

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

DEPT: Planning and Community Development

BOARD AGENDA:5.D.1
AGENDA DATE: May 22, 2018

SUBJECT:

Approval to Rescind a Portion of Williamson Act Contract No. 1972-0969, Located on the North Side of West Linwood Avenue (Southern Portion of APN: 058-005-014), Between Crows Landing and Turlock Irrigation District Lateral No. 4, in the Turlock Area; and Approval of a New Contract, Pursuant to Lot Line Adjustment Application No. PLN2017-0020, Blount-Herd


BOARD ACTION AS FOLLOWS:

RESOLUTION NO. 2018-0248

On motion of Supervisor Withrow, Seconded by Supervisor Chiesa
and approved by the following vote,
Ayes: Supervisors: Chiesa, Withrow, Monteith, and Chairman DeMartini
Noes: Supervisors: None
Excused or Absent: Supervisors: Olsen
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: May 22, 2018

CONSENT:

CEO CONCURRENCE:

4/5 Vote Required: No

SUBJECT:

Approval to Rescind a Portion of Williamson Act Contract No. 1972-0969, Located on the North Side of West Linwood Avenue (Southern Portion of APN: 058-005-014), Between Crows Landing and Turlock Irrigation District Lateral No. 4, in the Turlock Area; and Approval of a New Contract, Pursuant to Lot Line Adjustment Application No. PLN2017-0020, Blount-Herd

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restrict the adjusted boundaries of the parcels for an initial term for at least as long as the unexpired term of the rescinded contract, or contracts, but for not less than ten years, except as authorized under the County's implementation of Assembly Bill (AB) 1265.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 In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.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. 1972-0969, located on the north side of West Linwood Avenue (southern portion of APN: 058-005-014), between Crows Landing and Turlock Irrigation District Lateral No. 4, in the Turlock area.
3. Approve a new contract, pursuant to Lot Line Adjustment application No. PLN2017-0020, Blount-Herd.
4. Authorize the Director of Planning and Community Development to execute a new contract, pursuant to Lot Line Adjustment application No. PLN2017-0020, Blount-Herd.

DISCUSSION:

The lot line adjustment request includes the adjustment of two parcels (43.81 total acres) without increasing or decreasing the acreage of either parcel. 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. The proposal adjusts the north and west lines of parcel 1 to accommodate the expansion of horse corrals towards the west.

Parcel 2 (42.8 acres), which is the southern portion of APN 058-005-014, is currently enrolled as portion of Williamson Act Contract No. 1972-0969. Parcel 1 is 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 (42.8 acres) will encompass all of the existing contracted 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. Lot Line Adjustment Application Overview
2. Map of Parcels Before Lot Line Adjustment
3. Map of Parcels After Lot Line Adjustment
4. 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	Acreage		Existing	Proposed	
						Existing	Proposed			
LLA Application No. PLN 2017-0020 - Blount - Herd										
1	058-005-009	N	Brian Herd	N/A	N/A	N/A	N/A	1.01	1.01	Single-Family Dwelling, Accessory Building
2	058-005-014	Y	Kevin & Rhonda Blount	1972-0969	Y	42.8	42.8	42.8	42.8	Row Crops, Dairy Lagoon
Total Acreage:						42.80	42.80	43.81	43.81	

RUBLE ROAD



APN: 058-005-001

APN: 058-005-014
(PORTION)

APN: 058-005-012

APN: 058-005-015

APN: 058-005-011

TID LATERAL No. 4

BLOUNT
2008 TRUST

APN: 058-005-014 (PORTION)

HERD

APN: 058-005-009 →

LINWOOD AVENUE

COPYRIGHT © 2018 NORTHSTAR ENGINEERING GROUP, INC

PLOTTED: 04/17/18 12:57

DWG NAME: K:\18-1847_Neur\LA\Map\Mapping\Exhibits\18-1847_ILR1\Exhibit.dwg

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

**BEFORE LOT
LINE ADJUSTMENT**
**BLOUNT 2008 TRUST-
HERD**

JOB:	J16-1847
DATE:	04/17/18
SCALE:	NO SCALE
DRAWN:	RG
DESIGN:	RG
CHR'D:	RG

STANISLAUS COUNTY

CALIFORNIA

RUBLE ROAD

ATTACHMENT 3



APN: 058-005-001

APN: 058-005-014
(PORTION)

