

58 PM 16

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 COUNTY, CALIFORNIA.

WE ALSO OFFER FOR DEDICATION AS EASEMENTS TO THE PUBLIC FOR PUBLIC USE, THE 20 FOOT WIDE STORM DRAIN EASEMENT. WE ALSO OFFER FOR DEDICATION IN FEE TO THE PUBLIC FOR PUBLIC USE, PARCEL 3 AS A STORM DRAINAGE BASIN AS SHOWN WITHIN THE EXTERIOR BOUNDARY OF THE LAND BEING DIVIDED.

OWNER: WESTSIDE PROPERTY MANAGEMENT, A PARTNERSHIP

Larry K. Buehner 6-11-20
LARRY K. BUEHNER, PARTNER DATE

OWNER: FRITZ SCHALI AND DONNA SCHALI, AS CO-TRUSTEES OF THE SCHALI LIVING TRUST DATED OCTOBER 28, 1997

Fritz Schali 6-11-20
FRITZ SCHALI, CO-TRUSTEE DATE

Donna Schali 6-11-20
DONNA SCHALI, CO-TRUSTEE DATE

FEE TITLE DEDICATION

PURSUANT TO GOVERNMENT CODE SECTION 66477.5, THE LOCAL AGENCY SHALL RECONVEY THE PROPERTY DEDICATED IN FEE FOR PUBLIC PURPOSES IF THE LOCAL AGENCY MAKES A DETERMINATION THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES. THE NAME AND ADDRESS OF THE SUBDIVIDER DEDICATING THE PROPERTY IS:

WESTSIDE PROPERTY MANAGEMENT, A PARTNERSHIP & FRITZ AND DONNA SCHALI, AS CO-TRUSTEES OF THE SCHALI LIVING TRUST DATED OCTOBER 28, 1997

ADDRESS: P.O. BOX 1047 PATTERSON, CA 95363

THE LEGAL DESCRIPTION OF THE REAL PROPERTY IS: PARCEL 3 AS SHOWN ON THIS MAP.

TAX COLLECTOR'S STATEMENT

THIS IS TO STATE 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:

APN: 021-095-001 THRU 021-095-008

DATED THIS 15 DAY OF June, 2020.

DONNA RILEY, COUNTY TAX COLLECTOR

BY: Maria Aleala, DEPUTY
Maria Aleala
PRINT



GDR ENGINEERING, Inc.

ENGINEERING/SURVEYING/PLANNING

3525 MITCHELL ROAD, SUITE G CERES, CA 95307

TELEPHONE: (209) 538-3360 FAX: (209) 538-7370

www.gdrengeering.com

PLANNING COMMISSION'S STATEMENT

APPROVED BY THE PATTERSON CITY PLANNING COMMISSION IN ACCORDANCE WITH THE REQUIREMENTS OF LAW AT A DULY AUTHORIZED MEETING HELD ON THE 14 DAY OF MAY, 2020.

DATED THIS 16th DAY OF June, 2020.

Joel Andrews
JOEL ANDREWS
SECRETARY, PLANNING COMMISSION

CITY CLERK'S STATEMENT

I DO HEREBY STATE THAT THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION LIE WITHIN THE BOUNDARY OF THE PROPERTY OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF PATTERSON AND FRITZ AND DONNA SCHALI AND WESTSIDE PROPERTY MANAGEMENT RELATING TO THE DEVELOPMENT KNOWN AS "WESTRIDGE BUSINESS PARK" ADOPTED AS ORDINANCE NO. 701 AT A REGULAR CITY COUNCIL MEETING HELD ON SEPTEMBER 2, 2008.

DATED THIS 16th DAY OF June, 2020.

Maricela L. Vela
MARICELA L. VELA
CITY CLERK, CITY OF PATTERSON

ACCEPTANCE OF DEDICATION

THIS IS TO CERTIFY THAT THE 20 FOOT WIDE STORM DRAIN EASEMENT AND PARCEL 3 AS A STORM DRAINAGE BASIN, ARE HEREBY ACCEPTED BY THE CITY OF PATTERSON, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC FOR PUBLIC USE. SAID ACCEPTANCE IS MADE UNDER AUTHORITY OF CITY OF PATTERSON ORDINANCE NO. 768.

