

Attachment E

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COUNTY OF MONTEREY

Before the Board of Supervisors in and for the FEB 28 '3 32 PM '73
County of Monterey, State of California

RESOLUTION NO. 73-34-12

OFFICE OF RECORDER
COUNTY OF MONTEREY
SALINAS, CALIFORNIA
REEL 830 PAGE 586

Establishing an Agricultural Preserve with Uniform Rules } Enos Pedrazzi, et al., Wm. Dorrance, et ux,
Including Compatible Uses. . .) Martin Produce, and Pedrazzi & Grib.

WHEREAS, the County of Monterey has been requested to establish the herein agricultural preserve; and

WHEREAS, the County of Monterey is authorized to establish agricultural preserves pursuant to the California Land Conservation Act of 1965; and

WHEREAS, the procedural requirements to establish an agricultural preserve as required by the Act have been followed; and

WHEREAS, the land to be included within the agricultural preserve is used for the purpose of producing agricultural commodities for commercial purposes and compatible uses; and

WHEREAS, no land is within one mile of any city in the County of Monterey at the time this preserve is created; and

WHEREAS, the following uniform rules shall apply within this preserve:

Compatible uses for land to be included within the agricultural preserve are found to be those set out in Exhibit "A" attached hereto, and made a part hereof.

Grounds for cancellation are those set out in the Land Conservation Act and no other.

NOW, THEREFORE, BE IT RESOLVED, that the following real property located in the County of Monterey, State of California, being within Monterey County Assessor's Parcel Number(s) 167-031-03, 600-222-00, 600-221-00, 600-220-00, 600-246-00, 600-233-00, 600-234-00, 600-210-00, 600-235-00, 167-011-01 through 167-011-11, 602-944-00, 600-212-00, 600-247-00, 600-224-00 and 600-223-00

and being more particularly described in Exhibit "B" attached hereto and made a part hereof, is hereby designated and established as an agricultural preserve within the meaning of and pursuant to the Land Conservation Act of 1965 and shall be known as and referred to as Agricultural Preserve No. 73-12.

On motion of Supervisor Church, seconded by Supervisor Branson, the foregoing resolution is adopted this 23rd day of January, 1973 by the following vote:

AYES: Supervisors Church, Atteridge, Tavernetti, Branson
COUNTY OF MONTEREY, } NOES: None.
STATE OF CALIFORNIA. } ABSENT: None. Supervisor Poyner abstains.

I, ERNEST A. MAGGINI, County Clerk and ex-officio Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a full, true and correct copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof at page 28 of Minute Book 28, on the 23rd day of January, 1973, and now remaining of record in my office.

Witness my hand and the seal of said Board of Supervisors this 23rd day of January, 1973

ERNEST A. MAGGINI,
County Clerk and ex-officio Clerk of the Board
of Supervisors, County of Monterey, State of
California.

By J. L. Ruckerbill
Deputy.



CLERK 001

EXHIBIT "A"

LAND CONSERVATION AGREEMENT

COMPATIBLE USES

The following is a list of land uses determined to be compatible with the agricultural use of the land subject to this agreement:

1. The drying, packing or other processing of an agricultural commodity usually performed on the premises where it is produced but not including slaughter houses, fertilizer yards, bone yards or plants for the reduction of animal or vegetable matter.
2. Structures necessary and incidental to the agricultural use of the land.
3. Single family dwellings incidental to the agricultural use of the land for the residence of the owner, and the family of the owner.
Single family dwellings incidental to the agricultural use of the land for the residence of the lessee of the land and the family of the lessee.
4. Dwellings for persons employed by owner or lessee in the agricultural use of the land.
5. An aircraft landing strip incidental to the agricultural use of the land.
6. The erection, construction, alteration or maintenance of gas, electric, water or communication utility facilities.
7. The erection, construction, alteration or maintenance of radio, television or microwave antennas, transmitters and related facilities.
8. Public or private hunting of wildlife or fishing.
9. Public or private hunting clubs and accessory structures.
10. Public or private rifle and pistol practice range, trap or skeet field, archery range or other similar use.
11. Public or private riding or hiking trails.

PARCEL I:

Lot 6, SW 1/4 of SE 1/4 and S 1/2 of SW 1/4 of Section 12 in Township 16 South, Range 3 East of Mount Diablo Base and Meridian, containing 158.54 acres, more or less.

PARCEL II:

A portion of the Guadalupe Rancho described as Sub-div. 1, containing 378.92 acres, more or less, as shown upon Map of Partition of a tract of land in adjoining Guadalupe Rancho, as surveyed for Pedrazzi and Co., by Lou G. Hare, Co. Surveyor, Monterey Co., Calif., filed July 9, 1913 in Volume 1 of Surveys, Monterey County Records, at page 79.

EXCEPTING the interest of the County of Monterey in County Roads.

