



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

<http://www.edcgov.us/DevServices/>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bldgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

3368 Lake Tahoe Blvd., Suite 302

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

tahoebuild@edcgov.us

MEMORANDUM

DATE: May 17, 2019

TO: El Dorado County Agricultural Commissioners

FROM: Emma Carrico-Assistant Planner

SUBJECT: Access for Vino De Oro Winery
ADM19-0023
Assessor's Parcel Number: 095-0241-45

The applicant is establishing a new winery at APN 095-021-45. This is a PA-40 zoned parcel in an Agricultural District, thus under Zoning Code 130.40.400 a winery is permitted by right. As specified in the project narrative (Exhibit A) the winery would not be open to the public outside of a potential two to four private special events per year in the future once the business is established.

The parcel is accessed by Derby Lane, a private non-county maintained road. Under zoning code 130.40.400-G-5.d, "A winery that is not open to the public and does not provide on-site sales may be accessed by a non-county maintained road." However, under Zoning Code 130.40.400-G-5.a an administrative permit shall be required following a recommendation by the Agricultural Commission.

Please review the application and provide a recommendation on whether the existing access from Derby Lane is sufficient for the proposed use.

Sincerely,

Emma Carrico, Assistant Planner

Attachments:

Exhibit A-Project Narrative

Exhibit B-Private Road Maintenance Agreement



COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

Phone: (530) 621-5355

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APPLICATION FOR: **ADMINISTRATIVE PERMIT**

FILE # ADM19-0023

ASSESSOR'S PARCEL NO.(s)

095-021-45

PROJECT NAME/REQUEST: (Describe proposed use)

Vino De Oro, Vineyard And Winery

APPLICANT/AGENT

Dina Santos

Mailing Address

7460 Derby Lane, Somerset CA 95684

Phone ()

EMAIL:

PROPERTY OWNER

Dina Santos + John Avila

Mailing Address

7460 Derby Lane, Somerset CA 95684

Phone ()

916 835-6340

EMAIL:

defense@dinasantos.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT

Mailing Address

P.O. Box or Street

City

State & Zip

Phone ()

EMAIL:

LOCATION: The property is located on the

South

side of

Derby Lane

N / E / W / S

street or road

2000 feet/miles

South

of the intersection with

Omo Ranch Road

N / E / W / S

major street or road

in the Mt. Auburn/Somerset area.

PROPERTY SIZE

44 acres

acreage / square footage

X

signature of property owner or authorized agent

Date

5/15/19

FOR OFFICE USE ONLY

Date 05/16/19

Fee \$ 119.00

Receipt #

Rec'd by

ELC

Census

Zoning

PA-40

GPD

AL

Supervisor Dist

2

Sec

Twn

Rng

ACTION BY:

DIRECTOR

ZONING ADMINISTRATOR

Hearing Date

Approved

Denied

Findings and/or conditions attached

Approved

Denied

Findings and/or conditions attached

APPEAL:

Approved

Denied

Title

Application Revised 11/2017

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2019 MAY 16 PM 4:03

Vino De Oro
7460 Derby Lane
Somerset, CA 95864
9168-835-6340

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Vino De Oro Business Narrative

We are producing Premium Quality grapes and will produce wine, which we plan on selling direct to consumer via internet Wine Club and through special events. We have 10 years' experience in the wine industry from vineyard management, tasting room sales, wine events and wine club memberships. Vino De Oro is owned by John Avila and Dina Santos, a married couple.

