

COLLEGE MANOR TRACT  
11 - M - 45

CHAPIN TRACT  
14 - M - 73

**ACCEPTANCE OF DEDICATIONS**  
This is to certify that the streets, avenues, roads, easements, and other public places and dedications as shown within the exterior boundary of the land being divided are hereby accepted by the City of Modesto on behalf of the public for public use. Said acceptance is made under authority of Modesto City Council Resolution No. 57-566, adopted on December 18, 1957

Date August 29, 1984  
By Marianne Coyle  
Marianne Coyle, City Clerk

# PARCEL MAP

FOR LOT LINE ADJUSTMENT  
BEING A DIVISION OF A PORTION OF THE N.W. 1/4 OF  
SECTION 9, T.3.S., R.9.E., M.D.B. & M.  
CITY OF MODESTO, COUNTY OF STANISLAUS,  
CALIFORNIA

**IME** INTER MOUNTAIN ENGINEERING  
121 DOWNEY AVE., SUITE 111 MODESTO, CA 95354

## 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 Jack A. and Joylene Ulrich in April, 1984. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map if any. I also certify that all monuments are of the character and occupy the positions indicated and that said monuments are sufficient to enable the survey to be retraced.

Dated this 26<sup>th</sup> day of July, 1984

William J. Rowan  
William J. Rowan, "RCE 27432"



## CITY ENGINEER'S CERTIFICATE:

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

ALFRED KAUFMAN, Director of Engineering Services

Dated this 27<sup>th</sup> day of August, 1984  
By Alfred Kaufman Deputy

## BASIS OF BEARINGS:

The bearing of N 88° 48' W of the centerline of Roseburg Avenue as shown on the map of the Ulrich Subdivision, recorded March 6, 1958, in Volume 18 of Maps at Page 76, Stanislaus County Records was taken as the basis of all bearings shown on this map.

## 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 22<sup>nd</sup> day of August, 1984

F.L. DE CAMP, County Tax Collector  
By Nicholas Silton 118-1344-101 Deputy

As to Irrigation Taxes:

Dated this 23<sup>rd</sup> day of AUGUST, 1984

By Cecil O. Henderson  
Tax Collector, Modesto Irrigation District

## RECORDER'S CERTIFICATE:

Filed this 29 day of Aug, 1984, at 3:30 o'clock P.M.  
in Book 35 of Parcel Maps, at Page 56, Stanislaus County Records, at the request of William J. Rowan.

Instrument No. 10560  
DAVID A. WURM, County Recorder

Fee 6.00 Paid.  
By Pat Laid Deputy

MILLS AVENUE

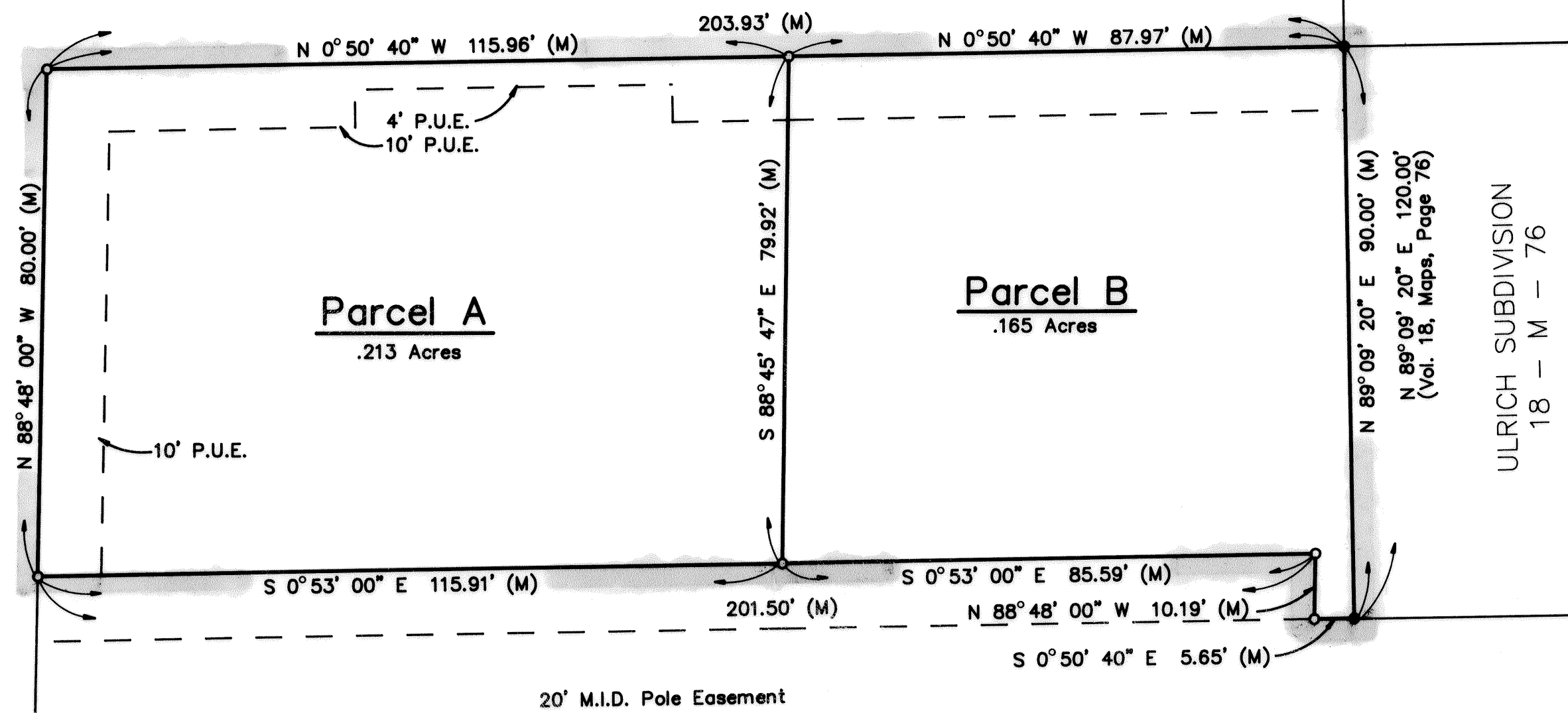
233.50' (Vol. 18, Maps, Page 76)

