

RECORDING REQUESTED BY:

County of Mendocino
Clerk of the Board of Supervisors
501 Low Gap Road, Room 1090
Ukiah, CA 95482

WHEN RECORDED, MAIL TO:

NAME County of Mendocino
ADDRESS Department of Transportation
340 Lake Mendocino Drive
CITY & STATE Ukiah, CA 95482-9432
Attn: Howard N. Dashiell, Director

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

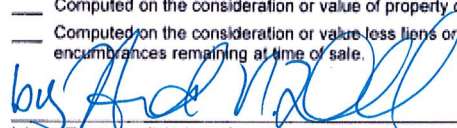
County of Mendocino
Clerk of the Board of Supervisors
501 Low Gap Road, Room 1090
Ukiah, CA 95482

DOCUMENTARY TRANSFER TAX: \$ -0-

☒ N/A non-taxable public agency R&T 11922

☐ Computed on the consideration or value of property conveyed, OR

☐ Computed on the consideration or value less liens or encumbrances remaining at time of sale.


Lisa Foster, Right of Way Agent

Signature of Declarant or Agent determining tax

A portion of APN 34-300-31

Grant Deed

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

CRAIG T. SUTPHIN, a single man

does hereby GRANT to

THE COUNTY of MENDOCINO, a political subdivision of the State of California,

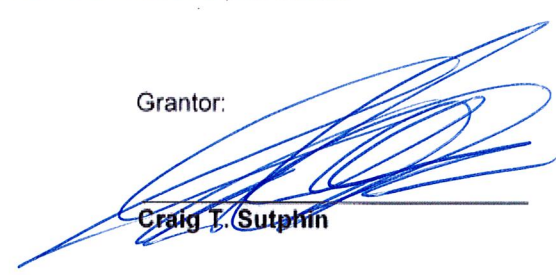
the real property in the **unincorporated area** in

County of Mendocino, State of California,

described as: See Exhibit "A" attached hereto and made a part hereof.

Dated: 1/23/2023

Grantor:


Craig T. Sutphin

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF ALAMEDA }

On 01-23-2023 before me,

Gagandeep S. Mahal (Notary Public)
(Here Insert Name and Title of Officer)

personally appeared

CRAIG T. SUTPHIN

Name(s) of Signer(s)

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

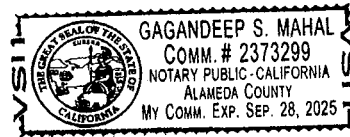
WITNESS my hand and official seal

Signature

Gagandeep S. Mahal

Signature of Notary Public

FOR NOTARY SEAL OR STAMP



SPACE BELOW FOR OFFICIAL USE:

**EXHIBIT A
HIGHWAY ROAD ACQUISITION
AND EASEMENTS**

Highway Parcel Acquisition

A portion of the south half of Section 22, Township 22 North, Range 12 West, Mount Diablo Base and Meridian, County of Mendocino, State of California, described in the Grant Deed to Craig T. Sutphin, recorded June 18, 1996, as Book 2340, Page 94, Mendocino County Official Records, more particularly described as follows:

TRACT ONE – HIGHWAY RIGHT OF WAY

Commencing at the center south one sixteenth corner of Section 22, Township 22 North, Range 12 West, Mount Diablo Base and Meridian, marked by a ½ inch iron pipe as shown on that certain map filed in Map Case 2, Drawer 29, Page 68 Mendocino County Records; thence North 1°51'36" East, 914.900 feet (Record Calculated = North 1°06'46" East, 914.908 feet) to a ½ inch iron pipe as shown on the said filed map, herein named POINT "A"; thence continuing North 1°51'36" East, 18.38 feet to the TRUE POINT OF BEGINNING, being a point on the centerline of Hill Road, County Road 327B;

Thence, easterly of the line bearing North 1°51'36" East through Point "A" and including the entire width of the 40 foot wide County Road Easement, Southeasterly, Easterly, Northeasterly, Northerly, and Northwesterly, 630.00 feet, more or less, along the said centerline for Hill Road, to a point from which POINT "A" bears South 82°23'54" West, 425.47 feet more or less.

Containing: 24,210 Sq. Ft. more or less

TRACT TWO – PARCEL ONE – PERMANENT EASEMENT

Commencing at POINT "A" described above, thence South 54°21'00" East, 191.75 feet, to the POINT OF BEGINNING on the northern line of the 40 foot wide easement of said Hill Road. Thence along the said easement following four courses:

South 82°24'51" East, 16.96 feet;

South 84°28'45" East, 15.64 feet;

South 86°47'39" East, 17.55 feet;

North 88°17'01" East, 14.51 feet, to a point herein named POINT "B";

Thence leaving said easement, North 52°37'35" West, 53.79 feet;

Thence South 37°22'25" West, 35.68 feet, more or less, to a point on said easement and to the Point of Beginning.

Containing 1026 Sq Ft +/-

TRACT TWO – PARCEL TWO – PERMANENT EASEMENT

Commencing at POINT "A" described above, thence South 67°41'32" East, 369.90 feet, to a point on the southern line of the 40 foot wide easement of said Hill Road, herein named POINT "C", and being the POINT OF BEGINNING;

Thence, leaving said easement, South 52°37'35" East, 33.66 feet;

Thence North 37°22'25" East, 20.00 feet;

Thence North 19°13'57" West, 17.28 feet;

Thence on a non-tangent curve concaving northwesterly, center of arc bears North 19°13'57" West, 110.00 feet, for an arc distance of 153.68 feet, having an included angle of 80°02'52";

Thence North 9°17'48" West, 71.12 feet, more or less, to a point on the north boundary of the said lands of Sutphin;

Thence along the said north boundary, North 89°24'18" West, 1.90 feet, more or less to a point on the easterly line of the said 40 foot wide easement of said Hill Road;

Thence leaving the intersection of the said north boundary with said easement, southerly and southwesterly, along the easterly edge of said easement, southerly, southwesterly, and westerly for a distance of 247.75 feet, more or less to the Point of Beginning.

