



**MEMORANDUM
PUBLIC WORKS AND FACILITIES
ENGINEERING DIVISION
County of Placer**

TO: Board of Supervisors

DATE: August 23, 2016

FROM: Ken Grehm, Director of Public Works and Facilities
By: Peter Kraatz, Assistant Director of Public Works

SUBJECT: Engineering / Quitclaim Deed / Weimar Institute

ACTION REQUESTED

Adopt a Resolution to execute a Quitclaim Deed to the Weimar Institute for the purchase of a portion of West Paoli Lane in Weimar.

BACKGROUND

The Weimar Institute has requested the County abandon/quitclaim to the Institute the portion of West Paoli Lane that fronts their property in Weimar. The portion of West Paoli Lane the Institute is requesting be abandoned was a portion of Hwy 40 relinquished from the State to the County in 1966. Although the Institute has welcomed the community at-large to utilize the Weimar campus facilities and trails with an open door policy, recently there have been a string of events that have caused them to review that policy: a recent fire, theft, vandalism, unwanted guests, improper use of dumpsters, and other security concerns. Their idea is to create a safer environment for their guests as well as the community by building a gate at the main entrance to the campus that will help monitor those coming in and out; a secure gate with a 24-hour monitoring system. To construct such a gate, the Institute will have to purchase a portion of the relinquished West Paoli Lane, which the County owns in fee title; thus the Quitclaim Deed. Their request has been distributed for comment and no objections have been received. A private ingress/egress easement is being reserved for the benefit of three property owners using this road for access, and the Institute will make provisions for these properties' unimpeded access. The private property owners support the construction of the gate proposed by the Institute.

ENVIRONMENTAL IMPACT

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

FISCAL IMPACT

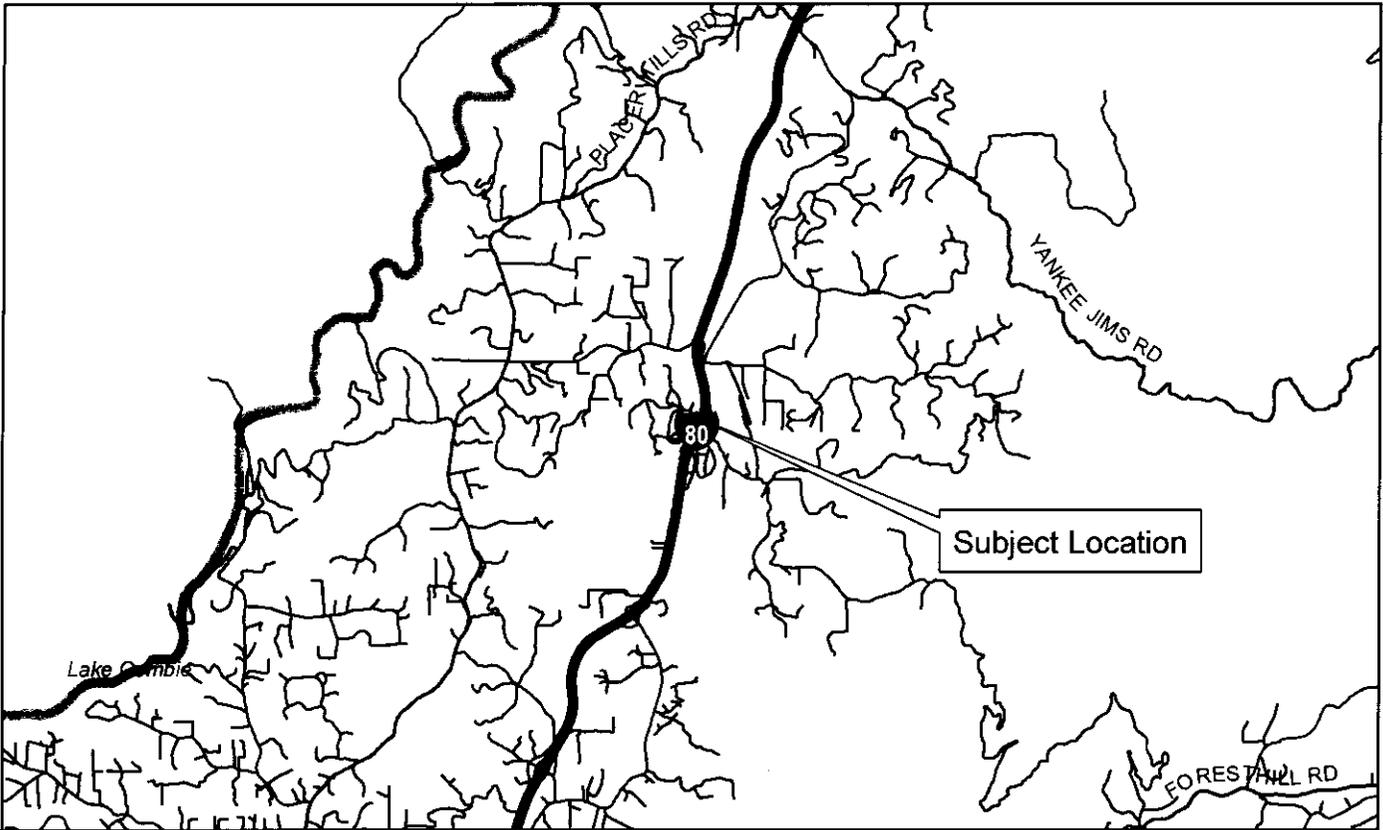
Fair market value for the portion being sold is \$8,400 as established by an appraisal. Proceeds from the sale will be deposited in the Department of Public Works and Facilities trust account for future right-of-way acquisition.

