



COUNTY OF HUMBOLDT

AGENDA ITEM NO.

C-12

For the meeting of: September 12, 2017

Date: August 29, 2017

To: Board of Supervisors

From:  Thomas K. Mattson, Public Works Director

SUBJECT: Summary Vacation of Excess Right of Way and Exchange of Vacated Property on Redwood Drive, Garberville Area **(4/5 VOTE REQUIRED)**


RECOMMENDATIONS:

That the Board of Supervisors by a 4/5's vote:

1. Adopt the attached Resolution to summarily vacate a portion of Redwood Drive right of way pursuant to Streets and Highways Code section 8334. (See Attachment 1.)
2. Direct the Clerk of the Board to return a certified copy of the Resolution to the Land Use Division for recording in the Office of the County Recorder.
3. Direct Land Use Division staff to notify the Clerk of the Board when the Resolution has been recorded.
4. Authorize the Chair of the Board of Supervisors to sign the Acquisition and Exchange Agreement for needed right of way after the Resolution has been recorded. (See Attachment 2.)

Prepared by Deb Vining, Sr. Real Property Agent

CAO Approval

 TLFR

REVIEW:

Auditor _____ County Counsel JS Human Resources _____ Other _____

TYPE OF ITEM:

☒ Consent
☐ Departmental
☐ Public Hearing
☐ Other _____

PREVIOUS ACTION/REFERRAL:

Board Order No. _____

Meeting of: _____

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT

Upon motion of Supervisor Fennell Seconded by Supervisor Bohn

Ayes Fennell, Bohn, Bass, Wilson
Nays _____
Abstain _____
Absent Sundberg

and carried by those members present, the Board hereby approves the recommended action contained in this Board report.

Dated: September 12, 2017
By: Kathy Hayes

Kathy Hayes, Clerk of the Board

5. Authorize the Chair of the Board to sign the Certificate of Acceptance for the Easement Deed from the Wallan Family Living Trust and James O. Johnson and A. Marie Johnson after the Resolution has been recorded. (See Attachment 3.)
6. Authorize the Chair of the Board, in the presence of a Notary Public, after the Resolution has been recorded, to sign the Quit Claim Deed, conveying the vacated right of way to the Wallan Family Living Trust and James O. and A. Marie Johnson. (See Attachment 4.)
7. Direct the Clerk of the Board to return the executed Acquisition and Exchange Agreement, the executed and accepted original Easement Deed, and the executed original Quit Claim Deed to the Land Use Division for further processing.

DISCUSSION:

Severe storms during the first week of February 2015, caused substantial damage to Humboldt County roads and drainage facilities. Due to the severity of damage caused by these storms, the county proclaimed a local emergency on February 17, 2015, that covered the entire county. On May 19, 2015, the Governor declared this storm event an emergency. Some of that damage occurred on Redwood Drive at Post Mile (P.M.) 1.25 which consisted of a steep sandstone cliff failure that caused tons of debris and rocks to fall onto the roadway. The county proceeded with immediate emergency opening work that consisted of closing the roadway and clearing the debris. Soon thereafter, the county hired a consultant to conduct a geotechnical and engineering evaluation along with proposing recommendations for repair. Upon receiving said recommendations, the county installed rock drape wire mesh protection along the bluff to catch subsequent falling debris and keep it from entering the roadway. The mesh rock drape installation required clearing brush from the top of the bluff and drilling anchor locations and cementing them in place outside of the right of way.

The location of the right of way line was not easy to identify, so a right of entry was requested from the property owners, Kenneth Wallan and Meredith Wallan, Trustees of the Wallan Family Living Trust, and James O. Johnson and A. Marie Johnson, so that emergency repairs could be made quickly. The right of entry document can be used to make emergency repairs, but after the repairs are made, the county is required to follow established federal and state procedures for the acquisition of right of way. A right of way easement is needed for the anchors along the top of the bluff as well as for access to the anchors for ongoing maintenance.

At the time the right of entry was signed, the owners expressed verbal interest in trading the required new right of way easement for fee title to some excess right of way along Redwood Drive. Government Code section 25365, subdivision (b), allows the Board of Supervisors, by a four-fifths vote, to exchange real property with any person, firm, or corporation, where the real property to be exchanged is not required for county use and the property to be acquired is required for county use. Subdivision (b) also addresses the relative value of the properties. "If the real properties to be exchanged are not of equal value, either party to the exchange may contribute cash or other real property assets, acceptable to the other party, to balance the transaction. The value of any private real property exchanged shall be equal to, or greater than, 75 percent of the value of the county property offered in exchange. The cash or other real property assets to be added to balance the transaction shall not be greater than 25 percent of the value of the county property proposed for exchange."

