



## **SOUTH FEATHER WATER & POWER**

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**TO:** Board of Directors  
**FROM:** Michael Glaze, General Manager  
**DATE:** January 17, 2006  
**RE:** Lot Line Adjustment – Lake Wyandotte Property  
Agenda Item – 1/24/06 Board of Directors Meeting

At your meeting of June 19, 2003, you reviewed a letter from Robert Taylor wherein he proposed purchasing the sliver of the Agency's Lake Wyandotte parcel lying on the opposite side of Hurleton Road from the lake. It was the Board's consensus that the piece of the Agency's parcel desired by Mr. Taylor along the frontage of a parcel he already owned (APN 072-250-003) served no useful purpose for the Agency, and I was directed to advise Mr. Taylor that his offer of \$1,000 plus all costs to affect the necessary lot-line adjustment was acceptable. Adding the piece to Mr. Taylor's parcel would allow that parcel to have frontage along the Hurleton Road public right of way (highlighted in yellow on the attached assessor's parcel map page).

We recently received a check from Mr. Taylor in the amount of \$1,200 and the attached letter explaining that, due to the amount of time that had elapsed since his initial offer, he was increasing the amount he was willing to pay and advising that his engineers would soon be forwarding documents for Agency execution to affect the transfer.

The following action is requested:

**"I move adoption of Resolution No. 06-1-1 declaring as surplus and not needed for Agency purposes that portion of the Agency's parcel lying on the northwest side of Hurleton Road adjacent to the southeasterly boundary of APN 075-250-003, and authorizing the President and Secretary to execute the necessary instruments of conveyance to Robert M. Taylor in exchange for his payment of \$1,200."**



## ***SOUTH FEATHER WATER & POWER AGENCY***

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### **RESOLUTION 06-1-1**

#### **CONVEYANCE OF SURPLUS PROPERTY**

**WHEREAS**, South Feather Water and Power Agency is empowered to sell and dispose of real property not needed for Agency purposes; and,

**WHEREAS**, the Board of Directors of the South Feather Water and Power Agency finds that the property described in Exhibit A is not used or useful for Agency purposes.

**WHEREAS**, the Board of Directors of the South Feather Water and Power Agency finds that disposition of the property at a price of \$1,200 is reasonable and in the best interests of the Agency.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the South Feather Water and Power Agency that the property described in Exhibit A is surplus to the needs of the Agency and it may be sold to Robert M. Taylor for the amount of \$1,200.

**BE IT FURTHER RESOLVED** that the President and Secretary of said Board of Directors are hereby authorized to execute the necessary instruments of conveyance to affect the sale of the property described in Exhibit A to Robert M. Taylor.

PASSED AND ADOPTED this 24<sup>th</sup> day of January 2006, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Louis F. Cecchi, President

(seal)

ATTEST:

\_\_\_\_\_  
Michael C. Glaze, Secretary

SECRETARY'S CERTIFICATE

MICHAEL C. GLAZE certifies that: he is the Secretary of the Board of Directors of the South Feather Water and Power Agency; and that the foregoing is a true and correct copy of a resolution duly and regularly adopted by the Board of Directors of the South Feather Water and Power Agency at a meeting of said Board duly and regularly held on the 24<sup>th</sup> day of January 2006, at which meeting a quorum was present and voted; said resolution has not been rescinded and is in full force and effect.

January 24, 2006

Date

Michael C. Glaze, Secretary  
Board of Directors, South Feather Water and Power Agency

(seal)

**EXHIBIT "A"**

(South Feather Water and Power Agency to Taylor)

All that certain real property situate in the County of Butte, State of California described as follows:

Being a portion of the north half of Section 16, Township 19 North, Range 5 East, Mount Diablo Meridian, more particularly described as follows:

**BEGINNING** at the southwest corner of that certain property as described in that certain deed recorded March 27, 2000 under Serial Number 2000-0010925 in the Butte County Recorder's Office, said point also located on the westerly line of that certain property as described in that certain deed recorded August 31, 1923 in Book 204 of Deeds, at Page 15 in the Butte County Recorder's Office;

Thence, along the southerly line of said Serial Number 2000-0010925 and the westerly and northerly line of said Book 204 of Deeds, at Page 15, the following courses:

1. North 17°14'00" East, 136.80 feet;
2. North 48°00'00" East, 780.00 feet;
3. South 81°45'00" East, 241.99 feet to the southeast corner of said Serial Number 2000-0010925;

Thence, leaving said southeast corner and said westerly and northerly line, South 00°37'15" East, 124.16 feet on a southerly projection of the easterly line of said Serial Number 2000-0010925 to the centerline of Hurlton Road, said point also being located on a non-tangent 189.00 foot radius curve concave northeast, from which point the radius point bears North 13°41'39" East;