PURSUANT TO SECTION 66445(j) OF THE SUBDIVISION MAP ACT, THE 70 FOOT WIDE HENLEY PARKWAY, THE 10 FOOT WIDE PUBLIC UTILITY EASEMENTS ALONG THE NORTH AND SOUTH SIDE OF HENLEY PARKWAY AND THE 25 FOOT WIDE STORM DRAINAGE EASEMENT ALONG THE WESTERLY PROPERTY LINE OF PARCELS 3, 4 AND 5 AS SHOWN ON THE PARCEL MAP FOR WESTRIDGE BUSINESS PARK - PHASE 5 RECORDED IN BOOK 58 OF PARCEL MAPS, PAGE 89, AND LOT "A" AS SHOWN ON THE PARCEL MAP FOR WESTRIDGE BUSINESS PARK - PHASE 1 RECORDED IN BOOK 56 OF PARCEL MAPS, PAGE 73, STANISLAUS COUNTY RECORDS, ARE HEREBY ABANDONED BY THIS MAP.

DATED THIS 16th DAY OF June, 2020.

Fernando Ulloa
FERNANDO ULLOA, R.C.E. 62736
CITY ENGINEER
CITY OF PATTERSON, CALIFORNIA



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 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 15th DAY OF June, 2020.

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

BY: Karen Reese, DEPUTY
Karen Reese
PRINT

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 WESTSIDE PROPERTY MANAGEMENT ON MAY 1, 2020. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. I FURTHER STATE THAT ALL THE MONUMENTS SHOWN HEREON WILL BE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED BEFORE SAID SUBDIVISION IMPROVEMENTS ARE ACCEPTED BY THE CITY OF PATTERSON, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

DATED THIS 8th DAY OF June, 2020.

Sean Harp
SEAN HARP, L.S. 7823



CITY ENGINEER'S STATEMENT

I, FERNANDO ULLOA, DO HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF PATTERSON, CALIFORNIA, AND THAT I HAVE EXAMINED THIS PARCEL MAP FOR S2A MODULAR, CITY OF PATTERSON, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF. I DO FURTHER STATE THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT, AS AMENDED, AND ALL LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATED THIS 16th DAY OF June, 2020.

Fernando Ulloa
FERNANDO ULLOA, P.E. 62736
CITY ENGINEER



CITY'S SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP AND THAT THE MAP IS TECHNICALLY CORRECT.

DATED THIS 15th DAY OF June, 2020.

David L. Harris
DAVID L. HARRIS, L.S. 5443
CITY LAND SURVEYOR
CITY OF PATTERSON, CALIFORNIA



COUNTY RECORDER'S STATEMENT

FILED THIS 20th DAY OF June, 2020, AT 15:17 P.M. IN BOOK 44 OF PARCEL MAPS AT PAGE 05, STANISLAUS COUNTY RECORDS, AT THE REQUEST OF:

WESTSIDE PROPERTY MANAGEMENT

INSTRUMENT NO. 2020-0045171 FEE: \$ 93.00 PAID

DONNA LINDER, COUNTY RECORDER

BY: Rebecca Bacon, DEPUTY
Rebecca Bacon
PRINT

SEE PAGE 3

NO. 20-01
PARCEL MAP

WESTRIDGE BUSINESS PARK - S2A MODULAR

BEING A RE-SUBDIVISION OF PARCELS 1 THROUGH 6, THE REMAINDER & HENLEY PARKWAY AS SHOWN IN BOOK 58 OF PARCEL MAPS, PAGE 07 AND LOT "A" AS SHOWN IN BOOK 56 OF PARCEL MAPS, PAGE 73, STANISLAUS COUNTY RECORDS, LYING IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN

JOB NO. 20006

JUNE, 2020

SHEET 1 OF 3

58 PM 16

58 PM 16

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 } SS. DO NOT STAMP
COUNTY OF Stanislaus

