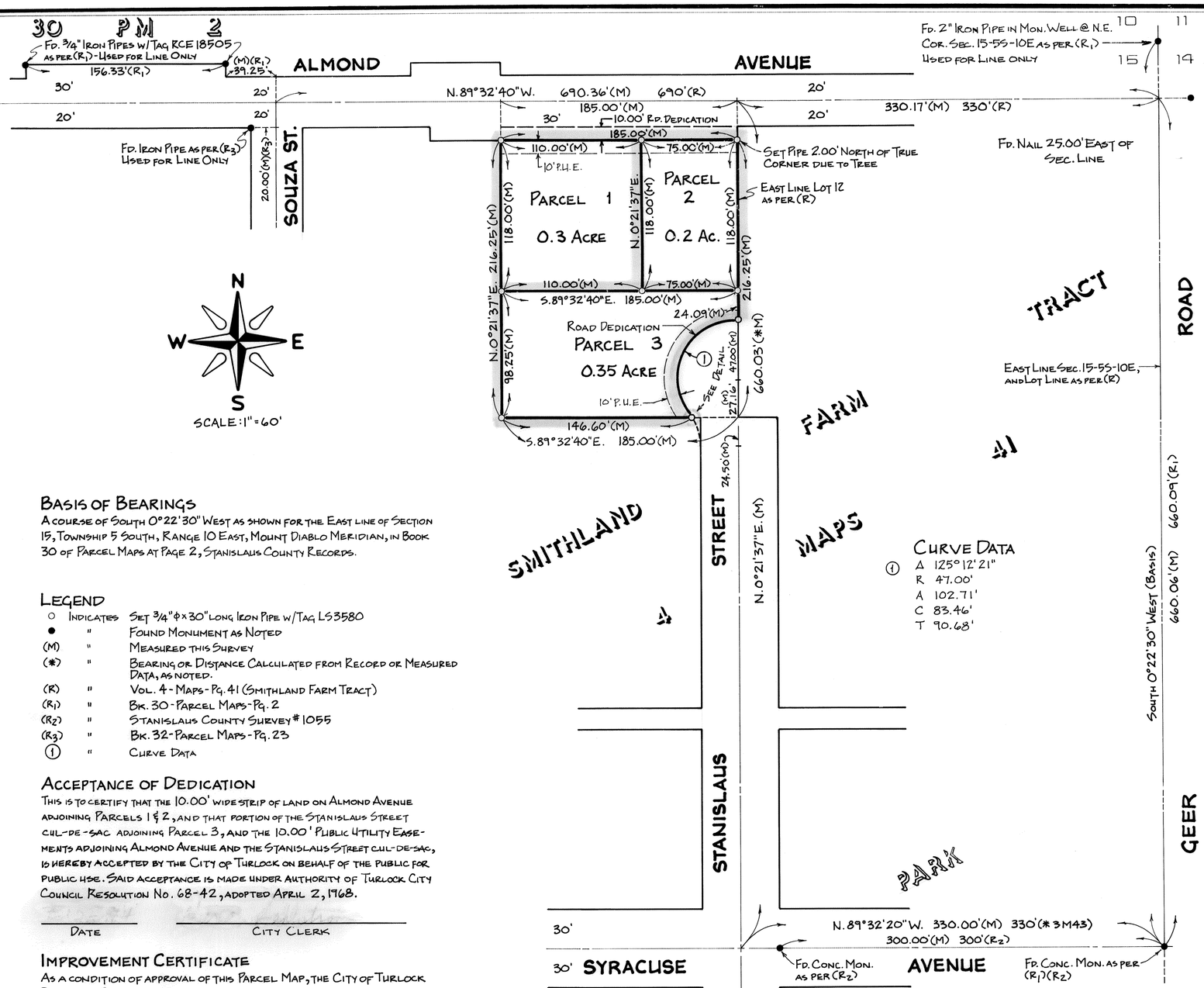
35-PM-6



Basis of Bearings

A course of South 0°22'30" West as shown for the East line of Section 15, Township 5 South, Range 10 East, Mount Diablo Meridian, in Book 30 of Parcel Maps at Page 2, Stanislaus County Records.

