

ANNEXATION NO. 2021-__
ANNEXATION TO KEYES COMMUNITY SERVICES DISTRICT
LEGAL DESCRIPTION

ALL that certain real property, being a portion of and situate in the southeast quarter of the southeast quarter of Section 30, Township 4 South, Range 10 East, Mount Diablo Meridian, County of Stanislaus, State of California, being more particularly described as follows:

COMMENCING at the southeast corner of said southeast quarter of Section 30, said southeast corner being marked with a 1.5" iron pipe in a monument well; thence along the South line of said southeast quarter North 89°43'30" West 423.00 feet to the **THE TRUE POINT OF BEGINNING;**

Course #1: thence continuing along said South line North 89°43'30" West 336.80 feet to a point on the southerly extension of the easterly boundary of Subdivision No. 1, "Town of Keyes", as shown on that certain map filed for record in Book 16 of Maps at Page 45, Stanislaus County Records, being also a point on the existing boundary of County Service Area (CSA) No. 26 (Keyes);

Course #2: thence along said southerly extension and said easterly boundary, being also said existing County Service Area boundary, North 00°15'54" East 1287.05 feet to a point on the South right-of-way line of Norma Way, as described in Road Deed to the County of Stanislaus, filed for record September 12, 2003 as Document No. 2003-0154886, Stanislaus County Records;

thence along said South right-of-way line, being also said County Service Area boundary the following three (3) courses:


Course #3: South 89°38'49" East 38.26 feet;

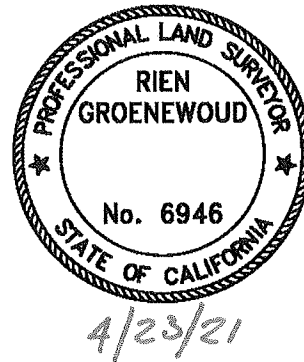
Course #4: North 84°22'20" East 86.38 feet;

Course #5: South 89°38'49" East 217.19 feet to a point on the West line of Parcel 2, as shown on that certain map filed for record in Book 34 of Parcel Maps, at Page 76, Stanislaus County Records;

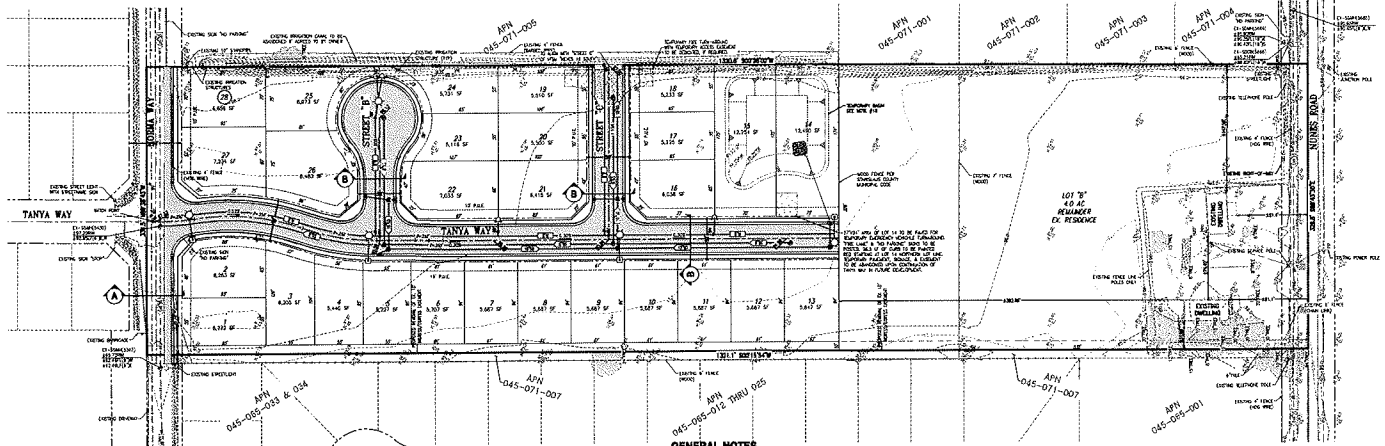
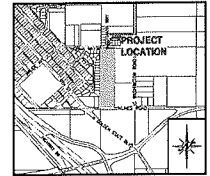
Course #6: thence leaving said South right-of-way line and proceeding along said West line of Parcel 2 and along the West line of Parcels 1 thru 4, as shown on that certain map filed for record in Book 53 of Parcel Maps, at Page 83, Stanislaus County Records, and its southerly extension thereof, South 00°28'02" West 1295.59 feet to the Point of Beginning.

Gross Area of Annexation Boundary containing 10.07 acres more or less.