APN: 058-005-012

APN: 058-005-015

APN: 058-005-011

TID LATERAL No. 4

**BLOUNT
2008 TRUST**

APN: 058-005-014 (PORTION)

HERD

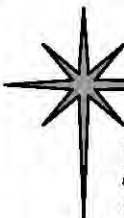
APN: 058-005-009 →

LINWOOD AVENUE

COPYRIGHT © 2018 NORTHSTAR ENGINEERING GROUP, INC

PLOTTED: 04/17/18 13:59

DWG NAME: K:\18-1847_Near LA\Map\Maping\Exhibits\18-1847-WR1\Exhibit.dwg



North Star

Engineering Group, Inc.

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

**AFTER LOT
LINE ADJUSTMENT**

**BLOUNT 2008 TRUST-
HERD**

JOB: J16-1847
DATE: 04/17/18
SCALE: NO SCALE
DRAWN: RG
DESIGN: RG
CHK'D: RG

SHEET

01
OF **02**

STANISLAUS COUNTY

CALIFORNIA

HERD/BLOUNT LOT LINE ADJUSTMENT
704 LINWOOD AVENUE/724 RUBLE ROAD
CROWS LANDING, CA 95313

PROJECT DESCRIPTION AND LANDOWNER JUSTIFICATION

The project is a lot line adjustment between Assessor's Parcel No. 058-005-009 & 014 (Portion), owned by Mr. Brian Herd and Mr. & Mrs. Kevin Blount. The property owners desire to adjust the lot lines of the parcels, by moving the North and West line of Mr. Brian Herd's property without increasing or decreasing the acreage of either property, to accommodate the expansion of the existing horse corrals towards the West.


1. The existing contract is not subject to a notice of non-renewal. At the conclusion of the lot line adjustment, the contract will continue to be in force and effect for a period of at least 10 years.
2. The land currently under contract is 60.8 acres total, of which 42.8 acres is involved in this lot line adjustment. After the lot line adjustment, all 42.8 acres will remain under contract.
3. The amount of land changing hands is the same for each owner. As such, 100% of the land under contract will remain under contract
4. Consistent with section 51222, the parcel under the Williamson Contract will be larger than 10 acres after the lot line adjustment. Parcels are presumed to be large enough to sustain their agricultural use if they are greater than 10 acres in size if prime farmland. The subject property under contract is identified as prime farmland by the Natural Resource Conservation Service farmland mapping program.
5. The parcel under the Williamson Act contract has been used for agricultural productivity for an extended period of time.
6. The parcels will continue to remain restricted by contract and used for agricultural productivity. As such, the lot line adjustment will have no impact on adjacent lands currently utilized for agricultural purposes.
7. Two parcels currently exist, and the resultant number of parcels after the lot line adjustment is also two. The area of the smaller existing parcel is currently inconsistent with the Stanislaus County A-2-40 Zoning criteria, while the area of the larger parcel is consistent. Of the resulting parcels, Adjusted Lot 2's area will be consistent with the A-2-40 Zoning criteria, while Adjusted Lot 1's area will continue not to meet the A-2-40 Zoning criteria.

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. 2018-022**

THIS SPACE FOR RECORDER ONLY



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2018-0043269-00
Acct 121-Planning.
Monday, JUN 25, 2018 08:35:38
Ttl Pd \$59.00 Rcpt # 0004142117
AKN/R2/1-15

THIS NOTICE OF RESCISSION AND CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into May 22, 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: KEVIN & RONDA L. BLOUNT
PO BOX 339
TURLOCK, CA 95381

(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)
058-005-014	42.8	724 RUBLE RD, CROWS LANDING, CA 95381

Pursuant to Stanislaus County Board of Supervisors Resolution No. 2018-0248, relating to Lot Line Adjustment No. PLN2017-0020 as authorized by Govt. Code § 51257, California Land Conservation Contract No. 1972-0969 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.

15m

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)
Kevin Blount, Trustee	<i>Kevin Blount</i>	3-21-17	Modesto
Ronda K. Blount, Trustee	<i>Ronda Blount</i>	3/31/17	Modesto

SECURITY HOLDERS:

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
Ken Johnson, Sr. VP Yosemite Land Bank, FLCA	<i>[Signature]</i>	12/8/17	Turlock

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

[Signature]
Chairman, Board of Supervisors
Angela Freitas for Jim DeMartini

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.

