE SHEET 9)

**RESULTANT
PARCEL 3**
2306.3 AC ±
(SEE SHEET 8)

**RESULTANT
PARCEL 2**
676.1 AC ±
(SEE SHEET 7)

NOTE

1. THE SECTION LINES SHOWN HEREON ARE BASED ON THE BUREAU OF LAND MANAGEMENT (BLM) GEOGRAPHIC INFORMATION SYSTEM (GIS) SHAPE FILES AND DO NOT REFLECT THE ACTUAL LOCATIONS. THESE SECTION LINES HAVE NOT BEEN SURVEYED AND ARE USED AS THE BEST APPROXIMATION OF THE LOCATION UNTIL AN ACTUAL BOUNDARY SURVEY IS PREPARED.



SHEET 1 OF 9

North Star
Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

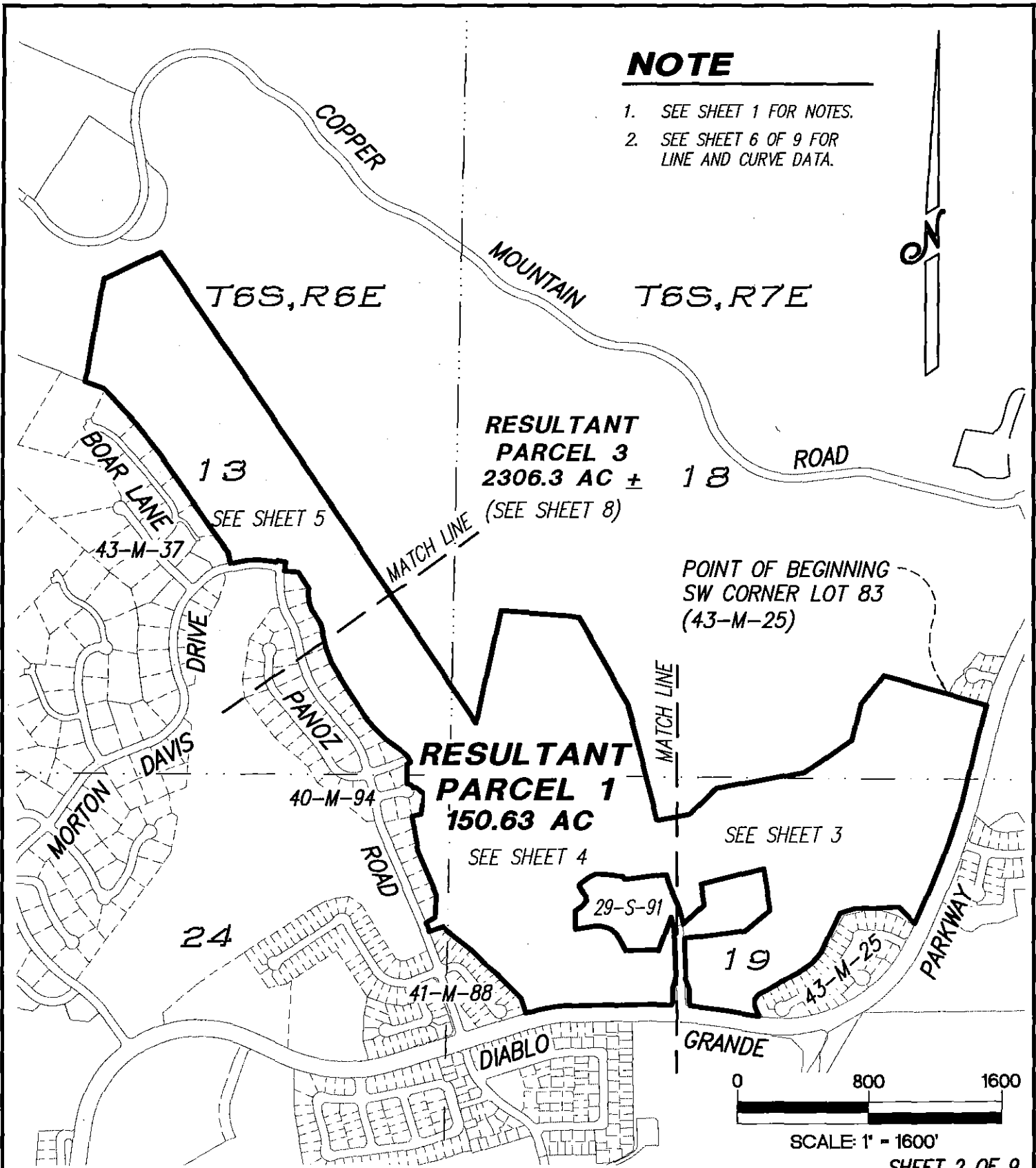
**PLAT TO ACCOMPANY
LEGAL DESCRIPTION**
LYING IN SECTIONS 10, 11, 12, 13, 14, 15, 22,
23, 24, 25 & 26,
TOWNSHIP 6 SOUTH, RANGE 6 EAST, AND
SECTIONS 7, 18 & 19,
TOWNSHIP 6 SOUTH, RANGE 7 EAST,
MOUNT DIABLO MERIDIAN.
STANISLAUS COUNTY, STATE OF CALIFORNIA

