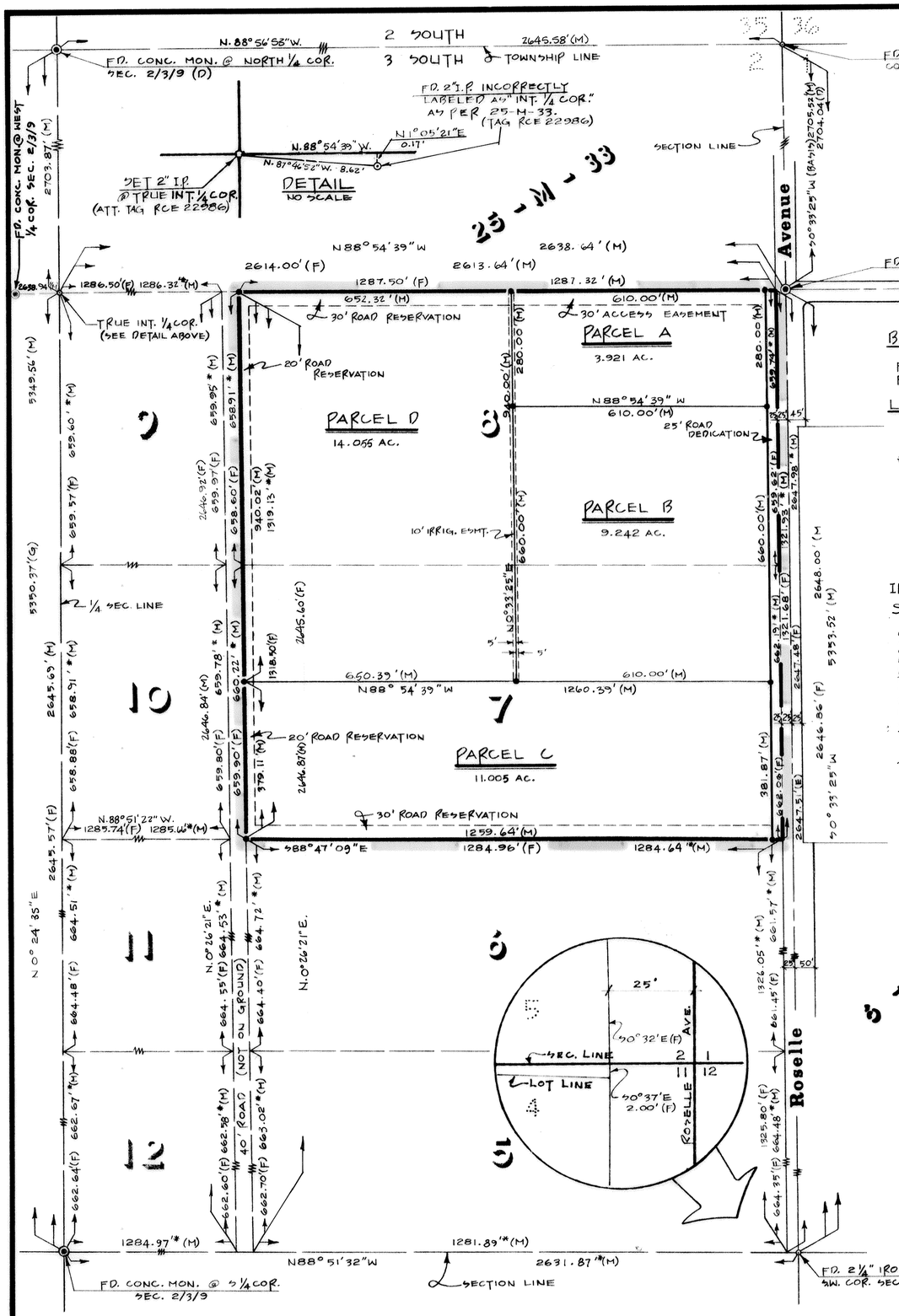
26-PM-58



BASIS OF BEARINGS:
A BEARING OF SOUTH 0°33'25" WEST FOR THE CENTERLINE OF ROSELLE AVE. NORTH OF PLAINVIEW RD. AS PER 25-M-33.

LEGEND:

●	INDICATES	3/4" IRON PIPE SET (TAG RCE 22986)
○	"	FD. SURVEY PT. AS NOTED
◉	"	FD. CONC. MON. AS NOTED
*( )	"	CALCULATED FROM INFORMATION PROVIDED BY REFERENCE SHOWN
(D)	"	25-M-33 (PLAINVIEW TRACT)
(E)	"	6-PM-7
(F)	"	9-M-76 (H.L. WOOD SUBD.)
(G)	"	22-PM-83
(M)	"	MEASURED DISTANCE OR BEARING

IN ACCORDANCE WITH SECTION 66436 (b)(1) OF THE SUBDIVISION MAP ACT THE FOLLOWING ARE OMITTED.

THE RIGHT TO USE DITCHES CONSTRUCTED ON THE HEREIN DESCRIBED AND OTHER PROPERTY FOR THE DISCHARGE OF WASTE AND DRAIN WATERS, AS PROVIDED BY THE AGREEMENT BETWEEN CORA V.H. LESTER, G.E. SEARLS AND GERALDINE SEARLS, HIS WIFE, WITH N.L. WOOD, DATED DECEMBER 18, 1920 AND RECORDED FEBUARY 14, 1921 IN VOL. 328 OF DEEDS, PAGE 481, STANISLAUS COUNTY RECORDS; SAID AGREEMENT ALSO GRANTS TO SAID N.L. WOOD THE RIGHT TO CONSTRUCT AND MAINTAIN AN IRRIGATION DITCH OVER AND ACROSS LANDS OF FIRST PARTIES FOR THE PURPOSE OF CONVEYING WATER TO A PORTION OF HEREIN DESCRIBED PROPERTY, AND PROVIDES FOR THE PAYMENT OF THE PROPORTIONATE SHARE OF SUCH CONSTRUCTION AND MAINTENANCE, WHICH COVENANTS ARE TO BE COVENANTS RUNNING WITH THE LANDS OF EACH PARTY.