Thence, along said centerline the following courses;

1. Northwesterly, 73.36 feet, along said curve, through a central angle of 22°14'20";
2. North 54°04'02" West, 94.02 feet to the beginning of a 100.00 foot radius curve, concave to the south;
3. Westerly, 119.31 feet, along said curve, through a central angle of 68°21'44";
4. South 57°34'14" West, 49.97 feet;
5. South 51°41'30" West, 59.56 feet to the beginning of a 174.00 foot radius curve, concave to the southeast;
6. Southwesterly, 61.72 feet, along said curve, through a central angle of 20°19'23";
7. South 31°22'07" West, 45.40 feet to the beginning of a 450.00 foot radius curve, concave to the northwest;
8. Southwest, 86.12 feet, along said curve, through a central angle of 10°57'53";
9. South 42°20'00" West, 57.64 feet;

10. South 42°58'42" West, 99.85 feet to the beginning of a 500.00 foot radius curve, concave to the northwest;
11. Southwest, 102.47 feet, along said curve, through a central angle of 11°44'32"
12. South 54°43'14" West, 63.17 feet to the beginning of a 210.00 foot radius curve, concave to the southeast;
13. Southwest, 175.01 feet, along said curve, through a central angle of 47°45'00";
14. South 06°58'14" West, 81.48 feet to the beginning of a 225.00 foot radius curve, concave to the northwest;
15. Southwest, 206.28 feet, along said curve, through a central angle of 52°31'43" to the westerly boundary of said Book 204 of Deeds, at Page 215;

Thence, leaving said centerline, North 39°00'00" West, 42.03 feet along said westerly boundary;

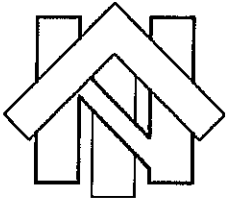
Thence, along said westerly boundary, North 17°14'00" East, 224.60 feet to the point of beginning.

Containing 2 acres more or less.

The basis of bearing for the above described property is the same as that shown in said Serial Number 2000-010925.

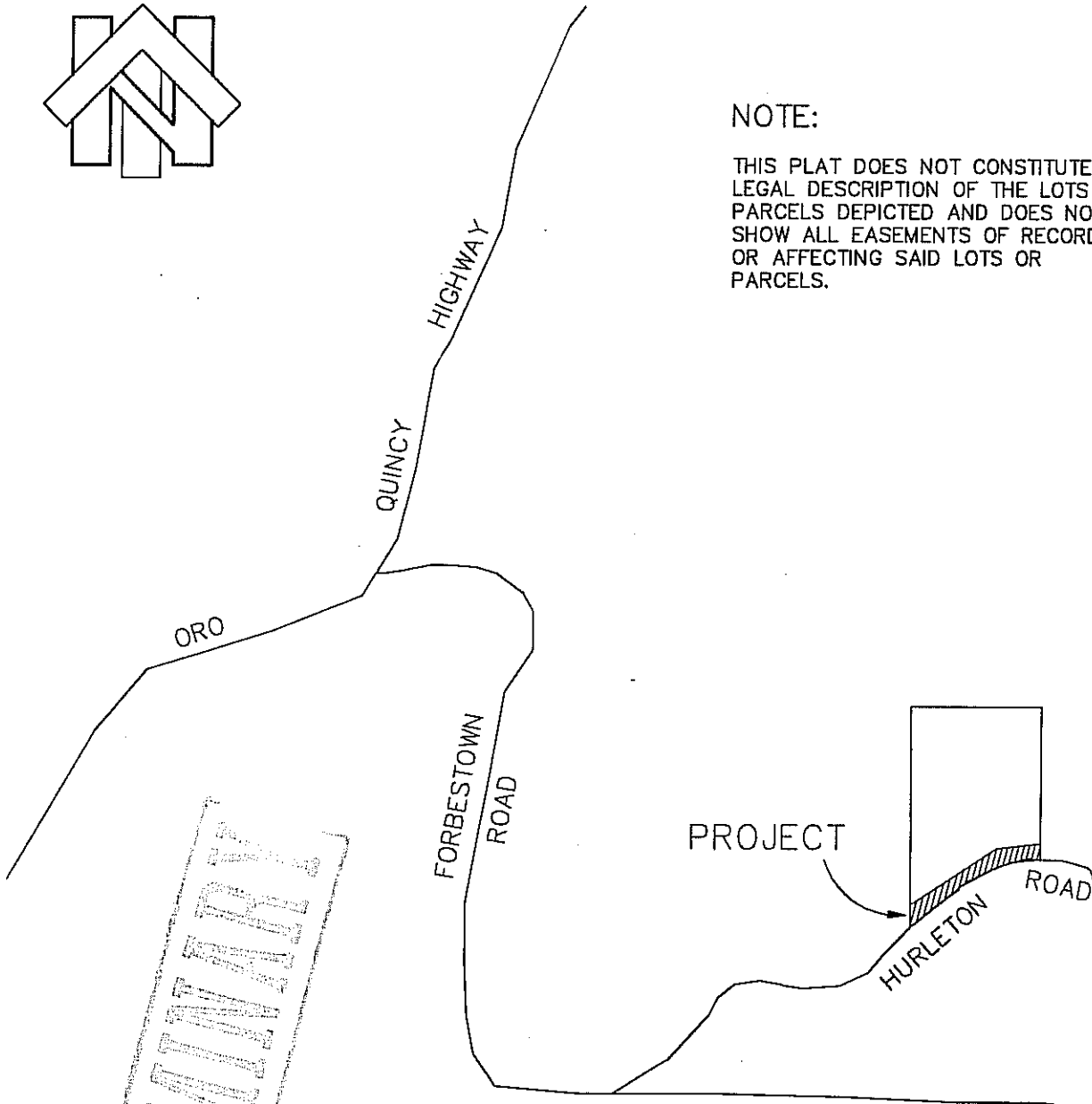
The purpose of this deed is to effect a lot line adjustment as approved by the Butte County Director of Public Works on April 9, 2004. The above described lands are to be combined with and become a part of those lands as described in the deed to Robert M. Taylor and Nancy S. Taylor, Trustees of the Taylor Family Trust established January 13, 2000, in Butte County Official Records at Serial Number 2000-0010925. No additional lots or parcels are created hereby. The scope of review of said lot line adjustment was limited as specified in Government Code Section 66412(d), and approval of it does not constitute assurance that future applications for building permits or other land use entitlements on the modified lots or parcels will be approved by the County of Butte.





