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# Lombardo & Gilles

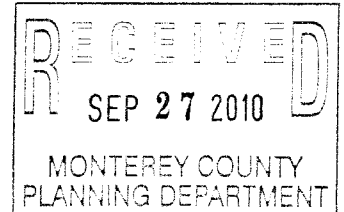
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Hollister, CA 95023  
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File No. 00143.003

September 27, 2010



Mr. Tim McCormick  
Director of Building Inspection  
Monterey County Building Department  
168 W. Alisal Street, Second Floor  
Salinas, CA 93901

Re: **Steuck Grading Permit (GP090013)**

Dear Mr. McCormick:

Enclosed is the appeal from Dr. and Mrs. Eric Del Piero to the decision of the Building Official to issue and grant final approval to GP090013 (Steuck). This appeal is filed per MCC Section 16.08.460. The required appeal fee of \$2,355.37 is also enclosed.

The Building Department staff continues to be unable to locate the County's file. The information in that file that is directly pertinent to this appeal. As recommended by you, we are filing this appeal with the understanding and expectation that the appeal may be amended within a reasonable time after the file is available for review.

Sincerely,

Lombardo & Gilles, LLP

Dale Ellis, AICP

ERIC J. DEL PIERO  
TERESA DEL PIERO  
562 AGUAJITO ROAD PH. 831-375-8073  
CARMEL, CA 93923

90-4071/1211

8991

DATE 9-24-10

PAY TO THE ORDER OF

County of Monterey \$ 2355.37  
Two Thousand Three hundred fifty five and 37/100

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MEMO

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0 DELUXE WALLET OR DUPLICATE GENUINE

APPEAL OF DR. AND MRS. ERIC DEL PIERO TO THE DECISION OF THE  
BUILDING OFFICIAL TO ISSUE AND APPROVE A FINAL INSPECTION FOR  
GP090013 (STEUCK)

Background:

In the mid-to late 1980s Dr. Gordon Steuck acquired the property known as 570 Aguajito Road (APN 103-061-015-000). Shortly thereafter Dr Steuck placed a significant amount of fill material, including potentially hazardous materials, on the property without a grading permit or use permit in violation of the County's Grading and Zoning Ordinances. From November 1987 through March of 1990 the County sought correction of the violations. Dr. Steuck did not correct the violations. The matter was referred to the District Attorney.

In May, 1991 Dr. Steuck applied for a grading permit (91-G28) for "restoration and landscaping." A grading permit (No. 46619) to correct the grading violation was issued in August, 1992 and reissued in April, 1998. The work approved by those permits was not done. " In the County's file on the 1991 and 1998 permits is a letter dated June 14, 1994 from David Messmer of Messmer and Associates stating that "...import fill will be required to complete the grading ...because of the high percentage of rubble and unusable soil in the in the existing fill."

In 2005 Dr. Steuck applied for a lot line adjustment and two 10,000 SF homes on the subject property. Part of the application materials included a geotechnical engineering report prepared by Earth Systems Pacific. That report identified the large areas of "undocumented fill." That report recommended further exploration to identify the full extent of the undocumented fill and that the undocumented fill material be removed from the property. When the content of the Earth Systems Pacific report was found, there was a meeting with Tim McCormick the Director of Building Services and Mike Novo the Director of Planning for Monterey County. The result of that meeting was an agreement that, among other things, Dr. Steuck would be required to retain a registered civil engineer to determine the full extent of undocumented fill and prepare a plan for the removal of that undocumented fill.

Subsequently, the County reviewed, approved and issued a grading permit, GP090013, to "remove existing fill and restore site back to original grades." The grading permit was issued February 17, 2009. The grading plan specifically states "369 cubic yards of new slope fill (to be removed)." The plan also included various cross sections indicating undocumented fill in relation to "topo taken in 2005." After reviewing the permit our attorneys wrote to the Building Official objecting to a grading plan that relied on 2005 contours and not the pre-violation contours. The permit did not include requirements for testing to determine the actual extent or removal of all the undocumented fill or require that the illegal fill be removed. Despite the objections, work was allowed to proceed with the County's assurances that as a result of regular inspections all of the undocumented fill would be removed from the property. That did not happen. The grading permit passed final inspection.

On June 9, 2009 an appeal of the Building Official's decision to final GP090013 was filed. A copy of that appeal is attached (Exhibit A). No appeal hearing was or ever has

been scheduled. No written response to that appeal was received until September 16, 2010 (Exhibit B).

As a result of filing the June 2009 appeal the Building Official did further investigation and by letter of November 18, 2009 (Exhibit C) to Dr. Steuck stated his intention to rescind GP090013 "...because you have failed to complete the work as described in your permit and the permit was based on incorrect information supplied. This incorrect information included the extent of existing fill and the location of existing natural grade elevations." The Building Official's letter goes on to discuss GP46619 that was issued in August 1992 to correct the grading violations and further noted that work was not done. The grading plans for that permit were prepared by David Messmer and according to the Building Official's letter the Messmer plan "...showed the amounts of existing fill to be removed were 1,410 cubic yards. They also show that some fill was placed on slopes that exceed 30%." The letter goes on to note that "...considerable fill continues to exist on the site, that some of the fill is located on slopes exceeding 30 percent slopes and that placement of this fill has altered the natural drainage ..." and that there are "...remaining concerns about the placement of fill near protected oak trees."

Dr. Steuck then had another grading plan prepared by H.D. Peters. GP090013 was reissued to..." TO CLEAR CE080413: and correct the description of the scope of work of Grading Permit No 46619 issued on August 20, 1992; remove existing fill restore site back to original grades and place fill on slopes not greater than 30%, as per grading plan drawn by H.D. Peters Co. date, April 19, 2010" (Source: Monterey County Building Department Website). That permit has now received its final inspection. It is that permit and action that is the subject of this appeal.

On September 14, 2010 the Building Official wrote to Mr. Lombardo (Exhibit B). In that letter the Building Official states "Subsequently Steuck's engineer submitted revised plans that showed the removal of all fill placed on slopes exceeding percent, removal and recompaction (addition) of new fill on locations not exceeding thirty percent slope and revised drainage devices to divert surface runoff from the adjacent property (your client). These plans were approved and the work was performed. We also sent a licensed arborist (Erin Nickerson) to the site to verify the maintenance and health of the protected oak trees. She found no violations related to the removal or damage to the protected oak trees. We gave final inspection of the corrected work on July 1, 2010."

GP090013 is now final and is the subject of this appeal. The Building Official did not require, as repeatedly promised and as required by the County Code that the illegal fill be removed and the site be restored to its pre-violation state. The result is an engineered fill for a building pad approved and inspected by the County in violation of a number of its own ordinances, CEQA and without public review.

## POINTS OF APPEAL

### 1. THERE WAS A PREJUDICIAL ERROR OR ABUSE OF DISCRETION

The decision of the Building Official to issue and then final GP090013 was contrary to the provisions of the Grading Ordinance, the Zoning Ordinance, the Monterey County General Plan, the Monterey County Environmental Act Guidelines and the California Environmental Quality Act and was therefore an error and an abuse of discretion.

#### a. The placement of the illegal fill was a violation of the Grading Ordinance.

Grading without a permit is a violation of the County Grading Ordinance. Grading is defined as "...any excavating or filling or combination thereof." (MCC 16.08.030 (18)). The Grading Ordinance states "No person shall do, cause, permit, aid, abet, suffer, or furnish equipment or labor for any grading without first obtaining a grading permit from the Building Official..." (MCC 16.08.040). Although there are certain exceptions to the requirement for a grading permit, none of those exceptions apply in this case. No grading permit was issued prior to the work being done.

#### b. The illegal grading was a violation of the General Plan and Zoning Ordinance.

Development on slopes in excess of 30% without a use permit is a violation of the General Plan and Zoning Ordinance. Development is defined by the General Plan (1982) as "...any activity which occurs on land or water that involves the placement of any structure, the discharge or disposal of any waste material, *grading*, dredging or mineral extraction. This definition includes any change in density and/or intensity of use including the subdivision of land, construction of any structure, and the harvesting of major vegetation other than for agricultural purposes" That definition is repeated in the Zoning Ordinance (Section 21.06.310).

It is the policy of the County (1982 Monterey County General Plan, policy 26.1.10) to prohibit development on slopes over 30% unless the Planning Commission makes certain findings. The Zoning Ordinance which is an implementing tool of the General Plan requires a use permit (21.64.230) for development on slopes over 30%.

No use permit was approved or even applied for to allow grading on slopes in excess of 30%. There was no hearing by the Planning. The grading was done in violation of the General Plan and Zoning Ordinance.

#### c. The removal of oak trees without a permit was a violation of the Zoning Ordinance.

MCC Section 21.64.260 D 1 states "No person shall do, cause, permit, aid, abet, suffer or furnish equipment or labor to remove, cut down or trim more than one-third of the green foliage of, poison or otherwise kill or destroy any tree as specified in this Section until a tree removal permit for the project has first been obtained." Removal of three or more protected trees requires a use permit from the Planning Commission; removal of two or fewer oak trees can be approved by the Director of Planning. No permit for the removal oaks exists.

H.D. Peters prepared three different maps (January 2009, March 2009 and April 2010) for this property. Each of those maps locates numerous oak trees on the property. The maps are not consistent in their location of trees however the last map prepared does not show all of the tree previously shown. The conclusion has to be that those trees not shown on the 2010 map were removed.

Further, it is well known that piling dirt within the drip line and above the crown of oaks trees damages and can kill oaks. It is also well known and documented that significant illegal fill was placed on the property around many of the trees. The Building Official does state that he sent a "licensed arborist" to the property who found "... no violations related to or damage to the protected oak tress." However, the issue is the long term damage that would have been done and the trees that might have been lost due to the illegal fill. That issue was not addressed.

d. Under the terms of the Zoning Ordinance the property had to be restored to its pre-violation state prior to the issuance of additional permits.

Monterey County Code Section 21.84.130 states:

"No application for a discretionary land use permit under the authority of the Director of Planning and Building Inspection, the Zoning Administrator, the Minor Subdivision Committee, the Planning Commission or the Board of Supervisors shall be deemed complete if there is a violation on said property of a County ordinance which regulates grading, vegetation removal or tree removal until that property has been restored to its pre-violation state.

"Restoration" of the property shall include, but not be limited to, the revegetation of native plants and trees and the reconstruction of natural features of the land which have been removed or changed in violation of County ordinances regulating grading, vegetation removal or tree removal. Alternatives to restoration of the property shall not be considered unless the applicant can show that restoration would endanger the public health or safety, or that restoration is unfeasible due to circumstances beyond the control of the applicant or the property owner.

Plans for restoration shall be submitted to and approved by the Director of Planning and Building Inspection prior to the commencement of restoration and the plan shall include a time period to ensure reestablishment of the soil or vegetation."

Development on slopes over 30% as previously explained requires a use permit. A use permit is a discretionary permit. Under this code section the application for a use permit, had there been one as required by the General Plan and Zoning Ordinance, could not have been deemed complete until there was full restoration of the property to its pre-violation condition. Restoration was not required nor is there any evidence in the record that indicates that "... restoration would endanger the public health or safety, or that restoration is unfeasible due to circumstances beyond the control of the applicant or the property owner."

e. The grading permit was issued in violation of MCC Sections 16.08.060 B and D and MCC Section 16.08.130

As previously discussed the illegal grading and then the work authorized by GP090013 was development on slopes over 30% and as such required approval and specific findings by the Planning Commission. No such approval exists.

MCC Section 16.08.060 B states:

“A grading permit will not be issued for development of any building site or roadway where it has been shown that grading activity will permanently alter existing material on slopes greater than or equal to thirty (30) percent (in excess of twenty-five (25) percent for development in North County Area Plans). Upon application, an exception to allow development on slopes of thirty (30) percent or greater may be granted at a noticed public hearing by the Planning Commission. The exception may be granted if one or both of the following findings are made, based upon substantial evidence.

1. There is no alternative which would allow development to occur on slopes of less than thirty (30) percent North County LUP); or
2. The proposed development better achieves the resource protection objectives and policies contained in the Monterey County General Plan, accompanying Area Plans and Land Use Plans, and all applicable master plans.”

Section 16.08.060 D states:

“A grading permit will not be issued if the proposed grading plan for the development contemplated does not comply with the requirements of the zoning ordinance.”

Section 16.08.130 states:

“The application, plans and specifications filed by an applicant for a permit shall be checked by the Building Official within thirty (30) days after receipt of all information required for issuance of the permit. The Building Official shall approve an application for permit if the plans filed therewith conform to the requirements of this Chapter, zoning ordinances, use permit and design review conditions and other applicable laws.”

There was no hearing by the Planning Commission. No findings as required by the Section 16.08.060 B and D were made. The issuance of the grading permit was contrary to Section 16.08.130 in that it did not comply with the Zoning Ordinance requirements for a use permit and full restoration of the site.

f. The illegal grading and issuance of subsequent grading permits violated the Monterey County Environmental Act Guidelines (Chapter 16.70 MCC) and the California Environmental Quality Act.

Essentially the Monterey County Environmental Act Guidelines directs that the County use the most recent version of the CEQA guidelines as its standard for environmental review. This is a project under CEQA (PRC 15378 (a)(3)). While some minor grading activity may be exempted under PRC 15304, none of those activities are in any way equivalent to the illegal grading that was done. An initial study should have been required to analyze all potential effects of the grading work, identify mitigations and to allow public review of that document.



Failure to require full and proper CEQA review is a violation of CEQA and Chapter 16.70 of the Monterey County Code.

## 2. THERE WAS A LACK OF A FAIR AND IMPARTIAL HEARING.

The June 2009 appeal should have been heard by the Board of Appeals in a timely manner. The grading on slopes over 30% and oak tree removal required a use permit and public hearing by the Planning Commission. Failure to schedule the appeal hearing before the Board of Appeals or require a use permit and environmental review deprived the appellants of due process and as such there was a complete lack of a fair or impartial hearing.

An appeal to the Building Official's 2009 decision to final the permit was filed in June 2009 (Exhibit A). Despite the written appeal and numerous inquiries on the status of appeal the Building Official did not schedule an appeal hearing before the Board of Appeals. No written response to the April 2009 appeal was received until September 2010, some sixteen months after filing the appeal. In that letter (Exhibit B) the Building Official states "We consider these actions to be a granting of your appeal."

The provisions (16.08.460 B) of the Grading Ordinance are clear. The Board of Appeals hears appeals to the decision of the Building Official. The Building Official cannot hear appeals of its own decision. Failure to schedule the appeal before the Board of Appeals and for the Building Official to be his own appeal board denies Dr. and Mrs. Del Piero, as well as other interested parties, their right to due process and a fair, impartial hearing.

The provisions of the Zoning Ordinance are also clear. A Use Permit was required for grading on slopes over 30% and for the removal of oak trees. That permit could only have been considered and approved by the Planning Commission at a public hearing. Failure to require a Use Permit and as a result no public hearing was also a denial of due process and violates the public right to participate.

For these reasons, based on the evidence presented in this appeal, Dr. and Mrs. Del Piero believe the decision of the Building Official to issue and approve a final inspection for GP090013 was in direct violation of multiple provisions of the Monterey County Code and is an error and an abuse of discretion. Failure to schedule the June 2009 appeal for a hearing before the Board of Appeals was also an abuse of discretion and resulted in the lack of a fair and impartial hearing.

Dr. and Mrs. Del Piero ask that Board of Appeals grant this appeal and rescind the approval and final inspection of GP090013.

# MONTEREY COUNTY

PLANNING AND BUILDING INSPECTION DEPARTMENT

1200 AGUAJITO ROAD, MONTEREY, CALIFORNIA 93940 (408) 647-7620



ROBERT SLIMMON, JR.  
DIRECTOR OF PLANNING AND BUILDING INSPECTION

March 14, 1990

Gordon Steuck  
1062 Cass Street  
Monterey, Ca. 93940

*JS*

Re: Grading Application #89-G42  
A.P.N. 103-061-15

Dear Mr. Steuck:

Please follow up on appointment with Lynn Mounday and me,  
which was to address conditions applied to grading  
application #88-G42.

This application has been turned over to the District  
Attorney's Office.

Very truly yours,

*Phil Garassco*

Phil Garassco  
Erosion Technician

PC/yjd

cc: Valerie Carleton  
Lynn Mounday/Planning  
Morgan Taylor/D.A.

*Pend out*

# MONTEREY COUNTY

## DEPARTMENT OF BUILDING INSPECTION

(408) 424-0348 - P.O. BOX 1208  
SALINAS, CALIFORNIA 93902

(408) 373-0991 - 1200 AGUAJITO ROAD  
MONTEREY, CALIFORNIA 93940



~~XXXXXXXXXXXXXX~~  
~~DIRECTOR OF BUILDING INSPECTION~~

Robert Slimmon Jr.  
Director of Planning/Building

*Handwritten signature/initials: JG-2/2*

May 27, 1988

Gordon Steuck  
1062 Cass Street  
Monterey, Ca. 93940

### FINAL NOTICE

Re: A.P.N. 103-061-15 - Landfill

Dear Mr. Steuck:

An inspection was made in your area and it was noted that there is some grading being done on your property.

You are in violation of Monterey County Grading Ordinance #2535.

You must bring this letter and a set of contour plans and apply for a Grading Permit.

Please accept this letter as a "Stop Work" order and contact the Monterey County Building Inspection Department in Monterey within ten (10) days of receipt of this letter.

Very truly yours,

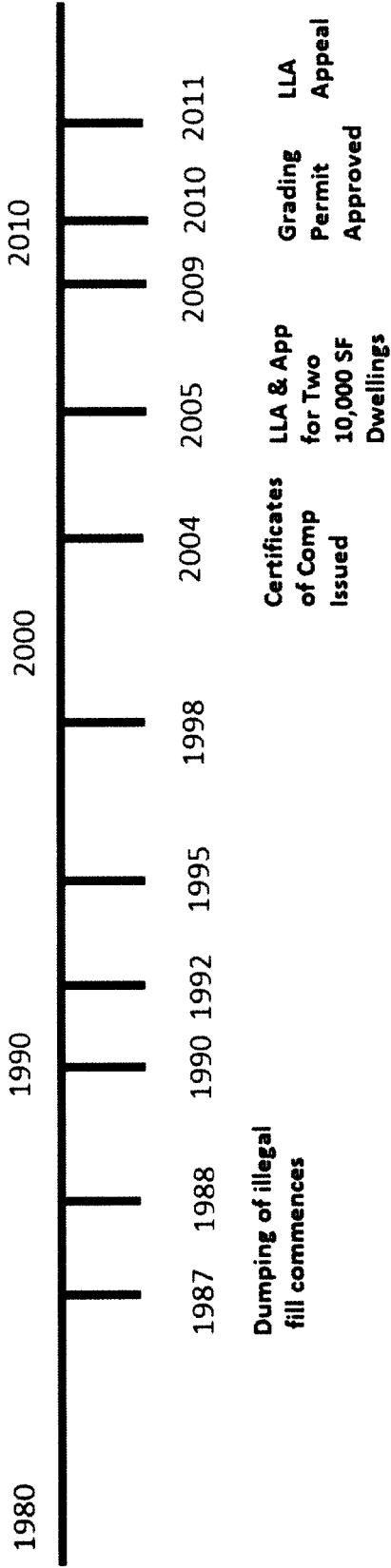
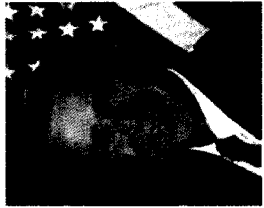
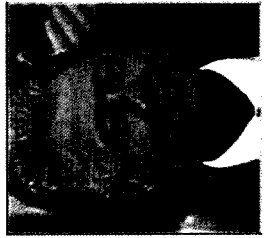
Robert Slimmons  
Director of Planning/Building

*Handwritten signature: Phil Carrasco*

Phil Carrasco  
Erosion Technician

PC/ld

# Over Two Decades of Violations



# Steuck's property is One Building Site

Von Saltza sold the property to Sweetman as a single described parcel in  
1950

There were 8 subsequent sales:

1. Sweetman to Garlick (10/1/1957)
2. Garlick to Meyers (2/7/1958)
3. Meyers to Kay (5/17/1965)
4. Kay to Thompson (9/16/1968)
5. Thompson to Knode (11/19/1971)
6. Knode to Moncrief (11/22/77)
7. Moncrief to Fox (8/1/84)
8. Fox to Steuck (9/15/1986)

Each of the 9 sales, starting with Von Saltza's sale to Sweetman and concluding with Fox's sale to Steuck's purchase described the property as a single lot.

**21.84.130 RESTORATION OF LAND REQUIRED BEFORE APPLICATION DEEMED COMPLETE.**

No application for a discretionary land use permit under the authority of the Director of Planning and Building Inspection, the Zoning Administrator, the Minor Subdivision Committee, the Planning Commission or the Board of Supervisors shall be deemed complete if there is a violation on said property of a County ordinance which regulates grading, vegetation removal or tree removal until that property has been restored to its pre- violation state.

"Restoration" of the property shall include, but not be limited to, the revegetation of native plants and trees and the reconstruction of natural features of the land which have been removed or changed in violation of County ordinances regulating grading, vegetation removal or tree removal. Alternatives to restoration of the property shall not be considered unless the applicant can show that restoration would endanger the public health or safety, or that restoration is unfeasible due to circumstances beyond the control of the applicant or the property owner.

Plans for restoration shall be submitted to and approved by the Director of Planning and Building Inspection prior to the commencement of restoration and the plan shall include a time period to ensure reestablishment of the soil or vegetation.

1847 576

GRANT DEED (Joint Tenancy)

ROBERT A. GARLICK AND ETHELYN E. GARLICK,  
his wife

GRANT to

GEORGE VICTOR GORDON MYERS AND JESSIE U.  
MYERS, his wife

For Recorder's Use Only

4155

INDEXED

MONTEREY COUNTY  
OFFICIAL RECORDS  
RECORDED AT REQUEST OF

COAST COUNTIES LAND TITLE COMPANY

1958 FEB 10 AM 10 27

BOOK 1847 PAGE 576  
RECORDED 6/0

a Joint Tenants, all that real property situate in the  
County of Monterey  
State of California, described as follows:

That certain real property situate in Los Ranchitos de Aguajito, Rancho  
Aguajito, County of Monterey, State of California, particularly described  
as follows:

beginning at a point on the centerline of a subdivision (county) road  
60 feet wide from which point of beginning a 4" x 4" post marked "T 8 R"  
bears N. 8° 01' W., 30.0 feet, and a 4" x 4" post marked "T 8 L" bears  
S. 8° 01' E., 30.0 feet, as said road and said posts are shown on that  
certain map entitled "Map of Los Ranchitos de Aguajito," filed on July  
17, 1928 with the Recorder of Monterey County, California, in Volume  
2 of surveys at page 47; thence, following said centerline of said road  
(1) S. 31° 52' W., 207.43 feet (at 62.6 feet, the southwesterly corner  
of that certain 10.19 acre tract of land described in a deed of trust  
from Katharine M. Gentry, a married woman, to the Corporation of America,  
trustee for the Bank of America National Trust and Savings Association,  
dated November 9, 1940 and recorded November 21, 1940 in Volume 944,  
Official Records of Monterey County, California, at Page 385, under  
Recorder's Series No. 30810) 207.43 feet; thence leaving said centerline  
of said road

(2) N. 8° 41' W., 259.49 feet (at 37.85 feet a 3" x 3" post, at 123.44  
feet the centerline of a pole line right of way hereinafter described,  
at 244.40 feet a 2" x 2" stake) 259.49 feet to a 1 1/2" iron pipe set in  
the centerline of a right of way 30 feet wide, said pipe being at the  
most westerly corner of that certain 5.218 acre tract of land conveyed  
from Lindsay A. Gentry, Katharine M. Gentry and Katharine Van Horne to  
John Warren Kardenbergh von Saltza and Margaret Kathryn von Saltza by  
a deed of gift dated March 10, 1945 and recorded March 30, 1945 in  
Volume 350, Official Records of Monterey County, California, at page  
400, said 1 1/2" pipe being also at the most southerly corner of that  
certain 5.13 acre tract of land conveyed from Thomas M. Wood and Helene  
Wood to Charles E. Singleton and Frances A. Singleton by a deed dated  
November 15, 1943 and recorded December 11, 1943 in Volume 994, Official  
Records of Monterey County, California, at Page 407; thence, following  
the line between said 5.218 acre tract and said 5.13 acre tract (in  
both of said deeds the bearings of all lines pertaining to said 5.218  
and said 5.13 acre tracts are 0° 18' clockwise from the bearings used  
hereinafter for the same lines)

(3) N. 37° 01' 30" E., 197.65 feet (at 18.27 feet the centerline of  
a pipeline right of way hereinafter described) 197.65 feet to a 1 1/2"  
iron pipe; thence

(4) N. 4° 20' 30" E., 191.30 feet to a 2" x 3" post; thence

(5) W. 28° 47' W., 60.87 feet to a 1 1/2" iron pipe; thence

(6) N. 53° 37' 30" E., 174.50 feet (at 90.44 feet a 2" x 3" post)  
174.50 feet to a 2" x 3" post; thence

(7) N. 52° 11' E., 159.60 feet, to a 1 1/2" iron pipe standing at the  
most easterly corner of said 5.13 acre tract of land, said point being  
also the most northerly corner of said 5.218 acre tract of land; thence,  
following the northeasterly line of said 5.218 acre tract of land

(8) S. 40° 35' E., 248.53 feet (at 107.19 feet a 1" x 2" stake) 248.53  
feet to a 2" x 2" stake from which the most easterly corner of said  
5.218 acre tract bears S. 40° 35' E., 308.47 feet by measurement, and  
an 1 1/2" pine tree bears N. 10° W., 10.5 feet; thence, leaving said line  
of said 5.218 acre tract

(9) S. 10° 25' 30" E., 288.35 feet (at 98.54 feet a 2" x 2" stake, at  
187.44 feet a 2" x 2" stake from which a 30" pine tree bears S. 24°  
E., 9.5 feet, at 253.35 feet the centerline of a pipeline right of way  
hereinafter described, at 273.30 feet a 2" x 2" stake on the northerly  
line of a right of way) 288.35 feet to an iron pipe set on the center-  
line of a right of way 30 feet wide, said centerline being the southerly  
line of said 5.218 acre tract of land; thence

11:20

(10) S. 10° 36' E., 335.90 feet (at 13.05 feet a 2" x 2" stake on the southerly line of said right of way, at 68.47 feet the centerline of a pole line right of way hereinafter described, at 92.41 feet a 1" x 2" stake, at 204.83 feet a 1" x 2" stake) 335.90 feet to an iron pipe on the centerline of said right of way 30 feet wide; thence following said centerline of said right of way 30 feet wide  
 (11) S. 73° 39' W., 241.31 feet to a point on the centerline of said subdivision road; thence, following said subdivision road as shown on said map

(12) N. 33° 25' W., (found N. 83° 40' W.) 31.82 feet to a point from which a 4" x 4" post marked "T 7 N" bears N. 6° 35' E., 30.0 feet (found N. 5° 35' E., 31.23 feet), and a post marked "T 7 L" bears S. 0° 34' E., 30.0 feet (post not found), as said 4" x 4" posts are shown on said map; thence

(13) 152.28 feet along the arc of a tangent curve shown on said map the center of which bears S. 8° 35' W., 600 feet (Found: length of curve, 152.28 feet; radius of curve, 608.0 feet; interior angle of curve, 14° 21') to the point of beginning, and containing 8.903 acres, more or less, all a part of Lot 11, Los Ranchitos de Aguajito, as said Lot is shown on said map, and also a part of that certain tract of land conveyed from Louise Gentry to Lindsey K. Gentry and Katharine H. Gentry by a deed filed in Volume 128, Official Records of Monterey County, California, 1902.

