

OWNER'S CERTIFICATE:

I, ERMINIA A. FUSCO, hereby certify that I am the owner of, or have some right, title, or interest of record in the land shown on this map and I consent to the making and filing of this map in the office of the County Recorder of Stanislaus County, California. I, also offer for dedication to the public for public use, all the streets, avenues, roads, easements, and other public places and dedications as shown within the exterior boundary of the land being divided.

Dated this 4th day of Feb., 1983.

OWNERS: ERMINIA A. FUSCO

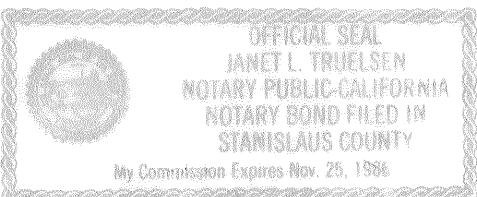
Erminia A. Fusco

STATE OF CALIFORNIA
COUNTY OF STANISLAUS

On this 4th day of February, 1983, before me a notary public, in and for said County and State, duly sworn and commissioned, personally appeared ERMINIA A. FUSCO, ☒ personally known to me ☐ proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that She executed it.

Witness my hand and official seal.

Janet L. Truelsen
Notary Public



IMPROVEMENT CERTIFICATE:

As a condition of approval of this parcel map, the City of Modesto planning commission required that the Severin Avenue frontage of Parcel 1 be developed to commercial street standards, and 14 feet of the alley adjacent to Parcel 1 shall be improved. Said improvement requirements are more specifically contained in Planning Commission Resolution No. 82-170, adopted on NOVEMBER 1, 1982, or any subsequent amendments thereto.

Dated this 16th day of FEB., 1983.

ANDREW R. CAMPBELL

BY: *Andrew R. Campbell*, Deputy.

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.

Dated this 16th day of February, 1983.

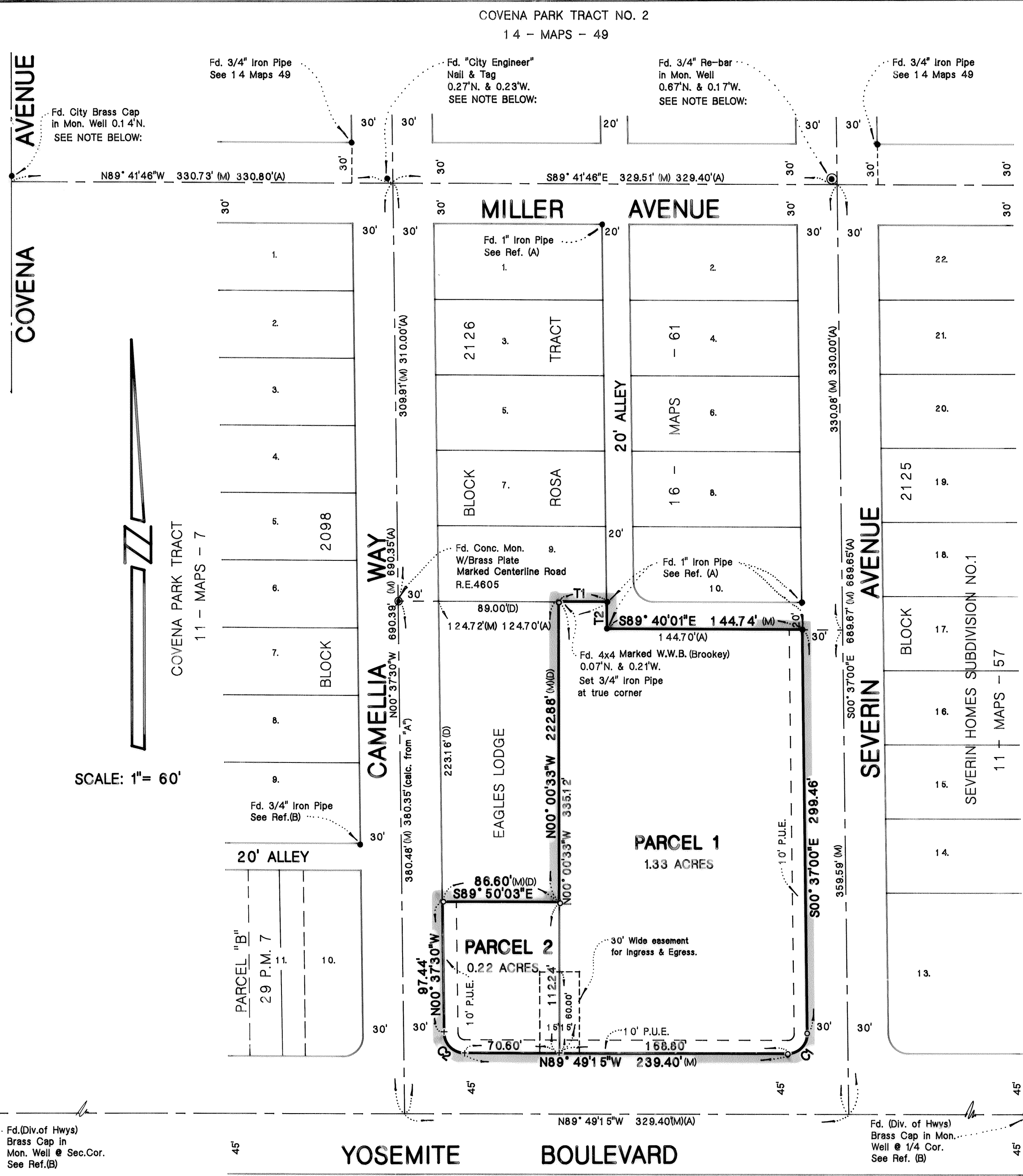
Norrine Coyle
NORRINE COYLE, City Clerk.