JOB NO:	J13-1306
SCALE:	AS SHOWN
DR BY:	NC
FILE:	13-1306 lla1 - resultant parcel cover-sht 1.dwg
DATE:	November 22, 2017

FOR ILLUSTRATIVE PURPOSES ONLY

NOTE

1. SEE SHEET 1 FOR NOTES.
2. SEE SHEET 6 OF 9 FOR LINE AND CURVE DATA.



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**PLAT TO ACCOMPANY
LEGAL DESCRIPTION**

LYING IN A PORTION OF SECTIONS 13 & 24,
TOWNSHIP 6 SOUTH, RANGE 6 EAST, AND
A PORTION OF SECTIONS 18 & 19,
TOWNSHIP 6 SOUTH, RANGE 7 EAST,
MOUNT DIABLO MERIDIAN.
STANISLAUS COUNTY, STATE OF CALIFORNIA

JOB NO:	J13-1306
SCALE:	AS SHOWN
DR BY:	NC
FILE:	13-1306 lla1 - resultant parcel 1-golf course-shfts 2&6.dwg
DATE:	November 22, 2017

FOR ILLUSTRATIVE PURPOSES ONLY

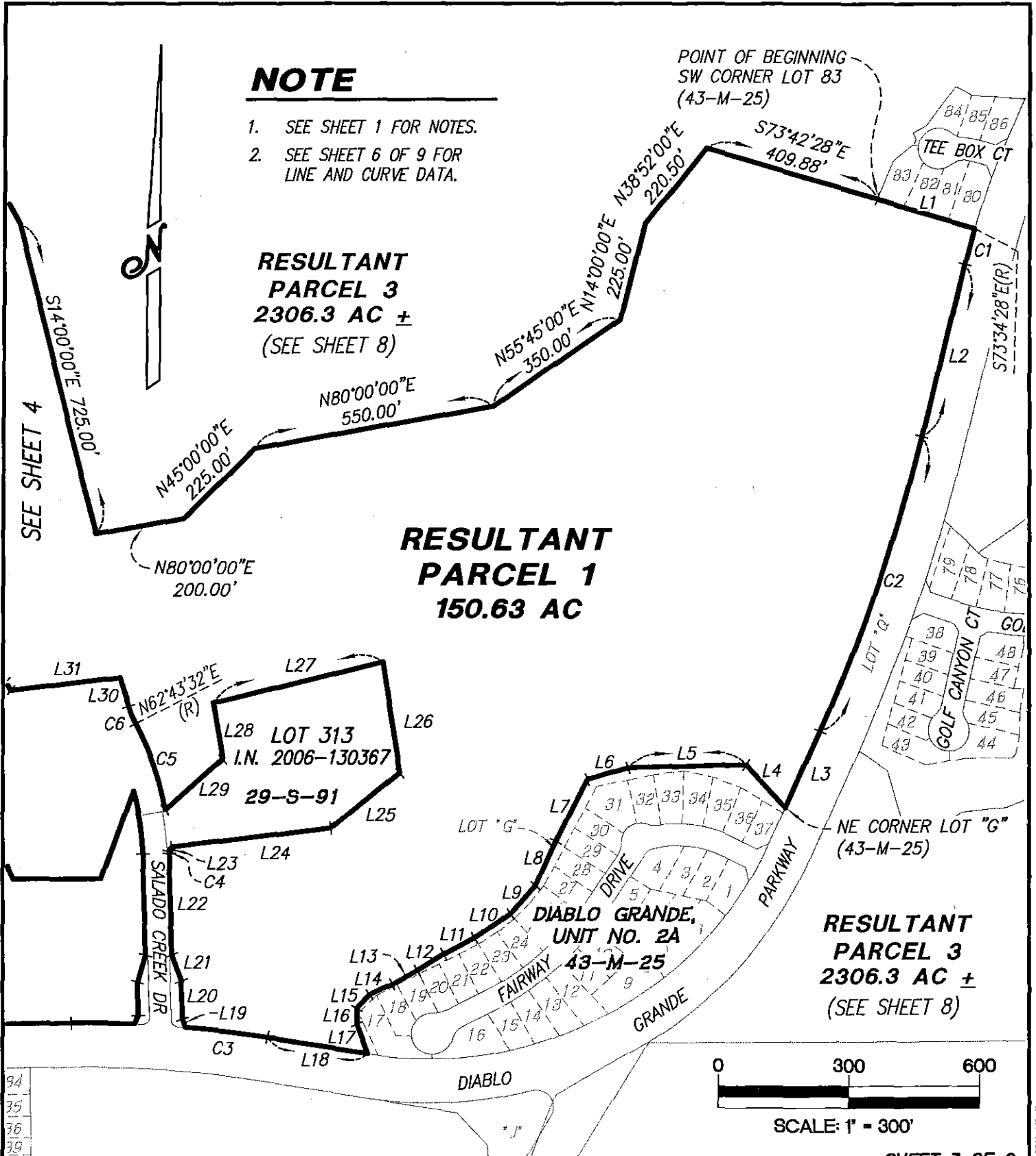
NOTE

1. SEE SHEET 1 FOR NOTES.
2. SEE SHEET 6 OF 9 FOR LINE AND CURVE DATA.

**RESULTANT
PARCEL 3
2306.3 AC ±
(SEE SHEET 8)**

**RESULTANT
PARCEL 1
150.63 AC**

**RESULTANT
PARCEL 3
2306.3 AC ±
(SEE SHEET 8)**



POINT OF BEGINNING
SW CORNER LOT 83
(43-M-25)