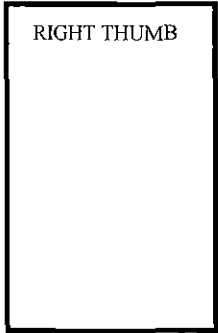
DESCRIPTION OF ATTACHED DOCUMENT

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: _____

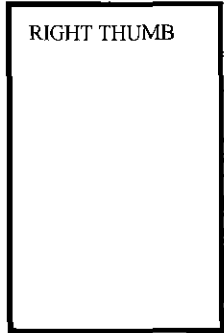
- Individual(s)
- Corporate Officer
Title(s): _____
- Partner(s) - Limited General
- Attorney-In-Fact
- Trustee(s)
- Guardian/Conservator
- Other: _____



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:

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)
Kevin Blount, Trustee	<i>Kevin Blount</i>	3-21-17	Modesto
Ronda Blount Blount, Trustee	<i>Ronda Blount</i>	3/31/17	Modesto

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

_____ Dated

Chairman, Board of Supervisors
Angela Freitas for Jim DeMartini

ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Certificate Of Lot Line Adjustment

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 March 31, 2017 before me, Gina Belletto, Notary Public,
(here insert name and title of the officer)

personally appeared Kevin Blount + Ronda ~~Blount~~ Blount,
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.

Gina Belletto
Signature



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 December 8, 2017 before me, Ermelinda A. Ornelas, a notary public, personally appeared Ken Johnson, 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 Ermelinda A. Ornelas

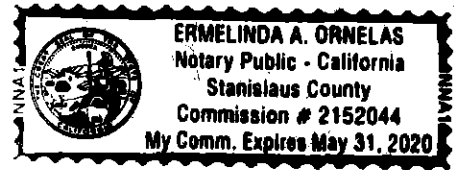


EXHIBIT "A"
Lot Line Adjustment PLN2017-0020

Unadjusted Parcels
Legal Description

Parcel One (A.P.N. 058-005-009):

Parcel A, as shown on that certain Parcel Map filed August 22, 1966 in Book 2 of Parcel Maps, Page 43, Stanislaus County Records.

Parcel Two (A.P.N. 058-005-014 [Portion]):

All that certain real property identified as Exhibit "B" Parcel 1 in that certain Certificate of Lot Line Adjustment No. 88-15 recorded June 15, 1988 as Document No. 039216, Official Records, more particularly described as follows:

Parcel B as shown on that certain Parcel Map filed August 22, 1966 in Book 2 of Parcel Maps, Page 43, Stanislaus County Records.

TOGETHER WITH all that portion of Lot 3 of PALMBROOK COLONY, as per Map filed June 1, 1910, in Volume 5 of Maps, at Page 7, Stanislaus County Records, lying East of the most Easterly line of Turlock Lateral No. 4

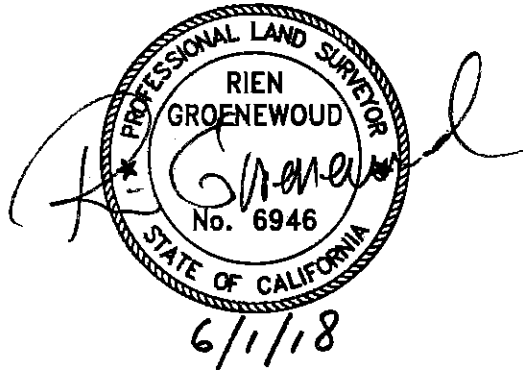


EXHIBIT "B"
Lot Line Adjustment PLN2017-0020

Resultant Parcels
Legal Description

ADJUSTED LOT 1:

ALL that certain real property, situate in the South half of Section 20, Township 5 South, Range 9 East, Mount Diablo Meridian, County of Stanislaus, State of California, being more particularly described as follows:

Parcel A, as shown on that certain Parcel Map filed August 22, 1966 in Book 2 of Parcel Maps, Page 43, Stanislaus County Records.

