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### OWNERS' STATEMENT:

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

WE ALSO HEREBY OFFER FOR DEDICATION ALL PUBLIC UTILITY EASEMENTS, EMERGENCY VEHICLE ACCESS EASEMENTS AS SHOWN HEREON.

WE ALSO RESERVE PRIVATE ROAD EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF THE PARCELS AS NOTED AND SHOWN HEREON.

Don L. Valk  
VALK IRREVOCABLE TRUST OF 1993  
DON L. VALK, TRUSTEE

### OWNERS 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 IF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF Stanislaus  
ON November 27, 2017 BEFORE ME, Erica L. McGhee  
PERSONALLY APPEARED Don L. Valk

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME I SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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.

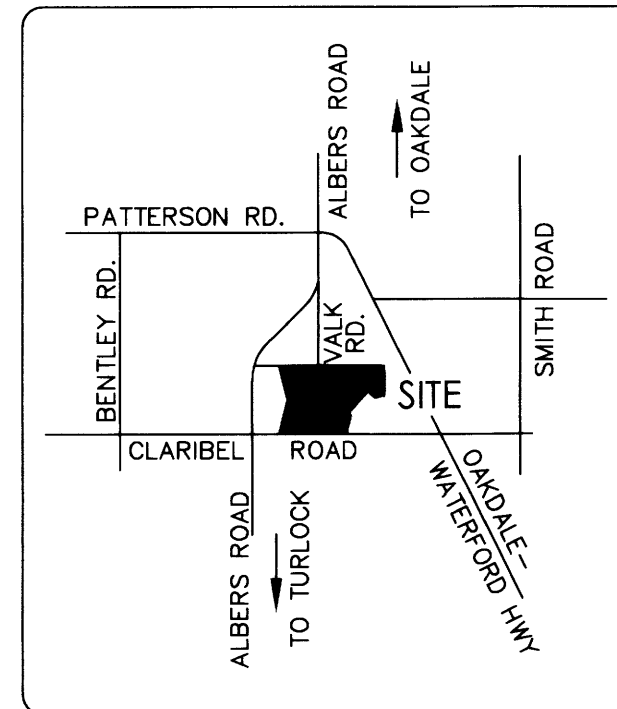
Erica L. McGhee  
NAME: Erica L. McGhee, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINCIPAL COUNTY OF BUSINESS: Stanislaus  
COMMISSION EXPIRES: March 11, 2018  
COMMISSION # OF NOTARY: 2051573



## PARCEL MAP OF THE VALK RANCH

A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF SECTION 35,  
T. 2 S., R. 10. E., M.D.B. & M  
COUNTY OF STANISLAUS - CALIFORNIA



### VICINITY MAP

NOT TO SCALE

### TAX COLLECTORS CERTIFICATE

THIS IS TO CERTIFY THAT THERE ARE NO LIENS FOR ANY UNPAID STATE, COUNTY, SCHOOL, MUNICIPAL OR 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:

DATED THIS 27<sup>th</sup> DAY OF November 2017 ASSESSOR'S PARCEL NO. 064-032-034  
064-032-037

GORDON B. FORD  
COUNTY TAX COLLECTOR

BY: Sue Owen  
DEPUTY

Sue Owen  
PRINT

### OMITTED SIGNATURES:

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT THE SIGNATURES OF THE FOLLOWING INTEREST HOLDERS HAVE BEEN OMITTED:

- OAKDALE IRRIGATION DISTRICT, EASEMENT HOLDER BY DOCUMENT RECORDED IN VOLUME 87 OF DEEDS, AT PAGE 409, STANISLAUS COUNTY RECORDS.
- PACIFIC GAS & ELECTRIC, EASEMENT HOLDER BY DOCUMENT RECORDED JULY 9, 1939, AS INSTRUMENT NO. 8398, (644 OR 208) STANISLAUS COUNTY RECORDS.
- TURLOCK IRRIGATION DISTRICT, EASEMENT HOLDER BY DOCUMENT RECORDED MARCH 27, 1957 AS INSTRUMENT NUMBER 8293, (1418 OR 326) STANISLAUS COUNTY RECORDS.
- OAKDALE IRRIGATION DISTRICT, EASEMENT HOLDER BY DOCUMENT RECORDED OCTOBER 8, 1987 AS INSTRUMENT NUMBER 121475, STANISLAUS COUNTY RECORDS.

