

CITY OF YUBA CITY  
STAFF REPORT

**Date:** January 18, 2022  
**To:** Honorable Mayor & Members of the City Council  
**From:** Development Services Department  
**Presentation By:** Ben Moody, Development Services Director

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**Summary**

**Subject:** Assessor Parcel Number Correction – Harter Specific Plan  
**Recommendation:** Adopt a Resolution which rescinds Resolution No. 21-182 due to incorrect Assessor's Parcel Numbers being utilized in documentation, and re-approve the authorization of the City Manager to execute a Grant Deed and associated documents, to create a new legal parcel for the future park on Harter Parkway, and participate in a Lot Line Adjustment to help facilitate development of the Harter Specific Plan for properties southerly of Butte House Road, westerly of Harter Parkway and northerly of future Jefferson Avenue  
**Fiscal Impact:** Minor staff time associated with document preparation, coordination, and recordation

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**Purpose:**

To create a legal lot for the future park on Harter Parkway and participate in a lot line adjustment to help streamline development processes.

**Council's Strategic Goal:**

The project addresses the City Council's Strategic Goal of being business friendly, as the participation in the Lot Line Adjustment with potential developers will help streamline development of the Harter Specific Plan.

**Background:**

At the December 21, 2021 City Council meeting, Resolution No. 21-182 was adopted which would authorize the City Manager to execute a Grant Deed and associated documents, to create a new legal parcel for the future park on Harter Parkway, and participate in a Lot Line Adjustment to help facilitate development of the Harter Specific Plan for properties southerly of Butte House Road, westerly of Harter Parkway and northerly of future Jefferson Avenue. After the approval of the Resolution, it was determined that one of the listed Assessor's Parcel Numbers (APNs) included in the Staff Report, Resolution, and associated Exhibits, APN 62-310-006, was listed incorrectly, and is modified to correctly be APN **62-310-009**.

**Analysis:**

In order to proceed with the recordation processes and proper memorialization of the actions, staff recommends that Council Rescind Resolution No. 21-182 and adopt a new Resolution which makes the same actions as previously made in Resolution No. 21-182, while correcting APN 62-310-006 to APN **62-310-009**.

**Fiscal Impact:**

Minor staff time associated with document preparation, coordination, and recordation.

**Alternatives:**

1. Do not rescind Resolution No. 21-182; this will cause the subject resolution to contain the incorrect APNs in perpetuity.

**Recommendation:**

Adopt a Resolution which rescinds Resolution No. 21-182 due to incorrect Assessor's Parcel Numbers being utilized in documentation, and re-approves the authorization of the City Manager to execute a Grant Deed and associated documents, to create a new legal parcel for the future park on Harter Parkway, and participate in a Lot Line Adjustment to help facilitate development of the Harter Specific Plan for properties southerly of Butte House Road, westerly of Harter Parkway and northerly of future Jefferson Avenue.

**Attachments:**

1. Resolution
2. Exhibit A - Grant Deeds and Descriptions Developer-Owned Parcels
3. Exhibit B - Grant Deed and Description City-Owned Parcel

Prepared By:  
Josh Wolffe  
Associate Civil Engineer

Submitted By:  
Diana Langley  
City Manager

# ATTACHMENT 1

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY  
RESCINDING RESOLUTION 21-182 DUE TO INCORRECT ASSESSOR'S PARCEL  
NUMBERS BEING UTILIZED IN THE DOCUMENTATION, AND RE-APPROVES THE  
PREVIOUS ACTIONS OF AUTHORIZING THE CITY MANAGER TO EXECUTE A  
GRANT DEED AND ASSOCIATED DOCUMENTS, TO CREATE A NEW LEGAL  
PARCEL FOR THE FUTURE PARK ON HARTER PARKWAY, AND PARTICIPATE IN  
A LOT LINE ADJUSTMENT TO HELP FACILITATE DEVELOPMENT OF THE  
HARTER SPECIFIC PLAN FOR PROPERTIES SOUTHERLY OF BUTTE HOUSE  
ROAD, WESTERLY OF HARTER PARKWAY, AND NORTHERLY OF FUTURE  
JEFFERSON AVENUE**

