



November 1, 2018

Solano County Planning Commission
675 Texas Street
Fairfield, California 94533

Attn: Michael Yankovich, Eric Wilberg

Re: MS-17-06 11/1/18 PC Hearing (Goudie Parcel Map – Karn Issue)

Dear Commissioners and Staff,

The subject parcel map was continued from the October 4th meeting to allow staff the time to rewrite condition 8 as well as other related conditions. Those have been rewritten and are acceptable as presented on tonight's hearing agenda.

This week, the applicant was informed that staff was considering the request of southerly neighbor Mr. Karn by his attorney Charles Wood to add another condition to the subject map. A number of claims were alleged by attorney Wood as shown in communications shared to the county and the applicant. The claims are categorically false and will be addressed as a Civil matter outside this planning commission venue. Mr. Karn's property lies approx.. 970' to the south of the Goudie parcel map.

Notable among the claims are that another of the applicant's properties are without public access and should be addressed and conditioned by the subject parcel map. To the contrary, the Goudie parcel to the south already has recorded easement access to Timm Road. The attached information documents that existing access and the applicant has every intention of dealing with this nearby issue.

Respectfully submitted are:

- Background Exhibit Aerial Photo
- Exhibit A – 151 Deeds 306
- Exhibit B – 1903 Subdivision Map
- Exhibit C – 151 Deeds 308
- Notice of Intent to Preserve Interest

Dan Figueroa

This Indenture, made this Twenty-first day of January 1903 in the
year of our Lord one thousand nine hundred

Between James F. Talbot of the County of Humboldt
State of California the part of the first part, and

Ida B. Buckley of the County of Solano
State of California the part of the second part,

Witnesseth: That the said part of of the first part, for and in consideration of the sum of
Ten DOLLARS,

Gold Coin of the United States of America, to him in hand paid by the said part of the second part, the receipt
whereof is hereby acknowledged, ~~has granted, bargained, sold, conveyed & confirmed~~ do by these presents, grant,
bargain, ^{and} sell and convey unto the said part of of the second part, and to her heirs and assigns forever, all that certain
lot, piece or parcel of land situate, lying and being in the County of
Solano, State of California, and bounded and particularly described as follows, to wit:

The North Half (N. 1/2) of Lot Number Three (3) containing Ten (10) acres, as shown on a
Map of the James F. Talbot subdivision of the North-east Quarter of section Twenty-eight
(28), Township Seven (7) North, Range One (1) West, M.D.B. & M. said map being filed in
the office of the county Recorder of said Solano county, to which map reference is made
for a more complete description.

Also a right of way twenty feet wide along the south side of the North line of Lot No. 2,
of said subdivision, to the 20 foot road as shown on said map. Reserving from said Lot
hereby conveyed a right of way 20 feet wide along the west side of the East line, for
the use and benefit of the south Half of said lot.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise
appertaining, and the reversion and reversions, remainder and remainders, ~~and the rents, issues and profits thereof.~~

To Have and to Hold, all and singular the said premises, together with the appurtenances, unto the said
part of of the second part, and to her heirs and assigns forever.

In Witness Whereof, the said part of of the first part has hereunto set his hand and seal
the day and year first above written.