TOGETHER WITH a portion of Parcel B, as shown on said Parcel Map, described as follows:

BEGINNING at the Southwest corner of said Parcel A;
thence South 00°06'50" East along the Southerly extension of the West line of said Parcel A, a distance of 10.00 feet to a point on the North Right-of-way line of Linwood Avenue, last said point being distant 20.00 feet at right angles from the centerline of Linwood Avenue;
thence North 89°34'10" West along said North right-of-way line, a distance of 20.51 feet;
thence leaving said North right-of-way line and proceeding North 00°06'50" West, parallel with said West line of Parcel A, a distance of 209.57 feet;
thence South 89°04'04" East, a distance of 20.52 feet to a point on said West line of Parcel A;
thence South 00°06'50" East along said West line, a distance of 199.39 feet to the Point of Beginning.

EXCEPTING THEREFROM a portion of said Parcel A, described as follows:

BEGINNING at the Northeast corner of said Parcel A;
thence along the East line of said Parcel A South 00°06'50" East, a distance of 22.36 feet;
thence leaving said East line and proceeding North 89°04'04" West, a distance of 200.02 feet to a point on the West line of said Parcel A;
thence along said West line North 00°06'50" West, a distance of 20.61 feet to the Northwest corner of said Parcel A;
thence South 89°34'10" East along the North line of said Parcel A, a distance of 200.00 feet to the Point of Beginning.

Containing 44,000 square feet (1.01 Acres), more or less.

SUBJECT TO all easements and/or rights-of-way of record.

ADJUSTED LOT 2:

ALL that certain real property, situate in the South half of Section 20, Township 5 South, Range 9 East, Mount Diablo Meridian, County of Stanislaus, State of California, being more particularly described as follows:

All that certain real property identified as Exhibit "B" Parcel 1 in that certain Certificate of Lot Line Adjustment No. 88-15 recorded June 15, 1988 as Document No. 039216, Official Records, more particularly described as follows:

Parcel B as shown on that certain Parcel Map filed August 22, 1966 in Book 2 of Parcel Maps, Page 43, Stanislaus County Records.

TOGETHER WITH all that portion of Lot 3 of PALMBROOK COLONY, as per Map filed June 1, 1910, in Volume 5 of Maps, at Page 7, Stanislaus County Records, lying East of the most Easterly line of Turlock Lateral No. 4

ALSO TOGETHER WITH a portion of Parcel A, as shown on said Parcel Map, described as follows:

BEGINNING at the Northeast corner of said Parcel A;
thence along the East line of said Parcel A South $00^{\circ}06'50''$ East, a distance of 22.36 feet;
thence leaving said East line and proceeding North $89^{\circ}04'04''$ West, a distance of 200.02 feet to a point on the West line of said Parcel A;
thence along said West line North $00^{\circ}06'50''$ West, a distance of 20.61 feet to the Northwest corner of said Parcel A;
thence South $89^{\circ}34'10''$ East along the North line of said Parcel A, a distance of 200.00 feet to the Point of Beginning.

EXCEPTING THEREFROM a portion of said Parcel B, described as follows:

BEGINNING at the Southwest corner of Parcel A, as shown on the certain map filed for record in Book 2 of Parcel Maps, at Page 43, Stanislaus County Records;
thence South $00^{\circ}06'50''$ East along the Southerly extension of the West line of said Parcel A, a distance of 10.00 feet to a point on the North Right-of-way line of Linwood Avenue, last said point being distant 20.00 feet at right angles from the centerline of Linwood Avenue;
thence North $89^{\circ}34'10''$ West along said North right-of-way line, a distance of 20.51 feet;
thence leaving said North right-of-way line and proceeding North $00^{\circ}06'50''$ West, parallel with said West line of Parcel A, a distance of 209.57 feet;
thence South $89^{\circ}04'04''$ East, a distance of 20.52 feet to a point on said West line of Parcel A;
thence South $00^{\circ}06'50''$ East along said West line, a distance of 199.39 feet to the Point of Beginning.

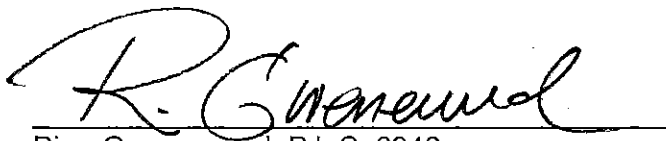
Containing 42.8 acres (Gross), more or less.

SUBJECT TO all easements and/or rights-of-way of record.

