

26253 and 26267 WOODLAND AVENUE
PARCEL MAP 5217
LOT 3 & 4, BLOCK 10, TOWN OF ESPERANZA, NOW ESPARTO, AS
SHOWN ON MAP FILED ON NOVEMBER 22, 1888,
IN BOOK 1 OF MAPS, AT PAGE 23,
YOLO COUNTY, CALIFORNIA
SEPTEMBER 2024

OWNER'S STATEMENT

WE, XIAOPEI QI AND YING FANG, THE UNDERSIGNED, DO HEREBY CONSENT TO THE PREPARATION AND FILING OF "26253 and 26267 WOODLAND AVENUE PARCEL MAP 5217" FOR RECORD, AND WE DO HEREBY STATE THAT IN ORDER TO PASS CLEAR TITLE TO THE LAND DELINEATED WITHIN THE EXTERIOR BOUNDARY OF THIS MAP THE CONSENT OF NO OTHER PERSON IS NECESSARY.

PRIVATE RECIPROCAL EASEMENTS FOR ACCESS AND UTILITIES SHALL BE GRANTED AND RESERVED, AS NECESSARY, AT THE TIME OF SALE OR CONVEYANCE OF ANY PARCEL SHOWN IN THIS MAP.

BY: _____ DATE: _____
XIAOPEI QI

BY: _____ DATE: _____
YING FANG

NOTARY'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)
)ss.
COUNTY OF _____)

ON _____, 20____ BEFORE ME, _____, NOTARY PUBLIC, PERSONALLY APPEARED XIAOPEI QI AND YING FANG, 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 AND OFFICIAL SEAL.

SIGNATURE (SEAL): _____

COUNTY TAX COLLECTORS STATEMENT

I, THE UNDERSIGNED, TAX COLLECTOR AND REDEMPTION OFFICER OF YOLO COUNTY, STATE OF CALIFORNIA, DO HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE, THERE ARE NO LIENS AGAINST THIS PROPERTY, 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. FURTHERMORE, PURSUANT TO THE YOLO COUNTY BOARD OF SUPERVISORS' RESOLUTION NO. 89-168, I DO HEREBY STATE ON BEHALF OF THE CLERK OF THE BOARD OF SUPERVISORS THAT CHAPTER 4, ARTICLE 8, OF THE SUBDIVISION MAP ACT HAS BEEN COMPLIED WITH REGARDING DEPOSITS. IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED HIS/HER NAME TO BE SUBSCRIBED ON THIS _____ DAY OF _____ 2024.

COUNTY TAX COLLECTOR OF YOLO COUNTY, CALIFORNIA

DEPUTY _____ DATE _____ PRINTED NAME _____

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 XIAOPEI QI AND YING FANG IN AUGUST 2021. 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 AUGUST 22, 2024, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

NICHOLAS F. LABEDZKI, PLS 8827 DATE _____

PLANNING COMMISSION STATEMENT

I, THE UNDERSIGNED, STATE THAT ON THE (INSERT APPROVAL MAP DATE), THE BOARD OF SUPERVISORS OF YOLO COUNTY, STATE OF CALIFORNIA, APPROVED THE TENTATIVE MAP, AND ALTERATIONS THEREOF, OF "26253 and 26267 WOODLAND AVENUE PARCEL MAP 5217" UPON WHICH THIS FINAL MAP IS BASED, AND THAT ALL OF THE CONDITIONS OF APPROVAL HAVE BEEN COMPLIED WITH.

SECRETARY, PLANNING COMMISSION DATE _____ PRINTED NAME _____
YOLO COUNTY, CALIFORNIA

COUNTY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PLAT OF "26253 and 26267 WOODLAND AVENUE PARCEL MAP 5217" AND THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP SUBMITTED TO THE PLANNING COMMISSION OF THE COUNTY OF YOLO, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY COUNTY ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

TODD N. RIDDIOUGH, P.E. 64392 DATE _____
EXPIRES 06-30-2025

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PLAT OF "26253 and 26267 WOODLAND AVENUE PARCEL MAP 5217" AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT IN ACCORDANCE WITH SECTION 66442 OF THE SUBDIVISION MAP ACT.