Legend

○	Indicates	Set 3/4" ϕ x 30" long Iron Pipe w/Tag LS3580
●	"	Found Monument as Noted
(M)	"	Measured this Survey
(*)	"	Bearing or Distance Calculated from Record or Measured Data, as noted.
(R)	"	Vol. 4 - Maps - Pg. 41 (Smithland Farm Tract)
(R1)	"	Bk. 30 - Parcel Maps - Pg. 2
(R2)	"	Stanislaus County Survey #1055
(R3)	"	Bk. 32 - Parcel Maps - Pg. 23
(1)	"	Curve Data

Acceptance of Dedication

This is to certify that the 10.00' wide strip of land on Almond Avenue adjoining Parcels 1 & 2, and that portion of the Stanislaus Street cul-de-sac adjoining Parcel 3, and the 10.00' Public Utility Easements adjoining Almond Avenue and the Stanislaus Street cul-de-sac, is hereby accepted by the City of Turlock 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.

Date _____ City Clerk _____

Improvement Certificate

As a condition of approval of this Parcel Map, the City of Turlock Planning Commission required that certain improvements be constructed along the frontage of Parcels 1 & 2 on Almond Avenue, and along the frontage of Parcel 3 on Stanislaus Street. Said improvement requirements are more specifically contained in the Planning Commission minutes dated October 13, 1983 thereto.

3-12-84 Date — Richard Martin City Engineer

Notes

1. All Bearings and Distances are Measured unless noted otherwise.
2. All Distances are in Feet and Decimals thereof.
3. The Blue Border indicates the parcels being created by this map.

Clerk/Manager of the Board of Supervisors Certificate

This is to certify that the Owners of the property shown on the accompanying map have filed with the Clerk/Manager of 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 30th day of January, 1984
Beth Meyerson-Martinez, Clerk/Manager
Board of Supervisors

By: Rochelle Tilton, Deputy

Surveyor's Certificate

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 John Simon on May 12, 1983. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, and all monuments are of the character and occupy the positions indicated or will be set in such positions on or before Feb. 15, 1984. The monuments are, or will be, sufficient to enable the survey to be retraced.

Richard L. Skidmore
Richard L. Skidmore
L.S. 3580

City Engineer's Certificate

This map conforms with the requirements of the Subdivision Map Act and Local Ordinances.

Dated: 3-12-84

Richard Martin
City Engineer

Recorder's Certificate

Filed this 13 day of March 1984 at 2:10 P.M., in Book 35 of PARCEL MAPS at page 6 at the request of John Simon, et ux

Instr. No.: 46294
Fees $: 6.00

David A. Wurm
County Recorder
Pat Seidel
Deputy

Notary

STATE OF CALIFORNIA } S.S.
County of Stanislaus }

On this 18th day of November, in the year 1983, before me, the undersigned, a Notary Public in and for said State, personally appeared John Simon
Rose S. Simon

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person s whose name s are subscribed to the within instrument, and acknowledged to me that they executed it.

Marvin L. Miller
Notary Public in and for said County & State

MARVIN L. MILLER
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
COUNTY OF STANISLAUS
My Commission Expires April 28, 1986

Owner's Certificate

We the undersigned owners and/or trustees, hereby certify that we are the owners of, or have some right, title or interest of record in the land shown on this PARCEL MAP, and we consent to the making and filing of this map in the office of the County Recorder, and we hereby dedicate to the public for public use the 10.00' Public Utility Easements, the 10.00' strip along Almond Avenue, and that portion of the Stanislaus Street cul-de-sac as shown hereon.

11-18-83 Date — John Simon

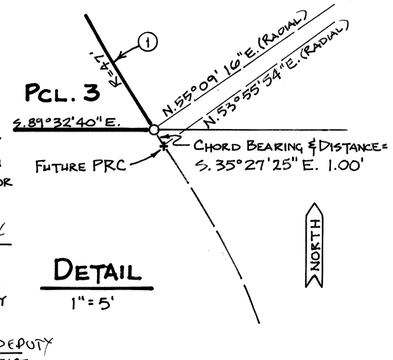
Rose S. Simon
Rose S. Simon

Tax Collector's Certificate

This is to certify that there are no liens for any unpaid State, County, School, Municipal or Irrigation taxes 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 30th day of January, 1984
F.L. DeCamp, County Tax Collector
By: Mary C Guerrero, Deputy

As to Irrigation Taxes:
Dated this 13th day of February, 1984 By: Evelene Abel Deputy
Turlock Irrigation District



Detail
1" = 5'

PARCEL MAP

Being a division of a portion of Lot 12 of the Smithland Farm Tract, Vol. 4 of Maps at Page 41, and lying within the Northeast Quarter of Section 15, Township 5 South, Range 10 East, Mount Diablo Meridian.
City of Turlock

R. B. Welty & Associates, Inc.
521 13th Street
Modesto, CA. (209)526-1515

City of Turlock Parcel Map Application No. 83-07
Job No. 5217 F.B. 26B Pg. 28 ET

35-PM-6