BASIS OF BEARINGS:

A course of North 89°34'10" West for the centerline of Linwood Avenue, as shown in Book 2 of Parcel Maps, at Page 43, Stanislaus County Records, has been used as a basis for bearings.

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


Rien Groenewoud, P.L.S. 6946



6/1/18

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

DEPT: Planning and Community Development

BOARD AGENDA: 5.D.1
AGENDA DATE: May 22, 2018

SUBJECT:

Approval to Rescind a Portion of Williamson Act Contract No. 1972-0969, Located on the North Side of West Linwood Avenue (Southern Portion of APN: 058-005-014), Between Crows Landing and Turlock Irrigation District Lateral No. 4, in the Turlock Area; and Approval of a New Contract, Pursuant to Lot Line Adjustment Application No. PLN2017-0020, Blount-Herd

BOARD ACTION AS FOLLOWS:

RESOLUTION NO. 2018-0248

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

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

Noes: Supervisors: None

Excused or Absent: Supervisors: Olsen

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

By Kelly Rodriguez

ATTEST:

Elizabeth A. King
ELIZABETH A. KING, Clerk of the Board of Supervisors

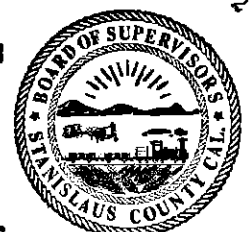


EXHIBIT C



RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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

Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2018-0043268-00
Acct 121-Planning.
Monday, JUN 25, 2018 08:35:24
Ttl Pd \$56.00 Rcpt # 0004142116
AKN/R2/1-14

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 23, 2017, approved the lot line adjustment herein described submitted under the name of Blount - Herd Lot Line Adjustment No. PLN2017-0020 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

14m

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

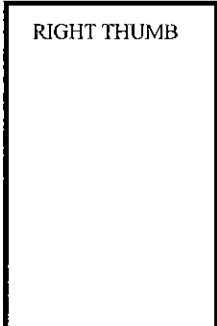
Though the information below is not required by law, it may prove valuable to persons relying on the document and prevent fraudulent reattachment of this form to another document.

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: _____

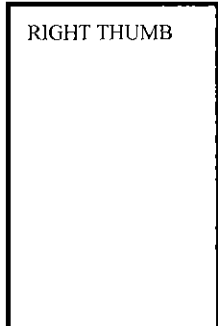
CAPACITY(IES) CLAIMED BY SIGNER(S)

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



SIGNER IS REPRESENTING:

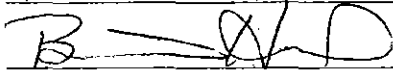
Signer's Name: _____
 Individual(s)
 Corporate Officer
Title(s): _____
 Partner(s) - Limited General
 Attorney-In-Fact
 Trustee(s)
 Guardian/Conservator
 Other: _____



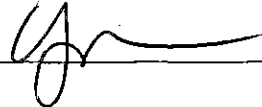
SIGNER IS REPRESENTING:

LOT LINE NO. PLN2017-0020

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
Brian Herd		3-29-17	Modesto
Kevin Blount, trustee			
Ronda L. Blount, trustee			

SECURITY HOLDERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
Ken Johnson, Sr. VP Yosemite Land Bank, FLCA		12/6/17	Turlock

ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Certificate Of Lot Line Adjustment

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 March 29, 2017 before me, Gina Belletto, Notary Public,
(here insert name and title of the officer)

personally appeared Brian Herd,
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.

Gina Belletto
Signature

(Seal)



ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Certificate Of Lot Line Adjustment

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

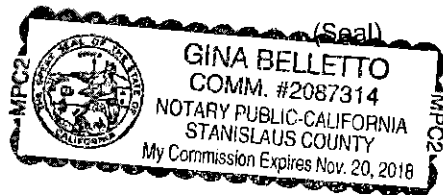
On March 31, 2017 before me, Gina Belletto, Notary Public,
(here insert name and title of the officer)

personally appeared Kevin Blount + Ronda Z. Blount,
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.

Gina Belletto
Signature



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.