### RIGHT TO FARM STATEMENT:

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

### 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 DON VALK IN APRIL, 2015. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I FURTHER STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: NOVEMBER 1, 2017 BY: Brett Chappell  
BRETT J. CHAPPELL  
PROFESSIONAL LAND SURVEYOR  
P.L.S. NO.: 7547  
RENEWAL DATE 12/31/17



### COUNTY SURVEYOR'S STATEMENT:

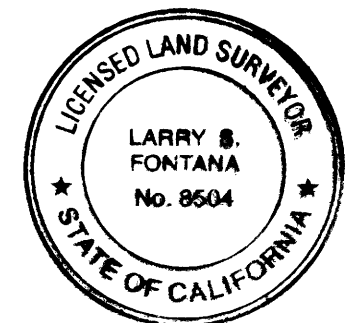
THIS IS TO CERTIFY THAT THE ACCOMPANYING PARCEL MAP HAS BEEN EXAMINED, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS PARCEL MAP COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND CHAPTER 20 OF THE STANISLAUS COUNTY SUBDIVISION CODE AND THAT THIS PARCEL MAP IS TECHNICALLY CORRECT.

I HEREBY ACCEPT ON BEHALF OF THE PUBLIC, FOR PUBLIC USE, THE PUBLIC UTILITY EASEMENTS AND THE EMERGENCY ACCESS EASEMENTS AS SHOWN ON THIS PARCEL MAP.

MATTHEW J. MACHADO, L.S. 9055, STANISLAUS COUNTY SURVEYOR

DATED THIS 30<sup>th</sup> DAY OF November, 2017

BY: Larry B. Fontana DEPUTY  
LARRY FONTANA, L.S. 8504



### 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 27<sup>th</sup> DAY OF November 2017 ASSESSOR'S PARCEL NO.: 064-032-034  
064-032-037-000

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

BY: Patricia Gonzalez  
DEPUTY  
Patricia Gonzalez  
PRINTED NAME

### RECORDER'S STATEMENT:

FILED THIS 30<sup>th</sup> DAY OF November, 2017, AT 1:00:00 P.M. IN  
BOOK 57 OF PARCEL MAPS, AT PAGES 67, STANISLAUS COUNTY RECORDS.  
AT THE REQUEST OF DON VALK.

FEE: \$ 15.00

INST. NO. 2017-0088654-00

LEE LUNDRIGAN  
COUNTY RECORDER

BY: Ashtin Narayan  
ASSISTANT DEPUTY RECORDER  
Ashtin Narayan  
(PRINT NAME)