Signed, Sealed and Delivered in the Presence of

James F. Talbot

SEAL

SEAL

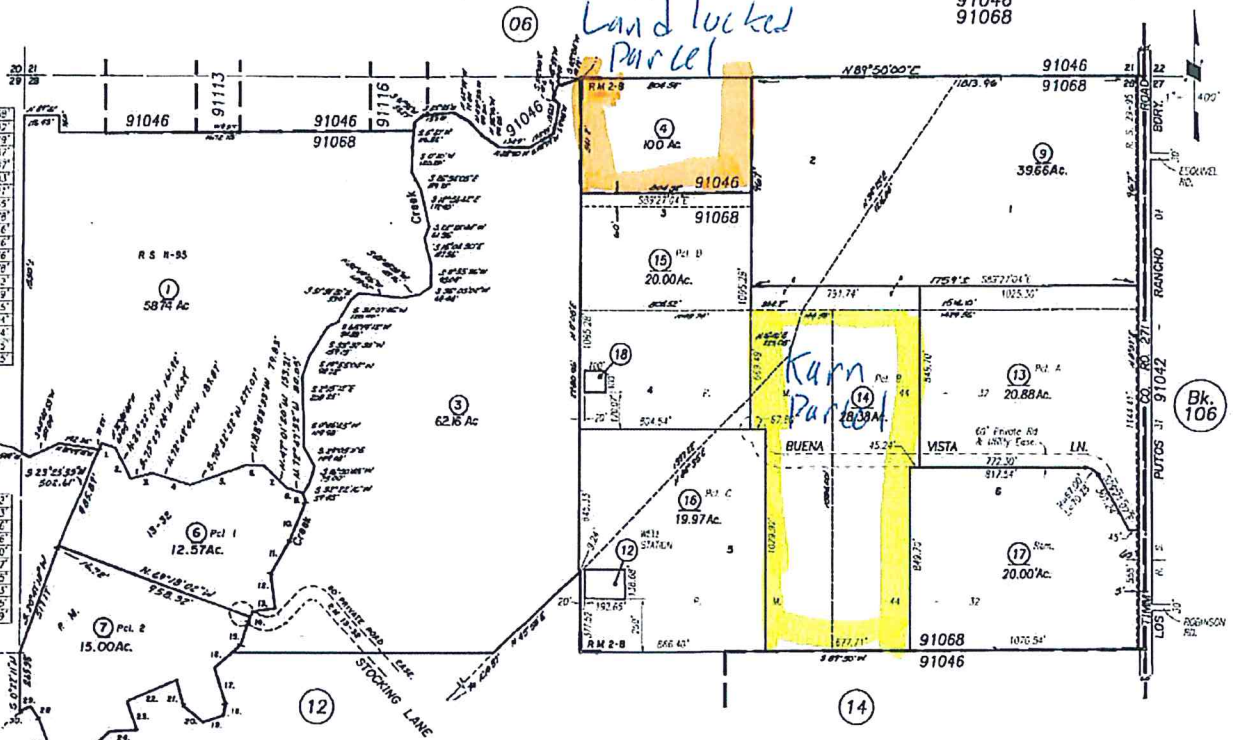
SEAL

SEAL

EX. "A"

1. N. 72°00'11" W.	67.69
2. N. 74°42'00" W.	161.93
3. S. 70°09'21" W.	178.29
4. N. 72°00'11" W.	187.67
5. S. 71°22'34" W.	277.67
6. N. 68°13'50" W.	29.83
7. N. 49°21'17" W.	153.21
8. N. 70°27'28" W.	80.65
9. N. 19°29'16" W.	41.78
10. N. 23°22'10" E.	199.56
11. N. 31°44'37" E.	175.46
12. N. 21°14'18" W.	158.76
13. N. 62°51' E.	171.78
14. N. 74°33'24" E.	52.52
15. N. 67°09'24" E.	178.89
16. N. 49°44'33" E.	152.85
17. N. 16°42'52" W.	130.64
18. N. 67°01'14" E.	50.14
19. N. 71°15'31" E.	103.52
20. S. 49°35'28" E.	123.52

31. S. 6°23'53" E.	122.72
32. N. 68°20'40" E.	253.33
33. N. 19°21'33" W.	132.52
34. N. 88°44'50" E.	130.86
35. N. 48°33'04" E.	364.40
36. N. 02°28'53" E.	156.67
37. S. 20°43'02" E.	165.95
38. S. 34°30'05" E.	71.83
39. N. 65°40'21" E.	64.95
40. N. 39°44'25" E.	9.89



James F. Talbot Sub. - R.M. Bk. 2, Pg. 8

Assessor's Block Numbers Shown in Circles. Assessor's Parcel Numbers Shown in Circles

R.S. 31-04	6-21-13	CY
040-12.16	04-01-11	CY
07-23-24	10-21-10	CY
Ass. St. Name	5-15-04	CS
REVISION	04-16	BY

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

Assessor's Map Bk. 105 Pg. 09
County of Solano, Calif.

14-15

Landlocked Parcel

HUBERT A. & AURELIA R. GOUDIE
1992-107114
60' RIGHT OF WAY
FOR PUBLIC
PURPOSES

12' FIRE-EMERGENCY
ACCESS ROAD
EASEMENT
SERIES NO. 2000-81699
TO BE GRANTED
BY SEPARATE
INSTRUMENT

60' ROADWAY &
UTILITY EASEMENT
SERIES NO. 90-003096
20' WATER
EASEMENT
SERIES NO. 2000-81699
TO BE GRANTED
BY SEPARATE
INSTRUMENT

PARCEL "D"
20.00± ACRES
871,200± S.F.

