

**EL DORADO COUNTY BOARD OF SUPERVISORS**  
**AGENDA ITEM TRANSMITTAL**  
**Meeting of October 31, 2006**

**AGENDA TITLE:** General Vacation #2005-01; General Vacation, a portion of Sunset Lane; N.C. Brown Development: Approval of a Correctory Quitclaim Deed

**DEPARTMENT:** Transportation

**DEPT SIGNOFF:**

**CAO USE ONLY:**

**CONTACT:** Deborah Gruber

**DATE:** 10/11/06

**PHONE:** XT 6519/5982

**DEPARTMENT SUMMARY AND REQUESTED BOARD ACTION:**

The Department of Transportation recommends the Board of Supervisors:

1. Approve the Correctory Quitclaim Deed for the properties identified as Assessor's Parcel Numbers 090-031-03, 090-031-04, 090-031-05, 090-031-06, 090-031-07, and 090-031-08, presently owned by Norman Partners, LLC, a California Limited Liability Company.
2. Authorize the Chairman to sign the Correctory Quitclaim Deed.

**CAO RECOMMENDATIONS:** Recommend approval. Laura A. Hill 10/20/06

**Financial impact?** ( ) Yes (X) No

**BUDGET SUMMARY:**

Total Est. Cost \_\_\_\_\_

**Funding**

Budgeted \_\_\_\_\_

New Funding \_\_\_\_\_

Savings \_\_\_\_\_

Other \_\_\_\_\_

Total Funding \_\_\_\_\_

**Change in Net County Cost** \_\_\_\_\_

**Funding Source:** ( ) Gen Fund ( ) Other

**Other:** \_\_\_\_\_

**CAO Office Use Only:**

4/5's Vote Required ( ) Yes (X) No

Change in Policy ( ) Yes (X) No

New Personnel ( ) Yes (X) No

**CONCURRENCES:**

Risk Management \_\_\_\_\_

County Counsel \_\_\_\_\_

Other \_\_\_\_\_

**\*Explain**

**BOARD ACTIONS:**

**Vote:** Unanimous \_\_\_\_\_ Or

**Ayes:**

**Noes:**

**Abstentions:**

**Absent:**

Rev. 04/05

**I hereby certify that this is a true and correct copy of an action taken and entered into the minutes of the Board of Supervisors**

**Date:** \_\_\_\_\_

**Attest:** Cindy Keck, Board of Supervisors Clerk

**By:** \_\_\_\_\_

# COUNTY OF EL DORADO

## DEPARTMENT OF TRANSPORTATION



**MAINTENANCE DIVISION:**  
2441 Headington Road  
Placerville CA 95667  
Phone: (530) 642-4909  
Fax: (530) 642-9238

**RICHARD W. SHEPARD, P.E.**  
Director of Transportation  
  
Internet Web Site:  
<http://co.el-dorado.ca.us/dot>

**MAIN OFFICE:**  
2850 Fairlane Court  
Placerville CA 95667  
Phone: (530) 621-5900  
Fax: (530) 626-0387



October 11, 2006

Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

Dear Members of the Board:

**Title: General Vacation #2005-01;  
General Vacation, a portion of Sunset Lane;  
N.C. Brown Development: Approval of a Correctory Quitclaim Deed**

**Meeting Date: October 31, 2006 \ District IV**

### **Recommendations:**

The Department of Transportation recommends the Board of Supervisors:

1. Approve the Correctory Quitclaim Deed for the properties identified as Assessor's Parcel Numbers 090-031-03, 090-031-04, 090-031-05, 090-031-06, 090-031-07, and 090-031-08, presently owned by Norman Partners, LLC, a California Limited Liability Company.
2. Authorize the Chairman to sign the Correctory Quitclaim Deed.

