

58 PM 33

OWNER'S STATEMENT:

WE, 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.

WE HEREBY OFFER FOR DEDICATION TO THE CITY OF OAKDALE AS FEE TITLE INTEREST FOR PUBLIC STREET RIGHT-OF-WAY AND PUBLIC UTILITY PURPOSES: "D" STREET LYING WITHIN THE BOUNDARY OF THIS SUBDIVISION, ALL AS SHOWN ON THIS PARCEL MAP.

OWNER:
TRIESTE INVESTORS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY:

(SIGNATURE) June 14, 2021
RICHARD DEPONTE PRESIDENT / m p
PRINT TITLE

BENEFICIARY'S STATEMENT:

THE UNDERSIGNED, AS BENEFICIARY UNDER THE DEED OF TRUST RECORDED FEBRUARY 2, 2007 AS DOCUMENT NO. 2007-0013989, MODIFIED DECEMBER 8, 2011 AS DOCUMENT NO. 2011-0100551 AND MODIFIED MARCH 8, 2015 AS DOCUMENT NO. 2015-0015895 AND THE DEED OF TRUST RECORDED DECEMBER 31, 2009 AS DOCUMENT NO. 2009-0125046, MODIFIED DECEMBER 30, 2010 AS DOCUMENT NO. 2010-0115887, MODIFIED DECEMBER 8, 2011 AS DOCUMENT NO. 2011-0100552, MODIFIED MAY 31, 2012 AS DOCUMENT NO. 2012-0048137, AND MODIFIED SEPTEMBER 29, 2016 AS DOCUMENT NO. 2016-0075485, STANISLAUS COUNTY RECORDS DOES HEREBY JOIN IN AND CONSENT TO THE RECORDATION OF THIS PARCEL MAP.

BENEFICIARY: OAK VALLEY COMMUNITY BANK, BENEFICIARY UNDER DEEDS OF TRUST RECORDED AS DOCUMENT NO. 2007-0013989 AND DOCUMENT NO. 2009-0125046, STANISLAUS COUNTY RECORDS.

(SIGNATURE) June 7, 2021
Mike Rodrigues EVP, Chief Credit Officer
PRINT TITLE

(SIGNATURE) _____ DATE _____
PRINT TITLE _____

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 THE WEST PUMP PIPELINE RECORDED ON APRIL 6, 2012 AS DOC. 2012-0019056, STANISLAUS COUNTY RECORDS.

NOTARY STATEMENT:

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 June 7, 2021 BEFORE ME, N.S. Sabala
NOTARY PUBLIC IN AND FOR SAID STATE,

PERSONALLY APPEARED Mike Rodrigues
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: Deliah
PRINT NAME: N.S. Sabala, A NOTARY PUBLIC

COMMISSION EXPIRES: 12/10/2023 COMMISSION NO. 2312502

PRINCIPAL OFFICE LOCATION (COUNTY): Stanislaus

PARCEL MAP

BEING A SUBDIVISION OF A PORTION OF
ADJUSTED PARCEL "C" AS DESCRIBED IN THAT
CERTIFICATE OF LOT LINE ADJUSTMENT FILED FOR
RECORD AS DOC. # 2011-0099134, STANISLAUS
COUNTY RECORDS, SITUATE IN THE EAST HALF OF
SECTION 12, TOWNSHIP 2 SOUTH, RANGE 10 EAST,
MOUNT DIABLO MERIDIAN, CITY OF OAKDALE,
STANISLAUS COUNTY, CALIFORNIA
MAY 2021

GK Giuliani & Kull, Inc.
Engineers • Planners • Surveyors

440 S. Yosemite Avenue, Suite A, Oakdale, CA 95361
(209) 847-8726 Fax (209) 847-7323
www.gkengineers.com

NOTARY STATEMENT:

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 June 18, 2021 BEFORE ME, Julie Faith Christel
NOTARY PUBLIC IN AND FOR SAID STATE,

PERSONALLY APPEARED Richard DePonte
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: Julie Faith Christel
PRINT NAME: Julie Faith Christel, A NOTARY PUBLIC

COMMISSION EXPIRES: 9/13/2023 COMMISSION NO. 2304920

PRINCIPAL OFFICE LOCATION (COUNTY): Stanislaus

NOTARY STATEMENT:

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 June 18, 2021 BEFORE ME, Julie Faith Christel
NOTARY PUBLIC IN AND FOR SAID STATE,

PERSONALLY APPEARED Rouze Roberts
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: Julie Faith Christel
PRINT NAME: Julie Faith Christel, A NOTARY PUBLIC

COMMISSION EXPIRES: 9/13/2023 COMMISSION NO. 2304920

PRINCIPAL OFFICE LOCATION (COUNTY): Stanislaus

TAX COLLECTOR'S CERTIFICATE:

THIS IS CERTIFY THAT THERE ARE NO LIENS FOR ANY UNPAID STATE, COUNTY, SCHOOL, MUNICIPAL OR IRRIGATION 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: 064-013-007
DATED THIS 10th DAY OF JUNE, 2021

