



CIVIL ENGINEERING
WATER
WASTEWATER
DRAINAGE STUDIES
GRADING PLANS
LAND DEVELOPMENT
SOIL TESTING

June 23, 2020
CSE 200106

Honorable Mayor David Groth
City of Amador City
14531 East School Street
Amador City, CA 95601

Re: 14166 Old State Route 49
Amador County APN 008-310-016

Dear Mayor Groth,

On behalf of the owner of real property located within the City of Amador City and more commonly known as 14166 Old State Route 49, please accept this request for two small easements across City-owned property which are intended to facilitate reasonable access to the subject property. Both of the proposed easement areas have been used historically to gain access to the property, however the formality of recorded easements was never pursued. Now Mr. Kevin Carter, the owner, wishes to significantly upgrade and improve the property and the easements proposed herein will be necessary to provide for more orderly and sensible improvements.

Easement A, the lower or westerly of the two, encompasses an existing access corridor with various related improvements constructed and utilized by a former owner. The intent of Easement A is to allow Mr. Carter to clean up, improve and utilize the same corridor that was used by former owners for access to the south side of the lower part of the property.

Easement B, the upper or easterly of the two, encompasses an existing partially-paved access drive which connects Keystone Alley to Main Street via Hotel Alley. The intent of Easement B is to allow Mr. Carter access across the existing driveway to a home on the upper portion of the property. Mr. Carter will renovate or replace the home, which is in disrepair, and will significantly improve the condition of the existing driveway. We note that Easement B has been created so as to be coincident with, and the same width as, a similar easement shown on the map which created the Culbert Park parcel.

City of Amador City
June 23, 2020
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We appreciate the City's consideration of these easements, which will provide for more orderly improvement of Mr. Carter's property without creating new or unreasonable burdens on the City. In fact, we're confident that the improvements planned by Mr. Carter will have a dramatic and positive effect on the look and feel of this part of the city.

I'll be happy to answer any questions or provide additional information at an upcoming City Council meeting.

Very truly yours,
Cal State Engineering, Inc.

A handwritten signature in black ink, appearing to read "R. Peters", written in a cursive style.

Robin D. Peters, P.E.
Principal Engineer

Att: Easement deed with attachments (4 pp.)
Photos of easement areas (2 pp.)

Cc: Kevin Carter, owner

RDP:st

RECORDING REQUESTED BY:

Kevin Carter

**MAIL TAX STATEMENT
AND WHEN RECORDED MAIL DOCUMENT TO:**

Kevin Carter
13010 Twin Pines Road
Sutter Creek, CA 95685

Space Above This Line for Recorder's Use Only

A.P.N.: 008-310-016-000

File No.: ()

EASEMENT GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$**0.00**; CITY TRANSFER TAX \$**0.00**;
SURVEY MONUMENT FEE \$**0.00**

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area; City of **Amador City**, and
- Exempt from transfer tax; Reason: **Easement Deed**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
City of Amador City, a municipal corporation of the State of California

hereby GRANT(s) to **Break Even Brewing, LLC**

the following described property in the City of **Amador City**, County of **Amador**, State of **California**:

See Attached Exhibits A & B

Mail Tax Statements To: **SAME AS ABOVE**

A.P.N.: 008-310-016-000

File No.: ()

Dated: May 12, 2020

City of Amador City

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 that document.

STATE OF _____)SS

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 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.

This area for official notarial seal.