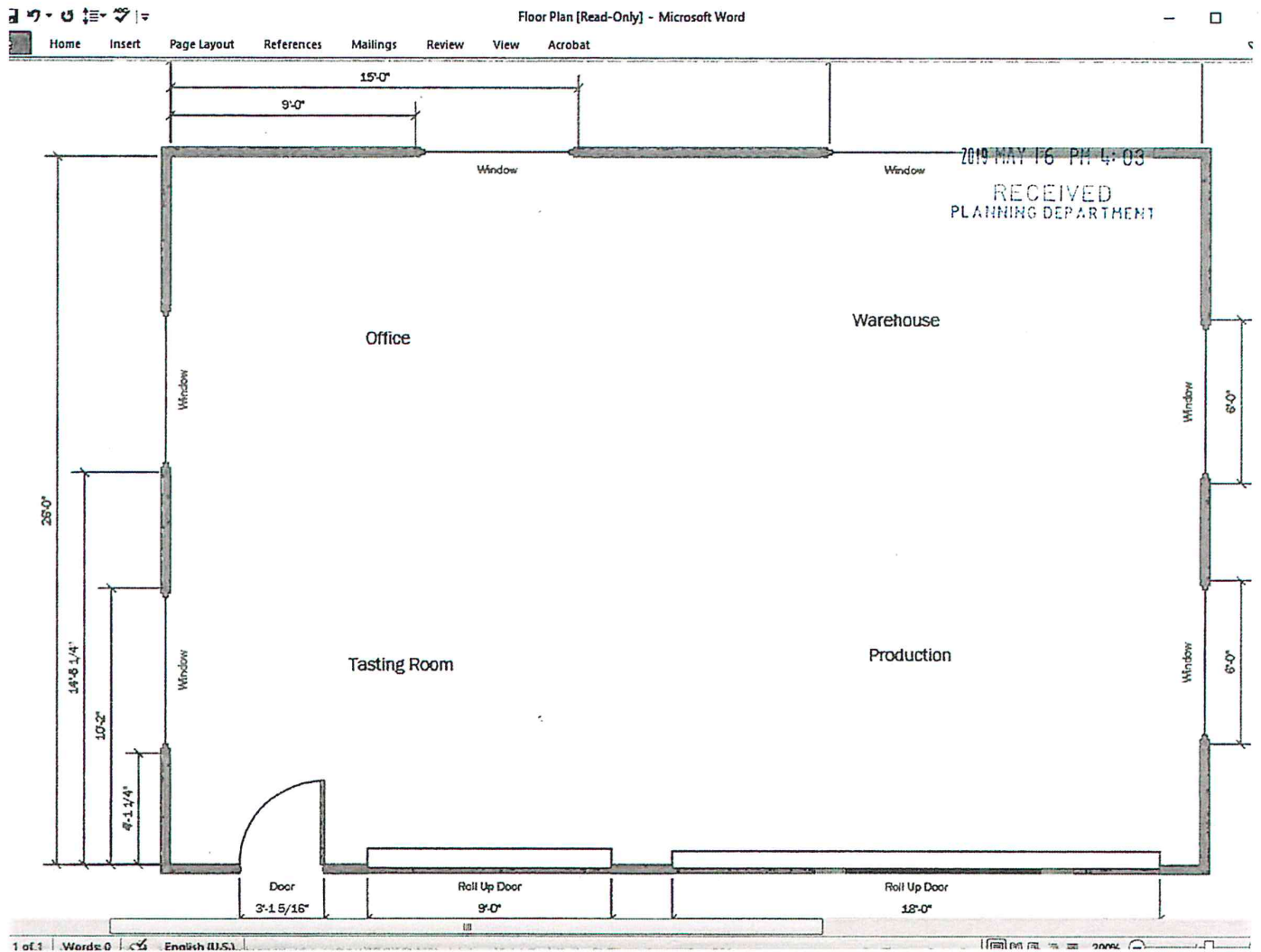
We have a 44-acre property located in Fair Play AVA, which is an American Viticultural Area in El Dorado County, California. We are zoned as RA-40. Currently we have 5 1/2 acres of vineyard planted with Cabernet Sauvignon, Malbec, Tempranillo, Grenache and Graciano Grapes. Our vineyard has only recently been grafted to the specific varietals and we hope to get a partial crop this year. Eventually, we hope to yield 20 tons of fruit that will produce approximately 40, sixty gallon Barrels of wine. This will yield roughly 1,000 cases of wine per year.

The winery building is 858 square feet, with two roll up doors and a standard door. The building was erected in 1980. The building is located approximately 350 feet from the nearest property line.

Our property is accessed from Derby Lane, which is located off of Omo Ranch Road. Derby Lane is a privately maintained road. We participate in a road maintenance agreement to maintain Derby Lane. The Road Maintenance agreement was created by the original owners of our property in 1980, when they granted an easement to other neighboring parcels. The easement is 50 feet in width and runs from Omo Ranch road to our parcel. We have always contributed and complied with the Road Maintenance Agreement and will continue to do so. A copy of the recorded Maintenance Agreement is attached.

Vino De Oro will not be open to the public. Our business plan is to focus on an internet driven business with special events that will mainly be held in Sacramento, California. As the business grows, we would like to eventually host an average of 2-4 private events per year.

Vino De Oro has acquired licensing from TTB and ABC. We have been issued a Business License from El Dorado County, and a Sellers Permit from California Department of Tax and Fee Administration.



recorded at the Request of:

When Recorded Return to:

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ROAD MAINTENANCE AGREEMENT

The undersigned owners of property adjoining, bounding and served by that certain non-exclusive easement for road purposes, as described in the Grant of Easement, recorded on the 27 day of Oct., 1980 in the office of the Recorder of El Dorado County, California, in Book 1921 at Page 244-245 hereby agree and declare that we shall bear any and all costs required for the maintenance and repair thereon on the terms and conditions set forth:

1. Said easement shall apply to and include others owners of property served by or bounding thereon, who use said easement for ingress and egress and utilities and, specifically, including owners who acquire all or any portion of the Grantors' and/or Grantees' property, as said properties are described in the Grant of Easement.

2. Each owner (including owners who acquire a fractional share of the property owned by Grantors or Grantees) shall pay an equal share, irrespective of the size or location of their parcel, of the cost. For example, if there are three owners, each shall pay a one-third of the cost, except as otherwise provided hereinafter.