The Wallan and Johnson parcel and the right of way exchange parcel have a similar highest and best use and are roughly equivalent in value. The two parcels are located on the same side of Redwood Drive and are parts of two adjacent parcels; their size, access, utility availability, topography and parcel shape are similar. The same comparable sales and adjustments were used for each parcel. Therefore, no consideration is offered for the property exchange. The county acquired its property in fee through a Relinquishment of Highway Right of Way from Caltrans recorded March 27, 1970. The property was originally deeded to the State in fee in the deed recorded in Volume 920 Official

Records, page 466. The portion of the right of way proposed for vacation has never been developed as a road.

In accordance with Government Code sections 25365 and 6061 a public notice of the proposed exchange has been published in the Eureka Times Standard on Thursday, August 31, 2017.

The proposed vacation is being processed via the Summary Vacation Procedures pursuant to the provisions of Streets and Highways Code section 8334. This code section states that the legislative body of a local agency may summarily vacate any of the following:

- a. An excess right of way of a street or highway not required for street or highway purposes.
- b. A portion of a street or highway that lies within property under one ownership and that does not continue through such ownership or end touching property of another.

The Department has reviewed the portion of Redwood Drive right of way proposed for vacation and has determined that it is not required for street or highway purposes.

The Planning and Building Department has prepared an Exemption from Planning Commission Report for Acquisitions, Dispositions, and Abandonments pursuant to Government Code section 65402(a). They determined that the right of way or property was not acquired for a use other than street widening or alignment; that the street is not open on the ground; that the street is not identified in the circulation element of the General Plan; that the street is not used, or intended to be used, or adaptable for use as part of the trails system; and that the street does not provide principal access to a parcel that would result in the parcel not having legal access once the abandonment is complete. The property is not subject to the Coastal Act. (See Attachment 5.)

The proposed vacation has been reviewed by the Environmental Services Division, and has been determined to be minor in nature with little change to land use and density. Therefore this proposed vacation qualifies as a California Environmental Quality Act (CEQA) categorical exemption project, as per the provisions in the Guidelines for Implementation of CEQA [14 California Code of Regulations section 15305]. (See Attachment 6.)

Notices of the proposed vacation were provided to utility and service providers Verizon/Frontier Communications, Wave Broadband, Frontier Communications, Garberville Sanitary District, Benbow Water Company and PG&E. The following providers have responded with no objection to the proposed vacation: Verizon/Frontier Communications, Garberville Sanitary District, Benbow Water Company (via telephone) and PG&E. There are no public utilities located within the easement proposed for vacation. (See Attachment 7.)

The Department has no objection to the vacation and exchange of real property and requests the Board of Supervisors take the recommended actions. The vacation will not be effective until after the Resolution is recorded. Therefore the Department is recommending that the Chair of the Board sign the Acquisition and Exchange Agreement, the Certificate of Acceptance for the Easement Deed, and the Quit Claim Deed only after the Resolution has been recorded.

FINANCIAL IMPACT: There is no financial impact to the County.

This item conforms to the Board of Supervisors' Core Role to encourage new local enterprise and ensure proper operation of markets by vacating an impassable portion of a street that is not necessary or required for street or highway purposes and which will help to clear exception to the property title.

OTHER AGENCY INVOLVEMENT: None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Not adopt the Resolution to Vacate; therefore, denying the vacation. This will result in the county having to pay for the new right of way required as well as the cost of an appraisal by the county as well as reimbursing survey fees and the owner's appraisal fee.