SCALE: 1" = 300'

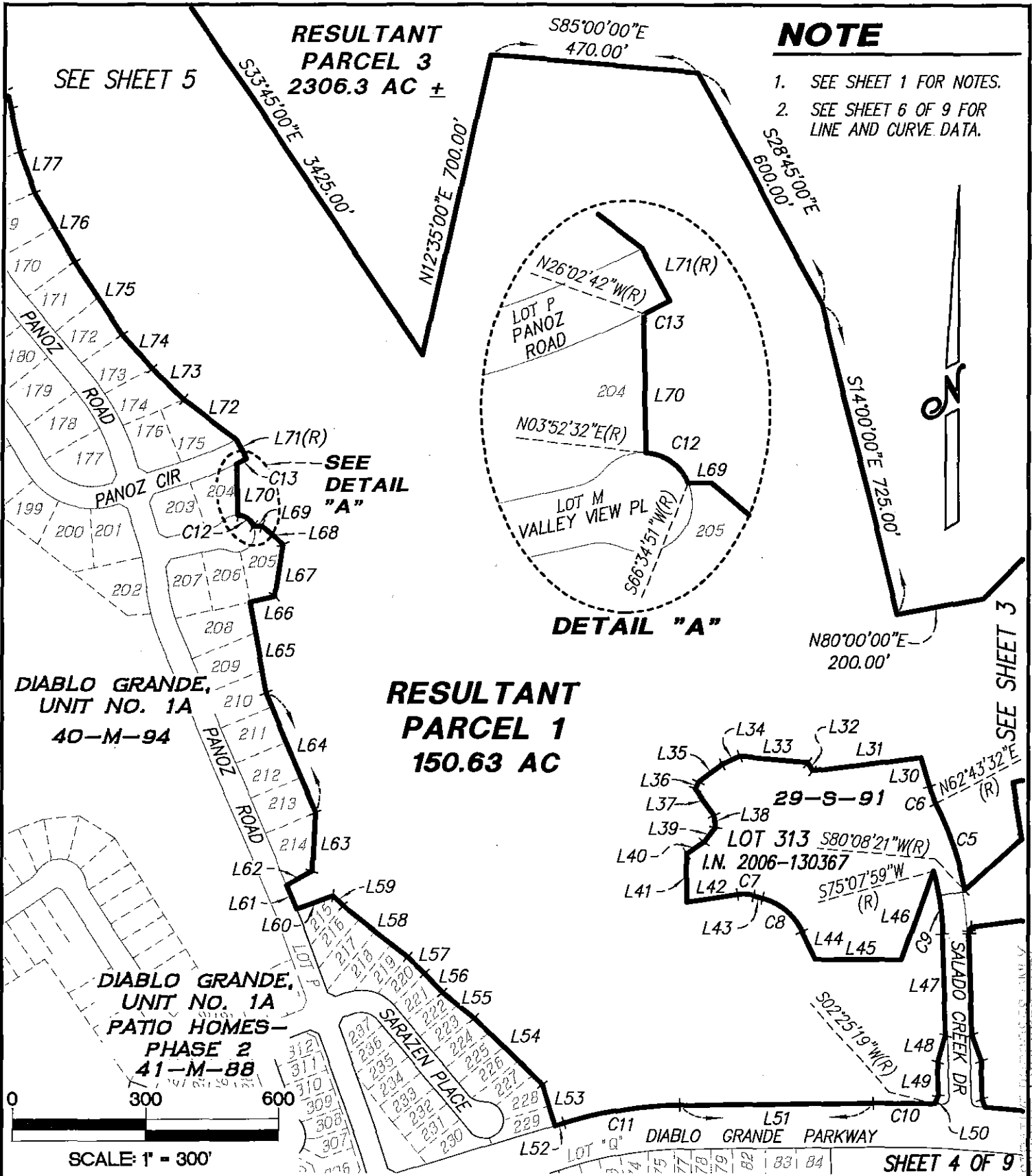
SHEET 3 OF 9

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

**PLAT TO ACCOMPANY
LEGAL DESCRIPTION**
LYING IN A PORTION OF SECTIONS 13 & 24,
TOWNSHIP 6 SOUTH, RANGE 6 EAST, AND
A PORTION OF SECTIONS 18 & 19,
TOWNSHIP 6 SOUTH, RANGE 7 EAST,
MOUNT DIABLO MERIDIAN.
STANISLAUS COUNTY, STATE OF CALIFORNIA

