

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS County of Placer

TO: BOARD OF SUPERVISORS DATE: June 16, 2015
FROM: KEN GREHM / PETER KRAATZ
SUBJECT: **QUITCLAIM DEED TO CNC ROSEVILLE LLC – MORGAN PLACE
SUBDIVISION**

ACTION REQUESTED / RECOMMENDATION

Adopt a Resolution to execute a Quitclaim Deed between the County of Placer and CNC Roseville for the Morgan Place Subdivision at no cost.

BACKGROUND / SUMMARY

In 1975, a Highway Deed was granted by Greater North Area Development Corporation to the County of Placer for a portion of the Walerga Road right of way south of PFE Road. The Highway Deed was accepted by the Director of Public Works on October 31, 1975. CNC Roseville LLC is the successor owner to the Greater North Area property adjoining Walerga Road and is in the process of subdividing the property known as the Morgan Place subdivision. While processing the Final Map, a discrepancy in the Highway Deed was identified by County Staff and the Title Company as to whether the Highway Deed conveyed a fee interest or an easement interest. The representatives of CNC Roseville, LLC are requesting that the interest to the property described in the Highway Deed be clarified. Recording a Quitclaim Deed from Placer County to CNC Roseville, LLC releasing any County fee interest in the strip will clarify the ownership. Placer County will reserve a Highway Easement in said Quitclaim for Walerga Road, further reserving senior rights from the recording date of the original Highway Deed. Acquiring an easement interest was the intent of the County at the time of the conveyance as evidenced by the Parcel Diary notes of the Right of Way Agent in 1975, and is consistent with current policy of accepting easement interests for County maintained roads.

ENVIRONMENTAL CLEARANCE

This action is categorically exempt from the provisions of CEQA Section 15061(b)(3), no potential to cause significant environmental impact.

FISCAL IMPACT

There is no fiscal impact anticipated to result from this action.

Attachments: Resolution
 Location Map
 Quitclaim Deed
 Legal Description

**Before the Board of Supervisors
County of Placer, State of California**

In the matter of:

Resol. No: _____

A RESOLUTION APPROVING AND
AUTHORIZING THE CHAIRPERSON TO
EXECUTE A QUITCLAIM DEED BETWEEN
THE COUNTY OF PLACER AND CNC
ROSEVILLE LLC.

The following Resolution was duly passed by the Board of Supervisors of the County of
Placer at a regular meeting held _____ by the following
vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