CALIFORNIA ALL – PURPOSE

CERTIFICATE OF ACKNOWLEDGMENT

State of California

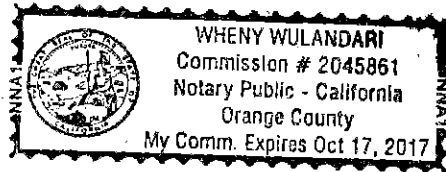
County of Orange

On JUN 21 2017, before me, Wheny Wulandari, Notary Public, personally appeared ELIZABETH A. OSTERMANN 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)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT	
<u>Certificate</u>	
(Title or description of attached document)	

(Title or description of attached document continued)	
Number of Pages _____	Document Date _____

(Additional information)	

CAPACITY CLAIMED BY THE SIGNER	
<input type="checkbox"/>	Individual (s)
<input type="checkbox"/>	Corporate Officer

(Title)	
<input type="checkbox"/>	Partner(s)
<input checked="" type="checkbox"/>	Attorney-in-Fact
<input type="checkbox"/>	Trustee(s)
<input type="checkbox"/>	Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - Indicate title or type of attached document, number of pages and date.
 - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

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 December 6, 2017 before me, Ermelinda A. Ornelas, a notary public, personally appeared Ken Johnson, 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 Ermelinda A. Ornelas

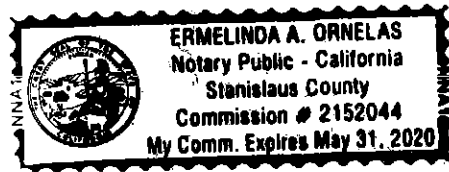


EXHIBIT "A"
Lot Line Adjustment PLN2017-0020

Unadjusted Parcels
Legal Description

Parcel One (A.P.N. 058-005-009):

Parcel A, as shown on that certain Parcel Map filed August 22, 1966 in Book 2 of Parcel Maps, Page 43, Stanislaus County Records.

Parcel Two (A.P.N. 058-005-014 [Portion]):

All that certain real property identified as Exhibit "B" Parcel 1 in that certain Certificate of Lot Line Adjustment No. 88-15 recorded June 15, 1988 as Document No. 039216, Official Records, more particularly described as follows:

Parcel B as shown on that certain Parcel Map filed August 22, 1966 in Book 2 of Parcel Maps, Page 43, Stanislaus County Records.

TOGETHER WITH all that portion of Lot 3 of PALMBROOK COLONY, as per Map filed June 1, 1910, in Volume 5 of Maps, at Page 7, Stanislaus County Records, lying East of the most Easterly line of Turlock Lateral No. 4

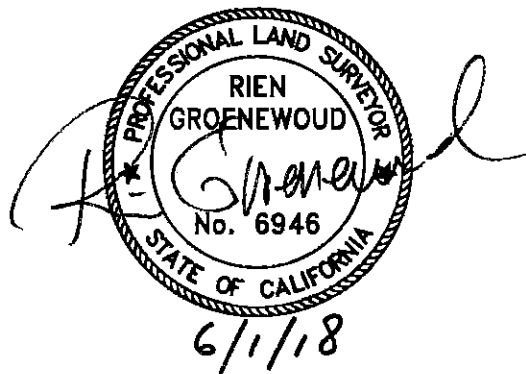


EXHIBIT "B"

Lot Line Adjustment PLN2017-0020

Resultant Parcels

Legal Description

ADJUSTED LOT 1:

ALL that certain real property, situate in the South half of Section 20, Township 5 South, Range 9 East, Mount Diablo Meridian, County of Stanislaus, State of California, being more particularly described as follows:

Parcel A, as shown on that certain Parcel Map filed August 22, 1966 in Book 2 of Parcel Maps, Page 43, Stanislaus County Records.

TOGETHER WITH a portion of Parcel B, as shown on said Parcel Map, described as follows:

BEGINNING at the Southwest corner of said Parcel A;
thence South 00°06'50" East along the Southerly extension of the West line of said Parcel A, a distance of 10.00 feet to a point on the North Right-of-way line of Linwood Avenue, last said point being distant 20.00 feet at right angles from the centerline of Linwood Avenue;
thence North 89°34'10" West along said North right-of-way line, a distance of 20.51 feet;
thence leaving said North right-of-way line and proceeding North 00°06'50" West, parallel with said West line of Parcel A, a distance of 209.57 feet;
thence South 89°04'04" East, a distance of 20.52 feet to a point on said West line of Parcel A;
thence South 00°06'50" East along said West line, a distance of 199.39 feet to the Point of Beginning.