STEPHEN D. WILLIAMS, L.S. 6878 DATE _____
EXPIRES 09-30-2024



RECORDERS STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____ OF PARCEL MAPS AT PAGE _____, AT THE REQUEST OF XIAOPEI QI AND YING FANG,

SIGNED: _____
JESSE SALINAS
CLERK/RECORDER
COUNTY OF YOLO
STATE OF CALIFORNIA

SIGNED: _____
BY: ASSISTANT/DEPUTY RECORDER

CLERK OF THE BOARD OF SUPERVISOR'S STATEMENT

I, _____, DEPUTY CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF YOLO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE ABOVE AND FOREGOING MAP ENTITLED "26253 and 26267 WOODLAND AVENUE PARCEL MAP NO. 5217," WAS PRESENTED TO SAID BOARD OF SUPERVISORS AS PROVIDED BY LAW AT A REGULAR MEETING THEREOF. HELD ON THE DAY _____ OF _____, 2024; AND THAT SAID BOARD OF SUPERVISORS DID THEREUPON BY RESOLUTION DULY PASSED AND ADOPTED AT SAID MEETING. APPROVED SAID MAP.

IN WITNESS THEREOF, I HAVE HEREINTO SET MY HAND THIS _____ DAY OF _____, 2024.

DEPUTY CLERK OF THE BOARD OF SUPERVISORS
YOLO COUNTY, CALIFORNIA



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YOLO COUNTY, CALIFORNIA
SEPTEMBER 2024

BASIS OF BEARINGS

BASIS OF BEARINGS IS BASED ON 2
FOUND MONUMENTS PER
2002-MAPS-166, SHOWN HEREON AS
S79°57'56"E

NOTES:

1. ALL DISTANCES ARE GROUND AND SHOWN IN U.S. SURVEY FEET AND DECIMALS THEREOF.
2. THE SUM OF THE INDIVIDUAL PARTS OF ANY GIVEN LINE MAY NOT EQUAL OVERALL DUE TO ROUNDING.
3. ALL DOCUMENTS AND MAPS REFERENCED HEREIN ARE YOLO COUNTY OFFICIAL RECORDS UNLESS OTHERWISE INDICATED.
4. A CONCRETE WALKWAY TO THE REAR UNITS SHALL BE MAINTAINED AND NOT BLOCKED BY FENCING, EQUIPMENT OR ANY OTHER BARRIER TO FREE ACCESS TO THE REAR UNITS. GATES SHALL BE INSTALLED AT THE SOUTHERN END OF THE WALKWAY SO THE REAR PARCELS MAY BE ACCESSED AND THE ADDRESSES SHALL BE POSTED ON THE GATES.
5. THE ALLEY BETWEEN ORLEANS STREET AND OMEGA STREET IS NOT MAINTAINED BY THE COUNTY. ANY DESIRED ROAD MAINTENANCE WITHIN THE ALLEY IS THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNERS.
6. TENANT'S RIGHT TO PURCHASE, AS PROVIDED IN GOVERNMENT CODE SECTION 66427.1(B), ANY PRESENT TENANT OR TENANTS OF ANY UNIT SHALL BE GIVEN A NONTRANSFERABLE RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT OCCUPIED, AT A PRICE NO GREATER THAN THE PRICE OFFERED TO THE GENERAL PUBLIC. THE RIGHT OF FIRST REFUSAL SHALL EXTEND FOR AT LEAST SIXTY (60) DAYS FROM THE DATE OF ISSUANCE OF THE FINAL SUBDIVISION PUBLIC REPORT OR COMMENCEMENT OF SALES, WHICHEVER DATE IS LATER.
7. VACATION OF UNITS. EACH NONPURCHASING TENANT, NOT IN DEFAULT UNDER THE OBLIGATIONS OF THE RENTAL AGREEMENT OR LEASE UNDER WHICH HE/SHE OCCUPIES HIS/HER UNIT, SHALL HAVE NOT LESS THAN 120 DAYS FROM THE DATE OF RECEIPT OF NOTIFICATION FROM THE OWNER OF HIS/HER INTENT TO CONVERT OR FROM THE FILING DATE OF THE FINAL SUBDIVISION MAP, WHICHEVER IS LATER, TO FIND SUBSTITUTE HOUSING TO RELOCATE.
8. THE SETBACK FOR THE EXISTING STRUCTURES IS ZERO BETWEEN PARCELS 3A AND 3B AND PARCELS 4A AND 4B.