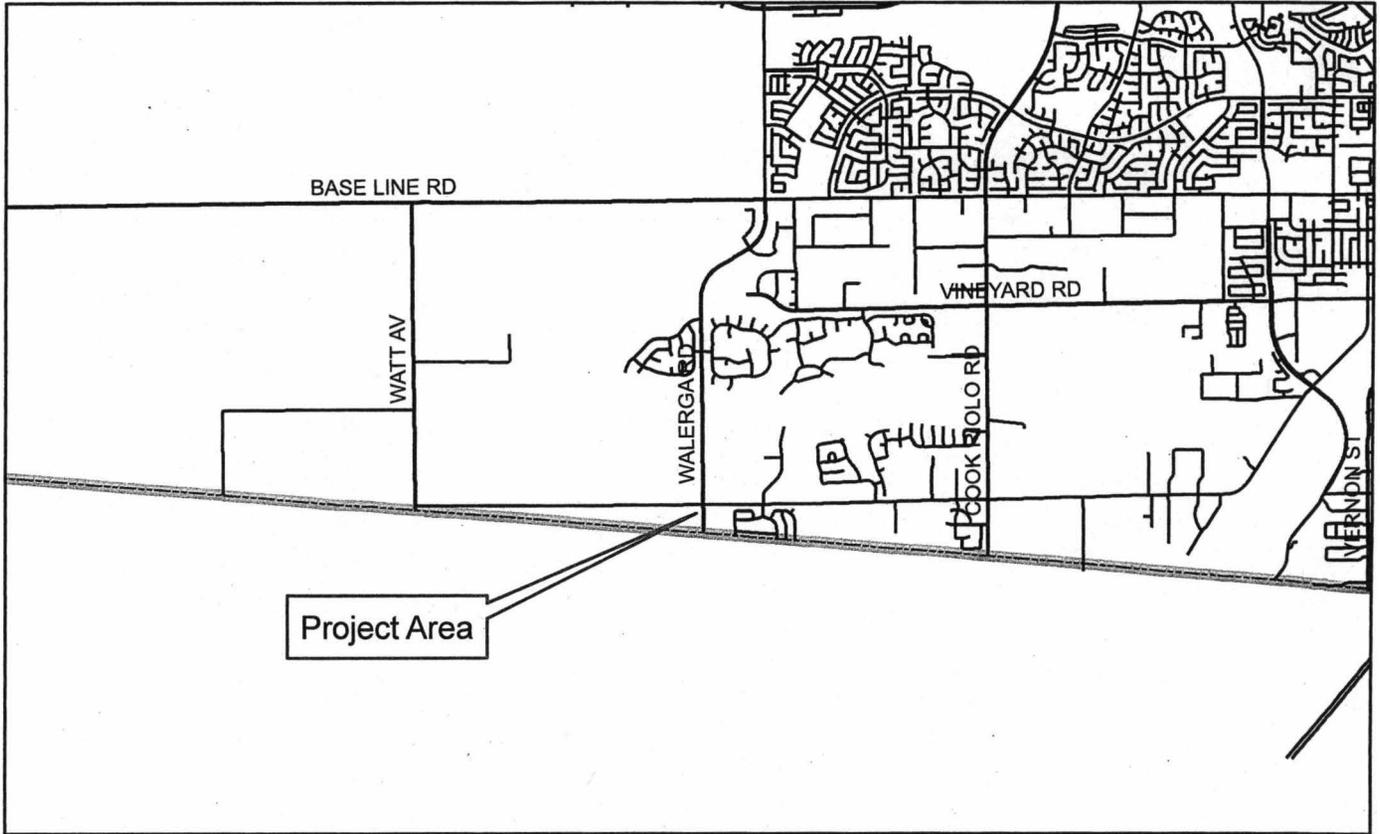
Chairperson, Board of Supervisors

Attest:

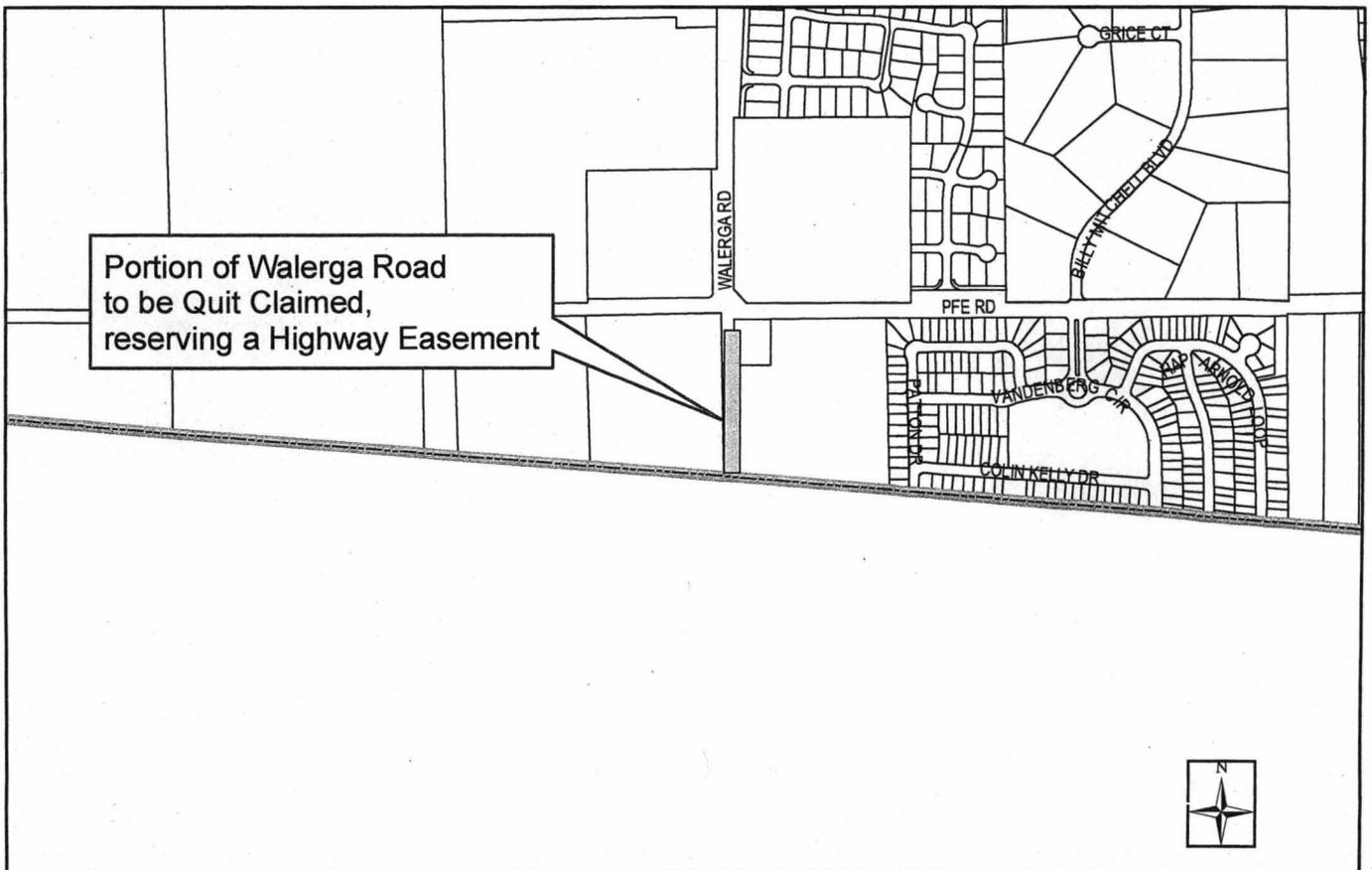
Clerk of said Board

BE IT RESOLVED, by the Board of Supervisors of the County of Placer, State of
California, that the Chairperson is authorized to execute a Quitclaim Deed between the
County of Placer and CNC ROSEVILLE LLC.

Location Map



Vicinity Map



Project Name

**Walerga Road Quitclaim
Morgan Place**

APN 023-221-013

When recorded return to
Placer County Department
of Public Works

COUNTY OF PLACER

Department of Public Works

QUITCLAIM DEED

THE COUNTY OF PLACER does hereby REMISE, RELEASE AND FOREVER
QUITCLAIM TO

CNC ROSEVILLE LLC, a Nevada limited liability company

all that real property situate in the County of Placer, State of California described as
follows:

**See Attached Exhibit "A" for Legal Description
See Attached Exhibit "B" for Exhibit Map**

**This deed is being recorded to convey the underlying fee title to that property granted to the
County of Placer in the Highway Deed recorded in Book 1679 Page 698 O.R.P.C.**

**The County of Placer reserves from this grant an easement for road purposes and incidentals
thereto, including utility rights, over, on, under and across all that real property described and
shown on the attached Exhibits. In the event of future utility relocations, the County of Placer
also claims and reserves senior rights from the recording date of the original grant,
November 4, 1975, in Book 1679 Page 698.**

Dated: _____

Chairman, Board of Supervisors

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Do not write in shaded area

Do not write in shaded area

EXHIBIT "A"

All that portion of the tract of land described in the Highway Deed to the County of Placer, State of California recorded in Book 1679 at Page 698, Official Record of Placer County and located within a portion of the northeast quarter of Section 18, Township 10 North, Range 6 East, MDBM, County of Placer, State of California, described as follows:

Beginning at a point on the North-South centerline of said Section 18 and the westerly line of said Highway Deed from which the north quarter corner of said Section 18 bears the following two (2) consecutive courses and distances:

1. North 00°55'42" West, along said westerly line, a distance of 30.52 feet to the northwest corner of said Highway Deed and
2. leaving said westerly line, continuing North 00°55'42" West, along said centerline, a distance of 215.00 feet;

thence from said **Point of Beginning**, along the respective westerly, southerly and easterly lines of said Highway Deed, the following three (3) consecutive courses and distances:

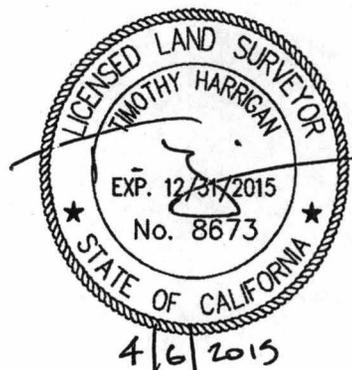
1. South 00°55'42" East, along said centerline, a distance of 541.17 feet to a point on the county line common to Placer County and Sacramento County,
2. leaving said centerline, South 85°33'08" East, along said county line, a distance of 40.18 feet and
3. leaving said county line, North 00°55'42" West, along a line parallel with said centerline, a distance of 544.93 feet;

thence leaving said parallel line, South 89°04'18" West, a distance of 40.00 feet to the **Point of Beginning**.

