



# City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

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1735 Montgomery Street  
Oroville, CA 95965-4897  
(530) 538-2430 FAX (530) 538-2426  
[www.cityoforoville.org](http://www.cityoforoville.org)

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## City of Oroville PLANNING COMMISSION

CHAIR: Damon Robison  
VICE-CHAIR: Carl Durling  
MEMBERS: Adonna Brand; Randy Chapman; Wyatt Jenkins; Michael Britton; Justin McDavitt

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## **PLANNING COMMISSION MEETING AGENDA**

**Thursday, August 9, 2018 at 7:00 p.m.  
MEETING AGENDA**

OROVILLE CITY HALL  
1735 MONTGOMERY STREET, OROVILLE, CA 95965  
ALL MEETINGS ARE RECORDED

*This meeting may be broadcast remotely via audio and/or video conference at the following address:  
Cota Cole, LLP, 2261 Lava Ridge Court, Roseville, California 95661.*

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### **ADMINISTRATIVE AGENDA**

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#### **CALL TO ORDER**

#### **ADOPT AGENDA**

#### **ROLL CALL**

Commissioners Adonna Brand, Michael Britton, Randy Chapman, Wyatt Jenkins, Justin McDavitt, Vice Chairperson Carl Durling, Chairperson Damon Robison

#### **PLEDGE OF ALLEGIANCE**

## **INSTRUCTIONS TO INDIVIDUALS WHO WISH TO SPEAK ON AGENDA ITEMS**

This is the time the Chairperson will remind persons in the audience who wish to address the Commission on a matter that is on the agenda to fill out one of the blue cards located in the lobby and hand it to the clerk of the meeting. The Chairperson will also remind persons in the audience that under Government Code Section 54954.3, the time allotted for each presentation may be limited.

## **PUBLIC COMMENTS**

This is an opportunity for members of the public to address the Planning Commission on any subject relating to the Planning Commission, but not relative to items on the present agenda. The Planning Commission reserves the right to impose a reasonable limit on time afforded to any individual speaker.

The City Clerk will call the names of persons who have submitted a speaker card. Speakers are to step to the podium, state their name for the record, and make a brief presentation to the Planning Commission. Pursuant to Government Code Section 54954.2, the Planning Commission is prohibited from taking action, except for a brief response from the Commissioners or staff, to statements or questions relating to a non-agenda item.

## **CORRESPONDENCE**

None.

## **APPROVAL OF MINUTES**

None.

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## **REGULAR AGENDA**

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## **PUBLIC HEARINGS**

**The Public Hearing Procedure is as follows:**

- Chairperson opens the public hearing.
- Staff presents and answers questions from Commissioners.
- Hearing is opened for public comment limited to three (3) minutes. In the event of more than ten (10) speakers, time will be limited to one and a half (1.5) minutes.
  - a. Under Government Code 54954.3. the time for each presentation may be limited.
- Speakers are requested to provide a speaker card to the City Clerk
- Public comment session is closed
- Commissioners debate and action.

1. **PW1805-002: Lot Line Adjustment** – The Oroville Planning Commission will conduct a public hearing to consider approving a lot line adjustment for the property located at Valley View Drive, Oroville Ca. 95965 Accessors Parcel Numbers 068-050-004, 056.

**STAFF RECOMMENDATION:**

Approve the parcel Lot Line Adjustment with conditions:

1. Dedicate existing 12-foot PUE west into new parcel area
2. Dedicate existing 20-foot setback line along Valley View Drive to the West

2. **PW1807-002: Tentative Parcel Map** – The Oroville Planning Commission will conduct a public hearing to consider approving a Tentative Parcel Map for the property located at 143 Valley View Dr., Oroville Ca. 95965 Accessors Parcel Number 033-370-030-000.

**STAFF RECOMMENDATION:**

To consider approving the tentative parcel map and to adopt Resolution

3. **Preliminary list of roads and streets for rehabilitation in 2019** – The Oroville Planning Commission will conduct a public hearing to open for discussion and consider approving a Preliminary list of roads and streets for rehabilitation in 2019.

**STAFF RECOMMENDATION:**

Staff is looking for comments from the Planning Commission on the targeted Streets list.

4. **PL1807-001** – The Oroville Planning Commission will conduct a public hearing for a conditional use permit for the property located on Paula Court, Oroville CA, APN 031-140-090 to construct a Large Residential Care Facility for providing transitional housing to persons disabled due to physical, mental or substance abuse.

**STAFF RECOMMENDATION:**

Approve Resolution to approve the conditional use permit for the property located on Paula Court, Oroville CA, APN 031-140-090 to construct a Large Residential Care Facility for providing transitional housing to persons disabled due to physical, mental or substance abuse and shall remain subject to all other conditions of approval identified in project number PL1807-001.

**REGULAR BUSINESS**

5. Discuss future meeting dates and/or schedule.

**DISCUSSION ITEMS**

None

**DIRECTOR'S REPORT** – (This report may be verbal or written)

None

## **COMMISSION REPORTS**

Reports by commission members on information they have received and meetings they have attended which would be of interest to the Commission or the public.

## **ADJOURNMENT**

Adjourn to Thursday, September 27, 2018 at 7:00 P.M. in the Oroville City Council Chambers.

**\*\*\* NOTICE \*\*\***

*Accommodating Those Individuals with Special Needs* – In compliance with the Americans with Disabilities Act, the City of Oroville encourages those with disabilities to participate fully in the public meeting process. If you have a special need in order to allow you to attend or participate in our public meetings, please contact the City Clerk at (530) 538-2535, well in advance of the regular meeting you wish to attend, so that we may make every reasonable effort to accommodate you. Documents distributed for public session items, less than 72 hours prior to meeting, are available for public inspection at City Hall, 1735 Montgomery Street, Oroville, California.

**\*\*\* NOTICE \*\*\***

*Any person who is dissatisfied with the decisions of this Planning Commission may appeal to the City Council by filing with the Zoning Administrator within fifteen days from the date of the action. A written notice of appeal specifying the grounds and an appeal fee immediately payable to the City of Oroville must be submitted at the time of filing. The Oroville City Council may sustain, modify or overrule this decision.*

**STAFF REPORT**  
**Oroville Planning Commission**

**TO:** PLANNING COMMISSION

**FROM:** MIKE MASSARO, CONTRACT CITY ENGINEER PUBLIC WORKS DEPARTMENT

**RE:** Lot Line Adjustment – Valley View Drive, Braaten. APN 068-050-004, 056, Owner: Gary Braaten

**DATE:** July 26, 2018

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**SUMMARY:**

SUMMARY

The Commission may consider approving the Lot Line Adjustments for APN 068-050-004-000 and APN 068-050-056-000 with comments by public works staff to be amended on the final exhibits and legal description by the owner's surveyor.

RECOMMENDATIONS

Approve the parcel Lot Line Adjustment with conditions:  
Dedicate existing 12-foot PUE west into new parcel area  
Dedicate existing 20-foot setback line along Valley View Drive to the west.

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ATTACHMENTS

Public Works Comment Letter  
Exhibits and descriptions – Surveyor's redline mark-up

**A RESOLUTION OF THE OROVILLE PLANNING COMMISSION FOR A TENTATIVE PARCEL MAP NO. PW1807-002, TO EXPIRE ON 08-09-2020**

WHEREAS, the City of Oroville approved the application for Lot Line Adjustments for APN 068-050- 004-000 and APN 068-050-056-000 on August 9, 2018 and said approval is valid for a period of 24 months to August 9, 2020; and

WHEREAS, the City of Oroville will review the final map and conditions prior to record the final map; and

WHEREAS, the site conditions and City regulations pertaining to the development of the parcel meet the general plan; and

WHEREAS, the applicant has diligently worked on meeting the conditions of approval for the map.

NOW, THEREFORE, BE IT RESOLVED BY THE OROVILLE PLANNING COMMISSION AS FOLLOWS:

- 1. Pursuant to California Government Code Section 66452.6 (e) and City of Oroville City Municipal Code § 16.12.050, Ord. 1749 § 3, Lot Line Adjustments for APN 068-050- 004-000 and APN 068-050-056-000 is hereby granted for a 24-month period of time to file a final map, the expiration date being August 9, 2020.

\*\*\*\*\*

I HEREBY CERTIFY that the foregoing resolution was duly introduced and passed at a regular meeting of the Planning Commission of the City of Oroville held on the 9<sup>th</sup> day of August 2018, by the following vote:

AYES: COMMISSIONERS \_\_\_\_\_

NOES: COMMISSIONERS \_\_\_\_\_

ABSTAIN: COMMISSIONERS \_\_\_\_\_

ABSENT: COMMISSIONERS \_\_\_\_\_

ATTEST:

APPROVE:

\_\_\_\_\_  
SECRETARY

\_\_\_\_\_  
CHAIRMAN

5/24/2018

Braaten Valley View LLA Review Notes  
5-24-2018

Braaten Resultant parcel

1. Dedicate Existing 12' PUE west into new parcel area
2. Dedicate Existing 20' Setback line along Valley View Drive to the West
3. Change degrees in legals to a ° OR change ' and " to minutes and seconds
4. Show Existing Easements and Setbacks on subject parcels that are known
5. Include Chord bearing or radial bearing for curves that are non-tangent

Carrie Resultant parcel

1. Change degrees in legals to a ° OR change ' and " to minutes and seconds
2. Include Chord bearing or radial bearing for curves that are non-tangent
3. Is there an easement for the 6" waterline that cut across the Carrie parcel and along the street frontage at the southwest side of the parcel..if there is an easement, then show it

Carrie to Braaten

1. Change degrees in legals to a ° OR change ' and " to minutes and seconds
2. Include Chord bearing or radial bearing for curves that are non-tangent
3. Show Existing Easements and Setbacks on subject parcels that are known

RECEIVED

MAY 17 2018

**Exhibit A**  
**BRAATEN RESULTANT**  
**APN 068-050-004**

All that certain real property situated in Section 10, Township 19 North, Range 4 East, M.D.M., in the City of Oroville, California, and being more particularly described as follows:

BEGINNING at the Southwest corner of Lot 1, as shown on that certain map entitled, "Northgate Village Subdivision Unit No. 2", which map was recorded in the Office of the Recorder of Butte County, State of California on December 12, 1960, in Book 25 of Maps, at Pages 24 and 25; thence northeasterly along said south line of said Lot 1, North 63 degrees 27'00" East 123.76 feet to the Southeast corner of said Lot 1, thence northerly along the east line of said Lot 1, North 26 degrees 33'08" West 199.26 feet to the Northeast corner of said Lot 1; thence leaving the boundary of said Lot 1 feet; thence North 26 degrees 33'08" West 6.92 feet; thence South 75 degrees 32'36" West 122.74 feet; thence South 38 degrees 24'08" West 81.39 feet; thence South 26 degrees 33'00" East 189.99 feet to a point on the northerly right of way of Valley View Drive, being a point on a non-tangent curve concave northerly, having a radius of 300.00 feet; thence along the arc of said curve, through a central angle of 16 degrees 30'06" for an arc length of 70.64 feet to the Southwest corner of said Lot 1 and the end of this description.

Containing 0.96 acres more or less.

The Basis of Bearings for this description is said Northgate Village Subdivision Unit No. 2 map.

James John Delaney P.L.S. 6933



*SINCE CURVE IS NON-TANGENT TO RADIAL OF CHORD BEARING*



**EXHIBIT B  
LOT LINE ADJUSTMENT  
BRAATEN RESULTANT PARCEL**

**CARRIE  
2001-38882**

39882 ?

NEW LINE

N38°24'08"E  
81.39'

N26°33'00"W  
189.99'

DEDICATE  
20' SETBACK LINE

$\Delta=016^{\circ}30'06''$   
L=70.639, R=300.00

**BRAATEN  
89-39850**

SCALE 1"=50'

N75°32'36"E  
122.74'

LINE TO 136 REMOVED

12' PUE FOR 25M25  
LINE TO 136 REMOVED

EXIST. 20' SETBACK LINE  
SW COR LOT 1 (25M25)

N63°27'00"E  
123.76'

199.26'  
N26°33'09"W 206.18' OVERALL



30 VALLEY VIEW DRIVE

"This plat does not constitute a Legal description of the parcels depicted and does not show all easements of record on or affecting said lots or parcels

This plat depicts a Lot Line Adjustment as approved by the City of Oroville Director of Public Works on \_\_\_\_\_, as it appeared on the tentative map, and any approved alterations thereof, and is in Conformance with the requirements of local ordinance and no new parcels are being created

# Parcel 1 Overall

North: 4262.0403' East: 5121.0300'

Segment #1 : Line

Course: N63° 27' 00.00"E Length: 123.760'

North: 4317.3584' East: 5231.7388'

Segment #2 : Line

Course: N26° 33' 08.00"W Length: 199.260'

North: 4495.6019' East: 5142.6669'

Segment #3 : Line

Course: N26° 33' 35.55"W Length: 6.917'

North: 4501.7889' East: 5139.5741'

Segment #4 : Line

Course: S75° 32' 35.85"W Length: 122.738'

North: 4471.1476' East: 5020.7224'

Segment #5 : Line

Course: S38° 24' 08.00"W Length: 81.392'

North: 4407.3632' East: 4970.1635'

Segment #6 : Line

Course: S26° 33' 00.19"E Length: 189.985'

North: 4237.4132' East: 5055.0829'

Segment #8 : Curve

Length: 70.639' Radius: 245.269' 300' (R)

Delta: 016.5015 (d) Tangent: 35.566'

Chord: 70.395' Course: N69° 31' 22.55"E

Course In: N12° 13' 34.81"W Course Out: S28° 43' 40.09"E

RP North: 4477.1192' East: 5003.1413'

End North: 4262.0396' East: 5121.0298'

Perimeter: 794.701' Area: 41975.30 Sq. Ft.

Error Closure: 0.0007 Course: S15° 03' 00.23"W

Error North: -0.00068 East: -0.00018

Precision 1: 1134938.571

✓ M106

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MAY 17 2018

Exhibit A

CARRIE TO BRAATEN

APN 068-050-056

All that certain real property situated in Section 10, Township 19 North, Range 4 East, M.D.M., in the City of Oroville, California, and being more particularly described as follows:

BEGINNING at the Southeast corner of that certain parcel of land described in the deed from Kenneth D. Slattery to Don W. Carrie recorded in the Office of the Recorder of Butte County, State of California, on August 31, 2001 under Recorder's Serial Number 2001-39882, and as shown on that certain Record of Survey map recorded December 12, 2003 in the Office of the Recorder of Butte County, State of California, in Book 158 of Maps, at Page 74; said corner also being the Southwest corner of Lot 1, as shown on that certain map entitled, "Northgate Village Subdivision Unit No. 2", which map was recorded in the Office of the Recorder of Butte County, State of California on December 12, 1960, in Book 25 of Maps, at Pages 24 and 25; thence northerly along said Carrie boundary and the westerly line of said Lot 1, North 26 degrees 33'00" West 225.00 feet to the Northwest corner of said Lot 1; thence continuing along said Carrie boundary and the North line of said Lot 1, North 75 degrees 12'00" East 126.40 feet to the Northeast corner of said Lot 1; thence leaving the boundary of said Lot 1, and continuing along said Carrie boundary North 26 degrees 33'08" West 6.92 feet; thence leaving said Carrie boundary South 75 degrees 32'36" West 122.74 feet; thence South 38 degrees 24'08" West 81.39 feet; thence South 26 degrees 33'00" East 189.99 feet to the said Carrie boundary and a point on the northerly right of way of Valley View Drive, being a point on a non-tangent curve concave northerly, as shown on said Record of Survey map, and having a radius of 300.00 feet; thence along said curve and Carrie boundary, through a central angle of 16 degrees 30'06" for an arc length of 70.64 feet to the Southwest corner of said Lot 1 and the end of this description.

Containing 0.36 acres more or less.

The Basis of Bearings for this description is said Record of Survey Book 158, Page 74.

The purpose of this deed is to effect a Lot Line Adjustment as approved by the City of Oroville Director of Public Works on \_\_\_\_\_ . The above described lands are to become a part of those lands described in deed to Gary L. Braaten and Martha A. Braaten, husband and wife, as Joint Tenants, as filed for record in Serial No. 89-39850, Assessor's Parcel

INCLUDE  
RADIAL  
OR CHORD  
BEARINGS

Number 068-050-004. No new parcels are hereby created. The scope of review of said Lot Line Adjustment was limited as specified in Government Code 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 City of Oroville.

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James John Delaney P.L.S. 6933



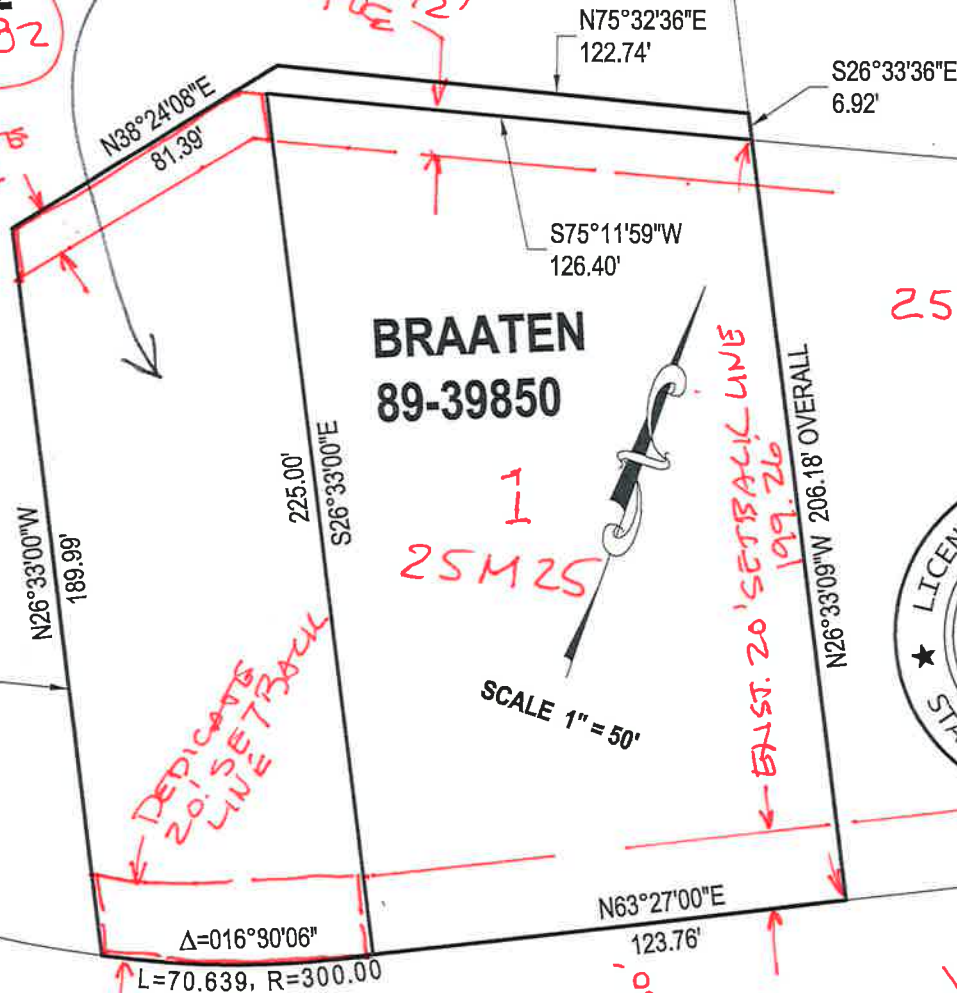
EXHIBIT B  
 LOT LINE ADJUSTMENT  
 CARRIE TO BRAATEN  
 0.36 ACRES

CARRIE  
 2001-38882

39882  
 ?

DEDICATE  
 12' PUE

EXIST 12'  
 PUE



25M 25  
 ?

1  
 25M 25

DEDICATE  
 20' SETBACK  
 LINE

EXIST. 20' SETBACK LINE  
 199.26

VALLEY

VIEW DRIVE

"This plat does not constitute a Legal description of the parcels depicted and does not show all easements of record on or affecting said lots or parcels

This plat depicts a Lot Line Adjustment as approved by the City of Oroville Director of Public Works on \_\_\_\_\_, as it appeared on the tentative map, and any approved alterations thereof, and is in Conformance with the requirements of local ordinance and no new parcels are being created

# Parcel 1

End North: 4225.8223' East: 4700.1903'

Segment #1 : Curve

Length: 70.634' Radius: 247.560'

*R=300' (R)*

Delta: 016.3477 (d) Tangent: 35.559'

Chord: 70.395' Course: S69° 31' 22.78"W

Course In: N28° 39' 03.15"W Course Out: S12° 18' 11.28"E

RP North: 4443.0705' East: 4581.4924'

End North: 4201.1960' East: 4634.2434'

Segment #2 : Line

Course: N26° 33' 00.19"W Length: 189.990'

North: 4371.1504' East: 4549.3218'

Segment #3 : Line

Course: N38° 24' 08.00"E Length: 81.392'

North: 4434.9349' East: 4599.8807'

Segment #4 : Line

Course: N75° 32' 35.85"E Length: 122.738'

North: 4465.5762' East: 4718.7324'

Segment #5 : Line

Course: S26° 33' 35.55"E Length: 6.917'

North: 4459.3892' East: 4721.8253'

Segment #6 : Line

Course: S75° 11' 59.19"W Length: 126.401'

North: 4427.1001' East: 4599.6179'

Segment #7 : Line

Course: S26° 33' 00.19"E Length: 225.005'

North: 4225.8232' East: 4700.1905'

Perimeter: 823.076' Area: 15722.21 Sq. Ft.

Error Closure: 0.0009 Course: N15° 58' 24.55"E

Error North: 0.00082 East: 0.00024

Precision 1: 914530.000

*✓ MWE*

MAY 17 2018

Exhibit A  
**CARRIE RESULTANT**  
**APN 068-050-056**

All that certain real property situated in Section 10, Township 19 North, Range 4 East, M.D.M., in the City of Oroville, California, and being more particularly described as follows:

COMMENCING at the Southeast corner of that certain parcel of land described in the deed from Kenneth D. Slattery to Don W. Carrie recorded in the Office of the Recorder of Butte County, State of California, on August 31, 2001 under Recorder's Serial Number 2001-39882, and as shown on that certain Record of Survey map recorded December 12, 2003 in the Office of the Recorder of Butte County, State of California, in Book 158 of Maps, at Page 74; said corner also being the Southwest corner of Lot 1, as shown on that certain map entitled, "Northgate Village Subdivision Unit No. 2", which map was recorded in the Office of the Recorder of Butte County, State of California on December 12, 1960, in Book 25 of Maps, at Pages 24 and 25; said point being a point on the northerly right of way of Valley View Drive, being a point on a non-tangent curve concave northerly, as shown on said Record of Survey map, and having a radius of 300.00 feet; thence westerly along said curve through a central angle of 16 degrees 30'06" for an arc length of 70.64 feet TO THE TRUE POINT OF BEGINNING; thence continuing along the northerly right of way of Valley View Drive and said curve having a radius of 300.00 feet through a central angle of 26 degrees 39'54" for an arc length of 154.52 feet; thence North 73 degrees 32'50" West 83.46 feet to a tangent curve concave southerly having a radius of 230.00 feet; thence along the arc of said curve through a central angle of 31 degrees 03'30" for an arc distance of 124.67 feet; thence South 75 degrees 23'40" West 24.76 feet to the west line of said Section 10; thence northerly along said section line North 00 degrees 06'52" West 430.82 feet; thence leaving said Section line North 50 degrees 13'01" East 206.29 feet; thence North 74 degrees 40'32" East 67.08 feet; thence South 51 degrees 18'22" East 185.78 feet; thence South 48 degrees 27'51" East 151.05 feet; thence South 60 degrees 48'00" East 101.07 feet; thence South 84 degrees 12'42" West 135.81 feet; thence South 26 degrees 33'08" East 71.28 feet; South 75 degrees 32'36" West 122.74 feet; thence South 38 degrees 24'08" West 81.39 feet; thence South 26 degrees 33'00" East 189.99 feet to the POINT OF BEGINNING and the end of this description.