RURAL NORTH VACAVILLE
WATER DISTRICT
SERIES NO. 2002-0120440

20' FIRE-EMERGENCY
ACCESS ROAD
EASEMENT
SERIES NO. 2002-0120440

20' WATER FACILITIES AND
ACCESS EASEMENT TO RURAL
NORTH VACAVILLE WATER DISTRICT
SERIES NO. 2002-0120440

PARCEL "C"
20.00± ACRES
871,200± S.F.

RURAL NORTH VACAVILLE
WATER DISTRICT
SERIES NO. 2002-0120440

20' FIRE-EMERGENCY
ACCESS ROAD
EASEMENT
SERIES NO. 2002-0120440

20' WATER FACILITIES AND
ACCESS EASEMENT TO RURAL
NORTH VACAVILLE WATER DISTRICT
SERIES NO. 2002-0120440

PARCEL "B"
28.383± ACRES
1,236,373± S.F.

ROAD EASEMENT
(PER R-1)
TO BE ABANDONED
PER THIS MAP

ROAD EASEMENT
(PER R-1)
TO BE ABANDONED
PER THIS MAP

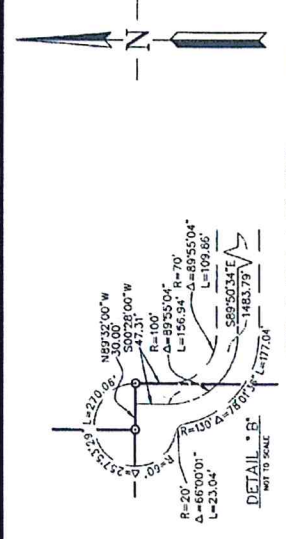
12' PRIVATE ROAD
LOCKE-PADDON
COLONY NO. 8
(PER R-2)

PARCEL "A"
1 PM 63

PARCEL "B"
1 PM 63

PARCEL "C"
1 PM 63

PARCEL "D"
1 PM 63



ENNO & LINDA J. DE PIANO
90-30396

GRAPHIC SCALE
0 200 400
(IN FEET)

1817.04' (T)
1025.30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

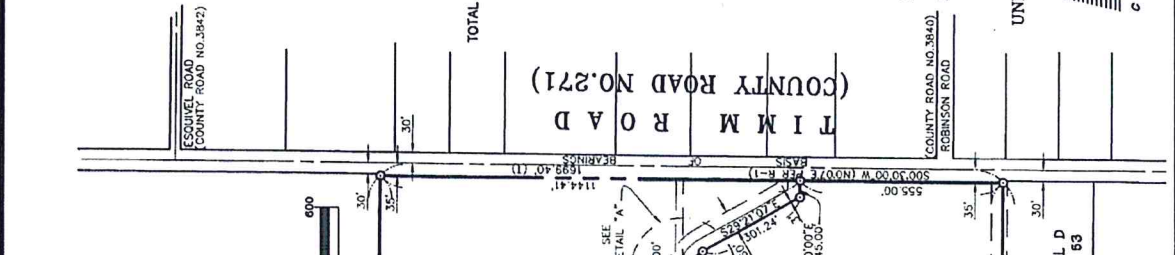
30'

30'

30'

30'

30'