NOTE:

THIS PLAT DOES NOT CONSTITUTE A LEGAL DESCRIPTION OF THE LOTS OR PARCELS DEPICTED AND DOES NOT SHOW ALL EASEMENTS OF RECORD ON OR AFFECTING SAID LOTS OR PARCELS.



PRELIMINARY

PLAT TO ACCOMPANY EASEMENT DESCRIPTION

BEING LOCATED IN THE  
N 1/2 OF SECTION 16,  
TOWNSHIP 19 NORTH, RANGE  
5 EAST MOUNT DIABLO MERIDIAN

**NorthStar**  
**ENGINEERING**

CIVIL ENGINEERS \* PLANNERS \* SURVEYORS

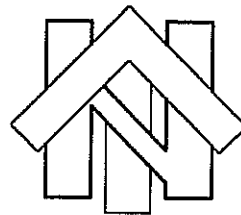
20 DECLARATION DRIVE \* CHICO, CALIFORNIA 95973

(530) 893-1600 FAX (530) 893-2113

NOVEMBER, 2005

JOB NO. 8807

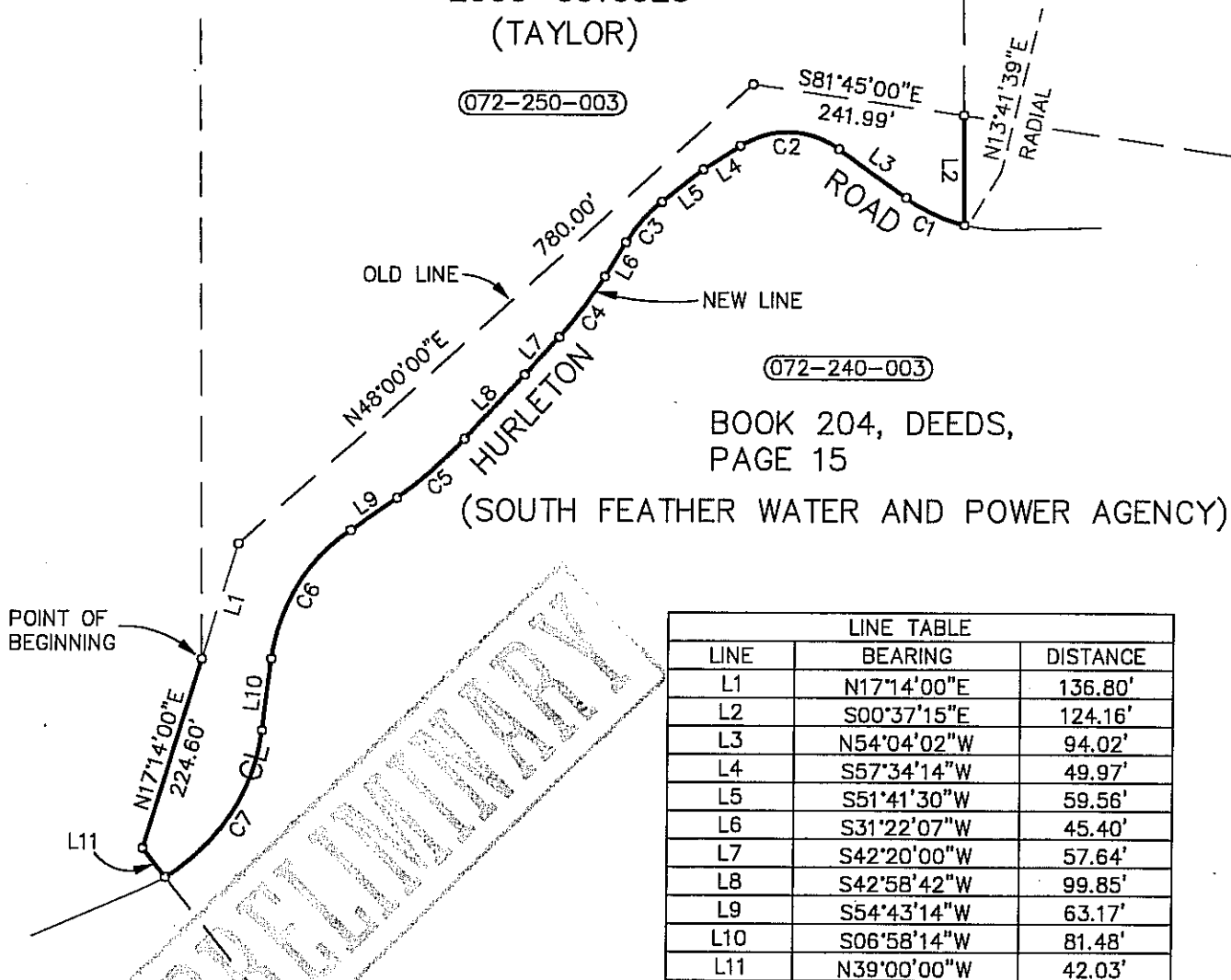
CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	189.00'	22°14'20"	73.36'
C2	100.00'	68°21'44"	119.31'
C3	174.00'	20°19'23"	61.72'
C4	450.00'	10°57'53"	86.12'
C5	500.00'	11°44'32"	102.47'
C6	210.00'	47°45'00"	175.01'
C7	225.00'	52°31'43"	206.28'



SCALE: 1" = 200'

SERIAL NUMBER  
2000-0010925  
(TAYLOR)

072-250-003



072-240-003

BOOK 204, DEEDS,  
PAGE 15

(SOUTH FEATHER WATER AND POWER AGENCY)

POINT OF BEGINNING

L11

LEGEND

072-240-003 ASSESSOR'S PARCEL NUMBER

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N17°14'00"E	136.80'
L2	S00°37'15"E	124.16'
L3	N54°04'02"W	94.02'
L4	S57°34'14"W	49.97'
L5	S51°41'30"W	59.56'
L6	S31°22'07"W	45.40'
L7	S42°20'00"W	57.64'
L8	S42°58'42"W	99.85'
L9	S54°43'14"W	63.17'
L10	S06°58'14"W	81.48'
L11	N39°00'00"W	42.03'

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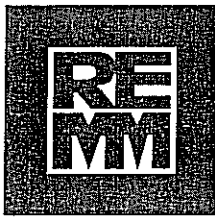