DITCH AGREEMENT OVER THE HEREIN DESCRIBED AND OTHER PROPERTY AS PROVIDED IN THE AGREEMENT FROM MODESTO FRUIT COMPANY, A CORPORATION, TO MODESTO IRRIGATION DISTRICT, A PUBLIC CORPORATION, DATED MARCH 7, 1929 AND RECORDED MARCH 25, 1929 IN VOL. 327 OF OFFICAL RECORDS, PAGE 63, STANISLAUS COUNTY RECORDS.

RIGHT OF WAY FOR EXISTING DITCH KNOWN AS EAST LESTER DITCH, WHICH SAID DITCH RUNS THROUGH LOTS 7 AND 8 HEREIN DESCRIBED, FOR THE PURPOSE OF IRRIGATING LOTS 4, 3, 2, AND 1 OF THE H.L. WOOD SUBDIVISION OF LONE OAK TRACT, INCLUDING ALL RIGHTS TO THE USE OF WATER FLOWING IN SAID DITCH, AS NOW LOCATED AND ESTABLISHED, AND AS RESERVED IN DEED FROM JOSEPH B. SOTTARE, ET UX, TO EMMETT SMITH, ET UX, DATED APRIL 21, 1950 AND RECORDED APRIL 28, 1950 AS INSTRUMENT NO. 9546.

RIGHT OF WAY FOR ROAD PURPOSES TOGETHER WITH RIGHTS APPURTENANT THERETO, RESERVED IN THE DEED FROM HOWARD B. WILKINSON AND ELIZABETH B. WILKINSON, HUSBAND AND WIFE, AND M.J. HUMPHERYS, A MARRIED WOMAN, DEALING WITH HER SOLE AND SEPERATE PROPERTY TO S.C. RAY LAU AND LILLIAN LAU, HUSBAND AND WIFE, AS JOINT TENANTS RECORDED AUGUST 7, 1975 IN VOL. 2721 OF OFFICIAL RECORDS PAGE 791.

5-PM-7

State of California S.S.
County of Stanislaus

On this 20th day of June, 1977, before me, the undersigned, a Notary Public in and for said County and State, personally appeared S.C. RAY LAU & LILLIAN LAU known to me to be the person(s) whose names ~~is~~ subscribed to the within instrument and acknowledged that they executed the same.

In witness hereof, I have hereunto set my hand and affixed my Official Seal of Office in Stanislaus County, the day and year in this certificate first above written.

Beverly J. Johnson
Notary Public, Stanislaus County, California
My commission expires 9/17, 1977.

BEVERLY J. JOHNSON
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN STANISLAUS COUNTY
My commission expires Sept. 17, 1977

REGISTERED PROFESSIONAL ENGINEER
ERNEST J. FREGGIARO
No. 22986
CIVIL
STATE OF CALIFORNIA

Filed this 24 day of Jan., 1978, at 9:21 A.M. in Book 26 of Parcel Maps at Page 58, at the request of the COUNTY SURVEYOR.

Fee $5.00 Instrument No. 4192

STEVE R. NELSON
COUNTY RECORDER

Deputy Recorder

This map conforms with the requirements of the Subdivision Map Act and local ordinance.

RICHARD G. BARHITE
COUNTY SURVEYOR

By: Bonnie C. Lewis Deputy

Date: Nov. 3, 1977

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 at the request of

S.C. RAY LAU & LILLIAN LAU
Owner(s)

I hereby state that the parcel map procedures of the local agency have been complied with and that this parcel map conforms to the approved tentative map and the conditions of approval thereof which were required to be fulfilled prior to the filing of the parcel map.

Ernest J. Freggiaro, R.C.E. 22986

OWNERS CERTIFICATE

I/We, the undersigned, owner(s) of the land shown on this Parcel Map, do hereby consent to the preparation and recording of the same, & WE OFFER FOR DEDICATION TO PUBLIC USE ALL ROAD DEDICATIONS & EASEMENTS AS SHOWN, ON THIS MAP. DATE: June 20, 1977

S.C. Ray Lau
Lillian Lau

ACCEPTANCE OF DEDICATION:

THIS IS TO CERTIFY THAT THE 25' RIGHT-OF-WAY ON ROSELLE AVENUE OFFERED FOR DEDICATION LYING WITHIN THE BOUNDARY OF THE LAND BEING DIVIDED BY THIS MAP IS HEREBY ACCEPTED BY THE COUNTY OF STANISLAUS ON BEHALF OF THE PUBLIC, FOR PUBLIC USE.

DATED THIS 12th DAY OF July, 1977
STEVE R. NELSON, COUNTY CLERK & EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA.

BY: Lloyd K. Brainard
DEPUTY

PARCEL MAP

OF LOTS 7 AND 8 OF THE H.L. WOOD SUBDIVISION, AS PER VOL. 9, MAPS, PG. 76, STANISLAUS COUNTY RECORDS, LYING IN SECTION 2, T.3S., R.9E., M.D.B.&M.

STANISLAUS COUNTY

SCALE: 1"=200' DATE: APR, 1977

TAWALIMNI ENGINEERING
1014-A 12TH ST. MODESTO, CALIF.

COUNTY FILE # 5288

26-PM-58