ATTACHMENTS

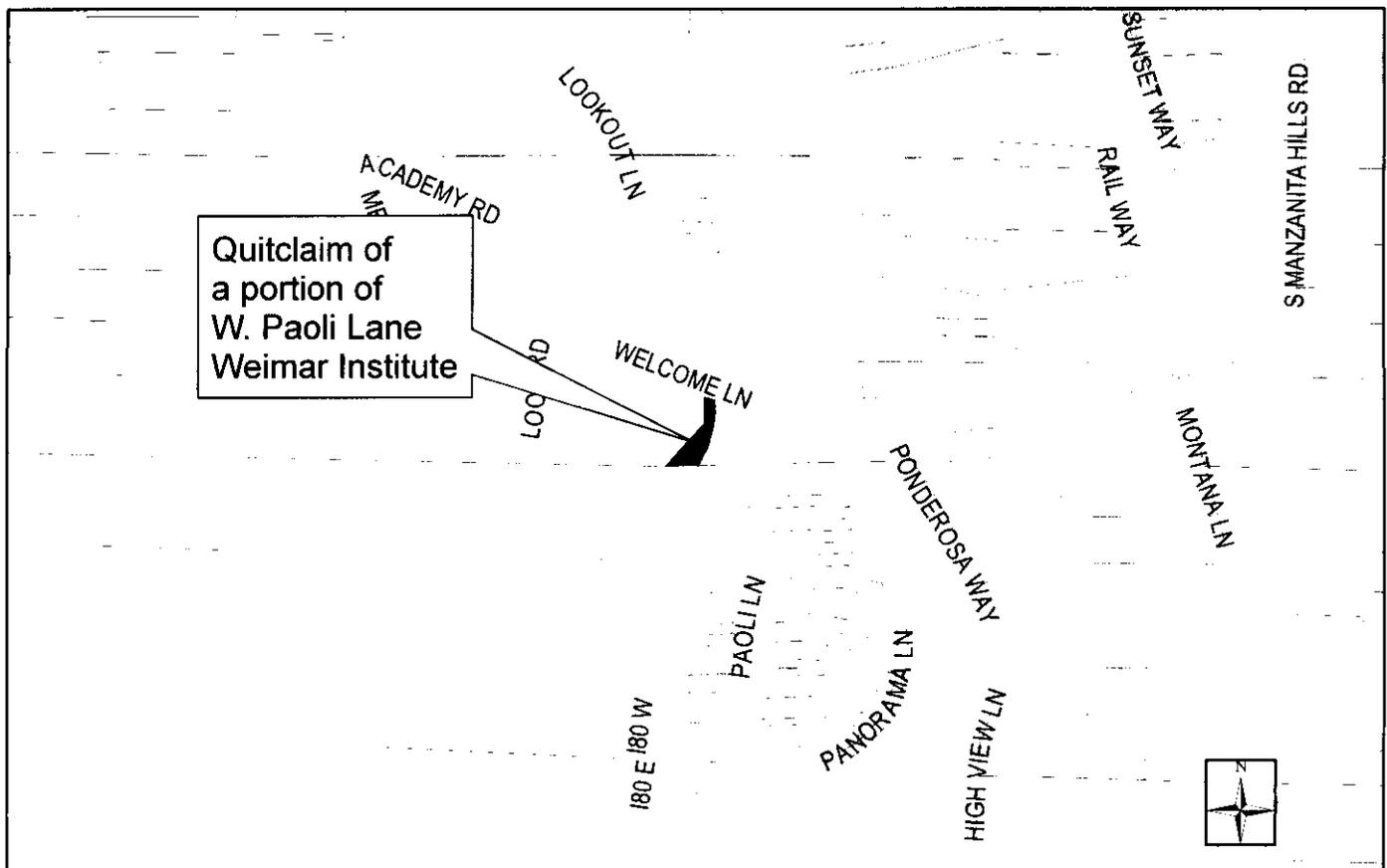
Location Map
Resolution with Quitclaim Deed w/Exhibits

