

86/98

RECORD OF SURVEY

TRACT 1 OF RS 18-92, PARCEL 2 OF PM 45-19
BEING PORTIONS OF THE NORTHWEST 1/4 OF
SECTION 9, T 12 N, R 10 E, MDM,
COUNTY OF EL DORADO, STATE OF CALIFORNIA
DECEMBER, 2018
EVAN A. PAGE, LAND SURVEYOR
SHEET 1 OF 2

86/98

NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO DELINEATE THE BOUNDARIES OF THE REAL PROPERTIES DESCRIBED IN THE DEED RECORDED AS DOCUMENT NO. 2003-0128369 AND 2004-0088061, RECORDS OF EL DORADO COUNTY, CALIFORNIA, AND (ORIGINALLY, **SEE BOUNDARY DISPOSITION NOTE**) TO DEPICT A BOUNDARY LINE AGREEMENT BETWEEN THE OWNERS OF THESE PROPERTIES FOR THE ORDERLY DISPOSAL OF A PORTION OF LAND WHICH CONSTITUTE A GAP IN TITLE BOUNDARIES, AND IS FILED PURSUANT TO SECTIONS 8762(b)(2 & 3) OF THE PROFESSIONAL LAND SURVEYORS ACT.

SECTION 8762(b)(2). THE MATERIAL DISCREPANCIES ARE IN THE FORM OF DIFFERENCES BETWEEN MEASURED AND RECORD DIMENSIONS OF VARIOUS BOUNDARY LINES SHOWN HEREON

SECTION 8762(b)(3). EVIDENCE THAT MIGHT RESULT IN MATERIALLY ALTERNATE POSITIONS OF LINES OR POINTS. THE BOUNDARY AND TITLE DISCREPANCIES NOTED BELOW REMAIN ALONG THE EASTERLY BOUNDARY OF TRACT 1 OF THIS SURVEY AND ALONG WHAT SHOULD BE THE COMMON BOUNDARY OF TRACTS 1 & 2A, AS WERE DISCLOSED ON REFERENCE SURVEYS 4, 5, 7, AND 8. IT WAS NOT THE PURPOSE OF THIS SURVEY TO RESOLVE ALL KNOWN DISCREPANCIES. A LIVESTOCK FENCE WHICH APPARENTLY BELONGS TO MADURI/WHITE CLOSELY FOLLOWS A PORTION OF THE LINE COMMON TO TILMAN AND MADURI/WHITE (EAST LINE OF RS 18-92) AND A PORTION OF THE LINE COMMON TO CARY AND MADURI/WHITE (M11 TO M12). A FENCELINE WHICH APPARENTLY BELONGS TO MOCZAN CLOSELY FOLLOWS THE NORTH LINE OF PARCEL 1 OF PM 45-19,

ALL OF THE MONUMENTS AS SHOWN ON RS 18-92 WERE FOUND IN THE FIELD AND HELD AS CONTROLLING THE BOUNDARIES OF TRACT 1

THE NORTH LINE OF TRACT 2A WAS RE-ESTABLISHED FROM M13 & PROPORTIONED DISTANCE BETWEEN M10 AND M24. THE EAST LINE OF TRACTS 2A & 2B WAS RE-ESTABLISHED BETWEEN M10 AND M24, WITH THE NORTHEAST AND SOUTHEAST (M20) CORNERS OF TRACT 2A BEING RE-ESTABLISHED BY PROPORTIONATE MEASURE BETWEEN M10 AND M24. THE SOUTH LINE OF TRACT 2A WAS RE-ESTABLISHED BY HOLDING THE LINE OF M20 THROUGH M19. THE WESTERLY LINE OF TRACT 2A IS A PORTION OF THE CENTERLINE OF SILENT MEADOW DRIVE, WHICH WAS RE-ESTABLISHED BY ADJUSTING THE COURSES REPORTED ON PM 45-19 BETWEEN FOUND MONUMENTATION AS SHOWN ON SHEET 2 OF THIS MAP

BOUNDARY & TITLE HISTORY

3/9/1901, GLO DOC. NO. 115, NW ¼ OF SECTION 9 PATENTED TO CENTRAL PACIFIC RAILWAY COMPANY.