However, from said 8.903 acre tract of land that portion thereof which is within the boundaries of said county road shown on said map, said portion being more particularly a strip of land 40 feet wide (on said map a 40 foot road is shown as having a width of 60 feet, or 30 feet on either side of the centerline shown thereon) lying along, adjacent to, and on the northerly side of Courses (1), (12) and (13) of the description of said 8.903 acre tract of land, said strip 40 feet wide having been conveyed from Lindsey K. Gentry and Katharine H. Gentry to said County of Monterey for road purposes by a deed dated April 9, 1904 and recorded July 10, 1904 in Volume 726, Official Records of Monterey County, California, at page 377.

Also, from said 8.903 acre tract a right of way for a driveway over a strip of land 15 feet wide lying along, adjacent to, and on the northerly side of Course (11) of the description of said 8.903 acre tract of land.

Also, from said 8.903 acre tract of land a right of way for construction, maintenance and use of a roadway and of utilities lines over a strip of land 30 feet wide lying 15 feet on either side of the following described centerline:

beginning at a 1" iron pipe standing at the northerly terminal point of Course (1) of the description of said 8.903 acre tract of land; thence  
 (1) S. 73° 19' W., 145.73 feet (in said deed to said 8.903 acre tract said course is S. 73° 29' W., 145.19 feet); thence  
 (2) N. 09° 22' E., 110.00 feet; thence  
 (3) N. 79° 27' E., 140.00 feet; thence  
 (4) S. 75° 02' E., 150.00 feet; thence  
 (5) N. 71° 42' E., 21.81 feet, to an iron pipe standing at the southerly terminal point of Course (9) of the description of said 8.903 acre tract of land.

Also, from said 8.903 acre tract of land a right of way for construction, maintenance and use of water pipelines over, across and under a strip of land 5.00 feet wide, lying 2.50 feet on either side of the following described centerline:

beginning at a point on Course (3) of the description of said 8.903 acre tract of land from which that certain 1" iron pipe standing at the southerly terminal point of said course bears S. 37° 01' 30" W., 13.27 feet; thence  
 (1) N. 64° 44' E., 33.09 feet; thence  
 (2) N. 60° 30' E., 194.20 feet; thence  
 (3) N. 64° 23' E., 83.94 feet; thence  
 (4) N. 69° 24' E., 47.47 feet; thence  
 (5) N. 77° 20' E., 50.22 feet; thence  
 (6) S. 30° 10' 30" E., 153.92 feet; thence  
 (7) N. 85° 44' E., 62.69 feet; to a point on Course (9) of the description of said 8.903 acre tract of land, from which that certain iron pipe standing at the southerly terminal point of said course bears S. 10° 25' 30" E., 35.00 feet.



TOGETHER with a right of way for construction, maintenance and use of a roadway and of utilities lines over a strip of land 30 feet wide, lying 15 feet on either side of the following described centerline:

beginning at that certain 1 1/2" iron pipe standing at the northerly terminal point of Course (2) of the description of said 8.903 acre tract of land, said point of beginning being also a corner of the easterly line of that certain 5.090 acre tract of land conveyed from Katharine H. Gentry to Janet S. Hickey by a deed dated February 3, 1950 and recorded February 14, 1950 in Volume 1193, Official Records of Monterey County, California, at page 401, Recorder's Series No. 7226; thence, crossing said 5.090 acre tract of land

- (1) S. 31° 49' W., 33.40 feet, to an iron rod; thence
- (2) S. 26° 05' W., 104.50 feet, to a spike set in concrete; thence following the boundary of said 5.090 acre tract of land
- (3) S. 52° 39' W., 203.10 feet, to an iron rod; thence
- (4) S. 71° 03' W., 200.10 feet, to an iron rod; thence
- (5) S. 80° 02' W., 121.20 feet, to an iron rod; thence
- (6) S. 54° 10' W., 350.45 feet, to a 3" x 3" post standing at the northerly terminal point of the easterly line of a right of way 60 feet wide the centerline of which is the line between Lot 8 and Lot 11, as said right of way and said lots are shown on said map of Los Ranchitos de Aguejito.

also a right of way for construction, maintenance and use of a roadway and of utilities lines over a strip of land 60 feet wide, lying 30 feet on either side of the following described centerline:

beginning at a point on the line between said Lots 8 and 11, said point being the northerly terminal point of the centerline of said right of way 60 feet wide shown on said map; thence following said centerline as shown on said map

- (1) S. 42° 32' E., 200.20 feet; thence
- (2) 170.90 feet along the arc of a tangent curve shown on said map the center of which bears S. 43° 03' E., 191.30 feet; thence tangentially
- (3) S. 27° 43' E., 300.00 feet, to a point on the centerline of said subdivision (county) road.

also a right of way for construction, maintenance and use of water pipelines, over, across and under a strip of land 5.00 feet wide, lying 2.50 feet on either side of the following described centerline:

beginning at a point on Course (3) of the description of said 8.903 acre tract of land from which that certain 1 1/2" pipe standing at the southerly terminal point of said course bears S. 37° 01' 30" W., 18.27 feet; thence

- (1) S. 62° 44' W., 29.02 feet; thence
- (2) S. 67° 21' W., 43.02 feet; thence
- (3) S. 80° 00' W., 38.30 feet; thence
- (4) West, 37.37 feet; thence
- (5) S. 35° 53' W., 52.53 feet; thence
- (6) S. 30° 50' W., 109.99 feet; thence
- (7) S. 37° 08' W., 75.70 feet; thence
- (8) W. 83° 10' W., 85.00 feet; thence
- (9) 67.13 feet along the arc of a tangent curve the center of which bears S. 6° 50' W., 67.48 feet (long chord bears S. 68° 20' W., 64.40 feet); thence tangentially (10) S. 39° 50' W., 38.11 feet (at 13.11 feet the easterly corner of a tanksite) 38.11 feet, to the southerly corner of a tanksite 25 feet by 25 feet; thence, following the southwesterly line of said tanksite
- (11) W. 50° 10' W., 22.00 feet; thence, leaving said line
- (12) S. 40° 35' W., 93.74 feet; thence
- (13) S. 33° 54' W., 44.49 feet; thence
- (14) S. 29° 59' W., 143.94 feet; thence
- (15) S. 20° 54' W., 128.44 feet; thence
- (16) S. 30° 14' W., 34.17 feet; thence
- (17) S. 48° 21' W., 52.60 feet, to a point on the easterly line of said right of way 60 feet wide the centerline of which is the line between said Lots 8 and 11, as said easterly line is shown on said map, from which point that certain 4" x 4" post designated on said map as "T 11 R"



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DATED: January 28, 1958

STATE OF CALIFORNIA

County of Monterey

February 7

1958 before me

Notary Public in and for said County and State, personally appeared Robert A. Garlick and Ethelyn P. Garlick

*Robert A. Garlick*  
*Ethelyn P. Garlick*

known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

My commission expires August 4, 1958

Notary Public

Monterey—Coast Counties Land Title Company—Salinas

RUSSELL V. SWEETMAN, a married man  
conveying his separate property

GRANTS to

ROBERT A. GARLICK AND ETHELYN E. GARLICK,  
his wife

as Joint Tenants, all that real property situate in the  
County of Monterey  
State of California, described as follows:

For Recorder's Use Only

27477 INDEX

MONTEREY COUNTY  
OFFICIAL RECORDS  
RECORDED AT REQUEST OF

COAST COUNTIES LAND TITLE COMPANY

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Recorder's Office  
RECORDER

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BEGINNING at a point on the centerline of a subdivision (county) road 60 feet wide from which point of beginning a 4" x 4" post marked "T 8 R" bears N. 8° 01' W., 30.0 feet, and a 4" x 4" post marked "T 8 L" bears S. 8° 01' E., 30.0 feet, as said road and said posts are shown on that certain map entitled "Map of Los Ranchitos de Aguajito," filed on July 17, 1928 with the Recorder of Monterey County, California, in Volume 2 of Surveys at Page 47; thence, following said centerline of said road (1) S. 81° 59' W., 207.48 feet (at 62.6 feet, the southwesterly corner of that certain 10.19 acre tract of land described in a deed of trust from Katharine H. Gentry, a married woman, to the Corporation of America, trustee for the Bank of America National Trust and Savings Association, dated November 9, 1946 and recorded November 21, 1946 in Volume 944, Official Records of Monterey County, California, at Page 385, under Recorder's Series No. 36810) 207.48 feet; thence leaving said centerline of said road (2) N. 3° 41' W., 259.49 feet (at 37.85 feet a 3" x 3" post, at 128.44 feet the centerline of a pole line right of way hereinafter described, at 244.46 feet a 2" x 2" stake) 259.49 feet to a 1½" iron pipe set in the centerline of a right of way 30 feet wide, said pipe being at the most westerly corner of that certain 5.218 acre tract of land conveyed from Lindsay K. Gentry, Katharine H. Gentry and Katharine Van Horne to John Warren Hardenbergh von Saltza and Margaret Kathryn von Saltza by a deed of gift dated March 10, 1945 and recorded March 30, 1945 in Volume 856, Official Records of Monterey County, California, at page 460, said 1½" pipe being also at the most southerly corner of that certain 5.13 acre tract of land conveyed from Thomas M. Wood and Helene Wood to Charles T. Singleton and Frances M. Singleton by a deed dated November 15, 1948 and recorded December 11, 1948 in Volume 994, Official Records of Monterey County, California, at Page 467; thence, following the line between said 5.218 acre tract and said 5.13 acre tract (in both of said deeds the bearings of all lines pertaining to said 5.218 and said 5.13 acre tracts are 0° 18' Clockwise from the bearings used hereinafter for the same lines) (3) N. 37° 01' 30" E., 197.65 feet (at 18.27 feet the centerline of a pipeline right of way hereinafter described) 197.65 feet to a 1½" iron pipe; thence (4) N. 4° 20' 30" E., 191.30 feet to a 2" x 3" post; thence (5) N. 28° 47' W., 60.87 feet to a 1½" iron pipe; thence (6) N. 53° 37' 30" E., 174.50 feet (at 90.44 feet a 2" x 3" post) 174.50 feet to a 2" x 3" post; thence (7) N. 52° 11' E., 159.60 feet, to a 1½" iron pipe standing at the most easterly corner of said 5.13 acre tract of land, said point being also the most northerly corner of said 5.218 acre tract of land; thence following the northeasterly line of said 5.218 acre tract of land (8) S. 46° 35' E., 248.53 feet (at 107.19 feet a 1" x 2" stake) 248.53 feet to a 2" x 2" stake from which the most easterly corner of said 5.218 acre tract bears S. 46° 35' E., 308.47 feet by measurement, and an 18" pine tree bears N. 10° W., 10.5 feet; thence, leaving said line of said 5.218 acre tract

- (9) S.  $10^{\circ} 25' 30''$  E., 288.35 feet (at 98.54 feet a 2" x 2" stake, at 187.44 feet a 2" x 2" stake from which a 30" pine tree bears S.  $24^{\circ}$  E., 9.5 feet, at 253.35 feet the centerline of a pipeline right of way hereinafter described, at 273.30 feet a 2" x 2" stake on the northerly line of a right of way) 288.35 feet to an iron pipe set on the centerline of a right of way 30 feet wide, said centerline being the southerly line of said 5.218 acre tract of land; thence
- (10) S.  $10^{\circ} 36'$  E., 335.90 feet (at 15.05 feet a 2" x 2" stake on the southerly line of said right of way, at 68.47 feet the centerline of a pole line right of way hereinafter described, at 92.41 feet a 1" x 2" stake, at 264.83 feet a 1" x 2" stake) 335.90 feet to an iron pipe on the centerline of said right of way 30 feet wide; thence, following said centerline of said right of way 30 feet wide
- (11) S.  $78^{\circ} 39'$  W., 241.81 feet to a point on the centerline of said subdivision road; thence, following said subdivision road as shown on said map
- (12) N.  $83^{\circ} 25'$  W., (found N.  $83^{\circ} 40'$  W.) 31.82 feet to a point from which a 4" x 4" post marked "T 7 R" bears N.  $6^{\circ} 35'$  E., 30.0 feet (found N.  $5^{\circ} 35'$  E., 31.23 feet), and a post marked "T 7 L" bears S.  $6^{\circ} 35'$  W., 30.0 feet (post not found) as said 4" x 4" posts are shown on said map; thence
- (13) 152.9 feet along the arc of a tangent curve shown on said map the center of which bears S.  $6^{\circ} 35'$  W., 500 feet (Found: length of curve,

152.28 feet; radius of curve, 608.0 feet; interior angle of curve, 14° 21' to the point of beginning, and containing 8.903 acres, more or less, all of part of Lot 11, Los Ranchitos de Aguajito, as said Lot is shown on said map, and also a part of that certain tract of land conveyed from Louise Carolan to Lindsay K. Gentry and Katharine H. Gentry by a deed filed in Volume 422, Official Records of Monterey County, California, at page 96.

EXCEPTING, however, from said 8.903 acre tract of land that portion thereof lying within the boundaries of said county road shown on said map, said portion being more particularly a strip of land 40 feet wide (on said map said road is shown as having a width of 60 feet, or 30 feet on either side of the centerline shown thereon) lying along, adjacent to, and on the northerly side of Courses (1), (12) and (13) of the description of said 8.903 acre tract of land, said strip 40 feet wide having been conveyed from Lindsay K. Gentry and Katharine H. Gentry to the County of Monterey for road purposes by a deed dated April 9, 1941 and recorded July 10, 1941 in Volume 72b, Official Records of Monterey County, California, at Page 399.

RESERVING, also, from said 8.903 acre tract a right of way for a driveway over a strip of land 15 feet wide lying along, adjacent to, and on the northerly side of Course (11) of the description of said 8.903 acre tract of land.

RESERVING, also from said 8.903 acre tract of land a right of way for construction, maintenance and use of a roadway and of utilities lines over a strip of land 30 feet wide lying 15 feet on either side of the following described centerline:

BEGINNING at a 1 1/2" iron pipe standing at the northerly terminal point of Course (2) of the description of said 8.903 acre tract of land;

- thence
- (1) N. 73° 19' E., 145.73 feet (in said deed to said 5.213 acre tract said course is N. 73° 29' E., 145.19 feet); thence
- (2) N. 09° 22' E., 110.00 feet; thence
- (3) N. 79° 27' E., 190.00 feet; thence
- (4) N. 75° 02' E., 156.00 feet; thence
- (5) N. 74° 42' E., 21.01 feet, to an iron pipe standing at the southerly terminal point of Course (9) of the description of said 8.903 acre tract of land.

RESERVING, also, from said 8.903 acre tract of land a right of way for construction, maintenance and use of water pipelines over, across and under a strip of land 5.00 feet wide, lying 2.50 feet on either side of the following described centerline:

BEGINNING at a point on Course (3) of the description of said 8.903 acre tract of land from which that certain 1 1/2" iron pipe standing at the Southerly terminal point of said course bears S. 37° 01' 30" W., 18.27 feet; thence

- (1) N. 64° 44' E., 33.09 feet; thence
- (2) N. 60° 30' E., 194.20 feet; thence
- (3) N. 64° 23' E., 83.94 feet; thence
- (4) N. 69° 28' E., 49.47 feet; thence
- (5) N. 77° 26' E., 50.22 feet; thence
- (6) S. 86° 10' 30" E., 153.92 feet; thence
- (7) N. 85° 44' E., 62.69 feet; to a point on Course (9) of the description of said 8.903 acre tract of land, from which that certain iron pipe standing at the southerly terminal point of said course bears S. 10° 25' 30" E., 35.00 feet.

TOGETHER with a right of way for construction, maintenance and use of a roadway and of utilities lines over a strip of land 30 feet wide, lying 15 feet on either side of the following described centerline:

BEGINNING at that certain 1 1/2" iron pipe standing at the northerly terminal point of Course (2) of the description of said 8.903 acre tract of land, said point of beginning being also a corner of the easterly line of that certain 5.090 acre tract of land conveyed from Katharine H. Gentry to Janet S. Hickey by a deed dated February 3, 1950 and recorded February 14, 1950 in Volume 1193, Official Records of Monterey County, California, at Page 401, Recorder's Series No. 7226; thence, crossing said 5.090 acre tract of land )

- (1) N. 81° 49' W., 83.40 feet, to an iron rod; thence
- (2) N. 46° 05' W., 104.50 feet, to a spike set in concrete; thence,
- following the boundary of said 5.090 acre tract of land
- (3) N. 52° 39' W., 203.10 feet, to an iron rod; thence
- (4) N. 71° 03' W., 200.10 feet, to an iron rod; thence
- (5) S. 80° 02' W., 121.20 feet, to an iron rod; thence
- (6) S. 54° 10' W., 356.45 feet, to a 3" x 3" post standing at the northerly

K S A F E T Y

terminal point of the easterly line of a right of way 60 feet wide the centerline of which is the line between Lot 8 and Lot 11, as said right of way and said lots are shown on said Map of Los Ranchitos de Aguajito.

ALSO a right of way for construction, maintenance and use of a roadway and of utilities lines over a strip of land 60 feet wide, lying 30 feet on either side of the following described centerline:

BEGINNING at a point on the line between said Lots 8 and 11, said point being the northerly terminal point of the centerline of said right of way 60 feet wide shown on said map; thence following said centerline as shown on said map:

- (1) S. 46° 52' W., 296.20 feet; thence
- (2) 170.90 feet along the arc of a tangent curve shown on said map the center of which bears S. 43° 08' E., 131.30 feet; thence tangentially
- (3) S. 27° 43' E., 360.00 feet, to a point on the centerline of said subdivision (county) road.

ALSO a right of way for construction, maintenance and use of water pipelines over, across and under a strip of land 5.00 feet wide, lying 2.50 feet on either side of the following described centerline:

BEGINNING at a point on Course (3) of the description of said 3.903 acre tract of land from which that certain 1½" pipe standing at the southerly terminal point of said course bears S. 37° 01' 30" W., 18.27 feet; thence

- (1) S. 04° 44' W., 29.02 feet; thence
- (2) S. 68° 21' W., 43.62 feet; thence
- (3) S. 80° 00' W., 38.30 feet; thence
- (4) West, 87.87 feet; thence
- (5) S. 85° 58' W., 52.53 feet; thence
- (6) S. 80° 50' W., 169.99 feet; thence
- (7) S. 87° 08' W., 75.76 feet; thence
- (8) N. 83° 10' W., 85.60 feet; thence
- (9) 67.13 feet along the arc of a tangent curve the center of which bears S. 6° 50' W., 67.48 feet (long chord bears S. 68° 20' W., 64.40 feet); thence tangentially
- (10) S. 39° 50' W., 38.11 feet (at 13.11 feet the easterly corner of a tanksite) 38.11 feet, to the southerly corner of a tanksite 25 feet by 25 feet; thence, following the southwesterly line of said tanksite
- (11) N. 50° 10' W., 22.00 feet; thence, leaving said line
- (12) S. 40° 33' W., 98.74 feet; thence
- (13) S. 33° 54' W., 44.49 feet; thence
- (14) S. 29° 59' W., 143.94 feet; thence
- (15) S. 26° 54' W., 128.44 feet; thence
- (16) S. 36° 14' W., 34.17 feet; thence
- (17) S. 48° 21' W., 52.66 feet; to a point on the easterly line of said right of way 60 feet wide the centerline of which is the line between said Lots 8 and 11, as said easterly line is shown on said map, from which point that certain 4" x 4" post designated on said map as "T 11 R" bears the following two courses and distances: S. 27° 43' E., 14.11 feet, to a 4" x 4" post marked "L 11," and thence S. 62° 17' W., 60.00 feet, to said 4" x 4" post designated and marked "T 11 R."

ALSO a right of way for construction, maintenance and use of a roadway over a strip of land 30 feet wide, lying 15 feet on either side of the following described centerline:

BEGINNING at a point on the centerline of a subdivision (county) road 60 feet wide, as said road is shown on that certain map entitled "Map of Los Ranchitos de Aguajito," filed on July 17, 1928 with the Recorder of Monterey County, California, in Volume 2 of Surveys at page 47, said point of beginning being more particularly the following two courses and distances from a 4" x 4" post marked "T 7 R" shown on said map; S. 6° 35' W., 30.00 feet, thence along said centerline, S. 83° 25' E., 31.82 feet, to said point of beginning, thence, from said point of beginning

- (1) N. 78° 39' E., 231.52 feet (found 241.81 feet) 231.52 feet to an iron pipe; thence
- (2) N. 52° 45' E., 229.60 feet; thence
- (3) N. 69° 14' E., 169.10 feet; thence
- (4) S. 76° 04' E., 74.10 feet; thence
- (5) N. 10° 28' E., 55.00 feet; thence
- (6) N. 41° 47' W., 53.30 feet; thence
- (7) N. 20° 28' W., 58.60 feet; thence
- (8) N. 41° 29' E., 128.60 feet; thence
- (9) N. 13° 51' E., 104.20 feet; thence

- (10) N. 29° 09' W., 79.50 feet; thence
- (11) N. 63° 13' W., 78.80 feet; thence
- (12) S. 70° 55' W., 144.70 feet; thence
- (13) S. 25° 32' W., 98.00 feet; thence
- (14) S. 36° 37' W., 91.00 feet; thence
- (15) S. 48° 12' W., 86.00 feet (at 32.70 feet, the most easterly corner

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of that certain 5.218 acre tract of land conveyed from Lindsay K. Gentry, Katharine H. Gentry and Katharine Van Horne to John Warren Hardenbergh von Saltza and Margaret Kathryn von Saltza by a deed of gift dated March 10, 1945 and recorded March 30, 1945 in Volume 856 of Official Records of Monterey County, California, at page 460) 86.00 feet to a point; thence (16) S. 74° 42' W., 136.99 feet, to an iron rod set on the southerly line of said 5.218 acre tract of land, and containing portions of said 5.218 acre tract and also of that certain 10.19 acre tract of land described in that certain deed of trust from Katharine H. Gentry to the Corporation of America, trustee for the Bank of America National Trust and Savings Association, dated November 9, 1946 and recorded November 21, 1946, in Volume 944, Official Records of Monterey County, California, at Page 385, and being a portion of that certain right of way designated "FIRST" and all of that certain right of way designated "SECOND" in said deed to said 5.218 acre tract of land, in which deed the bearings of all courses are 0° 18' clockwise from the bearings of the same courses hereinbefore.



