

File Number: ADM-A25-0001
Date Received: 3-3-2025

Receipt No.: 58930
Amount: \$450.

APPEAL FORM

(For more information, see Section 130.52.090 of the Zoning Ordinance)

Appeals must be submitted to the Planning Department with appropriate appeal fee. Please see fee schedule or contact the Planning Department for appeal fee information.

APPELLANT Steve Viani
ADDRESS 2014 Equestrian Way Pilot Hill, CA 95667
DAYTIME TELEPHONE 916-952-8503

A letter from the Appellant authorizing the Agent to act in his/her behalf must be submitted with this appeal.

AGENT N/A
ADDRESS _____
DAYTIME TELEPHONE _____

APPEAL BEING MADE TO: Board of Supervisors Planning Commission

ACTION BEING APPEALED (Please specify the action being appealed, i.e., approval of an application, denial of an application, conditions of approval, etc., and specific reasons for appeal. If appealing conditions of approval, please attach copy of conditions and specify appeal.)

- Appealing PC approval of ADM24-0020
1. No notice provided to us regarding this case despite letter to Todd Young and conversations w/ Sherrin Herrold - Applicant statement of no adverse comments by neighbors is incorrect
 2. Application by 2370 owners shows same 60ft non-exclusive easement as our deed. This limits our use of our property because we do not have access to BLM and the American River.
- Equestrian Way is not Mr. Leasure's private driveway. He has a driveway off Equestrian Way.
- See attached 3/3/25 letter.

DATE OF ACTION BEING APPEALED 2/14/25

[Signature]
Signature

3/3/25
Date

Viani Engineering

March 3, 2025

El Dorado County Planning and Building Department
2850 Fairlane Ct,
Placerville CA 95667

Attn:

bldgdept@edcgov.us

planning@edcgov.us

cdacode.enforcement@edcgov.us

cerissa.deitchman@edcgov.us

Robert.peters@edcgov.us

Karen.L.Garner@edcgov.us

BOSFOUR@service.govdelivery.com

Subject: Administrative Permit ADM24-0020 - NOTICE OF DECISION

Ms. Deitchman:

A few days ago, our neighbors, the Chapmans, passed along the County's decision to grant an administrative permit to the owner of 2370 Equestrian Way allowing the illegal gate to remain. You should be aware that on July 26, 2021, I memorialized a conversation I had with Mr. Todd Young, EDC Code Enforcement concerning the illegal gate and the request to have Equestrian way kept open as we have a deeded easement that allows access to the American River. According to Mr. Young, he needed to see if there were 3 or more people affected by the illegal gate; I document over 20. Along with my neighbor, the Chapmans, there are at least two of us on the Salmon Falls side of the gate plus many others on Boulder Bump, Hound Hollow and on the myriad of roads in those hills. However, I was not notified of the sham action performed by the County without proper notice given to use as affected parties and with deeded easements. Finally, after nearly 50 years as an Engineer, I am surprised the County could make such a widespread decision without providing the customary and statutory 30-day notice of administrative action regarding any part of this process. To accept the owners of 2370 Equestrian Way assertion of no neighbor complaints in pure negligence on the part of the County.

When my parents purchased the property in the 1980's. they were assured that they would have access to Equestrian Way and the American River. My reading of the deed and associated easements indicates the same conclusion. As a Civil Engineer, licensed to perform surveying, I cannot comprehend how the County can take property rights without due process and cause. You are allowing the owners of 2370 Equestrian Way to limit our use of this non-exclusive easement; his use is non-exclusive as well!

.....

Your letter indicates that the Project Materials for this permit may be viewed on Etrakit. As a Contractor user of Etrakit, I am familiar with the use of this site. Upon inspection of the public portion of the site, it only shows that the administrative permit application was deemed incomplete in April 25, 2024. The Contractor portion, not Accessible to the public, shows a different picture. Upon reading the application, it clearly shows the 60-foot-non-exclusive easement from Salmon Falls to the 2370 property. Why have you allowed him to close his gate is closed right now and deny our Easement access; this gate has been closed periodically over the last two months. It is ludicrous to expect us to file an appeal when there is an incorrect application and pay a fee??? For what!

We demand an immediate cessation of the steamrolling of your approval. If you had bothered to consult Mr. Youngs's files or speak with Shawn Herrold, both would have informed you of our concerns. Your actions are reprehensible and possibly illegal. In conversations with Mr. Herrold last year, he indicated the County was soliciting demolition bids as the gate and overhead structure would be removed. Why would the County approve a 12-foot gate on a 60-wide non-exclusive easement that is clearly marked on 2370 Equestrian Way incomplete application? When we had fires on Equestrian Way, the firetrucks could not pass through the gate and access was obtained over a neighboring property. A gate on Equestrian Way affects everyone, and violates our easements.

We have consulted an attorney and your actions are contrary to the legally given easements that came when our property, which was purchased by my parents in the 1980's.

We want this illegal action stopped and a complete application required from the owner for us to review and respond to each point raised in the application.

This illegal action will have economic ramifications for us that we cannot tolerate and we will file for injunctive relief as well as costs and fees incurred.

We need to meet tomorrow to stop this injustice. You have my email and my phone number is 916-952-8503.

Sincerely,

Steven P. Viani

Steven P. Viani P.E.
Civil Engineer C30965 exp. 3/31/26

CC: Karen E. Viani

Viani Engineering

April 2, 2025

El Dorado County Planning and Building Department
2850 Fairlane Ct,
Placerville CA 95667

Attn: cerissa.deitchman@edcgov.us
cdacode.enforcement@edcgov.us
Robert.peters@edcgov.us
Karen.L.Garner@edcgov.us
BOSFOUR@service.govdelivery.com

Subject: Administrative Permit ADM24-0020 - REVIEW OF APPROVED DECISION

Ms. Deitchman:

Thank you for accepting our appeal of the County's decision regarding this gate and allowing us to submit additional information. Unfortunately, on March 25, 2025, you approved Administrative Permit ADM24-0020d, again without notifying us. We were under the impression that all further work action would be suspended until the appeal process ended.

