

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS County of Placer

TO: BOARD OF SUPERVISORS DATE: March 13, 2012
FROM: KEN GREHM / PETER KRAATZ
SUBJECT: QUITCLAIM DEED TO TIMOTHY HANSEN – LIVOTI AVENUE

ACTION REQUESTED / RECOMMENDATION

Adopt a Resolution authorizing the Chairwoman to execute a Quitclaim Deed to Timothy Hansen, in exchange for a Highway Easement Deed, on the corner of Livoti Avenue and Mariposa Avenue, in the south Roseville area.

BACKGROUND / SUMMARY

In 2010, Mr. Timothy Hansen, the property owner of 614 Livoti Avenue (the southwest corner of Livoti and Mariposa Avenues, in the south Roseville area) contacted the Department of Public Works regarding ownership of Mariposa Avenue. Portions of Mariposa Avenue are maintained by the County, but the portion in front of Mr. Hansen's property is privately maintained, and there is only a 20' wide public easement along his Mariposa frontage. A survey of the easement showed that approximately 500 square feet of pavement – a 5' strip, was actually on Mr. Hansen's private property. Mr. Hansen began taking steps to remove this pavement, which caused much concern amongst the neighborhood, emergency responders, and the school district.

To eliminate the possibility of pavement removal by Mr. Hansen or any future owner, Mr. Hansen has agreed to grant the public a Highway Easement over the Mariposa Avenue strip, in exchange for a similar strip on Livoti Avenue, which the County owns in fee title. This will allow the public to continue to enjoy the use of the existing travelled way on Mariposa Avenue, in exchange for an unused portion of Livoti Avenue. DPW has the Highway Easement Deed executed by Mr. Hansen, and will record the two deeds together.

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
 Site Map
 Quitclaim Deed

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

In the matter of: A RESOLUTION APPROVING
AND AUTHORIZING THE CHAIRWOMAN TO
EXECUTE A QUITCLAIM DEED TO TIMOTHY
HANSEN – LIVOTI AVENUE.

Resol. No:.....

Ord. No:.....

First Reading:.....

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:

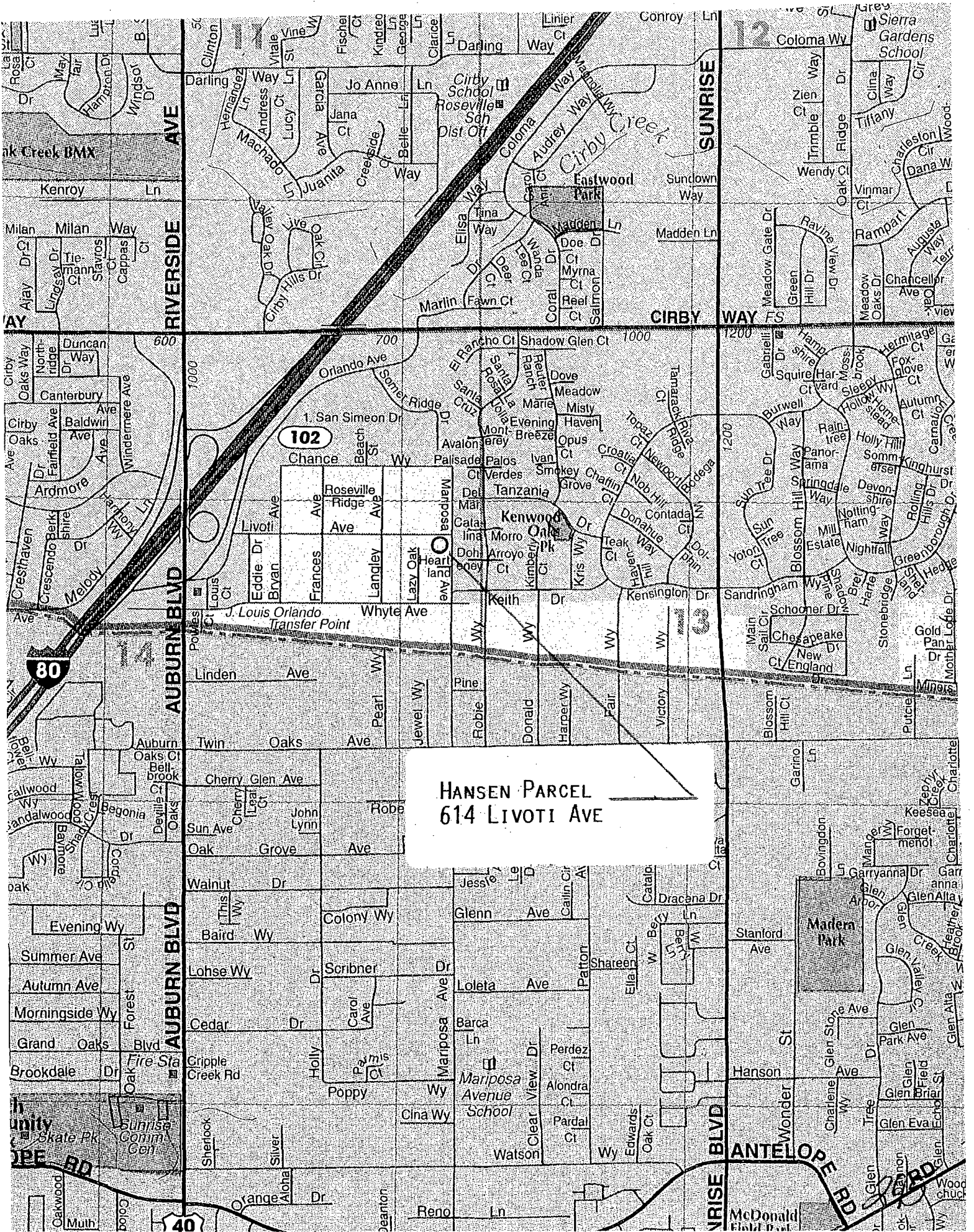
Signed and approved by me after its passage.