ON THIS 11 DAY OF June, 2020 BEFORE ME, Tara Gebbing

A NOTARY PUBLIC, PERSONALLY APPEARED Larry V. Buehner
(NAME OF SIGNER)

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 ME 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, Tara Gebbing Tara Gebbing
SIGN PRINT

COMMISSION NUMBER 2236897 COMMISSION EXPIRES 4/30/22

PRINCIPAL COUNTY OF BUSINESS 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 } SS. DO NOT STAMP
COUNTY OF Stanislaus

ON THIS 11 DAY OF June, 2020 BEFORE ME, Tara Gebbing

A NOTARY PUBLIC, PERSONALLY APPEARED Fritz Schali and Donna Schali
(NAME OF SIGNER)

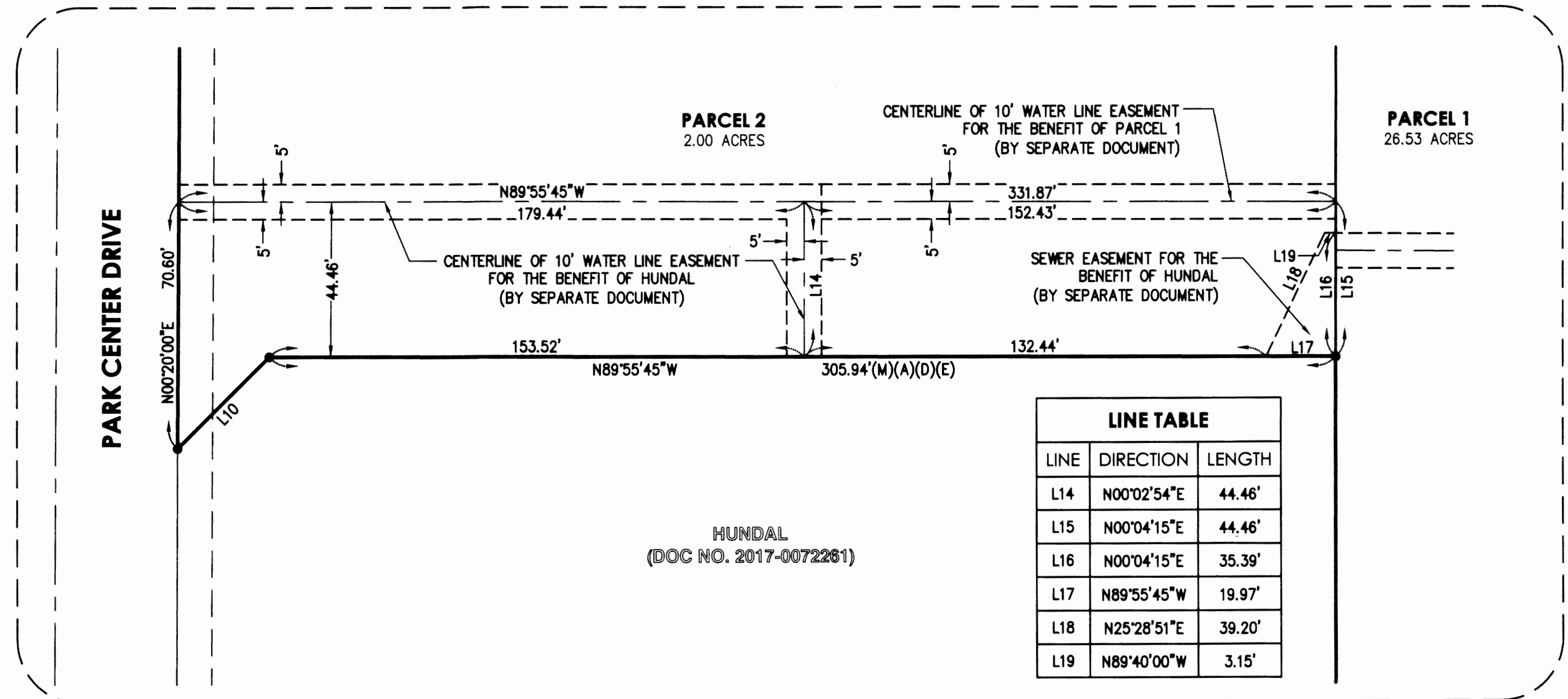
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), 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, Tara Gebbing Tara Gebbing
SIGN PRINT