### **Reason for Recommendations:**

The Department of Transportation processed a Quitclaim Deed in favor of Norman S. Tresser, as a result of the public hearing and general vacation proceeding that was held September 12, 2006. Subsequently, the Chairman of the Board of Supervisors executed said quitclaim deed and the document was recorded by the Board Clerk, in the Office of the County Recorder, on September 14, 2006 as document number 2006-0062899-00.

Thereafter, the fact that Norman S. Tresser had sold his interest in the adjacent property contiguous to the newly vacated area of Sunset Lane was discovered. It has been determined that the remedy to resolve the inconsistency of title and correct the vesting language to the subject properties is to record a Correctory Quitclaim Deed, giving reference to the previously recorded document number and date of recording.

Sunset Lane is located north of Mother Lode Drive, east of Ponderosa Road and south of US Highway 50, in Shingle Springs.

The Department of Transportation has prepared said deed for recordation, provided your Board will authorize the Chairman to sign said document.

**Fiscal Impact:**

None.

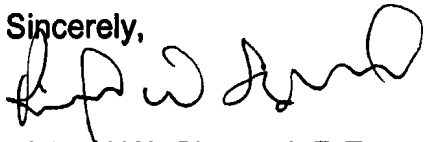
**Net County Cost:**

There is no net County cost.

**Action to be Taken Following Approval:**

1. The Correctory Quitclaim Deed will be recorded.
2. A copy of the recorded Quitclaim Deed will be mailed to the affected property owner.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. W. Shepard', written over the word 'Sincerely,'.

Richard W. Shepard, P.E.  
Director of Transportation

RWS/PF: dg

Attachments: Vicinity Map  
Correctory Quitclaim Deed

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

County of El Dorado  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

APN: 090-031-03, 090-031-04, 090-031-05,  
090-031-06, 090-031-07, 090-031-08

Mail Tax Statements to above  
Exempt from Documentary Transfer Tax  
Per Revenue and Taxation Code No. 11922

Above section for Recorder's use

### **CORRECTORY QUITCLAIM DEED**

**\*\*\* THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT THE  
VESTING LANGUAGE IN THAT CERTAIN QUITCLAIM DEED RECORDED  
ON SEPTEMBER 14, 2006, AS DOCUMENT NUMBER 2006-0062899-00 IN THE  
OFFICIAL RECORDS OF EL DORADO COUNTY \*\*\***

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

County of El Dorado  
Board of Supervisors  
330 Fair Lane  
Placerville CA 95667

Above section for Recorder's use \_\_\_\_\_

## **CORRECTORY QUITCLAIM DEED**

By this instrument dated October 31, 2006, for a valuable consideration, the **County of El Dorado**, a political subdivision of the State of California, does hereby **REMISE, RELEASE AND FOREVER QUITCLAIM** to **NORMAN PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**, the owner of the properties described as Assessor's Parcel Numbers 090-031-03, 090-031-04, 090-031-05, 090-031-06, 090-031-07, and 090-031-08, the following described real property in the Unincorporated Area, County of El Dorado, State of California; except as reserved and excepted herein:

See Attached Quitclaim Deed, Document #2006-0062899-00, and  
Exhibits "A"-3 and "B"-3

Reserving therefrom all public utility easements that currently exist on the property being conveyed herewith.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

### **COUNTY OF EL DORADO**

By: \_\_\_\_\_  
James R. Sweeney, Chairman of the Board  
Board of Supervisors

ATTEST:

Cindy Keck  
Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy Clerk

Recording requested by and  
When recorded mail to:  
County of El Dorado  
Board of Supervisors  
330 Fair Lane  
Placerville CA 95667



El Dorado, County Recorder  
William Schultz Co Recorder Office  
**DOC- 2006-0062899-00**

Acct 30-EL DORADO CO BOARD OF SUPERVISORS  
Thursday, SEP 14, 2006 14:25:36  
Ttl Pd \$0.00 Nbr-0000905081  
JJH/C1/1-4