DONNA RILEY, STANISLAUS COUNTY TAX COLLECTOR

BY DEPUTY: Janet Davenport
PRINT NAME: Janet Davenport

CITY CLERK'S CERTIFICATE:

THIS IS TO CERTIFY THAT AT ITS REGULAR MEETING HELD ON THE 7th DAY OF June, 2021, THE CITY COUNCIL OF THE CITY OF OAKDALE, COUNTY OF STANISLAUS, APPROVED THIS PARCEL MAP AND ACCEPTED THE OFFER OF DEDICATION OF THE REAL PROPERTY DESCRIBED BELOW, DEDICATED AS FEE TITLE INTEREST FOR PUBLIC STREET RIGHT-OF-WAY AND PUBLIC UTILITY PURPOSES: "D" STREET LYING WITHIN THE BOUNDARY OF THIS SUBDIVISION, SAID ACCEPTANCE IS MADE UNDER THE AUTHORITY OF OAKDALE CITY COUNCIL RESOLUTION NO. 2021-037 DATED June 7, 2021.

DATED THIS 18 DAY OF June, 2020.

BY: Rouze Roberts
ROUZE ROBERTS
CITY CLERK, CITY OF OAKDALE

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) RECEIVED TAX BILL OR BILLS OR SUCH OTHER EVIDENCE AS MAY BE REQUIRED BY SAID BOARD SHOWING FULL PAYMENT OF ALL APPLICABLE TAXES.

DATED THIS 10th DAY OF June, 2021

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

BY: Marci Y. Dunn, DEPUTY
Marci Y. Dunn
PRINT NAME

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 TIMOTHY AND THOMAS PIMLEY IN OCTOBER OF 2020. 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 26th DAY OF MAY, 2021

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

**CITY ENGINEER'S STATEMENT:**

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP. IF ANY, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS PARCEL MAP COMPLIES WITH ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT, AS AMENDED, AND ALL APPLICABLE ORDINANCES OF THE CITY OF OAKDALE, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF ANY.

DATED THIS 21st DAY OF JUNE, 2021

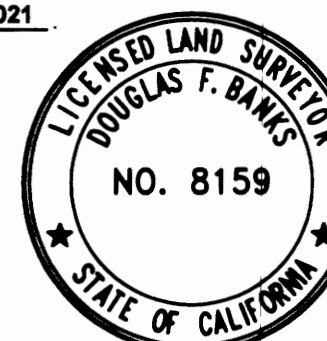
BY: Robert Marler
ROBERT MARLER, R.C.E. 70159
CITY ENGINEER, CITY OF OAKDALE

**CITY SURVEYOR'S CERTIFICATE:**

I HEREBY STATE THAT I HAVE EXAMINED THIS ACCOMPANYING MAP AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED THIS 21st DAY OF JUNE, 2021

BY: Douglas F. Banks
DOUGLAS F. BANKS, L.S. 8159
CITY LAND SURVEYOR, CITY OF OAKDALE

**RECORDER'S STATEMENT:**

FILED THIS 22nd DAY OF June, 2021, AT 11:38:01 A.M.

IN BOOK 58 OF PARCEL MAPS, AT PAGE 33, AT THE REQUEST OF
GIULIANI & KULL, INC. 2021-
INSTRUMENT NO. 0059378-00 FEE: \$ 114.00

DONNA LINDER, COUNTY RECORDER
OF STANISLAUS COUNTY, CALIFORNIA

BY: Julie Cano
DEPUTY RECORDER
PRINT NAME: Julie Cano

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PARCEL MAP

BEING A SUBDIVISION OF A PORTION OF
ADJUSTED PARCEL "C" AS DESCRIBED IN THAT
CERTIFICATE OF LOT LINE ADJUSTMENT FILED FOR
RECORD AS DOC.# 2011-0099134, STANISLAUS
COUNTY RECORDS, SITUATE IN THE EAST HALF OF
SECTION 12, TOWNSHIP 2 SOUTH, RANGE 10 EAST,
MOUNT DIABLO MERIDIAN, CITY OF OAKDALE,
STANISLAUS COUNTY, CALIFORNIA
SCALE 1" = 100' JUNE 2021

GK Giuliani & Kull, Inc.
Engineers • Planners • Surveyors

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**BASIS OF BEARINGS**

THE BASIS OF ALL BEARINGS FOR THIS SURVEY IS
NORTH 75°36'59" EAST FOR THE NORTH
RIGHT-OF-WAY LINE OF HIGHWAY 120 AS SHOWN
ON THAT RECORD OF SURVEYS FILED FOR RECORD
IN BOOK 30 OF BOOK SURVEYS AT PAGE 25,
STANISLAUS COUNTY RECORDS.