COMMISSION NUMBER 2236897 COMMISSION EXPIRES 4/30/22

PRINCIPAL COUNTY OF BUSINESS Stanislaus



DETAIL "A"

SCALE: 1" = 30'

NO. 20-01
PARCEL MAP

WESTRIDGE BUSINESS PARK - S2A MODULAR

BEING A RE-SUBDIVISION OF PARCELS 1 THROUGH 6, THE REMAINDER & HENLEY PARKWAY AS SHOWN IN BOOK 58 OF PARCEL MAPS, PAGE 07 AND LOT "A" AS SHOWN IN BOOK 56 OF PARCEL MAPS, PAGE 73, STANISLAUS COUNTY RECORDS, LYING IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN

JOB NO. 20006

JUNE, 2020

SHEET 2 OF 3

58 PM 16

58 PM 16



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GENERAL NOTES

1. ALL BEARINGS AND DISTANCES SHOWN ARE MEASURED UNLESS OTHERWISE NOTED.
2. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
3. ALL RECORD INFORMATION IS FROM STANISLAUS COUNTY RECORDS, UNLESS OTHERWISE NOTED.
4. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ON THIS SITE, IT IS ADVISED THAT ALL INVOLVED PARTIES REVIEW SECTION 8771 AND SECTION 8725 OF THE BUSINESS AND PROFESSIONS CODE AND SECTION 605 OF THE CALIFORNIA STATE PENAL CODE TO ENSURE THAT MONUMENT CONSERVATION HAS BEEN PROPERLY ADDRESSED.

LEGEND

- MONUMENT SET, A 3/4" (I.D.) X 24" IRON PIPE TAGGED L.S. 7823 OR NAIL WITH BRASS TAG STAMPED L.S. 7823
- MONUMENT FOUND, A 3/4" IRON PIPE TAGGED L.S. 7823, IN MONUMENT WELL (C), UNLESS OTHERWISE NOTED
- MONUMENT FOUND, A 3/4" IRON PIPE TAGGED L.S. 7823 (A), UNLESS OTHERWISE NOTED
- I.D. INSIDE DIAMETER
- P.U.E. PUBLIC UTILITIES EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- S.F.N. SEARCHED, FOUND NOTHING
- (M) MEASURED ON THIS SURVEY
- (A) BOOK 58 OF PARCEL MAPS, PAGE 07
- (B) BOOK 57 OF PARCEL MAPS, PAGE 68
- (C) BOOK 56 OF PARCEL MAPS, PAGE 73
- (D) CERTIFICATE OF COMPLIANCE: DOC. NO. 2017-0024620
- (E) CERTIFICATE OF COMPLIANCE: DOC. NO. 2017-0045345

LINE TABLE

LINE	DIRECTION	LENGTH	
L1	N89°55'28"W	35.00'	(M)(A)
L2	N89°55'28"W	49.00'	(M)(A)(C)
L3	N89°55'28"W	49.00'	(M)(A)(B)(C)
L4	N00°20'00"E	81.69'	(M)(A)(C)(D)(E)
L5	N44°29'57"W	14.18'	(M)(A)(C)(D)(E)
L6	N00°14'45"E	60.00'	(M)(A)(C)(D)(E)
L7	N45°30'03"E	14.23'	(M)(A)(C)(D)(E)
L8	N78°58'36"W	16.28'	
L9	N00°20'00"E	35.86'	
L10	N45°12'07"E	37.05'	(M)(A)(D)(E)
L11	N00°04'15"E	26.07'	
L12	N89°40'00"W	139.57'	
L13	N89°40'00"W	14.24'	
L14	N00°02'54"E	44.46'	

