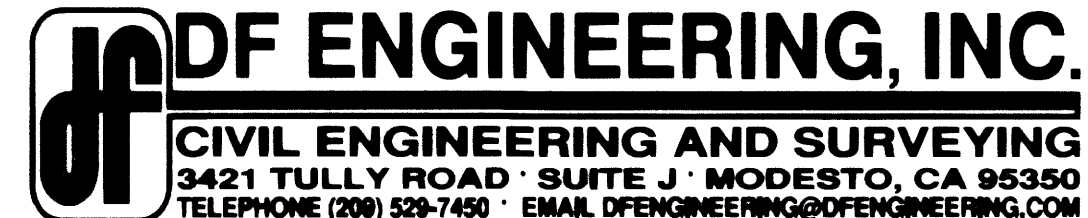


58 Pm 82

**PARCEL MAP No. 23-01**

A DIVISION OF THE REAL PROPERTY AS DESCRIBED IN THE AFFIDAVIT-DEATH OF TRUSTEE RECORDED AS DOC-2022-0066658, STANISLAUS COUNTY RECORDS LYING IN THE SOUTHEAST QUARTER OF SECTION 16, T.5 S., R.10 E., N.D.N., CITY OF TURLOCK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA  
September, 2023

**OWNERS' STATEMENT**

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST OF RECORD IN THE LAND SHOWN ON THIS MAP, AND WE CONSENT TO THE MAKING AND FILING OF THIS MAP IN THE OFFICE OF THE COUNTY RECORDER OF STANISLAUS COUNTY, CALIFORNIA.

WE ALSO OFFER FOR DEDICATION AS EASEMENTS TO THE PUBLIC FOR PUBLIC USE THE 24 FOOT RIGHT OF WAY WIDENING FOR MARYANN DRIVE (0.576 ACRES), THE RIGHT OF WAY WIDENING FOR NORTH WALNUT ROAD (0.041 ACRES), AND THE 13 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG AND ADJACENT TO MARYANN DRIVE AND NORTH WALNUT ROAD.

WE ALSO OFFER FOR DEDICATION TO TURLOCK IRRIGATION DISTRICT THE 12.5 FOOT WIDE IRRIGATION EASEMENT ALONG THE WESTERN BOUNDARY OF THE PARCEL SUBDIVIDED.

WE ALSO OFFER THE 15 FOOT WIDE PRIVATE IRRIGATION EASEMENT ALONG THE NORTHERN LINE OF PARCEL 3 FOR THE BENEFIT OF PARCELS 1 AND 2, AND THE 10 FOOT WIDE PRIVATE IRRIGATION EASEMENT ALONG THE NORTHERN LINE OF PARCEL 2 FOR THE BENEFIT OF PARCEL 1.

ALL AS SHOWN WITHIN THE EXTERIOR BOUNDARY OF THIS FINAL PARCEL MAP.

**OWNERS:** DAVID KLEIN and KAREN KLEIN Successor Trustees of  
THE JOHN KLEIN SHELTER TRUST, under  
Trust Agreement dated October 5, 1989

DATED THIS 30<sup>th</sup> DAY OF September, 2023

SIGN David Klein SIGN Karen Klein  
DAVID KLEIN, Trustee KAREN KLEIN, Trustee

**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 El Dorado ) DO NOT STAMP

ON September 30, 2023 BEFORE ME, Joseph M Henderson A NOTARY PUBLIC  
(DATE) (NAME OF OFFICER)

PERSONALLY APPEARED David Klein  
(NAME OF SIGNER)

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, SIGNATURE: Joseph M Henderson PRINTED NAME: Joseph M Henderson

COMMISSION NUMBER: 2320837 COMMISSION EXPIRES: Feb 12, 2024

PRINCIPAL COUNTY OF BUSINESS: El Dorado

**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 El Dorado ) DO NOT STAMP

ON September 30, 2023 BEFORE ME, Joseph M Henderson A NOTARY PUBLIC  
(DATE) (NAME OF OFFICER)

PERSONALLY APPEARED Karen Klein  
(NAME OF SIGNER)

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, SIGNATURE: Joseph M Henderson PRINTED NAME: Joseph M Henderson

COMMISSION NUMBER: 2320837 COMMISSION EXPIRES: Feb 12, 2024

PRINCIPAL COUNTY OF BUSINESS: El Dorado

**TAX COLLECTOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT THERE ARE NO LIENS FOR ANY UNPAID STATE, COUNTY, SCHOOL, MUNICIPAL TAXES, OR SPECIAL ASSESSMENTS, EXCEPT SPECIAL ASSESSMENTS OR TAXES NOT YET PAYABLE AGAINST THE LAND SHOWN ON THIS MAP.