Rien Groenewoud, P.L.S. 6946

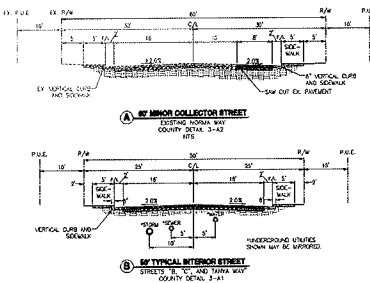


NORMA WAY SUBDIVISION VESTING TENTATIVE SUBDIVISION MAP KEYES, CALIFORNIA



LEGEND

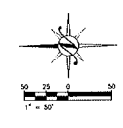
	EXISTING	PROPOSED
BOUNDARY LINE	---	---
CONTIGUOUS	---	---
RIGHT-OF-WAY	---	---
PAVED USE	---	---
CONCRETE DRIVE AND SIDEWALK	---	---
STONE DRIVE (S&W)	---	---
STORM DRAIN (S&W)	---	---
CLUB INLET	---	---
WATER MAIN	---	---
SEWER MAIN	---	---
SEWER MAINTENANCE HOLE	---	---
SEWER DRAIN	---	---
SEWER PILE	---	---
ELECTRICITY (S&W)	---	---
PROPAGATION ELEVATION	---	---
DIRECTION OF FLOW	---	---
CONTIGUOUS	---	---
FENCE (WOOD OR WOOD-GRADE)	---	---
RAIL	---	---
PROPAGATION (S&W)	---	---
PROPAGATION MAINTENANCE HOLE	---	---



- GENERAL NOTES**
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE STANISLAUS COUNTY SUBDIVISION MAP AND SPECIFICATIONS EXCEPT AS NOTED.
 - STAKE MARKING BY PRIVATE SURVEY TO BE ON SITE REVISION WORK TO BE CONDUCTED TO THE STANISLAUS COUNTY STANDARD.
 - SEWER SPECIAL BY STANISLAUS COUNTY SPECIFICATIONS.
 - WATER SUPPLY BY STANISLAUS COUNTY SPECIFICATIONS.
 - STREET LIGHTING SHALL BE PROVIDED AS PER THE STANISLAUS COUNTY SPECIFICATIONS.
 - LANDSCAPING AND PLANTING SHALL BE PROVIDED IN ACCORDANCE WITH STANISLAUS COUNTY MANIPULATIVE CODE.
 - EROSION CONTROL SHALL BE PROVIDED AS REQUIRED FOR THE STANISLAUS COUNTY MANIPULATIVE CODE.
 - PAVING SHALL BE IN ACCORDANCE WITH THE STANISLAUS COUNTY MANIPULATIVE CODE.
 - ASSOCIATION FILING IN 60-DAY PERIOD.
 - A LEGAL RESERVATION, A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36S, RANGE 12E, S&W 1/4, SHALL BE RESERVED.
 - PAVED USES SHALL BE PROVIDED AS PER THE STANISLAUS COUNTY SPECIFICATIONS.
 - THE SUBDIVISION MAP PROVIDES THE RIGHT TO FILE "VARIABLE SUBDIVISION MAP" AS SET FORTH IN THE STANISLAUS MAP ACT, WHICH IS SUBJECT TO THE STANISLAUS COUNTY MANIPULATIVE CODE.
 - ALL SURVEY INSTRUMENTS AND DATA SETS TO BE PROVIDED WITH THE SUBDIVISION MAP ACT, WHICH IS SUBJECT TO THE STANISLAUS COUNTY MANIPULATIVE CODE.
 - IF PUBLIC UTILITY UTILITIES WILL BE PROVIDED ALONG ALL STREET FRONTAGE.
 - BARING SETBACKS SHALL BE AS PER STANISLAUS COUNTY SPECIFICATIONS.
 - ALL SETBACKS SHALL BE PROVIDED AS PER THE STANISLAUS COUNTY MANIPULATIVE CODE.
 - IF A DETERMINATION THAT THERE IS NOT SUFFICIENT CANNON TO SERVE BOTH PROJECTS, THE BURN SHALL BE SETBACK AS PER THE STANISLAUS COUNTY MANIPULATIVE CODE.

PROJECT INFORMATION

A. RESOLUTION NUMBER:	STANISLAUS COUNTY 2023 001 STREET SITE 2400
B. APPLICANT:	WESTERN DEVELOPMENT, LLC 1234 5TH STREET KEYES, CA 95301
C. OWNER:	WESTERN DEVELOPMENT, LLC 1234 5TH STREET KEYES, CA 95301
D. ENGINEER:	WESTERN ENGINEERING GROUP, INC. 1234 5TH STREET KEYES, CA 95301
E. COUNTY EXISTING/PROPOSED ZONING:	R-1 US
F. COUNTY EXISTING/PROPOSED ZONING:	RESIDENTIAL - LOW DENSITY
G. EXISTING LAND USE:	OPEN FIELD WITH PRIVATE RESIDENCE
H. PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL - P-1
I. TOTAL PROJECT SIZE:	1.68 ACRES
J. TOTAL NUMBER OF LOTS:	28 SINGLE FAMILY UNITS
K. EIGHTH:	2.8 APM
L. CONTROLS:	1' AND THE HALF CENTRAL SETBACKS
M. RETAINING:	PER STANISLAUS COUNTY SPECIFICATIONS 3-4-14



COUNTY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP HAS BEEN PREPARED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE STANISLAUS COUNTY MANIPULATIVE CODE AND THE SUBDIVISION MAP ACT AS TO FORM AND CONTENT.

COUNTY ENGINEER: _____ DATE: _____

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VESTING TENTATIVE SUBDIVISION MAP
NORMA WAY SUBDIVISION
KEYES, CALIFORNIA

SHEET NUMBER
TM1.1