JOB NO: J13-1306
SCALE: AS SHOWN
DR BY: NC
FILE: 13-1306 lla1 - resultant
parcel 1-golf course-sht3.dwg
DATE: November 22, 2017

FOR ILLUSTRATIVE PURPOSES ONLY



NOTE

1. SEE SHEET 1 FOR NOTES.
2. SEE SHEET 6 OF 9 FOR LINE AND CURVE DATA.

**RESULTANT
PARCEL 3
2306.3 AC ±**

**RESULTANT
PARCEL 1
150.63 AC**

DETAIL "A"

SEE SHEET 3

SHEET 4 OF 9

**DIABLO GRANDE,
UNIT NO. 1A
40-M-94**

**DIABLO GRANDE,
UNIT NO. 1A
PATIO HOMES—
PHASE 2
41-M-88**



SCALE: 1" = 300'

North Star
Engineering Group, Inc.

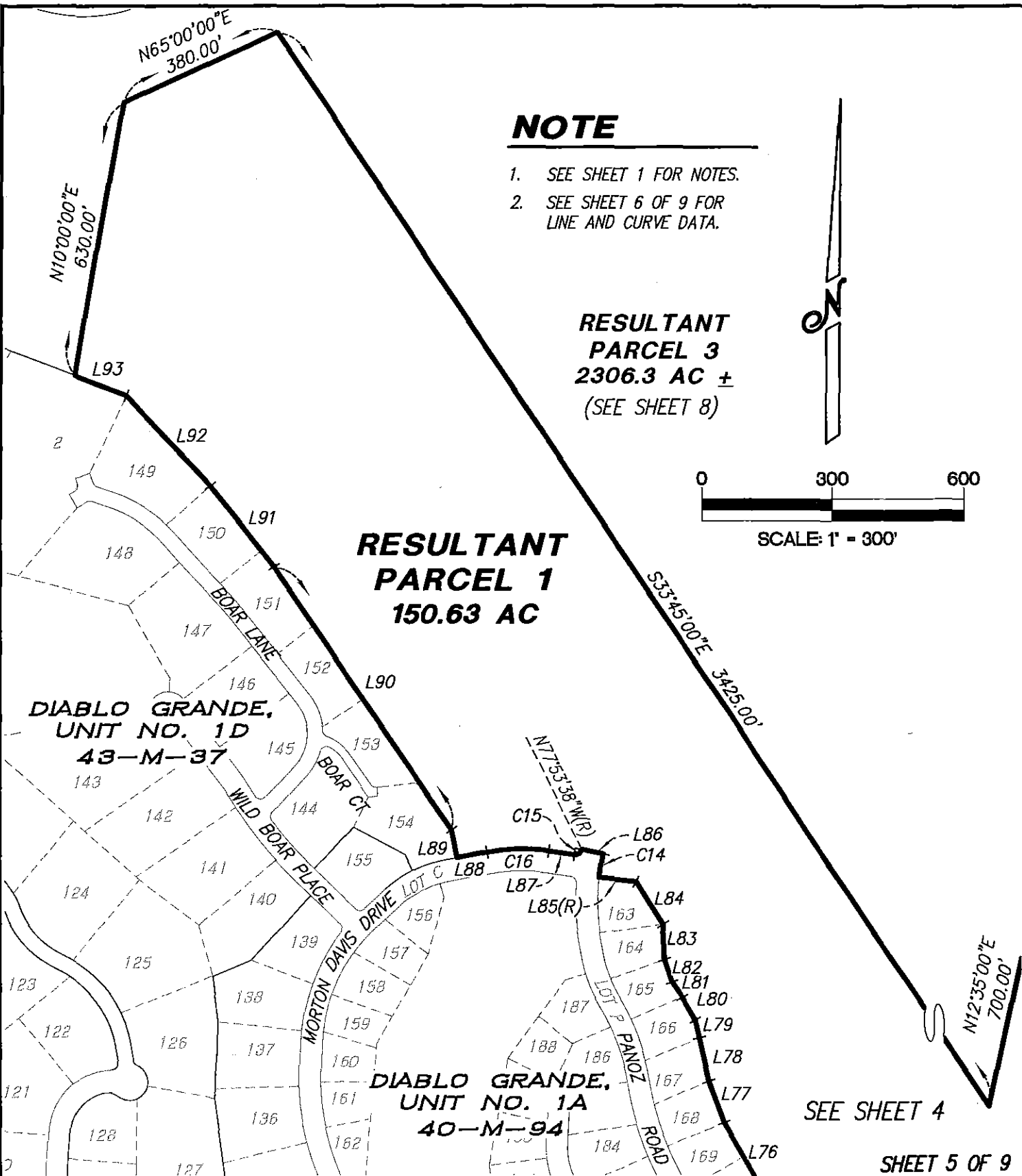
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(209) 524-3525 Phone (209) 524-3526 Fax

