

PARCEL MAP

BEING A DIVISION OF LOT 276 OF THE RIVERBANK IRRIGATED FARMS AS SHOWN IN VOLUME 7 OF MAPS AT PAGE 23, STANISLAUS COUNTY RECORDS, LYING IN THE SOUTHEAST QUARTER OF SECTION 25, T.2S., R.9E., M.D.B.&M.

CITY OF RIVERBANK STANISLAUS COUNTY
CALIFORNIA

SHEET 1 OF 2

JULY 1996

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 PAUL HOYT IN JANUARY, 1996. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED. THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED.

DATED THIS 28TH DAY OF FEBRUARY, 1997

Robert M. Snyder
ROBERT M. SNYDER, L. S. 4726
LICENSE EXPIRES SEPTEMBER 30, 1999



CITY ENGINEER'S STATEMENT:

THIS IS TO STATE THAT THE ACCOMPANYING MAP HAS BEEN EXAMINED. THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE STATE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND THE MAP IS TECHNICALLY CORRECT.

DATED THIS 20th DAY OF MAY, 1997

Allen G. Toschi
ALLEN G. TOSCHI, R. C. E. 26554
CITY ENGINEER FOR THE CITY OF RIVERBANK
STANISLAUS COUNTY, CALIFORNIA
REGISTRATION EXPIRATION DATE: MARCH 31, 2000



COUNTY RECORDER'S STATEMENT

FILED THIS 22 DAY OF May, 1997
AT 2:24 O'CLOCK P.M. IN BOOK 48 OF PARCEL MAPS
AT PAGE 27, STANISLAUS COUNTY RECORDS,
AT THE REQUEST OF Cent. Cal. Dist. Adv. Bd.
Church of the Nazarene
INSTRUMENT No. 39663 FEE 11.00 PAID

KAREN MATHEWS BY Pat Seidel
COUNTY RECORDER ASST. DEPUTY RECORDER

OWNER'S STATEMENT

WE THE UNDERSIGNED, HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST OF RECORD IN THE LAND SHOWN ON THIS MAP, AND WE CONSENT TO THE MAKING AND FILING OF THIS MAP IN THE OFFICE OF THE COUNTY RECORDER OF STANISLAUS. WE ALSO OFFER FOR DEDICATION TO PUBLIC USE ALL THE STREETS, AVENUES, ROADS AND PUBLIC UTILITY EASEMENTS AS SHOWN WITHIN THE EXTERIOR BOUNDARY OF THE LAND BEING DIVIDED.

OWNER: CENTRAL CALIFORNIA DISTRICT ADVISORY BOARD, CHURCH OF THE NAZERENE, A CALIFORNIA NON PROFIT CORPORATION
WILBUR M. SPAITE, PRES.

BY: Wilbur M. Spaites, Pres DATE: 4/24/97 4/24/97
(SIGN)

WILBUR M. SPAITE, PRESIDENT - WILBUR M. SPAITE, PRESIDENT
(PRINT)

JUSTIN C. RICE, Secretary
BY: Justin C. Rice, Secretary DATE: 4/24/97 4/24/97
(SIGN)

JUSTIN C. RICE, SECRETARY - JUSTIN C. RICE, SECRETARY
(PRINT)

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 SUPERVISORS:

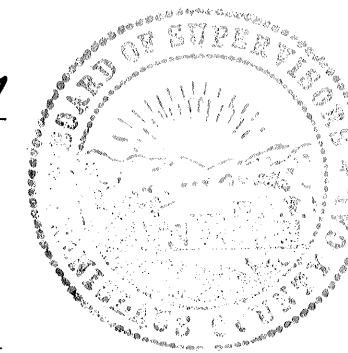
CHECK ONE

- ☐ A. A BOND OR DEPOSIT APPROVED BY SAID BOARD TO SECURE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH ARE AT THE TIME OF FILING OF 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 5th DAY OF MAY, 1997

REAGAN M. WILSON, CLERK OF THE BOARD OF SUPERVISORS, STANISLAUS COUNTY, CALIFORNIA

BY: Karen Burdick
DEPUTY KAREN BURDICK



STATE OF CALIFORNIA - FRESNO
COUNTY OF FRESNO

TROY ARP 24th
ON THIS 24th DAY OF APRIL, 1997
BEFORE ME, Troy ARP NOTARY PUBLIC,
PERSONALLY APPEARED WILBUR M. SPAITE & JUSTIN C. RICE
JUSTIN C. RICE

PERSONALLY KNOWN TO ME, OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSONS WHOSE NAMES ARE/ IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THIS AUTHORIZED CAPACITY, AND THAT BY THESE SIGNATURES ON THE INSTRUMENT THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

PRINCIPAL PLACE OF BUSINESS 4578 N. First, Fresno, CA 93726
COMMISSION EXPIRES OCT. 6, 1998
OCT. 6, 1998



PLANNING COMMISSION CERTIFICATE:

THIS IS TO CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP APPROVED BY THE PLANNING COMMISSION AT A DULY AUTHORIZED MEETING HELD ON THE 16TH DAY OF JANUARY 1996, AND COMPLIES WITH THE ZONING ORDINANCE OF THE CITY OF RIVERBANK.