SINCE CURVE IS NON-TANGENT  
 IN CURVE RADIUS OR CHORD BEARING

Containing 4.77 acres more or less.

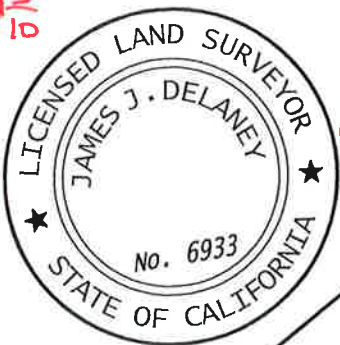
The Basis of Bearings for this description is said Record of Survey Book 158, Page 74.

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James John Delaney P.L.S. 6933

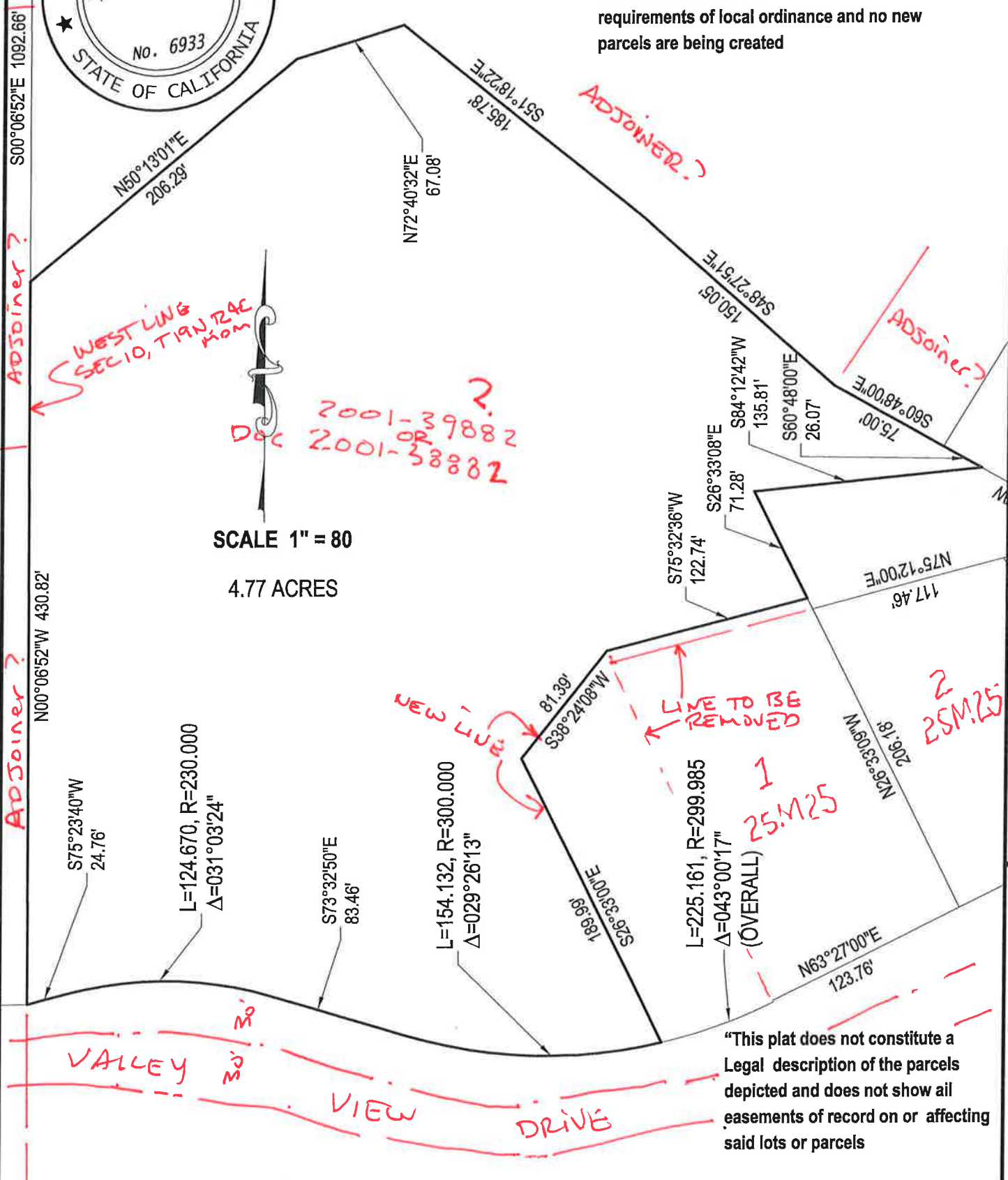






# EXHIBIT A B LOT LINE ADJUSTMENT CARRY RESULTANT PARCEL

This plat depicts a Lot Line Adjustment as approved by the City of Oroville Director of Public Works on \_\_\_\_\_, as it appeared on the tentative map, and any approved alterations thereof, and is in Conformance with the requirements of local ordinance and no new parcels are being created



ADJOINER?  
ADJOINER?  
ADJOINER?

WEST LINE  
SEC 10, T19N 24E  
FROM

2001-39882  
OR  
2001-38882

SCALE 1" = 80  
4.77 ACRES

NEW LINE

LINE TO BE  
REMOVED

2  
25M.25

1  
25M.25

"This plat does not constitute a  
Legal description of the parcels  
depicted and does not show all  
easements of record on or affecting  
said lots or parcels

VALLEY

VIEW

DRIVE

## Parcel 2 Calculation

## Segment #1 : Line

Course: S72° 40' 32.00"W Length: 67.080'  
North: 4732.9722' East: 5630.5274'

## Segment #2 : Line

Course: S50° 13' 01.00"W Length: 206.290'  
North: 4600.9709' East: 5471.9991'

## Segment #3 : Line

Course: S00° 06' 52.00"E Length: 430.820'  
North: 4170.1517' East: 5472.8597'

## Segment #4 : Line

Course: N75° 23' 40.00"E Length: 24.760'  
North: 4176.3953' East: 5496.8195'

## Segment #5 : Curve

Length: 124.670' Radius: 230.000'  
Delta: 031.0568 (d) Tangent: 63.907'  
Chord: 123.149' Course: S89° 04' 37.75"E  
Course In: S14° 36' 20.00"E Course Out: N16° 27'  
04.49"E  
RP North: 3953.8278' East: 5554.8171'  
End North: 4174.4119' East: 5619.9526'

## Segment #6 : Line

Course: S73° 32' 50.00"E Length: 83.460'  
North: 4150.7739' East: 5699.9952'

## Segment #7 : Curve

Length: 154.132' Radius: 300.000'  
Delta: 029.4370 (d) Tangent: 78.807'  
Chord: 152.442' Course: S88° 15' 56.59"E  
Course In: N16° 27' 10.00"E Course Out: S12° 59'  
03.19"E  
RP North: 4438.4899' East: 5784.9627'  
End North: 4146.1604' East: 5852.3673'

## Segment #8 : Line

Course: N26° 33' 00.19"W Length: 189.990'  
North: 4316.1148' East: 5767.4457'

## Segment #9 : Line

Course: N38° 24' 08.00"E Length: 81.392'  
North: 4379.8992' East: 5818.0047'

## Segment #10 : Line

Course: N75° 32' 35.85"E Length: 122.738'  
North: 4410.5406' East: 5936.8563'

## Segment #11 : Line

Course: N26° 33' 08.00"W Length: 71.282'  
North: 4474.3043' East: 5904.9923'

## Segment #12 : Line

Course: N84° 12' 42.00"E Length: 135.810'  
North: 4488.0012' East: 6040.1099'

## Segment #13 : Line

Course: N60° 48' 00.00"W Length: 101.070'  
North: 4537.3092' East: 5951.8837'

## Segment #14 : Line

Course: N48° 27' 51.00"W Length: 150.050'  
North: 4636.8056' East: 5839.5651'

## Segment #15 : Line

Course: N51° 18' 22.00"W Length: 185.780'  
North: 4752.9477' East: 5694.5643'

Perimeter: 2129.323' Area: 207975.86 Sq. Ft.

Error Closure: 0.0003 Course: N16° 01' 35.54"E

Error North: 0.00025 East: 0.00007

Precision 1: 7087043.333

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MAY 17 2018

BASIS OF BEARING:

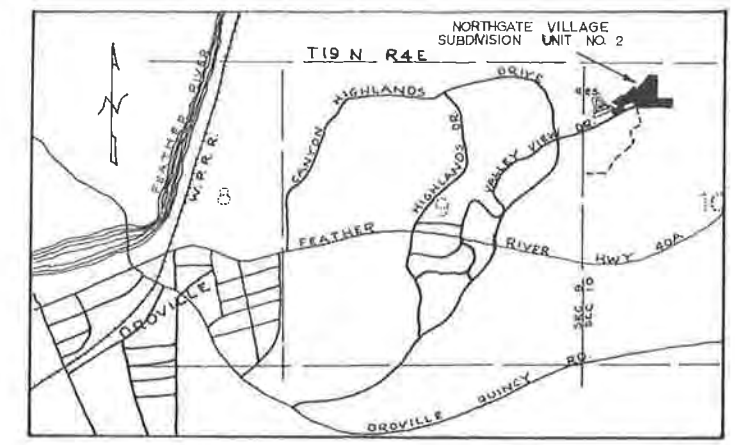
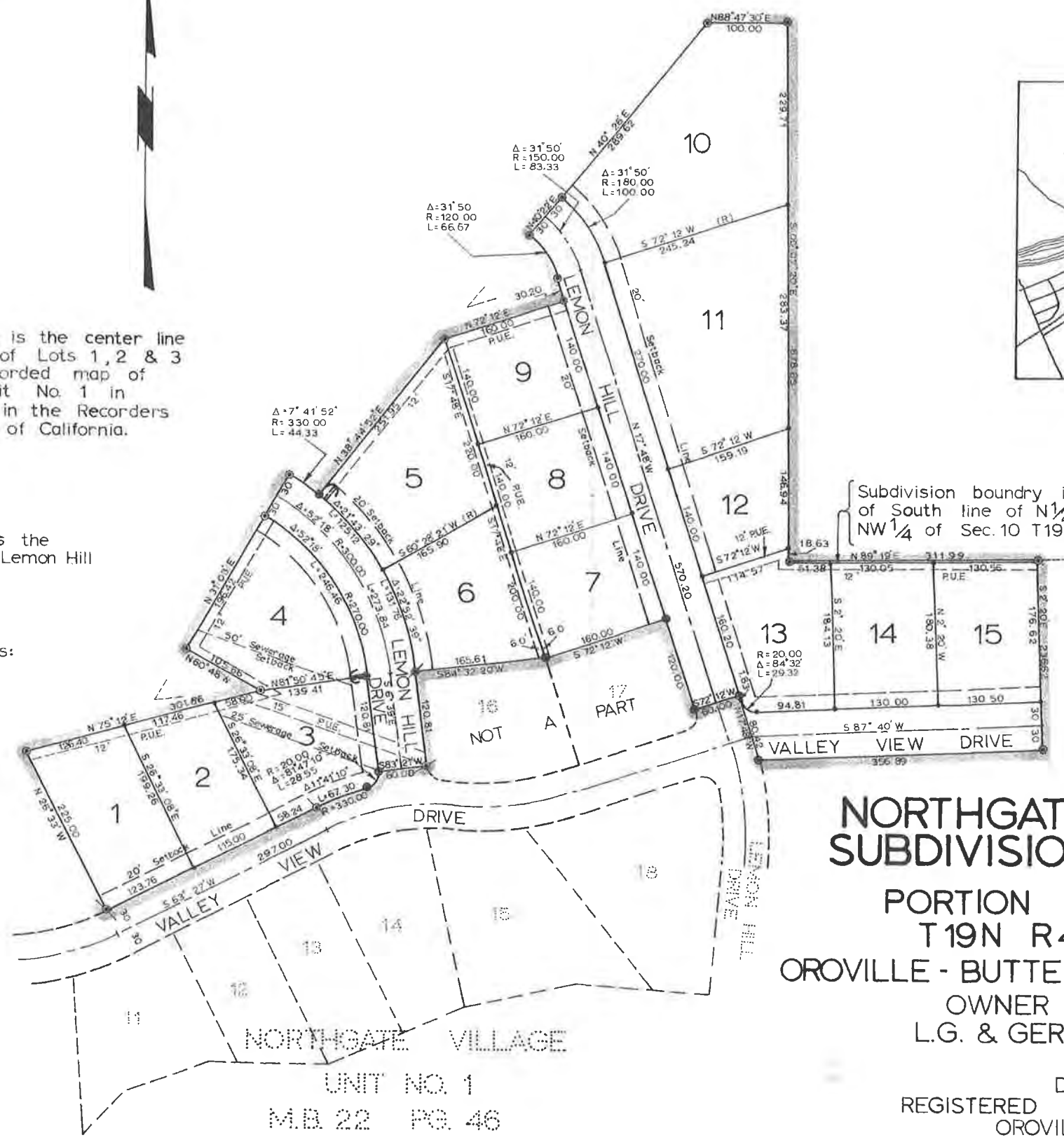
The basis of bearing for this map is the center line of Valley View Drive in front of Lots 1, 2 & 3 given as N 63° 27' E on the recorded map of Northgate Village Subdivision Unit No. 1 in Book 22 of maps at Page 46 in the Recorders office, County of Butte, State of California.

The only offer of improvement is the grading, draining, and paving of Lemon Hill Drive and Valley View Drive.

Total acreage within colored lines:  
In lots 9.45 Acres  
In streets 1.85 Acres  
TOTAL 11.30 ACRES

LEGEND:

- Concrete monument found.
- Set tag marked 11553 in concrete.
- 1/2 inch pipe at lot corners.
- 4' x 20' anchorage easement
- P.U.E.=Public Utility Easement



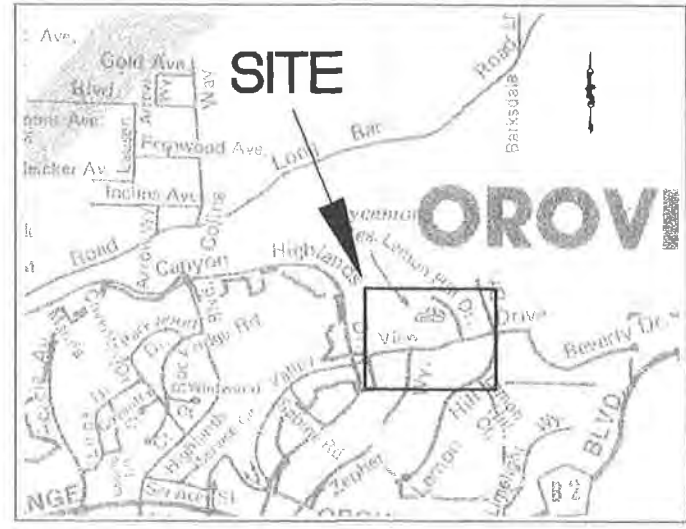
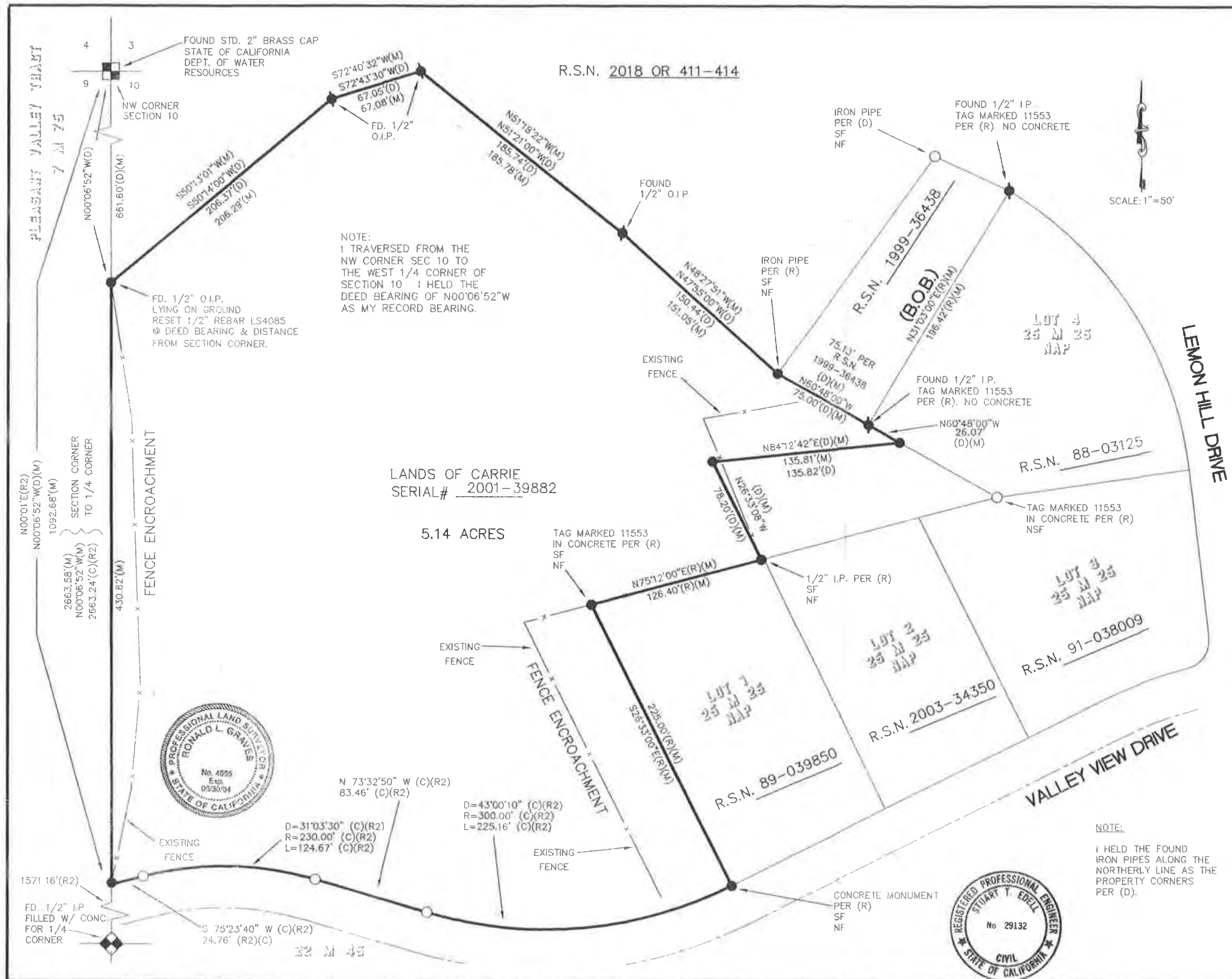
LOCATION MAP  
Scale: 1"=2000'

Subdivision boundary is 1.0 ft. South of South line of N 1/2 of NE 1/4 of NW 1/4 of Sec. 10 T19N R4E MDB&M

**NORTHGATE VILLAGE SUBDIVISION UNIT NO. 2**  
 PORTION OF SECTION 10  
 T19N R4E M.D.B.&M.  
 OROVILLE - BUTTE COUNTY - CALIFORNIA  
 OWNER & SUBDIVIDER  
 L.G. & GERALDINE E. DAMON

D.R.ROPER  
 REGISTERED CIVIL ENGINEER NO. 11553  
 OROVILLE, CALIFORNIA





LOCATION MAP  
NOT TO SCALE

**BASIS OF BEARINGS (B.O.B.)**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTHWESTERLY LINE OF LOT 4 BETWEEN FOUND MONUMENTS AS SHOWN, TAKEN AS NORTH 31°03' EAST (R)

**LEGEND**

- FOUND MONUMENT AS NOTED (FD)
- SET 1/2" REBAR TAGGED PLS 4085
- CALCULATED POINT, NOTHING SET
- (M) MEASURED
- (C) CALCULATED
- (R) 25 M 25
- (R2) 22 M 45, 46, 47
- OIP OPEN IRON PIPE
- NSF NOT SEARCHED FOR
- NW NORTHWEST
- SF SEARCHED FOR
- NF NOT FOUND
- NAP NOT A PART
- (D) DEED 2001-39882
- (R3) 84 M 37
- x - APPROXIMATE LOCATION EXISTING FENCE LINE

**RECORD OF SURVEY**  
A PORTION OF SECTION 10, T19N, R4E.,  
M.D.M., CITY OF OROVILLE OF  
BUTTE COUNTY, CALIFORNIA  
FOR  
**DON CARRIE**

**SURVEYOR'S STATEMENT**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF DON CARRIE IN AUG. 2002.

*Ronald L. Graves*  
RONALD L. GRAVES P.L.S. 4085  
REG. EXP. 6/30/04

**COUNTY SURVEYOR'S STATEMENT**  
THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 10<sup>th</sup> DAY OF Dec 2003.

*Stuart T. Edell*  
STUART T. EDELL R.C.E. 29132  
DEPUTY BUTTE COUNTY SURVEYOR  
REG. EXP. 3/31/07

**RECORDER'S STATEMENT**  
FILED THIS 12<sup>th</sup> DAY OF December 2003 AT 9:01 P.M.  
IN BOOK 158 OF MAPS, AT PAGE(S) 74, AT THE REQUEST OF DON CARRIE 2003-0086372.

*Candace J. Grubbs*  
CANDACE J. GRUBBS  
BUTTE COUNTY RECORDER  
BY DEPUTY

**Ron Graves** AP# 68-05-56  
1 OF 1  
LAND SURVEYOR  
P.O. BOX 986 OROVILLE, CAL. 95965  
Ph. (530)533-8844



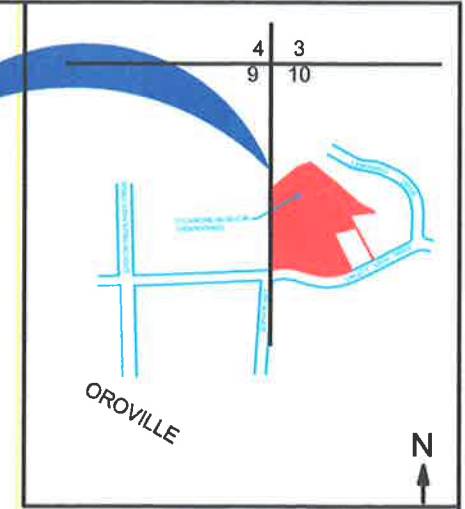
SCALE 1"=100'  
CONTOUR INTERVAL 20 FEET

NOTES:  
1) PROPOSAL TO ADD APPROX. 0.36 ACRES TO BRAATEN LOT.  
2) SEE DETAIL SHEET 2.