You should be aware that on July 26, 2021, I memorialized a conversation I had with Mr. Todd Young, EDC Code Enforcement concerning the illegal gate and the request to have Equestrian way kept open as we have a deeded easement that allows access to the American River. According to Mr. Young, he needed to see if there were 3 or more people affected by this illegal gate; I documented over 20. Along with my neighbors, the Chapmans, there are at least two of us on the Salmon Falls side of the gate plus many others on Miners Valley, Boulder Bump, Hound Hollow and on the myriad, of roads in surrounding hills. Mr. Young never responded to my letter despite having several conversations with him. Later I spoke with Shawn Herrold concerning the illegal gate matter. He indicated that steps were being taken concerning removal of the gate and understood our concerns regarding our access and easement.

To accept the owners of 2370 Equestrian Way assertion of no neighbor complaints is untrue. We objected to their assertion in 2018 that Equestrian Way was their private driveway, and we objected to their plans for a gate across Equestrian way as we have a non-exclusive deeded access along the entire length of Equestrian way down to the American River. Equestrian Way is not their driveway, they have a circular driveway off Equestrian Way for their residence. The gate should have been approved for their driveway and not on the non-exclusive easement.

When my parents purchased the property at 2014 Equestrian Way in the 1980's they were assured that they would have access to Equestrian Way and the American River, and the recorded documents reflect this. My reading of the deed and associated easements indicates the same conclusion. As a Civil Engineer, licensed to perform surveying, I cannot comprehend how the County can take property rights and give them to one property owner without due process and cause. You are allowing the owners of 2370 Equestrian Way to restrict and ultimately deny our use of this non-exclusive easement; his use is non-exclusive as well! Conversely if he has access then we all have access to Equestrian Way, the American River, and BLM lands and trails that lead to public parks.

Your letter indicates that the Project Materials for this permit may be viewed on Etrakit. As a Contractor and user of Etrakit, I am familiar with the use of this site. Upon inspection of the contractor portion of the site, it provides a complete administrative permit application that was deemed incomplete on April 25, 2024. The Contractor portion, not Accessible to the public, shows a different picture. Upon reading the application, it clearly shows the 60-foot-non-exclusive easement from Salmon Falls to the 2370 property. Why have you allowed him to close his gate and deny our non-exclusive easement access? This gate has been closed repeatedly since 2024. It is ludicrous to require us to file an appeal when there is an incomplete application in the system, requires us to pay a fee for an appeal and then later you approve the application on March 24, 2025, before we are allowed due process.

Upon reviewing the approval letter for Administrative Permit ADM24-0020 dated March 24, 2025, we have concerns with the following:

- Residential Subdivision Gate-Under 2.2 of the General Plan Consistency Findings pedestrian use shall not be restricted for pedestrian access on the non-exclusive road and public utilities easement for Equestrian Way to access BLM land beyond 2370 Equestrian Way. Why is the County allowing a non-conforming gate which is

expected to be closed but has inadequate pedestrian and equestrian infrastructure; The existing infrastructure is inadequate to allow equestrian access, and the gate and landscaping inhibit pedestrian access and is not ADA compliant.

- Zoning Findings-public resources-Section 3.1 of Zoning Findings uses the rationale that there is no vehicular access beyond the gate. While this may be true to access public resources it is not true for accessing the property of friends and neighbors who live beyond this gate and thus does interfere with traffic circulation patterns that have been established since at least 1956 and likely before. In the future properties will be developed and subdivided and more vehicles will need access beyond this gate. Your rationale is short-sighted and will be impossible to change if this is allowed to be implemented.
- Pedestrian access to BLM land-Under Section 1 of Compliance Standards of the Planning Division; How can parcel owners beyond 2370 Equestrian Way have unrestricted access to and from their property? In addition, how can pedestrian's access be assured to BLM beyond 2730 when the owner of 2730 has constructed a non-compliant structure and cut off the community locks that were on a gate owned by BLM, of which many in the community had keys for access, and replaced it with his own lock and only allows access to a select few that he chooses to allow access often for private hunting. Pedestrian access is often impeded by the locked BLM gate and by fencing and barbed wire across what should be pedestrian and equestrian access next to the gate.
- Road widths per title 14 Fire Safe Regulations-Section 1273 require minimum width of 2, ten-foot traffic lanes (127301). Shall have minimum radius requirements (1273.04). Shall have minimum turn around radius (127305). Shall have turnout requirements (127306). Shall have roadway and driveway structure requirements (127307). Shall have maximum lengths of dead-end roads (127308), in addition to the gate entrance requirements of (127309). The approved gate does not meet these standards. The information in Etrakit for this administrative permit does not show Captain Shepard's approval or any other Fire Department Approval.
- Open code enforcement violation- We do not find the County's approval of the Administrative Permit for this gate to be protective of the community and allows a non-conforming structure that does not meet the above codes to remain in place. We further believe the County should have this structure removed. We find it

incredible that after all of the staff work that had been done to remove this non-conforming structure that the County would change direction and approve a structure that is not in the best interest of the community, restricts access to public land, takes away private property rights, such as non-exclusive easements, public safety such as emergency vehicle access which one such incident has been detailed below. There are many more of which we are aware.

We demand an immediate cessation of the steamrolling of your approval. However, you have already approved the Administrative Permit and after we submitted our appeal on March 3, 2025. If you had bothered to consult Mr. Young's files or speak with Shawn Herrold, both would have informed you of our concerns over the past four years. In conversations with Mr. Herrold last year, he indicated the County was soliciting demolition bids as the gate and overhead structure would be removed and the County was aware of our concerns. Why would the County approve a 10-foot gate on a 60-wide non-exclusive easement that is clearly marked on the 2370 Equestrian Way application that does not meet the title 14 Fire Safety Regulation which requires a minimum width of 14 feet and an unobstructed vertical clearance of 13 feet 6 inches, not the 14 foot vertical clearance that you indicate on page 4 of 5 in your revised approval letter for this permit. When we had fires on Equestrian Way, the firetrucks could not pass through the gate and access was obtained over a neighboring property. A gate on Equestrian Way affects everyone, and violates our non-exclusive road easement, and the non-exclusive road easement of many others.

We have consulted an attorney and your actions are contrary to the legally given non-exclusive road easement that came with our property, which was purchased by my parents in the 1980's.