Richard P. Holmer
SECRETARY OF THE PLANNING COMMISSION, CITY OF RIVERBANK
Richard P. Holmer

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 5th DAY OF May, 1997

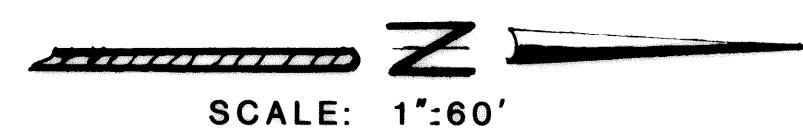
TOM WATSON, COUNTY TAX COLLECTOR

BY: Dawn R. Cain
DEPUTY DAWN R. CAIN

Parcel # 132-4715-071

OAKDALE IRRIGATION DISTRICT: NOT APPLICABLE
AS TO IRRIGATION DISTRICT TAXES OR CHARGES: OUT OF DISTRICT

BY: Richard P. Holmer DATE 5-16-97



FOUND CONC. MONUMENT
@ THE CENTER LINE OF
3RD STREET
(USED FOR LINE ONLY)

PARCEL MAP

BEING A DIVISION OF LOT 276 OF THE
RIVERBANK IRRIGATED FARMS, AS SHOWN
IN VOLUME 7 OF MAPS AT PAGE 23,
STANISLAUS COUNTY RECORDS, LYING IN
THE SOUTHEAST QUARTER OF SECTION 25,
T.2S.,R.9E., M.D.B.&M.

CITY OF RIVERBANK STANISLAUS COUNTY
CALIFORNIA

SHEET 2 OF 2

JULY 1996

ROBERT M. SNYDER LAND SURVEYOR
3418 STANISLAUS STREET
RIVERBANK, CALIFORNIA 95367
(209) 869-1987

LEGEND:

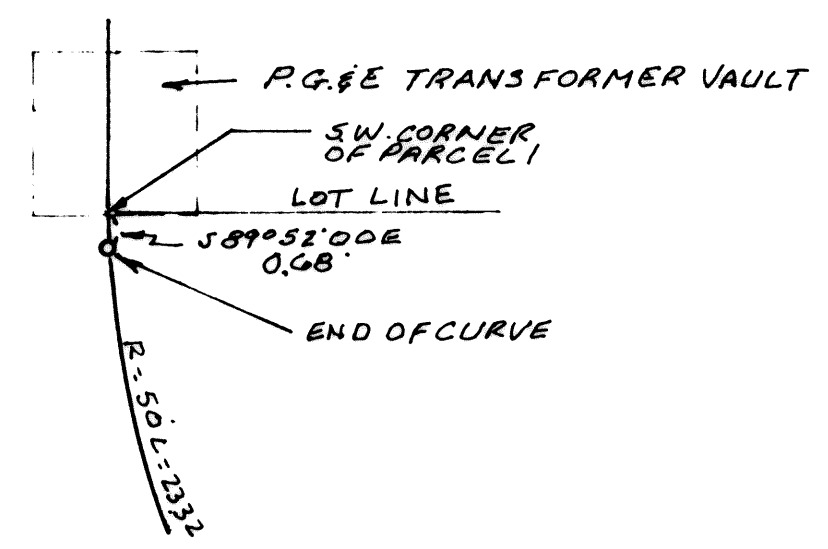
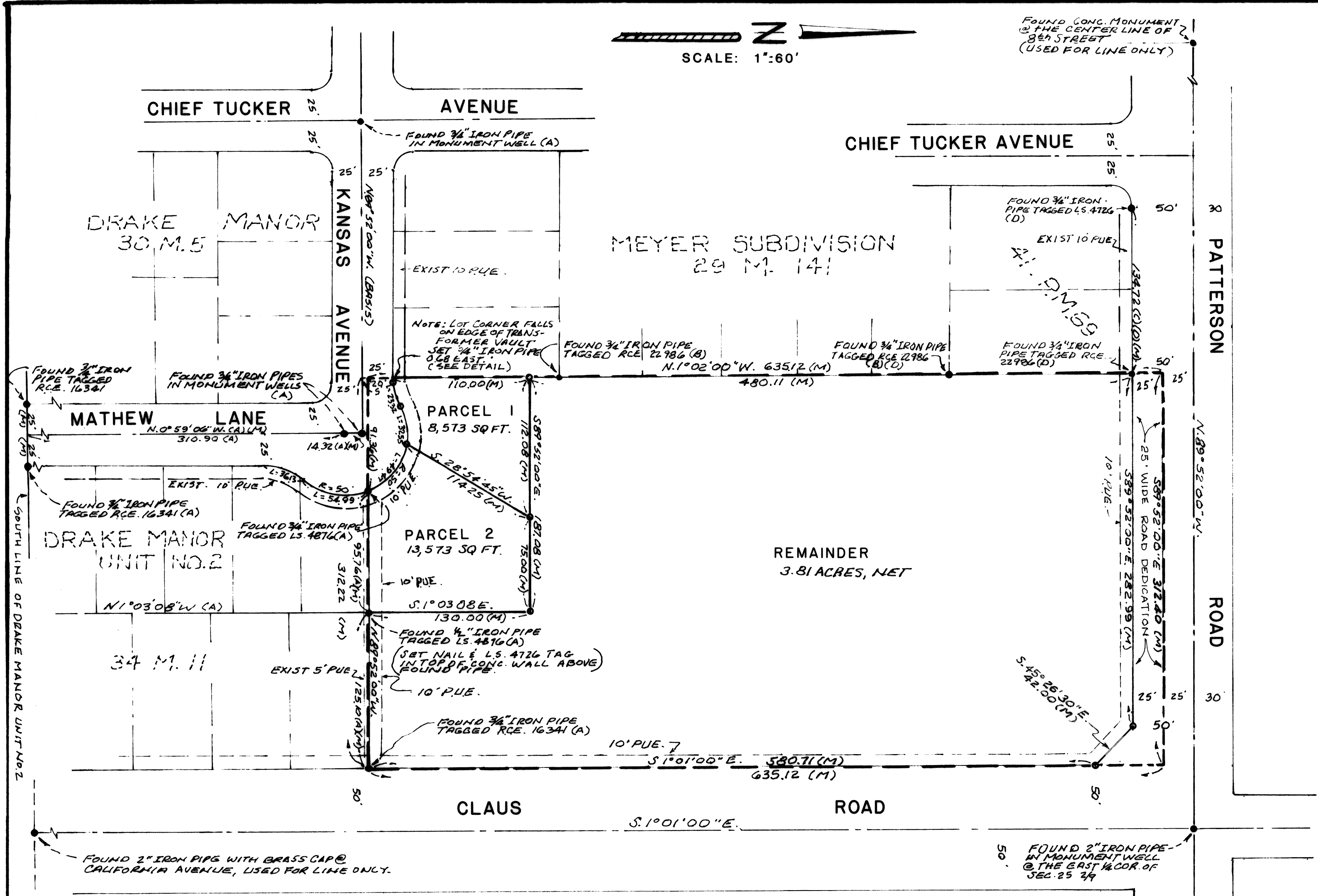
- INDICATES FOUND MONUMENT, AS NOTED.
- " SET 3/4" IRON PIPE WITH L.S.4726 CAP IN TOP.
- (M) " MEASURED THIS SURVEY.
- PUE " PUBLIC UTILITY EASEMENT.
- SCR " STANISLAUS COUNTY RECORDS.

REFERENCES:

- (A) INDICATES "DRAKE MANOR UNIT NO. 2" VOL. 34, MAPS, PG. 11, SCR
- (B) " "MEYER SUBDIVISION" BK. 29, MAPS, PG. 141, SCR
- (C) " BK. 28, PM, PG. 115, SCR
- (D) " BK. 41, PM, PG. 69, SCR

BASIS OF BEARINGS:

THE BEARING OF NORTH 89°52'00" WEST, FOR THE CENTERLINE
OF KANSAS AVENUE, AS SHOWN IN VOLUME 34 OF MAPS, AT
PAGE 11.(SCR), WAS USED FOR THE BASIS OF BEARINGS ON
THIS MAP.



DETAIL
NO SCALE

CURVE DATA: STREETS

STREET	DELTA - RADIUS	LENGTH	TANGENT	CHORD
MATHEW LANE	93°59'32" 50'	82.02	53.61	73.13
KANSAS AVE.	26°43'19" 50'	23.32	11.88	23.11

CURVE DATA: PARCELS

PARCEL	DELTA - RADIUS	LENGTH	TANGENT	CHORD
PARCEL 1	26°43'19" 50'	23.32	11.88	23.11
PARCEL 1	37°18'10" 50'	32.55	16.87	31.98
PARCEL 2	56°41'22" 50'	49.47	26.97	47.48

COUNTY RECORDER'S STATEMENT

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