NO. 20-01

PARCEL MAP

WESTRIDGE BUSINESS PARK - S2A MODULAR

BEING A RE-SUBDIVISION OF PARCELS 1 THROUGH 6, THE REMAINDER & HENLEY PARKWAY AS SHOWN IN BOOK 58 OF PARCEL MAPS, PAGE 07 AND LOT "A" AS SHOWN IN BOOK 56 OF PARCEL MAPS, PAGE 73, STANISLAUS COUNTY RECORDS, LYING IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN

JOB NO. 20006

JUNE, 2020

SHEET 3 OF 3

PARK CENTER DRIVE

BALDWIN ROAD

HENLEY PARKWAY

SPERRY AVENUE

PARCEL NO. 1 (DOC NO. 2017-0045345)

1479.27'(M)

650.25'
626.00'(M)(A)(C)

FOUND 3/4" IRON PIPE, TAGGED
LS 7823 AT NORTHWEST CORNER
OF LOT "A" (C)

FOUND 3/4" IRON PIPE,
TAGGED LS 7823 (C)

PARCEL 3
4.87 ACRES
(STORM DRAINAGE BASIN)

FOUND 3/4" IRON PIPE,
TAGGED LS 7823 (C)

CENTERLINE OF 10' S.D.E. FOR THE
BENEFIT OF PARCEL 2
(BY SEPARATE DOCUMENT)

CENTERLINE OF 10' SANITARY SEWER EASEMENT
FOR THE BENEFIT OF PARCEL 2 & HUNDAL
(BY SEPARATE DOCUMENT)

PARCEL 1
26.53 ACRES

BASIS OF BEARINGS

THE BEARING OF NORTH 00°20'00" EAST FOR THE
EAST LINE OF PARK CENTER DRIVE, AS SHOWN ON
THE MAP RECORDED IN BOOK 57 OF PARCEL MAPS,
AT PAGE 39, STANISLAUS COUNTY RECORDS.

PARCEL 2
2.00 ACRES

CENTERLINE OF 10' WATER
LINE EASEMENT FOR THE
BENEFIT OF PARCEL 1
(BY SEPARATE DOCUMENT)

CENTERLINE OF 10' SANITARY
SEWER EASEMENT FOR THE
BENEFIT OF PARCEL 2 & HUNDAL
(BY SEPARATE DOCUMENT)

SANITARY SEWER EASEMENT FOR
THE BENEFIT OF HUNDAL
(BY SEPARATE DOCUMENT)

CENTERLINE OF 10' WATER LINE EASEMENT
FOR THE BENEFIT OF HUNDAL
(BY SEPARATE DOCUMENT)

HUNDAL
(DOC NO. 2017-0072261)

FOUND 3/4" IRON PIPE,
TAGGED LS 7823 (57-PM-39)

FOUND 3/4" IRON PIPE,
TAGGED LS 7823 (C)

FOUND 3/4" IRON PIPE,
TAGGED LS 7823 (C)

FOUND 3/4" IRON PIPE,
TAGGED LS 7823 (B)

FOUND 3/4" IRON PIPE,
TAGGED LS 7823 (B)

FOUND 3/4" IRON PIPE,
TAGGED LS 7823 (C)

COUNTY RECORDER'S STATEMENT

FILED THIS 7th DAY OF July, 2020, AT 14:26 P.M. IN BOOK 58 OF PARCEL MAPS
AT PAGE 16, STANISLAUS COUNTY RECORDS, AT THE REQUEST OF: WESTSIDE PROPERTY MANAGEMENT

INSTRUMENT NO. 2020-47501 FEE: \$ 0 PAID

DONNA LINDER, COUNTY RECORDER

BY: Rebecca Bacon, DEPUTY

Rebecca Bacon

PRINT

SOUTHEAST CORNER OF SECTION 26,
TOWNSHIP 5 SOUTH, RANGE 7 EAST
FOUND 2" IRON PIPE WITH BRASS CAP
STAMPED LS 7823 PER CORNER RECORD 01681