We want this illegal action stopped and the application denied.

This action will have economic ramifications for us that we cannot tolerate and we will file and pursue injunctive relief as well as costs and fees incurred.

You have my email and my phone number is 916-952-8503.

Sincerely,

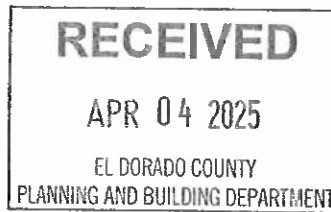
Steven P. Viani

Steven P. Viani P.E.
Civil Engineer C30965 exp. 3/31/26

CC: Karen E. Viani



Signed 4/2/25



Viani Engineering
2014 Equestrian Way
Pilot Hill, CA 95664
Phone: 916-952-8503
Steve@vianiengineering.com

Viani Engineering

April 4, 2025

El Dorado County Planning and Building Department
2850 Fairlane Ct,
Placerville CA 95667

Attn: cerissa.deitchman@edcgov.us

ADM-A25-0001

Subject: Administrative Permit ADM24-0020 - REVIEW OF APPROVED DECISION-Viani Deed
Ms. Deitchman:

Attached please find the following:

- Viani Grant Deed (this deed is to us via trust, property purchased by Louis and Madeleine Viani in around 1979-1980)
- Luneman Grant for easement to Wilkinson
- Luneman to Carrington
- Carrington to Seeley
- Record of Survey-22 August 1990
- Record of Survey-31 January 1984 We are tract 4
- Record of Survey-14 October 1983
- Parcel Map-17 August 1979

Thank you for confirming receipt of our April 2, 2025 Appeal.

You have my email and my phone number is 916-952-8503.

Steven P. Viani P.E.

Steven P. Viani P.E.

Civil Engineer C30965 exp. 3/31/26

Attachments

2025 APR -4 AM 11:16
RECEIVED
PLANNING DEPARTMENT

RECORDING REQUESTED BY
COLLEEN J. WATTERS
Attorney at Law

WHEN RECORDED MAIL TO
& MAIL TAX STATEMENTS TO:
STEVEN P. VIANI and KAREN E. VIANI
2014 Equestrian Way
Pilot Hill, CA 95664

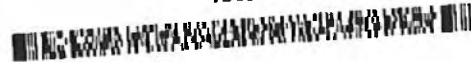
Recorded in Official Records
County of El Dorado
Janelle K. Horne
Recorder-Clerk

2022-0045352

12/01/2022
02:29:45 PM
PL
GL

Titles: 1 Pages: 3

Fees: \$20.00
Taxes: \$0.00
CA SB2 Fee: \$0.00
Total: \$20.00



APN 104-080-391

GRANT DEED
INTER VIVOS GIFT
Documentary Transfer Tax: \$0.00
EXEMPTION (R&T CODE) 11930

Colleen Watters 11-28-22
Signature of Declarant

REDS
FILED

Document recorded "in connection with" a transfer of real property
that is a residential dwelling to an owner-occupier - CG27388.1(a)(2)

Re: DOCUMENT #2013-0036510-00; RECORDED JULY 15, 2013

STEVEN P. VIANI AND KAREN E. VIANI, HUSBAND AND WIFE AS COMMUNITY
PROPERTY WITH RIGHT OF SURVIVORSHIP, the undersigned Grantors, do hereby remise,
release and forever quitclaim to

STEVEN P. VIANI and KAREN E. VIANI, as TRUSTEES of the VIANI REVOCABLE TRUST,
dated NOVEMBER 28, 2022; the following described real property in the County of El Dorado, State
of California described as:

See Exhibit "A" attached hereto and made a part hereof for full legal description.

Property address is: 2014 Equestrian Way, Pilot Hill, CA 95664

Dated: 11/28/22

Steven P. Viani
STEVEN P. VIANI

Dated: 11/28/2022

Karen E. Viani
KAREN E. VIANI

MAIL TAX STATEMENTS AS DIRECTED ABOVE.

VIANI REVOCABLE TRUST GRANT DEED
2014 Equestrian Way, Pilot Hill, CA 95664
APN 104-080-391
PAGE 2

NOTARY ACKNOWLEDGMENT

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

STATE OF CALIFORNIA


COUNTY OF PLACER

On November 28, 2022, before me, A.R. CAHEE, Notary Public, personally appeared STEVEN P. VIANI and KAREN E. VIANI, 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 is true and correct.

WITNESS my hand and official seal.





Notary Public, State of California

GRANT FOR RIGHT-OF WAY ANDEASEMENT

-oOo-

KNOW ALL MEN BY THESE PRESENTS:

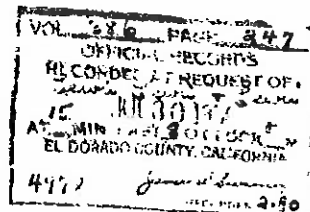
That we, FRED LUNEMAN, a single man, and ARNOLD LUNEMAN, a single man, have granted, and do hereby grant and confirm unto ANNETTE WILKINSON, a single woman, a right-of-way and easement of ingress and egress over and across their lands and tenements located in the County of El Dorado, State of California, and comprising all of Section 19, Township 11, Range 9, save and excepting the South one-half of the Southwest quarter ($S\frac{1}{2}$ of $SW\frac{1}{4}$) thereof, and also all of the West one-half ($W\frac{1}{2}$) of Section 20, save and excepting the Northeast quarter of the Southwest quarter ($NE\frac{1}{4}$ of $SW\frac{1}{4}$) thereof, and in addition thereto, including the Southwest quarter of the Southeast quarter ($SW\frac{1}{4}$ of $SE\frac{1}{4}$) of said Section 20. Said easement, however, being confined to the present roadway extending from the lands of the grantee, to-wit, the Northwest quarter ($NW\frac{1}{4}$) and the North one-half of the Southwest quarter ($N\frac{1}{2}$ of $SW\frac{1}{4}$) of Section 29, Township 11, Range 9, and meandering in a general northerly direction from the said lands of the said grantee to the so-called Pilot Hill Road.

IN WITNESS WHEREOF, we have hereunto set our hands
this 23rd day of July, 1956.