DATED: October 1, 1957

*Russell V. Sweetman*

STATE OF CALIFORNIA  
County of Monterey

On October 1, 1957 before me,  
a Notary Public, in and for said Monterey County and State, personally appeared  
Russell V. Sweetman

Known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he subscribed the same.  
*Russell V. Sweetman* Notary Public  
My commission expires 8/4/58

S. C. L. T. CO. # 52560

Monterey—Coast Counties Land Title Company—Salinas



15/10  
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JOHN WARREN HARDENBERGH von SALTZA and  
MARGARET KATHRYN von SALTZA, his wife

GRANT \_\_\_\_\_ to

RUSSELL V. SWEETMAN and ELSIE M. SWEETMAN,  
his wife, as joint tenants

Certain real property situate in Los Ranchitos de Aguajito, Rancho Aguajito, County of Monterey, State of California, particularly described as follows:

BEGINNING at a point on the centerline of a subdivision (county) road 60 feet wide, from which point of beginning a 4" x 4" post marked "T 8 R" bears N. 8° 01' W., 30.0 feet, and a 4" x 4" post marked "T 8 L" bears S. 8° 01' E., 30.0 feet, as said road and said posts are shown on that certain map entitled "Map of Los Ranchitos de Aguajito," filed on July 17, 1928 with the Recorder of Monterey County, California, in Volume 2 of Surveys at Page 47; thence, following said centerline of said road (1) S. 81° 59' W., 207.48 feet (at 62.0 feet, the southwesterly corner of that certain 10.19 acre tract of land described in a deed of trust from Katharine H. Gentry, a married woman, to the Corporation of America, trustee for the Bank of America National Trust and Savings Association, dated November 9, 1946 and recorded November 21, 1946 in Volume 944, Official Records of Monterey County, California, at Page 385, under Recorder's Series No. 36810) 207.48 feet; thence, leaving said centerline of said road (2) N. 8° 41' W., 259.49 feet (at 37.85 feet a 3" x 3" post, at 128.44 feet the centerline of a pole line right of way hereinafter described, at 244.46 feet a 2" x 2" stake) 259.49 feet to a 1½" iron pipe set in the centerline of a right of way 30 feet wide, said pipe being at the most westerly corner of that certain 5.218 acre tract of land conveyed from Lindsay K. Gentry, Katharine H. Gentry and Katharine Van Horne to John Warren Hardenbergh von Saltza and Margaret Kathryn von Saltza by a deed of gift dated March 10, 1945 and recorded March 30, 1945 in Volume 856, Official Records of Monterey County, California, at Page 460, said 1½" pipe being also at the most southerly corner of that certain 5.13 acre tract of land conveyed from Thomas M. Wood and Helene Wood to Charles T. Singleton and Frances M. Singleton by a deed dated November 15, 1948 and recorded December 11, 1948 in Volume 994, Official Records of Monterey County, California, at Page 407; thence, following the line between said 5.218 acre tract and said 5.13 acre tract (in both of said deeds the bearings of all lines pertaining to said 5.218 and said 5.13 acre tracts are 0° 18' Clockwise from the bearings used hereinafter for the same lines) (3) N. 37° 01' 30" E., 197.65 feet (at 18.27 feet the centerline of a pipeline right of way hereinafter described) 197.65 feet to a 1½" iron pipe; thence (4) N. 4° 20' 30" E., 191.30 feet to a 2" x 3" post; thence (5) N. 28° 47' W., 60.87 feet to a 1½" iron pipe; thence (6) N. 53° 37' 30" E., 174.50 feet (at 90.44 feet a 2" x 3" post) 174.50 feet to a 2" x 3" post; thence (7) N. 52° 11' E., 159.60 feet, to a 1½" iron pipe standing at the most easterly corner of said 5.13 acre tract of land, said point being also the most northerly corner of said 5.218 acre tract of land; thence, following the northeasterly line of said 5.218 acre tract of land (8) S. 46° 35' E., 248.53 feet (at 107.19 feet a 1" x 2" stake) 248.53 feet to a 2" x 2" stake from which the most easterly corner of said 5.218 acre tract bears S. 46° 35' E., 308.47 feet by measurement, and an 18" pine tree bears N. 10° W., 10.5 feet; thence, leaving said line of said 5.218 acre tract

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(9) S. 10° 25' 30" E., 288.35 feet (at 98.54 feet a 2" x 2" stake, at 187.44 feet a 2" x 2" stake from which a 30" pine tree bears S. 24° E., 9.5 feet, at 253.35 feet the centerline of a pipeline right of way hereinafter described, at 273.30 feet a 2" x 2" stake on the northerly line of a right of way) 288.35 feet to an iron pipe set on the centerline of a right of way 30 feet wide, said centerline being the southerly line of said 5.218 acre tract of land; thence

(10) S. 10° 36' E., 335.90 feet (at 15.05 feet a 2" x 2" stake on the southerly line of said right of way, at 68.47 feet the centerline of a pole line right of way hereinafter described, at 92.41 feet a 1" x 2" stake, at 264.83 feet a 1" x 2" stake) 335.90 feet to an iron pipe on the centerline of said right of way 30 feet wide; thence, following said centerline of said right of way 30 feet wide

(11) S. 78° 39' W., 241.81 feet to a point on the centerline of said subdivision road; thence, following said subdivision road as shown on said map

(12) N. 83° 25' W., (found N. 83° 40' W.) 31.82 feet to a point from which a 4" x 4" post marked "T 7 R" bears N. 6° 35' E., 30.0 feet (found N. 5° 35' E., 31.23 feet), and a post marked "T 7 L" bears S. 0° 35' W., 30.0 feet (post not found), as said 4" x 4" posts are shown on said map; thence

(13) 152.9 feet along the arc of a tangent curve shown on said map the center of which bears S. 6° 35' W., 600 feet (Found: length of curve, 152.28 feet; radius of curve, 608.0 feet; interior angle of curve, 14° 21') to the point of beginning, and containing 8.903 acres, more or less, all a part of Lot 11, Los Ranchitos de Aguajito, as said lot is shown on said map, and also a part of that certain tract of land conveyed from Louise Carolan to Lindsay K. Gentry and Katharine H. Gentry by a deed filed in Volume 422, Official Records of Monterey County, California, at Page 96.

EXCEPTING, however, from said 8.903 acre tract of land that portion thereof lying within the boundaries of said county road shown on said map, said portion being more particularly a strip of land 40 feet wide (on said map said road is shown as having a width of 60 feet, or 30 feet on either side of the centerline shown thereon) lying along, adjacent to, and on the northerly side of Courses (1), (12) and (13) of the description of said 8.903 acre tract of land, said strip 40 feet wide having been conveyed from Lindsay K. Gentry and Katharine H. Gentry to the County of Monterey for road purposes by a deed dated April 9, 1941 and recorded July 10, 1941 in Volume 726, Official Records of Monterey County, California, at Page 399.

RESERVING, also, from said 8.903 acre tract a right of way for a driveway over a strip of land 15 feet wide lying along, adjacent to, and on the northerly side of Course (11) of the description of said 8.903 acre tract of land.

RESERVING, also, from said 8.903 acre tract of land a right of way for construction, maintenance and use of a roadway and of utilities lines over a strip of land 30 feet wide lying 15 feet on either side of the following described centerline:

BEGINNING at a 1½" iron pipe standing at the northerly terminal point of Course (2) of the description of said 8.903 acre tract of land; thence

(1) N. 78° 19' E., 145.73 feet (in said deed to said 5.218 acre tract said course is N. 78° 29' E., 145.19 feet); thence

(2) N. 69° 22' E., 110.00 feet; thence

(3) N. 79° 27' E., 190.00 feet; thence

(4) N. 75° 02' E., 156.00 feet; thence

(5) N. 74° 42' E., 21.01 feet, to an iron pipe standing at the southerly terminal point of Course (9) of the description of said 8.903 acre tract of land.

RESERVING, also, from said 8.903 acre tract of land a right of way for construction, maintenance and use of water pipelines over, across and under a strip of land 5.00 feet wide, lying 2.50 feet on either side of the following described centerline:

BEGINNING at a point on Course (3) of the description of said 8.903 acre tract of land from which that certain 1½" iron pipe standing at the southerly terminal point of said course bears S. 37° 01' 30" W., 18.27 feet; thence

- (1) N. 64° 44' E., 33.09 feet; thence
- (2) N. 60° 30' E., 194.20 feet; thence
- (3) N. 64° 23' E., 83.94 feet; thence
- (4) N. 69° 28' E., 49.47 feet; thence
- (5) N. 77° 26' E., 50.22 feet; thence
- (6) S. 86° 10' 30" E., 153.92 feet; thence
- (7) N. 85° 44' E., 62.69 feet, to a point on Course (9) of the description of said 8.903 acre tract of land, from which that certain iron pipe standing at the southerly terminal point of said course bears S. 10° 25' 30" E., 35.00 feet.

TOGETHER with a right of way for construction, maintenance and use of a roadway and of utilities lines over a strip of land 30 feet wide, lying 15 feet on either side of the following described centerline:

BEGINNING at that certain 1½" iron pipe standing at the northerly terminal point of Course (2) of the description of said 8.903 acre tract of land, said point of beginning being also a corner of the easterly line of that certain 5.090 acre tract of land conveyed from Katharine H. Gentry to Janet S. Hickey by a deed dated February 3, 1950 and recorded February 14, 1950 in Volume 1193, Official Records of Monterey County, California, at Page 401, Recorder's Series No. 7226; thence, crossing said 5.090 acre tract of land

- (1) N. 81° 49' W., 83.40 feet, to an iron rod; thence
- (2) N. 46° 05' W., 104.50 feet, to a spike set in concrete; thence, following the boundary of said 5.090 acre tract of land
- (3) N. 52° 39' W., 203.10 feet, to an iron rod; thence
- (4) N. 71° 03' W., 200.10 feet, to an iron rod; thence
- (5) S. 80° 02' W., 121.20 feet, to an iron rod; thence
- (6) S. 54° 10' W., 356.45 feet, to a 3" x 3" post standing at the northerly terminal point of the easterly line of a right of way 60 feet wide the centerline of which is the line between Lot 8 and Lot 11, as said right of way and said lots are shown on said Map of Los Ranchitos de Aguajito.

ALSO a right of way for construction, maintenance and use of a roadway and of utilities lines over a strip of land 60 feet wide, lying 30 feet on either side of the following described centerline:

BEGINNING at a point on the line between said Lots 8 and 11, said point being the northerly terminal point of the centerline of said right of way 60 feet wide shown on said map; thence, following said centerline as shown on said map:

- (1) S. 46° 52' W., 206.20 feet; thence
- (2) 170.90 feet along the arc of a tangent curve shown on said map the center of which bears S. 43° 08' E., 131.30 feet; thence tangentially
- (3) S. 27° 43' E., 360.00 feet, to a point on the centerline of said subdivision (county) road.

ALSO a right of way for construction, maintenance and use of water pipelines over, across and under a strip of land 5.00 feet wide, lying 2.50 feet on either side of the following described centerline:

BEGINNING at a point on Course (3) of the description of said 8.903 acre tract of land from which that certain 1½" pipe standing at the southerly terminal point of said course bears S. 37° 01' 30" W., 18.27 feet; thence

- (1) S. 64° 44' W., 29.02 feet; thence
- (2) S. 68° 21' W., 43.62 feet; thence
- (3) S. 80° 00' W., 38.30 feet; thence
- (4) WEST, 87.87 feet; thence
- (5) S. 85° 58' W., 52.53 feet; thence
- (6) S. 80° 50' W., 109.99 feet; thence
- (7) S. 87° 08' W., 75.76 feet; thence
- (8) N. 83° 10' W., 85.60 feet; thence
- (9) 67.13 feet along the arc of a tangent curve the center of which bears S. 6° 50' W., 67.48 feet (long chord bears S. 68° 20' W., 64.40 feet); thence tangentially
- (10) S. 39° 50' W., 38.11 feet (at 13.11 feet the easterly corner of a tanksite) 38.11 feet, to the southerly corner of a tanksite 25 feet by 25 feet; thence, following the southwesterly line of said tanksite

(11) N. 50° 10' W., 22.00 feet; thence, leaving said line  
 (12) S. 40° 33' W., 98.74 feet; thence  
 (13) S. 33° 54' W., 44.49 feet; thence  
 (14) S. 29° 59' W., 143.94 feet; thence  
 (15) S. 26° 54' W., 128.44 feet; thence  
 (16) S. 36° 14' W., 34.17 feet; thence  
 (17) S. 48° 21' W., 52.66 feet; to a point on the easterly line of said right of way 60 feet wide the centerline of which is the line between said Lots 8 and 11, as said easterly line is shown on said map, from which point that certain 4" x 4" post designated on said map as "T 11 R" bears the following two courses and distances: S. 27° 43' E., 14.11 feet, to a 4" x 4" post marked "L 11," and thence, S. 02° 17' W., 60.00 feet, to said 4" x 4" post designated and marked "T 11 R."  
 ALSO a right of way for construction, maintenance and use of a roadway over a strip of land 30 feet wide, lying 15 feet on either side of the following described centerline:

BEGINNING at a point on the centerline of a subdivision (county) road 60 feet wide, as said road is shown on that certain map entitled "Map of Los Ranchitos de Aguajito," filed on July 17, 1928 with the Recorder of Monterey County, California, in Volume 2 of Surveys at Page 47, said point of beginning being more particularly the following two courses and distances from a 4" x 4" post marked "T 7 R" shown on said map: S. 6° 35' W., 30.00 feet, thence along said centerline, S. 83° 25' E., 31.82 feet, to said point of beginning, thence, from said point of beginning

- (1) N. 78° 39' E., 231.52 feet (found 241.81 feet) 231.52 feet to an iron pipe; thence
- (2) N. 52° 45' E., 229.00 feet; thence
- (3) N. 69° 14' E., 109.10 feet; thence
- (4) S. 76° 04' E., 74.10 feet; thence
- (5) N. 10° 28' E., 55.00 feet; thence
- (6) N. 41° 47' W., 53.30 feet; thence
- (7) N. 20° 28' W., 58.60 feet; thence
- (8) N. 41° 29' E., 128.60 feet; thence
- (9) N. 13° 51' E., 104.20 feet; thence
- (10) N. 29° 09' W., 79.50 feet; thence
- (11) N. 63° 13' W., 78.80 feet; thence
- (12) S. 70° 55' W., 144.70 feet; thence
- (13) S. 25° 32' W., 98.00 feet; thence
- (14) S. 36° 37' W., 91.00 feet; thence
- (15) S. 48° 12' W., 86.00 feet (at 32.70 feet, the most easterly corner of that certain 5.218 acre tract of land conveyed from Lindsay A. Gentry, Katharine H. Gentry and Katharine Van Horne to John Warren Hardenbergh von Saltza and Margaret Kathryn von Saltza by a deed of gift dated March 10, 1945 and recorded March 30, 1945 in Volume 850, Official Records of Monterey County, California, at Page 460) 86.00 feet to a point; thence
- (16) S. 74° 42' W., 130.99 feet, to an iron rod set on the southerly line of said 5.218 acre tract of land, and containing portions of said 5.218 acre tract and also of that certain 10.19 acre tract of land described in that certain deed of trust from Katharine H. Gentry to the Corporation of America, trustee for the Bank of America National Trust and Savings Association, dated November 9, 1940 and recorded November 21, 1946, in Volume 944, Official Records of Monterey County, California, at Page 385, and being a portion of that certain right of way designated "FIRST" and all of that certain right of way designated "SECOND" in said deed to said 5.218 acre tract of land, in which deed the bearings of all courses are 0° 18' clockwise from the bearings of the same courses hereinbefore.



WITNESS our hand THIS 20 DAY OF NOVEMBER 1950  
*Margaret Kathryn von Saltza*  
*Lindsay A. Gentry*

*Frank M. Denton*  
*John W. Warren*  
County of Santa Clara, State of California, residing at  
[illegible]  
[illegible] subscribed

and they acknowledged to me that they executed the same

In Witness Whereof, I have hereunto set my hand and affixed my Official Seal, the day and year in this certificate first above written.

*Frank M. Denton* NOTARY PUBLIC  
for and for said County of Santa Clara, State of California

My Commission Expires  
L-14111

*Jan 16 1951*

Recorded at request of COAST COUNTIES LAND TITLE COMPANY, Dec. 20, 1950,  
at 49 min. past 3 P.M. Fee \$4.20

hereby assumes and agrees to pay.

WITNESS my hand this 21st day of March, 1945.

ANTHONY C. FLORES JR.

by ANTHONY C. FLORES SR., his attorney  
in fact

STATE OF CALIFORNIA     }  
                                  }SS.  
COUNTY OF SANTA CRUZ

On this 29th day of March in the year one thousand nine hundred and forty-five before me, A. J. MEIDL a Notary Public in and for the said County of Santa Cruz State of California, residing therein, duly commissioned and sworn, personally appeared ANTHONY C. FLORES, SR., known to me to be the person whose name is subscribed to the within instrument as the attorney in fact of ANTHONY C. FLORES, JR., and acknowledged to me that he subscribed the name of ANTHONY C. FLORES, JR., thereto as principal, and his own name as attorney in fact.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the said County of SANTA CRUZ the day and year in this certificate first above written.

A. J. MEIDL  
Notary Public in and for the said  
County of SANTA CRUZ State of California  
(Notarial Seal)

My Commission Expires April 20, 1946.

\*Recorded at request of COAST COUNTIES LAND TITLE CO., on March 30, 1945 at 11 min. past 12 P.M.....#3643.....Fee \$1.20.....Wright.

DEED OF GIFT

THIS INDENTURE made the Tenth day of March one thousand nine hundred and Forty-Five BETWEEN LINDSAY K. GENTRY and KATHARINE H. GENTRY, his wife, and KATHARINE VAN HORNE, a single woman, the parties of the first part, and JOHN WARREN HARDENBERG von SALTZA and MARGARET KATHRYN von SALTZA, his wife, the parties of the second part,

WITNESSETH: That the parties of the first part, for and in consideration of the love and affection which they have for the parties of the second part, do by these presents give and grant unto the parties of the second part, and to their heirs and assigns forever, all that certain parcel of land situate in the County of Monterey State of California, and bounded and described as follows, to wit:

Certain real property lying, being and situate in Rancho Aguajito, in County of Monterey, State of California, being a part of Lot 11, as said lot is shown and so designated on map entitled "Map of Los Ranchitos de Aguajito", filed July 17,

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1928 in Volume 2 of Surveys, at Page 47, Records of Monterey County, California, said part being particularly described as follows, to-wit:-

BEGINNING at the most northwesterly corner of that certain 10.19 acre tract of land described in Deed of Trust from Lindsay K. and Katharine H. Gentry to the Monterey County Trust and Savings, Bank, a corporation, dated September 30, 1938, filed for record in Volume 588 of Official Records, at page 436, records of Monterey County, California, said point of beginning being in the centerline of a road right of way (30 feet wide); thence running along the centerline of said road right of way and along the boundary of said 10.19 acre tract with the following five courses and distances:

(1) N. 69° 40' E., 110.0 feet; thence

(2) N. 79° 45' E., 190.0 feet; thence

(3) N. 75° 20' E., 156.0 feet; thence

(4) N. 75° E., 158.0 feet; thence

(5) N. 48° 30' E., 53.3 feet; thence leave said centerline and said boundary and running

(6) N. 46° 17' W., 556.78 feet, at 98.54 feet, a pine hub, at 201.44 feet, a 2" x 3" post, at 449.7 feet a pine hub, 556.78 feet to a 1 1/4 inch diameter iron pipe; thence

(7) S. 52° 29' W., 159.6 feet to a 2" x 3" post; thence

(8) S. 53° 55' 30" W., 174.5 feet, at 84.06 feet a 2" x 3" post, 174.5 feet to a 1 1/4 inch diameter iron pipe; thence

(9) S. 28° 29' E., 60.87 feet to a 2" x 3" post; thence

(10) S. 4° 38' 30" W., 191.3 feet to a 1 1/4 inch diameter iron pipe; thence

(11) S. 37° 19' 30" W., 197.65 feet to a 1 1/4 inch diameter iron pipe set in the centerline of a right of way (30 feet wide); thence along said centerline

(12) N. 78° 29' E., 145.19 feet to the place of beginning.

Courses all true.

Containing an area of 5.218 acres of land.

Together with rights of way appurtenant for all purposes of roads over, upon and across the following two strips of land:

FIRST:

A strip of land 15 feet wide lying along, contiguous to and southerly from those certain courses hereinabove numbered 1, 2, 3, 4, 5 and 12.

SECOND:

A strip of land 30 feet wide, lying 15 feet on each side of the following described centerline:

Beginning at the most easterly corner of the above described 5.218 acre tract of land and running thence N. 48° 30' E., 32.7 feet; thence N. 36° 55' E., 91.0 feet; thence N. 25° 50' E., 98.0 feet; thence N. 71° 13' E., 144.7 feet; thence S. 62° 55' E., 78.8 feet; thence S. 28° 51' E., 79.5 feet; thence S. 14° 09' W., 104.2 feet; thence S. 41° 47' W., 128.6 feet; thence S. 20° 10' E., 58.6 feet; thence S. 41° 29' E., 53.3 feet; thence S. 10° 46' W., 55.0 feet; thence N. 75°

(Riser

46' W., 74.1 feet; thence S. 69° 32' W., 169.1 feet; thence S. 53° 03' W., 229.6 feet; thence S. 78° 57' W., 231.52 feet to a point in the centerline of a Subdivision Road (60 feet wide).

TOGETHER with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the parties of the second part, and to their heirs and assigns forever.

IN WITNESS WHEREOF the parties of the first part have hereunto set their hands the day and year first above written.

KATHARINE H. GENTRY  
LINDSAY K. GENTRY  
KATHARINE VAN HORNE

SIGNED AND DELIVERED

IN THE PRESENCE OF \_\_\_

STATE OF CALIFORNIA, }  
COUNTY OF MONTEREY }SS.

On this 14th day of March in the year of our Lord one thousand nine hundred and Forty-five, before me, D. R. PRINCE a Notary Public in and for the said County of Monterey, State of California, residing therein, duly commissioned and sworn, personally appeared KATHARINE VAN HORNE known to me to be the person described in and whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in said County of Monterey the day and year in this certificate first above written.

D. R. PRINCE  
Notary Public in and for the  
County of Monterey, State of California.  
(Notarial Seal)

My commission expires December 16, 1946.

STATE OF CALIFORNIA }  
COUNTY OF SANTA CLARA }SS.

On this 21st day of March, 1945, before me PAUL D. BRAN a Notary Public in and for said County of Santa Clara, State of California, residing therein, duly commissioned and sworn, personally appeared LINDSAY K. GENTRY known to me to be the person described in and whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in said County of Santa Clara, the day and year in this certificate first above



written.

PAUL D. BEAN  
Paul D. Bean

Notary Public in and for the County of Santa Clara, State of California.

(Notarial Seal)

My commission expires Sept. 11, 1948.

STATE OF CALIFORNIA )  
                          )SS.  
COUNTY OF MONTEREY )

On this 27th day of March in the year one thousand nine hundred and Forty five before me, D. R. PRINCE a Notary Public in and for the County of Monterey, State of California, residing therein, duly commissioned and sworn, personally appeared KATHARINE H. GENTRY known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the County of Monterey the day and year in this certificate first above written.

D. R. PRINCE  
Notary Public in and for the County of Monterey State of California.

(Notarial Seal)

My Commission Expires Dec. 16, 1946.

Recorded at request of COAST COUNTIES LAND TITLE CO., on March 30, 1945 at 54 min. past 3 P.M.....#3645.....Fee \$2.60.....Wright.

Application No. \_\_\_\_\_

JOINT TENANCY DEED

EUGENE WINSATT, a single man, the first part, hereby GRANTS to FRED W. JOHNSON and ANNA M. JOHNSON, his wife, the second parties, in JOINT TENANCY all that real property situated in the County of Monterey, State of California, and bounded and described as follows:

Lot numbered fifteen (15) of R. D. Walker's Del Monte Farms, Subdivision Number Three, filed for record in the office of the County Recorder of Monterey County. Excepting therefrom the roadways, as shown on said map and containing 20 acres. Excepting therefrom, 4 acres thereof described as follows: Being a part of Lot No. 15 of "Del Monte Farms Subdivision Number Three", a map of which is on file in the office of the County Recorder of Monterey County; and beginning at the most southern or southeastern corner of said lot 15 and running thence along the centerline of a 40 foot road North 67° 0' West 375.00 feet; thence leaving road North 23° 0' East 464.64 feet; thence South 67° 0' East 375.00 feet

*78/11/45*

## Property Information

Assessor ID Number	103-061-015-000
Tax Rate Area (TRA)	096-021
Last Recording Date	01/29/2004
Assessee	STEUCK GORDON JOHN & SANDRA LEE TRS
Property Type	1 S.F.D. ON 1 SITE

\$221,000

RECORDING REQUESTED BY

WESTERN TITLE INSURANCE CO.  
AND WHEN RECORDED MAIL TO

WESTERN TITLE INSURANCE COMPANY

NAME Dr. & Mrs. Gordon Steuck  
ADDRESS 1062 Cass Street  
CITY & STATE Monterey, CA 93940

R 29  
M 1  
RF 7  
37

SEP 26 9 20 AM '86

50023

OFFICE OF RECORDER  
COUNTY OF MONTEREY  
SALINAS, CALIFORNIA  
REEL 2005 PAGE 274

Title Order No. 136698CL Escrow No. A3338ME

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO  
NAME  
ADDRESS Same as above  
CITY & STATE  
APN 103-061-15

Documentary transfer tax \$ 243.10  
 Computed on full value of property conveyed, or  
 Computed on full value less liens and encumbrances remaining thereon at time of sale.

