

No. 0412

PARCEL MAP

OWNER'S 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 to the Public for public use the road dedications and the Public Utilities Easements, all as shown on this map.

Dated this 25th day of October, 2004

OWNERS: VERNON JOHNSON and MONICA JOHNSON, husband and wife as Joint Tenants

VERNON JOHNSON

MONICA JOHNSON

FOR VERNON JOHNSON
BEING A DIVISION OF LOT 8 OF
"FIRST ADDITION TO GEER COLONY", PER
2-M-21, STANISLAUS COUNTY RECORDS, AND
LYING IN THE NORTHEAST 1/4 OF
SECTION 2, T. 5 S., R. 10 E., M.D.M.
CITY OF TURLOCK, STANISLAUS COUNTY,
STATE OF CALIFORNIA
SEPTEMBER, 2004

MID-VALLEY ENGINEERING
1117 "L" STREET
MODESTO, CALIFORNIA 95354
(209) 526-4214

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 VERNON JOHNSON, in August, 2004. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, and that all monuments are of the character and occupy the positions indicated. The monuments are sufficient to enable the survey to be retraced.

Dated this 26th day of October, 2004.

RIEN GROENEWOUD, P.L.S. 6946
License expires September 30, 2005



CITY ENGINEER'S CERTIFICATE:

I hereby state that I have examined the accompanying parcel map, that the Subdivision shown hereon is substantially the same as it appeared on the tentative map, and any approved alterations thereof; that all provisions of the Subdivision Map Act and of any Local Ordinances applicable at the time of approval of the tentative map have been complied with, and that I am satisfied that the map is technically correct.

Dated this 8th day of November, 2004.

By: Brad Klavano
BRAD KLAVANO, PLS 7091,
City Engineer, City of Turlock,
License Expiration Date:



ACKNOWLEDGMENT:

STATE OF CALIFORNIA:
COUNTY OF Stanislaus:
On 10-25-04 before me, H. Walker, a Notary Public in and for said State, personally appeared
Vernon Johnson and Monica Johnson

☐ personally known to me ☒ or 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.
WITNESS my hand.

H. Walker, Notary Public

Print Name: H. Walker
Commission Expires: 11-24-06
Principal Office Location (County): Stanislaus

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 26th day of October, 2004.

CHRISTINE FERRARO TALLMAN
Clerk of the Board of Supervisors,
Stanislaus County

By: Jandra Regalo, Deputy.
JANDRA REGALO
Print Name



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.

APN: 072-002-006

Dated this 26th day of October, 2004.

TOM WATSON, County Tax Collector.

By: Sandra Reinhart, Deputy.
Sandra Reinhart
Print Name

Dated this 26th day of October, 2004.

As to Irrigation Taxes:

By: Todd Troglin
TODD TROGLIN, Deputy Collector.

ACCEPTANCE OF DEDICATIONS:

This is to certify that the road dedication and public utility easements as shown are hereby accepted on behalf of the public for public use. Said acceptance is made under authority of Turlock City Council resolution No. 68-42, adopted April 2, 1968.

Dated this 9th day of November, 2004.

By: Rhonda Greenlee, Deputy for
Rhonda Greenlee
City Clerk

RECORDER'S STATEMENT:

Filed this 9th day of November, 2004, at 15:11:40 o'clock P.M. in Book 53 of PARCEL MAPS, at Page 32, Stanislaus County Records, at the request of VERNON JOHNSON

Instrument No. 0185988 Fee 14.00 Paid.