Fred Luneman
Fred Luneman

Arnold Luneman
Arnold Luneman

Subscribing witness:



4978

STATE OF CALIFORNIA.

County of Sacramento } II.

On this 23rd day of July In the year one thousand nine hundred and Fifty-six

before me, RALPH H. LEWIS

A Notary Public in and for the _____ County of _____
Sacramento, State of California, residing therein,

duly commissioned and sworn, personally appeared
FRED LUNEMAN and ARNOLD LUNEMAN, single persons,

known to me to be the persons whose names are 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 the _____ County of Sacramento the day and year in this certificate first above written.

Ralph H. Lewis
Notary Public in and for the _____ County of Sacramento, State of California.

My Commission Expires Mar. 31, 1957

4978

(Acknowledgment - General)

EL DORADO COUNTY

Mr. and Mrs. Albert C. Carrington
1300 Lewis Road
Vacaville, Ca 95688

OFFICIAL RECORDS
RECORDED AT REQUEST OF
INTER COUNTY TITLE COMPANY

ICT#113,978 HFC/beb

JUL 18 1977

DEED

AT 5 MIN. PAST 8 O'CLOCK P M.
EL DORADO COUNTY, CALIFORNIA

DOCUMENTARY TRANSFER TAX \$ 319.00
X COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE
INTER-COUNTY TITLE CO.
Firm Name

1 FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ANN A.
2 BALDWIN, as Administratrix of the Estate of GEORGE A. LUNEMAN, DECEASED; and
3 as Administratrix of the Estate of ARNOLD P. LUNEMAN, DECEASED; and as Ad-
4 ministratrix of the Estate of FRED C. LUNEMAN, DECEASED, hereby grants to
5 ALBERT C. CARRINGTON and JULIA I. CARRINGTON, husband and wife, as joint
6 tenants, all the right, title and interest of each decedent at the time of
7 his death and all the right, title and interest of each decedent that his
8 estate may have subsequently acquired by operation of law, or otherwise, in
9 and to the real property situate in the County of El Dorado, State of Calif-
10 ornia, described as follows:

11 IN TOWNSHIP ELEVEN NORTH, RANGE NINE EAST, MOUNT DIABLO BASE AND
12 MERIDIAN;

13 IN SECTION 18: Ten acres, more or less, in the Southeast quarter of
14 Southwest quarter of said Section 18 and lying West of the road running
15 between Salmon Falls to Pilot Hill, as conveyed by F.D. Peacock to
16 Thomas Anderson, by Deed dated March, 1884, recorded in Book 28 of
17 Deeds, at page 465.

18 IN SECTION 19: The North half, Southeast quarter and North half of
19 Southwest quarter.

20 IN SECTION 20: The Northwest quarter, West half of Southwest quarter
21 Southeast quarter of Southwest quarter and Southwest quarter of South-
22 east quarter.

23 SAVING AND EXCEPTING from said Section 19, so much thereof as was con-
24 veyed by J. A. Layne to M.A. Miller, by deed dated April 25, 1901,
25 recorded in Book 55 of Deeds, at page 402, et seq., particularly des-
26 cribed as follows:

27 COMMENCING at the Southwest corner of the Northwest quarter of South-
28 west quarter of said Section 19, running thence North 10 1/2 rods on
29 Section line; thence East at right angles 24 1/2 rods to a point on the
30 Georgetown and Salmon Falls Road, 4 1/2 rods East of center of Acorn
31 Ravine; thence in a Southwesterly direction along said Georgetown and
32 Salmon Falls Road to the point of its intersection with the South line
of the Northwest quarter of Southwest quarter of said Section 19,
thence West along the South boundary of said Northwest quarter of
Southwest quarter of said Section 19 to the place of beginning.

ALSO EXCEPTING that portion of the Southwest quarter of said Section
19, which lies South of the Salmon Falls and Georgetown Road and West
of a straight line drawn from the Southeast corner of the Northeast
quarter of Southwest quarter of said Section 19, North to a point on
said Georgetown and Salmon Falls Road, known as and called "Devils
Gate".

-1-

BOOK 1523 PAGE 309

EL DORADO COUNTY

1 SUBJECT TO a non-exclusive right-of-way and easement for roadway and
2 public utility purposes over, under, across, and through a strip of
3 land 56.00 feet in width lying 28.00 feet on each side of the following
4 described centerline: BEGINNING at any suitable point on the South line
5 of the Southwest quarter of the Southeast quarter of Section 20, Town-
6 ship 11 North, Range 9 East, M.D.B.&M., and meandering Northwestly along
7 any suitable terrain within the said Southwest quarter of the Southeast
8 quarter and within the Southeast quarter of the Southwest quarter, and
9 the West half of the Southwest quarter of said Section 20 to the inter-
10 section of the centerline of an existing road generally described in that
11 certain Deed dated July 23, 1956, recorded July 30, 1956 in Book 386,
12 Official Records of El Dorado County, at Page 247, executed by Fred
13 Luneman, a single man and Arnold Luneman, a single man, to Annette Wil-
14 kinson, a single woman; thence along the centerline of said existing
15 roadway, meandering in a generally Northerly direction to the centerline
16 of the County Road commonly known as Salmon Falls Road.

17 Upon construction of the presently unconstructed portion of said roadway,
18 the centerline thereof shall be deemed fixed in place, and shall not
19 thereafter be moved without the written consent of the owners of the
20 servient tenement.

21 Said right-of-way and easement shall be for the use and benefit of all
22 lands of the "Luneman Brothers" situated within Sections 19 and 20,
23 Township 11 North, Range 9 East, M.D.B.&M., that will be benefited
24 thereby, and also for the use and benefit of all lands situated North-
25 erly of the centerline of the South Fork of the American River within
26 Section 29, Township 11 North, Range 9 East, M.D.B.&M., and for all
27 present and future divisions and subdivisions of all of said lands,
28 without consideration of apportionment of burden, but specifically with
29 unlimited use of and burden thereon.

30 All public utility companies, including, but not limited Pacific Gas
31 and Electric, Pacific Telephone and Telegraph Company, and El Dorado
32 Irrigation District may construct facilities within said 56.00 in width
strip of land, both overhead and underground, without further consent,
either oral or written, from any other future owner of any of the lands
traversed by said strip of land.