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Location Map



Vicinity Map



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

In the matter of:

Quitclaim of a portion of West Paoli Lane to the
Weimar Institute.

Resolution No.: _____

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.

Chair, Board of Supervisors

Attest:

Clerk of said Board

WHEREAS, a portion of West Paoli Lane in Weimar was relinquished from the State of California to the County of Placer and recorded on December 19, 1966 in Book 1136 at Page 139, Official Records of Placer County.

WHEREAS, it has been determined that the portion of West Paoli Lane as described and shown on the attached exhibits is no longer necessary for present or prospective public use; and is not useful as a nonmotorized transportation facility.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Placer County that the Chairman is hereby authorized to convey by Quitclaim Deed the portion of West Paoli Lane described and shown on the attached Exhibits 'A' thru 'D' to the Weimar Institute.

QuitClaim Deed w/Exhibits

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Project Name

Welmar Institute Quitclaim

COUNTY OF PLACER

Department of Public Works

QUITCLAIM DEED

When recorded return to
Placer County Department
of Public Works

THE COUNTY OF PLACER does hereby REMISE, RELEASE AND FOREVER
QUITCLAIM TO **WEIMAR INSTITUTE, a California non-profit corporation,**

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

**Reserving therefrom an easement for ingress, egress, public and private utilities, for the
benefit of that property described in the deed to Denise Sirel, Trustee, recorded in Series
2000-0031004, that property described in the deed to Robert James Hart and Joan Hazel Hart,
Trustees, recorded in Series 2001-0110356, 0110357, and 0110358, and that property
described in the deed to Joan Hazel Hart, Trustee, recorded in Series 2009-0002101.**

**The easement reserved is described on the Attached Exhibit 'C' and shown on the Attached
Exhibit 'D'.**

Dated: _____

Chairman, Board of Supervisors

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, or validity of that document.

State of California }
County of Placer }

On _____ before me, _____
Date Here Insert Name and Title of the Officer

personally appeared _____
Name(s) of Signer(s)

who 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.

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.

Place Notary Seal Above

Signature _____
Signature of Notary Public

November 03, 2014

**QUITCLAIM DEED
EXHIBIT 'A'**

All that portion of the tract of land described in the "Relinquishment of Highway Right of Way in the County of Placer, Road 03-PLA-80-28.4-28.7, Request No. 20407-X" relinquished to the County of Placer recorded on December 19, 1966 in Book 1136 at Page 139, Official Records of Placer County located in Section 28, Township 14 North, Range 9 East, Mount Diablo Baseline and Meridian, Placer County, California being more particularly described as follows:

Beginning at a point on the westerly line of said tract of land, marked by a right of way monument marking the southerly terminus of the course shown as bearing South 42°37'35 West, as shown on the Record of Survey for Weimer Medical Center recorded on April 18, 1963 in Book 2 of Surveys, at Page 27, Placer County Records, thence from said **Point of Beginning**, along the boundary lines of the above Relinquishment document for the following (7) consecutive courses and distances:

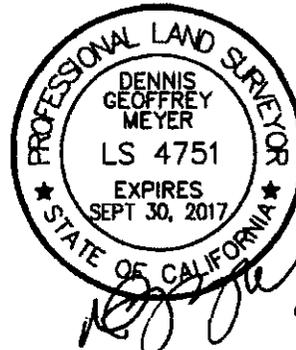
1. North 42°37'35 East for a distance of 321.82 feet to a right of way monument,
 2. North 00°41'52 West for a distance of 112.52 feet to a right of way monument,
 3. South 73°48'15" East for a distance of 48.51 feet,
 4. South 3°41'51" East for a distance of 59.72 feet,
 5. along the arc of a tangent curve to the right, having a radius of 270.00 feet, through a central angle of 31°25'48" , an arc length of 148.11 feet, and a chord bearing South 12°01'01" West for a distance of 146.26 feet,
 6. South 27°43'55" West for a distance of 171.26 feet and
 7. along the arc of a tangent curve to the left, having a radius of 160.00 feet, through a central angle of 23°01'04", an arc length of 64.28 feet, and a chord bearing South 16°13'23" West for a distance of 63.85 feet;
- thence leaving said boundary lines, North 60°09'12" West for a distance of 160.29 feet to the **Point of Beginning**.