It is agreed that LEE G. SEAMAN and VERLIN L. SEAMAN shall not be required to contribute to the costs of maintenance of the easement. However, this exemption is personal to them; and their heirs, successors, transferees and/or assigns shall contribute to said costs and expenses.

3. The right of way created by the easement shall be maintained in good, passable condition under all traffic and weather conditions.

4. Repairs on the said easement shall be required when a majority of the owners of property served by and bounding thereon reach an agreement that repairs are needed. Pursuant to said agreement, such owners shall obtain two bids and then shall initiate the repairs on said easement, with each owner bearing his pro-rata share of the cost and expense thereof, regardless of whether said owner shall have concurred in said agreement, provided, however, that such costs and expenses shall be shared only by those owners who use said easement for ingress and egress and/or utilities.

5. Each owner served by or bounding on said road who shall cause or allow in any manner said private road to be used, traversed or altered by vehicular traffic or otherwise, thereby causing damage to the surface thereon, shall bear as his responsibility the cost and expense of repairing such damage for this purpose, ONLY it is understood that owner shall include LEE G. SEAMAN and VERLIN L. SEAMAN.

6. If dissenting owner shall not pay his pro-rata share of the costs and expenses immediately upon receiving his bill for same, the remaining such owners shall be entitled, without further notice, to institute legal action for the collection of funds advanced on behalf of such dissenting owner and shall be entitled to recover in such action, in addition to the funds advanced, interest thereon at the rate of 10% per annum, until paid, all costs and

-1-

disbursements of such action, including the sum as and for a reasonable attorney's fee in such amount as the Court may fix.

IN WITNESS WHEREOF, we have executed this agreement this 20 day of Oct, 1980.

Accepted: Lee G. Seaman
Lee G. Seaman

Verlin L. Seaman
Verlin L. Seaman

Dated: August 25, 1980.

Bernard S. Lynn, Jr.
BERNARD S. LYNN, JR., Trustee under
that certain Declaration of Trust
dated September 28, 1979.

Acknowledgment - General

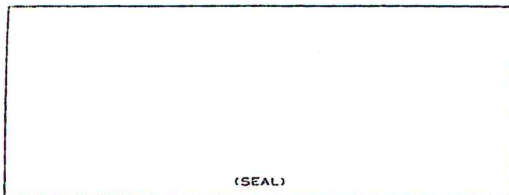
State of California,

County of _____

ss.

On _____, before me, the undersigned, a Notary Public for California,
personally appeared LEE G. SEAMAN and VERLIN L. SEAMAN

known to me (or proved to me on the oath of _____), to be the person^s whose
name^s are subscribed to the within instrument and acknowledged to me that they executed the same.



ATTORNEYS PRINTING SUPPLY FORM NO. 6
CC 1189 (REV 1973)

Notary Public for California

Acknowledgment - General

State of California,

County of SACRAMENTO

ss.

On September 24, 1980, before me, the undersigned, a Notary Public for California,
personally appeared BERNARD S. LYNN, JR., Trustee under that certain Declaration of Trust
dated September 28, 1979

known to me (or proved to me on the oath of _____), to be the person... whose
name... is subscribed to the within instrument and acknowledged to me that he... executed the same.

Planning Services

Home > Government > Planning

PARCEL DATA INFORMATION

2019 MAY 16 PM 4: 03

5/15/2019 *Enter
Another
Parcel*

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Assessor's Parcel Number: 095-021-45

PROPERTY INFORMATION:

STATUS	JURISDICTION	TAX RATE	MAP	ACREAGE
ON ASSESSMENT ROLL AND TAXED	COUNTY OF EL DORADO	93 - 5	RS 25/136/1	43.69

2015 GENERAL PLAN LAND USE INFORMATION:

LAND USE DES.	AG DIST.	ECOLOGICAL PRESERVES	IMPORTANT BIOLOGICAL CORRIDOR	MINERAL RESOURCES	PLATTED LANDS	COMMUNITY REGIONS	RURAL CENTERS	SPECIFIC PLANS	ADOPTED PLAN NAME
AL	A								

2015 ZONING INFORMATION:

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
PA-40			

2004 GENERAL PLAN LAND USE INFORMATION:

LAND USE DES.	AG DIST.	ECOLOGICAL PRESERVES	IMPORTANT BIOLOGICAL CORRIDOR	MINERAL RESOURCES	PLATTED LANDS	COMMUNITY REGIONS	RURAL CENTERS	SPECIFIC PLANS	ADOPTED PLAN NAME
AL	A								

2004 ZONING INFORMATION:

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
RA-40			

DISTRICTS:

FIRE	CSD	SCHOOL	WATER
PIONEER FPD		PIONEER UNION	UNASSIGNED

FLOOD ZONE INFORMATION (See Note below):

FIRM PANEL NUMBER & REVISION	PANEL REVISION DATE	FLOOD ZONE	FLOOD ZONE BUFFER	FLOODWAY
06017C1025E	09/26/2008	X		

MISCELLANEOUS DATA:

SUPERVISORIAL DISTRICT	AG PRESERVE	RARE PLANT MITIGATION AREA	MISSOURI FLAT MC&FP
2 SHIVA FRENTZEN			No

REMARKS:

No Eligibility Review Required

NOTE: The flood zone information presented here is based solely on data derived from the FEMA Flood Information Rate Maps, and does not include data from any other flood studies.