RECEIVED

MAY 17 2018

SITE



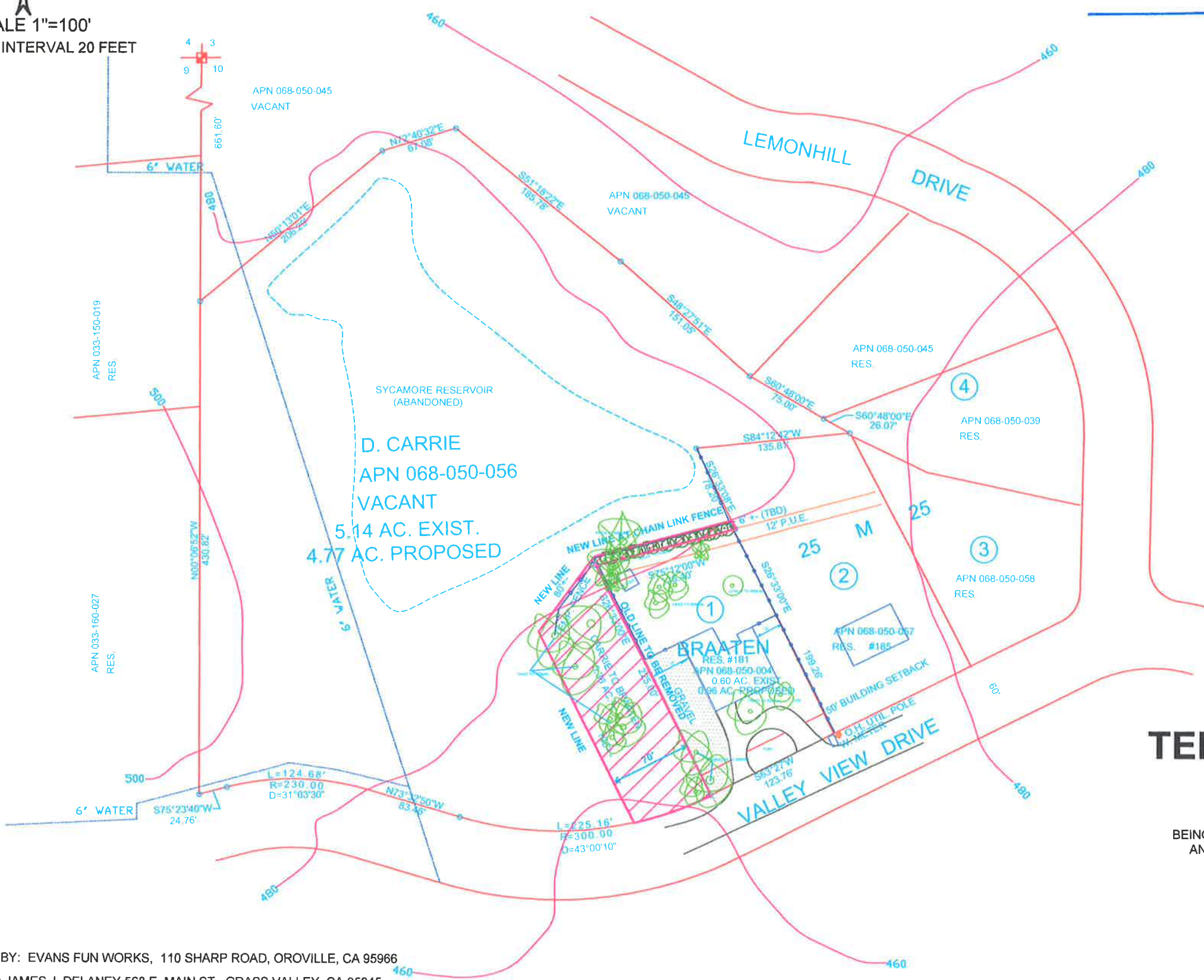
SITE LOCATION  
NO SCALE

OWNER: DON CARRIE  
1337 MILTON AVENUE  
WALNUT CREEK, CA 94596  
APN: 068-050-056  
ACREAGE: 5.14 AC. EXISTING  
**4.79 AC. PROPOSED**

OWNER: GARY AND MARTHA BRAATEN  
181 VALLEY VIEW DRIVE  
OROVILLE, CA 95966  
APN: 068-050-004  
ACREAGE: 0.60 AC. EXISTING  
**0.95 AC. PROPOSED**

ZONING: RL (H-O)  
GENERAL PLAN: MED. LOW DENSITY RESIDENTIAL  
EXISTING USE: 056- VACANT (ABANDONED RESERVOIR)  
004- RESIDENCE

WATER: S.F.W.P.A.  
SEWAGE DISPOSAL: INDIV. LEACH SYSTEM  
ELECTRICITY: PG&E  
TELEPHONE: ATT



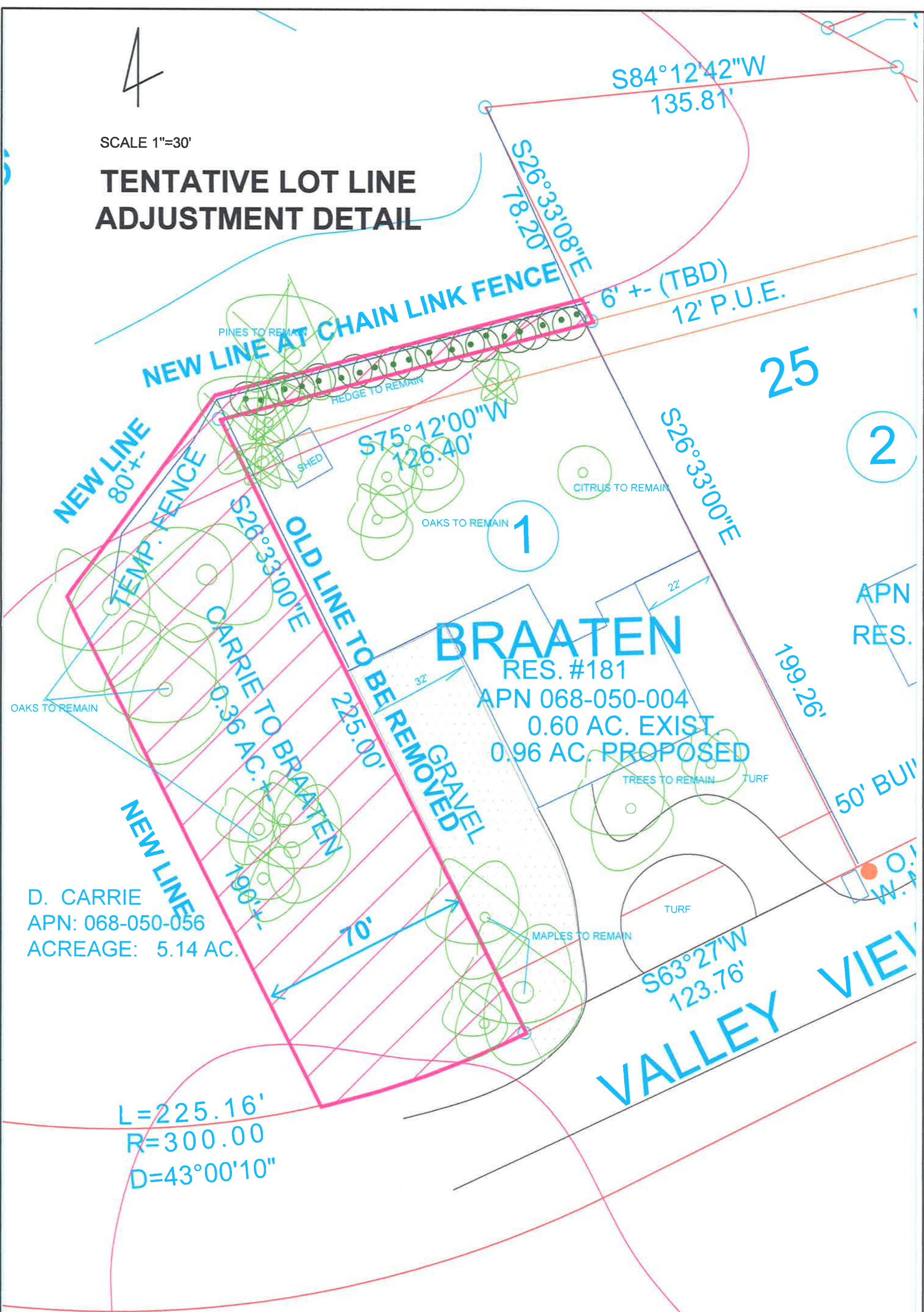
# TENTATIVE LOT LINE ADJUSTMENT

BEING LOT 1, NORTHGATE VILLAGE NO.2-BK. 25 M PG. 25,  
AND A PORTION OF SECTION 10, T 19 N, R 4 E, MDM,  
IN THE CITY OF OROVILLE, CALIF.

4

SCALE 1"=30'

# TENTATIVE LOT LINE ADJUSTMENT DETAIL



**NEW LINE AT CHAIN LINK FENCE**

**NEW LINE 80'+- TEMP. FENCE**

**OLD LINE TO BE REMOVED**

**NEW LINES**

## BRAATEN

RES. #181  
APN 068-050-004  
0.60 AC. EXIST  
0.96 AC. PROPOSED

D. CARRIE  
APN: 068-050-056  
ACREAGE: 5.14 AC.

L=225.16'  
R=300.00  
D=43°00'10"

## VALLEY VIEW



City of Oroville  
1735 Montgomery Street  
Oroville, CA 95678  
Ph: (530) 538-2401

Michael G. Evans  
Evans Fun Works  
110 Sharp Road  
Oroville, CA 95966  
(530) 570-5498

Re: Lot Line Adjustment – Valley View Drive, Braaten. APN 068-050-004, 056, Project # PW1805-002

The following Map Check Comments correspond to the Lot Line Adjustment submitted on May 17, 2018 to the City of Oroville.

Braaten Valley View LLA REVIEW COMMENTS from Andy Klintiver, PLS.

Braaten Resultant Parcel:

1. Dedicate Existing 12-ft PUE west into new parcel area
2. Dedicate Existing 20-ft setback line along Valley View Drive to the West
3. Change degrees in legal descriptions to a ° Or change ' and " to minutes and seconds
4. Show Existing Easements and setbacks on subject parcels that are known
5. Include Chord bearing or radial bearing for curves that are non-tangent

Carrie Resultant Parcel:

1. Change degrees in legal descriptions to a ° Or change ' and " to minutes and seconds
2. Include chord bearing or radial bearing for curves that are non-tangent
3. Is there an easement for the 6-inch waterline that cuts across the Carrie Parcel and along the street frontage at the southwest side of the parcel?... if there is an easement, then show it

Carrie to Braaten:

1. Change degrees in legal descriptions to a ° Or change ' and " to minutes and seconds
2. Include chord bearing or radial bearing for curves that are non-tangent
3. Show existing easements and setbacks on subject parcels that are known

If you would like to discuss specific review comments please contact Michael Massaro at (916) 549-6935.

A handwritten signature in black ink, appearing to read "Michael Massaro". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Michael Massaro, P.E.  
Contract City Engineer



## CONDITIONS OF APPROVAL

### Lot Line Adjustments. PW1807-002: Valley View Drive

**Approved project:** The Planning Commission hereby approves the Lot Line Adjustments. PW1807-002: Valley View Drive, Oroville CA (APN 068-050-004-000 and APN 068-050-056-000), subject to the following:

1. The applicant shall hold harmless the City, its Council members, Planning Commissioners, officers, agents, employees, and representatives from liability for any award, damages, costs, and/or fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this Lot Line Adjustment or any environmental or other documentation related to approval of this Lot Line Adjustment. Applicant further agrees to provide a defense for the City in any such action.
2. The applicant shall dedicate existing 20-foot setback line along Valley View Drive to the west.
3. The Applicant shall dedicate existing 12-foot PUE west into new parcel area.
4. The applicant shall ascertain and comply with the requirements of all California Subdivision Map Act requirements, as well as all other applicable local, state and federal requirements that may be applicable to the proposed project.
5. All structures shall be properly maintained, kept in good repair and kept clean. The area occupied by such structure shall be kept free of weeds, debris, and graffiti.
6. Pursuant to Section 17.12.010, the proposed use of the site shall conform to the performance standards of the Oroville Municipal Code to minimize any potential negative effects that the building, structure or use could have on its surroundings, and to promote compatibility with surrounding uses and areas.
7. Applicable construction plans, calculations, specifications, applications, forms, etc. shall be submitted to the Building Division for review prior to start of any construction activities requiring a building permit. All applicable plan review fees shall be paid at time of submittal.
8. Applicant shall comply with the Map Check comments to the lot line adjustments made by Michael Massaro and addressed to Michael G. Evans, Evans Fun Works, 110 Sharp Road, Oroville, Ca. attached in the documents.
9. Pursuant to Section 17.48.010(F) of the City Code, the Planning Commission, upon its own motion, may modify or revoke any use permit that has been granted pursuant to the provisions of this section upon finding any of the following, based on substantial evidence:

- a. Any of the conditions of the permit have not been satisfied within 1 year after it was granted.
  - b. Any of the terms or conditions of the permit have been violated.
  - c. A law, including any requirement in the Municipal Code Chapter 26, has been violated in connection with the permit.
  - d. The permit was obtained by fraud.
10. Applicant hereby certifies that any and all statements and information provided as part of the application are true and correct to the best of their knowledge and belief. Any misinformation provided, whether intentional or unintentional, that was considered in the issuance of this variance may be grounds for revocation.

**--- End of Conditions ---**

**STAFF REPORT**  
**Oroville Planning Commission**

**TO:** Chairperson and Commissioners

**FROM:** Gary Layman, Chief Building Official/Fire Marshal

**MEETING DATE:** August 9, 2018

**SUBJECT:** Tentative Parcel Map. (TPM 18-02) PW1807-002: 143 Valley View Drive

---

**SUMMARY:**

A Tentative Parcel Map. **(TPM18-02)** PW1807-002: 143 Valley View Drive, subject to the conditions of approval described in in the proposed documents which is a split of one parcel into two parcels. Parcel 1 = 5.11 ACS $\pm$  and Parcel 2 = .09 ACS $\pm$ . The area is zoned Residential Large Lot (RL) with the intent to provide living areas within the city where development provides for low density concentrations of single-family dwellings or mobile homes.

The parcel split meets the intent of the general plan.

**ATTACHMENTS:**

- Vicinity Map
  - Application
- 

**RECOMMENDATION:**

Approve Resolution No. P2018-05 for filing a split of one parcel into two parcels. Parcel 1 = 5.11 ACS+ and Parcel 2 = .09 ACS+., with the stipulation that approval of the Final Map shall remain subject to all other conditions of approval identified in Resolution No. P2018-05

**A RESOLUTION OF THE OROVILLE PLANNING COMMISSION FOR A TENTATIVE PARCEL MAP NO. (TPM18-02) PW1807-002, TO EXPIRE ON 08-09-2020**

WHEREAS, the City of Oroville approved the application for Tentative Parcel Map No. **(TPM18-02)** PW1807-002 on August 9, 2018 and said approval was valid for a period of 24 months to August 9, 2020; and

WHEREAS, the City of Oroville will review the final map and conditions prior to record the final map; and

WHEREAS, the site conditions and City regulations pertaining to the development of the parcel meet the general plan; and

WHEREAS, the applicant has diligently worked on meeting the conditions of approval for the map.

NOW, THEREFORE, BE IT RESOLVED BY THE OROVILLE PLANNING COMMISSION AS FOLLOWS:

1. Pursuant to California Government Code Section 66452.6 (e) and City of Oroville City Municipal Code § 16.12.050, Ord. 1749 § 3, Tentative Parcel Map PW1807-002 is hereby granted for a 24-month period of time to file a final map, the expiration date being August 9, 2020.

\*\*\*\*\*

I HEREBY CERTIFY that the foregoing resolution was duly introduced and passed at a regular meeting of the Planning Commission of the City of Oroville held on the 9<sup>th</sup> day of August 2018, by the following vote:

AYES: COMMISSIONERS \_\_\_\_\_

NOES: COMMISSIONERS \_\_\_\_\_

ABSTAIN: COMMISSIONERS \_\_\_\_\_

ABSENT: COMMISSIONERS \_\_\_\_\_

ATTEST:

APPROVE:

\_\_\_\_\_  
SECRETARY

\_\_\_\_\_  
CHAIRMAN



# City of Oroville

Planning Division - Community Development Department

1735 Montgomery Street  
Oroville, CA 95965-4897  
(530) 538-2420 FAX (530) 538-2426  
[www.cityoforoville.org](http://www.cityoforoville.org)

Donald Rust  
DIRECTOR

TRAKIT# EW1807-002

## TENTATIVE MAP APPLICATION

(Please print clearly and fill in/provide all that apply)

REQUIRED FOR A COMPLETE APPLICATION	TYPE OF MAP
<input type="checkbox"/> Completed and signed Application Forms <input type="checkbox"/> Application Fee(s) Paid * Additional fees from the Fire Department and Public Works Division may apply for their review.	Please select all that apply: <input type="checkbox"/> Tentative Parcel Map: \$3,500.34 (Deposit) + \$210.02 (6% Tech Fee) = \$3,710.36 <input type="checkbox"/> Tentative Subdivision Map: \$4,041.06 (Deposit) + \$242.46 (6% Tech Fee) = \$4,283.52 <input type="checkbox"/> Vesting Tentative Map: (Same as Tentative Subdivision Map)

### MAP REQUIREMENTS

The tentative map shall be prepared in a manner acceptable to the city and shall be prepared by a registered civil engineer or licensed land surveyor. The tentative map shall be clearly and legibly drawn and shall contain not less than the following unless requested and specifically waived by the department director:

Four (4) 24" x 36" copies, folded to 8 1/2" x 11", and one (4) 8 1/2" x 11" copies of the tentative map and grading plan prepared by a Registered civil engineer, drawn to scale and containing the following:

- a. Name and address of property owner of record, subdivider and engineer.
- b. Project name, date prepared, north arrow, scale, and list of utility purveyors.
- c. Vicinity map.
- d. Existing zoning and land use.
- e. Existing topography, note contour interval of site to 100%, with 2 or 5 foot intervals for slopes greater than 10%.
- f. Type, location, and drip line of existing trees over 8 inches in diameter at breast height (DBH).
- g. Location of existing structures, including wells and septic system, with notation "to remain" or "to be abandoned / removed."
- h. Location, width, and direction of flow of each water course and any area subject to water inundation.
- i. Location, width and name of existing streets, right-of-way or pavement.
- j. Widths, location and identity of all existing and proposed easements.
- k. Proposed street location, grade, centerline and radius of curves, pavement, right-of-way width and street names. Show typical sections of all streets.
- l. Location and size of existing and proposed sanitary sewer mains, storm drains and fire hydrants.
- m. Lot layout and dimensions including parcel size.
- n. Proposed lot grading, building pad elevation, top and toe of cut and fill slopes, and approximate location of street grades. Include a separate grading plan for subdivisions.
- o. Proposed trails, parks, school sites, and common areas for public or private use.
- p. Phasing sequence, if any.
- q. The subdivider, or subdivider's designated agent, shall file a tentative parcel map application with the Zoning Administrator. The submitted material shall conform to the requirements of the Zoning Administrator as to form and content. Rules governing form and content shall conform to the requirements of Section 66445 of the Government Code and shall require enough information to ensure adequate consideration.
- r. The subdivider shall specify any deviation from city standards and the justification for such deviation.
- s. The name or names of any geologist or soils engineer whose services were required in the preparation of the design of the tentative map.

*Upon the written request of the subdivider, the department may waive any of the above tentative map requirements if the department determines that the type of subdivision does not justify compliance with these requirements, or if the department determines that other circumstances justify a waiver. The department may require other drawings, data, or information as deemed necessary by the department to accomplish the purposes of the Subdivision Map Act.*

**Vesting Tentative Maps** are processed in the same manner as regular tentative maps with the exception that all discretionary approvals required prior to issuance of the construction permits must be obtained prior to action of the tentative map. Vesting maps must comply with City requirements and Subdivision Map Act requirements. A Vesting Map protects the right to develop and obtain building permit(s) even if land use regulations change between the time when map approvals are obtained and building permit(s) are issued.

**REQUIRED DATA / REPORTS**

The tentative map shall be accompanied by the following data and reports:

- 1. **Street Names.** A list of proposed street names for any unnamed street or alley for review by the city engineer.
- 2. **Soils Report.** A preliminary soils report prepared in accordance with the provisions of chapter 70 (Excavation and Grading) of the Uniform Building Code shall be submitted. If the preliminary soils report indicates the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects, the soils report accompanying the final map shall contain an investigation of each lot within the subdivision.
- 3. **Title Report.** Current Title Report, less than 6 months old.
- 4. **Environmental Review.** Information shall be submitted as required by the department to allow a determination on environmental review to be made in accordance with CEQA. The subdivider shall deposit and pay all fees as may be required for the preparation and processing of environmental review documents.
- 5. **Preliminary Engineering Calculations.** Information shall be submitted as required by the standard engineering specifications to demonstrate the adequacy of the design of the proposed improvements. Such information shall include design parameters and engineering calculations.
- 6. **Phasing.** If the subdivider plans to file multiple final maps on the tentative map, he shall submit a written notice to this effect to the community development director. N/A
- 7. **Arborist Report.** If oak trees exist on the property, 3 copies of an Arborist Report.
- 8. **Other Reports.** Any other data or reports deemed necessary by the department.

**An application will not be considered as complete until all of the information has been submitted to the Planning Department. Information required will vary by type of map (parcel / subdivision). Incomplete applications will not be processed.**

**REQUIRED DATA / REPORTS**

By initialing below, I acknowledge and agree to the following:

- OC 1. The applicant shall defend, indemnify, and hold harmless the City, and each of its officers, employees and agents, from and against any and all claims, actions and proceedings, within the time period set forth in Government Code section 66499.37, to attack, set aside, void or annul any of the decisions or determinations which the City makes in connection with the approval of the tentative parcel map or with the adoption of any environmental document relating thereto under the California Environmental Quality Act (CEQA). The applicant shall reimburse the City and each of its officers, employees and agents for any costs, including but not limited to court costs, awards to plaintiff/ petitioner for costs and attorneys' fees and any other litigation expenses that the City may be required to pay to plaintiff/petitioner because of such approval or adoption. The City shall reasonably cooperate in the defense of any such litigation, which duty to cooperate shall include the following:
  - OC a. The City shall notify the applicant promptly of any claim, action or proceeding of which it becomes aware.
  - OC b. The City shall have the right to retain legal counsel of its choice, at the sole cost and expense of the City, to defend the City in litigation, but such defense shall not relieve the applicant of any obligation imposed by this indemnity.
  - OC c. The applicant shall have the right to approve any settlement.

**APPLICANT'S SIGNATURE**

*John...*

I hereby certify that the information provided in this application is, to my knowledge, true and correct.

Applicant's Signature: John...

