

58 PM 57

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID REAL PROPERTY; AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP AND SUBDIVISION AS SHOWN HEREON.

WE HEREBY IRREVOCABLY OFFER FOR DEDICATION AN EASEMENT FOR RIGHT-OF-WAY PURPOSES FOR PUBLIC USE A 15' ROAD DEDICATION ALONG RIVER ROAD ALONG THE FRONTAGE OF PARCELS 1 AND 2, AND AS AN EASEMENT FOR PUBLIC USE A 30' EMERGENCY VEHICLE ACCESS EASEMENT OVER PARCEL 2.

WE HEREBY RESERVE UNTO THE OWNERS OF THE PARCELS CREATED HEREIN, THE PRIVATE, RECIPROCAL IRRIGATION EASEMENT ALONG THE COMMON LINE BETWEEN PARCELS 1 & 2 FOR THE BENEFIT OF PARCELS 1 THROUGH 3, INCLUSIVE, AND THE 30' PRIVATE INGRESS/EGRESS EASEMENT OVER THE EAST 30' OF PARCEL 2 FOR THE BENEFIT OF PARCEL 3 AS SHOWN ON THE MAP CONTAINED HEREIN.

OWNER:
RICHARD O'ROARK AND ERIN M. O'ROARK, TRUSTEES OF THE R & E O'ROARK 2010 TRUST
DATED MAY 25, 2010.

[Signature] 7/12/2022
(SIGNATURE) DATE

RICHARD O'ROARK
RICHARD O'ROARK

[Signature] 7.12.2022
(SIGNATURE) DATE

ERIN M. O'ROARK
ERIN M. O'ROARK

BENEFICIARY'S STATEMENT:

THE UNDERSIGNED, AS BENEFICIARY UNDER THE DEED OF TRUST RECORDED APRIL 2, 2021 AS DOCUMENT NO. 2021-00323375, STANISLAUS COUNTY RECORDS DOES HEREBY JOIN IN AND CONSENT TO THE RECORDATION OF THIS PARCEL MAP.

BENEFICIARY: AMERICAN AGCREDIT, FLCA

[Signature] 7/12/2022
(SIGNATURE) DATE

MICHAEL TEREA REGIONAL BANKING MANAGER
PRINT TITLE

NOTARY ACKNOWLEDGEMENT:

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 } S.S.

ON July 12, 2022 BEFORE ME, Erica McManey, A
NOTARY PUBLIC IN AND FOR SAID STATE,

PERSONALLY APPEARED Michael Terea, Richard O'Roark, Erin M. O'Roark
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 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]

PRINT NAME: Erica McManey, A NOTARY PUBLIC

COMMISSION EXPIRES: Jan 4, 2024 COMMISSION NO. 2219121

PRINCIPAL OFFICE LOCATION (COUNTY): Stanislaus County

DO NOT STAMP

OMITTED SIGNATURES:

PURSUANT TO SECTION 66436 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

OAKDALE IRRIGATION DISTRICT PERTAINING TO AN EASEMENT FOR IRRIGATION PIPELINE FACILITIES RECORDED APRIL 9, 1969 AS INSTRUMENT NUMBER 11452, STANISLAUS COUNTY RECORDS.

AGRICULTURAL STATEMENT:

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

TAX COLLECTOR'S CERTIFICATE:

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

AS TO STATE, COUNTY, SCHOOL, OR MUNICIPAL TAXES:

APN: 006-009-053

DATED THIS 14th DAY OF AUGUST, 2022.

DONNA RILEY, STANISLAUS COUNTY TAX COLLECTOR

BY DEPUTY: [Signature]

PRINT NAME: Janet Davenport

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 SUPERVISOR'S

(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 25th DAY OF August, 2022.

ELIZABETH A. KING
CLERK OF THE BOARD OF SUPERVISORS,
STANISLAUS COUNTY, CALIFORNIA

BY Kelly Rodriguez, DEPUTY

Kelly Rodriguez
PRINT NAME

NOTARY ACKNOWLEDGEMENT:

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 _____ } S.S.

