

58 PM 84

**OWNER'S STATEMENT:**

I, THE UNDERSIGNED DO 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 CONSENT TO THE MAKING AND THE FILING OF THIS MAP IN THE OFFICE OF THE COUNTY RECORDER OF STANISLAUS COUNTY, CALIFORNIA.

OWNER:  
MARK SCHLEGEL, AN UNMARRIED MAN

Mark Schlegel  
(SIGNATURE)

8/30/2023  
DATE

MARK SCHLEGEL  
PRINT

**PARCEL MAP**

BEING A SUBDIVISION OF A PARCEL 1 AS SHOWN ON THAT PARCEL MAP RECORDED IN BOOK 11 OF PARCEL MAPS AT PAGE 92, STANISLAUS COUNTY RECORDS, SITUATE IN SECTION 18 & 23 OF THE ALBERT PACKARD SURVEY, TOWNSHIP 1 SOUTH, RANGE 12 EAST, MOUNT DIABLO MERIDIAN STANISLAUS COUNTY, CALIFORNIA

AUGUST 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 MARK SCHLEGEL IN APRIL 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 9<sup>TH</sup> DAY OF SEPTEMBER 2022

Kevin S. Cole  
KEVIN S. COLE, L.S. 8853

**BENEFICIARY'S STATEMENT:** Doc No. should be 2005-0001074 RB

THE UNDERSIGNED, AS BENEFICIARY UNDER THE DEED OF TRUST RECORDED JANUARY 4, 2005, AS DOCUMENT NO. ~~2005-000074~~, AND AS MODIFIED UNDER THAT SUBSTITUTION OF TRUSTEE RECORDED JUNE 3, 2010, AS DOCUMENT NO. 2010-0048447, AND AS FURTHER MODIFIED UNDER THAT LOAN MODIFICATION AGREEMENT RECORDED DECEMBER 27, 2010, AS DOCUMENT NO. 2010-0115775, STANISLAUS COUNTY RECORDS DOES HEREBY JOIN IN AND CONSENT TO THE RECORDATION OF THIS PARCEL MAP.

BENEFICIARY: PNC Bank, NA as Successor to National City mortgage, CO by merger  
PNC MORTGAGE, A DIVISION OF PNC BANK, NA RB

Cathy Sero  
(SIGNATURE)

8/21/2023  
DATE

Cathy Sero  
PRINT

Authorized Signer  
TITLE

**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: 002-034-044

DATED THIS 12<sup>th</sup> DAY OF OCTOBER 2023

DONNA RILEY, STANISLAUS COUNTY TAX COLLECTOR

BY DEPUTY: Janet Davenport

PRINT NAME: Janet Davenport

**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 Ohio } S.S.  
COUNTY OF Cuyahoga

ON August 21, 2023 BEFORE ME, Rahfeal Bryant, A  
NOTARY PUBLIC IN AND FOR SAID STATE,

PERSONALLY APPEARED Cathy Sero  
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: Rahfeal Bryant, A NOTARY PUBLIC

COMMISSION EXPIRES: July 13 2027 COMMISSION NO. 2022-KE-851409

PRINCIPAL OFFICE LOCATION (COUNTY): Cuyahoga

DO NOT STAMP

**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 } S.S.  
COUNTY OF STANISLAUS

ON 8-30-2023 BEFORE ME, SHERI DETTONKURT, A  
NOTARY PUBLIC IN AND FOR SAID STATE,

PERSONALLY APPEARED MARK SCHLEGEL  
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: SHERI DETTONKURT, A NOTARY PUBLIC

COMMISSION EXPIRES: 6-29-2025 COMMISSION NO. 2343294

PRINCIPAL OFFICE LOCATION (COUNTY): STANISLAUS

DO NOT STAMP

**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 13<sup>th</sup> DAY OF October, 2023

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

BY Noor Afzal, DEPUTY  
PRINT NAME

**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.

DATED THIS 17<sup>th</sup> DAY OF October, 2023

Chad Johnson  
CHAD JOHNSON, LS 8833  
COUNTY SURVEYOR

**RECORDER'S STATEMENT:**

FILED THIS 18<sup>th</sup> DAY OF October, 2023, AT 15:46:45 P.M.

IN BOOK 58 OF PARCEL MAPS, AT PAGE 84, AT THE REQUEST OF ARDURRA GROUP, INC.

INSTRUMENT No. 2023-0049734 FEE: \$ 90.00

DONNA LINDER, COUNTY RECORDER  
OF STANISLAUS COUNTY, CALIFORNIA

BY: Matthew Ferreira, DEPUTY RECORDER  
PRINT NAME: Matthew Ferreira

SHEET 1 OF 2

58 PM 84

58 PM 84

# PARCEL MAP

BEING A SUBDIVISION OF A PARCEL 1 AS SHOWN ON THAT PARCEL MAP RECORDED IN BOOK 11 OF PARCEL MAPS AT PAGE 92, STANISLAUS COUNTY RECORDS, SITUATE IN SECTION 18 & 23 OF THE ALBERT PACKARD SURVEY, TOWNSHIP 1 SOUTH, RANGE 12 EAST, MOUNT DIABLO MERIDIAN STANISLAUS COUNTY, CALIFORNIA

SCALE 1" = 100' AUGUST 2022



440 S. Yosemite Avenue, Suite A  
Oakdale, CA 95361  
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www.Ardurra.com

**ARDURRA**  
COLLABORATE. INNOVATE. CREATE.

## BASIS OF BEARINGS

THE BASIS OF ALL BEARINGS FOR THIS MAP IS N89°29'03"W FOR THE CENTERLINE OF MARRISON ROAD AS SHOWN ON THAT PARCEL MAP FILED FOR RECORD IN BOOK 28 OF PARCEL MAPS AT PAGE 30, STANISLAUS COUNTY RECORDS.