Date: 7/9/18

**OFFICE USE ONLY**

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

{ } Credit Card #: \_\_\_\_\_ { } Debit Card #: \_\_\_\_\_ { } Money Order { } Cash { } Check # \_\_\_\_\_



# City of Oroville

Planning Division - Community Development Department

1735 Montgomery Street  
 Oroville, CA 95965-4897  
 (530) 538-2420 FAX (530) 538-2426  
[www.cityoforoville.org](http://www.cityoforoville.org)

**RECEIVED**

Donald Rust  
 DIRECTOR

JUL 9 2018

TRAKIT#: PW1807-002

## PLANNING DIVISION GENERAL APPLICATION

(Please print clearly and fill in all that apply)

<b>APPLICANT'S INFORMATION</b>		Project's:	Tentative Parcel Map
Name:	David or Susan Conner	Name:	
Address:	143 Valley View Dr.	Company:	
Phone:	Oroville, CA 95966 530-370-4516	Address:	
Email:	susannyconner@gmail.com	Phone:	
Is the applicant the Owner?	<input checked="" type="checkbox"/> Y	Email:	
<small>If applicant is Not the owner, please provide owner / agent authorization on the reverse side.</small>			

### DEVELOPMENT PROJECTS & OTHER APPLICATIONS (Please check all that apply)

<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Landmark /Modification/Demolition	<input checked="" type="checkbox"/>	Tentative Parcel Map
<input type="checkbox"/>	Appeal	<input type="checkbox"/>	Mining and Reclamation Plan	<input type="checkbox"/>	Tentative Subdivision Map
<input type="checkbox"/>	Development Review	<input type="checkbox"/>	Pre-Application	<input type="checkbox"/>	Use Permit
<input type="checkbox"/>	Final Map	<input type="checkbox"/>	Residential Density Bonus	<input type="checkbox"/>	Variance
<input type="checkbox"/>	General Plan Amendment/Rezone	<input type="checkbox"/>	Temporary Use	<input type="checkbox"/>	Wireless Communication Facilities
<input type="checkbox"/>	Landmark Designation	<input type="checkbox"/>	Tentative Map Extension	<input type="checkbox"/>	Zoning Clearance
<input type="checkbox"/>	Other: (Please Specify)				

### ADMINISTRATIVE PERMITS (Please check all that apply)

<input type="checkbox"/>	Adult Oriented Business	<input type="checkbox"/>	Outdoor Storage	<input type="checkbox"/>	Special Event
<input type="checkbox"/>	Home Occupation	<input type="checkbox"/>	Outdoor Display & Sales	<input type="checkbox"/>	Street Closure
<input type="checkbox"/>	Large Family Day Care	<input type="checkbox"/>	Second Dwelling Unit	<input type="checkbox"/>	Tree Removal
<input type="checkbox"/>	Mobile Food Vendor	<input type="checkbox"/>	Sign/Temporary Sign Permit		
<input type="checkbox"/>	Other: (Please Specify)				

\*Please provide a letter addressed to the Planning Division with a detailed description for the proposed project. Please include any site plans, maps, aerials, photos, and other relevant information that will help us in processing your application.  
 \*\* Any time a set of plans is required, three (3) sets of drawings shall be submitted, unless otherwise directed.

### PROJECT INFORMATION

Project Name:	CONNER PARCEL MAP	Proposed Structure(s) (Sq Ft.):	house 2000 sqft ?
Address:	143 Valley View Dr.	Existing Structure(s) (Sq Ft.):	
Nearest Cross Street:	Sabine	Water Provider:	
Assessor Parcel Number:	033-370-030-000	School District:	
Lot Size (Acres):	6.03	Number of Dwelling Units:	

### APPLICANT'S SIGNATURE

I hereby certify that the information provided in this application is, to my knowledge, true and correct.

Signature:	<i>Susan Conner</i>	Date:	7/9/18
------------	---------------------	-------	--------


### OFFICE USE ONLY

General Plan:	Zoning:	Zoning Conformity:	APN:	
File#	Overlay Zoning:	Minimum Setbacks:	FY	RY
				SY

## AGENT AUTHORIZATION

To the City of Oroville, Department of Community Development

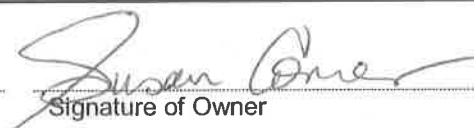

NAME OF AGENT:	David or Susan Conner	PHONE NUMBER:	530-370-4516
COMPANY NAME:		EMAIL:	susanyconner@gmail.com
ADDRESS:	143 Valley View Dr Oroville, CA 95966	CITY/ST/ZIP:	Oroville, CA 95966

AGENT SIGNATURE: 

Is hereby authorized to process this application on my/our property, identified as Butte County Assessor Parcel Number (s):

This authorization allows representation for all applications, hearings, appeals, etc. and to sign all documents necessary for said processing, but not including document (s) relating to record title interest.

**Owner(s) of Record (sign and print name)**

1)	Susan Conner <small>Print Name of Owner</small>	 <small>Signature of Owner</small>	7/9/18 <small>Date</small>
2)	David Conner <small>Print Name of Owner</small>	 <small>Signature of Owner</small>	7/9/18 <small>Date</small>
3)	<small>Print Name of Owner</small>	<small>Signature of Owner</small>	<small>Date</small>
4)	<small>Print Name of Owner</small>	<small>Signature of Owner</small>	<small>Date</small>
	<small>Owner's Mailing Address</small>	<small>Owner's Email</small>	<small>Owner's Phone #</small>

The Community Development Department operates on a full cost recovery for processing of permits. Staff will charge their time and any expenses associated with processing the application against the initial deposit. Fees that have been captured for the reimbursement of City expenses are non-refundable.

Technology cost recovery fees are non-refundable



**RICHARD R. ROPER  
LAND SURVEYOR  
166 ACACIA AVENUE  
OROVILLE, CALIFORNIA 95966  
530-532-7917**

July 5, 2018

City of Oroville  
1735 Montgomery Street  
Oroville, California 95965

**LETTER OF TRANSMITTAL**

**Conner Parcel Map – 1st Map Check**

- 4 – Copies of Tentative Parcel Map ✓
- 1 – Copy of reduced Tentative Parcel Map ✓
- 1 – Title Report ✓
- 1 – Deed RSN 2014-0006003 ✓
- 1 – Copy of Deed RSN 96-037895 & 98-004320 ✓
- 4 – Copy of Tree Map ✓
- 3 – Copies of Arborist Report ✓
- 1 – Street Name Form ✓
- 1 – TENTATIVE PARCEL MAP APP. ✓

Richard R. Roper

**PROPOSED ROAD NAMES**

Project: PW1807-002

A.P. # 033 - 370 - 030 - 000

Any road or access that will provide access for three or more dwellings and/or business establishments or combinations thereof, must have a road name for addressing reasons. Road names that are duplicated or sound alike, are a problem and must be avoided. To accomplish this, the County of Butte feels that you and your neighbors should have the right to submit some proposed names for your road or access. You are requested to talk to your neighbors and submit six (6) proposed names in order of your preference. The first name that does not conflict will be approved. We need at least 60% of the property owners whose property is serviced by this road or access to sign approving the six proposed names.

**Please list in order of preference:**

1. Conner Court
2. Conner Way
3. Pickle Palace (Place)
4. Mason Court
5. Conner View Court
6. Mugget Way

**SIGNATURES**

Susan Conner  
Signature  
143 Valley View Dr.  
Address  
Susan Conner  
Print name  
Oroville, CA 95966  
Address  
530-370-4516  
Telephone No.

David Conner  
Signature  
143 Valley View Dr.  
Address  
David Conner  
Print name  
Oroville, CA 95966  
Address  
530-370-4513  
Telephone No.

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Address  
\_\_\_\_\_  
Print name  
\_\_\_\_\_  
Telephone No.

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Address  
\_\_\_\_\_  
Print name  
\_\_\_\_\_  
Telephone No.

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Address  
\_\_\_\_\_  
Print name  
\_\_\_\_\_  
Telephone No.

DATUM: ASSUMED ELEVATION ON PICK NAIL AND TIN IN AC ON VALLEY VIEW DRIVE AT THE END OF THE DRIVEWAY AS, 800.00 FEET

OWNER & SUBDIVIDER: DAVID J. CONNER & SUSAN Y. CONNER  
 143 VALLEY VIEW DRIVE  
 OROVILLE, CALIFORNIA 95966

GAS & ELECTRIC: PACIFIC GAS & ELECTRIC  
 WATER: SOUTH FEATHER WATER & POWER  
 CABLE T.V.: COMCAST  
 TELEPHONE: A.T.&T.  
 SEWER: S.C.O.R.  
 ASSESSOR'S PARCEL NUMBER: 033-370-030  
 ZONING: RL  
 LAND USE: RESIDENTIAL

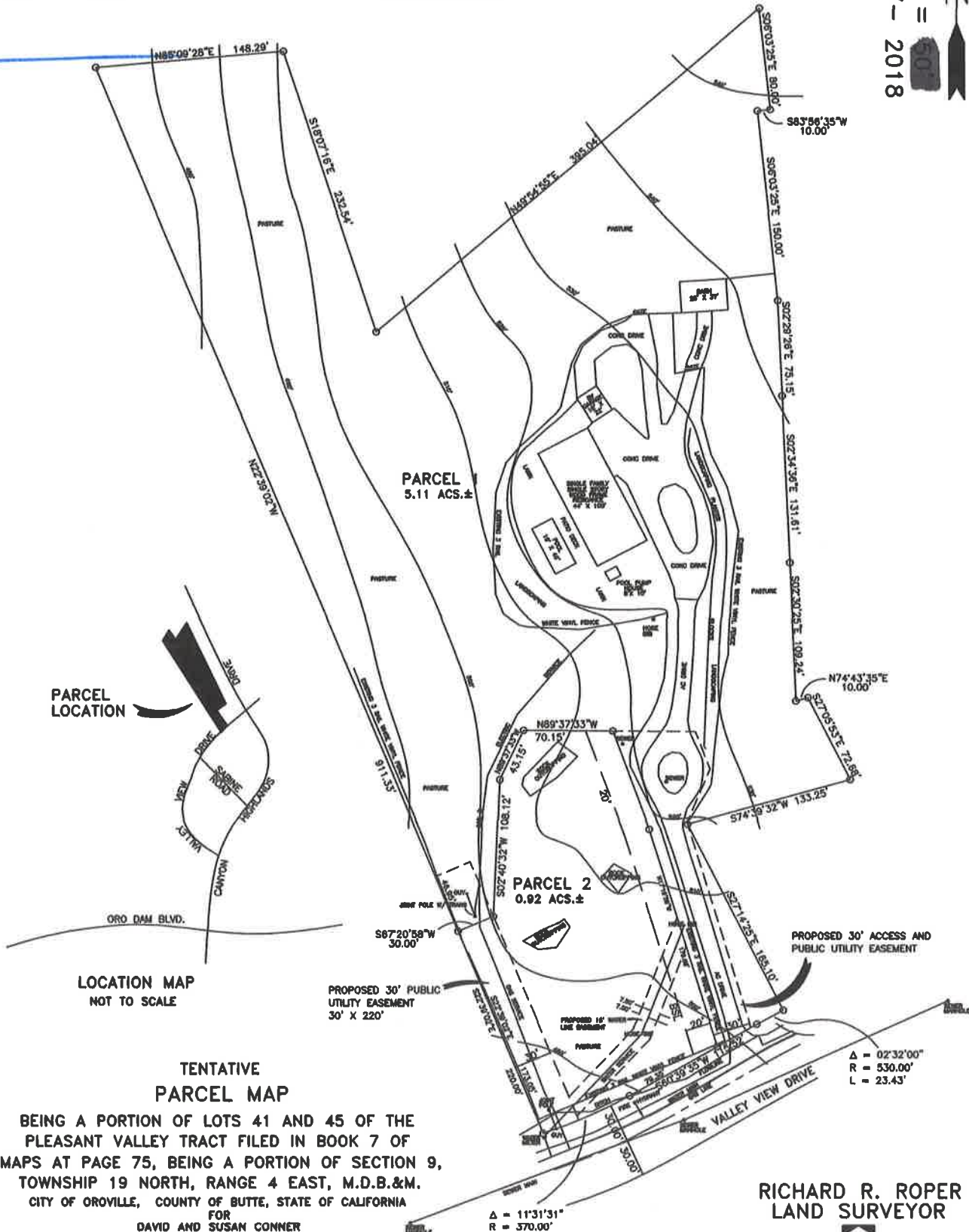
CONTOUR INTERVAL IS 10 FEET

RECEIVED

SCALE 1" = 30'  
 DATE: 6-27-2018



JUL 9 2018



PARCEL LOCATION

LOCATION MAP NOT TO SCALE

TENTATIVE PARCEL MAP

BEING A PORTION OF LOTS 41 AND 45 OF THE PLEASANT VALLEY TRACT FILED IN BOOK 7 OF MAPS AT PAGE 75, BEING A PORTION OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B.&M. CITY OF OROVILLE, COUNTY OF BUTTE, STATE OF CALIFORNIA FOR DAVID AND SUSAN CONNER

RICHARD R. ROPER  
 LAND SURVEYOR

ENGINEERS SURVEYORS

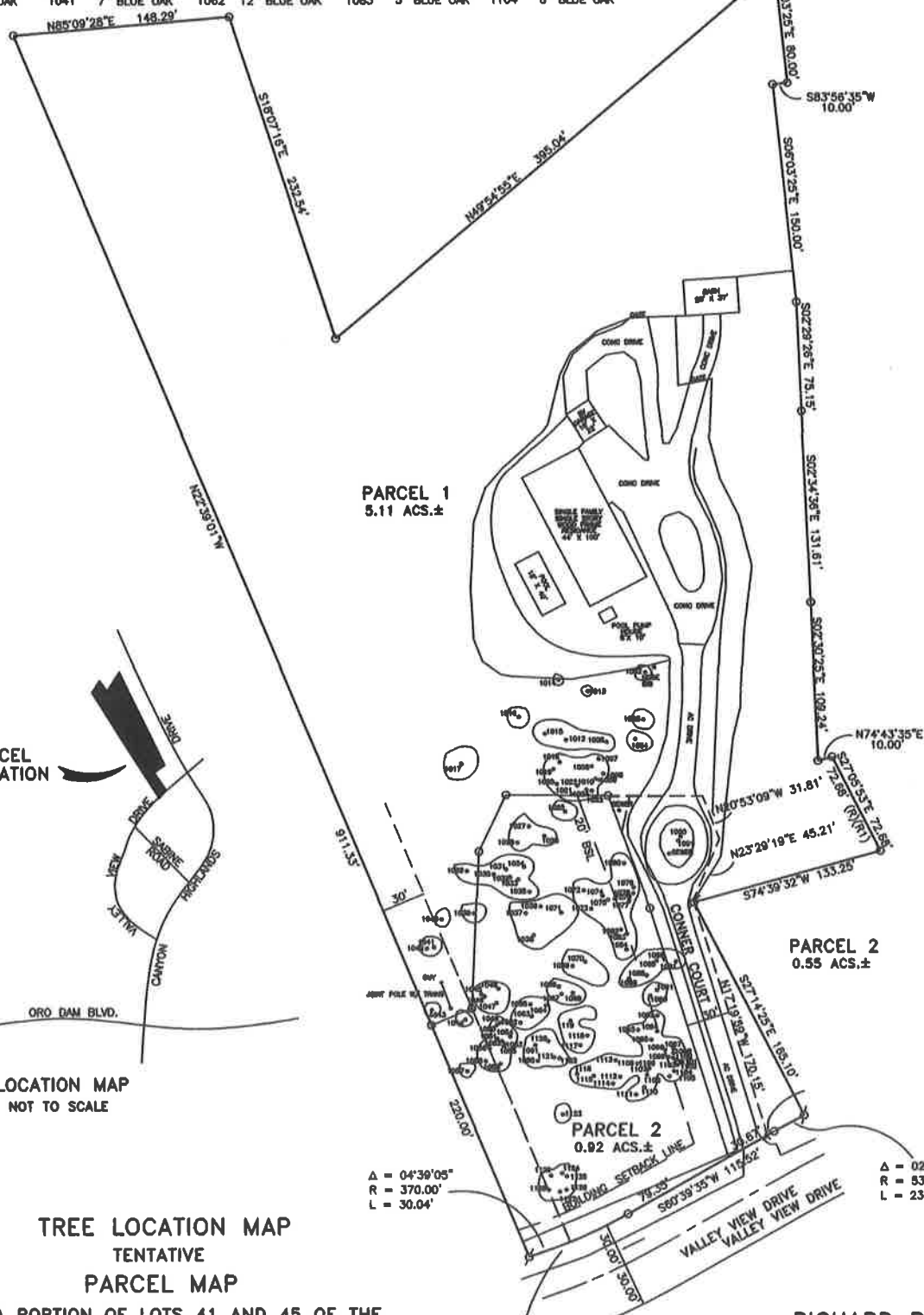
530-532-7017  
 186 ACACIA AVENUE  
 OROVILLE, CALIFORNIA 95966

SHEET 1 OF 2 SHEETS

SCALE 1" =   
 DATE: 6-27-2018



NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION
1000	18" BLUE OAK	1021	10" BLUE OAK	1042	13" BLUE OAK	1063	5" BLUE OAK	1084	11" BLUE OAK	1105	8" BLUE OAK	1122	4" BLUE OAK		
1001	14" BLUE OAK	1022	7" BLUE OAK	1043	17" BLUE OAK	1064	5" BLUE OAK	1085	11" BLUE OAK	1106	8" BLUE OAK	1123	15" BLUE OAK		
1002	8" BLUE OAK	1023	4" BLUE OAK	1044	11" BLUE OAK	1065	13" BLUE OAK	1086	13" BLUE OAK	1107	4" BLUE OAK	1124	5" LIVE OAK		
1003	14" LIVE OAK	1024	8" LIVE OAK	1045	4" BLUE OAK	1066	13" BLUE OAK	1087	30" BLUE OAK	1108	23" BLUE OAK	1125	14" BLUE OAK		
1004	7" LIVE OAK	1025	7" LIVE OAK	1046	5" BLUE OAK	1067	4" BLUE OAK	1088	19" BLUE OAK	1109	8" BLUE OAK	1126	27" LIVE OAK		
1005	6" LIVE OAK	1026	7" BLUE OAK	1047	5" BLUE OAK	1068	10" BLUE OAK	1089	7" BLUE OAK	1110	4" BLUE OAK	1127	4" LIVE OAK		
1006	8" BLUE OAK	1027	14" BLUE OAK	1048	6" BLUE OAK	1069	10" BLUE OAK	1090	23" BLUE OAK	1111	6" BLUE OAK	1128	11" LIVE OAK		
1007	5" BLUE OAK	1028	6" BLUE OAK	1049	10" BLUE OAK	1070	10" BLUE OAK	1091	4" BLUE OAK	1112	8" BLUE OAK	1129	5" LIVE OAK		
1008	10" LIVE OAK	1029	7" BLUE OAK	1050	12" LIVE OAK	1071	7" BLUE OAK	1092	12" BLUE OAK	1113	6" BLUE OAK				
1009	9" BLUE OAK	1030	24" BLUE OAK	1051	9" BLUE OAK	1072	16" BLUE OAK	1093	11" BLUE OAK	1114	13" BLUE OAK				
1010	4" BLUE OAK	1031	4" BLUE OAK	1052	15" BLUE OAK	1073	7" BLUE OAK	1094	10" BLUE OAK	1115	3" BLUE OAK				
1011	15" BLUE OAK	1032	5" BLUE OAK	1053	10" LIVE OAK	1074	5" LIVE OAK	1095	15" BLUE OAK	1116	11" BLUE OAK				
1012	7" BLUE OAK	1033	5" BLUE OAK	1054	11" BLUE OAK	1075	10" BLUE OAK	1096	5" BLUE OAK	1117	8" BLUE OAK				
1013	10" BLUE OAK	1034	13" BLUE OAK	1055	9" BLUE OAK	1076	6" LIVE OAK	1097	4" BLUE OAK	1118	5" BLUE OAK				
1014	17" BLUE OAK	1035	8" BLUE OAK	1056	10" LIVE OAK	1077	5" BLUE OAK	1098	4" BLUE OAK	1119	9" BLUE OAK				
1015	7" BLUE OAK	1036	5" BLUE OAK	1057	14" BLUE OAK	1078	16" BLUE OAK	1099	4" BLUE OAK	1120	5" BLUE OAK				
1016	10" LIVE OAK	1037	5" BLUE OAK	1058	8" BLUE OAK	1079	12" LIVE OAK	1100	5" BLUE OAK	1121	13" BLUE OAK				
1017	20" BLUE OAK	1038	8" BLUE OAK	1059	9" LIVE OAK	1080	9" BLUE OAK	1101	7" BLUE OAK						
1018	9" LIVE OAK	1039	14" BLUE OAK	1060	7" BLUE OAK	1081	6" BLUE OAK	1102	6" BLUE OAK						
1019	6" LIVE OAK	1040	5" BLUE OAK	1061	8" BLUE OAK	1082	6" BLUE OAK	1103	4" BLUE OAK						
1020	14" LIVE OAK	1041	7" BLUE OAK	1062	12" BLUE OAK	1083	5" BLUE OAK	1104	6" BLUE OAK						



PARCEL LOCATION

LOCATION MAP NOT TO SCALE

**TREE LOCATION MAP  
TENTATIVE  
PARCEL MAP**

BEING A PORTION OF LOTS 41 AND 45 OF THE PLEASANT VALLEY TRACT FILED IN BOOK 7 OF MAPS AT PAGE 75, BEING A PORTION OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B.&M. CITY OF OROVILLE, COUNTY OF BUTTE, STATE OF CALIFORNIA FOR  
**DAVID AND SUSAN CONNER**

Δ = 04°39'05"  
R = 370.00'  
L = 30.04'

Δ = 11°31'31"  
R = 370.00'  
L = 74.43'

Δ = 02°32'00"  
R = 830.00'  
L = 23.43'

**RICHARD R. ROPER  
LAND SURVEYOR**

ENGINEERS  SURVEYORS

530-932-7917  
166 ACACIA AVENUE  
OROVILLE, CALIFORNIA 95966

OWNER & SUBDIVIDER: DAVID J. CONNER & SUSAN Y. CONNER  
143 VALLEY VIEW DRIVE  
OROVILLE, CALIFORNIA 95966

## CONDITIONS OF APPROVAL

### Tentative Parcel Map. PW1807-002: 143 Valley View Drive

**Approved project:** The Planning Commission hereby approves the Tentative Parcel Map. PW1807-002: 143 Valley View Drive, Oroville CA (APN: 033-370-030), subject to the following:

1. The applicant shall hold harmless the City, its Council members, Planning Commissioners, officers, agents, employees, and representatives from liability for any award, damages, costs, and/or fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this Tentative Parcel Map or any environmental or other documentation related to approval of this Tentative Parcel Map.
2. Applicant further agrees to provide a defense for the City in any such action. The applicant shall dedicate existing 20-foot setback line along Valley View Drive.
3. The Applicant shall dedicate existing 12-foot PUE into new parcel area.
4. The applicant shall ascertain and comply with the requirements of all California Subdivision Map Act requirements, as well as all other applicable local, state and federal requirements that may be applicable to the proposed project.
5. All structures shall be properly maintained, kept in good repair and kept clean. The area occupied by such structure shall be kept free of weeds, debris, and graffiti.
6. Pursuant to Section 17.12.010, the proposed use of the site shall conform to the performance standards of the Oroville Municipal Code to minimize any potential negative effects that the building, structure or use could have on its surroundings, and to promote compatibility with surrounding uses and areas.
7. Applicable construction plans, calculations, specifications, applications, forms, etc. shall be submitted to the Building Division for review prior to start of any construction activities requiring a building permit. All applicable plan review fees shall be paid at time of submittal.
8. Pursuant to Section 17.48.010(F) of the City Code, the Planning Commission, upon its own motion, may modify or revoke any use permit that has been granted pursuant to the provisions of this section upon finding any of the following, based on substantial evidence:
  - a. Any of the conditions of the permit have not been satisfied within 1 year after it was granted.
  - b. Any of the terms or conditions of the permit have been violated.
  - c. A law, including any requirement in the Municipal Code Chapter 26, has

been violated in connection with the permit.