CHAPPELL SURVEYING SERVICES  
Oakdale, Ca. 95361  
PHONE: (209) 845 9694  
LAND SURVEYING • GIS

NOVEMBER, 2017

STANISLAUS COUNTY FILE: \_\_\_\_\_

1 OF 2

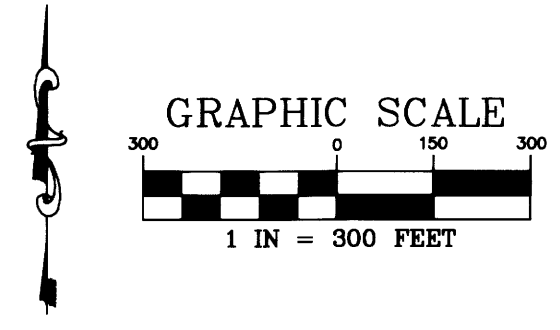
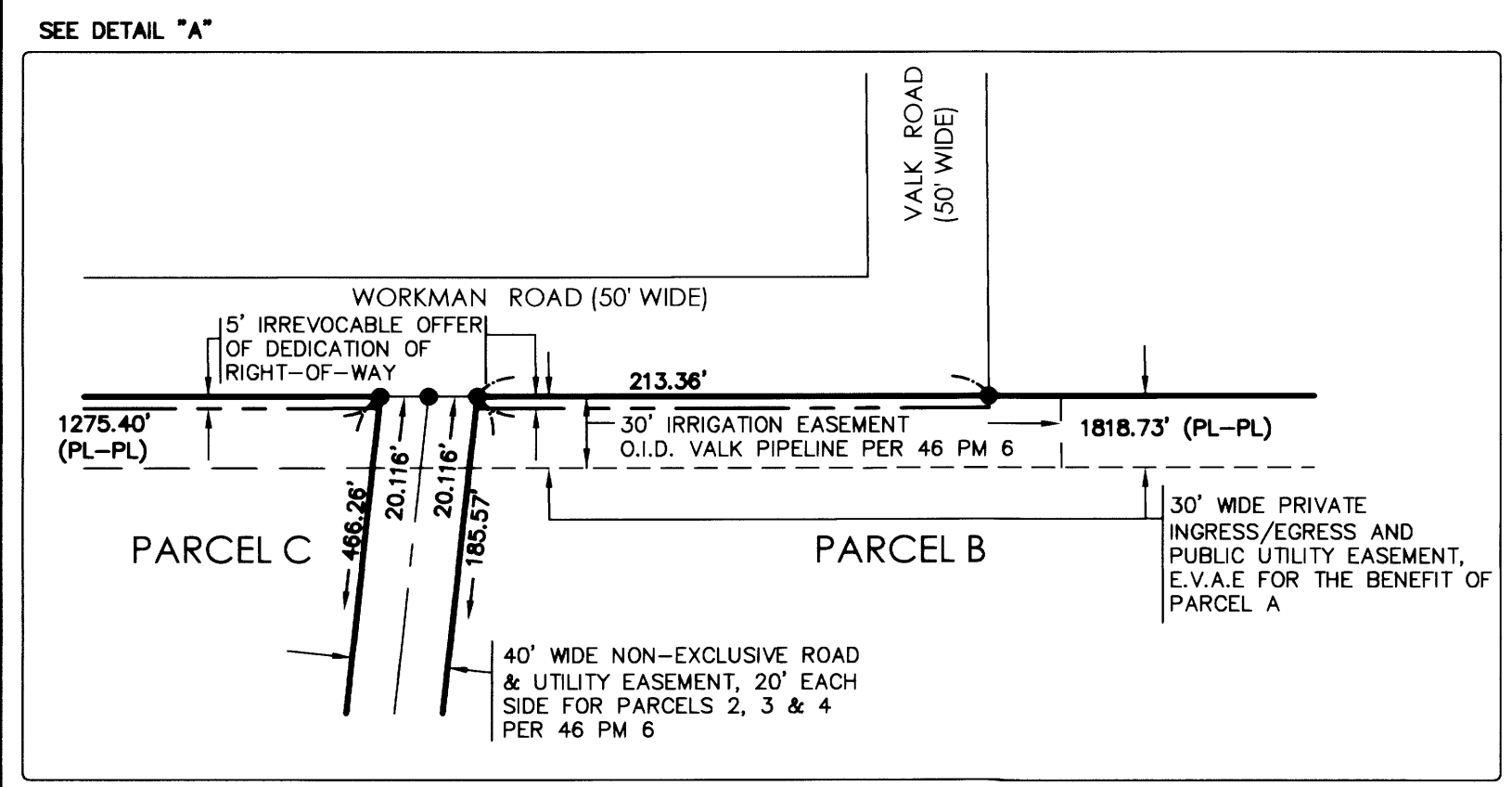
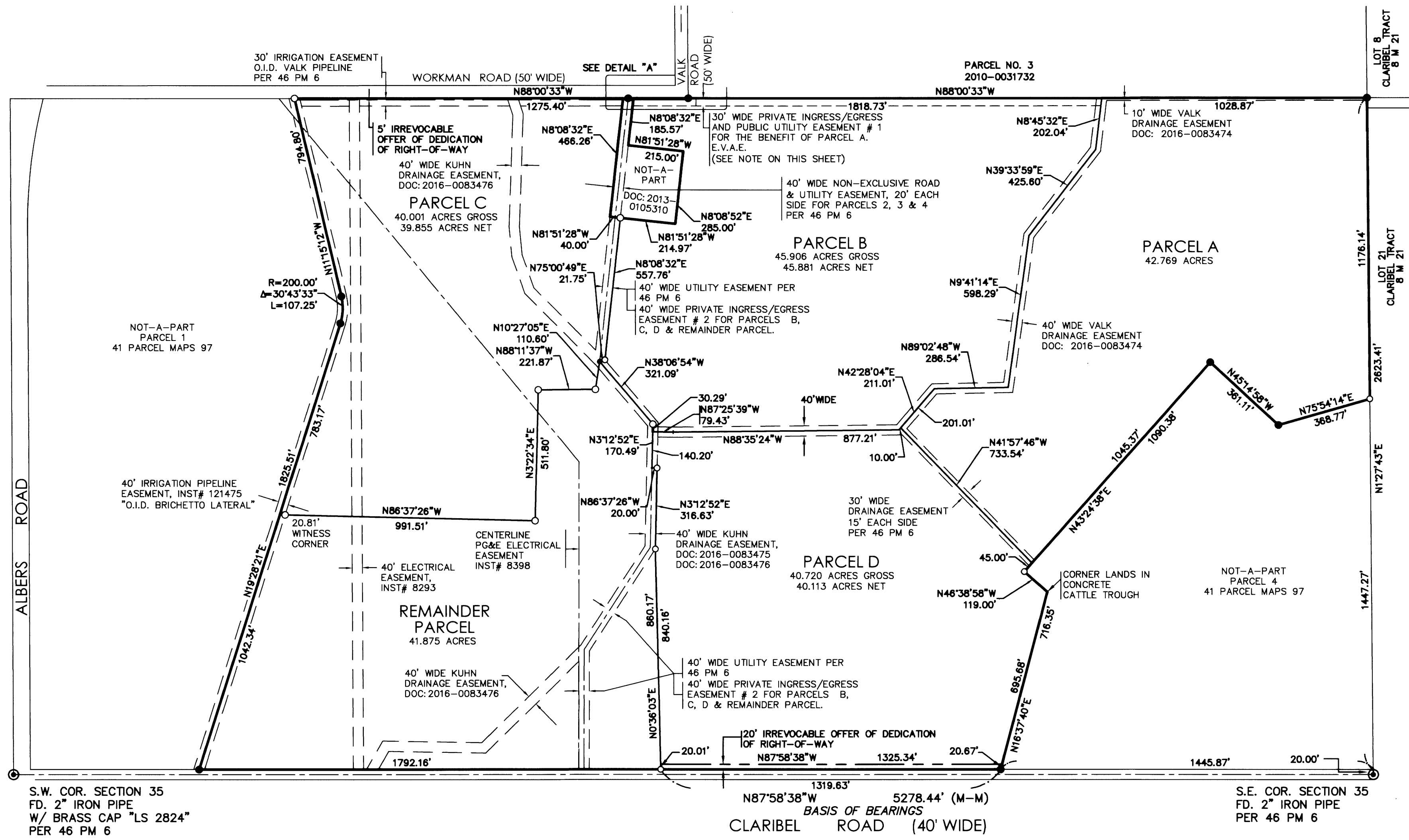
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- LEGEND:
- BOUNDARY LINE
  - PARCEL LINE
  - PROPOSED RIGHT-OF-WAY DEDICATION LINE
  - CENTER LINE
  - PROPOSED EASEMENT LINE
  - EXISTING EASEMENT LINE
  - FOUND MONUMENT AS NOTED
  - FOUND MONUMENTS PER 46 PM 6
  - SET 3/4" IRON PIN 30" LONG WITH BRASS TAG "PLS 7547"
  - MONUMENT TO MONUMENT
  - EMERGENCY VEHICLE ACCESS EASEMENT

BASIS OF BEARINGS:  
THE BEARING NORTH 87° 58' 38" WEST BEING THE BEARING OF THE SOUTH LINE OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 10 EAST AS SHOWN ON THE MAP FILED FOR RECORD IN BOOK 46 OF PARCEL MAPS AT PAGE 6, STANISLAUS COUNTY RECORDS,

NOTE:  
PARCEL B SHALL BE SUBJECTED TO A 30' WIDE PRIVATE INGRESS/EGRESS EASEMENT AND PUBLIC UTILITY EASEMENT FOR THE BENEFIT OF PARCEL A. SAID EASEMENT SHALL RUN WITH THE LAND. SEE DOCUMENT OF CONSTRUCTIVE NOTICE:  
DOCUMENT NUMBER: **2017-0088655**



## PARCEL MAP OF THE VALK RANCH

A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF SECTION 35,  
T. 2 S., R. 10. E., M.D.B. & M  
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**CHAPPELL SURVEYING SERVICES**  
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NOVEMBER, 2017

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