Above section for Recorder's use

## QUITCLAIM DEED

By this instrument dated September 12, 2006, for a valuable consideration, the **County of El Dorado**, a political subdivision of the State of California, does hereby **REMISE, RELEASE AND FOREVER QUITCLAIM** to **NORMAN S. TRESSER**, the owner of the properties described as Assessor's Parcel Numbers 090-031-03, 090-031-04, 090-031-05, 090-031-06, 090-031-07, and 090-031-08, the following described real property in the Unincorporated Area, County of El Dorado, State of California; except as reserved and excepted herein:

See Attached Exhibits "A" and "B"  
(Legal Description and Depiction)

Reserving therefrom all public utility easements that currently exist on the property being conveyed herewith.

Dated this 12 day of September, 2006.

COUNTY OF EL DORADO

By: James R. Sweeney  
James R. Sweeney, Chairman of the Board  
Board of Supervisors

ATTEST:

Cindy Keck  
Clerk of the Board of Supervisors

By: Anthony Tyler  
Deputy Clerk

## EXHIBIT 'A' -3

**Road Abandonment  
To Norman S. Tresser Pension &  
Profit Sharing Plan Property**

All that real property situate in the County of El Dorado, State of California, being more particularly described as follows:

Beginning at the most Easterly corner of the land shown in that certain Record of Survey filed in the Office of the County Recorder of El Dorado County in Book 7 of Surveys, Page 58, also being a point on the Northwestern right-of-way line of Sunset Lane; thence along said Northwestern right-of-way line, North 64°51'39" East, 571.00 feet to a point on the West line of Tract 3, as shown on that certain Record of Survey filed in the Office of the County Recorder of El Dorado County in Book 22 of Surveys, Page 148; thence leaving said Northwestern right-of-way line and along said West line of Tract 3, South 00°26'40" East, 25.36 feet; thence leaving said West line of Tract 3, South 64°51'39" West, 461.42 feet; thence South 65°05'43" West, 98.92 feet; thence North 25°18'05" West, 22.63 feet to the Point of Beginning, containing 13,011 square feet (0.299 acre), more or less.