WHEREAS, a condition of grant funding for the proposed park along Harter Parkway is that a deed restriction be placed on the park's parcel, Assessor's Parcel Number (APN) 62-310-005, which will in perpetuity prevent the park from being redeveloped into anything other than a park; and

WHEREAS, APN 62-310-005 also currently contains the City of Yuba City's Harter water storage tank facility; and

WHEREAS, the City of Yuba City has been approached by developers associated with the Harter North development to coordinate a lot line adjustment (LLA) with the City, as the lot line adjustment would streamline their development needs; and

WHEREAS, the proposed northerly LLA would relocate the lot line, which currently separates APNs 62-310-009 and 62-310-010, to separate APN 62-310-004, combining APNs 62-310-009 and 62-310-010 into a 2.06-acre parcel (Parcel D, Exhibit A), while splitting APN 62-310-004 into two parcels: a 14.53-acre parcel (Parcel A, Exhibit A) and a 7.21-acre parcel (Parcel B, Exhibit A); and

WHEREAS, the City of Yuba City is required to participate in and approve of said lot line adjustment, as the proposed lot line adjustment would relocate said lot line across City-owned parcel APN 62-310-005; and

WHEREAS, as a condition of participating in the lot line adjustment, the City of Yuba City will require the developer to create a new, separate parcel, separating the park and water storage tank facility through a future Grant Deed process in accordance with the Subdivision Map Act, allowing for the park deed restriction to solely be placed on the proposed park parcel; and

WEHREAS, previously-approved Resolution No. 21-182 contained incorrect APN 62-310-006 instead of correct APN 62-310-009, and the City desires to correct the documentation error by rescinding the previously-approved Resolution, and adopting a new Resolution which makes the same actions, while also referencing the correct APNs.

NOW, THEREFORE, be it resolved by the City Council of Yuba City as follows:

Section 1. The City Council of the City of Yuba City does hereby rescind Resolution No. 21-182 due to inclusion of incorrect Assessor's Parcel Numbers.

Section 1. The City Council of the City of Yuba City does hereby authorize the City Manager to execute Grant Deeds, and all necessary associated documents to facilitate the lot line adjustment and creation of a new legal parcel associated with Assessor's Parcel Numbers 62-310-004, 62-310-005, 62-310-009, and 62-310-010 on behalf of the City, and to make any non-material, technical, and clerical edits and corrections to said documents subject to approval as to form by the City Attorney.

Section 2. This Resolution shall take effect immediately.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 18<sup>th</sup> day of January, 2022.

AYES:

NOES:

ABSENT:

ATTEST:

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Dave Shaw, Mayor

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Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM  
COUNSEL FOR YUBA CITY:

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Shannon Chaffin, City Attorney  
Aleshire & Wynder, LLP

Attachment(s):

- A. Exhibit A – Grant Deeds and Descriptions: Developer-Owned Parcels
- B. Exhibit B – Grant Deed and Description: City-Owned Parcel

# EXHIBIT A

**RECORDING REQUESTED BY:**

First American Title Company

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

Harter Packing Company  
P.O. Box 1789  
Yuba City, CA 95992

Space Above This Line for Recorder's Use Only

A.P.N.: 62-310-004, 62-310-009 &  
62-310-010

File No.: 0192-6708370 (BS)

**GRANT DEED**

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$0, to effectuate a Lot Line Adjustment; CITY TRANSFER TAX \$;  
SURVEY MONUMENT FEE \$

- 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 **Yuba**, and
- Exempt from transfer tax; Reason: R&T Code 11911, Consideration Less than \$100.00

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

HARTER PACKING COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

hereby GRANT(s) to HARTER PACKING COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
the following described property in the City of **Yuba**, County of **Sutter**, State of **California**:

The real property, whose boundary line adjustment is approved by the City of Yuba City through **Lot Line Adjustment No. 21-10** in the City of Yuba City, County of Sutter, State of California more particularly described as follows:

**SEE EXHIBITS A-A, A-B, A-D & B ATTACHED HERETO**

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

A.P.N.: 62-310-004, 62-310-009 &  
62-310-010

File No.: 0192-6708370 (BS)

HARTER PACKING COMPANY, LLC, A CALIFORNIA  
LIMITED LIABILITY COMPANY

LOMO COLD STORAGE, A CALIFORNIA LIMITED LIABILITY  
COMPANY,  
AS MEMBER

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Name: Justin Micheli, II  
Its: Manager

RICHLAND RANCHES, LTD. OF CALIFORNIA, A  
CALIFORNIA CORPORATION, AS MEMBER

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Name: Karmdeep S. Bains  
Its: President

SUTTER LAND PROPERTIES, LLC, A CALIFORNIA LIMITED  
LIABILITY COMPANY, AS MEMBER

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Name: Surjit S. Tut  
Its: Manager



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**  
**PARCEL A**  
**LOT LINE ADJUSTMENT 21 - 10**

All that certain real property situate in City of Yuba City, County of Sutter, State of California, being a portion of Section 17, Township 15 North, Range 3 East, M.D.B. & M., also being a portion of Parcel A as described the grant deed for Lot Line Adjustment 06-03 recorded March 15, 2006 in Document Number 2006-0006390, Official Records of the County of Sutter, lying southerly of the southerly boundary line of Butte House Road and westerly of the westerly boundary line of Harter Road (Parkway) as said roads are described in the deed to the City of Yuba City recorded September 30, 2005 in Document No. 2005-0029548, Official Records of the County of Sutter, described as follows:

**Beginning** at the intersection of the northerly prolongation of the east line of the La Paloma Tract Units 1 And 2, filed in Book 9 of surveys, pages 43 and 51, Sutter County Records with the southerly line of Butte House Road as described in said Document No. 2005-0029548; thence South  $0^{\circ}03'54''$  East, along said east line of the La Paloma tract, units 1 and 2, a distance of 1102.54 feet to the northwest corner of that Yuba City Parcel described in the deed to the City of Yuba City and recorded as Sutter County Document No. 2005-0029549; thence along the northerly boundary of said Yuba City Parcel, East, 190.01 feet; thence North  $77^{\circ}49'50''$  East, 10.96 feet; thence southerly, along a non-tangent curve concave to the west, having a radius of 481.00 feet, a central angle of  $12^{\circ}09'19''$ , with a chord that bears South  $6^{\circ}04'40''$  East, 101.85 feet, an arc distance of 102.04 feet; thence South, 47.66 feet to a tangent curve; thence along the arc of said tangent curve, concave to the west, having a radius of 30.00 feet, through a central angle of  $25^{\circ}50'31''$ , an arc distance of 13.53 feet to a point of reverse curve; thence along the arc of said reverse curve to the left having a radius of 50.00 feet, through a central angle of  $141^{\circ}44'56''$ , an arc distance of 123.70 feet to a point of reverse curve; thence along the arc of said reverse curve to the right having a radius of 30.00 feet, through a central angle of  $25^{\circ}50'31''$ , an arc distance of 13.53 feet; thence North  $89^{\circ}56'06''$  East, 58.90 feet; thence South  $88^{\circ}32'18''$  East, 52.27 feet; thence South  $87^{\circ}00'42''$  East, 201.86 feet; thence South  $42^{\circ}52'30''$  East, 28.73 feet to the west line of Harter Road (Parkway) as described in said Document No. 2005-0029548; thence leaving said northerly boundary of said Yuba City parcel, northerly along the westerly boundary of Harter Road (Parkway) and the arc of a non-tangent curve concave to the east, having a radius of 908.00 feet, a central angle of  $15^{\circ}37'48''$ , the chord bears North  $08^{\circ}24'10''$  East, 246.93 feet, an arc distance of 247.70 feet; thence leaving said westerly boundary, North  $00^{\circ}20'501''$  West, 55.44 feet; thence South  $89^{\circ}56'06''$  West, 140.18 feet; thence North  $00^{\circ}03'34''$  West, 82.78 feet to the beginning of a tangent curve; thence along the arc of said tangent curve, concave easterly having a radius of 981.00 feet, through a central