## REFERENCES:

- (R1) PARCEL MAP: 11-PM-92
- (R2) PARCEL MAP: 28-PM-30
- (R3) PARCEL MAP: 34-PM-54
- (R4) PARCEL MAP: 35-PM-15

## NOTES:

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

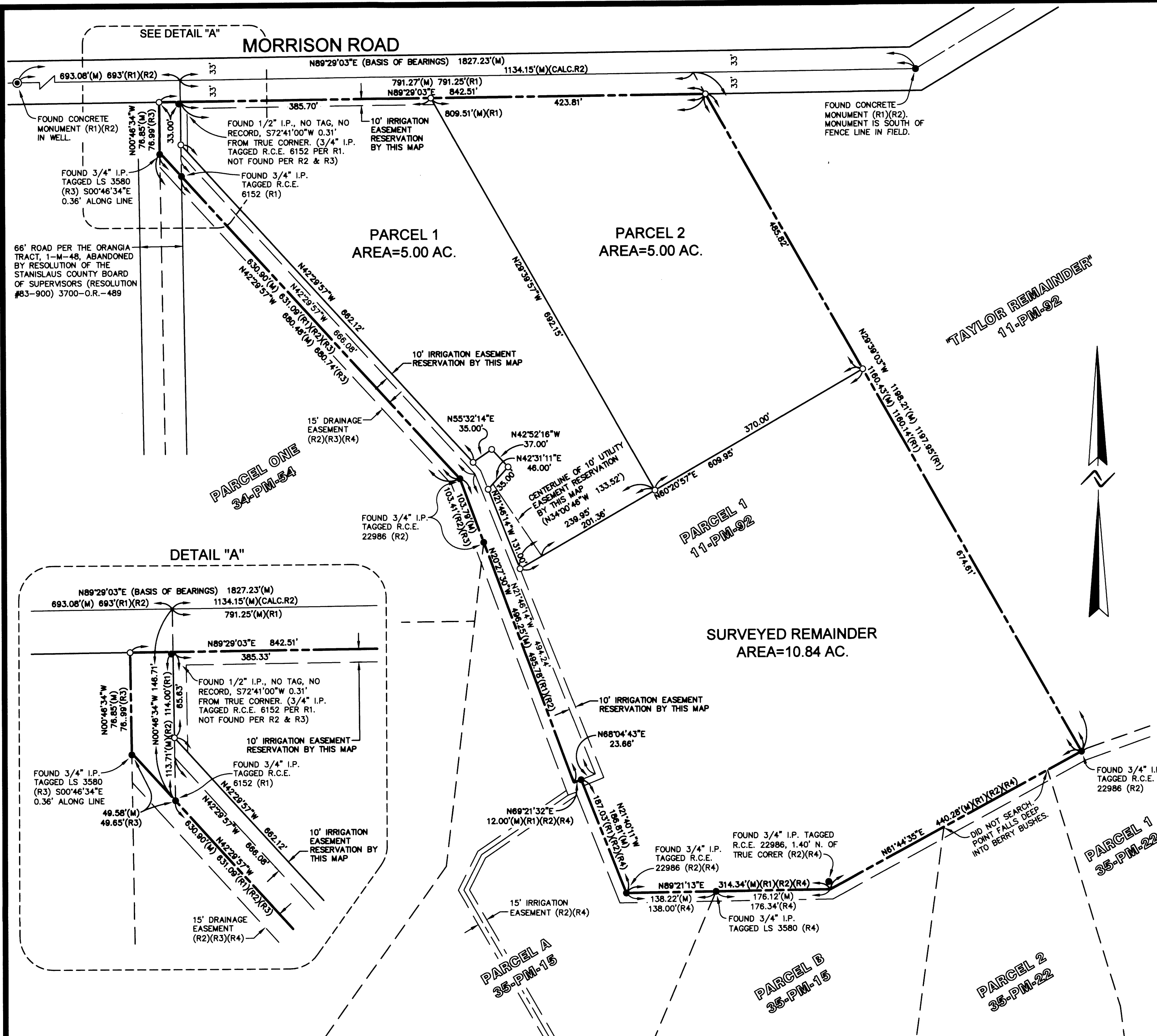
## LEGEND

- FOUND MONUMENT AS NOTED
- ⊙ FOUND MONUMENT IN WELL AS NOTED
- SET 3/4" IRON PIPE WITH CAP LS 8853
- (M) MEASURED THIS SURVEY
- (R1) SEE REFERENCES
- PM- BOOK & PAGE OF PARCEL MAPS
- FD. FOUND
- I.P. IRON PIPE
- M. SECTION
- SFN SEARCHED, FOUND NOTHING

## EASEMENT RESERVATION NOTE:

10' IRRIGATION EASEMENT RESERVED HEREON FOR THE BENEFIT OF PARCELS 1 & 2, SAID EASEMENT SHALL BE PERFECTED BY SEPARATE DOCUMENT UPON THE TRANSFER OF TITLE OF EITHER PARCEL AND SHALL RUN WITH THE LAND.