LOT 4-A BUILDING

| NUM | BEARING | DISTANCE |
|-----|-------------|----------|
| L23 | N74°40'12"E | 253.86 |
| L24 | S 9°58'24"W | 57.57 |
| L25 | N80°01'36"W | 22.94 |
| L26 | N 9°58'24"E | 6.47 |
| L27 | N80°01'36"W | 4.00 |
| L28 | S 9°58'24"W | 2.29 |
| L29 | N80°01'36"W | 10.10 |
| L30 | N 9°58'24"E | 36.71 |
| L31 | S80°01'36"E | 21.02 |
| L32 | N 9°58'24"E | 16.69 |
| L33 | S80°01'36"E | 16.02 |

LOT 4-A (BLDG)
±1711.5 Sq.ft.
(LAND)
±0.1 Acres.
±3814.6 Sq.ft.

LOT 4-B BUILDING

| NUM | BEARING | DISTANCE |
|-----|-------------|----------|
| L34 | N74°40'12"E | 253.86 |
| L35 | S80°01'36"E | 16.02 |
| L36 | S 9°58'24"W | 16.69 |
| L37 | S80°01'36"E | 21.02 |
| L38 | S 9°58'24"W | 36.71 |
| L39 | N80°01'36"W | 10.10 |
| L40 | N 9°58'24"E | 2.29 |
| L41 | N80°01'36"W | 4.00 |
| L42 | S 9°58'24"W | 6.47 |
| L43 | N80°01'36"W | 22.94 |
| L44 | N 9°58'24"E | 57.57 |

LOT 4-B (BLDG)
±1711.5 Sq.ft.
(LAND)
±0.1 Acres.
±3692.3 Sq.ft.

LOT 3-A BUILDING

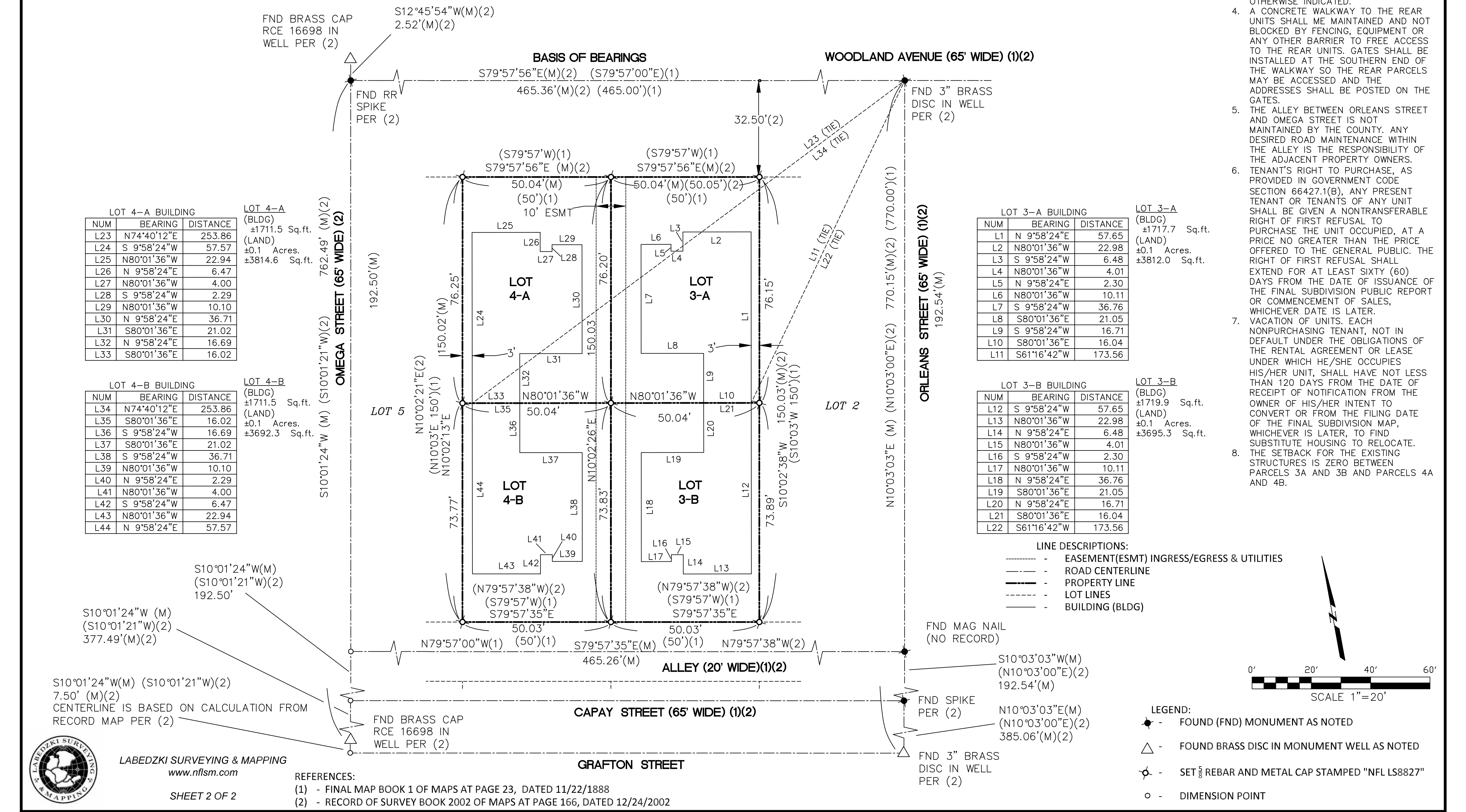
| NUM | BEARING | DISTANCE |
|-----|-------------|----------|
| L1 | N 9°58'24"E | 57.65 |
| L2 | N80°01'36"W | 22.98 |
| L3 | S 9°58'24"W | 6.48 |
| L4 | N80°01'36"W | 4.01 |
| L5 | N 9°58'24"E | 2.30 |
| L6 | N80°01'36"W | 10.11 |
| L7 | S 9°58'24"W | 36.76 |
| L8 | S80°01'36"E | 21.05 |
| L9 | S 9°58'24"W | 16.71 |
| L10 | S80°01'36"E | 16.04 |
| L11 | S61°16'42"W | 173.56 |