Signature of declarant or agent determining tax: Alan C. Fox (WTD)

Individual Grant Deed

WESTERN TITLE FORM NO. 104

FOR VALUE RECEIVED, ALAN C. FOX, a married man dealing with his sole and separate property

GRANT...to GORDON STEUCK and SANDRA LEE STEUCK, husband and wife, as JOINT TENANTS,

all that real property situate in the Los Ranchitos de Aguaquito, Rancho Aguaquito

County of Monterey

State of California, described as follows:

see exhibit 'a' pages one through six inclusive

243.10  
TRANSFER TAX PAID  
MONTEREY COUNTY

Dated September 15, 1986

Alan C. Fox

Alan C. Fox

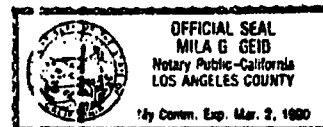
STATE OF CALIFORNIA  
County of LOS ANGELES

On September 18, 1986, before me, the undersigned, a Notary Public in and for said State, personally appeared Alan C. Fox

personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed it.

Mila G. Geib  
NOTARY PUBLIC

FOR NOTARY SEAL OR STAMP



MAIL TAX STATEMENTS AS DIRECTED ABOVE

That certain real property situate in Los Ranchitos de Aguaquito, Rancho Aguaquito, County of Monterey, State of California, particularly described as follows:

PARCEL 1:

Beginning at a point on the centerline of a subdivision (county) road 30 feet wide from which point of beginning a 4" x 4" post marked "T 3 R" bears N. 8° 01' W., 30.0 feet, and a 4" x 4" post marked "T 3 L" bears S. 8° 01' E., 30.0 feet, as said road and said posts are shown on that certain map entitled "Map of Los Ranchitos de Aguaquito," filed on July 17, 1928 with the Recorder of Monterey County, California, in Volume 2 of Surveys at Page 47; thence following said centerline of said road

- 1) S. 61° 59' W., 207.48 feet (at 62.6 feet, the southwesterly corner of that certain 10.19 acre tract of land described in a deed of trust from Katharine H. Gentry, a married woman to the Corporation of America, trustee for the Bank of America National Trust and Savings Association, dated November 9, 1946 and recorded November 21, 1946 in Volume 944, Official Records of Monterey County, California, at Page 385, under Recorder's Series No. 36810) 207.48 feet; thence leaving said centerline of said road
- 2) N. 8° 41' W., 259.49 feet (at 37.85 feet a 3" x 3" post, at 128.44 feet the centerline of a pole line right of way hereinafter described, at 244.46 feet a 2" x 2" stake) 259.49 feet to a 1-1/2" iron pipe set in the centerline of a right of way 30 feet wide, said pipe being at the most westerly corner of that certain 5.218 acre tract of land conveyed from Lindsay K. Gentry, Katharine H. Gentry and Katharine Van Horne to John Warren Hardenbergh von Saltza and Margaret Kathryn von Saltza by a deed of gift dated March 10, 1945 and recorded March 30, 1945 in Volume 856, Official Records of Monterey County, California, at page 460, said 1-1/2" pipe being also at the most southerly corner of that certain 5.13 acre tract of land conveyed from Thomas M. Wood and Helene Wood to Charles T. Singleton and Frances M. Singleton by a deed dated November 15, 1943 and recorded December 11, 1943 in Volume 994, Official Records of Monterey County, California, at Page 467; thence following the line between said 5.218 acre tract and said 5.13 acre tract (in both of said deeds the bearings of all lines pertaining to said 5.218 and said 5.13 acre tracts are 0° 18' clockwise from the bearings used hereinafter for the same lines)
- 3) N. 37° 01' 30" E., 197.65 feet (at 18.27 feet the centerline of a pipeline right of way hereinafter described) 197.65 feet to a 1-1/4" iron pipe; thence
- 4) N. 4° 00' 30" E., 191.30 feet to a 2" x 3" post; thence
- 5) N. 28° 47' W., 60.87 feet to a 1-1/4" iron pipe; thence

(continued)

(continued)

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- 5) N. 53° 37' 30" E., 174.50 feet (at 90.44 feet a 2" x 3" post) 174.50 feet to a 2" x 3" post; thence
- 7) N. 52° 11' E., 159.60 feet, to a 1-1/4" iron pipe standing at the most easterly corner of said 5.13 acre tract of land, said point being also the most northerly corner of said 5.218 acre tract of land; thence, following; the northeasterly line of said 5.218 acre tract of land
- 8) S. 46° 35' E., 248.53 feet (at 107.19 feet a 1" x 2" stake) 248.53 feet to a 2" x 2" stake from which the most easterly corner of said 5.218 acre tract bears S. 46° 35' E., 308.47 feet by measurement, and an 18" pine tree bears N. 10° W., 10.5 feet; thence, leaving said line of said 5.218 acre tract
- 9) S. 10° 25' 30" E., 288.35 feet (at 98.54 feet a 2" x 2" stake, at 137.44 feet a 2" x 2" stake from which a 30" pine tree bears S. 24° E., 9.5 feet, at 253.35 feet the centerline of a pipeline right of way hereinafter described, at 273.30 feet a 2" x 2" stake on the northerly line of a right of way) 288.35 feet to an iron pipe set on the centerline of a right of way 30 feet wide, said centerline being the southerly line of said 5.218 acre tract of land; thence
- 10) S. 10° 36' E., 335.90 feet (at 15.05 feet a 2" x 2" stake on the southerly line of said right of way, at 68.47 feet the centerline of a pole line right of way hereinafter described, at 92.41 feet a 1" x 2" stake, at 264.83 feet a 1" x 2" stake) 335.90 feet to an iron pipe on the centerline of said right of way 30 feet wide;
- 12) S. 76° 39' W., 241.81 feet to a point on the centerline of said subdivision road; thence, following said subdivision road as shown on said map
- 12) N. 83° 25' W., (found N. 83° 40' W.,) 31.82 feet to a point from which a 4" x 4" post marked "T 7 R" bears N. 6° 35' E., 30.0 feet (found N. 5° 35' E., 31.23 feet), and a post marked "T 7 L" bears S. 6° 35' W., 30.0 feet (post not found), as said 4" x 4" posts are shown on said map; thence
- 13) 152.9 feet along the arc of a tangent curve shown on said map the center of which bears S. 6° 35' W., 600 feet (Found: length of curve, 152.28 feet; radius of curve, 608.0 feet; interior angle of curve, 14° 21') to the point of beginning, all a part of Lot 11, Los Ranchitos de Aguajito, as said Lot is shown on said map, and also a part of that certain tract of land conveyed from Louise Carolan to Lindsay K. Gentry and Katharine H. Gentry by a deed filed in Volume 422, Official Records of Monterey County, California, at page 96.

EXCEPTING, HOWEVER, from said 8.903 acre tract of land that portion thereof lying within the boundaries of said county road shown on said map, said portion being more particularly a strip of land 40 feet wide (on said map said road is shown as having a width of 60 feet, or 30 feet on either side of the centerline shown thereon) lying along, adjacent to, and on the northerly side of Courses (1), (12) and (13) of the description of said 8.903 acre tract of land, said strip 40 feet wide having been conveyed from Lindsay K. Gentry and Katharine H.

(continued)

exhibit 'a' page two of six

(continued)

REEL 2005 PAGE 277

conveyed to the County of Monterey for road purposes by a deed dated April 9, 1941 and recorded July 10, 1941 in Volume 726, Official Records of Monterey County, California, at Page 399.

PARTIAL II:

A Right of Way for construction, maintenance and use of a roadway and of utilities lines over a strip of land 30 feet wide, lying 15 feet on either side of the following described centerline

BEGINNING at that certain 1-1/2" iron pipe standing at the northerly terminal point of Course (2) of the description of said 8.903 acre tract of land, said point of beginning being also a corner of the easterly line of that certain 5.090 acre tract of land conveyed from Katharine H. Gentry to Janet S. Hickey by a deed dated February 3, 1950 and recorded February 14, 1950 in Volume 1193, Official Records of Monterey County, California, at Page 401, Recorder's Series No. 7226; thence, crossing, said 5.090 acre tract of land

- 1) N. 81° 49' W., 83.40 feet, to an iron rod; thence
- 2) N. 46° 05' W., 104.50 feet, to a spike set in concrete; thence following the boundary of said 5.090 acre tract of land
- 3) N. 52° 39' W., 203.10 feet, to an iron rod; thence
- 4) N. 71° 03' W., 200.10 feet, to an iron rod; thence
- 5) S. 50° 02' W., 121.20 feet, to an iron rod; thence
- 6) S. 51° 10' W., 356.45 feet, to a 3" x 3" post standing at the northerly terminal point of the easterly line of a right of way 60 feet wide the centerline of which is the line between Lot 8 and Lot 11, as said right of way and said Lots are shown on said map of Los Ranchitos de Aguajito.

PARTIAL III:

A Right of Way for construction, maintenance and use of roadway and of utilities lines over a strip of land 60 feet wide, lying 30 feet on either side of the following described centerline:

BEGINNING at a point on the line between said Lots 8 and 11, said point being the northerly terminal point of the centerline of said right of way 60 feet wide shown on said map; thence following; said centerline as shown on said map

- 1) S. 46° 52' W., 206.20 feet; thence
- 2) 170.90 feet along the arc of a tangent curve shown on said map, the center of which bears S. 43° 08' E. 131.30 feet; thence tangentially
- 3) S. 27° 43' E., 360.00 feet, to a point on the centerline of said subdivision (county) road.

(continued)

exhibit 'a' page three of six

(continued)

REEL 2005 PAGE 279

PARCEL V:

A Right of Way for construction, maintenance and use of a roadway over a strip of land 30 feet wide, lying 15 feet on either side of the following described centerline:

BEGINNING at a point on the centerline of a subdivision (county) road 60 feet wide, as said road is shown on that certain map entitled "Map of Los Ranchitos de Aguajito", filed on July 17, 1928 with the Recorder of Monterey County, California, in Volume 2 of Surveys at page 47, said point of beginning being more particularly the following two courses and distances from a 4" x 4" post marked "T 7 R" shown on said map;

S. 6° 35' W., 30.00 feet, thence along said centerline S. 83° 25' E., 31.82 feet, to said point of beginning, thence from said point of beginning

- 1) N. 78° 39' E., 231.52 feet (found 241.81 feet) 231.52 feet to an iron pipe; thence
- 2) N. 52° 45' E., 229.60 feet; thence
- 3) N. 69° 14' E., 169.10 feet; thence
- 4) S. 76° 04' E., 74.10 feet; thence
- 5) N. 10° 28' E., 55.00 feet; thence
- 6) N. 41° 47' W., 53.30 feet; thence
- 7) N. 20° 28' W., 58.60 feet; thence
- 8) N. 41° 29' E., 128.60 feet; thence
- 9) N. 13° 51' E., 104.20 feet; thence
- 10) N. 29° 09' W., 79.50 feet; thence
- 11) N. 63° 13' W., 78.80 feet; thence
- 12) S. 70° 55' W., 144.70 feet; thence
- 13) S. 25° 32' W., 98.00 feet; thence
- 14) S. 36° 37' W., 91.00 feet; thence
- 15) S. 48° 12' W., 86.00 feet; (at 32.70 feet, the most easterly corner of that certain 5.218 acre tract of land conveyed from Lindsay K. Gentry, Katharine H. Gentry and Katharine Van Horne to John Warren Hardenbergh von Saltza and Margaret Kathryn von Saltza by a deed of gift dated March 10, 1945 and recorded March 30, 1945 in Volume 856 of Official Records of Monterey County, California, at page 460) 86.00 feet to a point; thence

(continued)

exhibit 'a' page five of six

(continued)

- 16) S. 74° 42' W., 136.99 feet, to an iron rod set on the southerly line of said 5.218 acre tract of land, and containing portions of said 5.218 acre tract of land and also of that certain 10.19 acre tract described in that certain deed of trust from Katharine H. Gentry to the Corporation of America, trustee for the Bank of America National Trust and Savings Association, dated November 9, 1946 and recorded November 21, 1946 in Volume 644, Official Records of Monterey County, California, at page 385 and being a portion of that certain right of way designated "FIRST" and all of that certain right of way designated "SECOND" in said deed to said 5.218 acre tract of land, in which deed the bearings of all courses are 0° 18' clockwise from the bearings of the same courses hereinbefore.

exhibit 'a' page six of six

**END OF DOCUMENT**



RECORDING REQUESTED BY  
FOUNDERS TITLE COMPANY

ORDER # 304615 LVH

APN 103-061-15

WHEN RECORDED MAIL TO

REEL 1759 PAGE 170

FOUNDERS TITLE COMPANY

G 36068

AUG 8 9 19 AM '84

Name Alan C. Fox  
Street Address 13440 Ventura Boulevard, Suite 200  
City & State Sherman Oaks, California 91423

OFFICE OF RECORDER  
COUNTY OF MONTEREY  
SAN JUAN BAUTISTA

10

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Grant Deed

ALL  
PTN  
11-11-84

The undersigned grantor(s) declare(s):  
Documentary transfer tax is \$ 203.50  
( ) computed on full value of property conveyed, or  
(XX) computed on full value less value of liens and encumbrances remaining at time of sale.  
(XX) Unincorporated area: ( ) City of \_\_\_\_\_  
( ) Realty not sold

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

DENNIS C. MONCRIEF, a single man

hereby GRANT(S) to ALAN C. FOX, a married man as his sole and separate property

that property is Monterey County, State of California, described as

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF FOR DESCRIPTION

203.50  
TRANSFER TAX PAID  
MONTEREY COUNTY

Mail tax statements to SAME AS ABOVE

Date 8/1/84  
STATE OF CALIFORNIA  
COUNTY OF Monterey

*Dennis C. Moncrief*  
Dennis C. Moncrief

On 8/6/84 before me, the undersigned,  
a Notary Public in and for said State, personally appeared,  
Dennis C. Moncrief

personally known to me (or proved to me on the basis of  
satisfactory evidence) to be the person whose name is  
subscribed to the within instrument and acknowledged that  
he executed the same. Witness my hand and official seal.

Signature *L. M. Van Houtte*  
L. M. Van Houtte  
Name (Typed or Printed)



Real property situate in the County of Monterey, State of California, described as follows:

PARCEL I

BEGINNING at a point on the centerline of a subdivision (County) road 60 feet wide from which point of beginning a 4" x 4" post marked "T 8 R" bears N. 8° 01' W., 30.0 feet and a 4" x 4" post marked "T 8 L" bears S. 8° 01' E., 30.0 feet as said road and said posts are shown on that certain map entitled, "Map of Los Ranchitos de Aguajito", filed in Volume 2 of Surveys at page 47, Monterey County Records; thence following said centerline of said road

1) S. 81° 59' W., 209.48 feet (at 62.6 feet the Southwesterly corner of that certain 10.19 acre tract of land described in a deed of trust from Katharine H. Gentry, a married woman, to the Corporation of America, trustee, for the Bank of America National Trust and Savings Association, dated November 9, 1946 and recorded November 21, 1946 in Volume 944 of Official Records of Monterey County, California at page 385, 207.48 feet; thence leaving said centerline of said road.

2) N. 8° 41' W., 259.49 feet (at 37.85 feet a 3" x 3" post, at 128.44 feet; the centerline of a pole line right of way herein described, at 244.46 feet a 2" x 2" spike) 259.49 feet to a 1 1/2" iron pipe set in the centerline of a right of way 30 feet wide, said pipe being at the most Westerly corner of that certain 5.218 acre tract of land conveyed from Lindsay K. Gentry, Katharine H. Gentry and Katharine Van Horne to John Warren Hardenbergh von Saltza and Margaret Kathryn von Saltza by a deed of gift recorded March 30, 1945 in Volume 856 of Official Records of Monterey County, California at page 460, said 1 1/2" pipe being also at the most southerly corner of that certain 5.13 acre tract of land conveyed from Thomas M. Wood and Helene Wood to Charles T. Singleton and Frances M. Singleton by a deed recorded December 11, 1948 in Volume 994, Official Records of Monterey County, California at page 467; thence following the line between said 5.218 acre tract and said 5.13 acre tract (in both of said deeds the bearings of all lines pertaining to said 5.218 and said 5.13 acre tracts are 0° 18' clockwise from the bearings used herein for the same lines)

3) N. 37° 01' 10" E., 197.65 feet (at 18.27 feet the centerline of a pipeline right of way herein described) 197.65 feet to a 1 1/4" iron pipe; thence

4) N. 4° 20' 30" E., 191.30 feet to a 2" x 3" post; thence

5) N. 28° 47' W., 60.87 feet to a 1 1/4" iron pipe; thence



FOUNDERS TITLE COMPANY

ORDER NO. AMENDED  
304615

- 6) N. 53° 37' 30" E., 174.50 feet (at 90.44 feet a 2" x 3" post) 174.50 feet to a 2" x 3" post; thence
- 7) N. 52° 11' E., 159.60 feet to a 1 1/4" iron pipe standing at the most Easterly corner of said 5.13 acre tract of land, said point being also the most Northerly corner of said 5.218 acre tract of land; thence following the Northeasterly line of said 5.218 acre tract of land
- 8) S. 46° 35' E., 248.53 feet (at 107.19 feet a 1" x 2" stake) 248.53 feet to a 2" x 2" stake from which the most Easterly corner of said 5.218 acre tract bears S. 46° 35' E., 308.47 feet by measurement and an 18" pine tree bears N. 10° W., 10.5 feet; thence leaving said line of said 5.218 acre tract.
- 9) S. 10° 25' 30" E., 288.35 feet (at 98.54 feet a 2" x 2" stake at 197.44 feet a 2" x 2" stake from which a 30" pine tree bears S. 24° E., 9.5 feet, at 253.35 feet the centerline of a pipe line right of way herein described, at 273.30 feet a 2" x 2" stake on the Northerly line of a right of way) 288.35 feet to an iron pipe set on the centerline of a right of way 30 feet wide, said centerline being the Southerly line of said 5.218 acre tract of land; thence
- 10) S. 10° 36' E., 335.90 feet (at 15.05 feet a 2" x 2" stake on the Southerly line of said Right of Way, at 68.47 feet the centerline of a pole line right of way herein described, at 92.41 feet a 1" x 2" stake, at 264.83 feet a 1" x 2" stake) 335.90 feet to an iron pipe on the centerline of said right of way 30 feet wide;
- 11) S. 78° 39' W., 241.81 feet to a point on the centerline of said subdivision road; thence following said subdivision road as shown on said map
- 12) N. 83° 25' W., (found N. 83° 40' W.) 31.82 feet to a point from which a 4" x 4" post marked "T 7 R" bears N. 5° 35' E., 30.0 feet (found N. 5° 35' E., 31.23 feet) and a post marked "T 7 L" bears S. 6° 35' W., 30.0 feet (post not found) as said 4" x 4" posts are shown on said map; thence
- 13) 152.7 feet along the arc of a tangent curve shown on said map the center of which bears S. 6° 35' W., 600 feet (found; length of curve, 152.23 feet; radius of curve 608.0 feet; interior angle of curve, 14° 21') to the point of beginning, all a part of Lot 11, Los Ranchitos de Aguajito, as said Lot is shown on said map and also a part of that certain tract of land conveyed from Louise Carolan to Lindsay K. Gentry and Katharine H. Gentry, by a deed filed in Volume 422, Official Records of Monterey County, California at page 96.



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FOUNDERS TITLE COMPANY

ORDER NO. AMENDED  
304615

EXCEPTING HOWEVER, from said Parcel I above that portion thereof lying within the boundaries of said County Road shown on said map, said portion being more particularly a strip of land 40 feet wide (on said map said road is shown as having a width of 60 feet or 30 feet on either side of the centerline shown thereon) lying along, adjacent to and on the Northerly said of Course (10), (12) and (13) of the description of said parcel I above, said strip 40 feet wide having been conveyed from Lindsay K. Gentry and Katharine H. Gentry, to the County of Monterey for road purposes by a deed recorded July 10, 1941 in Volume 726, Official Records of Monterey County, California at page 399.

PARCEL II:

A non-exclusive Right of Way for construction, maintenance and use of a roadway and of utilities lines over a strip of land 30 feet wide, lying 15 feet on either side of the following described centerline

BEGINNING at that certain  $1 \frac{1}{2}$ " iron pipe standing at the Northerly Terminal point of Course (2) of the description of said Parcel I above said point of beginning being also a corner of the Easterly line of that certain 5.090 acre tract of land conveyed from Katharine H. Gentry, to Janet S. Hickey by a deed recorded February 14, 1950 in Volume 1193, Official Records of Monterey County, California at page 401, thence crossing said 5.090 acre tract of land.

- 1) N.  $81^{\circ} 49'$  W., 83.40 feet to an iron rod; thence
- 2) N.  $46^{\circ} 05'$  W., 104.50 feet to a spike set in concrete; thence following the boundary of said 5.090 acre tract of land
- 3) N.  $52^{\circ} 39'$  W., 203.10 feet to an iron rod; thence
- 4) N.  $71^{\circ} 03'$  W., 200.10 feet to an iron rod; thence
- 5) S.  $80^{\circ} 02'$  W., 121.20 feet to an iron rod; thence
- 6) S.  $54^{\circ} 10'$  W., 356.45 feet to a 3" x 3" post standing on the Northerly terminal point of the Easterly line of a right of way 60 feet wide the centerline of which is the line between lot 8 and Lot 11, as said right of way and said lots are shown on said Map of Los Ranchitos de Aguajito.

PARCEL III:

A non-exclusive right of way for construction, maintenance and use of roadway and of utilities lines over a strip of land 60 feet wide, lying 30 feet on either side of the following described centerline.



FOUNDERS TITLE COMPANY

ORDER NO. AMENDED  
304615

BEGINNING at a point on the line between said Lots 8 and 11, said point being the Northerly terminal point of the centerline of said right of way 60 feet wide shown on said map; thence following said centerline as shown on said map

- 1) S. 46° 52' W., 206.20 feet; thence
- 2) 170.90 feet along the arc of a tangent curve shown on said map the center of which bears S. 43° 08' E., 131.10 feet; thence tangentially
- 3) S. 27° 43' E., 360.00 feet to a point on the centerline of said subdivision (County) Road.

PARCEL IV:

A non-exclusive right of way for construction, maintenance and use of water pipelines over, across and under a strip of land 5.00 feet wide, lying 2.50 feet on either side of the following described centerline.

BEGINNING at a point on Course (3) of the description of said Parcel I above from which that certain 1 1/2" pipe standing at the Southerly terminal point of said course bears S. 37° 01' 30" W., 18.27 feet; thence

- 1) S. 64° 44' W., 29.02 feet; thence
- 2) S. 68° 21' W., 43.62 feet; thence
- 3) S. 80° 00' W., 38.30 feet; thence
- 4) West 87.87 feet; thence
- 5) S. 85° 58' W., 52.53 feet; thence
- 6) S. 80° 50' W., 169.99 feet; thence
- 7) S. 87° 08' W., 75.75 feet; thence
- 8) N. 83° 10' W., 85.60 feet; thence
- 9) 67.13 feet along the arc of a tangent curve to the center of which bears S. 6° W., 67.48 feet (long chord bears S. 68° 20' W., 64.40 feet); thence tangentially
- 10) S. 39° 50' W., 38.11 feet (at 13.11 feet the Easterly corner of a tanksite) 38.11 feet; to the Southerly corner of a tanksite 25 feet by 25 feet; thence following the Southwesterly line of said tanksite



FOUNDERS TITLE COMPANY

ORDER NO.

AMENDED  
304615

- 11) N. 50° 10' W., 22.00 feet; thence leaving said line
- 12) S. 40° 33' W., 98.74 feet; thence
- 13) S. 33° 54' W., 44.49 feet; thence
- 14) S. 29° 59' W. 143.94 feet; thence
- 15) S. 26° 54' W., 128.44 feet; thence
- 16) S. 36° 14' W., 34.17 feet; thence
- 17) S. 48° 21' W., 52.66 feet; to a point on the Easterly line of said Right of Way 60 feet wide the centerline of which is the line between said Lots 6 and 1, as said Easterly line is shown on said map, from which point that certain 4" x 4" post designated on said map as "T 11 R" bears the following two courses and distances: S. 27° 43' E., 14.11 feet to a 4" x 4" post marked "L 11" and thence S. 62° 17' W., 60.00 feet to said 4" x 4" post designated and marked "T 11 R".

PARCEL V:

A non-exclusive right of way for construction, maintenance and use of a roadway over a strip of land 30 feet wide, lying 15 feet on either side of the following described centerline.

BEGINNING at a point on the centerline of a subdivision (County) Road 60 feet wide, as said road is shown on that certain map entitled "Map of Los Ranchitos de Aguajito", filed in Volume 2 of Surveys at page 47, Monterey County Records; said point of beginning being more particularly the following two courses and distances from a 4" x 4" post marked "T 7 R" shown on said map;

S. 6° 35' W., 30.00 feet thence along said centerline S. 83° 25' E., 31.82 feet to said point of beginning, thence from said point of beginning.