Containing an area of 0.90 acres, more or less.

The bearings shown hereon are based on the Record of Survey for Weimar Medical Center recorded on April 18, 1963 in Book 2 of Surveys Page 27, Placer County Records.

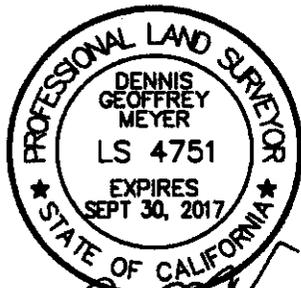
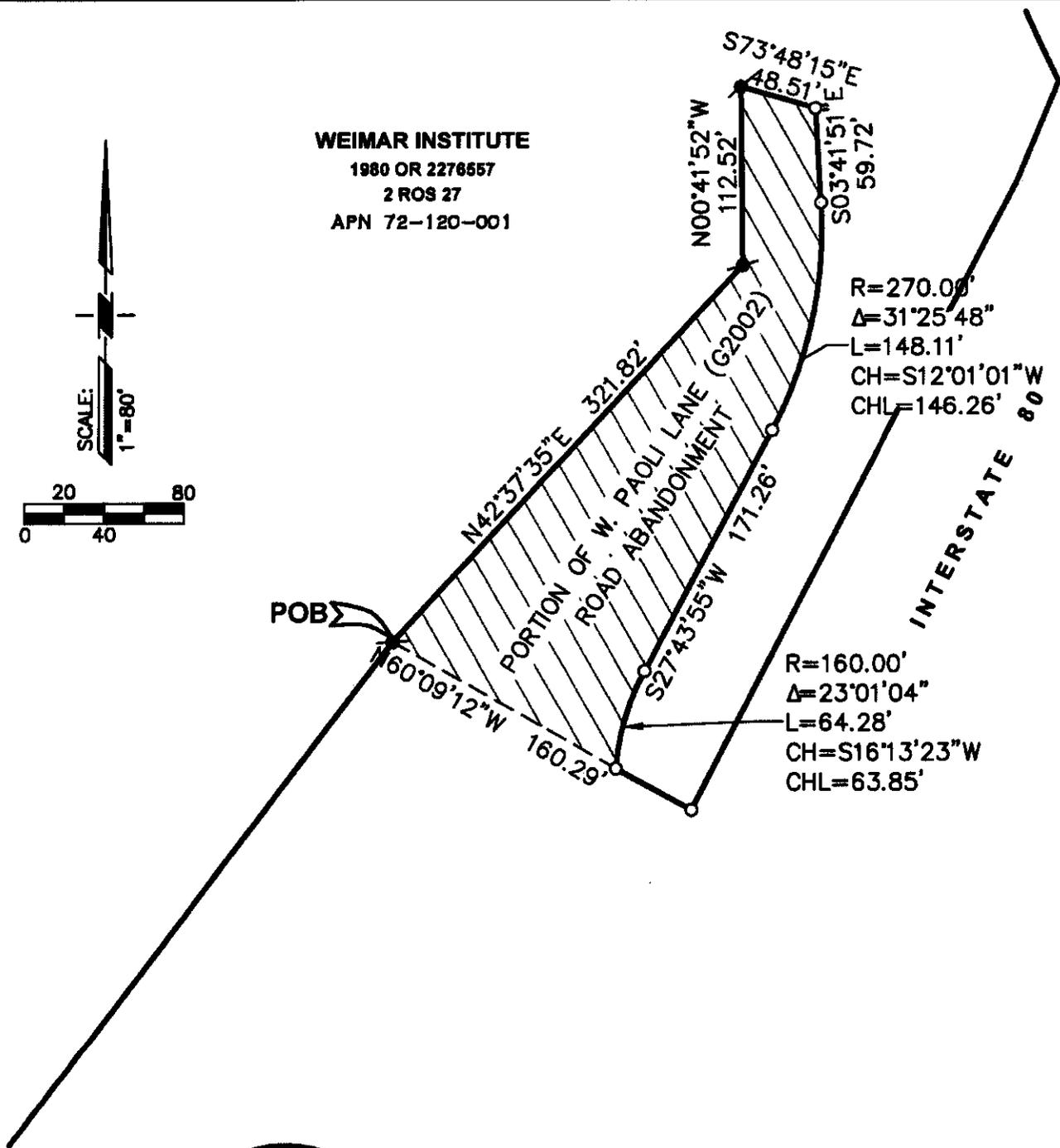
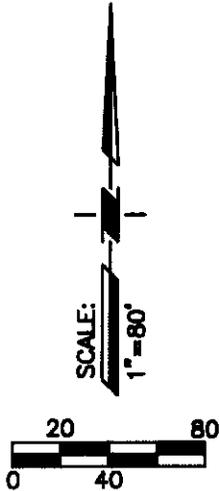
The above described tract of land is shown on Exhibit 'B' attached hereto and made a part hereof.