DATED THIS 28<sup>th</sup> DAY OF September, 2023  
DONNA RILEY, STANISLAUS COUNTY TAX COLLECTOR

APN: 089-014-010

BY: Donna Riley, DEPUTY

PRINT NAME: Donna Riley

**AS TO IRRIGATION TAX:**

DATED THIS 22<sup>nd</sup> DAY OF September, 2023

Michael Vincent  
MICHAEL VINCENT, DEPUTY COLLECTOR, TURLOCK IRRIGATION DISTRICT

**CLERK OF THE BOARD OF SUPERVISOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE OWNERS OF THE PROPERTY SHOWN ON THE ACCOMPANYING MAP HAVE FILED WITH THE BOARD OF SUPERVISORS:  
(CHECK ONE)

- ☒ A. A BOND OR DEPOSIT APPROVED BY SAID BOARD TO SECURE THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH ARE AT THE TIME OF FILING THIS MAP, A LIEN AGAINST SAID PROPERTY OR ANY PART THEREOF.  
☐ B. RECEIPTED TAX BILL OR BILLS OR SUCH OTHER EVIDENCE AS MAY BE REQUIRED BY SAID BOARD SHOWING FULL PAYMENT OF ALL APPLICABLE TAXES.

DATED THIS 28<sup>th</sup> DAY OF September, 2023  
ELIZABETH A. KING, CLERK OF THE BOARD OF SUPERVISORS,  
COUNTY OF STANISLAUS, STATE OF CALIFORNIA.

BY: Patricia Gonzales, DEPUTY

PRINT NAME: Patricia Gonzales, Deputy Clerk

**CITY CLERK'S CERTIFICATE OF ACCEPTANCE**

THIS IS TO CERTIFY THAT THE INTEREST IN THE REAL PROPERTY CONVEYED BY THIS MAP FROM THE OWNERS AS STATED ABOVE TO THE CITY OF TURLOCK, A MUNICIPAL CORPORATION, IS HEREBY ACCEPTED BY THE UNDERSIGNED OFFICER ON BEHALF OF THE CITY OF TURLOCK, PURSUANT TO AUTHORITY CONFERRED BY TURLOCK CITY COUNCIL RESOLUTION NO. 2012-025, ADOPTED FEBRUARY 28, 2012.

DATED THIS 6<sup>th</sup> DAY OF October, 2023

Julie Christel, City Clerk  
JULIE CHRISTEL, CITY CLERK FOR CITY OF TURLOCK

**T.I.D. CERTIFICATE OF ACCEPTANCE**

THIS IS TO CERTIFY THAT THE INTERESTS IN REAL PROPERTY DEDICATED BY THIS MAP TO THE BOARD OF DIRECTORS OF THE TURLOCK IRRIGATION DISTRICT AS TRUSTEE FOR IMPROVEMENT DISTRICT 08200, THE ERICKSON PIPELINE, ARE HEREBY ACCEPTED BY THE UNDERSIGNED OFFICER ON BEHALF OF THE BOARD OF DIRECTORS OF THE TURLOCK IRRIGATION DISTRICT PURSUANT TO AUTHORITY CONFERRED BY TURLOCK IRRIGATION RULE RL 0340.001 ADOPTED ON JANUARY 2, 1990 AND REVISED DECEMBER 18, 2001.

DATED THIS 11<sup>th</sup> DAY OF October, 2023

Phil Govea  
PHILIP D. GOVEA, CIVIL ENGINEERING DEPARTMENT MANAGER  
TURLOCK IRRIGATION DISTRICT

**DEFERRED IMPROVEMENT STATEMENT**

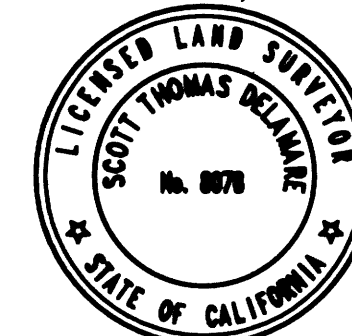
AS A CONDITION OF APPROVAL OF THIS PARCEL MAP, THE CITY ENGINEER HAS REQUIRED THAT FRONTAGE IMPROVEMENTS BE INSTALLED FOR ALL PARCELS PRIOR TO THE OCCUPANCY OF ANY DEVELOPMENT ON EACH CORRESPONDING PARCEL. IMPROVEMENT REQUIREMENTS ARE MORE SPECIFICALLY CONTAINED IN THE CONDITIONS OF APPROVAL FOR VESTING TENTATIVE PARCEL MAP NO. 23-01 ADOPTED ON JULY 20, 2023 OR ANY SUBSEQUENT AMENDMENT THERETO.