- 1) N. 78° 39' E., 231.52 feet (found 241.81 feet); 231.52 feet to an iron pipe, thence
- 2) N. 52° 45' E., 229.60 feet; thence
- 3) N. 69° 14' E., 169.10 feet; thence
- 4) S. 76° 04' E., 74.10 feet; thence
- 5) N. 10° 28' E., 55.00 feet; thence
- 6) N. 41° 47' W., 53.30 feet; thence



**FOUNDERS TITLE COMPANY**

ORDER NO. AMENDED  
304615

- 7) N. 20° 28' W., 58.60 feet; thence
- 8) N. 41° 29' E., 128.60 feet; thence
- 9) N. 13° 51' E., 104.20 feet; thence
- 10) N. 29° 09' W., 79.50 feet; thence
- 11) N. 63° 13' W., 78.80 feet; thence
- 12) S. 70° 55' W., 144.70 feet; thence
- 13) S. 25° 32' W., 98.00 feet; thence
- 14) S. 36° 37' W., 91.00 feet; thence
- 15) S. 48° 12' W., 86.00 feet; (at 32.70 feet the most Easterly corner of that certain 5.218 acre tract of land conveyed from Lindsay K. Gentry, Katharine H. Gentry and Katharine Van Horne to John Warren Hardenbergh von Saltza and Margaret Kathryn von Saltza by a deed of gift recorded March 30, 1945 in Volume 856 of Official Records of Monterey County, California at page 460) 86.00 feet to a point; thence
- 16) S. 74° 42' W., 136.99 feet to an iron rod set on the Southerly line of said 5.218 acre tract of land and containing portions of said 5.218 acre tract of land and also of that certain 10.19 acre tract described in that certain deed of trust from Katharine H. Gentry to the Corporation of America, trustee for the Bank of America National Trust and Savings Association, recorded November 21, 1946 in Volume 944, Official Records of Monterey County, California, at page 385 being a portion of that certain right of way designated "First" and all of that certain right of way designated "Second" in said deed to said 5.218 acre tract of land in which deed the bearings of all courses are 0° 18' Clockwise from the bearings of same courses herein.

**END OF DOCUMENT**

G 00947

REEL 1209 PAGE 495

RECORDED AT REQUEST OF

COAST COUNTIES LAND TITLE CO.

JAN 9 9 28 AM '78

OFFICE OF RECORDER  
COUNTY OF MONTEREY  
SALINAS, CALIFORNIA

REEL 1209 PAGE 495

Return to

DENNIS C. MONCRIEF

P.O. Box 1454

MONTEREY CA 93940

MAIL TAX STATEMENTS TO

NAME  
ADDRESS  
CITY &  
STATE

AS ABOVE

GRANT DEED

THE UNDERSIGNED GRANTOR DECLARE DOCUMENTARY TRANSFER TAX is \$ 116.60

\$ 116.60  
TRANSFER TAX PAID  
MONTEREY COUNTY

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale, and,

DONALD P. KNODE AND BARBARA H. KNODE, husband and wife

GRANT.....S.....to

DENNIS C. MONCRIEF, a single man

all that real property situate in the County of Monterey

State of California, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

AP-103-06145  
CA-96-017

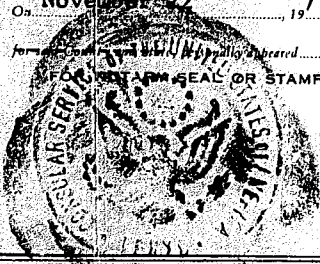
G 00947

Dated November 22, 1977 before me, DONALD P. KNODE

Barbara H. Knode  
BARBARA H. KNODE

JAPAN  
CITY OF TOKYO  
EMBASSY OF THE UNITED STATES OF AMERICA

On November 22, 1977 before me, a Consul of the United States of America  
-- Donald P. KNODE and Barbara H. KNODE --



known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Yukio Kawamoto  
Yukio Kawamoto  
Consul of the United States of America  
only commissioned and qualified



PARCEL I

BEGINNING at a point on the centerline of a subdivision (County) road 60 feet wide from which point of beginning a 4" x 4" post marked "T 8 R" bears N. 8° 01' W., 30.0 feet and a 4" x 4" post marked "T 8 L" bears S. 8° 01' E., 30.0 feet as said road and said posts are shown on that certain map entitled, "Map of Los Ranchitos de Aguajito", filed in Volume 2 of Surveys at page 47, Monterey County Records; thence following said centerline of said road

1) S. 81° 59' W., 207.48 feet (at 62.6 feet the Southwesterly corner of that certain 10.19 acre tract of land described in a deed of trust from Katharine H. Gentry, a married woman, to the Corporation of America, trustee, for the Bank of America National Trust and Savings Association, dated November 9, 1946 and recorded November 21, 1946 in Volume 944 of Official Records of Monterey County, California at page 385, 207.48 feet; thence leaving said centerline of said road

2) N. 8° 41' W., 259.49 feet (at 37.85 feet a 3" x 3" post, at 128.44 feet the centerline of a pole line right of way herein described, at 244.46 feet a 2" x 2" stake) 259.49 feet to a 1 1/2" iron pipe set in the centerline of a right of way 30 feet wide, said pipe being at the most Westerly corner of that certain 5.218 acre tract of land conveyed from Lindsay K. Gentry, Katharine H. Gentry and Katharine Van Horne to John Warren Hardenbergh von Saltza and Margaret Kathryn von Saltza by a deed of gift recorded March 30, 1945 in Volume 856 of Official Records of Monterey County, California at page 460, said 1 1/2" pipe being also at the most Southerly corner of that certain 5.13 acre tract of land conveyed from Thomas M. Wood and Helene Wood to Charles T. Singleton and Frances M. Singleton by a deed recorded December 11, 1948 in Volume 994, Official Records of Monterey County, California at page 467; thence following the line between said 5.218 acre tract and said 5.13 acre tract (in both of said deeds the bearings of all lines pertaining to said 5.218 and said 5.13 acre tracts are 0° 18' Clockwise from the bearings used herein for the same lines)

3) N. 37° 01' 30" E., 197.65 feet (at 18.27 feet the centerline of a pipeline right of way herein described) 197.65 feet to a 1 1/4" iron pipe; thence

4) N. 4° 20' 30" E., 191.30 feet to a 2" x 3" post; thence

5) N. 28° 47' W., 60.87 feet to a 1 1/4 " iron pipe; thence

6) N. 53° 37' 30" E., 174.50 feet (at 90.44 feet a 2" x 3" post) 174.50 feet to a 2" x 3" post; thence

7) N. 52° 11' E., 159.60 feet to a 1 1/4" iron pipe standing at the most Easterly corner of said 5.13 acre tract of land, said point being also the most Northerly corner of said 5.218 acre tract of land; thence following the Northeasterly line of said 5.218 acre tract of land

8) S. 46° 35' E., 248.53 feet (at 107.19 feet a 1" x 2" stake) 248.53 feet to a 2" x 2" stake from which the most Easterly corner of said 5.218 acre tract bears S. 46° 35' E., 308.47 feet by measurement and an 18" pine tree bears N. 10° W., 10.5 feet; thence leaving said line of said 5.218 acre tract

9) S. 10° 25' 30" E., 288.35 feet (at 98.54 feet a 2" x 2" stake at 187.44 feet a 2" x 2" stake from which a 30" pine tree bears S. 24° E., 9.5 feet, at 253.35 feet the centerline of a pipe line right of way herein described, at 273.30 feet a 2" x 2" stake on the Northerly line of a right of way) 288.35 feet to an iron pipe set on the centerline of a right of way 30 feet wide, said centerline being the Southerly line of said 5.218 acre tract of land; thence

10) S. 10° 36' E., 335.90 feet (at 15.05 feet a 2" x 2" stake on the Southerly line of said Right of Way, at 68.47 feet the centerline of a pole line right of way herein described, at 92.41 feet a 1" x 2" stake, at 264.83 feet a 1" x 2" stake) 335.90 feet to an iron pipe on the centerline of said right of way 30 feet wide;

11) S. 78° 39' W., 241.81 feet to a point on the centerline of said subdivision road; thence following said subdivision road as shown on said map

12) N. 83° 25' W., (found N. 83° 40' W.) 31.82 feet to a point from which a 4" x 4" post marked "T 7 R" bears N. 6° 35' E., 30.0 feet (found N. 5° 35' E., 31.23 feet) and a post marked "T 7 L" bears S. 6° 35' W., 30.0 feet (post not found) as said 4" x 4" posts are shown on said map; thence

13) 152.9 feet along the arc of a tangent curve shown on said map the center of which bears S. 6° 35' W., 600 feet (found; length of curve, 152.28 feet; radius of curve 608.0 feet; interior angle of curve, 14° 21') to the point of beginning, all a part of Lot 11, Los Ranchitos de Aguajito, as said Lot is shown on said map and also a part of that certain tract of land conveyed from Louise Carolan to Lindsay K. Gentry and Katharine H. Gentry, by a deed filed in Volume 422, Official Records of Monterey County, California at page 96.

EXCEPTING HOWEVER, from said Parcel I above that portion thereof lying within the boundaries of said County Road shown on said map, said portion being more particularly a strip of land 40 feet wide (on said map said road is shown as having a width of 60 feet or 30 feet on either side of the centerline shown thereon) lying along, adjacent to and on the Northerly side of Course (10), (12) and (13) of the description of said Parcel I above, said strip 40 feet wide having been conveyed from Lindsay K. Gentry and Katharine H. Gentry, to the County of Monterey for road purposes by a deed recorded July 10, 1941 in Volume 726, Official Records of Monterey County, California at page 399.

#### PARCEL II

A non-exclusive Right of Way for construction, maintenance and use of a roadway and of utilities lines over a strip of land 30 feet wide, lying 15 feet on either side of the following described centerline

BEGINNING at that certain 1 1/2" iron pipe standing at the Northerly

terminal point of Course (2) of the description of said Parcel I above said point of beginning being also a corner of the Easterly line of that certain 5.090 acre tract of land conveyed from Katharine H. Gentry to Janet S. Hickey by a deed recorded February 14, 1950 in Volume 1193, Official Records of Monterey County, California at page 401; thence crossing said 5.090 acre tract of land

- 1) N. 81° 49' W., 83.40 feet to an iron rod; thence
- 2) N. 46° 05' W., 104.50 feet to a spike set in concrete; thence following the boundary of said 5.090 acre tract of land
- 3) N. 52° 39' W., 203.10 feet to an iron rod; thence
- 4) N. 71° 03' W., 200.10 feet to an iron rod; thence
- 5) S. 80° 02' W., 121.20 feet to an iron rod; thence
- 6) S. 54° 10' W., 356.45 feet to a 3" x 3" post standing at the Northerly terminal point of the Easterly line of a right of way 60 feet wide the centerline of which is the line between Lot 8 and Lot 11, as said right of way and said lots are shown on said Map of Los Ranchitos de Aguajito.

#### PARCEL III

A non-exclusive right of way for construction, maintenance and use of roadway and of utilities lines over a strip of land 60 feet wide, lying 30 feet on either side of the following described centerline.

BEGINNING at a point on the line between said Lots 8 and 11, said point being the Northerly terminal point of the centerline of said right of way 60 feet wide shown on said map; thence following said centerline as shown on said map

- 1) S. 46° 52' W., 206.20 feet; thence
- 2) 170.90 feet along the arc of a tangent curve shown on said map the center of which bears S. 43° 08' E., 131.30 feet; thence tangentially
- 3) S. 27° 43' E., 360.00 feet to a point on the centerline of said subdivision (County) Road.

#### PARCEL IV

A non-exclusive right of way for constructions, maintenance and use of water pipelines over, across and under a strip of land 5.00 feet wide, lying 2.50 feet on either side of the following described centerline:

BEGINNING at a point on Course (3) of the description of said Parcel I above from which that certain 1 1/2" pipe standing at the Southerly terminal point of said course bears S. 37° 01' 30" W., 18.27 feet; thence

- 1) S. 64° 44' W., 29.02 feet; thence
- 2) S. 68° 21' W., 43.62 feet; thence
- 3) S. 80° 00' W., 38.30 feet; thence

West 87.87 feet; thence

5) S. 85° 58' W., 52.53 feet; thence

REEL 1209 PAGE 499

6) S. 80° 50' W., 169.99 feet; thence

7) S. 87° 08' W., 75.76 feet; thence

8) N. 83° 10' W., 85.60 feet; thence

9) 67.13 feet along the arc of a tangent curve to the center of which bears S. 6° W., 67.48 feet (long chord bears S. 68° 20' W., 64.40 feet); thence tangentially

(10) S. 39° 50' W., 38.11 feet (at 13.11 feet the Easterly corner of a tanksite) 38.11 feet; to the Southerly corner of a tanksite 25 feet by 25 feet; thence following the Southwesterly line of said tanksite

11) N. 50° 10' W., 22.00 feet; thence leaving said line

12) S. 40° 33' W., 98.74 feet; thence

13) S. 33° 54' W., 44.49 feet; thence

14) S. 29° 59' W., 143.94 feet; thence

15) S. 26° 54' W., 128.44 feet; thence

16) S. 36° 14' W., 34.17 feet; thence

17) S. 48° 21' W., 52.66 feet; to a point on the Easterly line of said Right of Way 60 feet wide the centerline of which is the line between said Lots 8 and 11, as said Easterly line is shown on said map, from which point that certain 4" x 4" post designated on said map as "T 11 R" bears the following two courses and distances: S. 27° 43' E., 14.11 feet to a 4" x 4" post marked "L 11" and thence S. 62° 17' W., 60.00 feet to said 4" x 4" post designated and marked "T 11 R".

#### PARCEL V

A non-exclusive right of way for construction, maintenance and use of a roadway over a strip of land 30 feet wide, lying 15 feet on either side of the following described centerline:

BEGINNING at a point on the centerline of a subdivision (County) Road 60 feet wide, as said road is shown on that certain map entitled "Map of Los Ranchitos de Aguajito" filed in Volume 2 of Surveys at page 47, Monterey County Records; said point of beginning being more particularly the following two courses and distances from a 4" x 4" post marked "T 7 R" shown on said map;

S. 6° 35' W., 30.00 feet thence along said centerline S. 83° 25' E., 31.82 feet to said point of beginning, thence from said point of beginning

1) N. 78° 39' E., 231.52 feet (found 241.81 feet) 231.52 feet to an iron pipe, thence

- 2) N. 52° 45' E., 229.60 feet; thence
- 3) N. 69° 14" E., 169.10 feet; thence
- 4) S. 76° 04' E., 74.10 feet; thence
- 5) N. 10° 28' E., 55.00 feet; thence
- 6) N. 41° 47' W., 53.30 feet; thence.
- 7) N. 20° 28' W., 58.60 feet; thence.
- 8) N. 41° 29' E., 128.60 feet; thence
- 9) N. 13° 51' E., 104.20 feet; thence
- 10) N. 29° 09' W., 79.50 feet; thence
- 11) N. 63° 13' W., 78.80 feet; thence
- 12) S. 70° 55' W., 144.70 feet; thence
- 13) S. 25° 32' W., 98.00 feet; thence
- 14) S. 36° 37' W., 91.00 feet; thence

15) S. 48° 11' W., 85.88 feet; (at 32.70 feet the most Easterly corner of that certain 5.218 acre tract of land conveyed from Lindsay K. Gentry, Katharine H. Gentry and Katharine Van Horne to John Warren Hardenbergh von Saltza and Margaret Kathryn von Saltza by a deed of gift recorded March 30, 1945 in Volume 856 of Official Records of Monterey County, California at page 460) 86.00 feet to a point; thence

16) S. 74° 42' W., 136.99 feet to an iron rod set on the Southerly line of said 5.218 acre tract of land and containing portions of said 5.218 acre tract of land and also of that certain 10.19 acre tract described in that certain deed of trust from Katharine H. Gentry to the Corporation of America, trustee for the Bank of America National Trust and Savings Association, recorded November 21, 1946 in Volume 944, Official Records of Monterey County, California, at page 385 being a portion of that certain right of way designated "FIRST" and all of that certian right of way designated "SECOND" in said deed to said 5.218 acre tract of land in which deed the bearings of all courses are 0° 18' Clockwise from the bearings of same courses herein.

**END OF DOCUMENT**

Recorded at the request of

G 39436 REEL 740 PAGE 166

RECORDED AT REQUEST OF  
COAST COUNTIES LAND TITLE CO.

Return to

Dec 7 2 32 PM '71

Donald P. Knode  
CPO 1871  
Tokyo, Japan

OFFICE OF THE CLERK  
COUNTY OF MONTEREY  
SALINAS, CALIFORNIA

REEL 740 PAGE 166

C.G.L.T.Co. #115730-DM  
MAIL TAX STATEMENTS TO

DOCUMENTARY TRANSFER TAX \$88.00  
 COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR  
 COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES  
REMAINING THEREON AT TIME OF SALE  
Coast Counties Land Title Company  
Escrow officer  
Signature of declarant or agent determining tax

NAME as above  
ADDRESS  
CITY & STATE

GRANT DEED

JOSEPH J. THOMPSON and LAURA DeLEE THOMPSON, husband and wife, and  
JOSEPH D. THOMPSON and BETTY J. THOMPSON, husband and wife

GRANT.....to

DONALD P. KNODE and BARBARA H. KNODE, husband and wife, as joint  
tenants,

all that real property situate in the

County of Monterey

State of California, described as follows:

- SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF -

88.00  
TRANSFER TAX PAID  
MONTEREY COUNTY

Dated November 19, 1971

Joseph J. Thompson  
Laura DeLee Thompson  
Joseph D. Thompson  
Betty J. Thompson

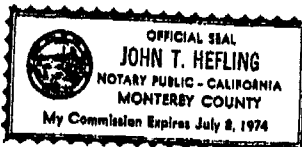
STATE OF CALIFORNIA

County of Monterey

On November 26, 1971, before me, John T. Hefling, a Notary Public, in and

for said County and State, personally appeared Joseph J. Thompson, Laura DeLee Thompson, Joseph D. Thompson, Betty J. Thompson

FOR NOTARY SEAL OR STAMP



known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that they executed the same.

John T. Hefling, Notary Public  
My Commission Expires

Monterey—Coast Counties Land Title Company—Salinas  
MAIL TAX STATEMENTS AS DIRECTED ABOVE

## DESCRIPTION

PARCEL I

BEGINNING at a point on the centerline of a subdivision (county) road 60 feet wide from which point of beginning a 4" x 4" post marked "T 8 R" bears N. 8° 01' W., 30.0 feet and a 4" x 4" post marked "T 8 L" bears S. 8° 01' E., 30.0 feet as said road and said posts are shown on that certain map entitled "Map of Los Ranchitos de Aguajito" filed on July 17, 1928 with the Recorder of Monterey County, California in Volume 2 of Surveys at Page 47; thence following said centerline of said road

- 1) S. 81° 59' W., 207.48 feet (at 62.6 feet the southwesterly corner of that certain 10.19 acre tract of land described in a deed of trust from Katharine H. Gentry, a married woman, to the Corporation of America, trustee for the Bank of America National Trust and Savings Association, dated November 9, 1946 and recorded November 21, 1946 in Volume 944 of Official Records of Monterey County, California at page 385, under Recorder's Series No. 36810) 207.48 feet; thence leaving said centerline of said road
- 2) N. 8° 41' W., 259.49 feet (at 37.85 feet a 3" x 3" post, at 128.44 feet the centerline of a pole line right of way hereinafter described, at 244.46 feet a 2" x 2" stake) 259.49 feet to a 1 1/2" iron pipe set in the centerline of a right of way 30 feet wide, said pipe being at the most westerly corner of that certain 5.218 acre tract of land conveyed from Lindsay K. Gentry, Katharine H. Gentry and Katharine Van Horne to John Warren Hardenbergh von Saltza and Margaret Kathryn von Saltza by a deed of gift dated March 10, 1945 and recorded March 30, 1945 in Volume 856 of Official Records of Monterey County, California at page 460, said 1 1/2" pipe being also at the most southerly corner of that certain 5.13 acre tract of land conveyed from Thomas M. Wood and Helene Wood to Charles T. Singleton and Frances M. Singleton by a deed dated November 15, 1948 and recorded December 11, 1948 in Volume 994, Official Records of Monterey County, California at page 467; thence following the line between said 5.218 acre tract and said 5.13 acre tract (in both of said deeds the bearings of all lines pertaining to said 5.218 and said 5.13 acre tracts are 0° 18' Clockwise from the bearings used hereinafter for the same lines)
- 3) N. 37° 01' 30" E., 197.65 feet (at 18.27 feet the centerline of a pipeline right of way hereinafter described) 197.65 feet to a 1 1/4" iron pipe; thence
- 4) N. 4° 20' 30" E., 191.30 feet to a 2" x 3" post; thence
- 5) N. 28° 47' W., 60.87 feet to a 1 1/4" iron pipe; thence
- 6) N. 53° 37' 30" E., 174.50 feet (at 90.44 feet a 2" x 3" post) 174.50 feet to a 2" x 3" post; thence
- 7) N. 52° 11' E., 159.60 feet to a 1 1/4" iron pipe standing at the most easterly corner of said 5.13 acre tract of land, said point being also the most northerly corner of said 5.218 acre tract of land; thence following the northeasterly line of said 5.218 acre tract of land
- 8) S. 46° 35' E., 248.53 feet (at 107.19 feet a 1" x 2" stake) 248.53 feet to a 2" x 2" stake from which the most easterly corner of said 5.218 acre tract bears S. 46° 35' E., 308.47 feet by measurement and an 18" pine tree bears N. 10° W., 10.5 feet; thence leaving said line of said 5.218 acre tract
- 9) S. 10° 25' 30" E., 288.35 feet (at 98.54 feet a 2" x 2" stake at 187.44 feet a 2" x 2" stake from which a 30" pine tree bears S. 24° E.,



9.5 feet, at 253.35 feet the centerline of a pipeline right of way hereinafter described, at 273.30 feet a 2" x 2" stake on the northerly line of a right of way) 288.35 feet to an iron pipe set on the centerline of a right of way 30 feet wide, said centerline being the southerly line of said 5.218 acre tract of land; thence

10) S. 10° 36' E., 335.90 feet (at 15.05 feet a 2" x 2" stake on the southerly line of said right of way, at 68.47 feet the centerline of a pole line right of way hereinafter described, at 92.41 feet a 1" x 2" stake, at 264.83 feet a 1" x 2" stake) 335.90 feet to an iron pipe on the centerline of said right of way 30 feet wide;

11) S. 78° 39' W., 241.81 feet to a point on the centerline of said subdivision road; thence following said subdivision road as shown on said map

12) N. 83° 25' W., (found N. 83° 40' W.) 31.82 feet to a point from which a 4" x 4" post marked "T 7 R" bears N. 6° 35' E., 30.0 feet (found N. 5° 35' E., 31.23 feet) and a post marked "T 7 L" bears S. 6° 35' W., 30.0 feet (post not found) as said 4" x 4" posts are shown on said map; thence

13) 152.9 feet along the arc of a tangent curve shown on said map the center of which bears S. 6° 35' W., 600 feet (found; length of curve, 152.28 feet; radius of curve 608.0 feet; interior angle of curve, 14° 21') to the point of beginning, all a part of Lot 11, Los Ranchitos de Aguajito, as said Lot is shown on said map and also a part of that certain tract of land conveyed from Louise Carolan to Lindsay K. Gentry and Katharine H. Gentry, by a deed filed in Volume 422, Official Records of Monterey County, California at page 96.

EXCEPTING, HOWEVER, from said Parcel I above that portion thereof lying within the boundaries of said County road shown on said map, said portion being more particularly a strip of land 40 feet wide (on said map said road is shown as having a width of 60 feet or 30 feet on either side of the centerline shown thereon) lying along, adjacent to and on the northerly side of Courses (10, (12) and (13) of the description of said Parcel I above, said strip 40 feet wide having been conveyed from Lindsay K. Gentry and Katharine H. Gentry, to the County of Monterey for road purposes by a deed dated April 9, 1941 and recorded July 10, 1941 in Volume 726, Official Records of Monterey County, California at page 399.

PARCEL II

A non-exclusive right of way for construction, maintenance and use of a roadway and of utilities lines over a strip of land 30 feet wide, lying 15 feet on either side of the following described centerline

BEGINNING at that certain 1 1/2" iron pipe standing at the northerly terminal point of Course (2) of the description of said Parcel I above said point of beginning being also a corner of the easterly line of that certain 5.090 acre tract of land conveyed from Katharine H. Gentry to Janet S. Hickey by a deed dated February 3, 1950 and recorded February 14, 1950 in Volume 1193, Official Records of Monterey County, California at page 401, Recorder's Series No. 7226; thence crossing said 5.090 acre tract of land

- 1) N. 81° 49' W., 83.40 feet to an iron rod; thence
- 2) N. 46° 05' W., 104.50 feet to a spike set in concrete; thence following the boundary of said 5.090 acre tract of land
- 3) N. 52° 39' W., 203.10 feet to an iron rod; thence
- 4) N. 71° 03' W., 200.10 feet to an iron rod; thence
- 5) S. 80° 02' W., 121.20 feet to an iron rod; thence



6) S. 54° 10' W., 356.45 feet to a 3" x 3" post standing at the northerly terminal point of the easterly line of a right of way 60 feet wide the centerline of which is the line between Lot 8 and Lot 11, as said right of way and said Lots are shown on said Map of Los Ranchitos de Aguajito.

PARCEL III

A non-exclusive right of way for construction, maintenance and use of roadway and of utilities lines over a strip of land 60 feet wide, lying 30 feet on either side of the following described centerline.

BEGINNING at a point on the line between said Lots 8 and 11, said point being the northerly terminal point of the centerline of said right of way 60 feet wide shown on said map; thence following said centerline as shown on said map

- 1) S. 46° 52' W., 206.20 feet; thence
- 2) 170.90 feet along the arc of a tangent curve shown on said map the center of which bears S. 43° 08' E., 131.30 feet; thence tangentially
- 3) S. 27° 43' E., 360.00 feet to a point on the centerline of said subdivision (county) road.