End of Description.



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WEIMAR INSTITUTE
 1980 OR 2276557
 2 ROS 27
 APN 72-120-001



LEGEND

- . . EASEMENT AREA: 0.90± ACRES
- . . RIGHT OF WAY MONUMENT

EXHIBIT 'B'
QUITCLAIM DEED
 A PORTION OF
 SECTION 28, T.14 N., R.9 E., M.D.B.M.
 PLACER COUNTY, CALIFORNIA
 SCALE: 1"=80' NOVEMBER, 2014

ANDREGG
GEOMATICS
 www.andregg.com
 800-400-7072

December 9, 2015

EXHIBIT 'C'

All that portion of the tract of land described in the "Relinquishment of Highway Right of Way in the County of Placer, Road 03-PLA-80-28.4-28.7, Request No. 20407-X" relinquished to the County of Placer recorded on December 19, 1966 in Book 1136 at Page 139, Official Records of Placer County located in Section 28, Township 14 North, Range 9 East, Mount Diablo Baseline and Meridian, Placer County, California being more particularly described as follows:

Commencing at a point on the westerly line of said tract of land, marked by a right of way monument marking the southerly terminus of the course shown as bearing South 42' 37' 35" West, as shown on the Record of Survey for Weimer Medical Center filed on April 18, 1963 in Book 2 of Surveys, at Page 27, Placer County Records; thence from said **Point of Commencement**, South 60° 09' 12" East for a distance of 78.80 feet to the **Point of Beginning**; thence from said **Point of Beginning**, the following four (4) consecutive courses and distances:

1. North 34° 58' 46" East for a distance of 178.21 feet,
2. along the arc of a tangent curve to the left, having a radius of 330.00 feet, a central angle of 14° 27' 28", a length of 83.27 feet, and a chord bearing North 27° 45' 03" East for a distance of 83.05 feet,
3. along the arc of a compound curve to the left, having a radius of 230.00 feet, a central angle of 21° 00' 29", a length of 84.33 feet, and a chord bearing North 10° 01' 04" East for a distance of 83.86 feet, and
4. North 00° 29' 11" West for a distance of 84.54 feet to a point on the northerly line of the above described tract of land;

thence South 73° 48' 15" East along said northerly line for a distance of 41.76 feet to the northeasterly corner of said tract of land; thence leaving said northeasterly corner for the following five (5) consecutive courses and distances:

1. South 00° 29' 11" East for a distance of 72.56 feet,
2. along the arc of a tangent curve to the right, having a radius of 270.00 feet, a central angle of 21° 00' 29", a length of 99.00 feet, and a chord bearing South 10° 01' 04" West for a distance of 98.45 feet,
3. along the arc of a compound curve to the right, having a radius of 370.00 feet, a central angle of 14° 27' 28", a length of 93.36 feet, and a chord bearing South 27° 45' 03" West for a distance of 93.12 feet,
4. South 34° 58' 46" West for a distance of 174.62 feet, and
5. North 60° 09' 12" West for a distance of 40.16 feet to the **Point of Beginning**.

Containing an area of 0.40 acres, more or less.

The bearings shown hereon are based on the Record of Survey for Weimar Medical Center filed on April 18, 1963 in Book 2 of Surveys Page 27, Placer County Records.

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

End of Description.