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DAVID KLEIN, IN MARCH, 2023. I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, AND ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: September 19, 2023

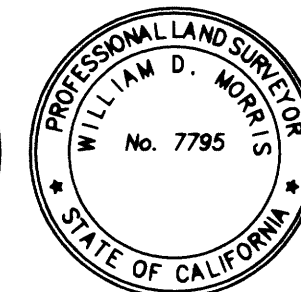
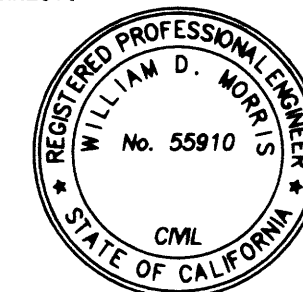
SIGNED: Scott Thomas Delamare  
SCOTT THOMAS DELAMARE L.S. 8078

**CITY ENGINEER'S / SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE ACCOMPANYING PARCEL MAP, THAT THE SUBDIVISION IS SHOWN SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND THE MUNICIPAL CODE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THIS PARCEL MAP IS TECHNICALLY CORRECT.

DATED THIS 6<sup>th</sup> DAY OF OCTOBER, 2023

William D. Morris  
WILLIAM D. MORRIS, R.C.E. 55910, P.L.S. 7795  
CITY ENGINEER, CITY LAND SURVEYOR

**LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT AND THE STREET MAINTENANCE BENEFIT ASSESSMENT AREA STATEMENT**

ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT AND THE STREET MAINTENANCE BENEFIT ASSESSMENT AREA TO BE CREATED BY A SEPARATE DOCUMENT. THE BOUNDARIES OF THE BENEFIT ASSESSMENT AREA ARE COINCIDENT WITH THE SUBDIVISION BOUNDARY DEPICTED HEREON.

**RIGHT TO FARM NOTICE**

ALL PERSONS PURCHASING LOTS WITHIN THE BOUNDARIES OF THIS APPROVED MAP SHOULD BE PREPARED TO ACCEPT THE INCONVENIENCES ASSOCIATED WITH AGRICULTURAL OPERATIONS, SUCH AS NOISE, ODORS, FLIES, DUST OR FUMES. THE CITY OF TURLOCK HAS DETERMINED THAT SUCH INCONVENIENCES SHALL NOT BE CONSIDERED TO BE A NUISANCE IF AGRICULTURAL OPERATIONS ARE CONSISTENT WITH ACCEPTED CUSTOMS AND STANDARDS.

**RECORDER'S STATEMENT**

FILED THIS 11<sup>th</sup> DAY OF October, 2023, AT 14:08:37 O'CLOCK P. M.

IN BOOK 58 OF PARCEL MAPS, AT PAGE 82, SCR, AT THE REQUEST OF SCOTT T. DELAMARE

FEE \$ 93.00 PAID INSTRUMENT NO.: 2023-0048372

DONNA LINDER  
STANISLAUS COUNTY RECORDER

BY: Julie Cano, DEPUTY

PRINT NAME: Julia Cano

58 Pm 82

58 Pm 82

**DF ENGINEERING, INC.**  
CIVIL ENGINEERING AND SURVEYING  
3421 TULLY ROAD SUITE J, MODESTO, CA 95350  
TELEPHONE (209) 529-7450 EMAIL DFENGINEERING@DFENGINEERING.COM

# PARCEL MAP No. 23-01

A DIVISION OF THE REAL PROPERTY AS DESCRIBED IN THE AFFIDAVIT-DEATH OF TRUSTEE RECORDED AS DOC-2022-0066658, STANISLAUS COUNTY RECORDS  
LYING IN THE SOUTHEAST QUARTER OF SECTION 16, T.5 S., R.10 E., M.D.M., CITY OF TURLOCK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA  
SCALE: 1" = 60'  
September, 2023