10' UTILITY EASEMENT RESERVED HEREON FOR THE BENEFIT OF THE SURVEYED REMAINDER, SAID EASEMENT SHALL BE PERFECTED UPON THE TRANSFER OF TITLE OF PARCEL 1 OR SAID REMAINDER AND SHALL RUN WITH THE LAND.



SEE DETAIL "A"

MORRISON ROAD

PARCEL 1  
AREA=5.00 AC.

PARCEL 2  
AREA=5.00 AC.

TAYLOR REMAINDER  
11-PM-92

PARCEL 1  
11-PM-92

SURVEYED REMAINDER  
AREA=10.84 AC.

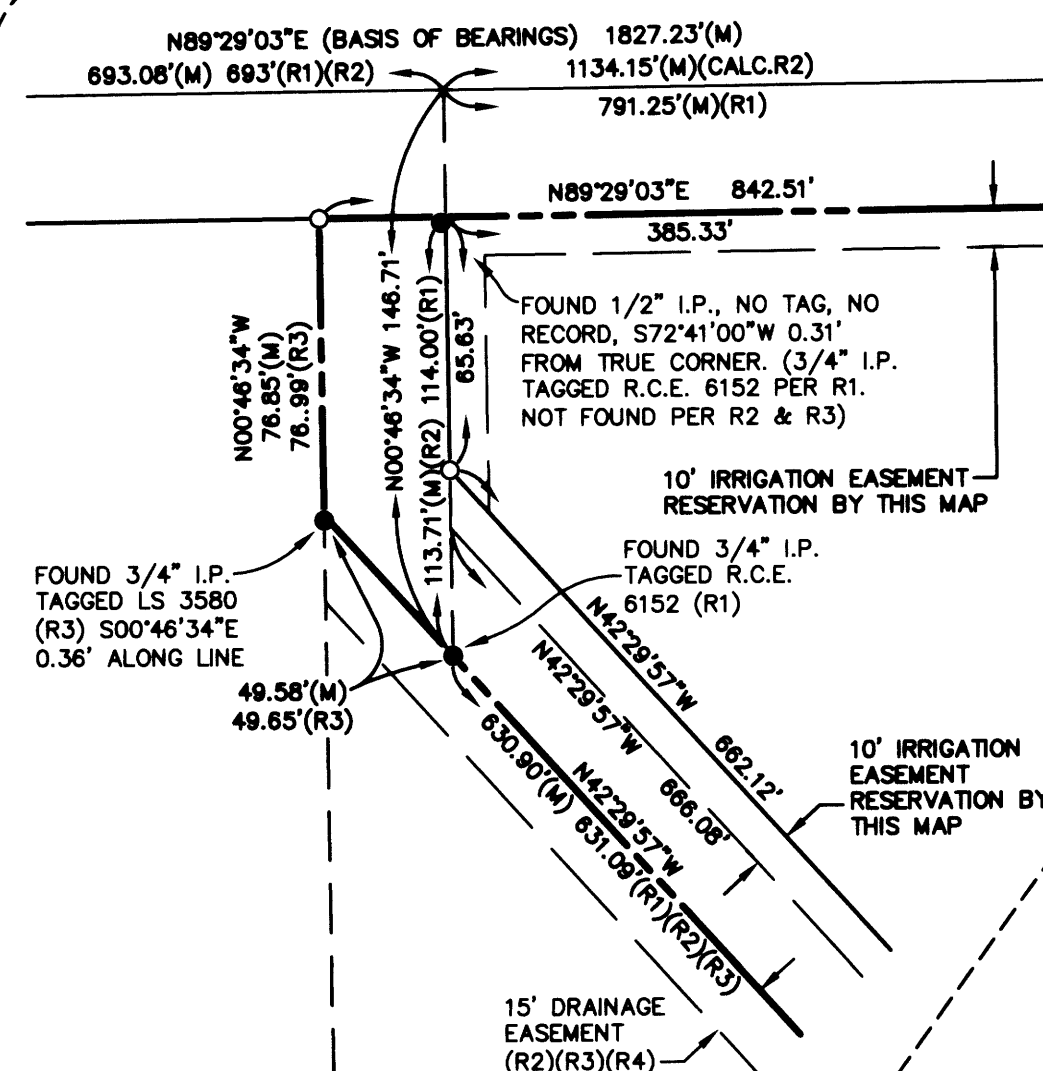
PARCEL 1  
35-PM-22

PARCEL 2  
35-PM-22

PARCEL B  
35-PM-15

PARCEL A  
35-PM-15

## DETAIL "A"



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