ROSEBURG AVENUE

COLLEGE MANOR TRACT No. 2  
14 - M - 17

659.93' (Vol. 18, Maps, Page 76)

Basis of Bearings - 1/4 Section Line,  
N 88° 48' 00" W (Vol. 18, Maps, Page 76)

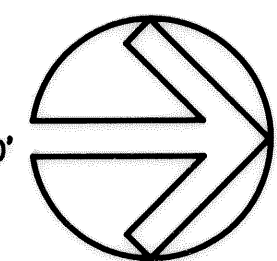


THE KENLOW CORP. 2467 - OR - 298

### LEGEND

- Found Iron Pipe
- Set 3/4" dia. Iron Pipe
- Public Utility Easement
- All measurements measured unless otherwise noted

NORTH  
Scale: 1"=20'



VIRGINIA AVE

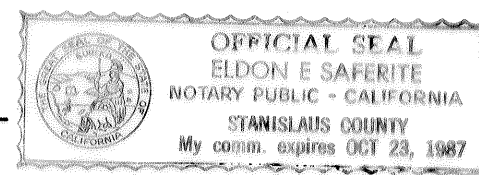
Interior 1/4 corner  
Sec. 20, T.3.S., R.9.E.

STATE OF CALIFORNIA S.S.  
COUNTY OF STANISLAUS

On this the 26<sup>th</sup> day of Aug, 1984, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JACK A. ULRICH and JOYLENE ULRICH and GLADYS ULRICH, personally known to me or proved to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

Witness my hand and official seal

Signature: Eldon E. Saferite



## OWNER'S CERTIFICATE:

We, the undersigned, do hereby certify that we are the owner's 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 of Stanislaus County, California.

OWNER: Jack A. Ulrich Joylene Ulrich  
BENEFICIARY: GLADYS ULRICH

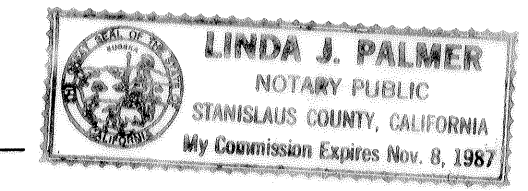
OWNER: Laurence C. Carson Laura Carson  
BENEFICIARY: LAURENCE C. CARSON LAURA CARSON

STATE OF CALIFORNIA S.S.  
COUNTY OF STANISLAUS

On this the 21 day of Aug, 1984, before me, the undersigned, a Notary Public in and for said County and State, personally appeared LAURENCE C. CARSON and LAURA CARSON, personally known to me or proved to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

Witness my hand and official seal

Signature: Linda J. Palmer



## 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 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 23<sup>rd</sup> day of August, 1984

BETH MEYERSON-MARTINEZ, Clerk/MANAGER, BOARD OF SUPERVISORS

By: Nicholas Silton Deputy