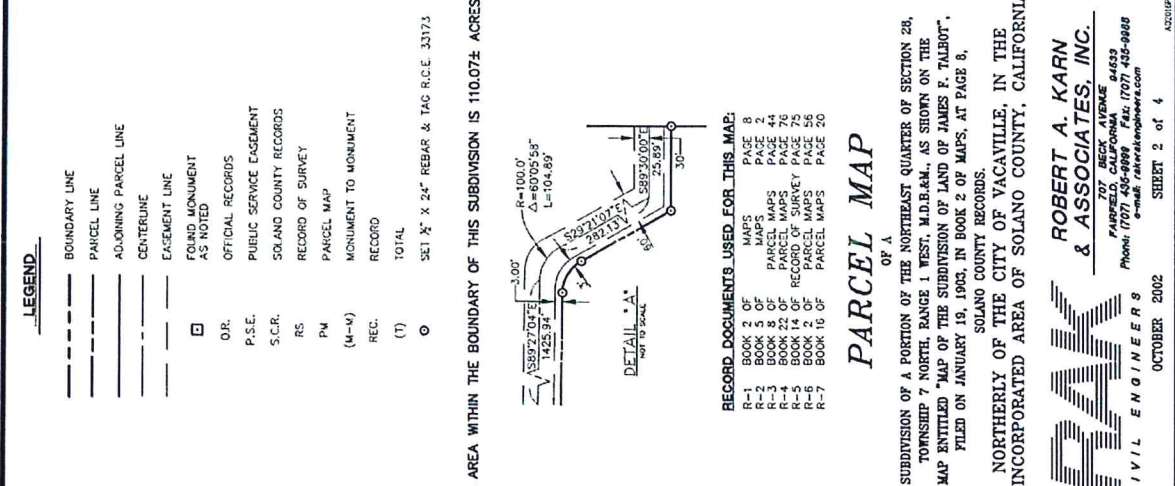


PARCEL "A"
20.883± ACRES
909,649± S.F.

PARCEL "B"
28.383± ACRES
1,236,373± S.F.

PARCEL "C"
20.00± ACRES
871,200± S.F.

PARCEL "D"
20.00± ACRES
871,200± S.F.

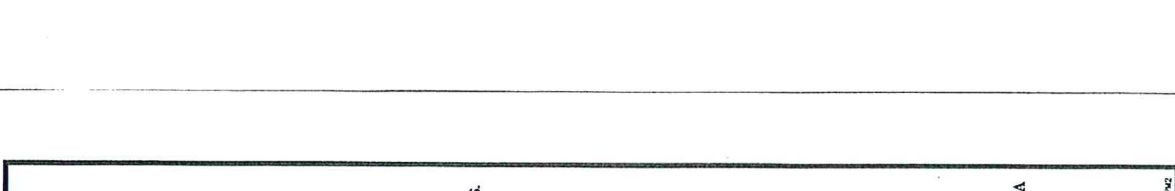


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PARCEL "C"
20.00± ACRES
871,200± S.F.

PARCEL "D"
20.00± ACRES
871,200± S.F.

EXHIBIT C

This Indenture, made this Twenty first day of January AD 1903, in the
year of our Lord one thousand nine hundred

Between James F. Talbot of the County of Humboldt, State
of California

Samuel W. Bentley of the County of Solano, State of Cal-
ifornia

Witnesseth: That the said party of the first part, for and in consideration of the sum of
Five DOLLARS,

Gold Coin of the United States of America, to him in hand paid by the said party of the second part, the receipt
whereof is hereby acknowledged, he grants, bargains, sells, conveys & confirms do by these presents grant,
bargain, sell and convey unto the said party of the second part, and to his heirs and assigns forever, all that certain
lot, piece or parcel of land situate, lying and being in the County of
Solano, State of California, and bounded and particularly described as follows, to wit:

The south Half (S. 1/2) of Lot Number Three (3) containing Ten (10) acres, as shown on a
Map of the James F. Talbot Subdivision of the North-east Quarter of Section Twenty-eight
Township Seven North, Range One (1) West, M.D.M. & M. said Map being filed in the office
of the County Recorder of said Solano County, to which map reference is made for a more
complete description.

Also a right of way twenty feet wide along the West side of the East line of the North
Half of said Lot three, and along the South side of the North line of Lot No. 2 of said
Subdivision, to 30 foot road as shown of said Map. Reserving from said lot hereby convey-
ed a right of way 30 feet wide along the West side of the East line for the use and
benefit of the North half of said Lot.

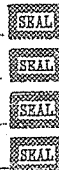
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise
appertaining, and the reversion and reversions, remainder and remainders, and the rents, issues and profits thereof.

To Have and to Hold, all and singular the said premises, together with the appurtenances, unto the said
party of the second part, and to his heirs and assigns forever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal
the day and year first above written.

Signed, Sealed and Delivered in the Presence of

James F. Talbot



EX. "C" P-1

State of California,

County of Humboldt ss.

On this 21st day of January, A.D. in the year one thousand nine hundred 23
 before me H. H. Barnard a Notary Public in and for said Humboldt County,
 residing therein, duly commissioned and sworn, personally appeared

James F. Talbot

James F. Talbot known to me to be the person described in, whose name is subscribed to and who executed the within
 instrument, and acknowledged to me that he executed the same.



In Witness Whereof, I have hereunto set my hand and affixed my Official Seal, at my office in the said

County of Humboldt the day and year in
 this certificate first above written. H. H. Barnard

Notary Public

in and for _____ County, State of California.