PARCEL IV

A non-exclusive right of way for constructions, maintenance and use of water pipelines over, across and under a strip of land 5.00 feet wide, lying 2.50 feet on either side of the following described centerline:

BEGINNING at a point on Course (3) of the description of said Parcel I above from which that certain 1 1/2" pipe standing at the southerly terminal point of said course bears S. 37° 01' 30" W., 18.27 feet; thence

- 1) S. 64° 44' W., 29.02 feet; thence
- 2) S. 68° 21' W., 43.62 feet; thence
- 3) S. 80° 00' W., 38.30 feet; thence
- 4) West 87.87 feet; thence
- 5) S. 85° 58' W., 52.53 feet; thence
- 6) S. 80° 50' W., 169.99 feet; thence
- 7) S. 87° 08' W. 75.76 feet; thence
- 8) N. 83° 10' W., 85.60 feet; thence
- 9) 67.13 feet along the arc of a tangent curve to the center of which bears S. 6° W., 67.48 feet (long chord bears S. 68° 20' W., 64.40 feet); thence tangentially
- 10) S. 39° 50' W., 38.11 feet (at 13.11 feet the easterly corner of a tanksite) 38.11 feet; to the southerly corner of a tanksite 25 feet by 25 feet; thence following the southwesterly line of said tanksite
- 11) N. 50° 10' W., 22.00 feet; thence leaving said line
- 12) S. 40° 33' W., 98.74 feet; thence
- 13) S. 33° 54' W., 44.49 feet; thence
- 14) S. 29° 59' W., 143.94 feet; thence
- 15) S. 26° 54' W., 128.44 feet; thence

16) S. 36° 14' W., 34.17 feet; thence

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17) S. 48° 21' W., 52.66 feet; to a point on the easterly line of said right of way 60 feet wide the centerline of which is the line between said Lots 8 and 11, as said easterly line is shown on said map, from which point that certain 4" x 4" post designated on said map as "T 11 R" bears the following two courses and distances: S. 27° 43' E., 14.11 feet to a 4" x 4" post marked "L 11" and thence S. 62° 17' W., 60.00 feet to said 4" x 4" post designated and marked "T 11 R".

PARCEL V

A non-exclusive right of way for construction, maintenance and use of a roadway over a strip of land 30 feet wide, lying 15 feet on either side of the following described centerline:

BEGINNING at a point on the centerline of a subdivision (county) road 60 feet wide, as said road is shown on that certain map entitled "Map of Los Ranchitos de Aguajito" filed on July 17, 1928 with the Recorder of Monterey County, California, in Volume 2 of Surveys at page 47, said point of beginning being more particularly the following two courses and distances from a 4" x 4" post marked "T 7 R" shown on said map;

S. 6° 35' W., 30.00 feet thence along said centerline S. 83° 25' E., 31.82 feet to said point of beginning, thence from said point of beginning

1) N. 78° 39' E., 231.52 feet (found 241.81 feet) 231.52 feet to an iron pipe, thence

2) N. 52° 45' E., 229.60 feet; thence

3) N. 69° 14' E., 169.10 feet; thence

4) S. 76° 04' E., 74.10 feet; thence

5) N. 10° 28' E., 55.00 feet; thence

6) N. 41° 47' W., 53.30 feet; thence

7) N. 20° 28' W., 58.60 feet; thence

8) N. 41° 29' E., 128.60 feet; thence

9) N. 13° 51' E., 104.20 feet; thence

10) N. 29° 09' W., 79.50 feet; thence

11) N. 63° 13' W., 78.80 feet; thence

12) S. 70° 55' W., 144.70 feet; thence

13) S. 25° 32' W., 98.00 feet; thence

14) S. 36° 37' W., 91.00 feet; thence

15) S. 48° 12' W., 86.00 feet; (at 32.70 feet the most easterly corner of that certain 5.218 acre tract of land conveyed from Lindsay K. Gentry, Katharine H. Gentry and Katharine Van Horne to John Warren Hardenbergh von Saltza and Margaret Kathryn von Saltza by a deed of gift dated March 10, 1945 and recorded March 30, 1945 in Volume 856 of Official Records of Monterey County, California at page 460) 86.00 feet to a point; thence

16) S. 74° 42' W., 136.99 feet to an iron rod set on the southerly line of said 5.218 acre tract of land and containing portions of said 5.218 acre tract of land and also of that certain 10.19 acre tract described in that certain deed of trust from Katharine H. Gentry to the Corporation of America, trustee for the Bank of America National Trust and Savings

REEL 740 PAGE 171

Association, dated November 9, 1946 and recorded November 21, 1946 in Volume 944, Official Records of Monterey County, California at page 385 being a portion of that certain right of way designated "FIRST" and all of that certain right of way designated "SECOND" in said deed to said 5.218 acre tract of land in which deed the bearings of all courses are 0° 18' clockwise from the bearings of same courses hereinbefore.

"END OF DOCUMENT"

Recorded at the request of

G 24621

RECORDED AT REQUEST OF REEL 574 PAGE 45

WESTERN TITLE GUARANTY COMPANY

SEP 20 12 33 PM '68

OFFICE ORDER  
COUNTY OF MONTEREY  
SALINAS, CALIFORNIA 6.80

Return to

Joseph D. Thompson, et al  
P.O. Box 3067  
Carmel, California 93921

REEL 574 PAGE 45

M-80512

### Grant Deed

For value received

JAMES B. KAY and JULIA S. KAY, his wife,

GRANT.....to JOSEPH J. THOMPSON and LAURA DeLEE THOMPSON, husband and wife, as Joint Tenants, as to an undivided 1/2 interest, and JOSEPH D. THOMPSON and BETTY J. THOMPSON, husband and wife, as Joint Tenants, as to an undivided 1/2 interest.

all that real property situate in the

County of Monterey, State of California, described as follows:

AS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

G 24621



Dated September 10, 1968

x *James B. Kay*  
James B. Kay

x *Julia S. Kay*  
Julia S. Kay

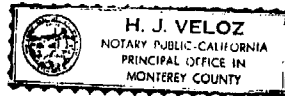
STATE OF CALIFORNIA

Said County of Monterey

On September 16, 1968, before me, H. J. Veloz

a Notary Public, in and for said State, personally appeared James B. Kay and Julia S. Kay, his wife known to me to be the persons whose names subscribed to the within instrument, and acknowledged to me that they executed the same.

My commission expires November 30, 1969



MAIL TAX STATEMENTS TO: Joseph D. Thompson, et al  
P. O. Box 3067, Carmel, California 93921

Form No. 84J

That certain real property situate in Los Ranchitos de Aguajito, Rancho Aguajito, County of Monterey, State of California, particularly described as follows:

PARCEL I:

Beginning at a point on the centerline of a subdivision (county) road 60 feet wide from which point of beginning a 4" x 4" post marked "T 8 R" bears N. 8° 01' W., 30.0 feet, and a 4" x 4" post marked "T 8 L" bears S. 8° 01' E., 30.0 feet, as said road and said posts are shown on that certain map entitled "Map of Los Ranchitos de Aguajito," filed on July 17, 1928 with the Recorder of Monterey County, California, in Volume 2 of Surveys at Page 47; thence following said centerline of said road

- 1) S. 81° 59' W., 207.48 feet (at 62.6 feet, the southwesterly corner of that certain 10.19 acre tract of land described in a deed of trust from Katharine H. Gentry, a married woman, to the Corporation of America, trustee for the Bank of America National Trust and Savings Association, dated November 9, 1946 and recorded November 21, 1946 in Volume 944, Official Records of Monterey County, California, at Page 385, under Recorder's Series No. 36810) 207.48 feet; thence leaving said centerline of said road
- 2) N. 8° 41' W., 259.49 feet (at 37.85 feet a 3" x 3" post, at 128.44 feet the centerline of a pole line right of way hereinafter described, at 244.46 feet a 2" x 2" stake) 259.49 feet to a 1-1/2" iron pipe set in the centerline of a right of way 30 feet wide, said pipe being at the most westerly corner of that certain 5.218 acre tract of land conveyed from Lindsay K. Gentry, Katharine H. Gentry and Katharine Van Horne to John Warren Hardenbergh von Saltza and Margaret Kathryn von Saltza by a deed of gift dated March 10, 1945 and recorded March 30, 1945 in Volume 856, Official Records of Monterey County, California, at page 460, said 1-1/2" pipe being also at the most southerly corner of that certain 5.13 acre tract of land conveyed from Thomas M. Wood and Helene Wood to Charles T. Singleton and Frances M. Singleton by a deed dated November 15, 1948 and recorded December 11, 1948 in Volume 994, Official Records of Monterey County, California, at Page 467; thence following the line between said 5.218 acre tract and said 5.13 acre tract (in both of said deeds the bearings of all lines pertaining to said 5.218 and said 5.13 acre tracts are 0° 18' Clockwise from the bearings used hereinafter for the same lines)
- 3) N. 37° 01' 30" E., 197.65 feet (at 18.27 feet the centerline of a pipeline right of way hereinafter described) 197.65 feet to a 1-1/4" iron pipe; thence
- 4) N. 4° 20' 30" E., 191.30 feet to a 2" x 3" post; thence
- 5) N. 28° 47' W., 60.87 feet to a 1-1/4" iron pipe; thence

(continued)

Initial

(continued)

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- 6) N. 53° 37' 30" E., 174.50 feet (at 90.44 feet a 2" x 3" post) 174.50 feet to a 2" x 3" post; thence
- 7) N. 52° 11' E., 159.60 feet, to a 1-1/4" iron pipe standing at the most easterly corner of said 5.13 acre tract of land, said point being also the most northerly corner of said 5.218 acre tract of land; thence, following the northeasterly line of said 5.218 acre tract of land
- 8) S. 46° 35' E., 248.53 feet (at 107.19 feet a 1" x 2" stake) 248.53 feet to a 2" x 2" stake from which the most easterly corner of said 5.218 acre tract bears S. 46° 35' E., 308.47 feet by measurement, and an 18" pine tree bears N. 10° W., 10.5 feet; thence, leaving said line of said 5.218 acre tract
- 9) S. 10° 25' 30" E., 288.35 feet (at 98.54 feet a 2" x 2" stake, at 187.44 feet a 2" x 2" stake from which a 30" pine tree bears S. 24° E., 9.5 feet, at 253.35 feet the centerline of a pipeline right of way hereinafter described, at 273.30 feet a 2" x 2" stake on the northerly line of a right of way) 288.35 feet to an iron pipe set on the centerline of a right of way 30 feet wide, said centerline being the southerly line of said 5.218 acre tract of land; thence
- 10) S. 10° 36' E., 335.90 feet (at 15.05 feet a 2" x 2" stake on the southerly line of said right of way, at 68.47 feet the centerline of a pole line right of way hereinafter described, at 92.41 feet a 1" x 2" stake, at 264.83 feet a 1" x 2" stake) 335.90 feet to an iron pipe on the centerline of said right of way 30 feet wide;
- 11) S. 78° 39' W., 241.81 feet to a point on the centerline of said subdivision road; thence, following said subdivision road as shown on said map
- 12) N. 83° 25' W., (found N. 83° 40' W.,) 31.82 feet to a point from which a 4" x 4" post marked "T 7 R" bears N. 6° 35' E., 30.0 feet (found N. 5° 35' E., 31.23 feet), and a post marked "T 7 L" bears S. 6° 35' W., 30.0 feet (post not found), as said 4" x 4" posts are shown on said map; thence
- 13) 152.9 feet along the arc of a tangent curve shown on said map the center of which bears S. 6° 35' W., 600 feet (Found; length of curve, 152.28 feet; radius of curve, 608.0 feet; interior angle of curve, 14° 21') to the point of beginning, all a part of Lot 11, Los Ranchitos de Aguajito, as said Lot is shown on said map, and also a part of that certain tract of land conveyed from Louise Carolan to Lindsay K. Gentry and Katharine H. Gentry by a deed filed in Volume 422, Official Records of Monterey County, California, at page 96.

EXCEPTING, HOWEVER, from said 8.903 acre tract of land that portion thereof lying within the boundaries of said county road shown on said map, said portion being more particularly a strip of land 40 feet wide (on said map said road is shown as having a width of 60 feet, or 30 feet on either side of the centerline shown thereon) lying along, adjacent to, and on the northerly side of Courses (1), (12) and (13) of the description of said 8.903 acre tract of land, said strip 40 feet wide having been conveyed from Lindsay K. Gentry and Katharine H.

(continued)

Initial 

(continued)

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Gentry to the County of Monterey for road purposes by a deed dated April 9, 1941 and recorded July 10, 1941 in Volume 726, Official Records of Monterey County, California, at Page 399.

PARCEL II:

A Right of Way for construction, maintenance and use of a roadway and of utilities lines over a strip of land 30 feet wide, lying 15 feet on either side of the following described centerline

BEGINNING at that certain 1-1/2" iron pipe standing at the northerly terminal point of Course (2) of the description of said 8.903 acre tract of land, said point of beginning being also a corner of the easterly line of that certain 5.090 acre tract of land conveyed from Katharine H. Gentry to Janet S. Hickey by a deed dated February 3, 1950 and recorded February 14, 1950 in Volume 1193, Official Records of Monterey County, California, at Page 401, Recorder's Series No. 7226; thence, crossing said 5.090 acre tract of land

- 1) N. 81° 49' W., 83.40 feet, to an iron rod; thence
- 2) N. 46° 05' W., 104.50 feet, to a spike set in concrete; thence following the boundary of said 5.090 acre tract of land
- 3) N. 52° 39' W., 203.10 feet, to an iron rod; thence
- 4) N. 71° 03' W., 200.10 feet, to an iron rod; thence
- 5) S. 80° 02' W., 121.20 feet, to an iron rod; thence
- 6) S. 54° 10' W., 356.45 feet, to a 3" x 3" post standing at the northerly terminal point of the easterly line of a right of way 60 feet wide the centerline of which is the line between Lot 8 and Lot 11, as said right of way and said Lots are shown on said Map of Los Ranchitos de Aguajito.

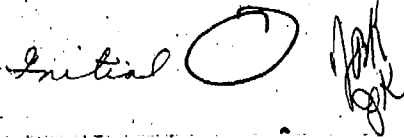
PARCEL III:

A Right of Way for construction, maintenance and use of roadway and of utilities lines over a strip of land 60 feet wide, lying 30 feet on either side of the following described centerline:

BEGINNING at a point on the line between said Lots 8 and 11, said point being the northerly terminal point of the centerline of said right of way 60 feet wide shown on said map; thence following said centerline as shown on said map

- 1) S. 46° 52' W., 206.20 feet; thence
- 2) 170.90 feet along the arc of a tangent curve shown on said map, the center of which bears S. 43° 08' E. 131.30 feet; thence tangentially
- 3) S. 27° 43' E., 360.00 feet, to a point on the centerline of said subdivision (county) road.

(continued)

Initial 

(continued)

PARCEL IV:

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A Right of Way for construction, maintenance and use of water pipelines over, across and under a strip of land 5.00 feet wide, lying 2.50 feet on either side of the following described centerline:

BEGINNING at a point on Course (3) of the description of said 8.903 acre tract of land from which that certain 1-1/2" pipe standing at the southerly terminal point of said course bears S. 37° 01' 30" W., 18.27 feet; thence

- 1) S. 64° 44' W., 29.02 feet; thence
- 2) S. 68° 21' W., 43.62 feet; thence
- 3) S. 80° 00' W., 38.30 feet; thence
- 4) West, 87.87 feet; thence
- 5) S. 85° 58' W., 52.53 feet; thence
- 6) S. 80° 50' W., 169.99 feet; thence
- 7) S. 87° 08' W., 75.76 feet; thence
- 8) N. 83° 10' W., 85.60 feet; thence
- 9) 67.13 feet along the arc of a tangent curve the center of which bears S. 6° 50' W., 67.48 feet (long chord bears S. 68° 20' W., 64.40 feet); thence tangentially
- 10) S. 39° 50' W., 38.11 feet (at 13.11 feet the easterly corner of a tanksite) 38.11 feet, to the southerly corner of a tanksite 25 feet by 25 feet; thence, following the southwesterly line of said tanksite
- 11) N. 50° 10' W., 22.00 feet; thence, leaving said line
- 12) S. 40° 33' W., 98.74 feet; thence
- 13) S. 33° 54' W., 44.49 feet; thence
- 14) S. 29° 59' W., 143.94 feet; thence
- 15) S. 26° 54' W., 128.44 feet; thence
- 16) S. 36° 14' W., 34.17 feet; thence
- 17) S. 48° 21' W., 52.66 feet; to a point on the easterly line of said right of way 60 feet wide the centerline of which is the line between said Lots 8 and 11, as said easterly line is shown on said map, from which point that certain 4" x 4" post designated on said map as "T 11 R" bears the following two courses and distances: S. 27° 43' E., 14.11 feet, to a 4" x 4" post marked "L 11," and thence S. 62° 17' W., 60.00 feet, to said 4" x 4" post designated and marked "T 11 R".

Initial



(continued)



(continued)

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PARCEL V:

A Right of Way for construction, maintenance and use of a roadway over a strip of land 30 feet wide, lying 15 feet on either side of the following described centerline:

BEGINNING at a point on the centerline of a subdivision (county) road 60 feet wide, as said road is shown on that certain map entitled "Map of Los Ranchitos de Aguajito", filed on July 17, 1928 with the Recorder of Monterey County, California, in Volume 2 of Surveys at page 47, said point of beginning being more particularly the following two courses and distances from a 4" x 4" post marked "T 7 R" shown on said map;

S. 6° 35' W., 30.00 feet, thence along said centerline S. 83° 25' E., 31.82 feet, to said point of beginning, thence from said point of beginning

- 1) N. 78° 39' E., 231.52 feet (found 241.81 feet) 231.52 feet to an iron pipe; thence
- 2) N. 52° 45' E., 229.60 feet; thence
- 3) N. 69° 14' E., 169.10 feet; thence
- 4) S. 76° 04' E., 74.10 feet; thence
- 5) N. 10° 28' E., 55.00 feet; thence
- 6) N. 41° 47' W., 53.30 feet; thence
- 7) N. 20° 28' W., 58.60 feet; thence
- 8) N. 41° 29' E., 128.60 feet; thence
- 9) N. 13° 51' E., 104.20 feet; thence
- 10) N. 29° 09' W., 79.50 feet; thence
- 11) N. 63° 13' W., 78.80 feet; thence
- 12) S. 70° 55' W., 144.70 feet; thence
- 13) S. 25° 32' W., 98.00 feet; thence
- 14) S. 36° 37' W., 91.00 feet; thence
- 15) S. 48° 12' W., 86.00 feet; (at 32.70 feet, the most easterly corner of that certain 5.218 acre tract of land conveyed from Lindsay K. Gentry, Katharine H. Gentry and Katharine Van Horne to John Warren Hardenbergh von Saltza and Margaret Kathryn von Saltza by a deed of gift dated March 10, 1945 and recorded March 30, 1945 in Volume 856 of Official Records of Monterey County, California, at page 460) 86.00 feet to a point; thence

(continued)

Initial



(continued)

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- 16) S.  $74^{\circ} 42'$  W., 136.99 feet, to an iron rod set on the southerly line of said 5.218 acre tract of land, and containing portions of said 5.218 acre tract of land and also of that certain 10.19 acre tract described in that certain deed of trust from Katharine H. Gentry to the Corporation of America, trustee for the Bank of America National Trust and Savings Association, dated November 9, 1946 and recorded November 21, 1946 in Volume 944, Official Records of Monterey County, California, at page 385 and being a portion of that certain right of way designated "FIRST" and all of that certain right of way designated "SECOND" in said deed to said 5.218 acre tract of land, in which deed the bearings of all courses are  $0^{\circ}$  18' clockwise from the bearings of the same courses hereinbefore.

Initial



*Handwritten initials or signature.*

END OF DOCUMENT

Recorded at the request of

Return to

MONTEREY COUNTY  
OFFICIAL RECORDS  
RECORDED AT REQUEST OF

COAST COUNTIES LAND TITLE CO.  
1965 MAY 21 AM 8 28

REEL 406 PAGE 848

*6*

C. C. L. T. Co. 94322 GRANT DEED (Joint Tenancy)

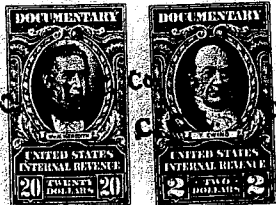
GEORGE VICTOR GORDON MYERS AND JESSIE U. MYERS, his wife

GRANT.....to

JAMES B. KAY AND JULIA S. KAY, his wife,

as Joint Tenants, all that real property situate in the  
County of Monterey  
State of California, described as follows:

(SEE ATTACHED DESCRIPTION)



22<sup>00</sup> -

*George Victor Gordon Myers Jessie U. Myers*  
(George Victor Gordon Myers) (Jessie U. Myers)

Dated May 13, 1965.

STATE OF CALIFORNIA

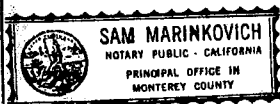
County of Monterey

On May 17, 1965 before me, Sam Marinkovich, a Notary Public, in and

for said County and State, personally appeared George Victor Gordon Myers and Jessie U. Myers

known to me to be the person whose name is ar

subscribed to the within instrument, and acknowledged to me that they executed the sam



*Sam Marinkovich*  
SAM MARINKOVICH Notary Publ

My Commission Expires Feb. 2, 1966

72642

That certain real property situate in Los Ranchitos de Aguaquito, Rancho Aguaquito, County of Monterey, State of California, particularly described as follows:

PARCEL I:

BEGINNING at a point on the centerline of a subdivision (county) road 60 feet wide from which point of beginning a 4" x 4" post marked "T 8 R" bears N. 8° 01' W., 30.0 feet, and a 4" x 4" post marked "T 8 L" bears S. 8° 01' E., 30.0 feet, as said road and said posts are shown on that certain map entitled "Map of Los Ranchitos de Aguaquito," filed on July 17, 1928 with the Recorder of Monterey County, California, in Volume 2 of Surveys at Page 47; thence, following said centerline of said road

(1) S. 81° 59' W., 207.48 feet (at 62.6 feet, the southwesterly corner of that certain 10.19 acre tract of land described in a deed of trust from Katharine H. Gentry, a married woman, to the Corporation of America, trustee for the Bank of America National Trust and Savings Association, dated November 9, 1946 and recorded November 21, 1946 in Volume 944, Official Records of Monterey County, California, at Page 385, under Recorder's Series No. 36810) 207.48 feet; thence leaving said centerline of said road

(2) N. 8° 41' W., 259.49 feet (at 37.85 feet a 3" x 3" post, at 128.44 feet the centerline of a pole line right of way hereinafter described, at 244.46 feet a 2" x 2" stake) 259.49 feet to a 1½" iron pipe set in the centerline of a right of way 30 feet wide, said pipe being at the most westerly corner of that certain 5.218 acre tract of land conveyed from Lindsay K. Gentry, Katharine H. Gentry and Katharine Van Horne to John Warren Hardenbergh von Saltza and Margaret Kathryn von Saltza by a deed of gift dated March 10, 1945 and recorded March 30, 1945 in Volume 856, Official Records of Monterey County, California, at page 460, said 1½" pipe being also at the most southerly corner of that certain 5.13 acre tract of land conveyed from Thomas M. Wood and Helene Wood to Charles T. Singleton and Frances M. Singleton by a deed dated November 15, 1948 and recorded December 11, 1948 in Volume 994, Official Records of Monterey County, California, at Page 467; thence following the line between said 5.218 acre tract and said 5.13 acre tract (in both of said deeds the bearings of all lines pertaining to said 5.218 and said 5.13 acre tracts are 0° 18' Clockwise from the bearings used hereinafter for the same lines)

(3) N. 37° 01' 30" E., 197.65 feet (at 18.27 feet the centerline of a pipeline right of way hereinafter described) 197.65 feet to a 1½" iron pipe; thence

(4) N. 4° 20' 30" E., 191.30 feet to a 2" x 3" post; thence

(5) N. 28° 47' W., 60.87 feet to a 1½" iron pipe; thence

(6) N. 53° 37' 30" E., 174.50 feet (at 90.44 feet a 2" x 3" post) 174.50 feet to a 2" x 3" post; thence

(7) N. 52° 11' E., 159.60 feet, to a 1½" iron pipe standing at the most easterly corner of said 5.13 acre tract of land, said point being also the most northerly corner of said 5.218 acre tract of land; thence, following the northeasterly line of said 5.218 acre tract of land

(8) S. 46° 35' E., 248.53 feet (at 107.19 feet a 1" x 2" stake) 248.53 feet to a 2" x 2" stake from which the most easterly corner of said 5.218 acre tract bears S. 46° 35' E., 308.47 feet by measurement, and an 18" pine tree bears N. 10° W., 10.5 feet; thence, leaving said line of said 5.218 acre tract

(9) S. 10° 25' 30" E., 288.35 feet (at 98.54 feet a 2" x 2" stake, at 187.44 feet a 2" x 2" stake from which a 30" pine tree bears S. 24° E., 9.5 feet, at 253.35 feet the centerline of a pipeline right of way hereinafter described, at 273.30 feet a 2" x 2" stake on the northerly line of a right of way) 288.35 feet to an iron pipe set on the centerline of a right of way 30 feet wide, said centerline being the southerly line of said 5.218 acre tract of land; thence

(10) S. 10° 36' E., 335.90 feet (at 15.05 feet a 2" x 2" stake on the southerly line of said right of way, at 68.47 feet the centerline of a pole line right of way hereinafter described, at 92.41 feet a 1" x 2" stake, at 264.83 feet a 1" x 2" stake) 335.90 feet to an iron pipe on the centerline of said right of way 30 feet wide;

(11) S. 78° 39' W., 241.81 feet to a point on the centerline of said subdivision road; thence, following said subdivision road as shown on said map

(12) N. 83° 25' W., (found N. 83° 40' W.,) 31.82 feet to a point from which a 4" x 4" post marked "T 7 R" bears N. 6° 35' E., 30.0 feet (found N. 5° 35' E., 31.23 feet), and a post marked "T 7 L" bears S. 6° 35' W., 30.0 feet (post not found), as said 4" x 4" posts are shown on said map; thence

(13) 152.9 feet along the arc of a tangent curve shown on said map the center of which bears S. 6° 35' W., 600 feet (Found; length of curve, 152.28 feet; radius of curve, 608.0 feet; interior angle of curve, 14° 21') to the point of beginning, and containing 8.903 acres, more or less, all a part of Lot 11, Los Ranchitos de Aguajito, as said Lot is shown on said map, and also a part of that certain tract of land conveyed from Louise Carolyn to Lindsay K. Gentry and Katharine H. Gentry by a deed filed in Volume 422, Official Records of Monterey County, California, at page 96.