PARCEL III:

W 1/2 of Section 13;

E 1/2 of Section 14;

E 1/2 of Section 23;

NW 1/4 and W 1/2 of SW 1/4 of Section 24,

all in Township 16 South, Range 3 East of Mount Diablo Base and Meridian.

CONTAINING 1200 acres of land, more or less.

EXHIBIT "B"

DESCRIPTION:

All that certain real property situate in the County of Monterey, State of California, described as follows:

In Township Sixteen (16) South, Range Three (3) East, Mount Diablo Meridian:

Of Section 35: The Whole

Of Section 36: The West half ($W\frac{1}{2}$)

Of Section 25: The Southwest Quarter ($SW\frac{1}{4}$)

Of Section 26: The Southeast Quarter ($SE\frac{1}{4}$)

ALSO Lots 1, 2, 3, and 4 of Section 2 in Township 17 South of Range 3, East of Mount Diablo Meridian.

Situate in the County of Monterey, State of California, to-wit:

Being a portion of Rancho Guadalupe and a part of that certain 250 acre tract of land described in that certain Decree of Distribution entered in the Matter of the Estate of Thomas Chappell, deceased, a certified copy of which was recorded May 29, 1917 in Volume 164 of Deeds, at page 42, as follows:

"PARCEL 1":

"30 acres of land, being a portion of said tract herein first above described, lying Northerly of the 29.30 acres devised to J. Fred Chappell and the 30.70 acres of land devised to J. H. Chappell and bounded by the line between Lots M and A.1 of said Guadalupe Rancho and the Easterly line of the lands of said tract herein first above described and the Northerly lines of said 29.30 tract devised to J. Fred Chappell and the 30.70 acre tract devised to J. H. Chappell and by a line sufficiently distant Northerly therefrom and parallel thereto to include an area of 30 acres of land, including that part of the new road extending from said Soledad Road; also a portion of said tract herein first above described, containing 12.31 acres of land in the Northerly portion of said tract lying Easterly of the tract devised to Mable Chappell, and hereinafter described, said tracts so devised to William Chappell, being bounded by the center line of the new road, running parallel to said Soledad Road and by the Southerly boundary line of Buena Esperanza Rancho and by the Easterly line of said 12.30 acre tract devised to said Mabel Chappell and by a line sufficiently distant therefrom and parallel thereto, including 12.31 acres of land."

"PARCEL 2":

29.30 acres of the tract of land containing 250 acres, above referred to bounded by the line between Lots M and A.1 of the Guadalupe Rancho and by the Soledad Road and by the center line of a new road leading from said Soledad Road to the other private road across said tract and by a line sufficiently distant from said Soledad Road to make an area of 29.30 acres of land; and also 12.30 acres of land in the Northerly portion of said tract of land, bounded by said line between Lots M and A.1 of said Guadalupe Rancho and the Southerly boundary of the Buena Esperanza Rancho and the center line of said private road, running parallel to said Soledad Road, and by a line sufficiently distant Easterly from said line between said Lots M and A.1 and parallel thereto to make an area of 12.30 acres of land:

Beginning at the intersection of the line between Lots M and A.1 with the fence on the Easterly side of the Hilltown-Paraiso Road from which a 6" x 6" line post on the Westerly side of said road bears South 40° 15' West, 53.5 feet distant; thence along the Easterly side of said Hilltown-Paraiso Road toward Hilltown, North 39° 46' West 92 feet and North 24° 15' West 156 feet to a 4" x 5" fence post; thence leave the road and running North 87° 20' East 312.0 feet to a double willow stump 2 inches in diameter in line of the above mentioned Lots M and A.1 and thence along the said line South 40° 15' West, 297 feet to the place of beginning. Containing 0.84 acres of land, more or less. Courses all true. Variation 17° 20' East, being a portion of the Guadalupe Rancho.

"PARCEL 3":

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40.00 acres of the tract of land hereinabove referred to, bounded by the line between Lots M and A.1 of the Guadalupe Rancho and by the Easterly line of said tract of land hereinafter described and by the center line of the new road running parallel to the Soledad Road and by the Northerly line of the 30 acre tract of land distributed to Mae Chappell Ulrici by the Decree of Distribution in the matter of the Estate of Thomas Chappell, deceased, containing 40 acres of land, including that part of the new road running parallel to said Soledad Road:

"PARCEL 4":

30.70 acres of land bounded by the center line of a private road leading from the Soledad Road to the other private road and by the Easterly line of tract hereinabove referred to and by the said Soledad Road and by a line sufficiently distant Northerly from said Soledad Road to make an area of 30.70 acres of land; also a tract of land containing 12.30 acres of land in the Northerly part of the tract hereinabove referred to, Easterly of the 12.30 acres of land distributed to J. Fred Chappell (by the Decree of Distribution in the matter of the Estate of Thomas Chappell, deceased) being bounded on the Southwest by the center line of a new road running parallel to the Soledad Road; on the Northwest by the Southeasterly line of the tract distributed to said J. Fred Chappell; on the Northeast by the Southern boundary line of the Buena Esperanza Rancho and on the Southeast by a line parallel to the Southeasterly line of the land distributed to J. Fred Chappell and sufficiently Southeasterly therefrom to include an area of 12.30 acres of land.