ATTACHMENTS:

1. Resolution to Summarily Vacate a Portion of Redwood Drive Right of Way Between Garberville and Redway
2. Acquisition and Exchange Agreement
3. Easement Deed from Wallan and Johnson to County, with Certificate of Acceptance
4. Quit Claim Deed from County to Wallan and Johnson
5. Exemption from Planning Commission Report for Acquisitions, Dispositions, and Abandonments pursuant to Government Code Section 65402(a)
6. Notice of Exemption
7. Response Letters: Verizon/Frontier Communications, Garberville Sanitary District, and PG&E

ATTACHMENT 1

**Resolution to Summarily Vacate a Portion of Redwood Drive Right of Way Between
Garberville and Redway**

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings, Meeting of September 12, 2017

RESOLUTION NO. 17-74

RESOLUTION TO SUMMARILY VACATE A PORTION OF REDWOOD DRIVE RIGHT OF WAY BETWEEN GARBERVILLE AND REDWAY

WHEREAS, a county street for purposes of the Public Streets, Highways, and Service Easements Vacation Law (Streets and Highways Code § 8300 et seq.) includes all or part of, or any right in, a public highway, road, street, avenue, alley or lane (Streets and Highways Code § 8308); and

WHEREAS, the hereafter described portion of Redwood Drive, is not maintained by the County and is excess right of way that is not needed for street or highway purposes, thereby meeting the requirements of Streets and Highways Code § 8334; and

WHEREAS, this summary vacation is made pursuant to the provisions of Chapter 4 of Part 3 of Division 9 of the Streets and Highways Code; and

WHEREAS, the vacation will not cut off all access to any person's property; and

WHEREAS, a road easement and culvert easement are reserved unto County of Humboldt for access and maintenance as shown on Exhibit "B" (Plat); and

WHEREAS, the Planning Department has issued an Exemption from Planning Commission Report for Acquisitions, Dispositions and Abandonments pursuant to Government Code § 65402(a) and Resolution No. 72-69; and

WHEREAS, the vacation is not in conflict with the General Plan; and

WHEREAS, the vacation will have no significant environmental effect and is exempt from the California Environmental Quality Act (CEQA) as per the provisions in the Guidelines for Implementation of CEQA, 14 California Code of Regulations § 15305; and

WHEREAS, the vacation will not terminate any public service easement; and

WHEREAS, no utility companies require the reservation and exception of an easement.

NOW, THEREFORE BE IT RESOLVED AS FOLLOWS:

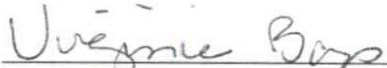
1. The Board of Supervisors find that all of the recitations contained hereinabove are true and correct.
2. The summary vacation is made pursuant to the provisions of Chapter 4 of Part 3 of Division 9 of the Streets and Highways Code, and specifically § 8334.
3. The vacation will not cut off all access to any person's property.
4. A road easement and culvert easement are reserved unto County of Humboldt for access and maintenance as shown on Exhibit "B" (Plat).
5. The vacation is exempt from a Planning Commission Report for Acquisitions, Dispositions and Abandonments pursuant to Government Code § 65402(a) and Resolution No. 72-69.
6. The vacation is not in conflict with the General Plan.
7. The vacation does not have a significant environmental effect and is exempt from CEQA as per the provisions in the Guidelines for Implementation of CEQA, 14 California Code of Regulations § 15305.

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified copy of portion of proceedings, Meeting of September 12, 2017

RESOLUTION NO. 17-74

8. The portion of Redwood Drive proposed to be vacated is excess right of way not necessary for present or prospective public use.
9. Said portion of Redwood Drive is hereby ordered vacated.
10. From and after the date of recordation of this resolution, said portion of Redwood Drive as described in Exhibit A and shown on Exhibit B, both of which are attached hereto and incorporated herein by reference, will no longer constitute a public right of way.
11. The Clerk of the Board is directed to record in the office of the County Recorder, a certified copy of the Resolution via the Land Use Division.

Dated: September 12, 2017


VIRGINIA BASS, Chair
Humboldt County Board of Supervisors

Adopted on motion by Supervisor Fennell, seconded by Supervisor Bohn, and the following vote:

AYES:	Supervisors	Fennell, Bass, Bohn, Wilson
NAYS:	Supervisors	--
ABSENT:	Supervisors	Sundberg
ABSTAIN:	Supervisors	--

STATE OF CALIFORNIA)
County of Humboldt)

I, KATHY HAYES, Clerk of the Board of Supervisors, County of Humboldt, State of California, do hereby certify the foregoing to be an original made in the above-entitled matter by said Board of Supervisors at a meeting held in Eureka, California.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said Board of Supervisors.