33 This Deed is made pursuant to an Order Confirming Sale of said real property
34 and directing conveyance thereof to be executed, given and made by the
35 Superior Court of the State of California for the County of El Dorado, as
36 follows:

37 On October 8, 1976, Case No. 6054, in the matter of the Estate of
38 George A. Luneman

39 On October 8, 1976, Case No. 6041, in the matter of the Estate of
40 Fred Chris Luneman, aka Fred C. Luneman

41 On October 8, 1976, Case No. 6053, in the matter of the Estate of
42 Arnold Protus Luneman, aka Arnold P. Luneman

43 DATED: Nov 12, 1976

44 Ann A. Baldwin Adm
45 Ann A. Baldwin, Administratrix of the Estate
46 of GEORGE A. LUNEMAN, DECEASED; FRED CHRIS
47 LUNEMAN, DECEASED; and ARNOLD PROTUS LUNE-
48 MAN, DECEASED

BOOK 1523 PAGE 310

EL DORADO COUNTY

STATE OF CALIFORNIA,
COUNTY OF EL DORADO^{SS.}

On Nov. 12, 1976, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ann A. Baldwin, as Administratrix of the Estate of Arnold Protus Luneman, Deceased, Fred Chris Luneman, Deceased and George A. Luneman, Deceased, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same as such administratrix of said estates.



Betty J. Hill
Notary Public in and for said County and State

END OF DOCUMENT

BOOK 1523 PAGE 311

RECORDING REQUESTED BY

ORDER # 9705 MD

APH

WHEN RECORDED MAIL TO

Name Mr. & Mrs. David Rathkamp
Street P. O. Box 265
Address Shingle Springs, CA 95682
City & State

OFFICIAL RECORDS
RECORDED AT REQUEST OF
FOUNDERS TITLE COMPANY

JUL 22 1983

AT MIN. PAST 8 O'CLOCK A.M.
EL DORADO COUNTY, CALIFORNIA

500 Randy Carr RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

ALL	PTN

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$158.40

(XX) computed on full value of property conveyed, or

() 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,

EARL R. SEELEY, JR. and LINDA M. SEELEY, husband and wife

hereby GRANT(S) to

DAVID H. RATHKAMP and ROSANNE C. RATHKAMP, husband and wife,
as joint tenants

that property in El Dorado

County, State of California, described

as:
The West half of the Southwest quarter; the Southeast quarter of the Southwest quarter and the Southwest quarter of the Southeast quarter of Section 20, Township 11 North, Range 9 East, M. D. B. & M.

FOR RESERVATION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Mail tax statements to same as above return address

Date July 18, 1983

STATE OF CALIFORNIA

COUNTY OF El Dorado

On July 20, 1983

before me, the undersigned,
a Notary Public in and for said State, personally appeared,
Earl R. Seeley, Jr. and Linda M.

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

Signature

Myrna K. Doerr
Myrna K. Doerr
Name (Typed or Printed)

Earl R. Seeley, Jr.
Earl R. Seeley, Jr.

Linda M. Seeley
Linda M. Seeley



BOOK 2191 PAGE 71

RESERVING THEREFROM, unto the grantor herein, his heirs or devisees, representatives, successors or assigns, for the benefit of the remaining lands of said grantor and every piece, part and parcel thereof, non-exclusive road and public utility easements over, under, along, across and through a strip of land 60 feet in width lying 30 feet on each side of the below mentioned centerlines.

TOGETHER WITH, as appurtenances to the realty first hereabove described, and every piece, part and parcel thereof, those certain non-exclusive road and public utility easements to be used in common with others, over, under, along, across and through strips of land 60 feet in width, lying 30 feet on each side of the following described centerlines:

STRIP NO. 1:

BEGINNING at a point in the west line of the Northwest 1/4 of the Northeast 1/4 of said Section 19; thence in a general southeasterly direction to a point on the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 19; thence in a southerly direction to a point on the north line of the Southeast 1/4 of the Southeast 1/4 of said Section 19; thence in a southeasterly direction to the Southeast corner of said Section 19.

Said Strip No. 1 is an existing roadway.

STRIP NO. 2:

BEGINNING at the point of beginning of Strip No. 1, thence in a northeasterly and easterly direction along the North line of said Section 19; thence Southeasterly and Southerly to a point in the East line of the Northeast 1/4 of the Northeast 1/4 of Section 19.

STRIP NO. 3:

BEGINNING at a point on the South line of the Southeast 1/4 of the Northeast 1/4 of said Section 19 at the point of intersection with the East line of Strip No. 1; thence in a Northeasterly, Southerly and Easterly direction to a point in the East line of the Northeast 1/4 of the Southeast 1/4 of said Section 19.

The exact location of said strips to be determined at a later date.

Exhibit "A"

All that portion of Section 19, Township 11 North, Range 9 East, MDB&M, described as follows:

Tract 4, as shown on that certain map filed in the Office of the County Recorder, County of El Dorado, State of California, on January 31, 1984, in Book 12 of Record of Surveys, at page 75.

RESERVING THEREFROM a 50 foot non-exclusive road and public utilities easement described as follows: Portion of the Northwest 1/4 of Section 19, Township 11 North, Range 9 East, MDB&M, County of El Dorado, State of California. Beginning at a point on the East/West centerline of Section 19, Township 11 North, Range 9 East, MDB&M from which the Center 1/4 corner of Section 19 bears South 89°07'34", East 957.00 feet; thence along the centerline of an existing roadway, North 35°06'08" West, 104.90 Feet; thence North 49°18'51" West, 89.46 feet to the centerline intersection of Salmon Falls Road. The side lines of said 50 foot easement will be shortened or extended to conform to the property lines.