**PLAT TO ACCOMPANY
LEGAL DESCRIPTION**

LYING IN A PORTION OF SECTIONS 13 & 24,
TOWNSHIP 6 SOUTH, RANGE 6 EAST, AND
A PORTION OF SECTIONS 18 & 19,
TOWNSHIP 6 SOUTH, RANGE 7 EAST,
MOUNT DIABLO MERIDIAN.
STANISLAUS COUNTY, STATE OF CALIFORNIA

JOB NO:	J13-1306
SCALE:	AS SHOWN
DR BY:	NC
FILE:	13-1306 1a1 - resultant parcel 1-golf course-sht4.dwg
DATE:	November 22, 2017

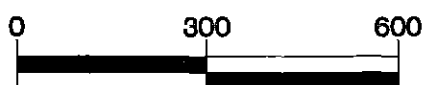


NOTE

1. SEE SHEET 1 FOR NOTES.
2. SEE SHEET 6 OF 9 FOR LINE AND CURVE DATA.

**RESULTANT
PARCEL 3
2306.3 AC ±
(SEE SHEET 8)**

**RESULTANT
PARCEL 1
150.63 AC**



SCALE: 1" = 300'

SEE SHEET 4

SHEET 5 OF 9

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**

LYING IN A PORTION OF SECTIONS 13 & 24,
TOWNSHIP 6 SOUTH, RANGE 6 EAST, AND
A PORTION OF SECTIONS 18 & 19,
TOWNSHIP 6 SOUTH, RANGE 7 EAST,
MOUNT DIABLO MERIDIAN.
STANISLAUS COUNTY, STATE OF CALIFORNIA

JOB NO:	J13-1306
SCALE:	AS SHOWN
DR BY:	NC
FILE:	13-1306 lla1 - resultant parcel 1-golf course-sht5.dwg
DATE:	November 22, 2017

FOR ILLUSTRATIVE PURPOSES ONLY

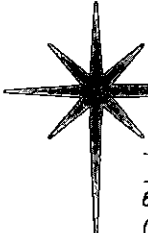
LINE TABLE

LINE	BEARING	LENGTH
L1	S73°29'26"E	236.46'
L2	S14°05'30"W	403.58'
L3	S24°24'42"W	191.79'
L4	N42°45'41"W	133.47'
L5	S88°27'05"W	267.42'
L6	S73°45'35"W	95.44'
L7	S27°12'53"W	158.45'
L8	S24°15'47"W	110.69'
L9	S42°18'25"W	86.40'
L10	S55°43'53"W	97.48'
L11	S62°32'00"W	79.77'
L12	S58°08'05"W	70.21'
L13	S61°10'01"W	64.73'
L14	S65°06'21"W	56.33'
L15	S43°43'06"W	42.66'
L16	S00°03'41"W	35.78'
L17	S20°25'20"E	72.35'
L18	N80°47'30"W	233.84'
L19	N18°42'20"W	19.75'
L20	N01°34'18"W	86.99'
L21	N20°00'23"W	63.25'
L22	N01°34'18"W	230.46'
L23	N35°29'08"E	9.94'
L24	N83°21'43"E	362.79'
L25	N51°28'35"E	202.57'
L26	N08°41'55"W	255.16'
L27	S76°33'06"W	396.36'
L28	S08°41'55"E	130.45'
L29	S48°23'41"W	173.73'
L30	N16°10'09"W	67.94'
L31	S83°08'51"W	249.20'
L32	N31°30'37"W	21.45'
L33	N84°50'24"W	158.20'
L34	S65°14'31"W	44.64'
L35	S53°54'20"W	67.47'
L36	S23°48'17"W	17.38'
L37	S35°34'26"E	74.48'
L38	S07°17'47"E	27.51'
L39	S38°28'49"W	41.84'
L40	S56°03'56"W	48.54'
L41	S00°35'41"E	110.01'
L42	N81°48'05"E	117.02'
L43	S75°25'47"E	22.00'
L44	S25°21'10"E	70.19'
L45	N89°53'14"E	197.23'
L46	N20°06'26"E	213.47'
L47	S01°34'18"E	230.46'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	2°20'02"	2050.00'	83.51'
C2	10°19'12"	3950.00'	711.46'
C3	4°11'17"	2550.00'	186.39'
C4	0°33'01"	685.00'	6.58'
C5	17°24'49"	685.00'	208.19'
C6	11°06'19"	220.00'	42.64'
C7	22°46'08"	95.00'	37.75'
C8	50°04'37"	140.00'	122.36'
C9	13°17'43"	625.00'	145.03'
C10	3°09'44"	2550.00'	140.74'
C11	16°04'18"	950.00'	266.48'
C12	62°42'19"	42.00'	45.97'
C13	1°40'13"	825.00'	24.05'
C14	5°54'44"	525.00'	54.17'
C15	86°06'46"	15.00'	22.54'
C16	18°47'56"	425.00'	139.44'

SHEET 6 OF 9



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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