REFERENCES:

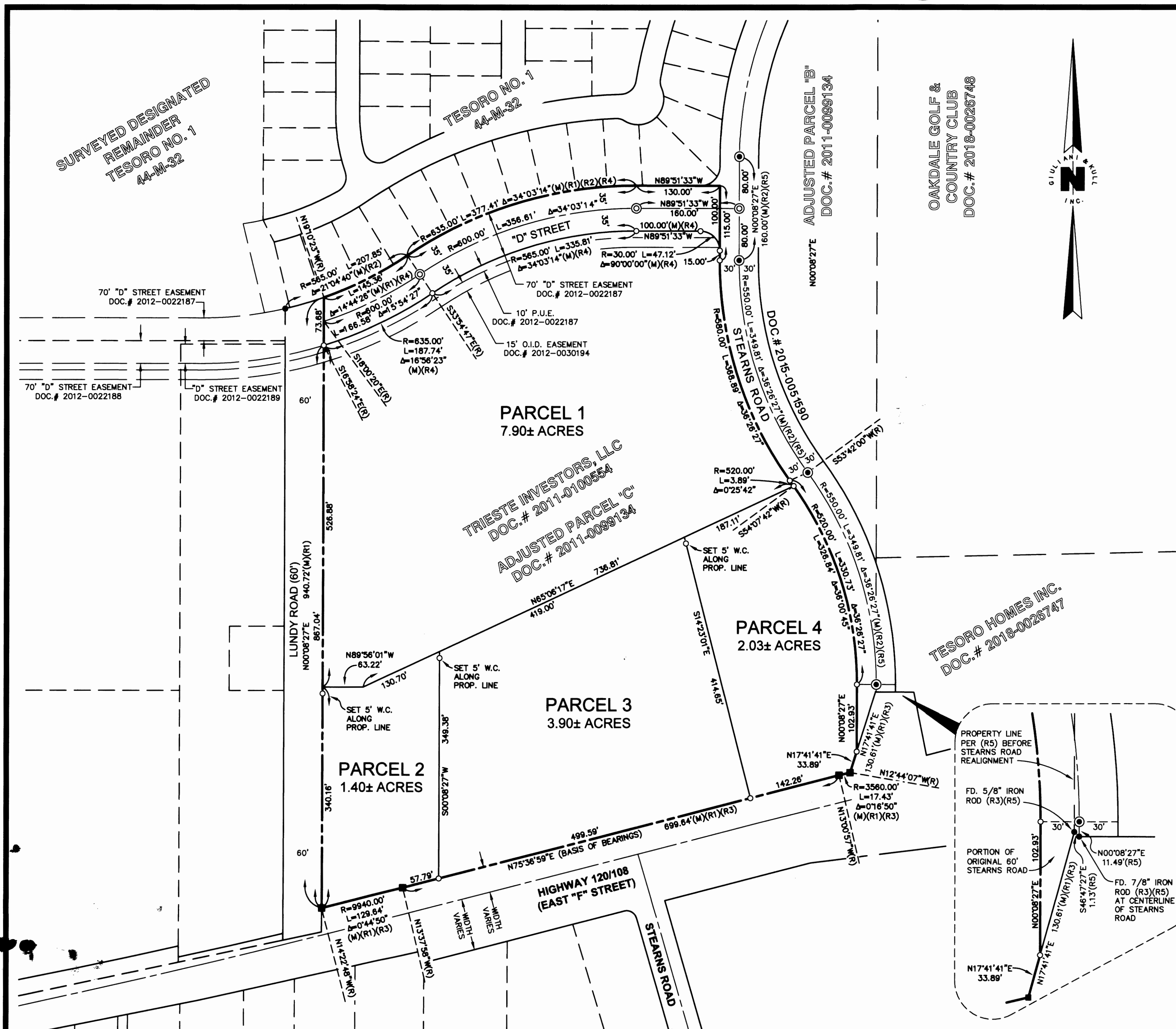
- (R1) DOC. NUMBER: 2011-100554
(R2) MAPS: 44-M-32
(R3) BOOK OF SURVEYS: 30-S-25
(R4) EASEMENT DEED: DOC.# 2012-0022187
(R5) GRANT DEED: DOC.# 2015-0051590

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.
- PROJECT CONTAINS 4 PARCELS AND 1
RIGHT-OF-WAY DEDICATION ON 16.28 ACRES GROSS

LEGEND

- FOUND 3/4" IRON PIPE WITH CAP LS 8853 IN WELL (R2)
- FOUND 3/4"x30" REBAR WITH CAP LS 8853 (R2) UNLESS
NOTED OTHERWISE
- FOUND 4'x4' CONCRETE STATE HIGHWAY R/W MON. (R3)
- ⊙ SET 3/4" IRON PIPE WITH CAP LS 8853 IN WELL
- SET 3/4" REBAR WITH CAP LS 8853
- (M) MEASURED THIS SURVEY
- (R1) SEE REFERENCES
- P.U.E. PUBLIC UTILITY EASEMENT
- DOC.# DOCUMENT NUMBER
- M- MAPS
- S- BOOK OF SURVEYS
- MON. MONUMENT
- FD. FOUND
- O.I.D. OAKDALE IRRIGATION DISTRICT
- R/W RIGHT-OF-WAY



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