## BASIS OF BEARINGS

THE GRID BEARING SOUTH 89°59'55" EAST BETWEEN STATION K7 AND STATION K8 AS SHOWN ON THE SURVEY FILED IN VOLUME 20 OF SURVEYS, PAGE 56, STANISLAUS COUNTY RECORDS, WAS USED AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS MAP. SAID SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) AS SHOWN ON THE FACE OF SAID SURVEY. THE COMBINED GRID FACTOR OF STATION K7 (0.999934824) WAS USED TO CONVERT FROM GROUND TO GRID DISTANCE. MULTIPLY GROUND DISTANCE BY 0.999934824 TO OBTAIN GRID. MULTIPLY GRID DISTANCE BY 1.00006518025 (INVERSE OF CGF) TO OBTAIN GROUND.

## REFERENCES

- ALL REFERENCES ARE TO STANISLAUS COUNTY RECORDS, UON.  
M MEASURED DISTANCE OR CALCULATED FROM MEASURED, UON.  
\* DISTANCES ARE MEASURED OR CALCULATED FROM MEASURED, UON.  
\* DISTANCE CALCULATED FROM RECORD DATA AS NOTED.  
r1 VOLUME 20 OF SURVEYS AT PAGE 56.  
r2 SHEETS 14 & 15 OF 23 OF THE STATE HIGHWAY MAP DATED MAY 2, 1974, FOUND IN THE CALTRANS DISTRICT 10 OFFICE, DESIGNATED B-9A-38 BY THE COUNTY.  
r3 BOOK 42 OF MAPS AT PAGE 87, TURLOCK 99 BUSINESS PARK.  
r4 BOOK 48 OF PARCEL MAPS AT PAGE 93.  
r5 BOOK 45 OF PARCEL MAPS AT PAGE 21.

## MONUMENTS

- ALL IP MONUMENT SIZES REFERRED TO ARE INSIDE DIAMETER, UON.  
● INDICATES MONUMENT FOUND AS NOTED.  
○ INDICATES MONUMENT SET, 3/4" IRON PIPE, 24" LONG, TAGGED "LS 8078" OR NAIL AND TAG "LS 8078" IN CONCRETE.