Notary Signature

Exhibit "A"

LEGAL DESCRIPTION
Easements to Lot 16, Block 2, Amador City

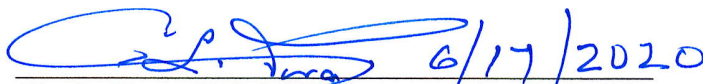
Easements for ingress, egress, public utilities, and related improvements, lying within the City of Amador City, County of Amador, State of California, and being on, over and through two strips being more particularly described as follows:

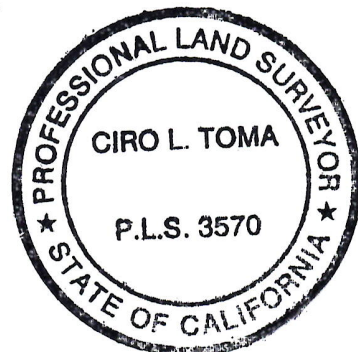
Easement "A"

Beginning at the Southwest corner of "LOT 16, BLOCK 2 0.21 Acre", as shown and so designated upon that certain official map entitled "RECORD OF SURVEY for KEVIN CARTER", and filed for record in the office of the Recorder of Amador County in Book 66 of Maps and Plats at Page 38; thence, from said point of beginning, along the South line of said Lot 16, North 68° 00' 00" East 72.00 feet; thence, leaving said South line, South 22° 18' 43" East 12.00 feet; thence South 68° 00' 00" West 72.00 feet to the East line of Old Route Highway 49; thence, along said East line, North 22° 18' 43" West 12.00 feet to the point of beginning, and containing 864 square feet of land, more or less.

Easement "B"

Beginning at the Northwest corner of that certain parcel of land delineated and designated as "T. L. CULBERT PARK 1.7 AC." upon that certain official map entitled "RECORD OF SURVEY FOR THE CITY OF AMADOR CITY "T. L. CULBERT PARK", and filed for record in the office of the Recorder of Amador County in Book 57 of Maps and Plats at Page 11, said point of beginning being also on the North line of an existing alley; thence, from said point of beginning, along the North line of said T. L. CULBERT PARK parcel of land and the North line of said existing alley, North 60° 33' 42" East 27.35 feet; thence North 58° 52' 13" East 36.62 feet to the East line of Keystone Alley; thence, along said East line of Keystone Alley, South 12° 00' 00" East 15.88 feet; thence, leaving said East line, South 58° 52' 13" West 26.26 feet; thence South 60° 33' 42" West 30.13 feet to a point from which the Northeast corner of the hereinabove referred to Lot 16 bears South 19° 45' 00" East 1.95 feet distant; thence North 19° 45' 00" West 15.22 feet to the point of beginning, and containing 943 square feet of land, more or less.


Ciro L. Toma PLS 3570 License expires 06/30/22



LEGEND

- ⊙ 5/8" REBAR WITH 2" CAP STAMPED LS 5257 PER 57-M-11
- ⊗ 3/4" REBAR TAGGED RCE 10761 PER 57-M-11
- 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED LS 3488 PER 66-M-38
- 3/4" REBAR WITH PLASTIC CAP STAMPED PLS 3570 PER 66-M-38
- CALCULATED POINT
- (1) RECORD DATA PER 66-M-38 AND/OR 57-M-11