LYING IN A PORTION OF SECTIONS 13 & 24,
TOWNSHIP 6 SOUTH, RANGE 6 EAST, AND
A PORTION OF SECTIONS 18 & 19,
TOWNSHIP 6 SOUTH, RANGE 7 EAST,
MOUNT DIABLO MERIDIAN,
STANISLAUS COUNTY, STATE OF CALIFORNIA

JOB NO: J13-1306

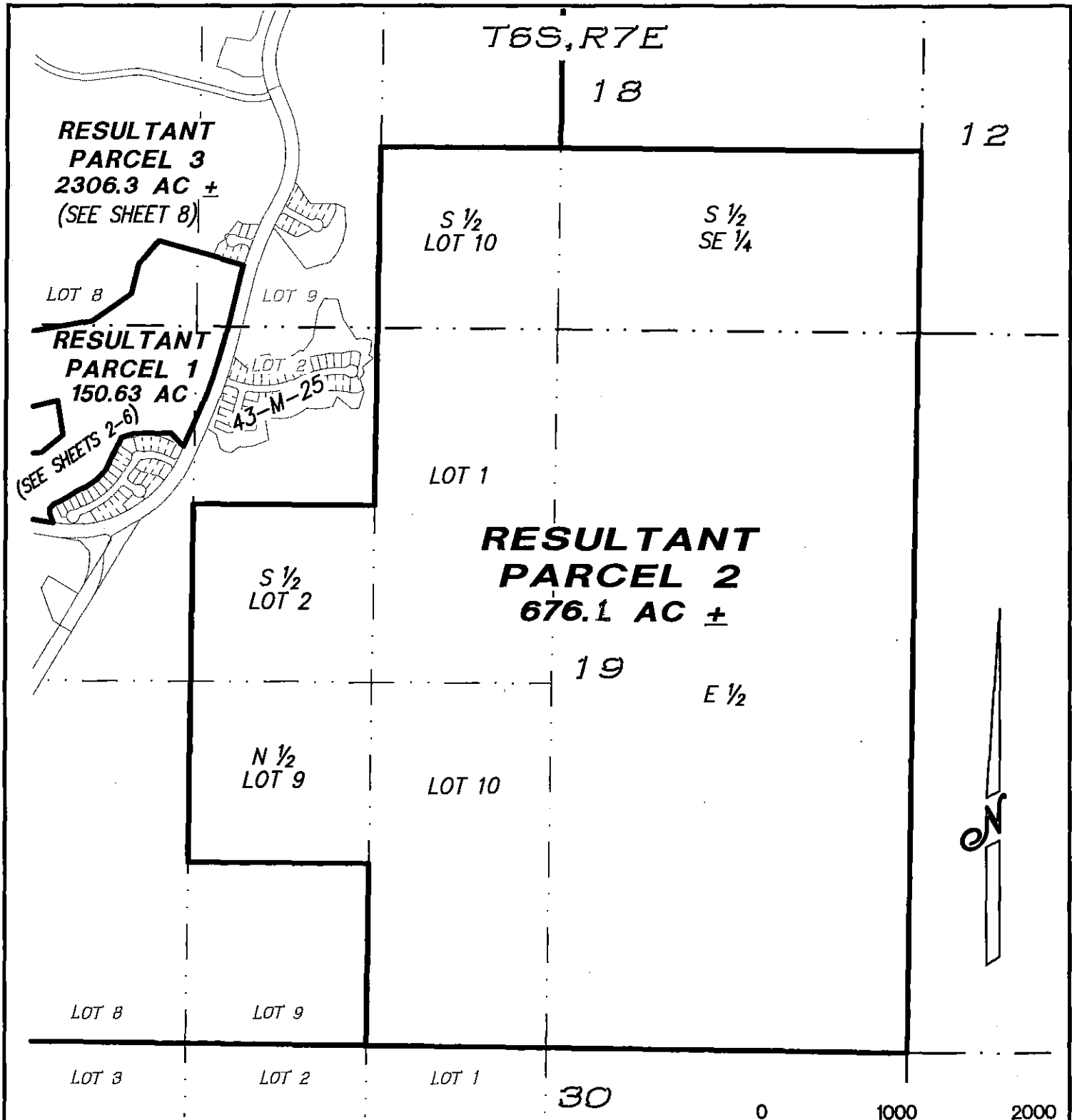
SCALE: AS SHOWN

DR BY: NC

FILE: 13-1306 11a1 - resultant parcel
1-golf course-shs 2&6.dwg

DATE: November 22, 2017

FOR ILLUSTRATIVE PURPOSES ONLY



NOTE

1. SEE SHEET 1 FOR NOTES.