By BROOKE EBERHARDT
Deputy Clerk of the Board of Supervisors of the
County of Humboldt, State of California

EXHIBIT "A"
LEGAL DESCRIPTION
REDWOOD DRIVE EXCHANGE PARCEL (TO JOHNSON)

PARCEL ONE

That real property situate in the County of Humboldt, State of California, within Section 13, Township 4 South, Range 3 East, Humboldt Meridian, described as follows:

BEGINNING at a point on the northeasterly boundary of the existing right of way of Redwood Drive, being the former right of way of State Highway 1-HUM-1-B, as said right of way was conveyed by document recorded as Book 196 of Deeds, Page 40, Humboldt County Records, and from which point, a concrete 6" x 6" highway monument marking station "44+39.69 B.C. 125' Left" bears South 80 degrees, 21 minutes, 21 seconds West, 279.45 feet, and also from which point, a concrete 6" x 6" highway monument marking station "61+41.17 B.C. 150' Right" bears North 27 degrees, 38 minutes, 26 seconds West, 1701.11 feet;

Thence the following courses along the east boundary of said existing right of way:

From a tangent bearing South 0 degrees, 43 minutes, 43 seconds East, along a curve to the right, with a radius of 1150.00 feet and an angle of 2 degrees, 50 minutes, 13 seconds, a distance of 56.94 feet;

South 2 degrees, 06 minutes, 30 seconds West, 875.65 feet to a point of curvature;

Along a tangent curve to the right, with a radius of 1350.00 feet and an angle of 9 degrees, 01 minutes, 51 seconds, a distance of 212.78 feet, more or less, to the northerly boundary of the land conveyed to Blue Star Gas, Co., by document recorded as 1995-3384-2, Humboldt County Records,

Thence leaving said existing right of way, and along the north boundary of said land conveyed to Blue Star Gas, Co., North 78 degrees, 55 minutes, 45 seconds West, 115.00 feet;

Thence North 19 degrees, 54 minutes, 34 seconds East, 104.76 feet;

Thence North 1 degree, 34 minutes, 18 seconds West, 49.28 feet;

Thence North 0 degrees, 52 minutes, 33 seconds East, 40.47 feet;

Thence North 2 degrees, 11 minutes, 05 seconds West, 36.42 feet;

Thence North 1 degree, 07 minutes, 38 seconds West, 37.05 feet;

Thence North 0 degrees, 06 minutes, 50 seconds West, 70.13 feet;

Thence North 4 degrees, 40 minutes, 06 seconds East, 108.54 feet;

Thence North 7 degrees, 24 minutes, 10 seconds West, 82.27 feet;

Thence North 0 degrees, 53 minutes, 52 minutes West, 23.78 feet;

Thence North 2 degrees, 38 minutes, 17 seconds East, 40.38 feet;

Thence North 2 degrees, 29 minutes, 23 seconds East, 92.98 feet;

Thence North 0 degrees, 47 minutes, 26 seconds East, 73.20 feet to a point which bears South 19 degrees, 46 minutes, 56 seconds West 392.46 feet from the Point of Beginning.

Thence North 0 degrees, 47 minutes, 26 seconds East, 9.88 feet;

Thence North 21 degrees, 54 minutes, 14 seconds East, 42.03 feet;

Thence North 6 degrees, 10 minutes, 50 seconds East, 82.88 feet to a point which bears South 24 degrees, 25 minutes, 23 seconds West, 261.41 feet from the Point of Beginning.

Thence North 6 degrees, 10 minutes, 50 seconds East, 60.15 feet;

Thence North 15 degrees, 04 minutes, 33 seconds East, 66.85 feet;

Thence North 8 degrees, 43 minutes, 25 seconds East, 52.60 feet;

Thence North 12 degrees, 02 minutes, 49 seconds East, 62.25 feet, more or less, to a point which bears South 89 degrees, 16 minutes, 17 seconds West from the Point of Beginning.

Thence North 89 degrees, 16 minutes, 17 seconds East, 63.26 feet to the Point of Beginning.

Containing an area of 118,517 square feet, more or less.

END OF DESCRIPTION



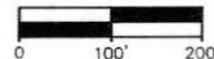
A handwritten signature in cursive script, appearing to read "Dylan L. Kolstad", written over a horizontal line.