## ABBREVIATIONS

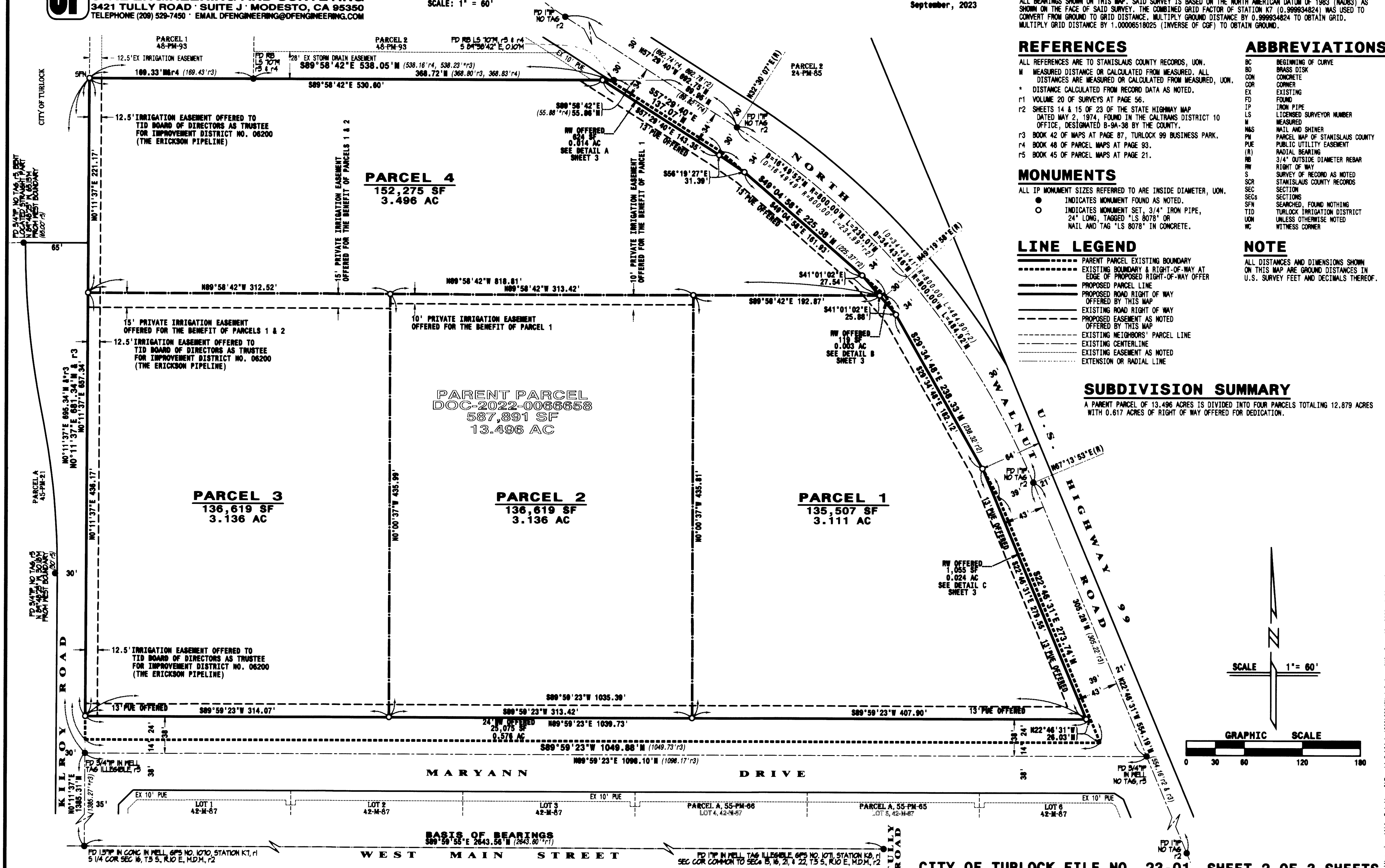
BC	BEGINNING OF CURVE
BD	BRASS DISK
COR	CONCRETE CORNER
EX	EXISTING
FD	FOUND
IP	IRON PIPE
LS	LICENSED SURVEYOR NUMBER
M	MEASURED
NBS	MAIL AND SHINER
PM	PARCEL MAP OF STANISLAUS COUNTY
PUE	PUBLIC UTILITY EASEMENT
(R)	RADIAL BEARING
RB	3/4" OUTSIDE DIAMETER REBAR
RW	RIGHT OF WAY
S	SURVEY OF RECORD AS NOTED
SCR	STANISLAUS COUNTY RECORDS
SEC	SECTION
SECS	SECTIONS
SPN	SEARCHED, FOUND NOTHING
TID	TURLOCK IRRIGATION DISTRICT
UON	UNLESS OTHERWISE NOTED
WC	WITNESS CORNER

## LINE LEGEND

- PARENT PARCEL EXISTING BOUNDARY  
----- EXISTING BOUNDARY & RIGHT-OF-WAY AT EDGE OF PROPOSED RIGHT-OF-WAY OFFER  
----- PROPOSED PARCEL LINE  
----- PROPOSED ROAD RIGHT OF WAY OFFERED BY THIS MAP  
----- EXISTING ROAD RIGHT OF WAY  
----- PROPOSED EASEMENT AS NOTED OFFERED BY THIS MAP  
----- EXISTING NEIGHBORS' PARCEL LINE  
----- EXISTING CENTERLINE  
----- EXISTING EASEMENT AS NOTED  
----- EXTENSION OR RADIAL LINE

## SUBDIVISION SUMMARY

A PARENT PARCEL OF 13.496 ACRES IS DIVIDED INTO FOUR PARCELS TOTALING 12.879 ACRES WITH 0.617 ACRES OF RIGHT OF WAY OFFERED FOR DEDICATION.