APN 104-080-391

RECORD OF SURVEY
1/4 OF SECTION 29 & A PORTION
OF THE NE 1/4 OF SECTION 30
T.11 N., R.9 E., M.D.M.
COUNTY OF EL DORADO, CALIFORNIA
APRIL 1990 SCALE: 1" = 300'
ASSOCIATED LAND CONSULTANTS
FOLSOM, CALIFORNIA

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY
ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE
REQUIREMENTS OF THE LAND SURVEYOR'S ACT AT THE
REQUEST OF DON DA ROZA IN APRIL OF 1990

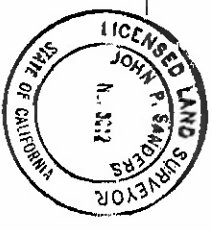
FREDERICK BLONDQUIST
LICENSE EXPIRATION
DATE: 6/30/92
LS 4288



COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH
SECTION 8766 OF THE LAND SURVEYOR'S ACT
THIS 22 DAY OF AUGUST 1990.
THIS MAP CONFORMS TO THE REQUIREMENTS OF THE
SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

JOHN P. SANDERS
COUNTY SURVEYOR
COUNTY OF EL DORADO
LICENSE EXPIRATION
DATE: 6/30/92
LS 3012



COUNTY RECORDER'S STATEMENT
FILED THIS 22nd DAY OF August 1990 AT
2:28PM. IN BOOK 17 OF RECORD OF SURVEYS
AT PAGE 118 AT THE REQUEST OF ASSOCIATED
LAND CONSULTANTS.
DOCUMENT NO. 54298

Dorothy Ann Sander
COUNTY RECORDER
COUNTY OF EL DORADO

Deputy of State

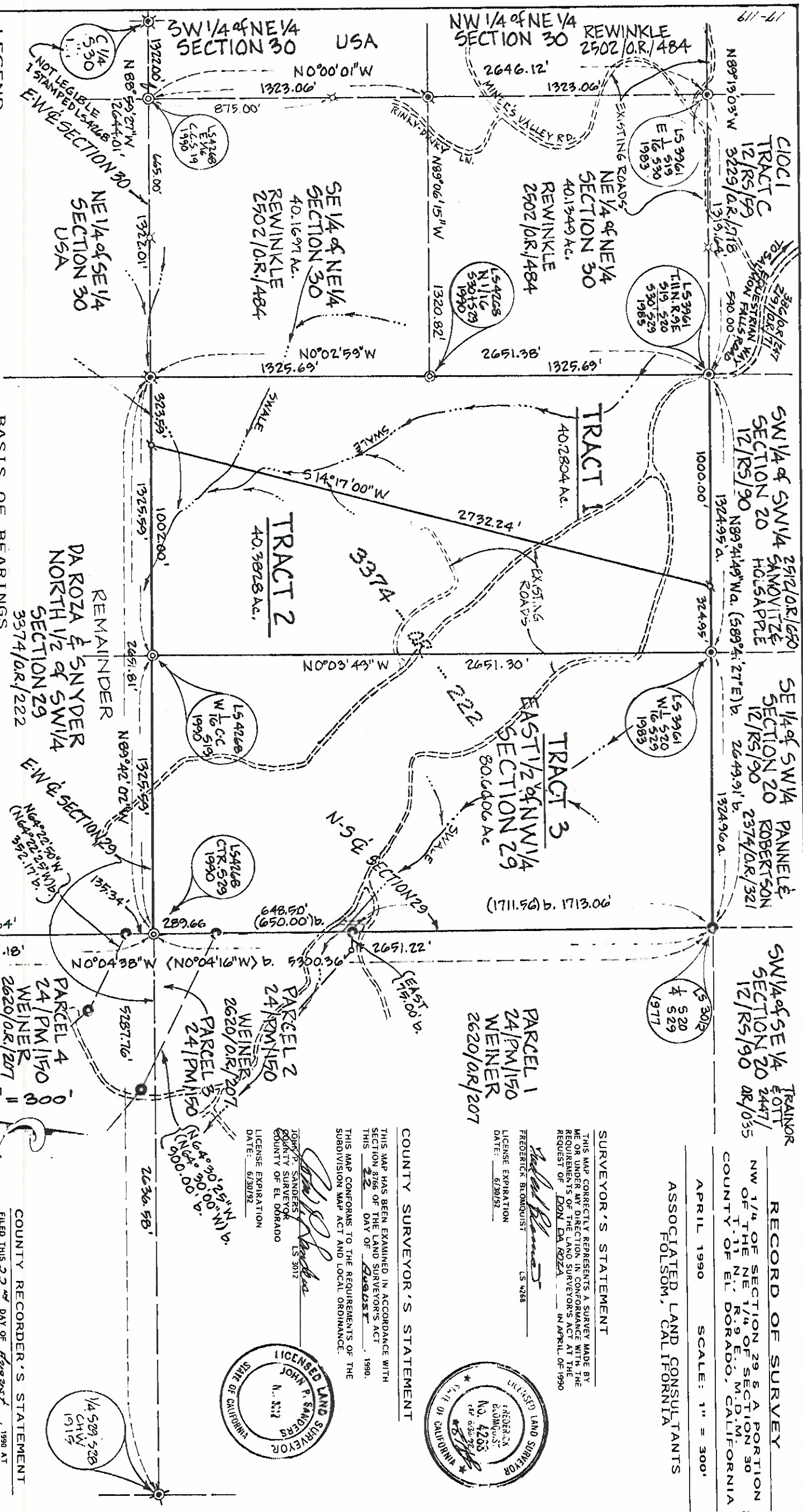
- LEGEND
- DIMENSION POINT - NOTHING FOUND OR SET
 - SET 3/4" C.I.P. STAMPED LS 4268
 - SET 1/2" C.I.P. STAMPED LS 4268 / ANNOTED
 - FOUND 2 1/2" GOVT BRASS TABLET STAMPED BUREAU OF RECLAMATION - 19
 - FOUND 1 1/2" C.I.P. STAMPED LS 3012 - 1977
 - FOUND 1 1/2" C.I.P. STAMPED LS 3961 - 1983
 - FOUND 1 1/2" C.I.P. STAMPED LS 3961 - 1983 AND AS NOTED
 - FOUND 2" C.I.P. STAMPED AS NOTED
 - DENOTES RECORD DATA DIFFERENT FROM THIS SURVEY
 - () DATA PER 12/RS/90
 - x DATA PER 24/PM/150
 - x SET 3/8" REBAR W/ CAP LS 4268

BASIS OF BEARINGS
THE MERIDIAN OF THIS SURVEY
IS IDENTICAL WITH THAT OF
12/RS/59 WHICH IS TRUE NORTH

THE PURPOSE OF THIS SURVEY
IS TO (1) SHOW POINTS FOUND
AND SET THAT ARE NOT REFLECTED
ON ANY MAP FILED IN THE OFFICE
OF THE COUNTY RECORDER, OF
THE COUNTY OF EL DORADO, (2)
TO DELINEATE THE BOUNDARIES
OF TRACTS INTENDED FOR SALE
OR TRANSFER; SUBSEQUENT TO
THE FILING OF THIS MAP.