EXCEPTING THEREFROM a portion of said Parcel A, described as follows:

BEGINNING at the Northeast corner of said Parcel A;
thence along the East line of said Parcel A South 00°06'50" East, a distance of 22.36 feet;
thence leaving said East line and proceeding North 89°04'04" West, a distance of 200.02 feet to a point on the West line of said Parcel A;
thence along said West line North 00°06'50" West, a distance of 20.61 feet to the Northwest corner of said Parcel A;
thence South 89°34'10" East along the North line of said Parcel A, a distance of 200.00 feet to the Point of Beginning.

Containing 44,000 square feet (1.01 Acres), more or less.

SUBJECT TO all easements and/or rights-of-way of record.

ADJUSTED LOT 2:

ALL that certain real property, situate in the South half of Section 20, Township 5 South, Range 9 East, Mount Diablo Meridian, County of Stanislaus, State of California, being more particularly described as follows:

All that certain real property identified as Exhibit "B" Parcel 1 in that certain Certificate of Lot Line Adjustment No. 88-15 recorded June 15, 1988 as Document No. 039216, Official Records, more particularly described as follows:

Parcel B as shown on that certain Parcel Map filed August 22, 1966 in Book 2 of Parcel Maps, Page 43, Stanislaus County Records.

TOGETHER WITH all that portion of Lot 3 of PALMBROOK COLONY, as per Map filed June 1, 1910, in Volume 5 of Maps, at Page 7, Stanislaus County Records, lying East of the most Easterly line of Turlock Lateral No. 4

ALSO TOGETHER WITH a portion of Parcel A, as shown on said Parcel Map, described as follows:

BEGINNING at the Northeast corner of said Parcel A;
thence along the East line of said Parcel A South $00^{\circ}06'50''$ East, a distance of 22.36 feet;
thence leaving said East line and proceeding North $89^{\circ}04'04''$ West, a distance of 200.02 feet to a point on the West line of said Parcel A;
thence along said West line North $00^{\circ}06'50''$ West, a distance of 20.61 feet to the Northwest corner of said Parcel A;
thence South $89^{\circ}34'10''$ East along the North line of said Parcel A, a distance of 200.00 feet to the Point of Beginning.

EXCEPTING THEREFROM a portion of said Parcel B, described as follows:

BEGINNING at the Southwest corner of Parcel A, as shown on the certain map filed for record in Book 2 of Parcel Maps, at Page 43, Stanislaus County Records;
thence South $00^{\circ}06'50''$ East along the Southerly extension of the West line of said Parcel A, a distance of 10.00 feet to a point on the North Right-of-way line of Linwood Avenue, last said point being distant 20.00 feet at right angles from the centerline of Linwood Avenue;
thence North $89^{\circ}34'10''$ West along said North right-of-way line, a distance of 20.51 feet;
thence leaving said North right-of-way line and proceeding North $00^{\circ}06'50''$ West, parallel with said West line of Parcel A, a distance of 209.57 feet;
thence South $89^{\circ}04'04''$ East, a distance of 20.52 feet to a point on said West line of Parcel A;
thence South $00^{\circ}06'50''$ East along said West line, a distance of 199.39 feet to the Point of Beginning.


Containing 42.8 acres (Gross), more or less.

SUBJECT TO all easements and/or rights-of-way of record.

BASIS OF BEARINGS:

A course of North 89°34'10" West for the centerline of Linwood Avenue, as shown in Book 2 of Parcel Maps, at Page 43, Stanislaus County Records, has been used as a basis for bearings.