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND TAX STATEMENTS TO:
NAME Dina Santos & John Avila
ADDRESS 7460 Derby Lane
CITY & STATE Mount Aukum, Ca 95658
Title Order No. 0901-2929562
Escrow No. 2081287-KS
Assessor's Parcel No. 095-021-45-100
Date March 13, 2008

El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2008-0013814-00
Acct 3-FIRST AMERICAN TITLE CO
Tuesday, MAR 25, 2008 14:30:18
T&I Pd \$481.70 Nbr-0001072138
JLR/C1/1-2

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned declares that the documentary transfer tax is \$469.70 and is computed on the full value of the interest or property conveyed. The property is located in the ~~city of~~ Mount Aukum. *Unincorporated Area*

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Wells Fargo Bank, N.A., as Trustee for ABFC 2006-OPT1 Trust, ABFC asset-backed Certificates, Series 2006-OPT1.

PCOS
FILED

does hereby GRANT to

Dina L. Santos and John P. Avila, wife and husband as joint tenants the following described real property in the ~~City~~ of Mount Aukum, County of El Dorado, State of California: *Unincorporated Area*

For a complete Legal Description see Exhibit "A" attached herEOF and made apart hereof.

In Witness Whereof, said corporation has caused its corporate name and/or seal to be affixed hereto and this instrument to be executed by its officers thereunto duly authorized.

Wells Fargo Bank, N.A., as Trustee for
ABFC 2006-OPT1 Trust, ABFC
Asset-Backed Certificates, Series 2006-OPT1.
By: Option One Mortgage Corporation
As Its Attorney in Fact

Meredith Dinkel

Meredith Dinkel
Assistant Secretary

STATE OF CALIFORNIA, COUNTY OF orange } SS.

On Mar. 20, 2008 before me, Jacob Arias, Notary Public, personally appeared

Meredith Dinkel

, who 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 the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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

Jacob Arias
JACOB ARIAS

MAIL TAX STATEMENTS AS DIRECTED ABOVE

FOR NOTARY SEAL OR STAMP



SSSI 270A REV. 1/08

013814

Order Number: 0901-2929562
Page Number: 5

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of El Dorado, State of California, described as follows:

THE NORTH THREE-FOURTHS OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH THREE-FOURTHS OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 12 EAST, M.D.B.&M.

EXCEPTING THEREFROM ANY PORTION AS DEEDED IN BOOK 2007 AT PAGE 490 OF THE OFFICIAL RECORDS OF THE COUNTY.

ALSO EXCEPTING FROM A PORTION OF THE NORTHWEST QUARTER OF SAID SECTION 8, WELLS FARGO BANK, NATIONAL ASSOCIATION, AS SUCH TRUSTEE, AND TO ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO RECEIVE FROM THE S. G. KERRICK CORPORATION, ITS SUCCESSORS AND ASSIGNS A 50% SHARE IN ANY NET PROFITS DERIVED FROM THE EXTRACTION OF ANY AND ALL MINERALS, ORES, METALS OF EVERY KIND AND CHARACTER, OIL, GAS, COAL OR OTHER MINERALS THEREON FROM THE ABOVE DESCRIBED REAL PROPERTY

APN: 095-021-45-100

ILLEGIBLE NOTARY SEAL DECLARATION

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

NAME OF NOTARY: Jacob A. Arros
DATE COMMISSION EXPIRES: 4-22-09
NOTARY IDENTIFICATION # 1571522
(FOR NOTARIES COMMISSIONED AFTER 1-1-1992)
MANUFACTURER/VENDOR ID # NNA-1
(FOR NOTARIES COMMISSIONED AFTER 1-1-1992)

PLACE OF EXECUTION OF THIS DECLARATION: PLACERVILLE
DATE: 03/25/08 FIRST AMERICAN TITLE CO.
BY: Monica Hernandez

First American Title

03/25/2008.20080013814

7460 Derby Ln, Somerset, CA 95684-9325, El Dorado County



3	1,876	1,903,136	\$427,000
MLS Beds	MLS Sq Ft	Lot Sq Ft	MLS Sale Price
3	1980	RUR HMST	03/25/2008
MLS Baths	Yr Built	Type	MLS Sale Date

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Owner Information

Owner Name:	Santos Dina L	Tax Billing Zip:	95684
Owner Name 2:	Avila John P	Tax Billing ZIP + 4 Code:	9325
Tax Billing Address:	7460 Derby Ln	Owner Occupied:	Yes
Tax Billing City & State:	Somerset, CA		

