

OWNERS' STATEMENT

THE UNDERSIGNED DOES HEREBY STATE THAT HE IS THE ONLY PERSON HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY EMBRACED WITHIN THE DISTINCTIVE BORDER UPON SHEET 2 OF 2 SHEETS OF THIS MAP, THIS STATEMENT BEING ON SHEET 1 OF 2 SHEETS OF SAID MAP; THAT HE CONSENTS TO THE PREPARATION AND FILING OF SAID MAP, THAT SAID MAP PARTICULARLY SETS FORTH THE DIMENSIONS OF ALL THE PARCELS INTENDED FOR SALE; AND THAT EACH PARCEL IS DESIGNATED THEREON BY A NUMBER.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

1) A 10' WIDE ROAD EASEMENT (POPLAR ROAD), FOR THE CONSTRUCTION, MAINTENANCE, USE AND OPERATION OF SANITARY SEWERS, STORM DRAINS, WATER PIPELINES, GAS AND ELECTRICITY TRANSMISSION LINES, TELEPHONE LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES AND ALL THE NECESSARY APPURTENANCES THERETO, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FROM SAID EASEMENT.

IN WITNESS THEREOF, THE UNDERSIGNED HAS CAUSED HIS NAME TO BE SUBSCRIBED THIS _____ DAY OF _____, 20____.

TED R. SCHROETER (OWNER)

RODICA SCHROETER (OWNER)

OWNER'S ACKNOWLEDGMENT

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 Solano]

ON 6-21-19 BEFORE ME, Kelly Guglielmo NOTARY PUBLIC, PERSONALLY APPEARED, Ted R. Schroeter 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 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

SIGNATURE: _____

NOTARY NAME: Kelly Guglielmo

COMMISSION EXPIRES: 4-16-22

NOTARY REGISTRATION NUMBER: 2235290

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Solano

OWNER'S ACKNOWLEDGMENT

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 Solano]

ON 6-21-19 BEFORE ME, Kelly Guglielmo NOTARY PUBLIC, PERSONALLY APPEARED, Rodica Schroeter 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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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SIGNATURE: _____

NOTARY NAME: Kelly Guglielmo

COMMISSION EXPIRES: 4-16-22

NOTARY REGISTRATION NUMBER: 2235290

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Solano

COUNTY TAX COLLECTOR'S STATEMENT

I, CHARLES LOMELI, COUNTY TAX COLLECTOR OF SOLANO COUNTY, CALIFORNIA, DO HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE, THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF, FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE.

I ALSO STATE THAT A GOOD AND SUFFICIENT BOND TO THE BENEFIT OF SOLANO COUNTY HAS BEEN FILED WITH THIS OFFICE IN THE SUM OF \$_____, WHICH IS THE AMOUNT ESTIMATED BY THE ASSESSOR OF SOLANO COUNTY AS BEING A LIEN, BUT NOT YET PAYABLE FOR TAXES AND SPECIAL ASSESSMENTS AGAINST THE LAND CONSTITUTING THIS SUBDIVISION, AND THAT ALL CERTIFICATES REQUIRED UNDER THE PROVISIONS OF SECTION 66492 AND 66493 OF THE GOVERNMENT CODE HAVE BEEN FILED. THIS CERTIFICATE VOID AFTER _____ FILE NO. _____

DATE: _____

CHARLES LOMELI
COUNTY TAX COLLECTOR OF
SOLANO COUNTY, CALIFORNIA

BOARD OF SUPERVISOR STATEMENT

I, _____, CLERK OF THE BOARD OF SUPERVISORS OF SOLANO COUNTY, DO HEREBY STATE THAT SAID BOARD OF SUPERVISORS DID ON THE _____ DAY OF _____, 2019, APPROVED SAID PARCEL MAP AND ACCEPT/ACCEPT SUBJECT TO IMPROVEMENT/REJECT AS THE RIGHT-OF-WAY EASEMENT ON SAID MAP AS DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