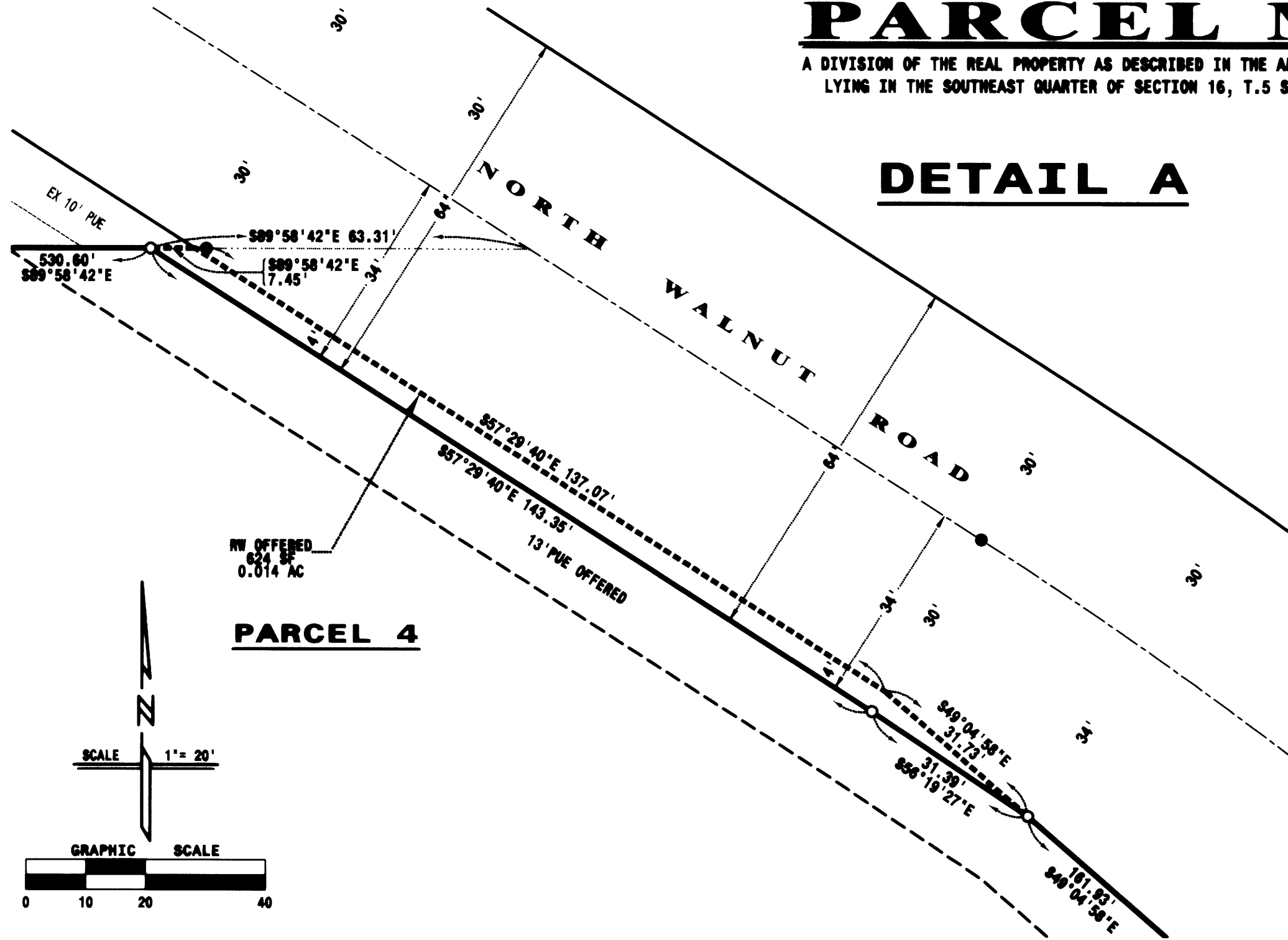
58 Pm 82

58 PM 82

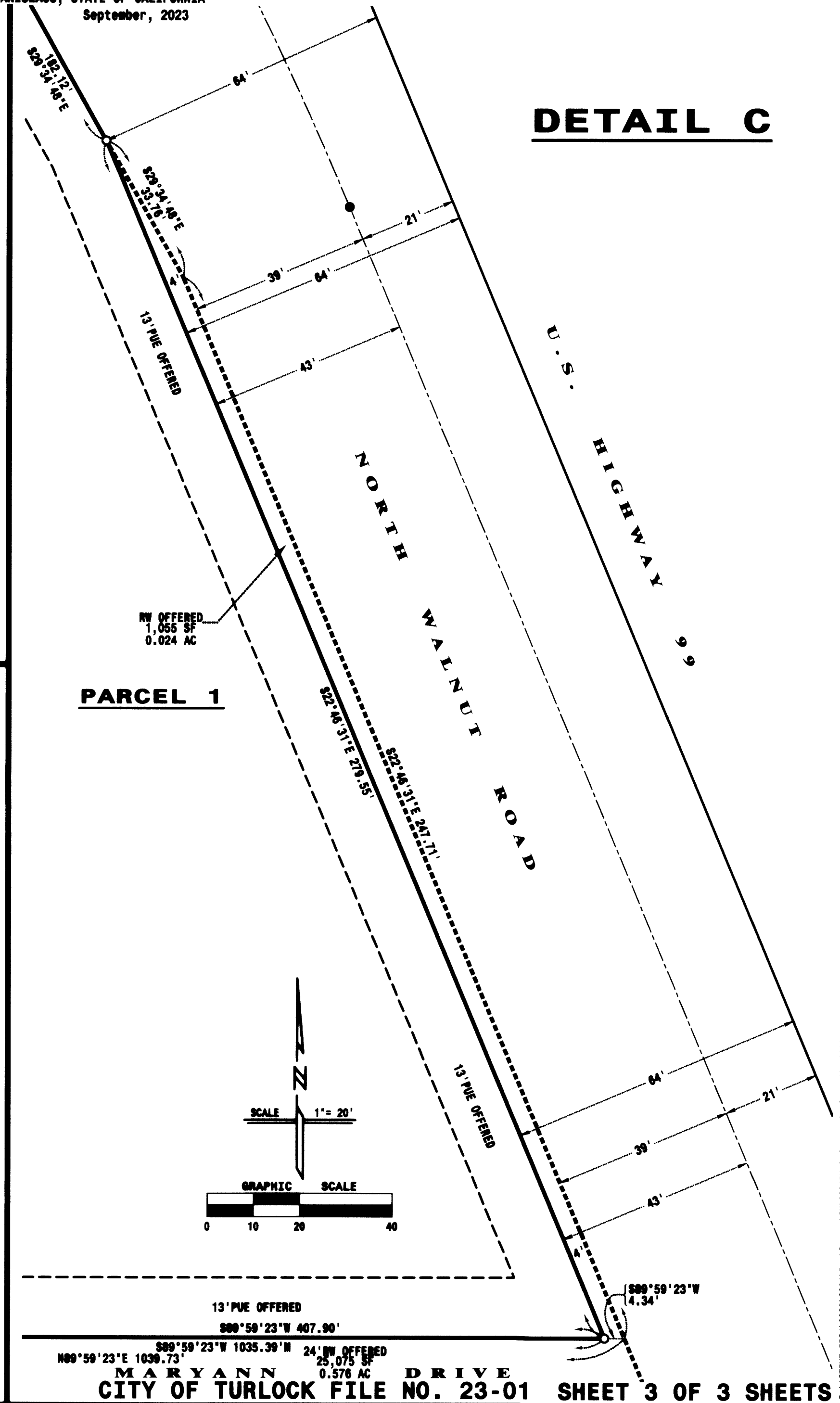
# **PARCEL MAP No. 23-01**

A DIVISION OF THE REAL PROPERTY AS DESCRIBED IN THE AFFIDAVIT-DEATH OF TRUSTEE RECORDED AS DOC-2022-0066658, STANISLAUS COUNTY RECORDS LYING IN THE SOUTHEAST QUARTER OF SECTION 16, T.5 S., R.10 E., N.D.M., CITY OF TURLOCK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA  
September, 2023