Location Information

Census Tract :	314.02	Comm College District Code:	Los Rios
Mailing Carrier Route:	H001	Elementary School District:	Pioneer Un
Subdivision:	Strawberry Heights	Flood Zone Code:	X
Zoning:	RA-40	Flood Zone Panel:	06017C1025E
Traffic:	Row Easeme	Flood Zone Date:	09/26/2008
School District :	El Dorado Un		

Tax Information

APN:	095-021-45-100	Block ID:	1
Tax Area :	093005	Lot # :	12
Water Tax Dist:	El Dorado Co	% Improved:	53%
Fire Dept Tax Dist:	Pioneer		
Legal Description:	RS 25/136/1		

Assessment & Tax

Assessment Year	2017	2016	2015
Assessed Value - Total	\$435,500	\$432,000	\$328,000
Assessed Value - Land	\$205,000	\$202,500	\$153,500
Assessed Value - Improved	\$230,500	\$229,500	\$174,500
YOY Assessed Change (\$)	\$3,500	\$104,000	
YOY Assessed Change (%)	0.81%	31.71%	
Tax Year	Total Tax	Change (\$)	Change (%)
2015	\$3,519		
2016	\$4,606	\$1,087	30.88%
2017	\$4,629	\$23	0.5%

Characteristics

Lot Acres:	43.69	Full Baths:	3
Lot Sq Ft:	1,903,136	Half Baths:	1
Building Sq Ft:	1,876	Water:	Well
Stories:	1	Year Built:	1980
Condition:	Average	Effective Year Built:	1980
Quality:	Average	Building Type:	Single Family
Total Units:	1	County Use Code :	Rural Improved Over 20 Ac
Total Rooms:	5	Universal Land Use :	Rural Homesite
Bedrooms :	3	# of Buildings:	1
Total Baths:	4		

Courtesy of Michael Mechill, MetroList Services, Inc.

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Generated on 05/15/2019

Page 1 of 3

Listing Information

Listing Number:	70127672	Selling Date:	03/25/2008
Status:	Closed	Selling Price:	\$427,000
Status Change Date:	03/26/2008	Listing Agent Name:	Doug Hus
Listing Date:	12/17/2007	Listing Office Name:	CAPITAL VALLEY REALTY GROUP
Listing Price:	\$429,900	Selling Broker Name:	COLDWELL BANKER RESIDENTIAL BROKERAGE
Original Listing Price:	\$540,000	Selling Agent Name:	Sean Russell
Pending Date:	02/17/2008		

Listing Number	60018939	40076778	122102820
Status	Canceled	Closed	Closed
Listing Date	02/22/2006	10/11/2004	07/01/2001
Listing Price	\$869,000	\$529,000	\$399,500
Original Listing Price	\$869,000	\$529,000	\$450,000
Selling Date		02/22/2005	08/16/2002
Selling Price	\$0	\$500,000	\$385,000
Listing Cancellation Date	03/30/2006		

Last Market Sale & Sales History

Recording Date:	03/25/2008	Deed Type:	Grant Deed
Settle Date :	Tax: 03/20/2008 MLS: 03/25/2008	Owner Name:	Santos Dina L
Sale Price:	\$427,000	Owner Name 2:	Avila John P
Price Per Sq Ft :	\$227.61	Seller Name:	Wells Fargo Bank Na 2006-Opt1
Document Number:	13814	Title Company:	First American Title
Sale Type:	Full		

Recording Date	03/25/2008	11/01/2007	02/22/2005	09/20/2004	08/16/2002
Settle Date	03/20/2008	10/15/2007	02/10/2005	09/20/2004	08/03/2002
Sale Price	\$427,000	\$552,500	\$500,000		\$385,000
Nominal				Y	
Owner Name	Santos Dina L	Wells Fargo Bank Na 2006-Opt1	Delatorre Jose	High Helen	High Helen Trust
Seller Name	Wells Fargo Bank Na 2006-Opt1	Alliance Title	High Helen Trust	High George W	Seaman Lee G & V L Trust
Document Number	13814	68490	14321	75653	60383
Deed Type	Grant Deed	Trustee's Deed (Foreclosure)	Grant Deed	Affidavit	Grant Deed
Title Company	First American Title	Alliance Title Co	First American Title	Attorney Only	Old Republic Title

Recording Date	08/16/2002
Settle Date	08/05/2002
Sale Price	
Nominal	Y
Owner Name	Seaman Kenneth L
Seller Name	Seaman Lee G
Document Number	60382
Deed Type	Affidavit
Title Company	Old Republic Title

Mortgage History

Mortgage Date	02/01/2013	03/25/2008	05/26/2006	02/22/2005
Mortgage Amount	\$325,400	\$341,600	\$612,000	\$400,000
Mortgage Lender	Bank Of America	Bank Of America	Option One Mtg Corp	Aegis Wholesale Corp
Borrower Name	Santos Dina L	Santos Dina L	Delatorre Jose	Delatorre Jose
Borrower Name 2	Avila John P	Avila John P		
Mortgage Purpose	Refi	Resale	Refi	Resale
Mortgage Type	Conventional	Conventional	Conventional	Conventional
Interest Rate Type			Adjustable Int Rate Loan	Adjustable Int Rate Loan