DATE: _____

CLERK OF THE BOARD OF SUPERVISORS OF
SOLANO COUNTY, STATE OF CALIFORNIA

RESOURCE MANAGEMENT STATEMENT

THIS MAP HAS BEEN EXAMINED THIS _____ DAY OF _____, 20____, AND COMFORMS TO THE TENTATIVE PARCEL MAP REVIEWED AND APPROVED OR CONDITIONALLY APPROVED BY THE BOARD OF SUPERVISORS ON FEBRUARY 7, 2019 AS MS-18-03.

BILL EMLEN
DIRECTOR RESOURCE MANAGEMENT
COUNTY OF SOLANO, CALIFORNIA

SOLANO IRRIGATION DISTRICT'S STATEMENT

THE SOLANO IRRIGATION DISTRICT HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP. THIS CERTIFICATE DOES NOT, UNLESS OTHERWISE INDICATED IN WRITING, CONSTITUTE A STIPULATION OR AGREEMENT AS TO AN AGREED BOUNDARY, AS TO THE CORRECTNESS OF THE SURVEY DATA INVOLVED ON THIS MAP, OR PERMISSION TO OCCUPY OR UTILIZE ANY INTEREST IN REAL PROPERTY POSSESSED BY THE DISTRICT. SEPARATE WRITTEN AGREEMENT MUST BE ENTERED INTO IN REGARD TO USE OF SUCH INTEREST IN REAL PROPERTY.

CARY KEATEN, GENERAL MANAGER OR DATE
PAUL FUCHSLIN, DIRECTOR OF ENGINEERING, RCE 66517

ENGINEER'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 ANY LOCAL ORDINANCES AT THE REQUEST OF TED R. SCHROETER IN FEBRUARY 2019. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 2020, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATE: 6-21-19

THOMAS A. PHILLIPPI, RCE 32067



COUNTY SURVEYOR'S STATEMENT

I, DANIELLE L. GOSHERT, ACTING COUNTY SURVEYOR OF THE COUNTY OF SOLANO, STATE OF CALIFORNIA DO HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP, THAT SAID PARCEL MAP IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED TENTATIVE PARCEL MAP AND ANY APPROVED ALTERATIONS THEREOF; AND THAT THE PROVISIONS OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF SAID TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

DATE: _____

DANIELLE L. GOSHERT PLS 8491
ACTING COUNTY SURVEYOR

ASSESSOR'S/RECORDER'S STATEMENT

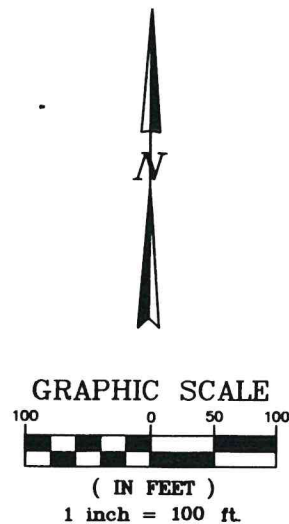
FILED THIS _____ DAY OF _____, 20____ AT _____ M. IN BOOK OF PARCEL MAPS AT PAGE _____ AT THE REQUEST OF PLACER TITLE COMPANY.

MARC C. TONNESEN
COUNTY ASSESSOR/RECORDER
SOLANO COUNTY, CALIFORNIA

BY: _____
DEPUTY

PARCEL MAP
OF
SCHROETER
POR NW1/4, SEC 12, T.6N., R.1W., MDBM
SOLANO COUNTY RECORDS
UNINCORPORATED AREA
SOLANO COUNTY, CALIFORNIA
JUNE 2019