ON _____ BEFORE ME, _____, A
NOTARY PUBLIC IN AND FOR SAID STATE,

PERSONALLY APPEARED _____
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 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: _____

PRINT NAME: _____, A NOTARY PUBLIC

COMMISSION EXPIRES: _____ COMMISSION NO. _____

PRINCIPAL OFFICE LOCATION (COUNTY): _____

DO NOT STAMP

PARCEL MAP

BEING A DIVISION OF A PARCEL "B"
RECORDED IN BOOK 29 OF PARCEL MAPS AT
PAGE 95, STANISLAUS COUNTY RECORDS,
SITUATE IN SECTION 8, TOWNSHIP 2 SOUTH,
RANGE 10 EAST, MOUNT DIABLO MERIDIAN
STANISLAUS COUNTY, CALIFORNIA

MAY 2022



440 S. Yosemite Avenue, Suite A
Oakdale, CA 95361
Phone: (209) 847-8726
www.Ardurra.com

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 RICHARD O'ROARK IN MAY OF 2021. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

DATED THIS 6th DAY OF JULY, 2022.

[Signature]
KEVIN S. COLE, L.S. 8853

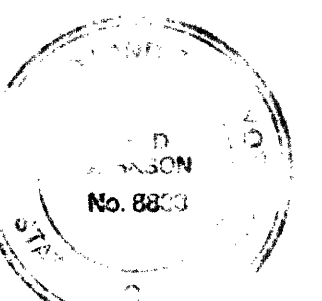
**COUNTY SURVEYOR'S STATEMENT:**

THIS IS TO CERTIFY THAT THE ACCOMPANYING MAP HAS BEEN EXAMINED AND THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, ALSO THAT ALL PROVISIONS OF THE STATE SUBDIVISION MAP ACT AND CHAPTER 2, AND TITLE 20, OF THE STANISLAUS COUNTY SUBDIVISION CODE HAVE BEEN COMPLIED WITH AND THE MAP IS TECHNICALLY CORRECT.

THIS IS ALSO TO CERTIFY THAT THE 15' ROAD DEDICATION FOR RIVER ROAD AND PUE ALONG THE FRONTAGE OF PARCELS 1 AND 2, FOR PUBLIC ROAD PURPOSES, TO THE COUNTY OF STANISLAUS, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, IS HEREBY REJECTED AT THIS TIME BY THE UNDERSIGNED OFFICER OR AGENT ON BEHALF OF THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS, PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS ADOPTED ON MAY 12, 1998 IN ACCORDANCE WITH THE PROVISIONS OF GOVERNMENT CODE SECTION 27281. THE GRANTEE CONSENTS TO RECORDATION THEREOF BY ITS DULY AUTHORIZED OFFICER.

DATED THIS 6th DAY OF September, 2022.

[Signature]
CHAD JOHNSON, LS 8833
COUNTY SURVEYOR

**RECORDER'S STATEMENT:**

FILED THIS 6th DAY OF September, 2022, AT 12:03:58 P. M.

IN BOOK 58 OF PARCEL MAPS, AT PAGE 57, AT THE REQUEST OF
ARDURRA GROUP, INC.

INSTRUMENT No. 2022-0059184 FEE: \$ 90.00

DONNA LINDER, COUNTY RECORDER OF STANISLAUS COUNTY, CALIFORNIA BY: Julie Cano
DEPUTY RECORDER

PRINT NAME: Julia Cano

SHEET 1 OF 2

58 PM 57

58 PM 57

440 S. Yosemite Avenue, Suite A
Oakdale, CA 95361
Phone: (209) 847-8726
www.Ardurra.com

THE BASIS OF BEARINGS FOR THIS MAP IS
N37°43'05"W FOR THE NORTH EASTERLY LINE OF
PARCEL "B" AS SHOWN IN BOOK 29 OF PARCEL
MAPS AT PAGE 95, STANISLAUS COUNTY RECORDS

(R1) PARCEL MAP: 29-PM-95

1. ALL BEARINGS AND DISTANCES SHOWN ARE MEASURED UNLESS NOTED OTHERWISE.
2. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. ALL RECORD INFORMATION IS FROM STANISLAUS COUNTY RECORDS, UNLESS NOTED OTHERWISE.

● FOUND MONUMENT AS NOTED.

○ SET 3/4"X30" REBAR WITH CAP LS 8853

(M) MEASURED THIS SURVEY

(R1) SEE REFERENCES

—OR— OFFICIAL RECORDS

—PM— BOOK OF PARCEL MAPS

O.I.D. OAKDALE IRRIGATION DISTRICT

FD FOUND

IP IRON PIPE

RBR REBAR

ROW RIGHT-OF-WAY

PRIVATE EASEMENTS SHOWN HERON ARE TO BE PERFECTED UPON THE TRANSFER OF TITLE OF EITHER PARCEL. SAID EASEMENTS SHALL BE INCLUDED IN THE TRANSFER DOCUMENTS AND SHALL RUN WITH THE LAND