

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:

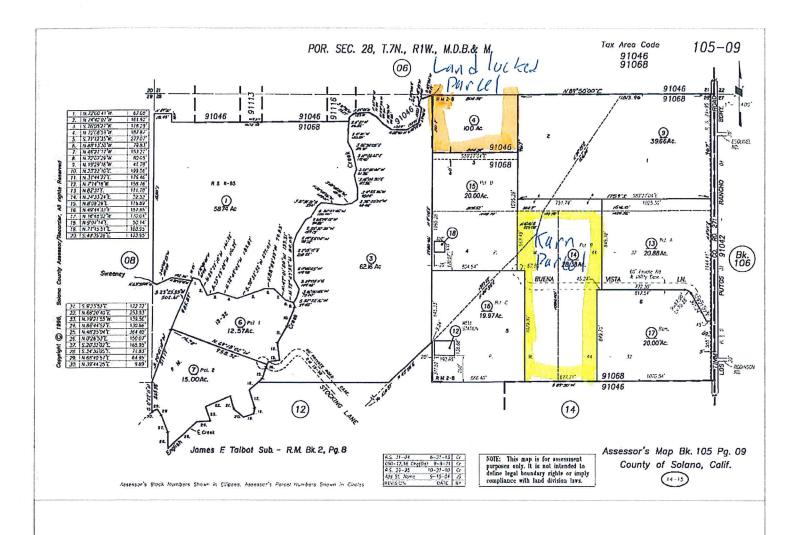
- Background Exhibit Aerial Photo
- Exhibit A 151 Deeds 306
- Exhibit B 1903 Subdivision Map
- Exhibit C 151 Deeds 308
- Notice of Intent to Preserve Interest

Dan Figueroa

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EXHIBIT C

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State of California,	3.
County of Humbald	08
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	residing therein, duly commissioned and sworn, personally appeared
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Fib- 2 ms	A. D. 1903, at 12 minutes past 8 o'clock M.
	T. U. Cotestan Country 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

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

(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 5880.340)

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

<u>Interest:</u> Easements, Right-of-Ways and Roads

<u>Character:</u> 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 Recorders Office, Solano County, California.

- 2. Volume 151 of Deeds at Page 306. Recorded February 2, 1903 in the Solano County Recorders Office, Solano County, California
- 3. Volume 151 of Deeds at Page 308. Recorded February 2, 1903 in the Solano County Recorders 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

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: Dated: 3-/6-07

Hubert A. Goudie

By: Lucela R. Goudie

State of Dated: 3/16/07

Aurelia R. Goudie

State of State of Name:

On 3-/6-07, before me Name and title of officer

Personally appeared Lucert A. Jacula: On the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to

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

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 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.