**SOLANO COUNTY FLOOD
CONTROL AND WATER
CONSERVATION DISTRICT
(1506 OR 606)**

**LANDERCASPER
(201800062738)
(PARCEL B)
(30 RS 99)**

**SCHROETER
(DOC.#201000017087)**

**PARCEL 1
4.83± ACRES NET
5.00± ACRES GROSS**

**PARCEL 2
4.83± ACRES NET
5.00± ACRES GROSS**

**STANLEY
(201300033601)
(REMAINDER)
(14 RS 90)**

**TURNER
(201500051298)
(PARCEL 1)
(14 RS 90)**

**POPLAR ROAD
(COUNTY ROAD NO. 3400)**

**WALNUT ROAD
(COUNTY RD. NO. 3420)**

FD SPIKE, NOT OF RECORD
NO PUNCH, NO STAMP
ACCEPTED AS 60d NAIL [1][2]

DECLARATION OF THE CONDITIONS OF APPROVAL FOR MS-18-03:

STATED IN MS-18-03:
(RESOLUTION NO. 19-01)

- NO. 5. PRIOR TO THE CONSTRUCTION OF ANY ACCESS CONNECTIONS, PRIVATE ROADS, BUILDING PADS, OR ISSUANCE OF A BUILDING PERMIT FOR EITHER OF THE PARCELS, THE OWNER OF SAID PARCEL SHALL APPLY FOR, SECURE AND ABIDE BY THE CONDITIONS OF A GRADING PERMIT FOR ALL ONSITE GRADING RELATED TO THE SUBDIVISION. THE OWNER SHALL SUBMIT GRADING PLANS FOR THE PROPOSED IMPROVEMENTS TO PUBLIC WORKS ENGINEERING. GRADING PLANS SHALL BE PREPARED BY A LICENSED CIVIL ENGINEER. THE PLANS SHALL BE REVIEWED AND APPROVED BY THE APPROPRIATE OFFICIAL FROM PUBLIC WORKS ENGINEERING.
- NO. 6. AN ALTERNATIVE TYPE ONSITE WASTEWATER TREATMENT SYSTEM IS REQUIRED, BASED ON THE SITE AND SOIL FINDINGS TO DATE. THE ALTERNATIVE TYPE ONSITE WASTEWATER TREATMENT SYSTEM SHALL BE OPERATED, MONITORED AND MAINTAINED IN ACCORDANCE WITH THE SOLANO COUNTY CODE, CHAPTER 6.4 SEWAGE DISPOSAL STANDARDS.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE RECORD OF SURVEY MAP, FILED IN BOOK 30 OF SURVEYS, AT PAGE 99, SOLANO COUNTY RECORDS.

LEGEND

- NEW PARCEL LINE
- - - EXISTING PARCEL LINE
- - - EXISTING LINE OF ADJOINING PARCELS
- - - EXISTING CENTERLINE
- - - EXISTING EASEMENT LINE
- ⊙ FOUND SURVEY MONUMENT AS NOTED
- SET 5/8" x 24" REBAR W/PLASTIC CAP STAMPED "R.C.E. 32067"
- SURVEY MONUMENT NOT FOUND
- [1] RECORD INFORMATION PER 30 RS 99
- [2] RECORD INFORMATION PER 14 RS 90
- [3] RECORD INFORMATION PER 7 M 3
- FD FOUND
- IP IRON PIPE
- M SUBDIVISION MAP
- MON MONUMENT
- OR OFFICIAL RECORD
- PUE PUBLIC UTILITY EASEMENT
- RS RECORD OF SURVEY
- SFNF SEARCHED FOR, NOT FOUND
- (T) TOTAL

PARCEL MAP OF SCHROETER

POR NW1/4, SEC 12, T.6N., R.1W., MDBM
SOLANO COUNTY RECORDS
UNINCORPORATED AREA
SOLANO COUNTY, CALIFORNIA
JUNE 2019

PEI **PHILIP ENGINEERING**
CIVIL ENGINEERING - LAND SURVEYING
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P.O. BOX 5555 VACAVILLE, CA 95688
OFFICE (707) 451-8555 FAX (707) 451-8555