- d. The permit was obtained by fraud.
9. Applicant hereby certifies that any and all statements and information provided as part of the application are true and correct to the best of their knowledge and belief. Any misinformation provided, whether intentional or unintentional, that was considered in the issuance of this variance may be grounds for revocation.

**--- End of Conditions ---**



2014-0006003

**RECORDING REQUESTED BY:**  
James B. Berglund, Attorney at Law

Recorded	REC FEE	19.00
Official Records	CONFORMED COPY	1.00
County of Butte	MONUMENT PRESE	10.00
CANDACE J. GRUBBS		
County Clerk-Recorder		

**WHEN RECORDED MAIL TO:**

09:02AM 27-Feb-2014 | WS Page 1 of 2

DAVID and SUSAN CONNER  
143 Valley View Drive  
Oroville, CA 95966

**A.P. #033-370-030**

The undersigned grantor(s) declare(s): **Conveyance into a revocable trust - R & T Code 11930**  
Documentary Transfer Tax \$0

Computed on the consideration or value of property conveyed; OR  
 Computed on the consideration or value less liens or encumbrances remaining at time of sale.  
 Unincorporated area  City of Oroville

**GRANT DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DAVID J. CONNER and SUSAN Y. CONNER, HUSBAND AND WIFE, AS JOINT TENANTS, hereby GRANT to the CONNER FAMILY TRUST dated January 29, 1997, DAVID JOHN CONNER and SUSAN YVONNE CONNER as Trustees

the following described real property in the County of Butte, State of California:

See attached Exhibit A for legal description.

Dated: Jan 31 2014

\_\_\_\_\_  
DAVID J. CONNER

Dated: Jan. 31, 2014

\_\_\_\_\_  
SUSAN Y. CONNER

STATE OF CALIFORNIA )  
COUNTY OF BUTTE )ss.

On this 31<sup>st</sup> day of January, 2014, before me, MELISSA DOLBEE, Notary Public, personally appeared DAVID J. CONNER and SUSAN Y. CONNER, 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.  
Signature   
MAIL TAX STATEMENTS TO: Same as above



2\*

## EXHIBIT A

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF BUTTE, CITY OF OROVILLE, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN A DEED TO RONALD H. WESTFALL, ET UX, RECORDED UNDER BUTTE COUNTY RECORDER'S SERIAL NO. 96-20866, SAID POINT BEING ON THE NORTHWESTERLY LINE OF VALLEY VIEW DRIVE; THENCE LEAVING SAID NORTHWESTERLY LINE, NORTH 22 DEG. 39' 01" WEST, 911.33 FEET; THENCE NORTH 85 DEG. 09' 28" EAST, 148.29 FEET; THENCE SOUTH 18 DEG. 07' 16" EAST, 232.54 FEET; THENCE NORTH 49 DEG. 54' 55" EAST, 395.04 FEET; THENCE SOUTH 06 DEG. 03' 25" EAST, 80.00 FEET; THENCE SOUTH 83 DEG. 56' 35" WEST, 10.00 FEET; THENCE SOUTH 06 DEG. 03' 25" EAST, 150.00 FEET; THENCE SOUTH 02 DEG. 29' 26" EAST, 75.15 FEET; THENCE SOUTH 02 DEG. 34' 36" EAST, 131.61 FEET; THENCE SOUTH 02 DEG. 30' 25" EAST, 109.24 FEET; THENCE NORTH 74 DEG. 43' 35" EAST, 10.00 FEET; THENCE SOUTH 27 DEG. 05' 53" EAST, 72.68 FEET; THENCE SOUTH 74 DEG. 39' 32" WEST, 133.25 FEET; THENCE SOUTH 27 DEG. 14' 25" EAST, 165.10 FEET TO A POINT ON SAID NORTHWESTERLY LINE, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 530 FEET AND A CENTRAL ANGLE OF 02 DEG. 32' 00" (THE BEARING TO THE RADIUS POINT BEING SOUTH 26 DEG. 48' 25" EAST); THENCE ALONG THE ARC OF SAID CURVE AND SAID NORTHWESTERLY LINE IN A SOUTHWESTERLY DIRECTION 23.43 FEET; THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE SOUTH 60 DEG. 39' 35" WEST, 115.52 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 370 FEET AND A CENTRAL ANGLE OF 11 DEG. 31' 31"; THENCE ALONG THE ARC OF CURVE 74.43 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE SAME AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 114 OF MAPS, AT PAGE(S) 30 AND 31.



4 +

Recorded at the request of:  
Fidelity National Title Co.  
Order No. 157001

98-004320

Rec Fee	14.00
INF	2.00
PPG	12.00
Check	28.00

Recorded  
Official Records  
County of  
Butte

When recorded return to:

Candace J. Grubbs  
Recorder  
9:00am 5-Feb-98

PNTC    FM    4

Ron Westfall  
John Ochipinti  
1290 Lincoln Road, Suite 1  
Yuba City, Ca., 95991

Title of Document: Grant deed

This document is being re-recorded to correct an error in the legal description.

RECORDING REQUESTED BY:

Fidelity National Title Company  
When Recorded Mail Document  
and Tax Statement To:  
RONALD H. WESTFALL  
1290 LINCOLN RD.  
YUBA CITY, CA. 95992

96-037895

Rec Fee 9.00  
Check 9.00

Recorded  
Official Records  
County of  
Butte  
Candace J. Grubbs  
Recorder  
8:00am 8-Oct-96

FNTC MD 2

Escrow No. 157001-DH  
Title Order No.

APN: 033-370-024  
JPM

SPACE ABOVE THIS LINE FOR RECORPER'S USE ONLY

GRANT DEED  
Value less than \$100.00.

The undersigned grantor(s) declare(s)  
Documentary transfer tax is \$

City tax \$

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of OROVILLE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RONALD H. WESTFALL AND CAROL WESTFALL, HUSBAND AND WIFE,

hereby GRANT(S) to JOHN OCHIPINTI, A MARRIED MAN AS HIS SEPARATE PROPERTY  
AS TO AN UNDIVIDED 1/2 INTEREST AND RONALD H. WESTFALL AND CAROL WESTFALL, HUSBAND AND  
WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 1/2 INTEREST

the following described real property in the City of OROVILLE  
County of Butte State of California:  
FOR LEGAL DESCRIPTION SEE ATTACHED

THIS CONVEYANCE CONFIRMS TITLE TO THE GRANTEE WHO CONTINUE TO HOLD THE SAME INTEREST  
ACQUIRED ON DECEMBER 11, 1991, DOCUMENT #91-50949, wherein \$247.50 TRANSFER TAX WAS  
PAID.

DATED: September 25, 1996

STATE OF CALIFORNIA  
COUNTY OF Sutter  
ON September 26, 1996 before me,  
the undersigned personally appeared  
Ronald H. Westfall and Carol Westfall

*[Handwritten signatures]*  
RONALD H. WESTFALL  
*[Handwritten signature]*  
CAROL WESTFALL

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 *[Handwritten Signature]*

MAIL TAX STATEMENTS AS DIRECTED ABOVE

**EXHIBIT "A"**  
**Legal Description**  
**Lands of Westfall et. ux. Resultant Parcel**

*CW*  
*rw*  
Beginning at the <sup>NORTHEAST</sup> ~~southeast~~ corner of that parcel of land described in a deed to Ronald H. Westfall et. ux. recorded under Butte County Recorders <sup>Serial number 96-20866</sup> ~~serial number 96-20866~~, said point being on the Northwesterly line of Valley View Drive; thence leaving said Northwesterly line, North 22° 39' 01" West, 911.33 feet; thence North 85° 09' 28" East, 148.29 feet; thence South 18° 07' 16" East, 232.54 feet; thence North 49° 54' 55" East, 395.04 feet; thence South 06° 03' 25" East, 80.00 feet; thence South 83° 56' 35" West, 10.00 feet; thence South 06° 03' 25" East, 150.00 feet; thence South 02° 29' 26" East, 75.15 feet; thence South 02° 34' 36" East, 131.61 feet; thence South 02° 30' 25" East, 109.24 feet; thence North 74° 43' 35" East, 10.00 feet; thence south 27° 05' 53" East, 72.68 feet; thence South 74° 39' 32" West, 133.25 feet; thence South 27° 14' 25" East, 165.10 feet to a point on said Northwesterly line, said point being on a curve concave to the southeast having a radius of 530 feet and a central angle of 02° 32' 00" (the bearing to the radius point being South 26° 48' 25" East); thence along the arc of said curve and said Northwesterly line in a Southwesterly direction 23.43 feet; thence continuing along said Northwesterly line South 60° 39' 35" West, 115.52 feet to the beginning of a curve to the right having a radius of 370 feet and a central angle of 11° 31' 31"; thence along the arc of curve 74.43 feet to the point of beginning and the end of this description.

Containing 6.0351 acres more or less.

The Basis of Bearings for this description is the same as shown on the Record of Survey filed in Book 114 of Maps at Pages 30 and 31, Butte County Recorders Office.

This is a resulting parcel after a boundary line modification approved by the City of Oroville on July 16, 1996. No new parcels are being created.

Job #96-024(L)  
APN 33-37-24 ptn.



State of California )  
County of Sutter )

On February 3, 1998 before me, the undersigned  
personally appeared RONALD H. WESTFALL AND CAROL WESTFALL

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 signatures (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 Shannon Selland



FORM 1009A

RECORDING REQUESTED BY:

Fidelity National Title Company  
When Recorded Mail Document  
and Tax Statement To:  
RONALD H. WESTFALL  
1290 LINCOLN RD.  
YUBA CITY, CA. 95992

96-037895  
Recorded  
Official Records  
County of  
Butte  
Candace J. Grubbs  
Recorder  
8:00am 8-Oct-96

Rec Fee 9.00  
Check 9.00

FNTC NO 2

2

Escrow No. 197001-DH  
Title Order No.

APN: 033-370-024  
JPM

GRANT DEED  
Value Less than \$100.00.

The undersigned grantor(s) declare(s)  
Documentary transfer tax is \$ \_\_\_\_\_ City tax \$ \_\_\_\_\_  
[ ] computed on full value of property conveyed, or  
[ ] computed on full value less value of liens or encumbrances remaining at time of sale,  
[ ] Unincorporated Area City of OROVILLE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RONALD H. WESTFALL AND CAROL WESTFALL, HUSBAND AND WIFE,

hereby GRANT(S) to JOHN OCHIPINTI, A MARRIED MAN AS HIS SEPARATE PROPERTY  
AS TO AN UNDIVIDED 1/2 INTEREST AND RONALD H. WESTFALL AND CAROL WESTFALL, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 1/2 INTEREST

the following described real property in the City of OROVILLE  
County of Butte State of California:  
FOR LEGAL DESCRIPTION SEE ATTACHED

THIS CONVEYANCE CONFIRMS TITLE TO THE GRANTEE(S) WHO CONTINUE TO HOLD THE SAME INTEREST  
ACQUIRED ON DECEMBER 11, 1991, DOCUMENT #91-50949, wherein \$247.50 TRANSFER TAX WAS  
PAID.

DATED: September 25, 1996

STATE OF CALIFORNIA  
COUNTY OF Sutter  
ON September 26, 1996 before me,  
the undersigned personally appeared  
Ronald H. Westfall and Carol Westfall

*Ronald H. Westfall*  
RONALD H. WESTFALL  
*Carol Westfall*  
CAROL WESTFALL

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.

*Shannon Selland*



WITNESS my hand and official seal.  
Signature *Shannon Selland*

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Creation Deeds

**EXHIBIT "A"**  
**Legal Description**  
**Lands of Westfall et. ux. Resultant Parcel**

Beginning at the Southwest corner of that parcel of land described in a deed to Ronald H. Westfall et. ux. recorded under Butte County Recorders serial number 96-20868, said point being on the Northwesterly line of Valley View Drive; thence leaving said Northwesterly line, North 22° 39' 01" West, 911.33 feet; thence North 85° 09' 28" East, 148.29 feet; thence South 18° 07' 16" East, 232.54 feet; thence North 49° 54' 55" East, 395.04 feet; thence South 06° 03' 25" East, 80.00 feet; thence South 83° 56' 35" West, 10.00 feet; thence South 06° 03' 25" East, 150.00 feet; thence South 02° 29' 26" East, 75.15 feet; thence South 02° 34' 36" East, 131.61 feet; thence South 02° 30' 25" East, 109.24 feet; thence North 74° 43' 35" East, 10.00 feet; thence South 27° 05' 53" East, 72.68 feet; thence South 74° 39' 32" West, 133.25 feet; thence South 27° 14' 25" East, 165.10 feet to a point on said Northwesterly line, said point being on a curve concave to the Southeast having a radius of 530 feet and a central angle of 02° 32' 00" (the bearing to the radius point being South 26° 48' 25" East); thence along the arc of said curve and said Northwesterly line in a Southwesterly direction 23.43 feet; thence continuing along said Northwesterly line South 60° 39' 35" West, 115.52 feet to the beginning of a curve to the right having a radius of 370 feet and a central angle of 11° 31' 31"; thence along the arc of curve 74.43 feet to the point of beginning and the end of this description.

Containing 6.0351 acres more or less.

The Basis of Bearings for this description is the same as shown on the Record of Survey filed in Book 114 of Maps at Pages 30 and 31, Butte County Recorders office.

This is a resulting parcel after a boundary line modification approved by the City of Oroville on July 16, 1996. No new parcels are being created.

Job /96-024(L)  
APN 33-37-24 ptn.





Printed: 7/9/2018 1:49 pm

# City of Oroville

Building Department

Cash Collections

**RECEIPT: P732**

**Project Number: PW1807-002**  
**Project Name: TENTATIVE PARCEL MAP**

<b>Fee Description</b>	<b>Account Number</b>	<b>Fee Amount</b>
TECH COST RECOVERY [SU		
	5141 4700	\$210.02
TENTATIVE PARCEL MAP		
	2201 4675	\$3,500.34
<b>Total Fees Paid:</b>		<b>3,710.36</b>

Date Paid: 7/9/2018

Paid By: CONNER DAVID J & SUSAN Y

Pay Method: CHECK

Check # 1675

Received By: CECILIA CARMONA

**\*\*\*Credit Card Payments\*\*\***

A convenience fee is charged for all credit card payments. Please note that the convenience fee is a third-party fee and is not part of the City of Oroville. For all credit card payments the convenience fee is 2.50% of the total amount charged with a minimum charge of \$2.00.

**RICHARD R. ROPER  
LAND SURVEYOR  
166 ACACIA AVENUE  
OROVILLE, CALIFORNIA 95966  
530-532-7917**

July 5, 2018

City of Oroville  
1735 Montgomery Street  
Oroville, California 95965

**LETTER OF TRANSMITTAL**

**Conner Parcel Map – 1st Map Check**

- 2 – Sets of Parcel Map ✓
- 1 – Set of Calculations ✓
- 1 – Deed RSN 2014-0006003 ✓
- 1 – Deed Book 133 Page 428 O.R. ✓
- 1 – copy of unrecorded map Butte Co. File # C-927 ✓

Richard R. Roper



RECEIVED

JUL 9 2018



Richard R. Roper  
Land Surveyor  
530-532-7917  
richardroper@comcast.net

Morgan Tree Service  
PO Box 5306  
Orville, CA 95965  
(530) 589-0999 office  
(530) 589-5852 fax  
Arborist WE-10142A

3" - 6" Tree = 2 replacement trees for each and every tree cut in said measurement  
6+'' Tree = 3 replacement for each and every tree cut in said measurement

Tree #	DBH inch	Species	* ILO = Interior Live Oak * B = Blue Oak
1000	18	B	
1001	14	B	
1002	8	B	
1003	14	ILO	
1004	7	ILO	
1005	6	ILO	
1006	8	B	
1007	5	B	
1008	10	ILO	
1009	5	B	
1010	4	B	
1011	15	B	
1012	7	B	
1013	10	B	
1014	17	B	
1015	7	B	
1016	10	ILO	
1017	20	B	
1018	9	ILO	

143 Valley View Arbor Report

Tree #	DBH inch	Species	* ILO = Interior Live Oak * B = Blue Oak
1019	6	ILO	
1020	14	ILO	
1021	10	B	
1022	7	B	
1023	4	B	
1024	8	ILO	
1025	7	ILO	
1026	7	B	
1027	14	B	
1028	6	B	
1029	7	B	
1030	24	B	
1031	4	B	
1032	5	B	
1033	5	B	
1034	13	B	
1035	8	B	
1036	5	B	
1037	5	B	
1038	8	B	
1039	14	B	
1040	5	B	
1041	7	B	
1042	13	B	
1043	17	B	
1044	11	B	
1045	4	B	
1046	5	B	
1047	5	B	
1048	6	B	
1049	10	B	
1050	12	ILO	
1051	8	B	
1052	15	B	
1053	10	ILO	
1054	11	B	
1055	9	B	
1056	10	ILO	
1057	14	B	

143 Valley View Arbor Report

<b>Tree #</b>	<b>DBH inch</b>	<b>Species</b>	<b>* ILO = Interior Live Oak</b> <b>* B = Blue Oak</b>
1058	8	B	
1059	9	ILO	
1060	7	B	
1061	8	B	
1062	12	B	
1063	5	B	
1064	5	B	
1065	13	B	
1066	13	B	
1067	4	B	
1068	10	B	
1069	10	B	
1070	10	B	
1071	7	B	
1072	18	B	
1073	7	B	
1074	5	ILO	
1075	10	B	
1076	6	ILO	
1077	5	B	
1078	16	B	
1079	12	ILO	
1080	8	B	
1081	9	B	
1082	5	B	
1083	5	B	
1084	11	B	
1085	11	B	
1086	13	B	
1087	30	B	
1088	19	B	
1089	7	B	
1090	23	B	
1091	4	B	
1092	12	B	
1093	11	B	
1094	10	B	
1095	15	B	
1096	5	B	

143 Valley View Arbor Report

<b>Tree #</b>	<b>DBH inch</b>	<b>Species</b>	<b>* ILO = Interior Live Oak</b> <b>* B = Blue Oak</b>
1097	4	B	
1098	4	B	
1099	4	B	
1100	5	B	
1101	7	B	
1102	5	B	
1103	4	B	
1104	6	B	
1105	8	B	
1106	6	B	
1107	4	B	
1108	23	B	
1109	8	B	
1110	4	B	
1111	6	B	
1112	9	B	
1113	5	B	
1114	13	B	
1115	3	B	
1116	11	B	
1117	8	B	
1118	5	B	
1119	5	B	
1120	5	B	
1121	13	B	
1122	4	B	
1123	15	B	
1124	5	ILO	
1125	14	B	
1126	27	ILO	
1127	4	ILO	
1128	11	ILO	
1129	5	ILO	

143 Valley View Arbor Report

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JUL 9 2018



Richard R. Roper  
Land Surveyor  
530-532-7917  
richardroper@comcast.net

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1019	6	ILO	
1020	14	ILO	
1021	10	B	
1022	7	B	
1023	4	B	
1024	8	ILO	
1025	7	ILO	
1026	7	B	
1027	14	B	
1028	6	B	
1029	7	B	
1030	24	B	
1031	4	B	
1032	5	B	
1033	5	B	
1034	13	B	
1035	8	B	
1036	5	B	
1037	5	B	
1038	8	B	
1039	14	B	
1040	5	B	
1041	7	B	
1042	13	B	
1043	17	B	
1044	11	B	
1045	4	B	
1046	5	B	
1047	5	B	
1048	6	B	
1049	10	B	
1050	12	ILO	
1051	8	B	
1052	15	B	
1053	10	ILO	
1054	11	B	
1055	9	B	
1056	10	ILO	
1057	14	B	

143 Valley View Arbor Report

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1058	8	B	
1059	9	ILO	
1060	7	B	
1061	8	B	
1062	12	B	
1063	5	B	
1064	5	B	
1065	13	B	
1066	13	B	
1067	4	B	
1068	10	B	
1069	10	B	
1070	10	B	
1071	7	B	
1072	18	B	
1073	7	B	
1074	5	ILO	
1075	10	B	
1076	6	ILO	
1077	5	B	
1078	16	B	
1079	12	ILO	
1080	8	B	
1081	9	B	
1082	5	B	
1083	5	B	
1084	11	B	
1085	11	B	
1086	13	B	
1087	30	B	
1088	19	B	
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1105	8	B	
1106	6	B	
1107	4	B	
1108	23	B	
1109	8	B	
1110	4	B	
1111	6	B	
1112	9	B	
1113	5	B	
1114	13	B	
1115	3	B	
1116	11	B	
1117	8	B	
1118	5	B	
1119	5	B	
1120	5	B	
1121	13	B	
1122	4	B	
1123	15	B	
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1030	24	B	
1031	4	B	
1032	5	B	
1033	5	B	
1034	13	B	
1035	8	B	
1036	5	B	
1037	5	B	
1038	8	B	
1039	14	B	
1040	5	B	
1041	7	B	
1042	13	B	
1043	17	B	
1044	11	B	
1045	4	B	
1046	5	B	
1047	5	B	
1048	6	B	
1049	10	B	
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1051	8	B	
1052	15	B	
1053	10	ILO	
1054	11	B	
1055	9	B	
1056	10	ILO	
1057	14	B	

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1064	5	B	
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1067	4	B	
1068	10	B	
1069	10	B	
1070	10	B	
1071	7	B	
1072	18	B	
1073	7	B	
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1083	5	B	
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1085	11	B	
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1089	7	B	
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1109	8	B	
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1112	9	B	
1113	5	B	
1114	13	B	
1115	3	B	
1116	11	B	
1117	8	B	
1118	5	B	
1119	5	B	
1120	5	B	
1121	13	B	
1122	4	B	
1123	15	B	
1124	5	ILO	
1125	14	B	
1126	27	ILO	
1127	4	ILO	
1128	11	ILO	
1129	5	ILO	



## Mid Valley Title & Escrow Company

601 Main Street  
Chico, CA 95928

June 19, 2018

Richard R. Roper, Land Surveyor  
166 Acacia Avenue  
Oroville, CA 95966  
Phone: (530)532-7917

Title Officer:	Vicki Petrucha
Phone:	(530)893-5644
Order Number:	0401-5728836 (VP)

Escrow Number:	0401-5728836
----------------	--------------

Buyer:	Conner
Owner:	TBD
Property:	143 Valley View Oroville, CA 95965

Attached please find the following item(s):

Parcel Map Guarantee

Thank You for your confidence and support. We at Mid Valley Title & Escrow Company maintain the fundamental principle:

***Customer First!***

**PARCEL MAP GUARANTEE**

Parcel Map Ref:  
Fee: 500.00

Order No: 0401-5728836

**SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE,**

**First American Title Insurance Company**  
a Nebraska corporation, herein called the Company,

**GUARANTEES**

Richard R. Roper, Land Surveyor

The County of Butte and any city within which the land is located, herein called the Assured, against loss not exceeding \$1,000.00 which the Assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records, on the date stated below:

1. The title to the herein described estate or interest was vested in the vestee named, subject to the matters shown as Exceptions herein, which Exceptions are not necessarily shown in the order of their priority; and
2. Had said Parcel Map been recorded in the office of the County Recorder of said county, such map would be sufficient for use as a primary reference in legal descriptions of the parcels within its boundaries.