SCALE: 1" = 300'

EXISTING ASSESSOR'S PARCEL NO.: A PORTION OF 104-090-02



BASIS OF BEARINGS
THE MERIDIAN OF THIS SURVEY IS TRUE
NORTH AND IS IDENTICAL TO THAT OF 18-122.

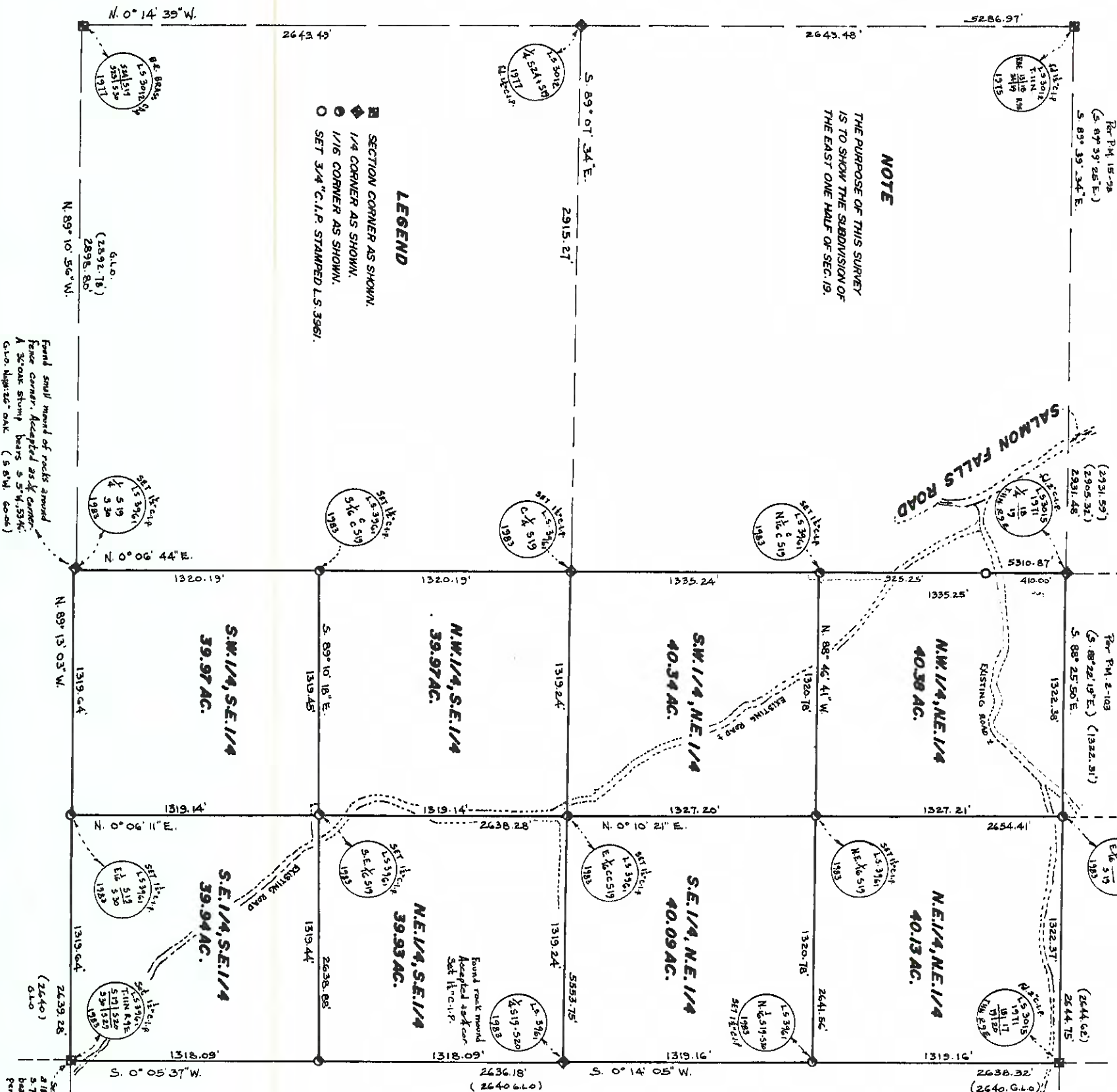
NOTE
THE PURPOSE OF THIS SURVEY
IS TO SHOW THE SUBDIVISION OF
THE EAST ONE HALF OF SEC. 19.

SCALE 1" = 400'

REFERENCES
R.S. 5-44
P.M. 2-103
P.M. 15-98
P.M. 19-46
G.L.O. NOTES

LEGEND

- SECTION CORNER AS SHOWN.
- 1/4 CORNER AS SHOWN.
- 1/16 CORNER AS SHOWN.
- SET 3/4"C.I.P. STAMPED L.S. 3961.



RECORD OF SURVEY
SECTION 19, T.11N., R.9E., M.D.M.
COUNTY OF EL DORADO
STATE OF CALIFORNIA
JULY 1983

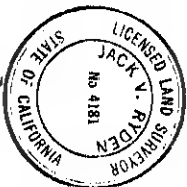
SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT AT THE REQUEST OF JOHN W. DALTON IN JUNE 1983.

James R. Batten
JAMES R. BATTEN L.S. 3961

COUNTY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED FOR CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT THIS 14TH DAY OF OCTOBER, 1983.