Attest:
Clerk of said Board

Chairwoman, Board of Supervisors

BE IT RESOLVED by the Board of Supervisors of the County of Placer, State of California, that the Chairwoman is authorized to execute the attached Quitclaim Deed from the County of Placer and Timothy Hansen on Livoti Avenue, in exchange for a Highway Easement on Mariposa Avenue.

SITE MAP



Project Name

APN 471-070-059

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

TIMOTHY W. HANSEN, AN UNMARRIED MAN

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

Dated: _____

CHAIRWOMAN, BOARD OF SUPERVISORS

ACKNOWLEDGMENT

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

EXHIBIT 'A'

All that portion of land described in the Deed to the County of Placer by Grant Deed recorded as Document No. 98-0073262, Official Records of Placer County, being a portion of the 'Livoti Tract' as shown on the official plat of which is filed in the office of the Recorder of Placer County in Book E of Maps, Page 5 located in Section 14, Township 10 North, Range 6 East, M.D.M., County of Placer, State of California, more particularly describe as follows:

Beginning at the Northeast corner of Parcel 1 of that certain Parcel Map recorded in Book 32 of Parcel Maps, Page 108 Official Records of Placer County: thence from said Point of Beginning along the North boundary of said Parcel 1 South $89^{\circ}23'00''$ West a distance of 99.47 feet to the Northwest corner of said Parcel 1; thence along a projection of the Westerly boundary of said Parcel 1 North $00^{\circ}12'00''$ East a distance of 5.00 feet to the North boundary of Lot 16 of said 'Livoti Tract'; thence along said North boundary North $89^{\circ}23'00''$ East a distance of 99.47 feet to the Northeast corner thereof; thence leaving said North boundary and along the East boundary of said Lot 16 South $00^{\circ}12'00''$ East a distance of 5.00 feet to the Point of Beginning.

Containing 497 square feet, more or less.

End of description.

The Quitclaim property is not created as a separate parcel and is hereby merged with the property described in the Deed recorded as. Document No. 2008-008276.

The Basis of Bearing of this description is identical to that of the Parcel Map recorded in Book 32 of Parcel Maps, Page 108 O.R.P.C.



EXHIBIT "B"