"PARCEL 5":

All of those certain parcels of real property comprising 42.31 acres of land which was by said Decree finally distributed to May Chappell Ulrici, otherwise known as Mae Chappell Ulrici, and otherwise known as May Ulrici, the said decedent, and being described in said Decree as follows:

"30 acres of land herein first above described and bounded by the line between Lots M, and A.1 of the Guadalupe Rancho and by the Easterly line of said tract first above described and by the Northerly line of the 30 acre tract devised to Mable Chappell, and by a line sufficiently distant therefrom Northerly and parallel thereto to include an area of 30 acres, including that part of the new road leading from said Soledad Road, also 12.31 acres of land in the Northerly part of said tract first hereinabove described, lying Easterly of a 12.31 acre tract devised and bequeathed to said William Chappell, and bounded by the center line of said new road, running parallel to said Soledad Road and by the Easterly line of said tract first hereinabove described and by the Southerly line of the Buena Esperanza Rancho, and by a line Easterly of said 12.31 acre tract, devised to said William Chappell, and containing 12.31 acres of land, more or less".

(continued)

"PARCEL 6":

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30 acres of land, being a portion of 250 acre tract herein first above referred to and bounded by the line between Lots M and A.1 of said tract and the Easterly line of said tract and by the Northerly line of said 30 acre tract devised by said last Will and Testament to William Chappell, and by a line sufficiently distant Northerly therefrom and parallel thereto to include an area of 30 acres of land, including that part of said new road leading from the said Soledad Road; also 12.30 acres of land in the Northerly portion of said tract herein first above referred to bounded by the center line of the new road, running parallel to said Soledad Road and by the Southerly line of the Buena Esperanza Rancho and by the Easterly line of the 12.30 acre tract devised by said last Will and Testament to J. E. Chappell, and by a line sufficiently distant Easterly therefrom and parallel thereto to include the said area of 12.30 acres.

EXCEPTING from the hereinbefore Parcel "2" the following described parcel of land to be referred to as Exception (1) particularly described as follows:

BEGINNING at the most westerly corner of said Parcel "2" (29.30 acres) and running along the northeasterly side of River Road

- (1) S. 41° E., 264.0 feet; thence
- (2) S. 65° E., 190.08 feet; thence
- (3) S. 44° 45' E., 332.32 feet; thence
- (4) S. 52° E., 126.0 feet; thence leave the northeasterly side of said River Road and running
- (5) N. 41° 25' E., 223.0 feet to the top of an existing bank; thence running along top of bank
- (6) N. 45° 37' W., 588.0 feet; thence
- (7) N. 39° 30' W., 142.90 feet; thence
- (8) N. 29° 25' W., 182.14 feet to station in the northwesterly boundary of said Parcel "2" (29.30 acres); thence leave top of bank and running along last mentioned boundary
- (9) S. 41° 25' W., 340.0 feet to the place of beginning.

Containing an area of 5.44 acres of land.

Courses all true.

ALSO EXCEPTING from said Parcel "2" that certain 0.84 acre tract of land herein before described in Parcel "2" to be referred to as Exception (2).

Leave a total area of 246.08 acres of land for establishment of an agricultural preserve and application for land conservation contract.

EXHIBIT "B"

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22. PARCEL I.

All that certain real property situate in the County of Monterey, State of California, described as follows:

East half (E1/2) and East half of Southwest quarter (E1/2 of SW 1/4) of Section 24;
North half (N1/2) of Section 25;
Northeast quarter (NE1/4) of Section 26;

all in Township 16 South, Range 3 East of Mount Diablo Base and Meridian.

Lots 5, 6, 10, 11, 12, 13, 14 and 15 of Section 19; Lots 1, 2 and East half of Northwest quarter (E1/2 of NW1/4) of Section 30, all in Township 16 South, Range 4 of Mount Diablo Base and Meridian.

CONTAINING 1405.39 acres of land, more or less.

PARCEL II

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

South half of the Southeast quarter (S1/2 of SE 1/4) and the Northeast quarter of the Southeast quarter (NE 1/4 of SE 1/4) of Section 13, in Township 16 South, Range 3 East of Mount Diablo Meridian, CONTAINING 120 acres of land, more or less.

ALL of Lots One (1), Four (4), Five (5), Eight (8) and Northeast quarter of Southwest quarter (NE 1/4 of SW 1/4) of Section 18, in Township 16 South of Range 4 East of Mount Diablo Meridian in the County of Monterey, State of California, CONTAINING 140.41 acres, more or less.