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# THE REMM GROUP

505 South Villa Real, #201, Anaheim Hills, CA 92807  
(714) 974-1010 FAX: (714) 974-2191  
<http://www.remmgroup.com>

THE COUNSELORS  
OF REAL ESTATE



December 29, 2005

Mr. Michael Glaze  
SOUTH FEATHER WATER & POWER  
P.O. Box 581  
Oroville, California 95965

*Re: APN#072-250-003  
Lot Line Adjustment*

Dear Michael:

The wheels of progress sometimes turn very slowly which is the case with the lot line adjustment proposed several months ago on parcel 072-250-003. The delay occurred when our surveyor fell ill and the less than speedy journey of the documents through county planning. If you recall, we agreed that I would pay to South Feather Water and Power the sum of \$1,000 for the consideration of the line adjustment and all cost related to the transfer of the SFWP land between my property and Hurleton Road. Due to the time elapse; I believe it appropriate to increase the amount to \$1,200 in consideration of the time value of money and your patience in this matter.

I believe Mr. Mark Herrick of Northstar Engineering has forwarded documents relating to the transfer.

Your assistance in this matter is deeply appreciated.

Best wishes for the New Year,

Robert M. Taylor, CRE, CPM  
President

RMT/km  
Enclosure

cc: Mark Herrick – Northstar Engineering  
Mike Evans

RECEIVED

JAN 3 2006

S.F.W.P.  
OROVILLE OFFICE  
JAN 4 2006