Dated: June 15, 2018, at 7:30 A.M.

**First American Title Insurance Company**

*First American Title Insurance Company*



Dennis J. Glinore  
President



Jeffrey S. Robinson  
Secretary

The estate or interest in the land hereinafter described or referred to covered by this Guarantee is:

A Fee

Title to said estate or interest at the date hereof is vested in:

David John Conner and Susan Yvonne Conner, as Trustees of the Conner Family Trust dated January 29, 1997, who acquired title as Conner Family Trust dated January 29, 1997, David John Conner and Susan Yvonne Conner as Trustees

The land included within the boundaries of the Parcel Map hereinbefore referred to in this Guarantee in the City of Oroville, County of Butte, State of California, is described as follows:

BEGINNING AT THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN A DEED TO RONALD H. WESTFALL, ET UX, RECORDED UNDER BUTTE COUNTY RECORDER'S SERIAL NO. 96-20866, SAID POINT BEING ON THE NORTHWESTERLY LINE OF VALLEY VIEW DRIVE; THENCE LEAVING SAID NORTHWESTERLY LINE, NORTH 22 DEG. 39' 01" WEST, 911.33 FEET; THENCE NORTH 85 DEG. 09' 28" EAST, 148.29 FEET; THENCE SOUTH 18 DEG. 07' 16" EAST, 232.54 FEET; THENCE NORTH 49 DEG. 54' 55" EAST, 395.04 FEET; THENCE SOUTH 06 DEG. 03' 25" EAST, 80.00 FEET; THENCE SOUTH 83 DEG. 56' 35" WEST, 10.00 FEET; THENCE SOUTH 06 DEG. 03' 25" EAST, 150.00 FEET; THENCE SOUTH 02 DEG. 29' 26" EAST, 75.15 FEET; THENCE SOUTH 02 DEG. 34' 36" EAST, 131.61 FEET; THENCE SOUTH 02 DEG. 30' 25" EAST, 109.24 FEET; THENCE NORTH 74 DEG. 43' 35" EAST, 10.00 FEET; THENCE SOUTH 27 DEG. 05' 53" EAST, 72.68 FEET; THENCE SOUTH 74 DEG. 39' 32" WEST, 133.25 FEET; THENCE SOUTH 27 DEG. 14' 25" EAST, 165.10 FEET TO A POINT ON SAID NORTHWESTERLY LINE, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 530 FEET AND A CENTRAL ANGLE OF 02 DEG. 32' 00" (THE BEARING TO THE RADIUS POINT BEING SOUTH 26 DEG. 48' 25" EAST); THENCE ALONG THE ARC OF SAID CURVE AND SAID NORTHWESTERLY LINE IN A SOUTHWESTERLY DIRECTION 23.43 FEET; THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE SOUTH 60 DEG. 39' 35" WEST, 115.52 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 370 FEET AND A CENTRAL ANGLE OF 11 DEG. 31' 31"; THENCE ALONG THE ARC OF CURVE 74.43 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE SAME AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 114 OF MAPS, AT PAGE(S) 30 AND 31.

PARCEL HEREIN IS PURSUANT TO A LOT LINE ADJUSTMENT APPROVED BY THE CITY OF OROVILLE, AND THIS IS THE RESULTANT DESCRIPTION WHICH RECORDED OCTOBER 8, 1996, SERIAL NO. 96-37895, AND RE-RECORDED FEBRUARY 5, 1998, SERIAL NO. 98-004320.

APN: 033-370-030

### EXCEPTIONS

1. General and special taxes and assessments for the fiscal year 2018-2019, a lien not yet due or payable.
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

RE-CHECK SUPPLEMENTAL TAXES PRIOR TO THE CLOSE OF ESCROW.

3. The herein described land lies within the bounds of Oroville Sewer Service District. Collected with Butte County Taxes.
4. A right to maintain and use a four inch water pipe line to connect said properties with the Canyon Highlands pump house reservoir which reservoir adjoins Oroville-Wyandotte Irrigation District, and which said right and use is for the purpose of obtaining water from said canal. Said right and use to be exercised over the now existing course of pipe line, as contained in Deed by A. J. Dean and Myrtle A. Dean, husband and wife, to the Canyon Club, dated November 10, 1934, and recorded December 10, 1934, in the office of the Recorder of the County of Butte, in Book 133, Page 428, Official Records. *EXACT LOCATION OF 4" WATER LINE CANNOT BE DETERMINED FROM RECORD*
5. Oroville Redevelopment Project No. 1, as set forth in that redevelopment agreement recorded July 9, 1981 in Book 2638, Page 228, Official Records.
6. Any facts, rights, interests or claims that may exist or arise by reason of matters, if any, disclosed by that certain Record of Survey filed April 26, 1989 in book 114, page 30 and 31 .
7. A financing statement recorded July 8, 2013 as Serial No. 2013-0027247 of Official Records.  
Debtor: David J. Conner  
Secured party: Solarcity Corporation
8. The terms, conditions, and provisions of the Notice of an Independent Solar Energy Producer Contract recorded August 28, 2013, Serial No. 2013-0034789, Official Records.
9. The solar electric generation system, if any, located on the land being owned by an Independent Solar Energy Producer.
10. A financing statement recorded December 3, 2013 as Serial No. 2013-0046526 of Official Records.  
Debtor: David J. Conner  
Secured party: Solarcity Corporation



11. A deed of trust to secure an original indebtedness of \$488,000.00 recorded September 30, 2016 as Serial No. 2016-0036904 of Official Records.

Dated: September 8, 2016  
Trustor: Conner Family Trust Dated January 28, 1997, David John Conner  
and Susan Yvonne Conner as Trustees  
Trustee: American Securities Company  
Beneficiary: Wells Fargo Bank, N.A.

DR:kk

### INFORMATION

1. Taxes for proration purposes only for the fiscal year 2017-2018.  
First Installment: \$2,806.37, PAID  
Second Installment: \$2,806.37, PAID  
Tax Rate Area: 004-015  
APN: 033-370-030
2. The land herein was created by: Grant Deed, recorded: September 8, 1996, Serial No. 96-37895 and re-recorded February 5, 1998, Serial No. 98-004320.

The vestee herein acquired title by: February 27, 2014, recorded Serial No. 2014-0006003.

The map attached, if any, may or may not be a survey of the land depicted hereon. Mid Valley Title & Escrow Company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

### SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurances are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
  - (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
  - (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
  - (c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
  - (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps, or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
  - (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
  - (c) The identity of any party shown or referred to in Schedule A.
  - (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

### GUARANTEE CONDITIONS AND STIPULATIONS

#### 1. Definition of Terms.

The following terms when used in the Guarantee mean:

- (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
- (b) "land": the land described or referred to in Schedule (A) (C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A) (C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- (d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- (e) "date": the effective date.

#### 2. Notice of Claim to be Given by Assured Claimant.

An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the manner or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

#### 3. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

#### 4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

- (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
- (b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
- (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
- (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

#### 5. Proof of Loss Damage.

In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is

prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such Assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss damage. All information designated as confidential by the Assured provided to the Company, pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information of grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

**6. Options to Pay or Otherwise Settle Claims: Termination of Liability.**

In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim Assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4.

**7. Determination and Extent of Liability.**

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The Liability of the Company under this Guarantee to the Assured shall not exceed the least of:

(a) the amount of liability stated in Schedule A or in Part 2;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage Assured against by this Guarantee occurs, together with interest thereon; or

(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance Assured against by this Guarantee.

**8. Limitation of Liability.**

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter Assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

**9. Reduction of Liability or Termination of Liability.**

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

**10. Payment of Loss.**

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

**11. Subrogation Upon Payment or Settlement.**

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to

sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

**12. Arbitration.**

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is \$1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

**13. Liability Limited to This Guarantee; Guarantee Entire Contract.**

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.

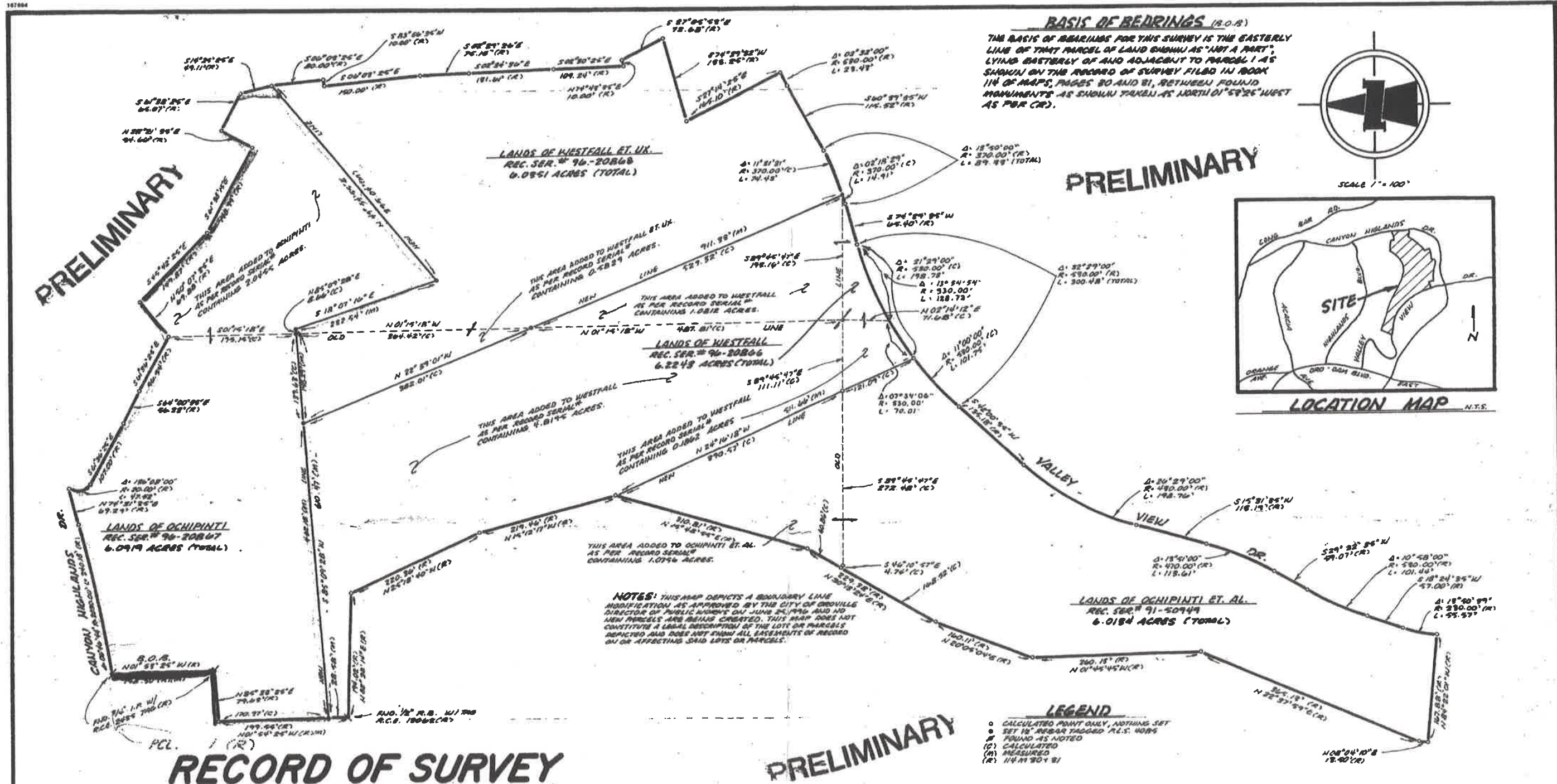
(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, and Assistant Secretary, or validating officer or authorized signatory of the Company.

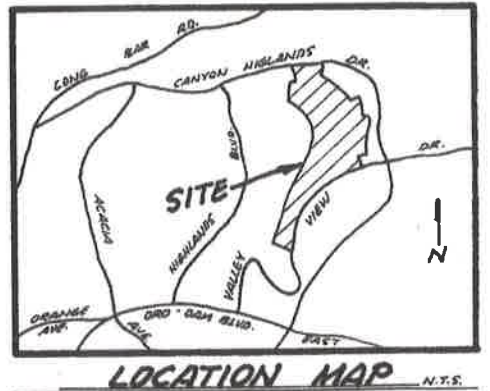
**14. Notices, Where Sent.**

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at 2 First American Way, Bldg 2, Santa Ana, California, 92707.

1776-64d



**BASIS OF BEARINGS** (18.0.18)  
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EASTERLY LINE OF THAT PARCEL OF LAND SHOWN AS "PART A", LYING EASTERLY OF AND ADJACENT TO PARCEL 1 AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 114 OF MAPS, PAGES 20 AND 21, BETWEEN FOUND MONUMENTS AS SHOWN TAKEN AS NORTH 01°52'26" WEST AS PER (R).



PRELIMINARY

PRELIMINARY

PRELIMINARY

PRELIMINARY

# RECORD OF SURVEY

BEING A PORTION OF LOTS 40, 41, 45 AND 47 OF THE "PLEASANT VALLEY TRACT", BOOK 7 OF MAPS, PAGE 75, LYING IN SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.M., IN THE CITY OF OROVILLE, COUNTY OF BUTTE, STATE OF CALIFORNIA.

FOR  
**RON WESTFALL ET. AL.**

**NOTES:** THIS MAP DEPICTS A BOUNDARY LINE MODIFICATION AS APPROVED BY THE CITY OF OROVILLE DIRECTOR OF PUBLIC WORKS ON JUNE 24, 1996 AND NO NEW PARCELS ARE BEING CREATED. THIS MAP 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.

- LEGEND**
- (C) CALCULATED POINT ONLY, NOTHING SET
  - (S) SET IN PLACE OR TAGGED A.C.S. MONS
  - (M) FOUND AS NOTED
  - (R) CALCULATED
  - (M) MEASURED
  - (R) 114.11 90.1 81

**SURVEYOR'S STATEMENT**  
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT AT THE REQUEST OF RON WESTFALL ET AL. IN MAY 1996.

RONALD L. GRAVES P.L.S. 4085

**COUNTY SURVEYOR'S STATEMENT**  
 THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYORS ACT THIS DAY OF MAY 1996.

STUART T. EDLELL R.C.E. 29132  
 DEPUTY SURVEYOR REG. EXR 46179

**RECORDER'S STATEMENT**  
 FILED THIS DAY OF MAY 1996 AT OROVILLE, CALIF. IN BOOK 114 OF MAPS, AT PAGE(S) 20 AND 21, AT THE REQUEST OF RON WESTFALL ET AL.

CANDACE J. GRUBBS  
 COUNTY RECORDER  
 BY DEPUTY

**Ron Graves & associates**  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
 P.O. BOX 986 OROVILLE, CAL. 95965  
 Ph. (916) 534-9587 # 96-024

CDA B-1019

C-927

on a line parallel with and 85 feet distant Southwesterly from the Southwesterly line of Hazlock Street (formerly Adam Street 88 feet to a station; thence Northeasterly on a line parallel with and distant 88 feet from the Northwesterly line of said Nineteenth Street, 85 feet to a station in said Southwesterly line of Hazlock Street; and thence southeasterly along said Southwesterly line of Hazlock Street, 80 feet to the point of beginning.

TOGETHER with all right, title and interest of the grantor in and to that portion of Hazlock Street and that portion of Nineteenth Street immediately adjoining and adjacent to the property hereinbefore described.

WITNESS my hand this 14th day of November 1934.

JOSIE McLAREN

STATE OF CALIFORNIA )  
COUNTY OF ALAMEDA ) SS

On this 28th day of November 1934 before me, Edgar L. Gurney a notary public in and for said County, personally appeared Josie McLaren a widow, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.

(SEAL)

EDGAR L. GURNEY...Notary Public in  
and for the County of Alameda, State of California.

Filed for record at the request of Oroville Title Company, Dec 10 1934, at 12 o'clock P.M., and recorded in Vol. 133, of Official Records, page 407, Butte County Records.

NO. 3879 Fee \$1.00

*[Signature]*

RECORDER.

133-428 OR

A. J. DEAN ET UX.

TO

THE CANYON CLUB.

THIS INSTRUMENT, made the 10th day of November one thousand nine hundred and thirty-four, between A. J. DEAN AND MYRTIE A. DEAN, husband and wife, of the City of Kalispell, State of Montana, the parties of the first part, and THE CANYON CLUB, an association, of the County of Butte, State of California, the party of the second part,

WITNESSETH: That the said parties of the first part, in consideration of the sum of Ten dollars (\$10.00) lawful money of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged do by these presents, grant, bargain, and sell unto the said party of the second part, and to its successors and assigns forever, all that certain real property situate, lying and being in the County of Butte, State of California, and bounded and described as follows, to-wit:

All of those parts of Lots 16, 40, 41, 42 of Pleasant Valley Tract, Butte County, California, as per official map of said tract on record in the office of the County Recorder of the said Butte County (M.E.7, P. 75) more particularly described as follows:

Beginning at a point on the northeasterly boundary line of a sixty foot road right of way from which point a two inch iron pipe set in concrete at the center of Section 9, T. 18 N. R. 4 E. S. 4 N. W. 4 W., bears South 23° 39' West 1398.96 feet, said point of beginning being at the beginning of a curve concave to the northeast, having a radius of 270.0 feet, radius at this point having a bearing North 82° 11' East; thence northwesterly along the northeasterly boundary line of said sixty foot road right of way on the following courses and distances: Northwesterly along last mentioned curve 80.75 feet to end of same; thence North 10° 41' West 36.15 feet to the beginning of a curve to left, having a radius of 450 feet; thence Northwesterly along last mentioned curve 88.06 feet to the beginning of a curve to right having a radius of 30.0 feet, said curve of 30.0 feet radius being a rounded corner of the intersection of last mentioned 60 foot road right of way with another 60 foot road right of way bearing northeasterly; thence, northerly along last mentioned curve of 30 feet radius 37.21 feet to the beginning of a curve to left having a radius of 180.0 feet; thence, northeasterly on the following courses and distances along the southeasterly boundary line of last mentioned 60 foot road right of way bearing northeasterly; northeasterly along last mentioned curve of 180.0 feet, radius 113.63 feet to end of same; thence North 11° 05' East 66.63 feet; thence leaving last mentioned 60 foot road right of way; north 88° 41' East 180.14 feet; thence south 75° 03' East 110.06 feet; thence South 1° 27' East 188.22 feet to the center line of a Ravine; thence Southwesterly along last mentioned center line of Ravine on the following courses and distances; South 78° 07' West 124.76 feet; thence South 31° 23' West 48.57 feet; thence South 57° 38' West 118.57 feet; thence South

183

30° 47' West 69.58 feet; thence South 7° 13' West 65.73 feet to the point of beginning of this description, containing 1.78 acres, more or less, all as surveyed under the direction of Claude S. Boynton, Engineer, in April, 1929.

TOGETHER with a right to maintain and use a four inch water pipe line to connect said properties with the Canyon Highlands Pump House reservoir, which reservoir adjoins Oroville-Wyandott Irrigation District, and which said right and use is for the purpose of obtaining water from said canal. Said right and use to be exercised over the now existing course of said pipe line.

TOGETHER with all the tenements, hereditaments and appurtenances therunto belonging, or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and to its successors and assigns forever.

IN WITNESS WHEREOF, the said parties of the first part, have hereunto set their hands the day and year first above written.

¢2.50 U.S.I.R. Stamps Cancelled.

A. J. DEAN  
MYRTIE A. DEAN

STATE OF MONTANA )  
COUNTY OF FLATHEAD ) SS.

On this 17th day of November in the year one thousand nine hundred and thirty-four, before me, Dean King, a notary public in and for the said County of Flathead, State of Montana, residing therein, duly commissioned and sworn, personally appeared A. J. Dean and Myrtle A. Dean, husband and wife, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the said County of Flathead the day and year in this certificate first above written.

(SEAL) DEAN KING ..... Notary Public in and for  
My commission expires June 7 1936. the County of Flathead, State of Montana.

Recorded at the request of Butte County Title Co., Dec 10 1934, at 6 min. past 3 o'clock P.M., Vol. 133, page 429, Official Records of Butte County, California.

NO. 3886 Fee \$1.80

*D. J. Messick* RECORDER.

THE CAPITAL NATIONAL BANK OF SACRAMENTO (IS). Loan No. 1834  
TO

JAMES S. FAIRES ET UX.

WHEREAS, the indebtedness secured to be paid by the Deed of Trust executed by JAMES S. FAIRES AND MARY E. FAIRES, husband and wife, to "The Capital National Bank of Sacramento" a national banking Association, as Trustee, dated May 27th, 1929 and recorded in the office of the Recorder of the County of Butte, State of California, in Book 26 of Official Records, at page 484 and following, has been fully paid,

NOW THEREFORE, "THE CAPITAL NATIONAL BANK OF SACRAMENTO" a national banking association trustee does hereby grant, remise and release and reconvey unto the person or persons thereunto entitled, their heirs and assigns without any warranty, ALL the estate and interest derived to it the said TRUSTEE, by or through said Deed of Trust, in the lands situated in said County of Butte, and therein described, together with the appurtenances, special reference being hereby made to said deed of trust, and the record thereof, for a particular description of said lands.

TO HAVE AND TO HOLD the same without any warranty, unto said person or persons thereunto entitled, their heirs and assigns forever.

IN WITNESS WHEREOF, "THE CAPITAL NATIONAL BANK OF SACRAMENTO" a national banking association trustee, as aforesaid, has caused these presents to be executed and its corporate seal affixed by its officers, thereunto duly authorized, this 26th day of November A.D. 1934.

(SEAL)

THE CAPITAL NATIONAL BANK OF SACRAMENTO  
By W. E. Holmes.....Its Vice-President  
By E. D. McGuire.....Its Assistant Cashier.