angle of  $04^{\circ}03'08''$ , an arc distance of 69.38 feet to a point of reverse curve; thence along the arc of said reverse curve, having a radius of 1019.00 feet through a central angle of  $2^{\circ}41'36''$  a distance of 47.90 feet to a point of compound curve; thence along the arc of said compound curve, having a radius of 30.00 feet through a central angle of  $88^{\circ}38'28''$  a distance of 46.41 feet; thence North  $89^{\circ}56'06''$  East, 9.00 feet; thence North  $00^{\circ}03'54''$  West, 38.00 feet; thence South  $89^{\circ}56'06''$  West, 9.00 feet to a tangent curve; thence along the arc of said tangent curve, concave northeasterly having a radius of 30.00 feet, through a central angle of  $88^{\circ}38'28''$ , an arc distance of 46.41 feet to a point of reverse curve; thence along the arc of said reverse curve, having a radius of 1019.00 feet through a central angle of  $04^{\circ}22'23''$  and a distance of 77.77 feet to a point of reverse curve; thence along the arc of said reverse curve, having a radius of 981.00 feet through a central angle of  $04^{\circ}50'42''$  a distance of 82.95 feet to a point of reverse curve; thence along the arc of said reverse curve, having a radius of 20.00 feet through a central angle of  $90^{\circ}53'13''$  a distance of 31.73 feet; thence North  $89^{\circ}56'06''$  East, 9.88 feet; thence North  $00^{\circ}03'54''$  West, 38.00 feet; thence South  $89^{\circ}56'06''$  West, 10.00 feet to a tangent curve; thence along the arc of said tangent curve, concave northeasterly having a radius of 20.00 feet, through a central angle of  $90^{\circ}00'00''$ , an arc distance of 31.42 feet; thence North  $00^{\circ}03'54''$  West, 46.04 feet to the beginning of a tangent curve; thence along the arc of said tangent curve, concave easterly having a radius of 981.00 feet, through a central angle of  $12^{\circ}41'02''$ , an arc distance of 217.17 feet; thence North  $62^{\circ}08'50''$  East, 90.18 feet to said southerly line of Butte House Road; thence westerly along said southerly line, North  $70^{\circ}17'09''$  East, 653.55 feet to the point of beginning. Containing 14.53 acres more or less.

See Exhibit B attached hereto and made a part of this description.

The Basis of Bearings for this description is the same as shown on Record of Survey for Sierra Central Credit Union filed in Book 18 of Records of Survey at Page 239, Sutter County Records.

**END OF DESCRIPTION**



**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**PARCEL B**  
**LOT LINE ADJUSTMENT 21 - 10**

All that certain real property situate in City of Yuba City, County of Sutter, State of California, being a portion of Section 17, Township 15 North, Range 3 East, M.D.B. & M., also being a portion of Parcel A as described the grant deed for Lot Line Adjustment 06-03 recorded March 15, 2006 in Document Number 2006-0006390, Official Records of the County of Sutter, lying southerly of the southerly boundary line of Butte House Road and westerly of the westerly boundary line of Harter Road (Parkway) as said roads are described in deed to the City of Yuba City recorded September 30, 2005 in Document No. 2005-0029548, Official Records of the County of Sutter, described as follows:

**Commencing** at the intersection of the northerly prolongation of the east line of the La Paloma Tract Units 1 And 2, filed in Book 9 of surveys, pages 43 and 51, Sutter County Records with the southerly line of Butte House Road as described in said Document No. 2005-0029548; thence easterly along said southerly line of Butte House Road, South 70°17'09" East, 653.55 feet to the **Point of Beginning** of herein described parcel; thence continuing along said south Line, South 70°17'09" East, 590.91 feet to the westerly boundary line of Harter Road (Parkway) per said Document No. 2005-0029548 and the beginning of a non-tangent curve; thence southerly along said westerly boundary line and the arc of said non-tangent curve concave northwesterly, having a radius of 742.00 feet, a central angle of 21°31'04", the chord bears South 40°33'30" West, 302.43 feet, an arc distance of 304.56 feet to a point of reverse curve; thence along the arc of said reverse curve to the left having a radius of 908.00 feet, through a central angle of 36°05'59", an arc distance of 572.09 feet; thence leaving said westerly boundary, North 00°25'01" West, 55.44 feet; thence South 89°56'06" West, 140.18 feet; thence North 00°03'54" West, 82.78 feet to the beginning of a tangent curve; thence along the arc of said tangent curve, concave easterly having a radius of 981.00 feet, through a central angle of 04°03'08", an arc distance of 69.38 feet to a point of reverse curve; thence along the arc of said reverse curve, having a radius of 1019.00 feet through a central angle of 2°41'36" a distance of 47.90 feet to a point of compound curve; thence along the arc of said compound curve, having a radius of 30.00 feet through a central angle of 88°38'28" a distance of 46.41 feet; thence North 89°56'06" East, 9.00 feet; thence North 00°03'54" West, 38.00 feet; thence South 89°56'06" West, 9.00 feet to a tangent curve; thence along the arc of said tangent curve, concave northeasterly having a radius of 30.00 feet, through a central angle of 88°38'28", an arc distance of 46.41 feet to a point of reverse curve; thence along the arc of said reverse curve, having a radius of 1019.00 feet through a central angle of 04°22'23" and a distance of 77.77 feet to a point of reverse curve; thence along the arc of said reverse curve, having a radius of

981.00 feet through a central angle of  $04^{\circ}50'52''$  a distance of 82.93 feet to a point of reverse curve; thence along the arc of said reverse curve, having a radius of 20.00 feet through a central angle of  $90^{\circ}53'13''$  a distance of 31.73 feet; thence North  $89^{\circ}56'06''$  East, 9.88 feet; thence North  $00^{\circ}03'54''$  West, 38.00 feet; thence South  $89^{\circ}56'06''$  West, 10.00 feet to a tangent curve; thence along the arc of said tangent curve, concave northeasterly having a radius of 20.00 feet, through a central angle of  $90^{\circ}00'00''$ , an arc distance of 31.42 feet; thence North  $00^{\circ}03'54''$  West, 46.04 feet to the beginning of a tangent curve; thence along the arc of said tangent curve, concave easterly having a radius of 981.00 feet, through a central angle of  $12^{\circ}41'02''$ , an arc distance of 217.17 feet; thence North  $62^{\circ}08'50''$  East, 90.18 feet to said southerly line of Butte House Road and the point of beginning. Containing 7.20 acres more or less.

See Exhibit B attached hereto and made a part of this description.

The Basis of Bearings for this description is the same as shown on Record of Survey for Sierra Central Credit Union filed in Book 18 of Records of Survey at Page 239, Sutter County Records.





**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**PARCEL D**  
**LOT LINE ADJUSTMENT 21 - 10**

All that certain real property situate in City of Yuba City, County of Sutter, State of California, being a portion of Section 17, Township 15 North, Range 3 East, M.D.B. & M., lying southerly of the Parcel described in the deed to the City of Yuba City recorded September 30, 2005 as Document Number 2005-0029459, Official Records of the County of Sutter, lying northerly of the northerly boundary line of Jefferson Avenue as described in deed to the City of Yuba City recorded September 30, 2005 in Document No. 2005-0029547, and westerly of the westerly boundary line of Harter Road (Parkway) as described in deed to the City of Yuba City recorded September 30, 2005 in Documents No. 2005-0029547 and 2005-0029548, Official Records of the County of Sutter, described as follows:

**Commencing** at the southeasterly corner of "La Paloma Tract No. 2" filed in the office of the Sutter County Recorder in Book 9 of Surveys at page 51; thence South  $00^{\circ}03'54''$  East a distance of 11.00 feet to the northerly line of Jefferson Avenue described in deed to the City of Yuba City as recorded in Sutter County Document No. 2005-0029547; thence along said northerly line, South  $65^{\circ}14'52''$  East a distance of 35.43 feet to a tangent curve; thence along the arc of said tangent curve, concave southwesterly, having a radius of 440.00 feet, through a central angle of  $42^{\circ}57'06''$ , an arc distance of 329.85 feet to a point of reverse curve; thence along the arc of said reverse curve, concave northeasterly, having a radius of 360.00 feet, through a central angle of  $01^{\circ}11'00''$ , an arc distance of 7.44 feet to the **Point of Beginning** of herein described parcel; thence leaving said northerly line, along the southerly line of said Yuba City Parcel described Document No. 2005-0029549, along the arc of a non-tangent curve, concave to the southeast, having a radius of 890.00 feet, a central angle of  $25^{\circ}16'11''$ , the chord bears North  $69^{\circ}34'27''$  East, 389.35 feet, an arc distance of 392.53 feet to the west line of Harter Road as described in said Document No. 2005-0029548; thence southerly along said west line, South  $00^{\circ}25'01''$  East 256.87 feet; thence North  $65^{\circ}14'52''$  West a distance of 0.11 feet to the west line of Harter Road (Parkway) as described in said Document No. 2005-0029547; thence southerly along said west line, South  $00^{\circ}25'01''$  East 75.35 feet; thence South  $44^{\circ}34'48''$  West 28.30 feet to the to the northerly line of Jefferson Avenue described in Document No. 2005-0029547; thence along said northerly line, South  $89^{\circ}34'44''$  West a distance of 11.59 feet to a tangent curve; thence along the arc of said tangent curve, concave northeasterly, having a radius of 360.00 feet, through a central angle of  $67^{\circ}24'06''$ , an arc distance of 423.50 feet to the point of beginning. Containing 2.06 acres more or less.

See Exhibit B attached hereto and made a part of this description.

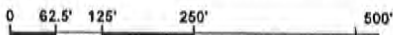
The Basis of Bearings for this description is the same as shown on Record of Survey for Sierra Central Credit Union filed in Book 18 of Records of Survey at Page 239, Sutter County Records.

**END OF DESCRIPTION**



**BASIS OF BEARINGS**

BEARINGS SHOWN HEREON ARE BASED ON THAT RECORD OF SURVEY FILED IN BOOK 18 OF RECORD OF SURVEYS AT PAGE 239, SUTTER COUNTY RECORDS.



**Line Table**

Line #	Length	Direction	
L1	10.96	N77° 49' 50"E	(R2,R4)
L2	47.66	S00° 00' 00"E	(R2,R4)
L3	58.90	N89° 56' 06"E	(R2,R4)
L4	52.27	S88° 32' 18"E	(R2,R4)
L5	28.73	S42° 52' 30"E	
L6	55.44	N00° 25' 01"W	
L7	82.78	N00° 03' 54"W	
L8	9.00	N89° 56' 06"E	
L9	38.00	N00° 03' 54"W	
L10	9.00	S89° 56' 06"W	
L11	9.88	N89° 56' 06"E	
L12	38.00	N00° 03' 54"W	
L13	10.00	S89° 56' 06"W	
L14	46.04	N00° 03' 54"W	
L15	90.18	N62° 08' 50"E	