Dylan L. Kolstad
LS 8152
Prepared August 7, 2017

EXHIBIT "B" - TO JOHNSON - PLAT REDWOOD DRIVE EXCHANGE PARCEL



SCALE: 1" = 200'



TRAVELED WAY
S 80°21'21" W 279.45'
"44+39.69 B.C. 125' LEFT"
PARCEL ONE POINT OF BEGINNING

PROPOSED "ROAD EASEMENT" AND "CULVERT EASEMENT" TO BE CONVEYED TO COUNTY FOR ACCESS TO AND MAINTENANCE OF CULVERT BY SEPARATE DOCUMENT

PARCEL ONE LINE/CURVE TABLE

C1	R = 1150'; D = 2°50'13"; L = 56.94'
L1	S 2°06'30" W 875.65'
C2	R = 1350'; D = 9°01'51"; L = 212.78'
L2	N 78°55'45" W 115.00'
L3	N 19°54'34" E 104.76'
L4	N 1°34'18" W 49.28'
L5	N 0°52'33" E 40.47'
L6	N 2°11'05" W 36.42'
L7	N 1°07'38" W 37.05'
L8	N 0°06'50" W 70.13'
L9	N 4°40'06" E 108.54'
L10	N 7°24'10" W 82.27'
L11	N 0°53'52" W 23.78'
L12	N 2°38'17" E 40.38'
L13	N 2°29'23" E 92.98'
L14A	N 0°47'26" E 73.20'
L14B	N 0°47'26" E 9.88'
L15	N 21°54'14" E 42.03'
L16A	N 6°10'50" E 82.88'
L16B	N 6°10'50" E 60.15'
L17	N 15°04'33" E 66.85'
L18	N 8°43'25" E 52.60'
L19	N 12°02'49" E 62.25'
L20	N 89°16'17" E 63.26'

REDWOOD DR. CO. RD. 6B105

PARCEL ONE
REDWOOD DRIVE EXCHANGE
PARCEL TO JOHNSON
AREA = 118,517 SQ. FT. ± GROSS
117,004 SQ. FT. ± NET

EXISTING 250' WIDE
COUNTY RIGHT OF WAY
REDWOOD DRIVE

CALIFORNIA
STATE HIGHWAY 101
RIGHT OF WAY

"BLUE STAR GAS"
PROPERTY

COUNTY OF HUMBOLDT

KOLSTAD LAND SURVEYORS

PO BOX 594
BAYSIDE, CA 95524

VOICE (707) 822-2718
FAX (707) 822-5636

APN 223-311-41 AUGUST, 2017
JOB No. 2015-034 SHEET 1 OF 1

2017-016597

Recording Requested by:

HUMBOLDT COUNTY
DEPARTMENT OF PUBLIC WORKS
3033 H Street
Eureka, CA 95501

Recorded - Official Records
Humboldt County, California
Kelly E. Sanders, Recorder
Recorded by: HUMBOLDT CNTY

Pages: 6

Recording Fee: \$ 0.00
Tax Fee: \$0
Clerk: sc Total: \$0.00
Sep 12, 2017 at 01:47:37

*** CONFORMED COPY ***

Return To:

HUMBOLDT COUNTY BOARD OF
SUPERVISORS
825 Fifth Street, Room 111
Eureka, CA 95501

**HUMBOLDT COUNTY BOARD OF SUPERVISORS
RESOLUTION NO. 17-74**

**RESOLUTION TO SUMMARILY VACATE A PORTION OF REDWOOD DRIVE RIGHT
OF WAY BETWEEN GARBERVILLE AND REDWAY**

Pursuant to Board of Supervisors' Action of September 12, 2017

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified copy of portion of proceedings, Meeting of September 12, 2017

RESOLUTION NO. 17-74

RESOLUTION TO SUMMARILY VACATE A PORTION OF REDWOOD DRIVE RIGHT OF WAY BETWEEN GARBERVILLE AND REDWAY

WHEREAS, a county street for purposes of the Public Streets, Highways, and Service Easements Vacation Law (Streets and Highways Code § 8300 et seq.) includes all or part of, or any right in, a public highway, road, street, avenue, alley or lane (Streets and Highways Code § 8308); and

WHEREAS, the hereafter described portion of Redwood Drive, is not maintained by the County and is excess right of way that is not needed for street or highway purposes, thereby meeting the requirements of Streets and Highways Code § 8334; and

WHEREAS, this summary vacation is made pursuant to the provisions of Chapter 4 of Part 3 of Division 9 of the Streets and Highways Code; and