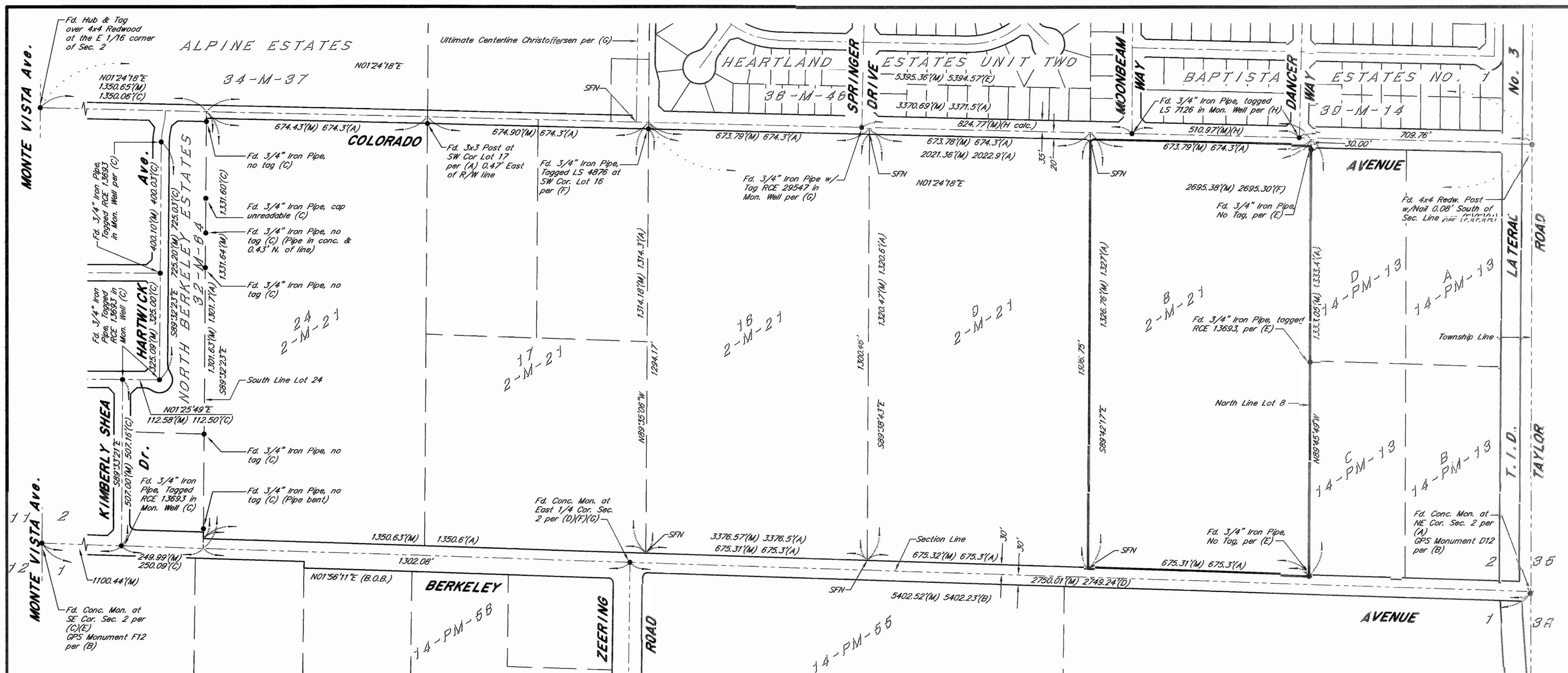
LEE LUNDRIGAN, County Recorder PRINT NAME

By: Jan Lucchesi, Deputy. JAN LUCCHESI

EASEMENT HOLDERS STATEMENT:

Pursuant to Section 66436 of the Subdivision Map Act, the signatures of the following Easement Holders of record have been omitted:

C.H. Geer; canal; recorded October 15, 1906, Volume 101 of Deeds, Page 361, Stanislaus County Records.

**LEGEND :**

- Fd. monument as noted.
- Set 3/4" Iron Pipe, Tagged LS 6946.
- (M) Measured this Survey
- S.C.R. Stanislaus County Records
- B.O.B. Basis of Bearings
- SFN Searched, Found Nothing

GENERAL NOTES :

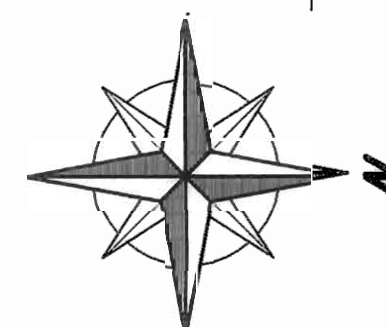
1. All bearings and distances are measured unless noted otherwise.
2. All distances are ground distances.
3. The total area subdivided by this map = 20.28 Acres, containing 3 lots.

REFERENCES :

- (A) "First Addition to Geer Colony", Volume 2 of Maps, Page 21, S.C.R.
- (B) Book 20 of Surveys, Page 56, S.C.R.
- (C) "North Berkeley Estates", Book 32 of Maps, Page 64, S.C.R.
- (D) Book 14 of Parcel Maps, Page 55, S.C.R.
- (E) Book 14 of Parcel Maps, Page 13, S.C.R.
- (F) "Unit One Heartland Estates", Book 35 of Maps, Page 72, S.C.R.
- (G) "Heartland Estates Unit Two", Book 36 of Maps, Page 46, S.C.R.
- (H) "Baptista Estates No. 1", Book 39 of Maps, Page 14, S.C.R.

BASIS OF BEARINGS:

A bearing of North 01°56'11" East between GPS monuments D12 and F12, as shown on the GPS Survey, filed for record in Book 20 of Surveys, at Page 56, S.C.R., was used as a Basis for all Bearings shown on this Map.