2014-0006003

Recorded	REC FEE	19.00
Official Records	CONFORMED COPY	1.00
County of Butte	MONUMENT PRESE	10.00
CANDACE J. GRUBBS County Clerk-Recorder		

09:02AM 27-Feb-2014 Page 1 of 2

**RECORDING REQUESTED BY:**  
James B. Berglund, Attorney at Law

**WHEN RECORDED MAIL TO:**

DAVID and SUSAN CONNER  
143 Valley View Drive  
Oroville, CA 95966

**A.P. #033-370-030**

The undersigned grantor(s) declare(s): **Conveyance into a revocable trust - R & T Code 11930**

Documentary Transfer Tax \$0

- Computed on the consideration or value of property conveyed; OR
- Computed on the consideration or value less liens or encumbrances remaining at time of sale.
- Unincorporated area  City of Oroville

**GRANT DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DAVID J. CONNER and SUSAN Y. CONNER, HUSBAND AND WIFE, AS JOINT TENANTS, hereby GRANT to the CONNER FAMILY TRUST dated January 29, 1997, DAVID JOHN CONNER and SUSAN YVONNE CONNER as Trustees

2\*

the following described real property in the County of Butte, State of California:

See attached Exhibit A for legal description.

Dated: Jan 21 2014

DAVID J. CONNER

Dated: Jan. 31, 2014

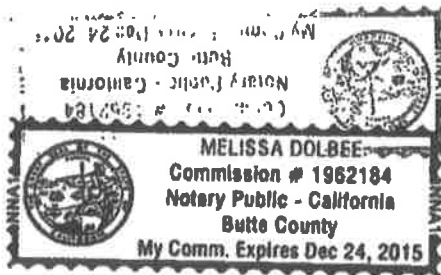
SUSAN Y. CONNER

STATE OF CALIFORNIA )  
COUNTY OF BUTTE )ss.

On this 31<sup>st</sup> day of January 2014, before me, MELISSA DOLBEE, Notary Public, personally appeared DAVID J. CONNER and SUSAN Y. CONNER, 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.  
Signature   
MAIL TAX STATEMENTS TO: Same as above



## EXHIBIT A

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF BUTTE, CITY OF OROVILLE, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN A DEED TO RONALD H. WESTFALL, ET UX, RECORDED UNDER BUTTE COUNTY RECORDER'S SERIAL NO. 96-20866, SAID POINT BEING ON THE NORTHWESTERLY LINE OF VALLEY VIEW DRIVE; THENCE LEAVING SAID NORTHWESTERLY LINE, NORTH 22 DEG. 39' 01" WEST, 911.33 FEET; THENCE NORTH 85 DEG. 09' 28" EAST, 148.29 FEET; THENCE SOUTH 18 DEG. 07' 16" EAST, 232.54 FEET; THENCE NORTH 49 DEG. 54' 55" EAST, 395.04 FEET; THENCE SOUTH 06 DEG. 03' 25" EAST, 80.00 FEET; THENCE SOUTH 83 DEG. 56' 35" WEST, 10.00 FEET; THENCE SOUTH 06 DEG. 03' 25" EAST, 150.00 FEET; THENCE SOUTH 02 DEG. 29' 26" EAST, 75.15 FEET; THENCE SOUTH 02 DEG. 34' 36" EAST, 131.61 FEET; THENCE SOUTH 02 DEG. 30' 25" EAST, 109.24 FEET; THENCE NORTH 74 DEG. 43' 35" EAST, 10.00 FEET; THENCE SOUTH 27 DEG. 05' 53" EAST, 72.68 FEET; THENCE SOUTH 74 DEG. 39' 32" WEST, 133.25 FEET; THENCE SOUTH 27 DEG. 14' 25" EAST, 165.10 FEET TO A POINT ON SAID NORTHWESTERLY LINE, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 530 FEET AND A CENTRAL ANGLE OF 02 DEG. 32' 00" (THE BEARING TO THE RADIUS POINT BEING SOUTH 26 DEG. 48' 25" EAST); THENCE ALONG THE ARC OF SAID CURVE AND SAID NORTHWESTERLY LINE IN A SOUTHWESTERLY DIRECTION 23.43 FEET; THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE SOUTH 60 DEG. 39' 35" WEST, 115.52 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 370 FEET AND A CENTRAL ANGLE OF 11 DEG. 31' 31"; THENCE ALONG THE ARC OF CURVE 74.43 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE SAME AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 114 OF MAPS, AT PAGE(S) 30 AND 31.

C:\USERS\OWNER\DOCUMENTS\SURVEYS\DAVE\_SUSIE CONNER.TRV  
 [[ Traverse:outside boundary 262890.35SqFt 6.035Acres ]]

Point	Type	Bearing	Horiz Dist	Delta	Radius	Arc Length	Northing	Easting	Description
13							2690.499	1341.261	rebar ls 4085
		N85°09'28"E	148.29						
50							2703.016	1489.022	corner
		S18°07'16"E	232.54						
51							2482.010	1561.348	corner
		N49°54'55"E	395.04						
52							2736.384	1863.590	corner
		S6°03'25"E	80.00						
53							2656.830	1872.032	corner
		S83°56'35"W	10.00						
54							2655.775	1862.087	corner
		S6°03'25"E	150.00						
55							2506.613	1877.915	corner
		S2°29'26"E	75.15						
56							2431.534	1881.181	corner
		S2°34'36"E	131.61						
57							2300.057	1887.097	corner
		S2°30'25"E	109.24						
58							2190.921	1891.875	corner
		N74°43'35"E	10.00						
59							2193.555	1901.522	corner
		S27°05'53"E	72.68						
60							2128.854	1934.629	corner
		S74°39'32"W	133.25						
61							2093.600	1806.127	corner
		S27°14'25"E	165.10						
62	PC valley view						1946.811	1881.697	corner @
		S61°55'35"W	23.43	2°32'00"	-530.00	23.43			
64	PT						1935.784	1861.022	end of curve
		S60°39'35"W	115.52						
65	PC						1879.179	1760.320	bc
		S66°25'18"W	74.30	11°31'33"	370.00	74.43			
73	PT						1849.457	1692.219	
		N22°39'01"W	911.33						
13							2690.499	1341.261	rebar ls 4085

C:\USERS\OWNER\DOCUMENTS\SURVEYS\DAVE\_SUSIE CONNER.TRV  
 [[ Closure View - outside boundary ]]

[ Traverse Summary ]

Closed Loop 18 Points From 13 To 13  
 Horizontal Distance: 2837.61 Feet Slope Distance: 2837.61 Feet  
 Area: 262890.35 SqFt 6.035 Acres

[ Error Summary ]

Relative: 1 : 0 (Closed Loop) Linear: 0.00 Feet Direction: N0°00'00"E  
 Northing: 0.00 Feet Easting: 0.00 Feet Elevation: 0.00 Feet  
 Angular: None

[ Closing Points ]

	Point	Northing	Easting	Elevation
From	13	2690.499	1341.261	0.00
To	13	2690.499	1341.261	0.00
Correct	13	2690.499	1341.261	0.00

[ Adjustments ]

Point	Type	Bearing	Horiz Dist	Delta	Radius	Arc Length	Northing	Easting	Description
13							2690.499	1341.261	rebar ls 4085
		N85°09'28"E	148.29						
50							2703.016	1489.022	corner
		S18°07'16"E	232.54						
51							2482.010	1561.348	corner
		N49°54'55"E	395.04						
52							2736.384	1863.590	corner
		S6°03'25"E	80.00						
53							2656.830	1872.032	corner
		S83°56'35"W	10.00						
54							2655.775	1862.087	corner
		S6°03'25"E	150.00						
55							2506.613	1877.915	corner
		S2°29'26"E	75.15						
56							2431.534	1881.181	corner
		S2°34'36"E	131.61						
57							2300.057	1887.097	corner
		S2°30'25"E	109.24						
58							2190.921	1891.875	corner
		N74°43'35"E	10.00						
59							2193.555	1901.522	corner
		S27°05'53"E	72.68						
60							2128.854	1934.629	corner
		S74°39'32"W	133.25						
61							2093.600	1806.127	corner
		S27°14'25"E	165.10						
62	PC						1946.811	1881.697	corner @ valley
view									
		S61°55'35"W	23.43	2°32'00"	-530.00	23.43			
64	PT						1935.784	1861.022	end of curve
		S60°39'35"W	36.17						
85							1918.060	1829.491	sw cor ease
		N17°19'59"W	179.68						
86							2089.580	1775.960	angle pt ease
		N20°20'23"W	82.70						
84							2167.120	1747.216	nw cor ease
		N89°37'33"W	70.15						
87							2167.578	1677.067	ang pt n line
pcl 2									
		S25°45'59"W	43.15						
88							2128.718	1658.310	ang pt nw line
pcl 2									
		S2°40'36"W	108.12						
94							2020.719	1653.260	nw cor @ ease
		S67°20'59"W	30.00						
93							2009.166	1625.574	sw cor par 1
		N22°39'01"W	738.27						
13							2690.499	1341.261	rebar ls 4085

C:\USERS\OWNER\DOCUMENTS\SURVEYS\DAVE\_SUSIE CONNER.TRV  
[[ Closure View - parcel 1 revised ]]

[ Traverse Summary ]

Closed Loop 23 Points From 13 To 13  
Horizontal Distance: 3024.57 Feet Slope Distance: 3024.57 Feet  
Area: 222631.06 SqFt 5.111 Acres

[ Error Summary ]

Relative: 1 : 0 (Closed Loop) Linear:0.00 Feet Direction:N0°00'00"E  
Northing:0.00 Feet Easting:0.00 Feet Elevation:0.00 Feet  
Angular: None

[ Closing Points ]

	Point	Northing	Easting	Elevation
From	13	2690.499	1341.261	0.00
To	13	2690.499	1341.261	0.00
Correct	13	2690.499	1341.261	0.00

[ Adjustments ]

C:\USERS\OWNER\DOCUMENTS\SURVEYS\DAVE\_SUSIE CONNER.TRV  
 [[ Traverse:parcel 2 revised 40259.29SqFt 0.924Acres ]]

Point	Type	Bearing	Horiz Dist	Delta	Radius	Arc Length	Northing	Easting	Description
85							1918.060	1829.491	sw cor ease
		N17°19'59"W	179.68						
86							2089.580	1775.960	angle pt ease
		N20°20'23"W	82.70						
84							2167.120	1747.216	nw cor ease
		N89°37'33"W	70.15						
87							2167.578	1677.067	ang pt n line
pcl 2		S25°45'59"W	43.15						
88							2128.718	1658.310	ang pt nw line
pcl 2		S2°40'36"W	108.12						
94							2020.719	1653.260	nw cor @
ease		S67°20'59"W	30.00						
93							2009.166	1625.574	sw cor par 1
		S22°39'01"E	173.06						
73	PC						1849.457	1692.219	SW COR
PARCEL									
		N66°25'18"E	74.30	11°31'33"	-370.00	74.43			
65	PT						1879.179	1760.320	bc
		N60°39'35"E	79.35						
85							1918.060	1829.491	sw cor ease

C:\USERS\OWNER\DOCUMENTS\SURVEYS\DAVE\_SUSIE CONNER.TRV  
 [[ Closure View - parcel 2 revised ]]

[ Traverse Summary ]

Closed Loop 10 Points From 85 To 85  
 Horizontal Distance: 840.63 Feet Slope Distance: 840.63 Feet  
 Area: 40259.29 SqFt 0.924 Acres

[ Error Summary ]

Relative: 1 : 0 (Closed Loop) Linear:0.00 Feet Direction:N0°00'00"E  
 Northing:0.00 Feet Easting:0.00 Feet Elevation:0.00 Feet  
 Angular: None

[ Closing Points ]

	Point	Northing	Easting	Elevation
From	85	1918.060	1829.491	0.00
To	85	1918.060	1829.491	0.00
Correct	85	1918.060	1829.491	0.00

[ Adjustments ]

C:\USERS\OWNER\DOCUMENTS\SURVEYS\DAVE\_SUSIE CONNER.TRV  
[[ Traverse:map check calcs ]]

Point	Type	Bearing	Horiz Dist	Northing	Easting	Description
64				1935.784	1861.022	end of curve
		S60°39'35"W	5.50			
80				1933.089	1856.227	se cor ease
		S60°39'35"W	30.67			
85				1918.060	1829.491	sw cor ease
		N53°04'58"W	243.04			
69				2064.042	1635.182	ne cor pue
		S22°39'01"E	46.94			
94				2020.719	1653.260	nw cor @ ease
		S22°39'01"E	174.37			
70				1859.798	1720.411	se cor pue
		N22°39'01"W	221.31			
69				2064.042	1635.182	ne cor pue
		S67°20'59"W	30.00			
68				2052.489	1607.496	nw cor pue
		S22°39'01"E	46.94			
93				2009.166	1625.574	sw cor par 1

C:\USERS\OWNER\DOCUMENTS\SURVEYS\DAVE\_SUSIE CONNER.TRV  
 [[ Traverse:PUE 6625.81SqFt 0.152Acres ]]

Point	Type	Bearing	Horiz Dist	Delta	Radius	Arc Length	Northing	Easting	Description
73							1849.457	1692.219	
		N22°39'01"W	220.00						
68							2052.489	1607.496	nw cor pue
		N67°20'59"E	30.00						
69							2064.042	1635.182	ne cor pue
		S22°39'01"E	221.31						
70	PC						1859.798	1720.411	se cor pue
		S69°51'26"W	30.03	4°39'05"	370.00	30.04			
73	PT						1849.457	1692.219	

C:\USERS\OWNER\DOCUMENTS\SURVEYS\DAVE\_SUSIE CONNER.TRV  
 [[ Closure View - PUE ]]

[ Traverse Summary ]

Closed Loop 5 Points From 73 To 73  
 Horizontal Distance: 501.35 Feet Slope Distance: 501.35 Feet  
 Area: 6625.81 SqFt 0.152 Acres

[ Error Summary ]

Relative: 1 : 0 (Closed Loop) Linear:0.00 Feet Direction:N0°00'00"E  
 Northing:0.00 Feet Easting:0.00 Feet Elevation:0.00 Feet  
 Angular: None

[ Closing Points ]

	Point	Northing	Easting	Elevation
From	73	1849.457	1692.219	0.00
To	73	1849.457	1692.219	0.00
Correct	73	1849.457	1692.219	0.00

[ Adjustments ]



C:\USERS\OWNER\DOCUMENTS\SURVEYS\DAVE\_SUSIE CONNER.TRV  
 [[ Traverse:ACCESS EASEMENT 9297.07SqFt 0.213Acres ]]

Point	Type	Bearing	Horiz Dist	Northing	Easting	Description
64				1935.784	1861.022	end of curve
		S60°39'35"W	5.50			
80				1933.089	1856.227	se cor ease
		N17°19'59"W	170.15			
81				2095.512	1805.535	ease ang pt near cor
		N23°29'19"E	45.21			
82				2136.976	1823.555	ang pt ease
		N20°53'09"W	31.81			
83				2166.696	1812.214	ne cor ease
		N89°37'33"W	65.00			
84				2167.120	1747.216	nw cor ease
		S20°20'23"E	82.70			
86				2089.580	1775.960	angle pt ease
		S17°19'59"E	179.68			
85				1918.060	1829.491	sw cor ease
		N60°39'35"E	30.67			
80				1933.089	1856.227	se cor ease

C:\USERS\OWNER\DOCUMENTS\SURVEYS\DAVE\_SUSIE CONNER.TRV  
 [[ Closure View - ACCESS EASEMENT ]]

[ Traverse Summary ]

Closed Loop 9 Points From 64 To 80  
 Horizontal Distance: 610.72 Feet Slope Distance: 610.72 Feet  
 Area: 9297.07 SqFt 0.213 Acres

[ Error Summary ]

Relative: 1 : 111 (0.901%) Linear: 5.50 Feet Direction: N60°39'35"E  
 Northing: -2.69 Feet Easting: -4.79 Feet Elevation: 0.00 Feet  
 Angular: None

[ Closing Points ]

	Point	Northing	Easting	Elevation
From	64	1935.784	1861.022	0.00
To	80	1933.089	1856.227	0.00
Correct	64	1935.784	1861.022	0.00

[ Adjustments ]

C:\USERS\OWNER\DOCUMENTS\SURVEYS\DAVE\_SUSIE CONNER.TRV  
 [[ Traverse:PUE 6625.81SqFt 0.152Acres ]]

Point	Type	Bearing	Horiz Dist	Delta	Radius	Arc Length	Northing	Easting	Description
73							1849.457	1692.219	
		N22°39'01"W	220.00						
68							2052.489	1607.496	nw cor pue
		N67°20'59"E	30.00						
69							2064.042	1635.182	ne cor pue
		S22°39'01"E	221.31						
70	PC						1859.798	1720.411	se cor pue
		S69°51'26"W	30.03	4°39'05"	370.00	30.04			
73	PT						1849.457	1692.219	

C:\USERS\OWNER\DOCUMENTS\SURVEYS\DAVE\_SUSIE CONNER.TRV  
 [[ Closure View - PUE ]]

[ Traverse Summary ]

Closed Loop 5 Points From 73 To 73  
 Horizontal Distance: 501.35 Feet Slope Distance: 501.35 Feet  
 Area: 6625.81 SqFt 0.152 Acres

[ Error Summary ]

Relative: 1 : 0 (Closed Loop) Linear:0.00 Feet Direction:N0°00'00"E  
 Northing:0.00 Feet Easting:0.00 Feet Elevation:0.00 Feet  
 Angular: None

[ Closing Points ]

	Point	Northing	Easting	Elevation
From	73	1849.457	1692.219	0.00
To	73	1849.457	1692.219	0.00
Correct	73	1849.457	1692.219	0.00

[ Adjustments ]

143 Valley View Arbor Report



Richard R. Roper  
Land Surveyor  
530-532-7917  
richardroper@comcast.net

Morgan Tree Service  
PO Box 5306  
Orville, CA 95965  
(530) 589-0999 office  
(530) 589-5852 fax  
Arborist WE-10142A

3" - 6" Tree = 2 replacement trees for each and every tree cut in said measurement  
6+'' Tree = 3 replacement for each and every tree cut in said measurement

Tree #	DBH inch	Species	* ILO = Interior Live Oak * B = Blue Oak
1000	18	B	
1001	14	B	
1002	8	B	
1003	14	ILO	
1004	7	ILO	
1005	6	ILO	
1006	8	B	
1007	5	B	
1008	10	ILO	
1009	5	B	
1010	4	B	
1011	15	B	
1012	7	B	
1013	10	B	
1014	17	B	
1015	7	B	
1016	10	ILO	
1017	20	B	
1018	9	ILO	

143 Valley View Arbor Report

Tree #	DBH inch	Species	* ILO = Interior Live Oak * B = Blue Oak
1019	6	ILO	
1020	14	ILO	
1021	10	B	
1022	7	B	
1023	4	B	
1024	8	ILO	
1025	7	ILO	
1026	7	B	
1027	14	B	
1028	6	B	
1029	7	B	
1030	24	B	
1031	4	B	
1032	5	B	
1033	5	B	
1034	13	B	
1035	8	B	
1036	5	B	
1037	5	B	
1038	8	B	
1039	14	B	
1040	5	B	
1041	7	B	
1042	13	B	
1043	17	B	
1044	11	B	
1045	4	B	
1046	5	B	
1047	5	B	
1048	6	B	
1049	10	B	
1050	12	ILO	
1051	8	B	
1052	15	B	
1053	10	ILO	
1054	11	B	
1055	9	B	
1056	10	ILO	
1057	14	B	

143 Valley View Arbor Report

<b>Tree #</b>	<b>DBH inch</b>	<b>Species</b>	<b>* ILO = Interior Live Oak</b> <b>* B = Blue Oak</b>
1058	8	B	
1059	9	ILO	
1060	7	B	
1061	8	B	
1062	12	B	
1063	5	B	
1064	5	B	
1065	13	B	
1066	13	B	
1067	4	B	
1068	10	B	
1069	10	B	
1070	10	B	
1071	7	B	
1072	18	B	
1073	7	B	
1074	5	ILO	
1075	10	B	
1076	6	ILO	
1077	5	B	
1078	16	B	
1079	12	ILO	
1080	8	B	
1081	9	B	
1082	5	B	
1083	5	B	
1084	11	B	
1085	11	B	
1086	13	B	
1087	30	B	
1088	19	B	
1089	7	B	
1090	23	B	
1091	4	B	
1092	12	B	
1093	11	B	
1094	10	B	
1095	15	B	
1096	5	B	

143 Valley View Arbor Report

<b>Tree #</b>	<b>DBH inch</b>	<b>Species</b>	<b>* ILO = Interior Live Oak</b>	<b>* B = Blue Oak</b>
1097	4	B		
1098	4	B		
1099	4	B		
1100	5	B		
1101	7	B		
1102	5	B		
1103	4	B		
1104	6	B		
1105	8	B		
1106	6	B		
1107	4	B		
1108	23	B		
1109	8	B		
1110	4	B		
1111	6	B		
1112	9	B		
1113	5	B		
1114	13	B		
1115	3	B		
1116	11	B		
1117	8	B		
1118	5	B		
1119	5	B		
1120	5	B		
1121	13	B		
1122	4	B		
1123	15	B		
1124	5	ILO		
1125	14	B		
1126	27	ILO		
1127	4	ILO		
1128	11	ILO		
1129	5	ILO		

## CONDITIONS OF APPROVAL

### Tentative Parcel Map. PW1807-002: 143 Valley View Drive

**Approved project:** The Planning Commission hereby approves the Tentative Parcel Map. PW1807-002: 143 Valley View Drive, Oroville CA (APN: 033-370-030), subject to the following:

1. The applicant shall hold harmless the City, its Council members, Planning Commissioners, officers, agents, employees, and representatives from liability for any award, damages, costs, and/or fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this Tentative Parcel Map or any environmental or other documentation related to approval of this Tentative Parcel Map.
2. Applicant further agrees to provide a defense for the City in any such action. The applicant shall dedicate existing 20-foot setback line along Valley View Drive.
3. The Applicant shall dedicate existing 12-foot PUE into new parcel area.
4. The applicant shall ascertain and comply with the requirements of all California Subdivision Map Act requirements, as well as all other applicable local, state and federal requirements that may be applicable to the proposed project.
5. All structures shall be properly maintained, kept in good repair and kept clean. The area occupied by such structure shall be kept free of weeds, debris, and graffiti.
6. Pursuant to Section 17.12.010, the proposed use of the site shall conform to the performance standards of the Oroville Municipal Code to minimize any potential negative effects that the building, structure or use could have on its surroundings, and to promote compatibility with surrounding uses and areas.
7. Applicable construction plans, calculations, specifications, applications, forms, etc. shall be submitted to the Building Division for review prior to start of any construction activities requiring a building permit. All applicable plan review fees shall be paid at time of submittal.
8. Pursuant to Section 17.48.010(F) of the City Code, the Planning Commission, upon its own motion, may modify or revoke any use permit that has been granted pursuant to the provisions of this section upon finding any of the following, based on substantial evidence:
  - a. Any of the conditions of the permit have not been satisfied within 1 year after it was granted.
  - b. Any of the terms or conditions of the permit have been violated.
  - c. A law, including any requirement in the Municipal Code Chapter 26, has

been violated in connection with the permit.

- d. The permit was obtained by fraud.
9. Applicant hereby certifies that any and all statements and information provided as part of the application are true and correct to the best of their knowledge and belief. Any misinformation provided, whether intentional or unintentional, that was considered in the issuance of this variance may be grounds for revocation.