NOTE:

The signature of the following easement holder has been omitted pursuant to section 66436 of the Subdivision Map Act. PACIFIC TELEPHONE AND TELEGRAPH COMPANY, for utility purposes by deed recorded June 3, 1965 in Book 2035 O.R. Page 634 as Instrument No. 21725, Stanislaus County Records.

NOTE:

The monuments at the intersection of Miller & Camellia and Miller & Severin were originally 5" concrete monuments set in 1949 as shown in Vol. 16 of Maps, Page 61. In May, 1956 the City of Modesto located and referenced monuments at these intersections before the sewer project was installed. These monuments were not the original monuments. In March & April of 1960 the City re-established these intersections with the 1956 reference ties. The centerline monumentation does not fit the original subdivisions as shown by this survey.



| NO. | BEARING | CHORD | DELTA | RADIUS | LENGTH | TAN |
|-----|-------------|-------|-----------|--------|--------|-------|
| C1 | S44°48'53"W | 21.36 | 90°47'45" | 15.00 | 23.77 | 15.21 |
| C2 | N45°13'22"W | 21.06 | 89°11'45" | 15.00 | 23.35 | 14.79 |

| NO. | BEARING | DISTANCE |
|-----|-------------|----------|
| T1 | S89°40'01"E | 35.72 |
| T2 | S00°38'47"E | 20.00 |

PARCEL MAP

BEING A PORTION OF LOT 10 OF THE SEVERIN COLONY, AS FILED IN VOL. 3 OF MAPS, AT PAGE 47, STANISLAUS COUNTY RECORDS, AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 27,

T.3 S.R.9 E., M.D.B. & M.

CITY OF MODESTO, CALIFORNIA

SCALE: 1" = 60'

NOVEMBER, 1982.

MID-VALLEY ENGINEERING

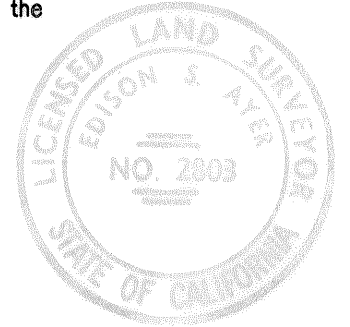
715 THIRTEENTH STREET-SUITE 1
MODESTO, CALIFORNIA 95354

SURVEYOR'S CERTIFICATE:

I, EDISON S. AYER, hereby certify that I am a Licensed Land Surveyor of the State of California, that this map, consisting of one sheet, correctly represents a survey made by me or under my supervision in November, 1982, that the survey is true and complete as shown, that all monuments of the kind shown hereon shall be set on or before May, 1983, in the positions indicated and that said monuments will be sufficient to enable the survey to be retraced.

Dated this 7th day of Feb., 1983.

Edison S. Ayer
EDISON S. AYER, L.S. 2803



CITY ENGINEER'S CERTIFICATE:

This map conforms to the requirements of the Subdivision Map Act and Local Ordinance.

Dated this 16th day of FEB., 1983.

ANDREW R. CAMPBELL, City Engineer

BY: *Andrew R. Campbell*, Deputy.

LEGEND

- o Set 3/4" Iron Pipe, with plastic plug in top stamped "L.S. 2803".
- + Cut "cross" in concrete.
- Found monuments as noted.
- (A) Record as per Book 16 of MAPS, Pg. 61, Stan. County Records.
- (B) Record as per Book 29 of PARCEL MAPS Pg. 7, Stan. County Records.
- (C) Record as per Book 11 of MAPS, Pg. 57, Stan. County Records.
- (D) Record as per Book 1299 of O.R. Pg. 530, Stan. County Records.
- (M) Measured on this survey.

BASIS OF BEARINGS:

The bearing of N.00°37'30"W. along the centerline of CAMELLIA WAY as shown on the map filed in Book 16 of MAPS, at Page 61, Stanislaus County Records, was used for the basis of all bearings shown on this map.

RECORDER'S CERTIFICATE:

Filed this 16 day of FEB., 1983 at 1:10 o'clock P.M. in Book 33 of PARCEL MAPS, at Page 75, Stanislaus County Records, at the request of EDISON S. AYER.

Instrument No. 43103

Fee \$6.00 Paid.

DAVID A. WURM, County Recorder

By: *Jane Sandenslayer*, Deputy.