4/24/1959, 466 OR 213, BALDERSTON TO CANNON, NW ¼ OF SECTION 9.

JULY, 1959, UNFILED SURVEY OF NW ¼ OF SECTION 9 BY E.F. LAWRENCE FOR CANNON.

3/22/1960, 501 OR 637, CANNON TO RECREATION INVESTMENT CO., NW ¼ OF SECTION 9.

1/14/1966, 777 OR 259, RECREATION INVESTMENT CO TO J.C. MILLER, SW ¼ OF NW ¼, SECTION 9, T12N, R10E, EXCEPT E 197.33' OF S 597.07', W 191.33' OF N 638.32' OF SE ¼ OF NW ¼ OF SECTION 9, T12N, R10E; CONTAINING 40 AC +/- ACCORDING TO SURVEY BY LAWRENCE, A LICENSED SURVEYOR; SUBJECT TO & TOGETHER W/ 60 FOOT WIDE ROAD ESMT (CL DESO).

BOUNDARY & TITLE HISTORY (cont.)

OCTOBER, 1969, RS 2/142 BY RICHARD JONES. SURVEY OF PORTIONS OF NW ¼ OF SECTION 9. JONES ACCEPTS CORNER MONUMENTS SET BY LAWRENCE

JULY, 1972, PM 2/53 AND PM 2/138 BY JOHN SANDERS. SANDERS DISCOVERS DISCREPANCIES BETWEEN FENCES PLACED IN RELIANCE OF LAWRENCE SURVEY AND SECTION SUBDIVISION LINES ACCORDING TO MORE CAREFUL MEASUREMENTS. SANDERS REJECTS LAWRENCE LINES, IGNORING OR NOT FINDING LAWRENCE CORNER MONUMENTS.

1/22/1973, 1171 OR 301, J.C. MILLER TO D.J. MILLER, ALL PROPERTY OF 777 OR 259 EXCEPT THAT DESCRIBED IN 777 OR 261. NORTH BOUNDARY IS THE SOUTH LINE OF THE NW ¼ OF THE NW ¼ PER LAWRENCE SURVEY

SEPTEMBER, 1974, PM 6/102 BY JOHN SANDERS OF ALL PROPERTY DESCRIBED IN 1171 OR 301. NORTH LINE OF SURVEYED LANDS BEING THE SOUTH LINE OF THE NW ¼ OF THE NW ¼ PER LAWRENCE SURVEY, ALTHOUGH SANDERS DID NOT SPECIFICALLY RECOGNIZE OR LABEL IT AS SUCH.

07/02/1979, 1776 OR 741, D.J. WESTFALL (MILLER) TO D.W. QUEST. PARCEL 1 OF PM 6-102 (9/24/74) EXCEPT ANY PORTION THAT MAY LIE IN NW ¼ OF NW ¼ OF SECTION 9, T12N, R10E.

APRIL, 1983, SURVEY BY J. FRED LAMBERT (RS 11/147). SUBDIVISION OF NE ¼ OF NE ¼ OF SECTION 8. LAMBERT SET THE N 1/16 CORNER OF SECTIONS 8 & 9 BY CORRECT METHODS.

JUNE 1991, SURVEY BY J. FRED LAMBERT (RS 18/92). THE EAST AND SOUTH PROPERTY LINES OF THE SURVEYED PARCELS WERE HELD AT THE LOCATIONS OF THE EAST AND SOUTH LINES OF THE NW 1/4 OF THE NW 1/4 AS ESTABLISHED BY LAWRENCE. THE EAST AND SOUTH LINES OF THE NW 1/4 OF THE NW 1/4 AT LOCATIONS BASED ON ALIQUOT CORNER POSITIONS ESTABLISHED BY LAMBERT AND SANDERS SUBSEQUENT TO THE LAWRENCE SURVEY.