WHEREAS, the vacation will not cut off all access to any person's property; and

WHEREAS, a road easement and culvert easement are reserved unto County of Humboldt for access and maintenance as shown on Exhibit "B" (Plat); and

WHEREAS, the Planning Department has issued an Exemption from Planning Commission Report for Acquisitions, Dispositions and Abandonments pursuant to Government Code § 65402(a) and Resolution No. 72-69; and

WHEREAS, the vacation is not in conflict with the General Plan; and

WHEREAS, the vacation will have no significant environmental effect and is exempt from the California Environmental Quality Act (CEQA) as per the provisions in the Guidelines for Implementation of CEQA, 14 California Code of Regulations § 15305; and

WHEREAS, the vacation will not terminate any public service easement; and

WHEREAS, no utility companies require the reservation and exception of an easement.

NOW, THEREFORE BE IT RESOLVED AS FOLLOWS:

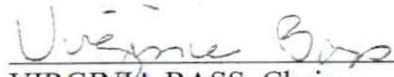
1. The Board of Supervisors find that all of the recitations contained hereinabove are true and correct.
2. The summary vacation is made pursuant to the provisions of Chapter 4 of Part 3 of Division 9 of the Streets and Highways Code, and specifically § 8334.
3. The vacation will not cut off all access to any person's property.
4. A road easement and culvert easement are reserved unto County of Humboldt for access and maintenance as shown on Exhibit "B" (Plat).
5. The vacation is exempt from a Planning Commission Report for Acquisitions, Dispositions and Abandonments pursuant to Government Code § 65402(a) and Resolution No. 72-69.
6. The vacation is not in conflict with the General Plan.
7. The vacation does not have a significant environmental effect and is exempt from CEQA as per the provisions in the Guidelines for Implementation of CEQA, 14 California Code of Regulations § 15305.

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified copy of portion of proceedings, Meeting of September 12, 2017

RESOLUTION NO. 17-74

8. The portion of Redwood Drive proposed to be vacated is excess right of way not necessary for present or prospective public use.
9. Said portion of Redwood Drive is hereby ordered vacated.
10. From and after the date of recordation of this resolution, said portion of Redwood Drive as described in Exhibit A and shown on Exhibit B, both of which are attached hereto and incorporated herein by reference, will no longer constitute a public right of way.
11. The Clerk of the Board is directed to record in the office of the County Recorder, a certified copy of the Resolution via the Land Use Division.

Dated: September 12, 2017


VIRGINIA BASS, Chair
Humboldt County Board of Supervisors

Adopted on motion by Supervisor Fennell, seconded by Supervisor Bohn, and the following vote:

AYES:	Supervisors	Fennell, Bass, Bohn, Wilson
NAYS:	Supervisors	--
ABSENT:	Supervisors	Sundberg
ABSTAIN:	Supervisors	--

STATE OF CALIFORNIA)
County of Humboldt)

I, KATHY HAYES, Clerk of the Board of Supervisors, County of Humboldt, State of California, do hereby certify the foregoing to be an original made in the above-entitled matter by said Board of Supervisors at a meeting held in Eureka, California.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said Board of Supervisors.

The within instrument is a full, true and correct copy of the original on file in this office.

ATTEST:

KATHY HAYES
Clerk of the Board of Supervisors
of the County of Humboldt,
State of California

By 



By BROOKE EBERHARDT
Deputy Clerk of the Board of Supervisors of the
County of Humboldt, State of California

EXHIBIT "A"
LEGAL DESCRIPTION
REDWOOD DRIVE EXCHANGE PARCEL (TO JOHNSON)

PARCEL ONE

That real property situate in the County of Humboldt, State of California, within Section 13, Township 4 South, Range 3 East, Humboldt Meridian, described as follows:

BEGINNING at a point on the northeasterly boundary of the existing right of way of Redwood Drive, being the former right of way of State Highway 1-HUM-1-B, as said right of way was conveyed by document recorded as Book 196 of Deeds, Page 40, Humboldt County Records, and from which point, a concrete 6" x 6" highway monument marking station "44+39.69 B.C. 125' Left" bears South 80 degrees, 21 minutes, 21 seconds West, 279.45 feet, and also from which point, a concrete 6" x 6" highway monument marking station "61+41.17 B.C. 150' Right" bears North 27 degrees, 38 minutes, 26 seconds West, 1701.11 feet;

Thence the following courses along the east boundary of said existing right of way:

From a tangent bearing South 0 degrees, 43 minutes, 43 seconds East, along a curve to the right, with a radius of 1150.00 feet and an angle of 2 degrees, 50 minutes, 13 seconds, a distance of 56.94 feet;

South 2 degrees, 06 minutes, 30 seconds West, 875.65 feet to a point of curvature;

Along a tangent curve to the right, with a radius of 1350.00 feet and an angle of 9 degrees, 01 minutes, 51 seconds, a distance of 212.78 feet, more or less, to the northerly boundary of the land conveyed to Blue Star Gas, Co., by document recorded as 1995-3384-2, Humboldt County Records,

Thence leaving said existing right of way, and along the north boundary of said land conveyed to Blue Star Gas, Co., North 78 degrees, 55 minutes, 45 seconds West, 115.00 feet;

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Thence North 6 degrees, 10 minutes, 50 seconds East, 60.15 feet;
Thence North 15 degrees, 04 minutes, 33 seconds East, 66.85 feet;
Thence North 8 degrees, 43 minutes, 25 seconds East, 52.60 feet;
Thence North 12 degrees, 02 minutes, 49 seconds East, 62.25 feet, more or less, to a point which bears South 89 degrees, 16 minutes, 17 seconds West from the Point of Beginning.
Thence North 89 degrees, 16 minutes, 17 seconds East, 63.26 feet to the Point of Beginning.

Containing an area of 118,517 square feet, more or less.

END OF DESCRIPTION



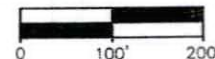
A handwritten signature in cursive script, reading "Dylan L. Kolstad", written over a horizontal line.

Dylan L. Kolstad
LS 8152
Prepared August 7, 2017

EXHIBIT "B" - TO JOHNSON - PLAT REDWOOD DRIVE EXCHANGE PARCEL



SCALE: 1" = 200'



TO "61+41.17 B.C.
150' RIGHT"
N 27°38'26" W 170+11.1'

EX. COUNTY
RIGHT OF
WAY, 300'
WIDE

TRAVELED
WAY

S 80°21'21" W
279.45'

"44+39.69 B.C.
125' LEFT"

PARCEL ONE
POINT OF BEGINNING

PARCEL ONE LINE/CURVE TABLE

C1	R = 1150'; D = 2°50'13"; L = 56.94'
L1	S 2°06'30" W 875.65'
C2	R = 1350'; D = 9°01'51"; L = 212.78'
L2	N 78°55'45" W 115.00'
L3	N 19°54'34" E 104.76'
L4	N 1°34'18" W 49.28'
L5	N 0°52'33" E 40.47'
L6	N 2°11'05" W 36.42'
L7	N 1°07'38" W 37.05'
L8	N 0°06'50" W 70.13'
L9	N 4°40'06" E 108.54'
L10	N 7°24'10" W 82.27'
L11	N 0°53'52" W 23.78'
L12	N 2°38'17" E 40.38'
L13	N 2°29'23" E 92.98'
L14A	N 0°47'26" E 73.20'
L14B	N 0°47'26" E 9.88'
L15	N 21°54'14" E 42.03'
L16A	N 6°10'50" E 82.88'
L16B	N 6°10'50" E 60.15'
L17	N 15°04'33" E 66.85'
L18	N 8°43'25" E 52.60'
L19	N 12°02'49" E 62.25'
L20	N 89°16'17" E 63.26'

PROPOSED "ROAD
EASEMENT" AND
"CULVERT EASEMENT" TO
BE CONVEYED TO
COUNTY FOR ACCESS TO
AND MAINTENANCE OF
CULVERT BY SEPARATE
DOCUMENT

PARCEL ONE
REDWOOD DRIVE EXCHANGE
PARCEL TO JOHNSON
AREA = 118,517 SQ. FT. ±
GROSS
117,004 SQ. FT. ± NET

EXISTING 250' WIDE
COUNTY RIGHT OF WAY
REDWOOD DRIVE

CALIFORNIA
STATE HIGHWAY 101
RIGHT OF WAY

"BLUE STAR GAS"
PROPERTY

COUNTY OF HUMBOLDT

KOLSTAD LAND SURVEYORS

PO BOX 594
BAYSIDE, CA 95524

VOICE (707) 822-2718
FAX (707) 822-5636

APN 223-311-41 AUGUST, 2017
JOB No. 2015-034 SHEET 1 OF 1