Containing 3,389 Sq Ft +/-

TRACT THREE – PARCEL ONE – TEMPORARY CONSTRUCTION EASEMENT

Commencing at POINT "A" described above, thence North 1°51'36" East, 46.82 feet, more or less, to a point on the northern line of the 40 foot wide easement of said Hill Road, and the True POINT OF BEGINNING:

Thence, leaving said easement, North 1° 51' 36" East, 4.11 feet;
Thence South 44° 36' 30" East, 27.56 feet;
Thence North 70° 17' 40" East, 17.01 feet;
Thence South 37° 00' 26" East, 94.35 feet;
Thence South 31° 40' 41" East, 23.26 feet;
Thence South 61° 41' 13" East, 22.64 feet;
Thence North 64° 14' 41" East, 26.54 feet;
Thence North 44° 46' 31" East, 16.63 feet;
Thence North 14° 59' 36" East, 11.24 feet;
Thence South 76° 13' 53" East, 36.54 feet;
Thence South 10° 18' 20" West, 25.59 feet;
Thence South 20° 35' 40" West, 23.68 feet;
Thence North 52° 37' 35" West, 12.07 feet;
Thence South 37° 22' 25" West, 35.68 feet, more or less, to a point on the northern line of said 40 foot easement of said Hill Road;
Thence along the northerly line of said easement, westerly and northwesterly 225.35 feet, more or less, to the Point of Beginning.

Containing 6610 Sq Ft +/-

TRACT THREE – PARCEL TWO – TEMPORARY CONSTRUCTION EASEMENT

BEGINNING at POINT "B" described above;

Thence, leaving the said 40 foot easement, North 52°37'35" West, 2.33 feet;
Thence North 82°22'40" East, 65.21 feet, more or less, to the boundary of the lands of Sutphin;
Thence, along said boundary, South 7°12'05" East, 1.90 feet, to a point on the said 40 foot easement for said Hill Road;
Thence along the said 40 foot easement, South 82°35'56" West, 63.54 feet, more or less to the Point of Beginning.

Containing 114 Sq FT +/-

TRACT THREE – PARCEL THREE – TEMPORARY CONSTRUCTION EASEMENT

BEGINNING at POINT "C" described above:

Thence, leaving said 40 foot easement, South 52°37'35" East, 7.10 feet;
Thence South 82°22'25" West, 59.66 feet, more or less, to a point on the western boundary of the said lands of Sutphin;
Thence, along the said western boundary, North 6°15'26" West, 5.24 feet, to a point on the aforementioned 40 foot easement;
Thence leaving the said western boundary and following along the said southern easement line, North 82°36'18" East, 54.52 feet, to the Point of Beginning.

Containing 293 Sq Ft +/-

TRACT THREE – PARCEL FOUR – TEMPORARY CONSTRUCTION EASEMENT

Commencing at POINT "C" described above, thence, leaving the aforementioned 40 foot easement, South 52°37'35" East, 33.66 feet, to the True POINT OF BEGINNING:

Thence North 47° 10' 24" East, 44.95 feet;

Thence South 29° 13' 59" East, 22.88 feet;

Thence North 59° 48' 43" East, 44.70 feet;

Thence North 24° 32' 45" West, 31.47 feet;

Thence North 8° 42' 38" West, 10.05 feet;

Thence North 20° 17' 43" East, 28.54 feet;

Thence North 9° 10' 38" East, 41.40 feet;

Thence North 4° 21' 50" West, 22.11 feet;

Thence North 11° 02' 55" West, 63.82 feet, more or less, to a point on the north boundary of the said lands of Sutphin;

Thence, along the said north boundary of Sutphin, North 89° 24' 18" West, 3.49 feet, more or less, to the easterly line of TRACT TWO, PARCEL TWO;

Thence, along the said easterly line, South 9° 17' 48" East, 71.12 feet;

Thence, continuing along the said easterly line, along an arc with a radius of 110.00 feet, for an arc distance of 153.68 feet, with an included angle of 80°02'52";

Thence, South 19° 13' 57" East, 17.28 feet;

Thence South 37° 22' 25" West, 20.00 feet, to the Point of Beginning.

Containing 2,931 Sq Ft +/-

The rights, title and interest of TRACT THREE are to be extinguished and title shall revert to the Grantee three years after the Notice of Completion is filed for DOT Project 3041-C11003.

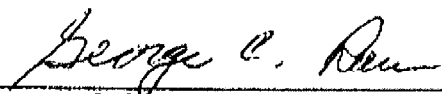
The aforementioned 1/2 inch iron pipe, located North 1°51' 36" East, 914.900 feet from the center south one sixteenth corner of Section 22, Township 22 North, Range 12 West, Mount Diablo Base and Meridian, marked by a 1/2 inch iron pipe as shown on that certain map filed in Map Case 2, Drawer 29, Page 68, Mendocino County Records, has the following established grid coordinates:

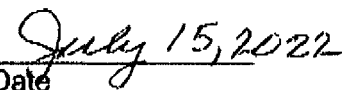
N: 2,401,133.25 feet, E: 6,229,214.41 feet

The bearings and distances used in the above description are on the California Coordinate System of NAD 1983(2011), Epoch 2010.00, Zone 2. Divide the above distances by 0.99992445 to obtain ground level distances.

Portion of A.P.N. 034-300-31

This description of real property was prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.


George C. Rau R.C.E. 21908
License Exp. 09-30-2023


Date

SUTPHIN
HIGHWAY DEED