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LEGEND

 . . EASEMENT AREA: 0.40± ACRES

 . . RIGHT OF WAY MONUMENT

(1) . . RECORD PER 2 ROS 27, PCR 84.54'

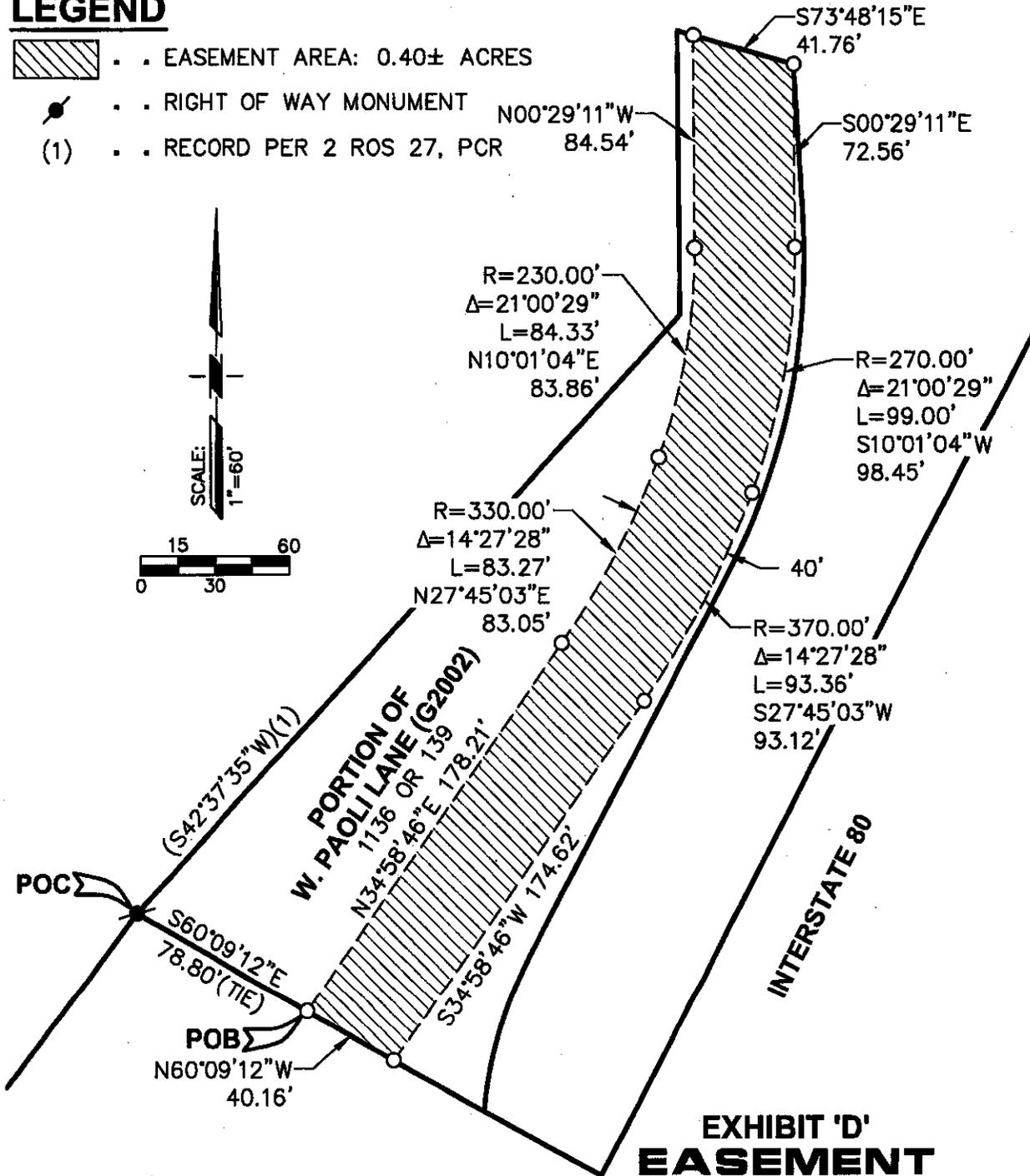
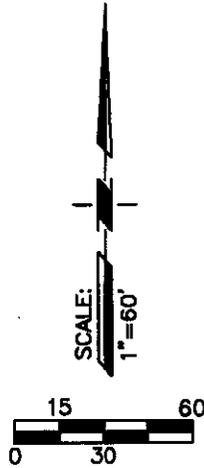


EXHIBIT 'D' EASEMENT

A PORTION OF
SECTION 28, T.14 N., R.9 E., M.D.B.M.
PLACER COUNTY, CALIFORNIA
SCALE: 1"=60' DECEMBER 9, 2015

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