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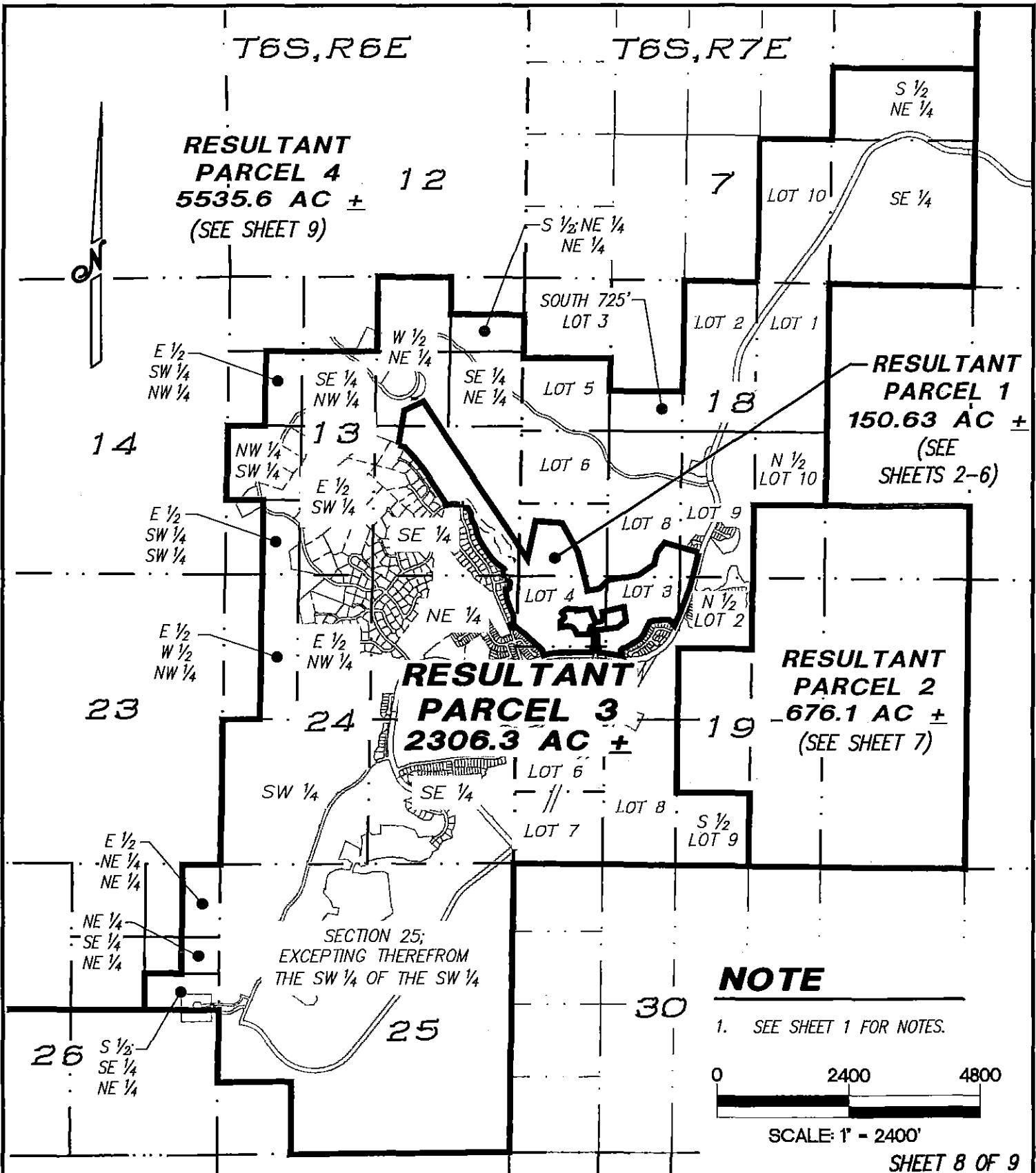
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

**PLAT TO ACCOMPANY
LEGAL DESCRIPTION**

LYING IN A PORTION OF
SECTIONS 18 & 19,
TOWNSHIP 6 SOUTH, RANGE 7 EAST,
MOUNT DIABLO MERIDIAN.

STANISLAUS COUNTY, STATE OF CALIFORNIA

JOB NO:	J13-1306
SCALE:	AS SHOWN
DR BY:	NC
FILE:	13-1306 11a1 - resultant parcel 2-sht 7.dwg
DATE:	November 22, 2017



SHEET 8 OF 9

North Star
Engineering Group, Inc.