Ex. "C" P-2

A true copy, recorded at request of Frank L. [unclear]

Frank L. [unclear]

A. D. 1903, at 12 minutes past 8 o'clock A.M.

N. V. Corcoran County Recorder.

By _____

Deputy Recorder.

RECORDING REQUESTED BY

And

WHEN RECORDED MAIL TO

NAME H. A. Goudie & A. R. Goudie

MAILING ADDRESS 4428 Peaceful Glen Road

CITY, STATE ZIP CODE Vacaville, CA 95688

Recorded in Official Records, Solano County

Marc C. Tonnesen
Assessor/Recorder

3/20/2007
1:12 PM
AR16
3U

P GOUDIE

Doc#: **200700033026**



Titles:	1	Pages:	5
Fees			19.00
Taxes			0.00
Other			0.00
PAID			\$19.00

(SPACE ABOVE RESERVED FOR RECORDER'S USE ONLY)

APN: 0105-090-004

NOTICE OF INTENT TO PRESERVE INTEREST

NOTICE OF INTENT TO PRESERVE INTEREST
(CIVIL CODE §880.340)

This notice is intended to preserve an interest in real property from extinguishment pursuant to Title 5 (commencing with Section 880.020) of Part 2 of Division 2 of the Civil Code (Marketable Record Title).

Claimants: Hubert A. Goudie and Aurelia R. Goudie
4428 Peaceful Glen Road
Vacaville, California 95688

Interest: Easements, Right-of-Ways and Roads

Character: Right-of-Ways for road, utility, and access purposes

Record location of documents creating or evidencing interest in claimant:

1. Volume 2 of Maps at Page 8. Recorded January 19, 1903 in the Solano County Records Office, Solano County, California.
2. Volume 151 of Deeds at Page 306. Recorded February 2, 1903 in the Solano County Records Office, Solano County, California
3. Volume 151 of Deeds at Page 308. Recorded February 2, 1903 in the Solano County Records Office, Solano County, California

Real Property - Dominant Tenement:

The real property described in Exhibit "A", attached hereto and incorporated herein by reference the same as if particularly set forth herein.

Real Property – Servient Tenement:

The real property over, under and upon which the aforementioned right-of-ways, roads, and easements burden are described in Exhibit "B", attached hereto and incorporated herein by reference the same as if particularly set forth herein.

The claimants hereto reserve the right to revoke and/or partially revoke this Notice at any time. If this Notice is revoked in full, or partially revoked as to a portion of said real property, then Claimants intend for such revocation to act as though the within "Notice of Intent To Preserve Interest" was never recorded for the real property described in any such revocation.

The undersigned assert under penalty of perjury that this notice is not recorded for the purpose of slandering title to real property and I am informed and believe that the

The undersigned assert under penalty of perjury that this notice is not recorded for the purpose of slandering title to real property and I am informed and believe that the information contained in this notice is true. If this notice is made on behalf of a claimant, I assert under penalty of perjury that I am authorized to act on behalf of the claimant.

By: [Signature]
Hubert A. Goudie

Dated: 3-16-07

By: [Signature]
Aurelia R. Goudie

Dated: 3/16/07

State of California)
County of Solano) SS.

On 3-16-07, before me [Signature], Notary Public
Name and title of officer

Personally appeared Hubert A. Goudie and Aurelia R. Goudie

Personally known to me (or 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.

WITNESS my hand and official seal

[Signature]
Signature of the Notary Public

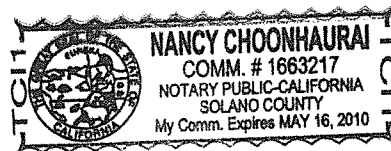


Exhibit "A"

All that property situate in Solano County, State of California, more particularly described as follows:

The North one half (1/2) of Lot 3, as the same is shown on that certain map entitled: "James F. Talbot Subdivision", which map was filed for record in the Office of the County Recorder of Solano County, California, January 19, 1903 in Book 2 of Maps, page 8.

Exhibit "B"

All that property situate in Solano County, State of California, more particularly described as follows:

Lots 1, 2, 3, 5, and 6 as the same is shown on that certain map entitled: "James F. Talbot Subdivision", which map was filed for record in the Office of the County Recorder of Solano County, California, January 19, 1903 in Book 2 of Maps, page 8.