Courtesy of Michael Mechill, MetroList Services, Inc

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Property Detail

Generated on 05/15/2019

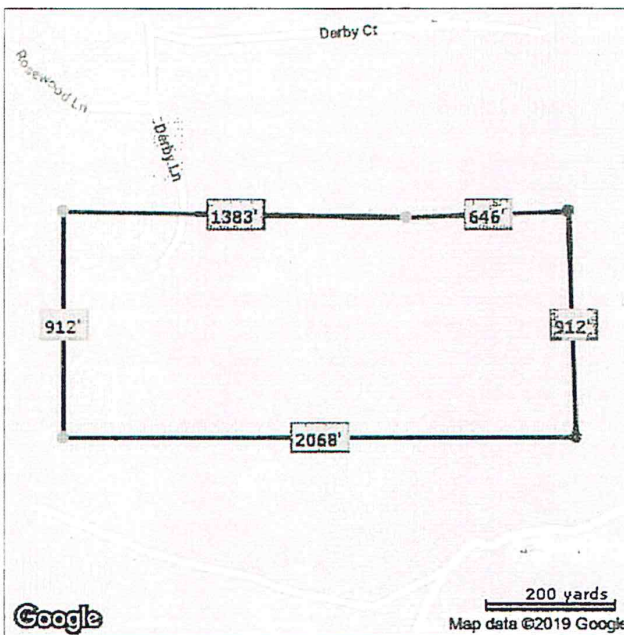
Page 2 of 3

Mortgage Int Rate			8.15	6.25
Mortgage Term	30	30	30	30
Mortgage Term Code	Years	Years	Years	Years

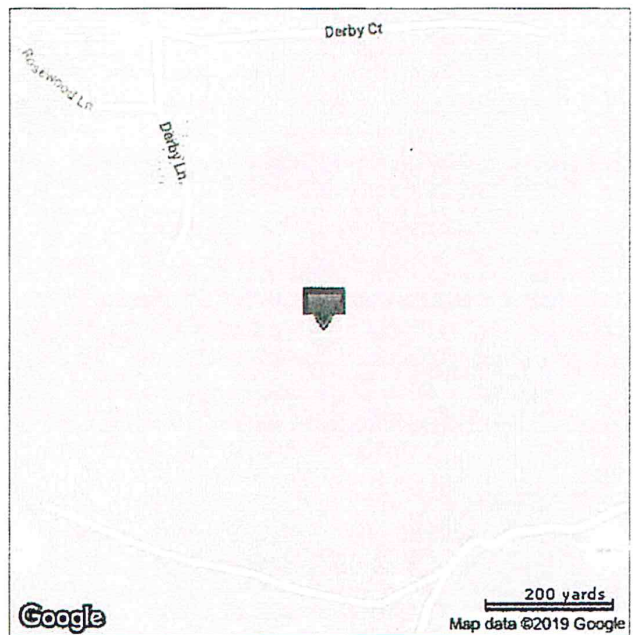
Foreclosure History

Document Type	Notice Of Trustee's Sale	Notice Of Default
Default Date		06/15/2007
Foreclosure Filing Date	09/24/2007	06/18/2007
Recording Date	09/25/2007	06/20/2007
Document Number	60961	40760
Default Amount		\$14,028
Final Judgment Amount	\$644,101	
Original Doc Date	05/26/2006	05/26/2006
Original Document Number	35703	35703