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



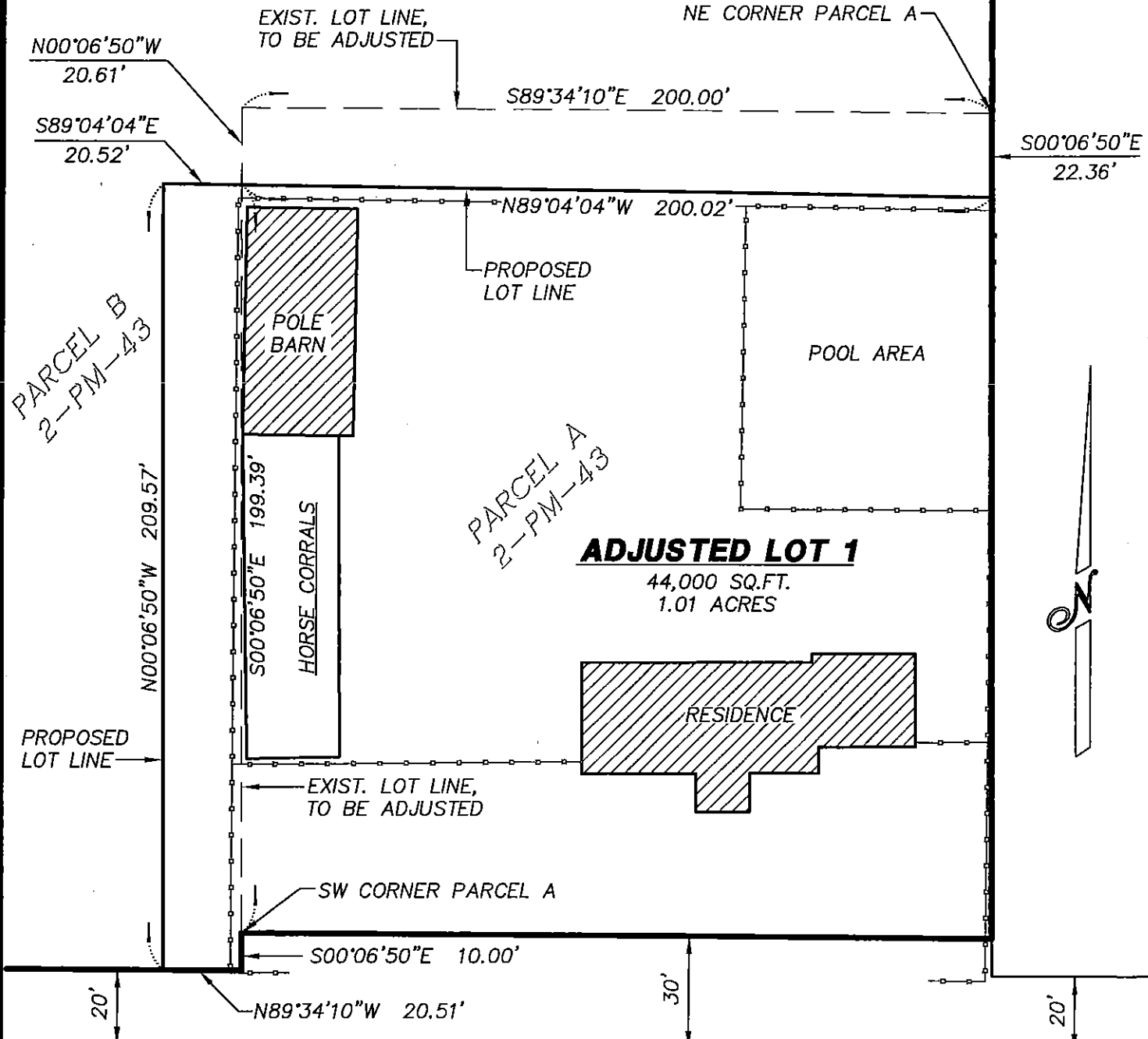
Rien Groenewoud, P.L.S. 6946



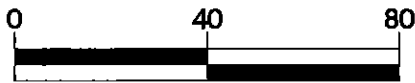
6/1/18

ADJUSTED LOT 2

42.8± ACRES



LINWOOD AVENUE



SCALE: 1" = 40'

COPYRIGHT © 2014, NORTHSTAR ENGINEERING GROUP, INC.

DWG NAME: 16116-1847; DATE: 11/10/16; TIME: 10:47 AM; USER: JJA; PROJECT: 16116-1847; LIA: P. RICHARDS; PLOTTER: 03/21/17 11:15



North Star

Engineering Group, Inc.

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

**PLAT TO ACCOMPANY
LEGAL DESCRIPTION**

EXHIBIT 'C'

OF A PORTION OF THE SOUTH HALF OF SECTION
20, TOWNSHIP 5 SOUTH, RANGE 9 EAST, M.D.M.

STANISLAUS COUNTY

CALIFORNIA

JOB:	J16-1847
DATE:	11/10/16
SCALE:	1"=40'
DRAWN:	RG
DESIGN:	RG
CHK'D:	RG
SHEET	

01

EXHIBIT C

FOR ILLUSTRATIVE PURPOSES ONLY