FEBRUARY, 1994, PM 45/19 BY J. FRED LAMBERT. DIVISION OF PARCEL 1 OF PM 6/102. THE MAP INITIALLY SUBMITTED BY LAMBERT TO THE COUNTY SURVEYORS' OFFICE DEPICTED THE NORTH LINE OF PARCEL 1 AND PARCEL 2 BEING THE NORTH LINE OF THE SW ¼ OF THE NW ¼ AS DETERMINED BY LAWRENCE AND AS DEPICTED AS THE NORTH LINE OF PARCEL 1 OF PM 6/102 BY SANDERS. THE TITLE COMPANY INVOLVED WOULD NOT ISSUE A PARCEL MAP GUARANTEE FOR THE ENTIRE CONVEYANCE TO QUEST EXCEPTING ANY PORTION THAT MAY LIE IN THE NW ¼ OF THE NW ¼ OF SECTION 9. THE FILED VERSION OF PM 45/19 INDICATED A DISCREPANCY BETWEEN THE NORTH LINE OF THE SW ¼ OF THE NW ¼ OF SECTION 9 AND THE NORTH LINE OF PARCEL 1 OF PM 6/102. ALSO LABELED THE LINE OF OCCUPATION SINCE 1974?. THE FILED MAP EXCLUDED THE LAND BETWEEN THOSE LINES IN KEEPING WITH THE PARCEL MAP GUARANTEE.

PRESENT DISPOSITION OF BOUNDARY

TILLMAN HOLDS TITLE TO TRACT 1 OF RS 18/92 (TRACT 1 OF THIS SURVEY). JAMES HOLDS TITLE TO PARCEL 2 OF PM 45/19 (TRACT 2A OF THIS SURVEY).

THE LANDOWNERS DID NOT FILE THE QUIT CLAIM DEEDS NEEDED TO EFFECT THE INTENDED BOUNDARY LINE AGREEMENT. THEREFORE, THE TITLE TO THE STRIP BETWEEN THE NORTH LINE OF PARCEL 2 OF PM 45/19 AND THE SOUTH LINE OF TRACT 1 OF RS 18/92, BEING THE AREA DESIGNATED TRACT 2B OF THIS SURVEY, REMAINS UNRESOLVED.

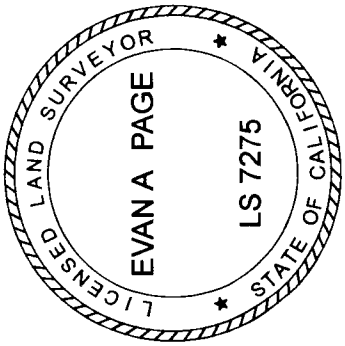
FILING NOTE

THIS MAP WAS ORIGINALLY SUBMITTED FOR FILING IN A TIMELY MANNER BUT NOT FORWARDED TO THE RECORDER'S OFFICE DUE TO THE LANDOWNERS' FAILURE TO FILE THE DEEDS NECESSARY TO COMPLETE THE BOUNDARY LINE AGREEMENT. THIS MAP IS BEING FILED AT THIS TIME TO DOCUMENT THE TITLE AND SURVEY DISCREPANCIES DISCOVERED DURING THE FIELD SURVEY

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF RICHARD JAMES IN MARCH, 2007.

Evan A. Page
EVAN A. PAGE, P.L.S. 7275
LICENSE EXPIRES 12/31-18



COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 27 DAY OF DEC, 2018

Richard L. Briner

RICHARD L. BRINER, L.S. 5084
LICENSE EXPIRES 06-30-19
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA



BY: PHILIP R. MOSBACHER, L.S. 7189
LICENSE EXPIRES 12-31-19
DEPUTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

COUNTY RECORDER'S STATEMENT

FILED THIS 28 DAY OF December, 2018, AT 08:08:18 AM, IN BOOK 36 OF RECORDS OF SURVEYS AT PAGE 18, AT THE REQUEST OF RICHARD JAMES.

DOCUMENT NO. 2018-0048925

BY: *William E. Schultz*
WILLIAM E. SCHULTZ
COUNTY RECORDER, CLERK
COUNTY OF EL DORADO, CALIFORNIA

36/98

36/98