EXCEPTING, HOWEVER, from said 8.903 acre tract of land that portion thereof lying within the boundaries of said county road shown on said map, said portion being more particularly a strip of land 40 feet wide (on said map said road is shown as having a width of 60 feet, or 30 feet on either side of the centerline shown thereon) lying along, adjacent to, and on the northerly side of Courses (1), (12) and (13) of the description of said 8.903 acre tract of land, said strip 40 feet wide having been conveyed from Lindsay K. Gentry and Katharine H. Gentry to the County of Monterey for road purposes by a deed dated April 9, 1941 and recorded July 10, 1941 in Volume 726, Official Records of Monterey County, California, at Page 399.

PARCEL II:

A Right of Way for construction, maintenance and use of a roadway and of utilities lines over a strip of land 30 feet wide, lying 15 feet on either side of the following described centerline

BEGINNING at that certain 1½" iron pipe standing at the northerly terminal point of Course (2) of the description of said 8.903 acre tract of land, said point of beginning being also a corner of the easterly line of that certain 5.090 acre tract of land conveyed from Katharine H. Gentry to Janet S. Hickey by a deed dated February 3, 1950 and recorded February 14, 1950 in Volume 1193, Official Records of Monterey County, California, at Page 401, Recorder's Series No. 7226; thence, crossing said 5.090 acre tract of land

- (1) N. 81° 49' W., 83.40 feet, to an iron rod; thence
- (2) N. 46° 05' W., 104.50 feet, to a spike set in concrete; thence following the boundary of said 5.090 acre tract of land
- (3) N. 52° 39' W., 203.10 feet, to an iron rod; thence
- (4) N. 71° 03' W., 200.10 feet, to an iron rod; thence
- (5) S. 80° 02' W., 121.20 feet, to an iron rod; thence

(6) S. 54° 10' W., 356.45 feet, to a 3" x 3" post standing at the northerly terminal point of the easterly line of a right of way 60 feet wide the centerline of which is the line between Lot 8 and Lot 11, as said right of way and said Lots are shown on said Map of Los Panchitos de Aguajito.

PARCEL III:

A Right of Way for construction, maintenance and use of roadway and of utilities lines over a strip of land 60 feet wide, lying 30 feet on either side of the following described centerline;

BEGINNING at a point on the line between said Lots 8 and 11, said point being the northerly terminal point of the centerline of said right of way 60 feet wide shown on said map; thence following said centerline as shown on said map

- (1) S. 46° 52' W., 206.20 feet; thence
- (2) 170.90 feet along the arc of a tangent curve shown on said map the center of which bears S. 43° 08' E., 131.30 feet; thence tangentially
- (3) S. 27° 43' E., 360.00 feet, to a point on the centerline of said subdivision (county) road.

PARCEL IV:

A Right of Way for construction, maintenance and use of water pipelines over, across and under a strip of land 5.00 feet wide, lying 2.50 feet on either side of the following described centerline:

BEGINNING at a point on Course (3) of the description of said 8.903 acre tract of land from which that certain 1½" pipe standing at the southerly terminal point of said course bears S. 37° 01' 30" W., 18.27 feet; thence

- (1) S. 64° 44' W., 29.02 feet; thence
- (2) S. 68° 21' W., 43.62 feet; thence
- (3) S. 80° 00' W., 38.30 feet; thence
- (4) West, 87.87 feet; thence
- (5) S. 85° 58' W., 52.53 feet; thence
- (6) S. 80° 50' W., 169.99 feet; thence
- (7) S. 87° 08' W., 75.76 feet; thence
- (8) N. 83° 10' W., 85.60 feet; thence
- (9) 67.13 feet along the arc of a tangent curve the center of which bears S. 6° 50' W., 67.48 feet (long chord bears S. 68° 20' W., 64.40 feet); thence tangentially
- (10) S. 39° 50' W., 38.11 feet (at 13.11 feet the easterly corner of a tanksite) 38.11 feet, to the southerly corner of a tanksite 25 feet by 25 feet; thence, following the southwesterly line of said tanksite
- (11) N. 50° 10' W., 22.00 feet; thence, leaving said line
- (12) S. 40° 33' W., 98.74 feet; thence
- (13) S. 33° 54' W., 44.49 feet; thence
- (14) S. 29° 59' W., 143.94 feet; thence
- (15) S. 26° 54' W., 128.44 feet; thence

(16) S. 36° 14' W., 34.17 feet; thence

(17) S. 48° 21' W., 52.66 feet; to a point on the easterly line of said right of way 60 feet wide the centerline of which is the line between said Lots 8 and 11, as said easterly line is shown on said map, from which point that certain 4" x 4" post designated on said map as "T 11 R" bears the following two courses and distances: S. 27° 43' E., 14.11 feet, to a 4" x 4" post marked "L 11," and thence S. 62° 17' W., 60.00 feet, to said 4" x 4" post designated and marked "T 11 R".

PARCEL V:

A Right of Way for construction, maintenance and use of a roadway over a strip of land 30 feet wide, lying 15 feet on either side of the following described centerline:

BEGINNING at a point on the centerline of a subdivision (county) road 60 feet wide, as said road is shown on that certain map entitled "Map of Los Ranchitos de Aguajito", filed on July 17, 1928 with the Recorder of Monterey County, California, in Volume 2 of Surveys at page 47, said point of beginning being more particularly the following two courses and distances from a 4" x 4" post marked "T 7 R" shown on said map;

S. 6° 35' W., 30.00 feet, thence along said centerline S. 83° 25' E., 31.82 feet, to said point of beginning, thence from said point of beginning

(1) N. 78° 39' E., 231.52 feet (found 241.81 feet) 231.52 feet to an iron pipe; thence

(2) N. 52° 45' E., 229.60 feet; thence

(3) N. 69° 14' E., 169.10 feet; thence

(4) S. 76° 04' E., 74.10 feet; thence

(5) N. 10° 28' E., 55.00 feet; thence

(6) N. 41° 47' W., 53.30 feet; thence

(7) N. 20° 28' W., 58.60 feet; thence

(8) N. 41° 29' E., 128.60 feet; thence

(9) N. 13° 51' E., 104.20 feet; thence

(10) N. 29° 09' W., 79.50 feet; thence

(11) N. 63° 13' W., 78.80 feet; thence

(12) S. 70° 55' W., 144.70 feet; thence

(13) S. 25° 32' W., 98.00 feet; thence

(14) S. 36° 37' W., 91.00 feet; thence

(15) S. 48° 12' W., 86.00 feet; (at 32.70 feet; the most easterly corner of that certain 5.218 acre tract of land conveyed from Lindsay K. Gentry, Katharine H. Gentry and Katharine Van Horne to John Warren Hardenbergh von Saltza and Margaret Kathryn von Saltza by a deed of gift dated March 10, 1945 and recorded March 30, 1945 in Volume 856 of Official Records of Monterey County, California, at page 460) 86.00 feet to a point; thence

(16) S. 74° 42' W., 136.99 feet, to an iron rod set on the southerly line of said 5.218 acre tract of land, and containing portions of said 5.218 acre tract of land and also of that certain 10.19 acre tract described in that

REEL 406 PAGE 853

certain deed of trust from Katharine H. Gentry to the Corporation of America, trustee for the Bank of America National Trust and Savings Association, dated November 9, 1946 and recorded November 21, 1946 in Volume 944, Official Records of Monterey County, California, at page 385 and being a portion of that certain right of way designated "FIRST" and all of that certain right of way designated "SECOND" in said deed to said 5.218 acre tract of land, in which deed the bearings of all courses are 0° 18' clockwise from the bearings of the same courses hereinbefore.

\*END OF DOCUMENT\*



[Login](#)

Search for Permit #/APN/Address 

[Home](#)   [Building](#)   [Planning](#)

[Search Applications](#) | [Schedule an Inspection](#)

**Record GP090013:**  
**Grading**

**Work Location**

570 AGUAJITO RD  
CARMEL 93923-9465

[View Additional Locations>>](#)

**Record Details**

**Applicant:**

TRINITY DEVELOPMENT LLC  
TRINITY DEVELOPMENT LLC  
14 SPRECKELS LANE #210  
Phone:831-455-8795  
Mobile Phone:831-455-8757

**Licensed Professional:**

MONTANO  
C000000943  
168 W ALISAL ST 2ND FLR  
Phone:(831) 755-5169  
Mobile Phone:(831) 757-9516 FAX  
Planner C000000943

**Project Description:**

TO CLEAR CE080413; and correct the description of the scope of work of Grading Permit No 46619 issued on August 20, 1992; remove existing fill restore site back to original grades and place fill on slopes not greater than 30%, as per grading plan drawn by H.D. Peters Co. date, April 19, 2010. CROSS STREET: VIEJO

**More Details**

**Fees**

**Inspections**

**Upcoming**

**Schedule or Request an Inspection**

*You have not added any inspections.  
Click the link above to schedule or request one.*

**Completed (17)**

Approval - 9; Cancelled - 1; GEN - 4; Incomplete - 1; N/A - 1; Partial Approval - 1

Approval Application Request Review (667892)

Result by: BOWLINGJ on 02/09/2009 at 12:00 AM

[View Details](#)

Approval 410 Pre-Construction Meeting (669009)

Result by: BOWLINGJ on 02/12/2009 at 12:00 AM

[View Details](#)

Approval Application Request Review (669589)

Result by: BOWLINGJ on 02/17/2009 at 12:00 AM

[View Details](#)

GEN 422 Fills (672018)

Result by: BOWLINGJ on 03/02/2009 at 12:00 AM

[View Details](#)

Partial Approval 421 Excavations (672276)

Result by: RILEYKA on 02/26/2009 at 12:00 AM

[View Details](#)

< Prev 1 2 3 4 Next >

**Processing Status**

**Valuation**

295 S. MAIN STREET, SUITE 600  
SALINAS, CALIFORNIA 93901  
PH: (831) 759-0900  
FX: (831) 759-0902  
[www.JohnsonMoncrief.com](http://www.JohnsonMoncrief.com)

**JOHNSON & MONCRIEF**  
A PROFESSIONAL LAW CORPORATION

AARON P. JOHNSON  
PAUL W. MONCRIEF  
L. PAUL HART  
DENNIS J. LEWIS

January 29, 2010

File No. 02251.000

**VIA E-Mail & U. S. MAIL**

Tim McCormick  
MONTEREY COUNTY PLANNING  
& BUILDING INSPECTION DEPARTMENT  
168 West Alisal  
Salinas, CA 93901

**RE: Grading Permit No. GP090013 (Steuck)**

Dear Mr. McCormick:

This letter is made following our meeting on January 27, 2010, wherein we agreed upon the need for further work and a clarification that more time would be necessary to complete such work. This letter confirms an extension of thirty (30) additional days, to Tuesday, March 2, 2010.

Thank you for meeting with me, and for your consideration in granting the extension.

Sincerely,

JOHNSON & MONCRIEF, PLC



Aaron P. Johnson

APJ/krm

Agreed to 2/1/2010  
Tim McCormick

# MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY



## BUILDING SERVICES

Timothy P. McCormick P.E. & C.B.O.  
Director of Building Services

168 West Alisal Street, 2<sup>nd</sup> Floor  
Salinas, CA 93901  
(831) 755-5027  
Fax: (831) 757-9516  
[www.co.monterey.ca.us/rma](http://www.co.monterey.ca.us/rma)

BY REGULAR MAIL AND PERSONAL SERVICE

November 18, 2009

Gordon John & Sandra Lee Steuck Trs  
570 Aguajito Road  
Monterey Ca 93940

Re: Action on Appeal of Final Inspection Approval for Grading Permit No. GP090013  
Notice of Intent to Rescind Final Inspection Approval and Permit

### Summary and Decision

As we previously discussed, an appeal was filed on June 9, 2009 contesting the granting of final inspection approval on April 2, 2009 for the above permit. On July 13, 2009, we met with you and your representative to conduct an inspection of your property related to this appeal. Since then we have conducted an investigation of available records and information provided by you, the appellant and our own County records for your property.

Based on this investigation, we have concluded that the work required under Grading Permit No. GP090013 has not been completed. As such, we intend to rescind the previously issued final inspection approval and revoke your permit on December 18, 2009 because you have failed to complete the required work as described in your permit and the permit was based on incorrect information supplied. This incorrect information included the extent of existing fill and the location of existing natural grade elevations. Prior to December 18, 2009, you may provide any additional information as to why you believe this decision should not be made final on that date.

### Basis of Decision

On February 11, 2009, your contractor obtained grading permit number GP090013 with an approved description of work "to clear CE080413: remove existing fill and restore site back to original grades." This permit was issued and approved based on plans dated "Jan, 2009" that were prepared by Richard Dante, a licensed civil engineer. These plans showed that 369 cubic yards of new slope fill were to be removed to restore the site to their original grade elevations.

#### Permit Center Locations

Salinas Office: 168 W. Alisal St., 2<sup>nd</sup> Floor, Salinas, CA 93901; Fax: (831) 757-9516; Phone: (831) 755-5027  
Coastal Office: 2620 First Ave., Marina, CA 93933; Fax: (831) 384-3261; Phone: (831) 883-7500  
King City Office: 52-North Second St., King City, CA 93930; Fax: (831) 385-8387; Phone: (831) 385-8315

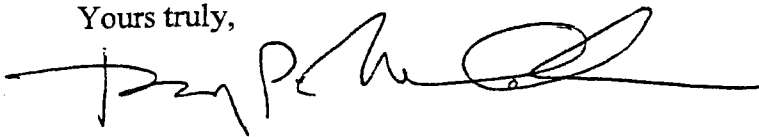
Re: Action on Appeal of Final Inspection Approval for Grading Permit No. GP090013  
Notice of Intent to Rescind Final Inspection Approval and Permit

However, during the course of construction, considerable additional fill was encountered and placed as engineered fill (as referenced in the Construction Testing and Inspection Services letter dated March 17, 2009, attached). The terms of the permit required the removal of all such fill materials without exception. You must have completed this task prior to obtaining final inspection approval.

Our review of County records also showed that Grading Permit No. 46619 was issued on August 20, 1992 to correct these same violations but work did not commence (see attachment). On April 20, 1998, this permit was renewed but work did not commence. Plans approved for this permit are dated 04/24/1991 and were prepared by David J. Messmer, a licensed civil engineer. These plans showed the amounts of existing fill to be removed were 1,410 cubic yards. They also show that some fill was placed on slopes that exceed 30 per cent.

Our review also included observation of existing slopes on adjacent properties that have maintained or substantially maintained their natural grade elevations at adjoining property lines to your parcel. This review and comparison supports the finding that considerable fill continues to exist on the site, that some of this fill is located on slopes exceeding 30 percent slopes and that placement of this fill has altered the natural drainage patterns at adjoining property lines contrary to County regulations. We also have remaining concerns about the placement of fill near protected oak trees.

Yours truly,



Timothy P. McCormick, P.E. & C.B.O.  
Director of Building Services

Attachments: Construction Testing and Inspection Services letter dated March 17, 2009  
Grading Permit No. G-46619

cc: Randy Herrington, Lou Fiori, Beth Shrik, Les Girard, Dale Ellis, Anthony Lombardo,  
James Rummonds, Mudslinger Engineering & Excavation

# MONTEREY COUNTY

## DEPARTMENT OF BUILDING INSPECTION

(408) 424-0348 - P.O. BOX 1208  
SALINAS, CALIFORNIA 93902

(408) 373-0891 - 1200 AGUAJITO ROAD  
MONTEREY, CALIFORNIA 93940



H. WILLIAM CLARKE  
DIRECTOR OF BUILDING INSPECTION

November 3, 1987

Gordon Steuck  
1062 Cass Street  
Monterey, CA 93940

Re: Landfill - A.P.N. 103-061-15

Dear Sir:

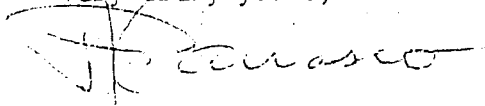
An inspection was made in your area and it was noted that there is some grading being done on your property.

You are in violation of Monterey County Grading Ordinance #2535.

You must bring this letter and a set of contour plans and apply for a grading permit.

Please accept this letter as a "Stop Work" order and contact the Monterey County Building Inspection Department in Monterey within ten (10) days of receipt of this letter.

Very truly yours,

  
Phil Carrasco  
Erosion Technician

PC/ljd

*Certified Mail*  
# 949593

**66412. Map Act Exclusions**

This division shall be inapplicable to any of the following:

- (d) A lot line adjustment between four or fewer existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created, if the lot line adjustment is approved by the local agency, or advisory agency. A local agency or advisory agency shall limit its review and approval to a determination of whether or not the parcels resulting from the lot line adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances. An advisory agency or local agency shall not impose conditions or exactions on its approval of a lot line adjustment except to conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances, to require the prepayment of real property taxes prior to the approval of the lot line adjustment, or to facilitate the relocation of existing utilities, infrastructure, or easements. No tentative map, parcel map, or final map shall be required as a condition to the approval of a lot line adjustment. The lot line adjustment shall be reflected in a deed, which shall be recorded. No record of survey shall be required for a lot line adjustment unless required by Section 8762 of the Business and Professions Code. A local agency shall approve or disapprove a lot line adjustment pursuant to the Permit Streamlining Act (Chapter 4.5 (commencing with Section 65920) of Division 1).

# Certificates of Compliance Issued in Error

- At the time the Certificates of Compliance were issued in 2004 there were outstanding violations of the grading and zoning ordinance.
- “No department, commission, or public employee of the County of Monterey which is vested with the duty or authority to issue or approve permits, licenses or other entitlements shall issue or approve such permits, licenses or other entitlements nor determine a discretionary permit complete where there is an outstanding violation ...” (Section 21.84.120)
- A certificate of compliance is a form of entitlement and could not have been legally issued until the grading violation is resolved.

## ***Chapter 21.44***

### ***REGULATIONS FOR DESIGN CONTROL ZONING DISTRICTS OR "D" DISTRICTS***

#### **Sections:**

21.44.010	Purpose.
21.44.020	Applicability.
21.44.030	Application for Design Approval.
21.44.040	Appropriate Authority.
21.44.050	Public Notice.
21.44.060	Action by the Appropriate Authority.
21.44.070	Appeals.
21.44.080	Effect.
21.44.090	Fees.

#### **21.44.010 PURPOSE.**

The purpose of this Chapter is to provide a district for the regulation of the location, size, configuration, materials, and colors of structures and fences, except agricultural fences, in those areas of the County of Monterey where the design review of structures is appropriate to assure protection of the public viewshed, neighborhood character, and to assure the visual integrity of certain developments without imposing undue restrictions on private property.

#### **21.44.020 APPLICABILITY.**

- A. The provisions of this Chapter shall apply in all districts with which the Design Control District is combined in addition to the regulations specified for that district and shall be subject to the provisions of Chapter 21.62. However, if any of the provisions specified in this Chapter differ from the regulations of the district which is combined with a "D" District, then the provisions of this Chapter shall apply.
- B. This Chapter shall apply only to those areas of the County of Monterey in which the visual impacts of structures can be adequately mitigated by regulation of the location, size, configuration, materials and colors, only.

#### **21.44.030 APPLICATION FOR DESIGN APPROVAL**

- A. A Design Approval Application shall be submitted and approved prior to the issuance of building permits for the construction of any structures in the "D" District.



19.09.005 - Lot line adjustment map requirement.

A.

A lot line adjustment map shall be filed for any adjustment between two or more existing adjacent parcels, where the land taken from one parcel is added to an adjacent parcel, and where a greater number of parcels than originally existed is not thereby created. The appropriate decision making body shall limit its review and approval to a determination of whether or not the parcels resulting from the lot line adjustment conform to County Zoning and Building ordinances. The appropriate decision making body shall not impose conditions or exactions on its approval of a lot line adjustment except to conform to County zoning and building ordinances or to facilitate the relocation of existing utilities, infrastructure, or easements. No tentative map, parcel map, or final map shall be required as a condition to the approval of a lot line adjustment. The lot line adjustment shall be reflected in a deed or record of survey which shall be recorded. No record of survey shall be required for a lot line adjustment unless required by Section 8762 of the Business and Professions Code.

B.

Lots may be consolidated through the lot line adjustment application procedure.

C.

A lot line adjustment shall not be considered filed until it is first considered by the appropriate decision making body following public notice. The appropriate decision making body shall make its decision within fifty (50) calendar days after the lot line adjustment has been accepted as final.

D.

All lot line adjustments are subject to the provisions of this Section.

E.

The Director of Planning is the appropriate decision making body to consider lot line adjustments unless the matter is referred to public hearing under Section 19.09.005G. In such case the Minor Subdivision Committee is the appropriate decision making body to hear and consider lot line adjustments.

F.

Public notice shall be provided pursuant to Section 19.01.055

G.

An appeal may be taken from the action of the appropriate decision making body pursuant to Chapter 19.16

H.

A lot line adjustment shall be referred to the Minor Subdivision Committee for consideration at a public hearing if there is evidence of public controversy or public opinion to the proposed use or development. Such evidence includes, but is not limited to:

1.

A staff recommendation for denial;

2.

The applicant or applicant's representative requests, in writing, a public hearing;

3.

Written request, based on a substantive issue, for a public hearing by one or more owners or residents in the area.

If a public hearing is required, it shall be noticed and conducted pursuant to the public hearing provisions of Section 19.01.055.

**21.84.120 REFUSAL TO ISSUE PERMITS, LICENSES OR OTHER ENTITLEMENTS.**

No department, commission, or public employee of the County of Monterey which is vested with the duty or authority to issue or approve permits, licenses or other entitlements shall issue or approve such permits, licenses or other entitlements nor determine a discretionary permit complete where there is an outstanding violation of this Title involving the property upon which there is pending application for such permit, license or other entitlement unless such permit, license, or other entitlement is the, or part of the, administrative remedy for the violation. The authority to deny or determine incomplete shall apply whether the applicant for the permit was the owner of record at the time of such violation or the applicant is the current owner.

After recordation of a Notice of Violation by the enforcing officer, all departments, commissions, and public employees shall refuse to issue permits or licenses or entitlements involving the property except those necessary to abate the violation of this Title, if such are obtainable, or those cleared pursuant to plan for restoration approved by the Director of Planning and Building Inspection, pursuant to Section 21.84.130.

Written notice of the refusal to issue shall be mailed to the applicant for the permit, license or entitlement and to the property owner. Such written notice shall include information regarding the specific violation and the action necessary to abate the violation, a copy of the complaint and the identity of the complainant.