Property Map



*Lot Dimensions are Estimated



Courtesy of Michael Mechill, MetroList Services, Inc

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Property Detail

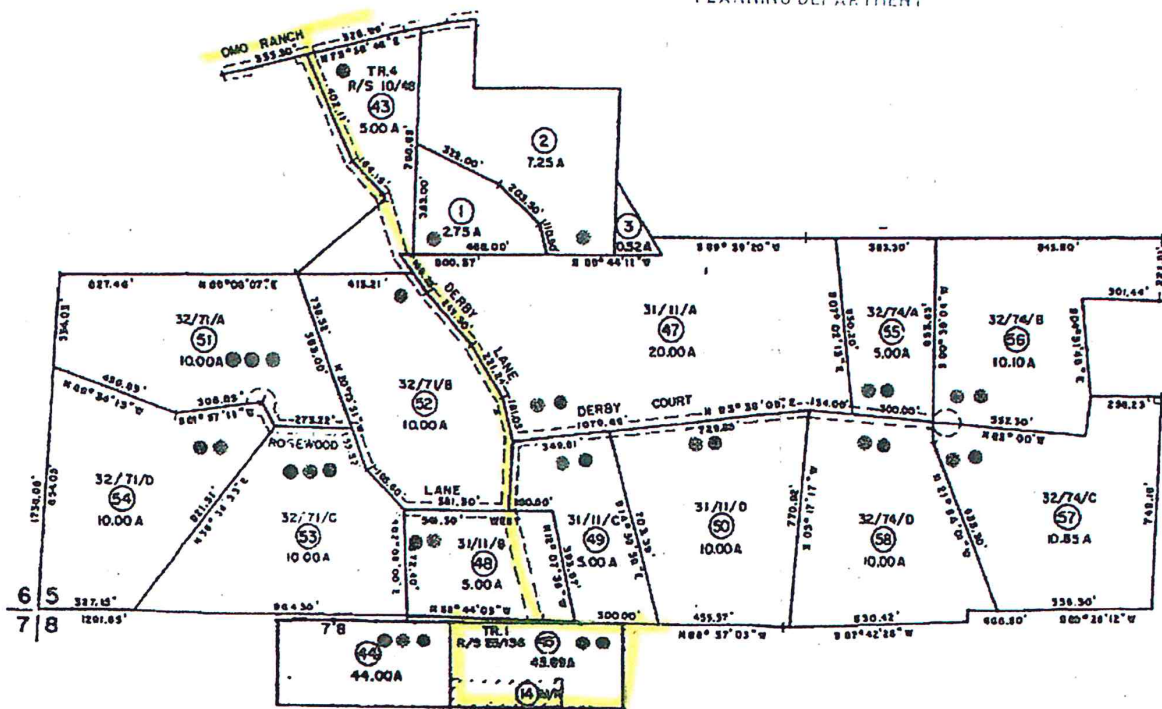
Generated on 05/15/2019

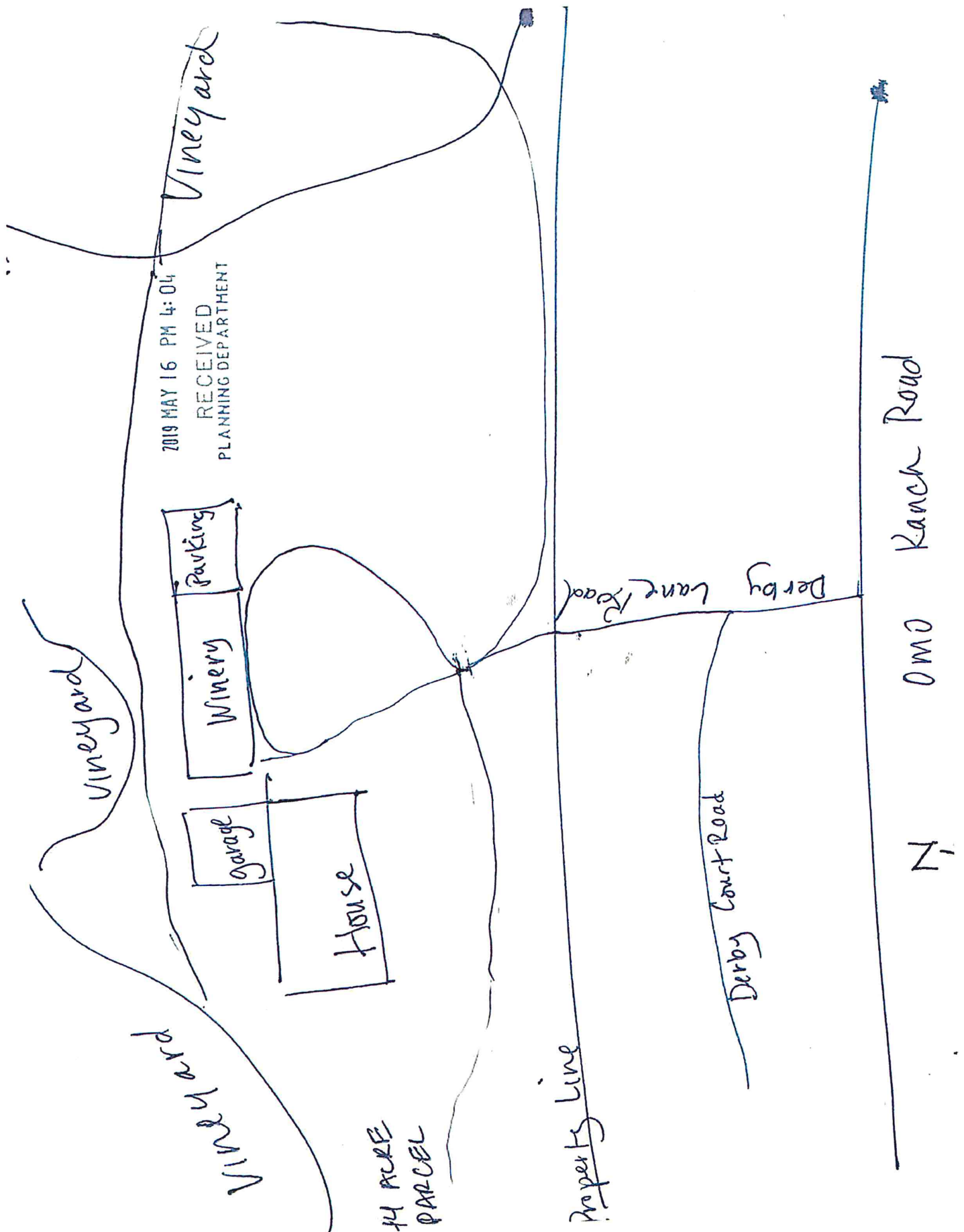
Page 3 of 3

- Derby Lane
- Derby Court
- Upper Derby Lane
- Land Only



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781-SZ

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS AT THE REQUEST OF LEE G. SEAMAN IN JUNE, 2002.