Containing an area of 21,722 square feet, more or less.

The above described tract of land is shown on Exhibit "B" attached hereto and made a part hereof.

End of Description.



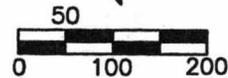
WALERGA PFE
PARTNERSHIP
3473 OR 686

PFE ROAD

LEGEND:



QUITCLAIM
AREA: 21,722±SF



4/6/2015

EXHIBIT "B"
MORGAN PLACE

WALERGA ROAD QUITCLAIM

A PORTION OF

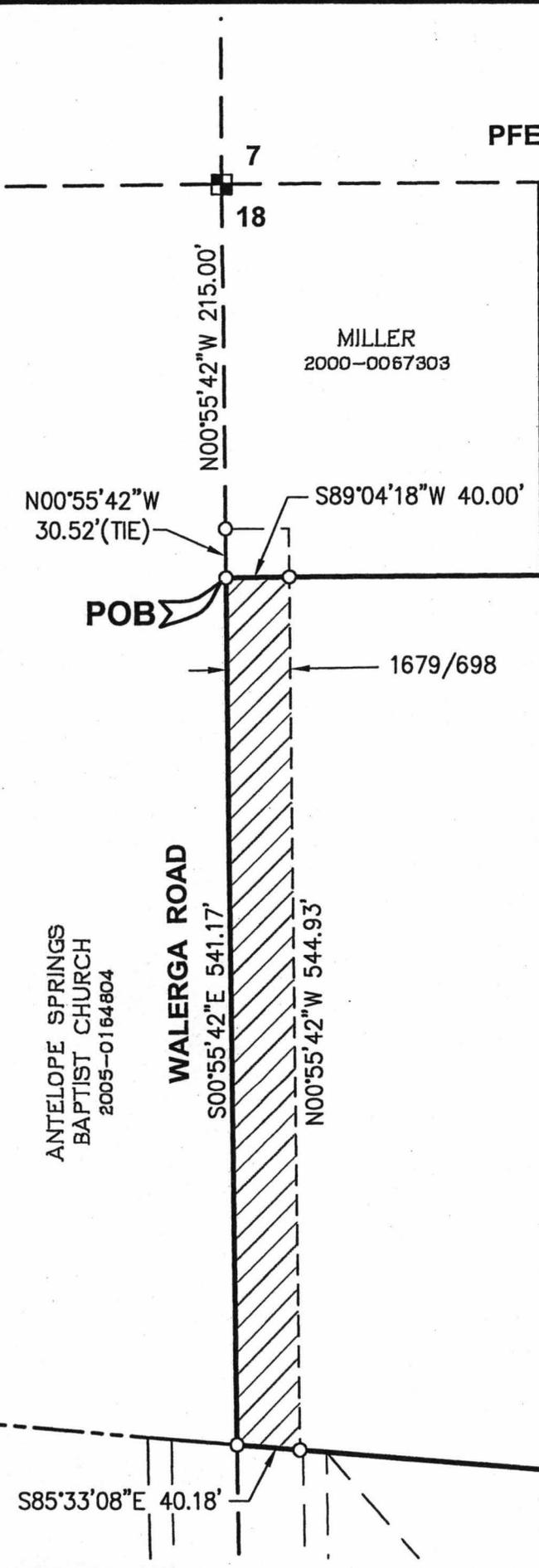
SECTION 18, T10N R6E, MDBM
COUNTY OF PLACER, CALIFORNIA

SCALE: 1"=100' APRIL 2015

ANDREGG
GEOMATICS

www.andregg.com
800-400-7072

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N00°55'42"W
30.52'(TIE)

MILLER
2000-0067303

S89°04'18"W 40.00'

POB

1679/698

WALERGA ROAD

ANTELOPE SPRINGS
BAPTIST CHURCH
2005-0164804

S00°55'42"E 541.17'

N00°55'42"W 544.93'

S85°33'08"E 40.18'

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