If the applicant for a permit, license or other entitlement disagrees with the determination that a violation exists, he may follow the procedure set forth in Section 21.84.110, if:

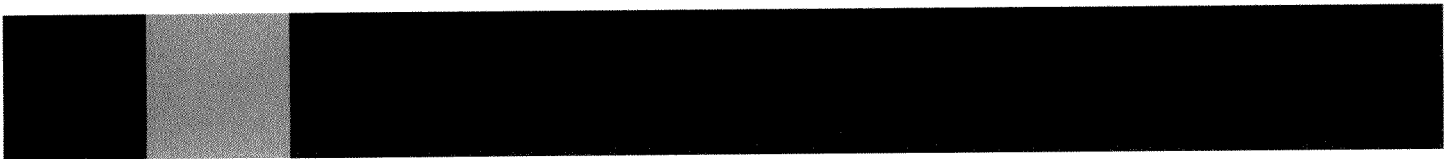
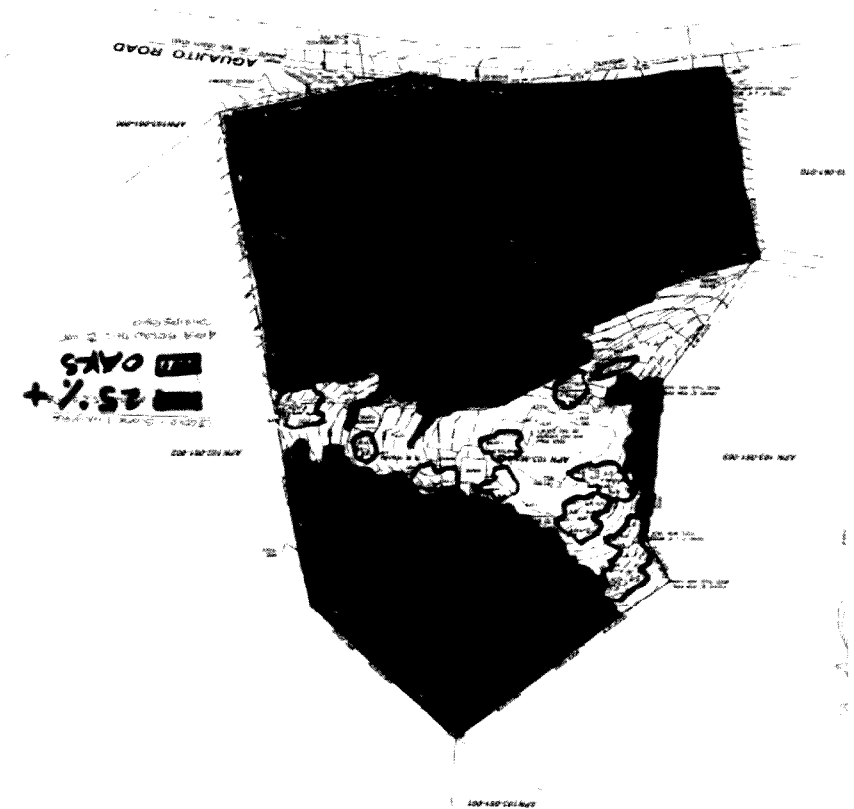
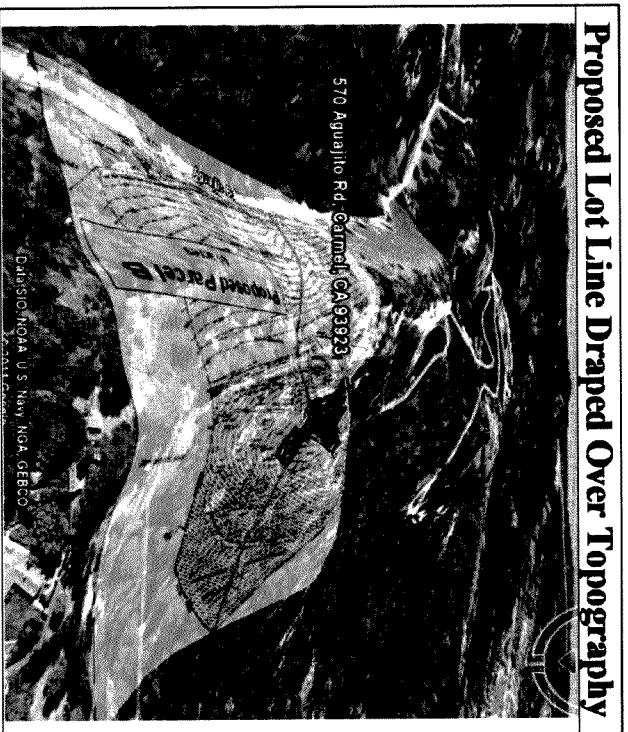
1. It has been determined by the Zoning Administrator, Planning Commission or Board of Supervisors, after review, that no violation of this Title exists; or
2. All required work to abate the violation has been completed, and approved by the enforcing officer.

The Director of Planning and Building Inspection may waive the provisions of this Section and Section 21.84.130 for remedial, protective, or preventative work, needed to deal with an emergency situation.

# Inconsistent with 2010 General Plan

- No “consistency checklist” in the record as required by interim ordinance
- No proof of right to expanded use of Gentry Hill road (GP 2010 policy C-3.6)
- No requirement for scenic easement on 25% slope (GP 2010 Policy OS-3.5 d)
- Development will be required on 25%+ slopes (GP 2010 Policy OS-3.5 a)
- Development will require removal of oak trees (GMPAP policy GMP 3.5)

# Development Density: Slope Constraints



# NEIGHBORHOOD COMPATIBILITY

APN	OWNER	LOT AREA (ACS)	IMPROVEMENTS (SF)
103-061-001	Ludovina/Morse	5.06	2,972
103-061-002	Arnold	5.72	3,897
103-061-003	Laughlin	5.04	2,266
103-061-004	Haaland	7.06	6,563
103-061-005	Haaland	6.14	2,230
103-061-006	Weaver	5.15	2,638
103-061-009	Del Piero	5.13	5,987
103-061-010	Nilson/Curry	5.16	5,235
103-061-015	Steuck	8.9	960
103-061-016*	Chiorazzi	4.75	4,315
103-061-017*	Carroll	4.75	2,910
<b>AVERAGE</b>		<b>5.71</b>	<b>3,634</b>
103-061-015	Steuck (Proposed)	4.3	10,000
103-061-015	Steuck (Proposed)	4.6	10,000

Source: Fastweb 01/30/2012

*30%  
smaller*

*275%  
larger*



## GENERAL PLAN POLICY CONSISTENCY CHECKLIST FOR CONSTRUCTION PERMITS (INLAND ONLY)

To be completed by Applicants

PROPERTY OWNER:	APN:
LAND USE DESIGNATION:	ADDRESS:
AREA PLAN: <input type="checkbox"/> Cachagua Area Plan <input type="checkbox"/> Carmel Valley Master Plan <input type="checkbox"/> Central Salinas Valley Area Plan <input type="checkbox"/> Fort Ord Master Plan <input type="checkbox"/> Greater Monterey Peninsula Area Plan <input type="checkbox"/> Greater Salinas Area Plan <input type="checkbox"/> North County Area Plan <input type="checkbox"/> South County Area Plan <input type="checkbox"/> Toro Area Plan <input type="checkbox"/> Agriculture & Winery Corridor Plan	PROJECT DESCRIPTION:

<b>Ministerial Permits</b>	
Please answer each question based on the description of the project (see back of questionnaire for policy references)	
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is the project located near an incorporated area (City)?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is the project located within a Community Area or Rural Center?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is the project located within ¼ mile of a public airport?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is this the first residence on a property?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project propose a secondary unit?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Would native vegetation be removed with this project?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Would proposed development occur within 100 feet a creek/drainage (including seasonal) or river?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project propose any tree removal?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project require a new well?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Would the project be connected to an existing well or private water system?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project include a new individual wastewater system (e.g. septic)?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project propose development on slopes over 25%?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project include cultivation of land that is currently not cultivated?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project propose non-agricultural uses adjacent to agricultural uses?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is the project located within the winery corridor?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Would any portion of the proposed development be visible from a public road, designated vista point, or public park? If yes, is it located on a slope or near the top of a hill? <input type="checkbox"/> Yes <input type="checkbox"/> No

<b>Discretionary Permit</b>	
In addition to the questions above, please answer each question based on the description of the project (See back of questionnaire for policy references)	
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project include subdivision creating five or more lots, or new commercial/industrial use that creates intensity equal to or greater than five residences?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project propose or require affordable housing?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project require a General Plan Amendment?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is the project located within a Special Treatment Area?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is the project located within a Study Area?

I, the undersigned, have authority to submit application for a permit on the subject property. I have completed this questionnaire accurately based on the proposed project description. It is my interpretation that the project is consistent with the 2010 Monterey County General Plan. I understand that Monterey County may require project changes or some other permit/entitlement if the project is found to be inconsistent with any General Plan policy.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name: \_\_\_\_\_

<b>Staff Use Only</b>		
BASED ON REVIEW OF THE PROJECT DESCRIPTION PROPOSED, THE PROJECT IS:	<input type="checkbox"/> CONSISTENT WITH THE 2010 MONTEREY COUNTY GENERAL PLAN	<input type="checkbox"/> INCONSISTENT WITH THE 2010 MONTEREY COUNTY GENERAL PLAN
NOTES / COMMENTS:		
PLANNER:	PLANNING TEAM:	DATE:

<b>POLICY REFERENCE BASED ON TOPIC</b>	
GENERAL PLAN AMENDMENT	LU-1.7, LU-2.18, LU-2.19, LU-2.21, LU-2.23, LU-2.24, LU-2.27, LU-2.29, LU-6.5, LU-9.6 thru LU-9.8, GS-1.11, CSV-1.4, PS-3.1, OS-5.20, OS-8.6,
WITHIN CITY SPHERE OF INFLUENCE OR MEMORANDUM OF UNDERSTANDING	LU-2.14 THRU LU-2.19, AG-1.12, GS-1.14
COMMUNITY AREAS	LU-1.8, LU-1.19, LU-2.3, LU-2.10 thru LU-2.12, LU-2.20 thru LU-2.27, LU-2.29, LU-9.5, C-1.1, OS-3.6, OS-5.17, OS-8.6, OS-9.2, OS-10.10, T-1.7, AWCP-3.4A, NC-1.5, GS-1.1, GS-1.13, AG-1.3, AG-1.4, PS-1.1, PS-1.2, PS-3.1, PS-4.13, PS-5.1, PS-8.2, PS-11.14, S-2.5, S-5.17, S-6.4, S-6.5,
RURAL CENTERS	LU-1.8, LU-1.19, LU-2.3, LU-2.11, LU-2.12, LU-2.26 thru LU-2.32, OS-5.17, OS-9.2, OS-10.10, T-1.7, T-1.8, AWCP-3.4A, NC-1.5, GS-1.13, AG-1.3, PS-1.1, PS-1.2, PS-3.1, PS-4.13, PS-5.1, PS-8.2, S-5.17, S-6.5,
SPECIAL TREATMENT AREAS	T-1.4, T-1.8, GS-1.1 thru GS-1.3, GS-1.10, GS-1.12, GMP-1.6 thru GMP-1.9, CSV-1.1, CSV-1.3, CSV-1.5 thru CSV-1.7, CV-1.22, CV-1.23, CV-1.25, CV-1.27, CACH-1.5,
STUDY AREAS	GS-1.7, GS-1.11, CSV-1.4, CV-1.26
WINERY CORRIDOR	AG-4.1 thru AG-4.5, AWCP
DEVELOPMENT OUTSIDE COMMUNITY AREAS OR RURAL CENTERS	LU-1.19, S-2.7, OS-3.6
DEVELOPMENT ON SLOPES OVER 25%	LU-9.5, OS-3.5, OS-3.6, OS-3.9, S-1.2, CV-2.9, CV-6.2, CV-6.4, CV-6.5, FOMP-A-6, GMP-4.1, GS-1.1, GS-3.1, NC-1.3, NC-3.9, NC-3.10, T-3.6
CONVERSION TO AGRICULTURE	OS-3.5, OS-5.22, AG-1.6, AG-1.7, AG-1.12, AG-2.9, AG-3.3 NC-3.10, NC-3.11, CV-6.2, CV-6.4,
ROUTINE AND ON-GOING AG ACTIVITIES	AG-3.1 thru AG-3.3
NON-AG ADJACENT TO AG USES	LU-1.5, LU-2.8, AG-1.2, AG-2.8, CV-6.1, GS-1.1, T-1.8
AGRICULTURE (F, PG, & RG)	LU-3.1, LU-3.2, 6.0 – AGRICULTURE ELEMENT
FARM WORKER HOUSING	AG-1.6
AG EMPLOYEE HOUSING	AG-1.7
AG SUPPORT FACILITIES	AG-2.1 thru AG-2.9
RURAL RESIDENTIAL (LDR, RDR, & RC)	LU-2.34 thru LU-2.37
URBAN RESIDENTIAL (HDR & MDR)	LU-2.33
COMMERCIAL (LC, HC, & VPO)	LU-4.1 thru LU-4.8, ED-2.3, ED-4.2
INDUSTRIAL (AI, LI, & HI)	LU-5.1 thru LU-5.9, ED-2.3, ED-4.2
PUBLIC / QUASI PUBLIC (PQP)	LU-6.1 thru LU-6.5
AFFORDABLE HOUSING	LU-1.19, LU-2.11 thru LU-2.13, LU-2.23, LU-2.28, T-1.7, T-1.8, NC-1.5, GS-1.13, GMP-1.9, FOMP-H-1.1, FOMP-C-3, CV-1.6, CV-1.27
SECONDARY UNITS	LU-2.10, CV-1.6, GS-1.13, NC-1.5, T-1.7, PS-1.1
SUBDIVISION	LU-1.7, LU-9.3 thru LU-9.5, AG-1.3, NC-1.5, AWCP-3.5.A, T-1.5, T-1.7, GS-1.13, CV-1.6, CV-1.7, PS-1.1, PS-3.2, PS-3.9, PS-3.19, PS-4.9, PS-4.13, PS-11.10, S-1.7, S-2.7, S-4.10, S-4.27, S-6.7, OS-1.5, OS-1.10, OS-6.5, OS-7.5, OS-8.4,
LOT LINE ADJUSTMENT	LU-1.14 thru LU-1.16
OFF-SITE ADVERTISING	LU-1.10
EXTERIOR LIGHTING	LU-1.13
LANDSCAPING	OS-5.6, OS-5.14
TREE REMOVAL	OS-5.9, OS-5.10, OS-5.25, PS-12.10, CACH-3.4, CV-3.11, FOMP-C-1, FOMP-C-2.1 thru FOMP-C-2.5, GMP-3.3, GMP-3.5, GS-1.5, GS-1.8, GS-3.3, NC-3.4, T-3.7.
CIRCULATION (e.g. roads, transportation)	Chapter 2.0

# Piecemeal Development

- At no time has the County considered “all phases of the project planning, implementation and operation ...” as required by CEQA Guidelines Section 15063 (a).
- Initial Study did not describe or analyze project as defined by CEQA
- Project includes:
  - Grading past (1,500 CY +/-) and future grading for houses and septic systems)
  - Tree removal (houses and septic systems)
  - Development on slopes over 25% (septic system plans are on slopes over 25%)
  - Septic Systems (Application to EH included 2 3,000 gallon tanks to accommodate two 5 bedroom houses)
  - Water System Improvements (application to EH for 3 connections; 2 approved)
  - Two 10,000 SF houses and potential accessory structures (guest houses, caretaker, garage)
  - Relocation of water line



## ***ROAD AND HIGHWAY TRANSPORTATION***

### **GOAL C-3**

#### **MINIMIZE THE NEGATIVE IMPACTS OF TRANSPORTATION IN THE COUNTY.**

##### ***Policies***

- C-3.1 Transportation modes shall be planned and strategies developed to:
- a. Protect air quality;
  - b. Reduce noise;
  - c. Reduce the consumption of fossil fuels; and,
  - d. Minimize the acquisition of land for roadway construction.
- C-3.2 Measures to reduce air pollution from transportation sources shall be supported.
- C-3.3 Traffic noise on County roads shall be addressed by implementing noise policies (*Goal S-7*) of this Plan.
- C-3.4 Strategies to encourage travel in non-peak hours shall be supported.
- C-3.5 Transportation alternatives such as bicycles, car pools, public transit, and compact vehicles shall be encouraged and accommodated within and outside the public right-of-way and may be included as part of an Area Plan and also in *Policy OS-1.10*.
- C-3.6 The County shall establish regulations for new development that would intensify use of a private road or access easement. Proof of access shall be required as part of any development application when the proposed use is not identified in the provisions of the applicable agreement.

## ***MOVEMENT OF PEOPLE AND GOODS***

### **GOAL C-4**

#### **PROVIDE A PUBLIC ROAD AND HIGHWAY NETWORK FOR THE EFFICIENT AND SAFE MOVEMENTS OF PEOPLE AND COMMODITIES.**

##### ***Policies***

- C-4.1 Rights-of-way shall be planned for needed new roads or expansion of existing roads. Land uses that would preclude the acquisition and development of such rights-of-way shall be prohibited.

3. minimize development in areas where potentially unstable slopes, soil and geologic conditions, or sewage disposal pose substantial risk to public health or safety.
- c) Where proposed development impacting slopes in excess of twenty five percent (25%) does not exceed ten percent (10%), or 500 square feet of the total development footprint (whichever is less), a discretionary permit shall not be required.
- d) It is the general policy of the County to require dedication of a scenic easement on a slope exceeding twenty five percent (25%).
- 2) Agricultural. Conversion of uncultivated land to cultivated land on slopes greater than 25% shall require a discretionary permit.
  - a) The discretionary permit shall:
    1. Evaluate possible alternatives that better meet the goals and policies of the general plan.
    2. Identify development and design techniques for erosion control, slope stabilization, visual mitigation, drainage, and construction techniques.
    3. Minimize development in areas where potentially unstable slopes, soil and geologic conditions, or sewage disposal pose substantial risk to public health or safety.
  - b) A ministerial permit process shall be developed and implemented for conversion of lands that have not been cultivated for the previous 30 years on slopes between 15 and 24 percent (15-24%), and on such lands on slopes between 10 and 15 percent (10-15%) on highly erodible soils. The permit processes shall be designed to require that an erosion control plan be developed and implemented that addresses slope stabilization, and drainage and flood hazards.

OS-3.6

Except in Community Areas where Community Plans or Specific Plans are adopted (*Policy LU-2.24*), areas designated as Medium Density Residential or High Density Residential, or in areas designated as commercial or industrial where residential use may be allowed, a formula based on slope shall be established to calculate the maximum possible residential density for individual parcels:

- a. Those portions of parcels with cross-slope of between zero and 19.9 percent shall be assigned one (1) building site per each one (1) acre.
- b. Those portions of parcels with a cross-slope of between 20 and 29.9 percent shall be assigned one (1) building site per each two (2) acres.
- c. Those portions of parcels with a cross-slope of 30 percent or greater shall be assigned zero building sites.
- d. The density for a particular parcel shall be computed by determining the cross-slope of the various portions of the parcel applying the assigned densities listed above according to the percent of cross-slope and by adding the densities derived from this process. The maximum density derived by the procedure shall be used as one of the factors in final determination of the actual density that shall be allowed on a parcel.

*Policies*

- OS-3.1 Best Management Practices (BMPs) to prevent and repair erosion damage shall be established and enforced.
- OS-3.2 Existing special district, state, and federal soil conservation and restoration programs shall be supported. Voluntary restoration projects initiated by landholders, or stakeholder groups including all affected landowners, shall be encouraged.
- OS-3.3 Criteria for studies to evaluate and address, through appropriate designs and BMPs, geologic and hydrologic constraints and hazards conditions, such as slope and soil instability, moderate and high erosion hazards, and drainage, water quality, and stream stability problems created by increased stormwater runoff, shall be established for new development and changes in land use designations.
- OS-3.4 Those areas where slopes pose severe constraints for development shall be mapped in the County's GIS. The information shall be updated at least every five (5) years.
- OS-3.5 The County shall regulate activity on slopes to reduce impacts to water quality and biological resources:
- 1) Non-Agricultural.
    - a) Development on slopes in excess of twenty five percent (25%) shall be prohibited except as stated below; however, such development may be allowed pursuant to a discretionary permit if one or both of the following findings are made, based upon substantial evidence:
      1. there is no feasible alternative which would allow development to occur on slopes of less than 25%;
      2. the proposed development better achieves the resource protection objectives and policies contained in the Monterey County General Plan, accompanying Area Plans, and all applicable master plans.
    - b) Development on slopes greater than 25-percent (25%) or that contain geologic hazards and constraints shown on the County's GIS Geologic (*Policy S-1.2*) or Hydrologic (*Policy PS-2.6*) Hazard Databases shall require adequate special erosion control and construction techniques and the discretionary permit shall:
      1. evaluate possible building site alternatives that better meet the goals and policies of the general plan;
      2. identify development and design techniques for erosion control, slope stabilization, visual mitigation, drainage, and construction techniques; and

6. Architectural review of projects shall be required to ensure visual compatibility of the development with the surrounding area; and
7. New development in open grassland areas shall minimize its impact on the uninterrupted viewshed.

Exceptions to the above may be considered if compelling circumstances are demonstrated. In cases where the extent of visibility of development proposed in "highly sensitive" areas is not clear, individual on-site investigations by the Planning Department staff shall be required.

- GMP-3.4 Plant materials shall be used to integrate manmade and natural environments, to screen or soften the visual impact of new development, and to provide diversity in developed areas.
- GMP-3.5 Removal of healthy, native oak, Monterey pine, and redwood trees in the Greater Monterey Peninsula Planning Area shall be discouraged. An ordinance shall be developed to identify required procedures for removal of these trees. Said ordinance shall take into account fuel modification needed for fire prevention in the vicinity of structures and shall include:
- a. Permit requirements.
  - b. Replacement criteria
  - c. Exceptions for emergencies and governmental agencies
- GMP-3.6 A 100-foot setback from all wetlands, as identified by a County-approved biologist, shall be provided and maintained in open space use. No new development shall be allowed in this setback area. No landscape alterations will be allowed in this setback area unless accomplished in conjunction with a restoration and enhancement plan prepared by a County-approved biologist and approved by the California Department of Fish and Game.
- GMP-3.7 The County shall encourage other local agencies to take appropriate measures for the protection of wetlands under their jurisdiction.
- GMP-3.8 Open space areas should include a diversity of habitats with special protection given to ecologically important zones, such as:
- a. areas where one habitat grades into another, or
  - b. areas used by wildlife for access routes to water or feeding grounds.
- GMP-3.9 Critical habitat areas should be preserved as open space. When an entire parcel cannot be developed because of this policy, a low intensity, clustered development may be approved. However, the development should be located on those portions of the land least biologically significant so that the development will not upset the natural function of the surrounding ecosystem.
- GMP-3.10 The County shall work with appropriate state and federal agencies to ensure that oil transport activities near the Monterey County coast include adequate

27-12  
35



# LETTER OF TRANSMITTAL

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

RECEIVED  
MONTEREY COUNTY

FEB -7 PM 12:35

- BUILDING SERVICES DEPARTMENT
- PLANNING DEPARTMENT

CLERK OF THE BOARD

DH

DEPUTY

TO: RAULON MONTANO

DATE: 02/06/2012

FROM: LAWCE PAZZAGUA

PHONE #: 928-271-1400

Property Address:

Assessor's Parcel Number: 103-001-015-

Permit Number: PLN-080454

Name of Property Owner: GORDON & SANDY STEUCK

Email of Property Owner: N.A.

Purpose of Submittal:

(Note: list the items attached/addressed in the submittal)

DROPPING OFF LETTER WRITTEN & SIGNED BY MARGARET ARNOUD, NEIGHBOR OF GORDON & SANDRA STEUCK, A LETTER IN SUPPORT OF THEIR ATTEMPT FOR MINOR LOT LINE ADJUSTMENT. MRS. ARNOUD IS IN HERE 905, SO I AM DROPPING OFF THE LETTER ON HER BEHALF.

Comments/Instructions:

# RECEIVED

FEB 06 2012

MONTEREY COUNTY  
PLANNING & BUILDING  
INSPECTION DEPT.

Received by Clerk to the Board  
Additional Material for

Board Agenda Date of: \_\_\_\_\_ Item No: \_\_\_\_\_

Dist 1 \_\_\_\_\_ CAO \_\_\_\_\_

Dist 2 \_\_\_\_\_ County Counsel \_\_\_\_\_

Dist 3 \_\_\_\_\_

Dist 4 \_\_\_\_\_

Dist 5 \_\_\_\_\_

Received By: TF

Data Entry Complete:

Date:

Initials:

MARGARET ARNOLD  
PO BOX 1574  
571 AGUAJITO ROAD  
MONTEREY, CA 93942-1574

FEBRUARY 3, 2012

MONTEREY COUNTY BOARD OF SUPERVISORS  
168 WEST ALISAL ST., 1<sup>ST</sup> FLOOR  
SALINAS, CA 93901

**RE: GORDON AND SANDRA STEUCK (PLN 080454)**

DEAR MONTEREY COUNTY SUPERVISORS:

I HAVE RESIDED AT 571 AGUAJITO ROAD FOR OVER 25 YEARS, AND HAVE BEEN A NEIGHBOR TO THE STEUCKS FOR MANY YEARS. THE WESTSIDE OF MY PROPERTY LINE JOINS THE EASTSIDE OF THE STUECK'S PROPERTY LINE FOR ABOUT 600 FEET. DURING THE YEARS, WE HAVE BEEN NEIGHBORS AND HAVE HAD AN EXCELLENT RELATIONSHIP. I HAVE FOUND THEM TO BE WONDERFUL NEIGHBORS, ALWAYS RESPECTFUL, KIND, CARING, AND COURTEOUS.

I WRITE THIS LETTER TO STATE THAT I SUPPORT THEIR LOT LINE ADJUSTMENT. THERE IS NO QUESTION THAT THEY HAVE TWO LOTS AND I FEEL THAT IT SHOULD BE THEIR RIGHT AS PROPERTY OWNERS TO MOVE FORWARD WITH MODIFYING THEIR PROPERTY LINES. THERE IS SIMPLY NO IMPACT TO OUR NEIGHBORS BY SIMPLY ADJUSTING ONE LOT LINE.

I RESPECTFULLY REQUEST YOU DENY THE APPEAL AND ALLOW THE STUECK'S TO COMPLETE THEIR REQUEST OF YOU.

SINCERELY,



MAGGIE ARNOLD

RECEIVED

FEB 06 2012

MONTEREY COUNTY  
PLANNING & BUILDING  
INSPECTION DEPT.