EASEMENT AREAS "A" AND "B" AS DELINEATED ON PLAT

SHERRILL TRUST
APN 008-310-005

45-M-13
CITY OF AMADOR
APN 008-310-007

APN 008-310-016

**LOT 16
BLOCK 2
66-M-38**

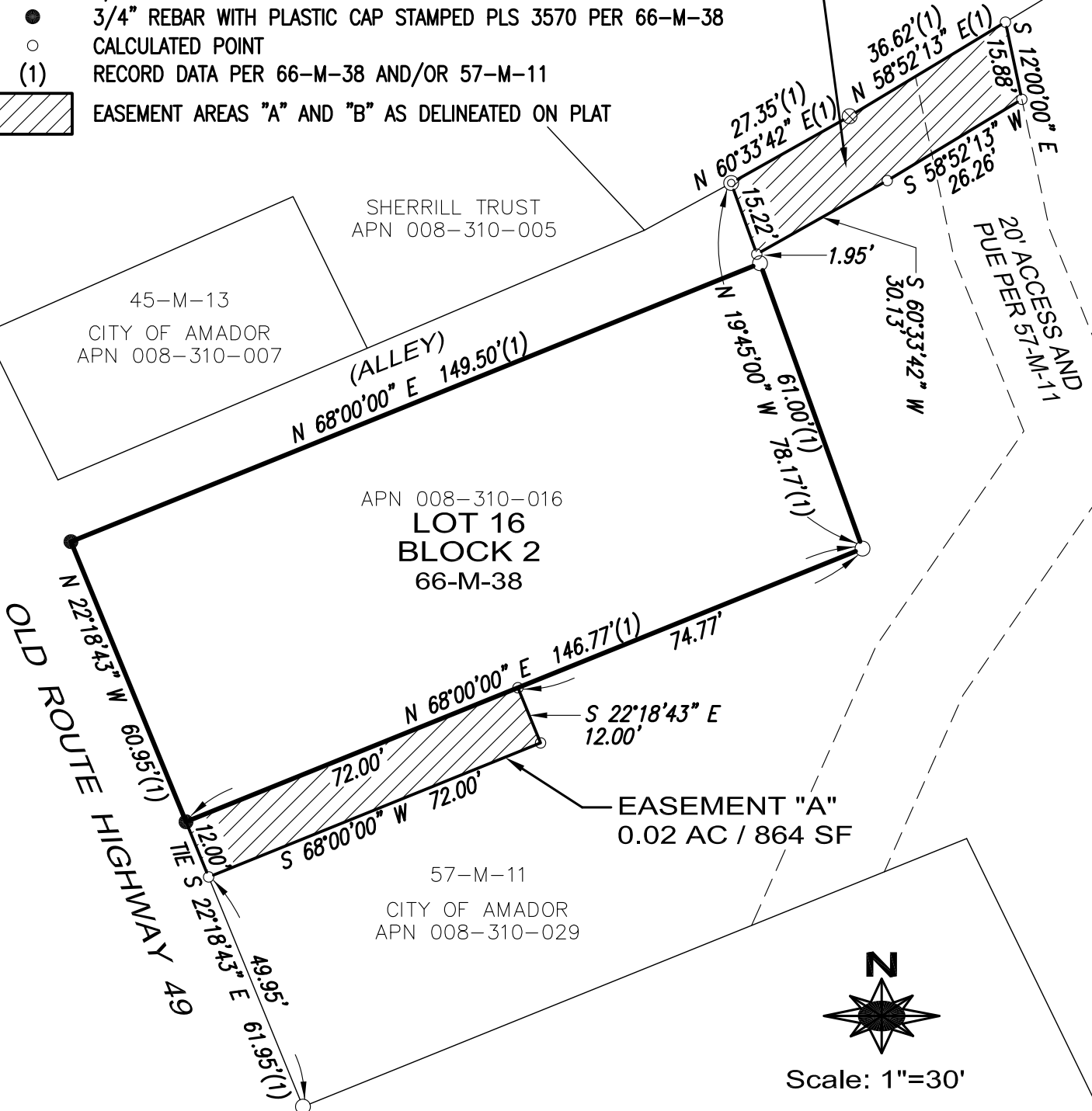
57-M-11
CITY OF AMADOR
APN 008-310-029

EASEMENT "B"
0.02 AC / 943 SF

EASEMENT "A"
0.02 AC / 864 SF

OLD ROUTE HIGHWAY 49

20' ACCESS AND
PUE PER 57-M-11



Scale: 1"=30'

**EXHIBIT B
EASEMENTS**

LOT 16, BLOCK 2 PER 66-M-38

CITY OF AMADOR CITY
AMADOR COUNTY, CALIFORNIA

TOMA & ASSOCIATES INC.
ENGINEERING - SURVEYING
PLANNING
41 Summit Street, Jackson CA 95642
(209) 223-0156

DATE: 6.17.2020
SCALE: 1" = 30'
DRAWN BY: GMW
JOB NO.: 1911-10
SHEET 1 OF 1 SHEET



Easement B area – looking east



Easement A area – looking west