**--- End of Conditions ---**



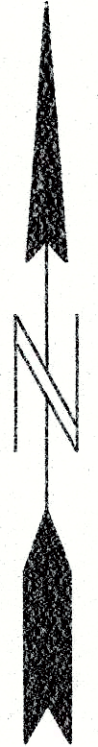
**LEGEND**

- SET 3/4" I.P. LS 5181 OR AS NOTED
- ⊘ FD. 1/2" REBAR W/ PLASTIC CAP LS 4085
- CALCULATED POINT ONLY
- (R) BOOK 114 OF MAPS AT PAGES 30 & 31
- (R1) UNRECORDED MAP ON FILE IN THE OFFICE OF THE BUTTE COUNTY SURVEYOR, FILE # C-927
- (C) CALCULATED
- (D) RSN 2014-0006003

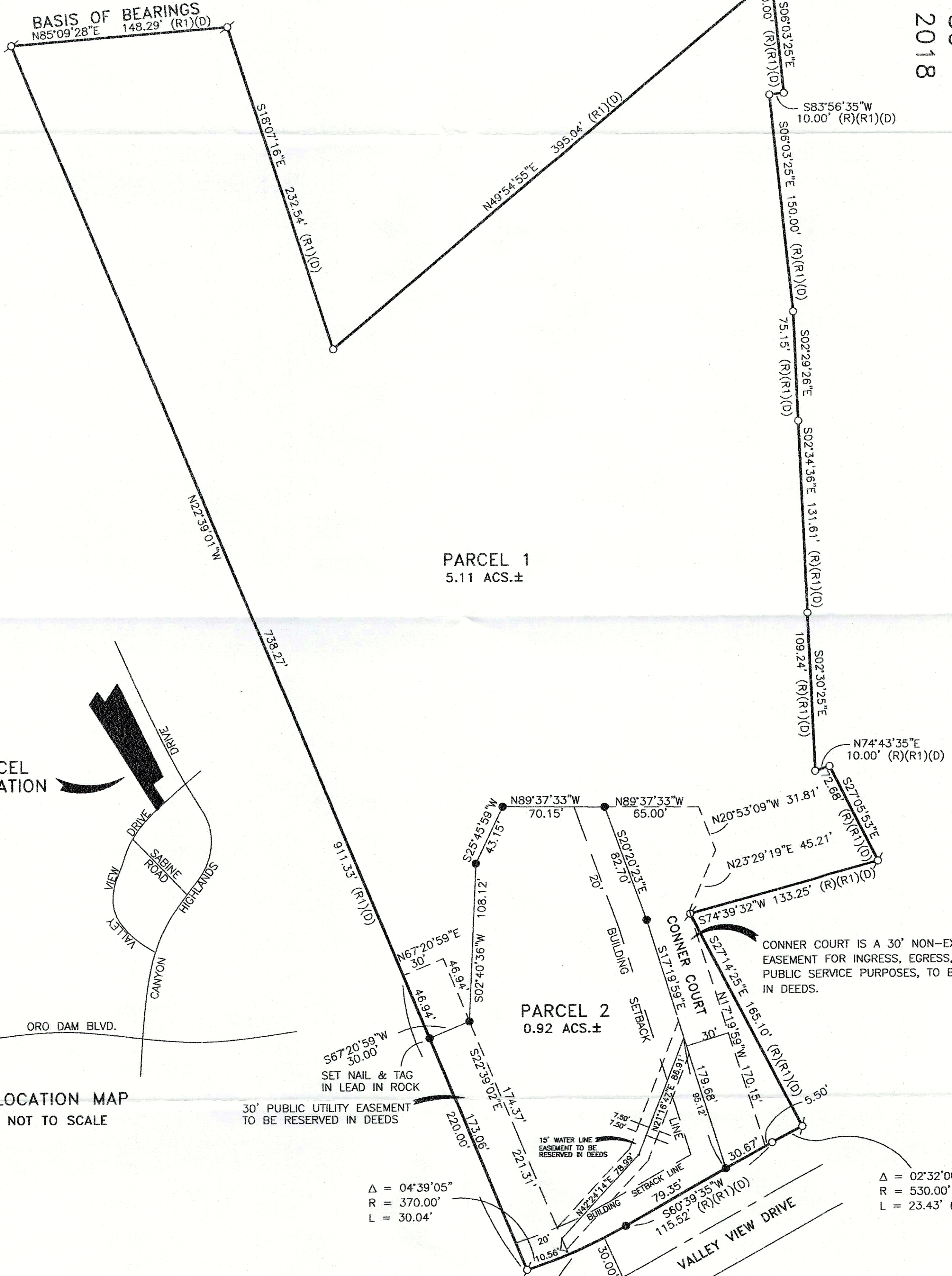
**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTHERLY LINE BETWEEN FOUND POINTS AS PER THE UNRECORDED MAP ON FILE IN THE COUNTY SURVEYOR'S OFFICE, FILE # C-927 AS, N 85°09'28" E

SCALE 1" = 50'  
DATE: 6-27-2018



THERE IS A RIGHT TO MAINTAIN AND USE A 4" WATER LINE PER THE DOCUMENT RECORDED IN BOOK 133 AT PAGE 428, OFFICIAL RECORDS OF BUTTE COUNTY. THE EXACT LOCATION OF THIS WATER LINE CANNOT BE DETERMINED FROM RECORD.



PARCEL LOCATION

LOCATION MAP  
NOT TO SCALE

CONNER COURT IS A 30' NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, ROAD AND PUBLIC SERVICE PURPOSES, TO BE RESERVED IN DEEDS.

Δ = 04°39'05"  
R = 370.00'  
L = 30.04'

Δ = 02°32'00" (R)(R1)(D)  
R = 530.00' (R)(R1)(D)  
L = 23.43' (R)(R1)(D)

**PARCEL MAP**

BEING A PORTION OF LOTS 41 AND 45 OF THE PLEASANT VALLEY TRACT FILED IN BOOK 7 OF MAPS AT PAGE 75, BEING A PORTION OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B.&M. CITY OF OROVILLE, COUNTY OF BUTTE, STATE OF CALIFORNIA FOR DAVID AND SUSAN CONNER

Δ = 11°31'33" (C)  
Δ = 11°31'31" (R1) (D)  
R = 370.00' (R)(R1)(D)  
L = 74.43' (R1)(D)

**RICHARD R. ROPER**  
LAND SURVEYOR

ENGINEERS SURVEYORS



530-532-7917  
166 ACACIA AVENUE  
OROVILLE, CALIFORNIA 95966

**OWNER'S STATEMENT**

WE DAVID JOHN CONNER AND SUSAN YVONNE CONNER, AS TRUSTEES OF THE CONNER FAMILY TRUST DATED JANUARY 29, 1997, AS OWNERS OF THE LAND SHOWN HEREON, AND WELLS FARGO BANK, N.A. IS THE BENEFICIARY OF THE DEED OF TRUST PER SERIAL NUMBER 2016-0036904, HEREBY STATE THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND AND THAT WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

DAVID JOHN CONNER, TRUSTEE OF THE CONNER FAMILY TRUST  
DATED JANUARY 29, 1997

SUSAN YVONNE CONNER, TRUSTEE OF THE CONNER FAMILY TRUST  
DATED JANUARY 29, 1997

WELLS FARGO BANK, N.A., BENEFICIARY

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AN IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DAVE AND SUSAN CONNER, TRUSTEES IN JUNE 2018. I HEREBY STATE THAT ALL OF THE MONUMENTS ARE THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE PARCEL MAP AND THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

AUGUST , 2018  
RICHARD R. ROPER, L.S. 5181 DATED

**CITY ENGINEER'S STATEMENT**

THIS IS TO CERTIFY THAT THIS PARCEL MAP HAS BEEN EXAMINED FOR COMPLIANCE WITH TITLE \_\_\_\_\_ OF THE CITY OF OROVILLE MUNICIPAL CODE.

AUGUST , 2018  
MICHAEL S. MASSARO, RCE 64733 DATED  
CITY ENGINEER

**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, ACCURACY, OR VALIDITY OF THE DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF BUTTE

ON \_\_\_\_\_, BEFORE ME \_\_\_\_\_  
NOTARY PUBLIC, PERSONALLY APPEARED DAVID JOHN CONNER WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXCEPTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND NO SEAL REQUIRED

SIGNATURE \_\_\_\_\_

COMMISSION EXPIRES \_\_\_\_\_

NOTARY'S PRINCIPAL PLACE OF BUSINESS \_\_\_\_\_  
COUNTY

**EXAMINING SURVEYOR'S STATEMENT**

I CERTIFY THAT I HAVE EXAMINED THE PARCEL MAP ON BEHALF OF THE CITY OF OROVILLE AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

AUGUST , 2018  
ANDREW KLINSTIVER III, P.L.S. 7182 DATED

**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, ACCURACY, OR VALIDITY OF THE DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF BUTTE

ON \_\_\_\_\_, BEFORE ME \_\_\_\_\_  
NOTARY PUBLIC, PERSONALLY APPEARED SUSAN YVONNE CONNER WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXCEPTED THE SAME IN HER AUTHORIZED CAPACITY, AND THAT BY HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND NO SEAL REQUIRED

SIGNATURE \_\_\_\_\_

COMMISSION EXPIRES \_\_\_\_\_

NOTARY'S PRINCIPAL PLACE OF BUSINESS \_\_\_\_\_  
COUNTY

**RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018  
AT \_\_\_\_\_ A.M. IN BOOK \_\_\_\_\_ OF MAPS, AT PAGES  
\_\_\_\_\_ & \_\_\_\_\_ AT THE REQUEST OF RICHARD R. ROPER.

CANDACE J. GRUBBS  
COUNTY RECORDER

BY DEPUTY \_\_\_\_\_

SERIAL NUMBER \_\_\_\_\_

**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, ACCURACY, OR VALIDITY OF THE DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_, BEFORE ME \_\_\_\_\_  
NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_  
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 EXCEPTED 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 THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND NO SEAL REQUIRED

SIGNATURE \_\_\_\_\_

COMMISSION EXPIRES \_\_\_\_\_

NOTARY'S PRINCIPAL PLACE OF BUSINESS \_\_\_\_\_  
COUNTY

**PARCEL MAP**

BEING A PORTION OF LOTS 41 AND 45 OF THE PLEASANT VALLEY TRACT FILED IN BOOK 7 OF MAPS AT PAGE 75, BEING A PORTION OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B.&M. CITY OF OROVILLE, COUNTY OF BUTTE, STATE OF CALIFORNIA

FOR  
DAVID AND SUSAN CONNER

**RICHARD R. ROPER  
LAND SURVEYOR**

ENGINEERS  SURVEYORS

530-532-7917  
166 ACACIA AVENUE  
OROVILLE, CALIFORNIA 95966

**OROVILLE CITY PLANNING COMMISSION  
STAFF REPORT**

**TO: PLANNING COMMISSION**

**FROM: MIKE MASSARO, CONTRACT CITY ENGINEER  
PUBLIC WORKS DEPARTMENT**

**RE: Preliminary list of roads and streets for rehabilitation in 2019**

**DATE: July 26, 2018**

**SUMMARY**

The preliminary list of streets prioritized for rehabilitation. The Contract City Engineer developed the list based on the 2009 pavement assessment study and feedback from Public Works Maintenance Staff. Emphasis for this list is placed on streets with higher traffic counts and the list is consistent with information provided to the California Transportation Commission for compliance with SB1 annual funding and the Council Resolution adopted on May 15, 2018.

Depending on funding allocations from various transportation sources, such as: (BCAG Transportation Development Act (TDA) – Local Transportation Fund, City Transportation Fund Balance, Highway Users Tax Account (HUTA), Road Maintenance and Rehabilitation Account (RMRA) – SB1, the project list may change based on budget. The list may also change based on local priorities or safety concerns.

Actual area of streets rehabilitated will also depend on detailed field assessment and preliminary design cost estimates vs. budget.

**RECOMMENDATIONS**

Staff is looking for comments from the Planning Commission on the Targeted Streets list.

**ATTACHMENTS**

Table 1 - Streets List  
Figure 1 - Map of Streets Targeted for Rehabilitation

Figure 1 – Area Map with Targeted Streets

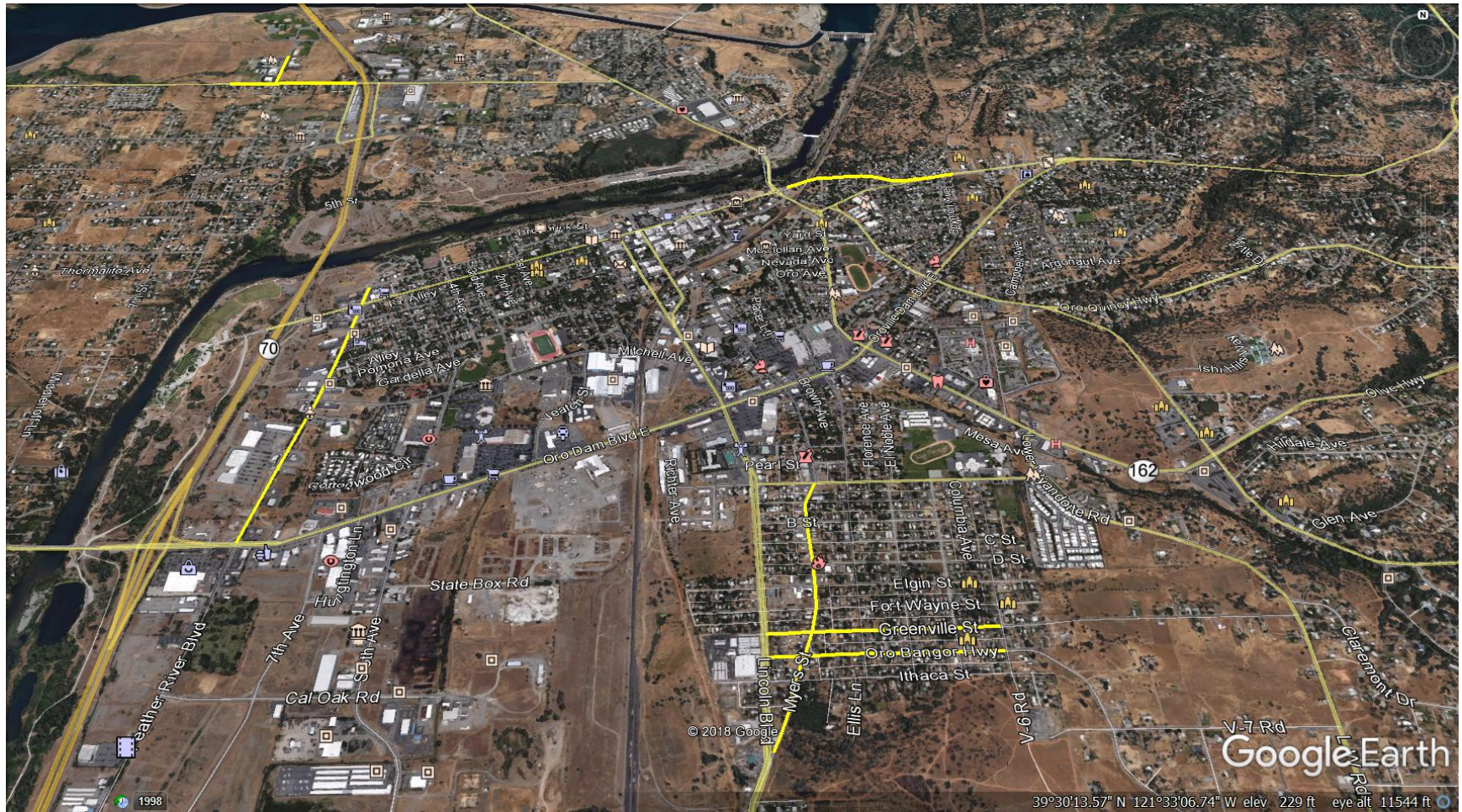


Table 1 - Streets List

Project Title	Project Description	Project Location	Estimated Start Dates	
			Pre - Construction	Construction
ORANGE AV	REPAVE-RESURFACE	ALONG MONTGOMERY ST-LONG BAR RD	6/1/2018	4/1/2019
FEATHER RIVER BL	REPAVE-RESURFACE	ORO DAM BLVD. E TO SAFFORD ST.	6/1/2018	8/1/2019
NELSON AV	REPAVE-RESURFACE	4TH ST TO END OF SCHOOL	6/1/2018	4/1/2019
6TH STREET	REPAVE-RESURFACE	NELSON AVE TO END OF SCHOOL	6/1/2018	8/1/2019
ORO BANGOR HWY	REPAVE-RESURFACE	LINCOLN ST TO BURLINGTON AVE	6/1/2018	4/1/2019
GREENVILLE ST	REPAVE-RESURFACE	LINCOLN ST TO BURLINGTON AVE	6/1/2018	4/1/2019
MYERS ST	REPAVE-RESURFACE	LINCOLN ST TO WYANDOTTE AVE	6/1/2018	8/1/2019

2018

2019



**CHARLES B. HAWLEY**  
**MORTGAGE INVESTMENTS**  
P. O. BOX 3044  
MONTEREY, CA 93942  
(831) 649-3694  
FAX (831) 649-0384  
[cbh946@gmail.com](mailto:cbh946@gmail.com)

July 13, 2018

VIA EMAIL

Mr. Gary Layman  
City of Oroville  
1735 Montgomery Street  
Oroville, CA 95966

RE: Lot Line Adjustments (APNs #012-252-001,002 and 016)

Dear Mr. Layman,

Attached are two maps showing the before and after lot line adjustments we discussed a couple of months ago. It has taken that long for me to finally close and own the three lots.

I am requesting preliminary approval from the Planning Department or Commission before hiring Northstar Engineering to do the necessary survey and recording the new lot lines. It is my intention to build three row houses facing Hewitt Avenue with garage access from the alley way off Park Avenue.

Please let me know if you need anything else from me in order to continue the process to eventually obtain a building permit.

Respectfully submitted,



Charles B. Hawley

Cc: Ron Prater

HEWITT

40.00

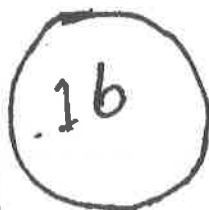
36.66

36.67

36.67

PARK

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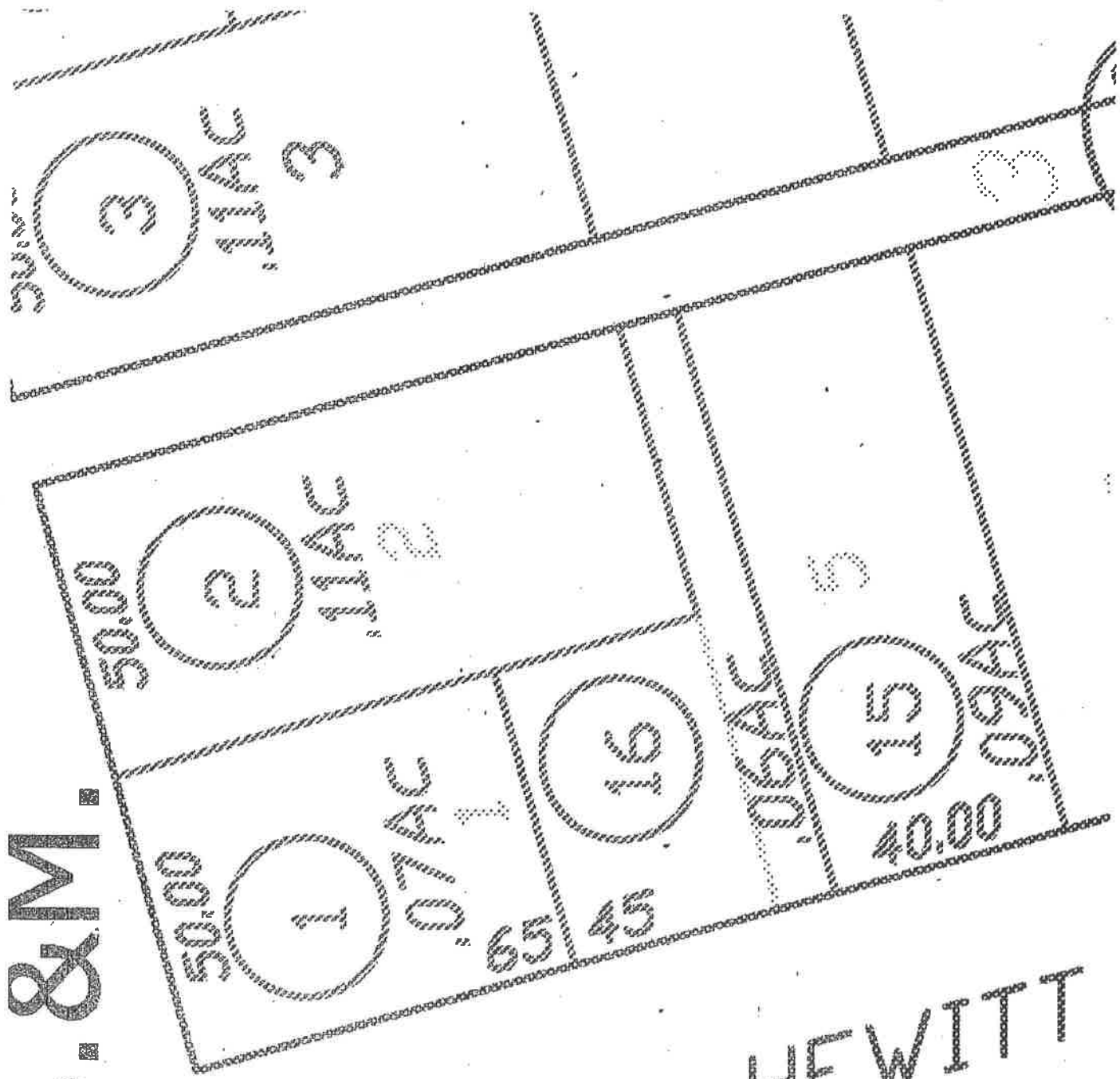


ALLEY

\* CONFIGURATION AFTER LOT LINE ADJUSTMENTS



B. & M.

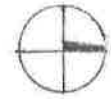


\* CURRENTLY CONFIRMED

HEWITT

STATE ROUTE 70

FEATHER RIVER JUNCTION  
Oroville, California



SITE PLAN Scheme 3

4-STORY HOTEL 109 ROOMS  
59.9KSF

ANCHOR 1  
19,000 SF

ANCHOR 2  
48,000 SF

ANCHOR 3  
23,000 SF

ANCHOR 4  
18,700 SF

ANCHOR 5  
19,000 SF

YARD  
20,000 SF

A DT  
800 SF

B DT  
3,200 SF

C DT  
2,500 SF

D DT  
2,500 SF

E DT  
2,200 SF

F DT  
1,800 SF

I  
4,800 SF

G 6,000 SF

H 6,000 SF

EXIST.  
APPLEBYS

EXIST. SHOPPING CTR.

ORO DAM BLVD. / STATE HWY 162

FEATHER RIVER BLVD.

TRAFFIC SIGNAL

POOL  
EVENT PATIO