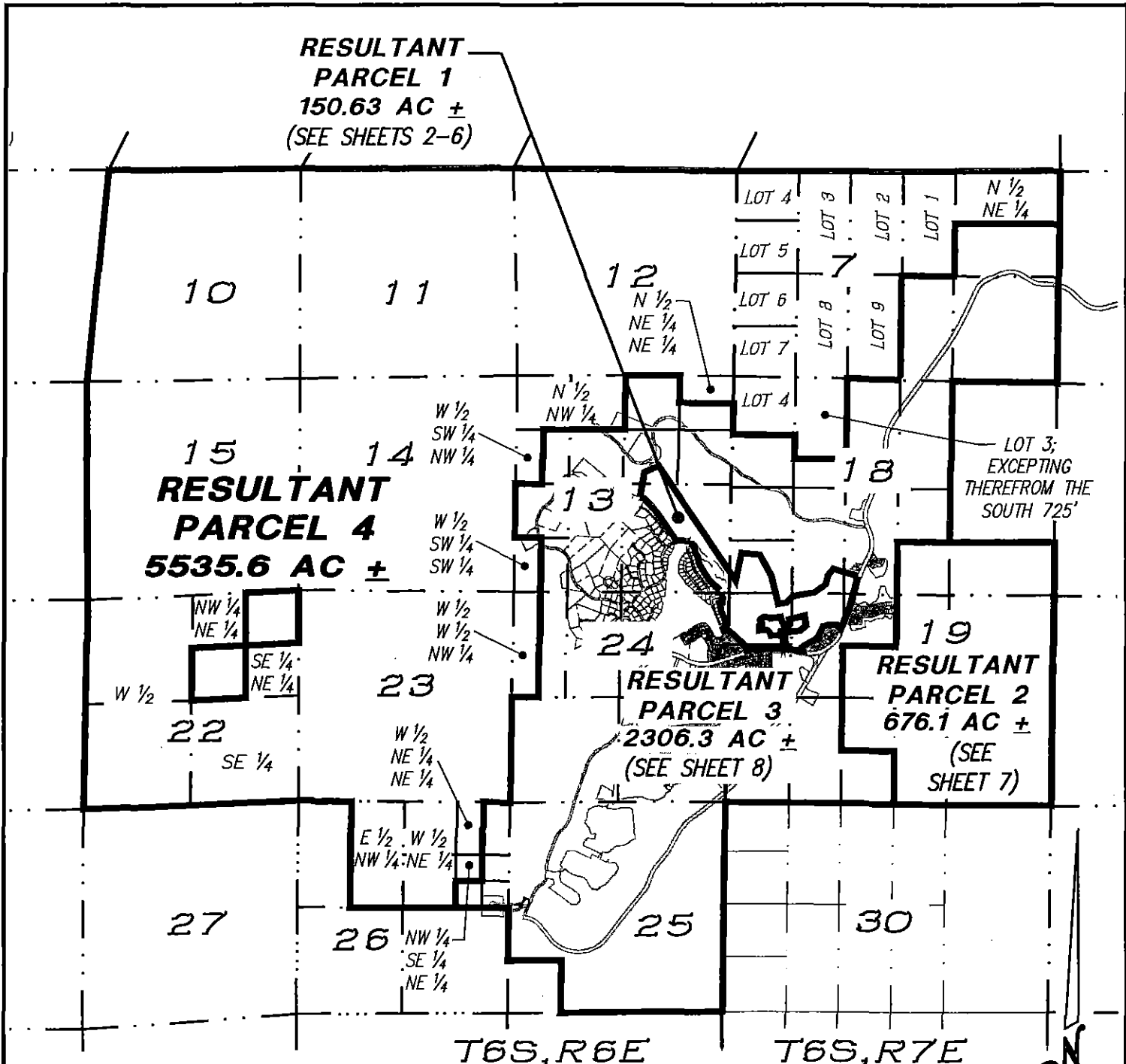
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

**PLAT TO ACCOMPANY
LEGAL DESCRIPTION**

LYING IN A PORTION OF
SECTIONS 13, 24, 25 & 26, TOWNSHIP 6
SOUTH, RANGE 6 EAST, AND
A PORTION OF SECTIONS 7, 18 & 19,
TOWNSHIP 6 SOUTH, RANGE 7 EAST,
MOUNT DIABLO MERIDIAN.
STANISLAUS COUNTY, STATE OF CALIFORNIA

JOB NO:	J13-1306
SCALE:	AS SHOWN
DR BY:	NC
FILE:	13-1306 lta1 - resultant parcel 3-sht 8.dwg
DATE:	November 22, 2017

FOR ILLUSTRATIVE PURPOSES ONLY



**RESULTANT
PARCEL 1
150.63 AC ±
(SEE SHEETS 2-6)**

**15
RESULTANT
PARCEL 4
5535.6 AC ±**

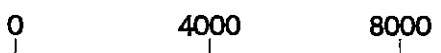
**RESULTANT
PARCEL 3
2306.3 AC ±
(SEE SHEET 8)**

**RESULTANT
PARCEL 2
676.1 AC ±
(SEE
SHEET 7)**

LOT 3;
EXCEPTING
THEREFROM THE
SOUTH 725'

NOTE

1. SEE SHEET 1 FOR NOTES.



SCALE: 1" = 4000'

SHEET 9 OF 9

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(209) 524-3525 Phone (209) 524-3526 Fax

**PLAT TO ACCOMPANY
LEGAL DESCRIPTION**
BEING SECTIONS 10, 11, 12, 14, 15 & 23 AND
A PORTION OF SECTIONS 13, 22, 24 & 26
TOWNSHIP 6 SOUTH, RANGE 6 EAST, AND
A PORTION OF SECTIONS 7 & 18,
TOWNSHIP 6 SOUTH, RANGE 7 EAST,
MOUNT DIABLO MERIDIAN.
STANISLAUS COUNTY, STATE OF CALIFORNIA

JOB NO:	J13-1306
SCALE:	AS SHOWN
DR BY:	NC
FILE:	13-1306 lla1 - resultant parcel 4-sht 9.dwg
DATE:	November 22, 2017