LOT 3-A (BLDG)
±1717.7 Sq.ft.
(LAND)
±0.1 Acres.
±3812.0 Sq.ft.

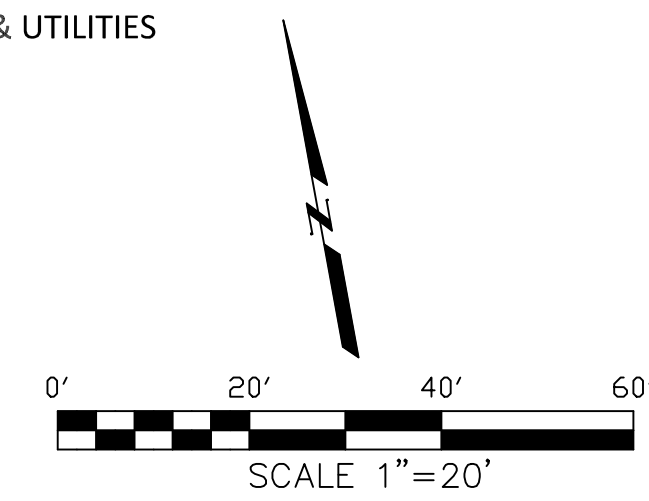
LOT 3-B BUILDING

| NUM | BEARING | DISTANCE |
|-----|-------------|----------|
| L12 | S 9°58'24"W | 57.65 |
| L13 | N80°01'36"W | 22.98 |
| L14 | N 9°58'24"E | 6.48 |
| L15 | N80°01'36"W | 4.01 |
| L16 | S 9°58'24"W | 2.30 |
| L17 | N80°01'36"W | 10.11 |
| L18 | N 9°58'24"E | 36.76 |
| L19 | S80°01'36"E | 21.05 |
| L20 | N 9°58'24"E | 16.71 |
| L21 | S80°01'36"E | 16.04 |
| L22 | S61°16'42"W | 173.56 |

LOT 3-B (BLDG)
±1719.9 Sq.ft.
(LAND)
±0.1 Acres.
±3695.3 Sq.ft.



LINE DESCRIPTIONS:
 - - - - - EASEMENT (ESMT) INGRESS/EGRESS & UTILITIES
 - - - - - ROAD CENTERLINE
 - - - - - PROPERTY LINE
 - - - - - LOT LINES
 - - - - - BUILDING (BLDG)



LEGEND:
 ● - FOUND (FND) MONUMENT AS NOTED
 △ - FOUND BRASS DISC IN MONUMENT WELL AS NOTED
 ⊕ - SET 3/8" REBAR AND METAL CAP STAMPED "NFL LS8827"
 ○ - DIMENSION POINT



LABEDZKI SURVEYING & MAPPING
www.nflsm.com
SHEET 2 OF 2

REFERENCES:
 (1) - FINAL MAP BOOK 1 OF MAPS AT PAGE 23, DATED 11/22/1888
 (2) - RECORD OF SURVEY BOOK 2002 OF MAPS AT PAGE 166, DATED 12/24/2002