Jack V. Ryden
JACK V. RYDEN L.S. 4181
COUNTY SURVEYOR
COUNTY OF EL DORADO

RECORDER'S CERTIFICATE

FILED THIS 14TH DAY OF OCTOBER, 1983 AT 2:09 P.M.
IN BOOK 18 OF RECORD OF SURVEYS AT PAGE 34 AT THE
REQUEST OF JOHN W. DALTON.

DOCUMENT NO. 39140

Dorothy Carr
DOROTHY CARR
COUNTY RECORDER
COUNTY OF EL DORADO

BY: *Calvin R. Conlin*
DEPUTY

24-150

U. S. GOVERNMENT

L.J. LORANG
O. R. 378/429

PARCEL MAP
OF
A PORTION OF THE E. 1/2 SECTION 29, T. R. 9 E., M. D.
COUNTY OF EL DORADO, STATE OF MISSOURI
AUGUST, 1979 - SCALDERS LAND SURVEYING & CIVIL ENGINEERING

LEGEND:

- COMPLETED POINT NOTHING FOUND OR SET.
- FOUND OR SET MONUMENTS
AS DESCRIBED
- SET 1 1/2" C.I.P. MONUMENTS
STAMPED: "LS 3012-1979"

R.S. 5/107

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF GARY LINDSTROM AND IRONWOOD DEVELOPMENT COMPANY, INC. ON MAY 23rd, 1977. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

DATED: Aug 17, 1979

FILED THIS 17th DAY OF August, 1979, AT 2:31 P. M., IN BOOK 24 OF PARCEL MAPS, AT PAGE 150 AT THE REQUEST OF JOHN P. SANDERS.

DOC. №: 38409

JOHN P. SANDERS
L.S. No: 3012

A circular seal for a Licensed Land Surveyor. The outer ring contains the text "LICENSED LAND SURVEYOR" at the top and "STATE OF CALIFORNIA" at the bottom. The inner circle contains the name "FRED G. DeBERRY" and the number "No. 2403".

FRED G. DeBERRY
L.S. No: 2403
COUNTY SURVEYOR
COUNTY OF EL DORADO

Dorothy Carr
DOROTHY CARR
COUNTY RECORDER
COUNTY OF EL DORADO
BY Sharon M. Chance
DEPUTY

24-150

76-281 & 302

EXISTING ASSESSOR'S PARCEL NO. 58:11:29

TENTATIVE PARCEL MAP NO: P77:549

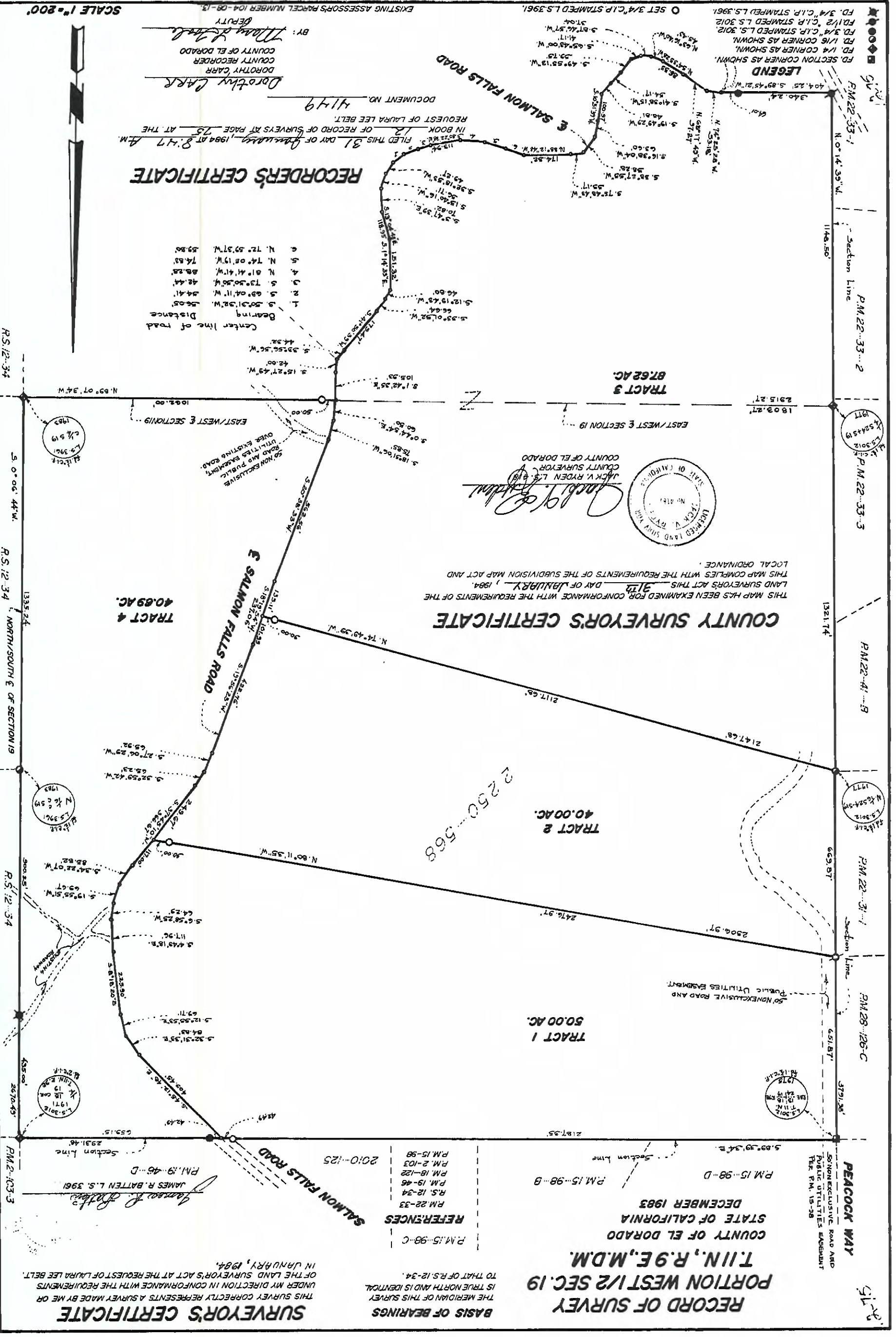
APPROVED: 8/18/77

24-150

24-150

57-12

12-75



12-75

12-75