R.G. Hillman
R.G. HILLMAN
 RCE 29265
 LICENSE EXPIRES 3-31-03



COUNTY SURVEYORS STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYORS ACT THIS 12TH DAY OF NOVEMBER, 2002

Daniel S. Russell
DANIEL S. RUSSELL
 EL DORADO COUNTY SURVEYOR
 LS 5017
 LIC. EXP. DATE 12-31-05

Richard L. Briner
RICHARD L. BRINER
 ASSOCIATE LAND SURVEYOR
 LS 5084
 LIC. EXP. DATE 6-30-03



RECORDERS STATEMENT

FILED THIS 14TH DAY OF NOVEMBER, 2002 AT 08:47:36 IN BOOK 25 OF RECORD OF SURVEYS AT PAGE 136 AT THE REQUEST OF LEE G. SEAMAN.

DOCUMENT NO. 2002-0088479

William E. Schultz
WILLIAM E. SCHULTZ
 EL DORADO COUNTY RECORDER CLERK

Jannine Trammel
JANNINE TRAMMEL
 DEPUTY

LEGEND

- ◆ SECTION CNR. FD. AS DESCRIBED
- V4 CNR. FD. AS DESCRIBED
- FD. 3/4" CLIP STAMP'D LS 3961
- FD AS DESCRIBED
- SET 3/4" CLIP STAMP'D RCE 29265
- NOTHING FD. NOTHING SET

- (1) RECORD PER PM 47-103
- (2) RECORD PER PM 29-135

REFERENCES

2007-OR-490
 PM 29-135
 PM 47-103
 PM 32-74
 PM 31-11
 PM 32-71
 DOC. No. 99-24237
 CERTIFICATE OF COMPLIANCE BK 3700, PG 325

PLANNING DEPARTMENT

2019 MAY 16 PM 4:04

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25-136

RECORD of SURVEY

LEE G. SEAMAN

BEING A PORTION OF THE NORTH 1/2 OF SECTION 8, T8N, R12E, M.D.M., COUNTY OF EL DORADO, STATE OF CALIFORNIA

R.G. HILLMAN
 218 CHANNEL HILL RD
 AUBURN, CA. 95603
 (530) 823-9530

Scale: 1" = 200'

JULY, 2002

SHEET 1 OF 1

EL No. 95-021-45

EL DORADO COUNTY

RECORDING REQUESTED BY

Inter County Title Co.

AND WHEN RECORDED MAIL TO

Name Real Estate Industries, Inc.
Street P.O. Box 25 5187
Address Sacramento, Ca. 95825
City & State

OFFICIAL RECORDS
RECORDED AT REQUEST OF
INTER COUNTY TITLE CO.

OCT 27 1980

AT 8 MIN. PAST 8 O'CLOCK A.M.

EL DORADO COUNTY, CALIFORNIA

Brendy Carr, Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s):

Documentary transfer tax in \$ None

() computed on full value of property conveyed, or

(X) computed on full value less value of liens and encumbrances remaining at time of sale.

Quitclaim Deed

CHIEF No. 130-227-1w

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

LEE G. SEAMAN and VERLIN L. SEAMAN, his wife

do hereby remise, release and forever Quitclaim to

BERNARD S. LYNN, JR., Trustee under that certain Declaration of Trust

dated September 28, 1979

the following described real property in the

unincorporated area of the

County of El Dorado

, State of California:

Parcels A, B, C, and D, as said Parcels are shown on that certain Parcel Map entitled "Portion S 1/2 Sec. 5, T 8 N, R 12 E, M.D.M." filed August 4, 1980 in the office of the County Recorder of said County in Book 27 of Parcel Maps, at page 63.

The purpose of this conveyance is to relinquish the interest of the Grantors in and to that certain appurtenant easement conveyed in that certain Deed recorded September 14, 1979 in Book 1802, at page 245.

2019 MAY 16 PM 4:04
RECEIVED
PLANNING DEPARTMENT

42307

STATE OF CALIFORNIA

COUNTY OF El Dorado

On 22 OCT 1980 before me, the undersigned, a Notary Public in and for said State, personally appeared Lee G. Seaman

Verlin L. Seaman

Dated October 16, 1980

Lee G. Seaman

Verlin L. Seaman

known to me to be the person S whose name S subscribed to the