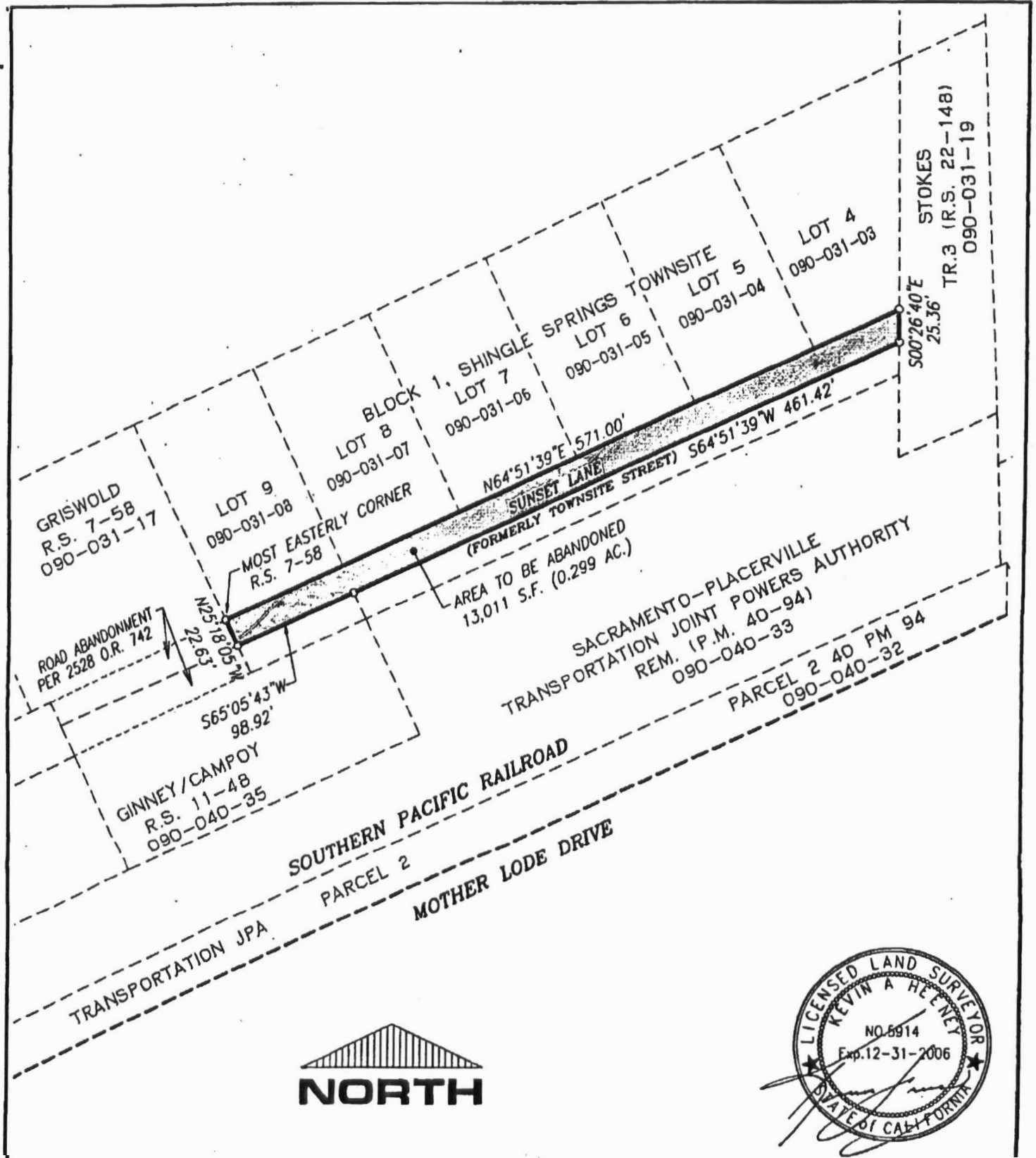
**End of Description**

This description has been prepared by me or under my direction.  
COOPER, THORNE & ASSOCIATES, INC.

  
\_\_\_\_\_  
Kevin A. Heeney, L.S. 5914



052899



# COOPER, THORNE & ASSOCIATES INC.

Civil Engineering & Land Surveying  
 9239 Monter Circle, Suite 1  
 Rancho Cordova, CA 95742  
 (916) 638-0919  
 FAX 638-2479



EXHIBIT B-3

## Road Abandonment to Norman S. Tresser Pension & Profit Sharing Plan Property

COUNTY OF EL DORADO

STATE OF CALIFORNIA

DATE: 04-05-05

BY: SLS

SCALE: 1"=100'

SHEET  
 1 of 1

JOB NO.  
 00-173-001



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

062899

No. 5607

State of CALIFORNIA

County of EL DORADO

On September 14, 2006 before me, LORETTA FEATHERSTON, NOTARY PUBLIC  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared JAMES R. SWEENEY, CHAIRMAN BOARD OF SUPERVISORS  
NAME(S) OF SIGNER(S)

☒ personally known to me - OR - ☐ 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.



WITNESS my hand and official seal.

Loretta Featherston

SIGNATURE OF NOTARY

**OPTIONAL**

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

**CAPACITY CLAIMED BY SIGNER**

- ☐ INDIVIDUAL  
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED  
☐ GENERAL

- ☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_

**DESCRIPTION OF ATTACHED DOCUMENT**

Quitclaim Deed

TITLE OR TYPE OF DOCUMENT

4 pages

NUMBER OF PAGES

9-12-06

DATE OF DOCUMENT

**SIGNER IS REPRESENTING:**  
NAME OF PERSON(S) OR ENTITY(IES)

SIGNER(S) OTHER THAN NAMED ABOVE