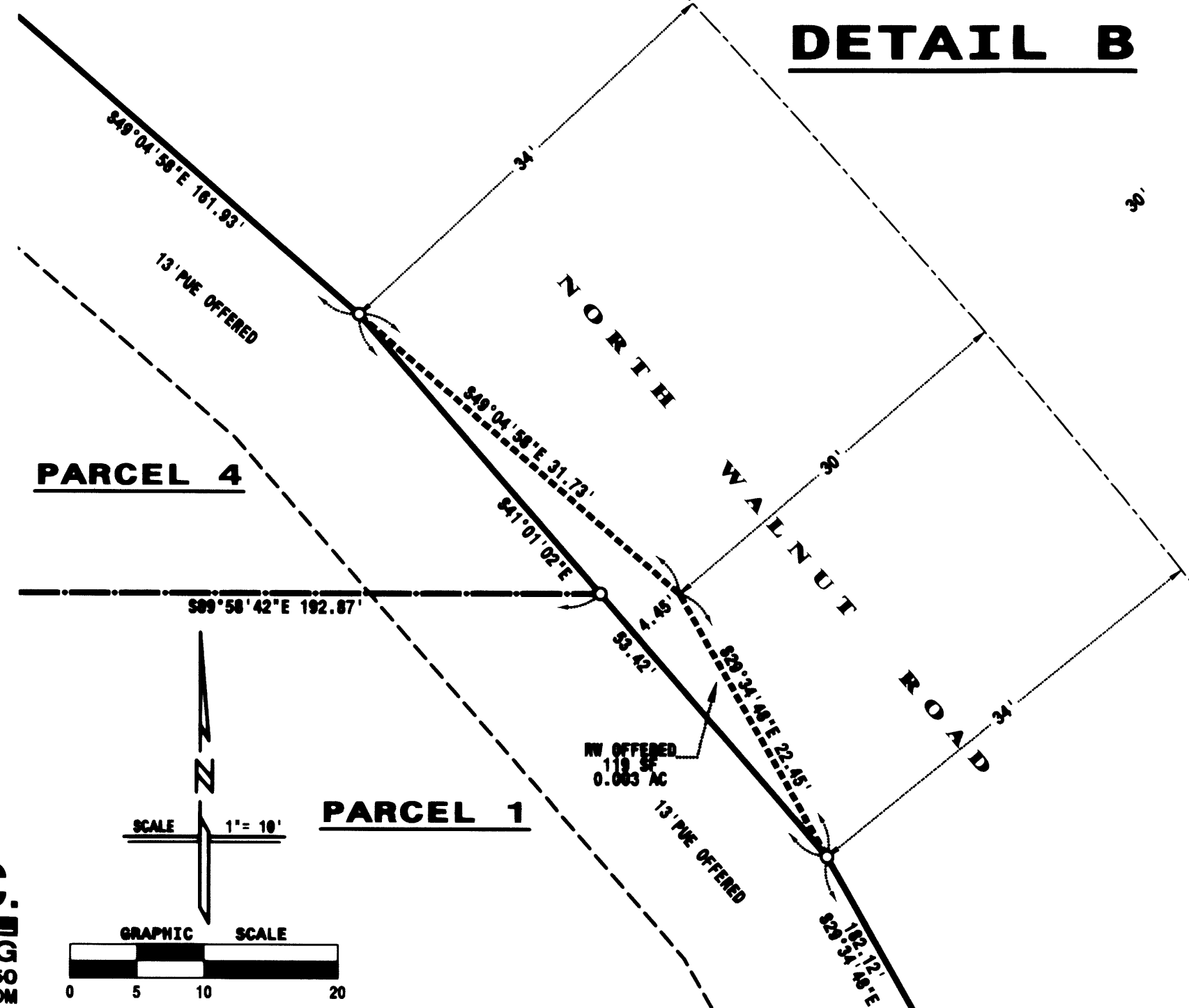
## **DETAIL A**



## **DETAIL C**



## **DETAIL B**



### **MONUMENTS**

ALL IP MONUMENT SIZES REFERRED TO ARE INSIDE DIAMETER, UOM.  
● INDICATES MONUMENT FOUND AS NOTED ON SHEET 2.  
○ INDICATES MONUMENT SET, 3/4" IRON PIPE, 24" LONG, TAGGED "LS 8078" OR NAIL AND TAG "LS 8078" IN CONCRETE.

### **LINE LEGEND**

----- PARENT PARCEL EXISTING BOUNDARY  
----- EXISTING BOUNDARY & RIGHT-OF-WAY AT EDGE OF PROPOSED RIGHT-OF-WAY OFFER  
----- PROPOSED PARCEL LINE  
----- PROPOSED ROAD RIGHT OF WAY OFFERED BY THIS MAP  
----- EXISTING ROAD RIGHT OF WAY  
----- PROPOSED EASEMENT AS NOTED OFFERED BY THIS MAP  
----- EXISTING CENTERLINE  
----- EXISTING EASEMENT AS NOTED  
----- EXTENSION LINE

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13' PUE OFFERED  
889°59'23"E 1039.73' 24' NW OFFERED 25.075 AC  
889°59'23"W 1035.39' N  
MAYRANN DRIVE  
CITY OF TURLOCK FILE NO. 23-01 SHEET 3 OF 3 SHEETS

R:\ACTIVE PROJ\2023\2304\Draw Survey\DW 2304PH 3.dwg, PLO, Sep. 19, 2023 1:45pm Scott

58 PM 82