SCALE : 1" = 200'

No. 0412

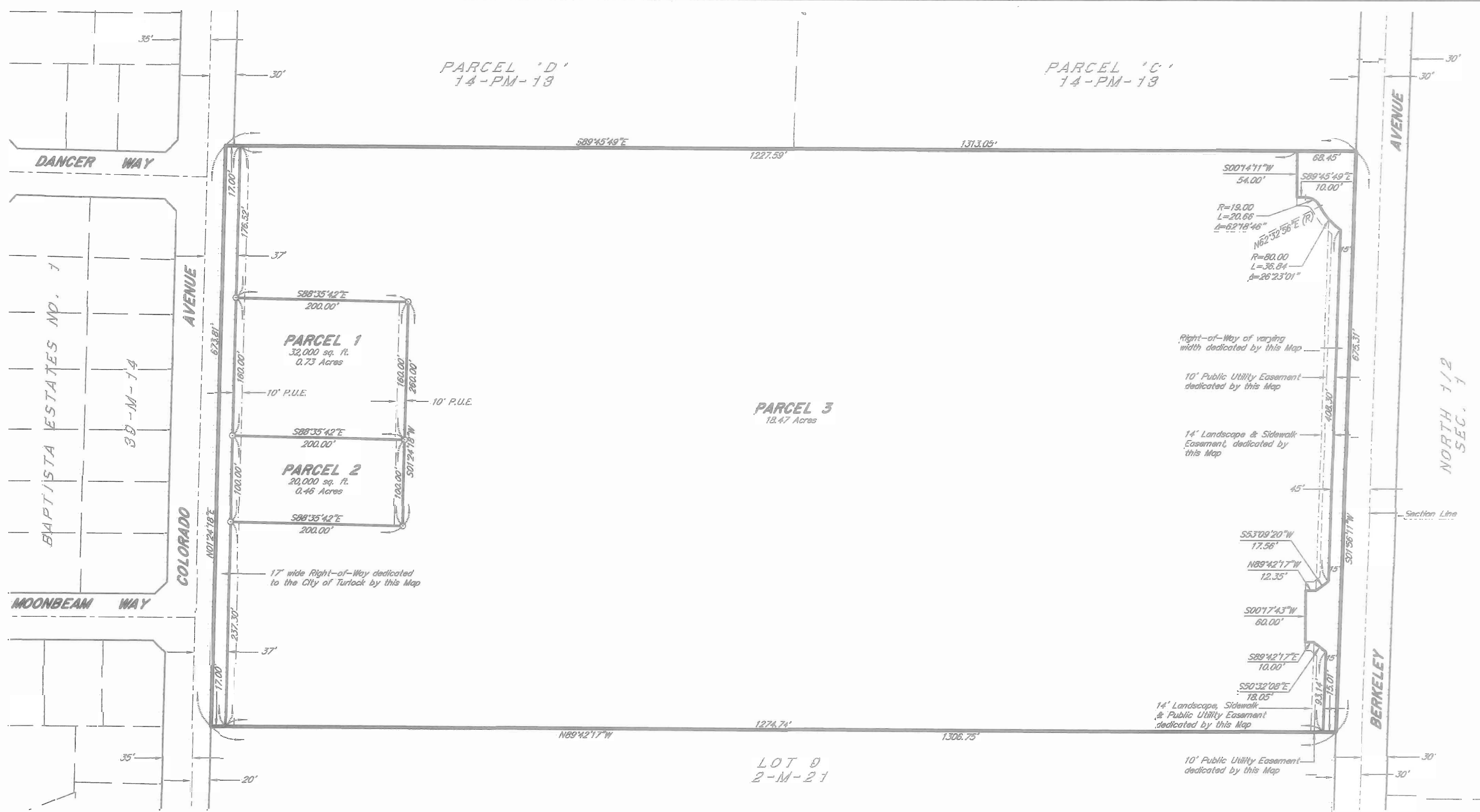
PARCEL MAP

FOR VERNON JOHNSON

BEING A DIVISION OF LOT 8 OF "FIRST ADDITION TO GEER COLONY", PER 2-M-21, STANISLAUS COUNTY RECORDS, AND LYING IN THE NORTHEAST 1/4 OF SECTION 2, T. 5 S., R. 10 E., M.D.M. CITY OF TURLOCK, STANISLAUS COUNTY, STATE OF CALIFORNIA

SEPTEMBER, 2004

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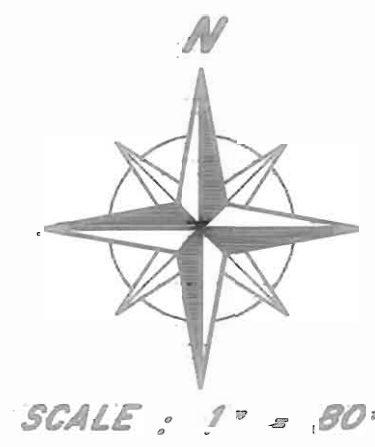
- LEGEND :**
- Fd. monument as noted.
 - Set 3/4" Iron Pipe, Tagged LS 6946.
 - (M) Measured this Survey
 - S.C.R. Stanislaus County Records
 - B.O.B. Basis of Bearings
 - SFN Searched, Found Nothing
 - P.U.E. Public Utilities Easement
 - (R) Radial Bearing

- GENERAL NOTES :**
1. All bearings and distances are measured unless noted otherwise
 2. All distances are ground distances
 3. The total area subdivided by this map = 20.28 Acres, containing 3 lots.

- REFERENCES :**
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SCALE : 1" = 80'

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Job No. 03157 Sheet 3 of 3 Sheets