**Curve Table**

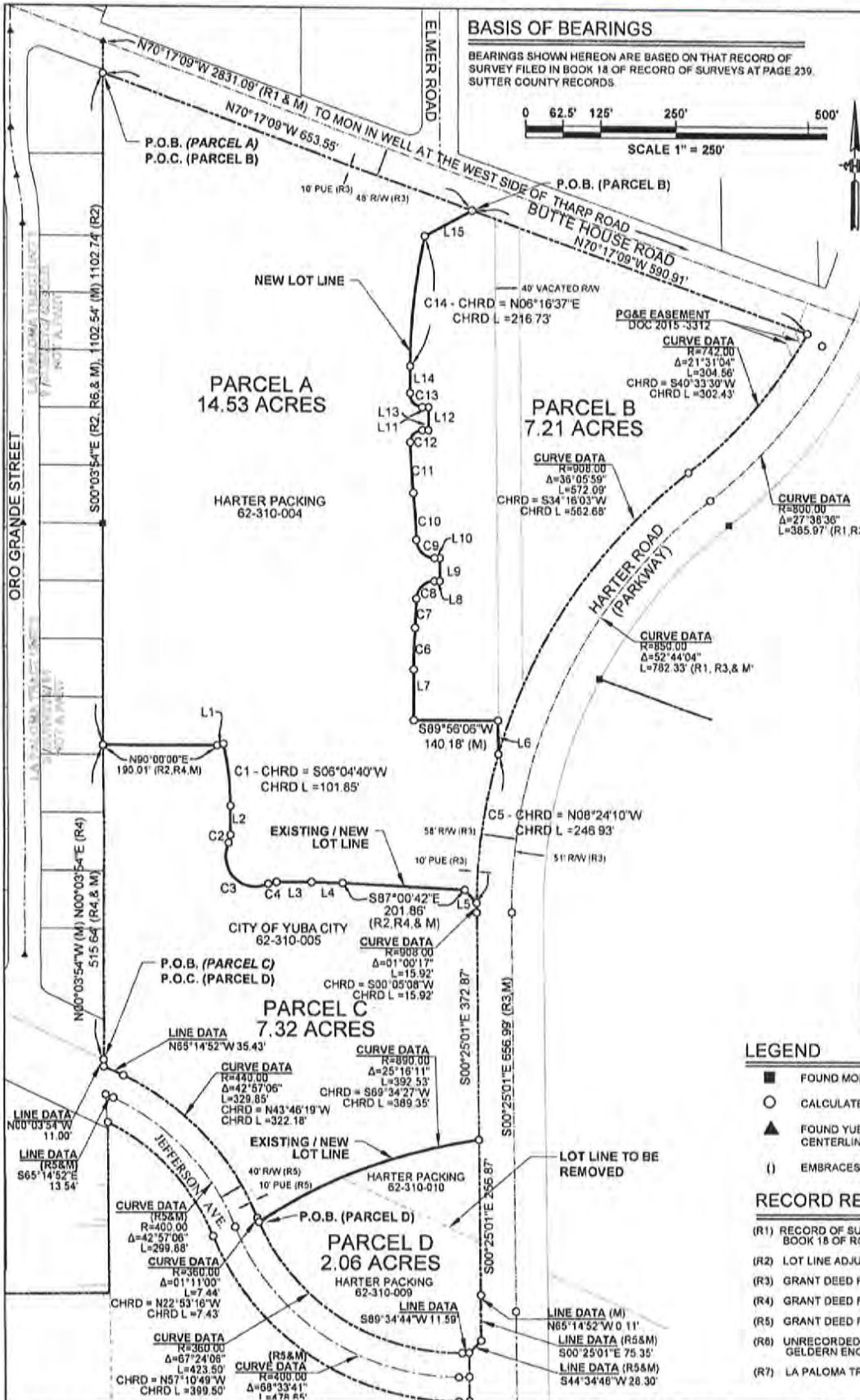
Curve #	Length	Radius	Delta	
C1	102.04	481.00	12°09'19"	(R4)R4
C2	13.53	30.00	25°50'31"	(R2,R4)
C3	123.70	50.00	141°44'58"	(R2,R4)
C4	13.53	30.00	25°50'31"	(R2,R4)
C5	247.70	908.00	15°37'48"	
C6	69.38	981.00	4°03'08"	
C7	47.90	1019.00	2°41'36"	
C8	46.41	30.00	88°38'28"	
C9	46.41	30.00	88°38'28"	
C10	77.77	1019.00	4°22'23"	
C11	82.95	981.00	4°50'42"	
C12	31.73	20.00	90°53'13"	
C13	31.42	20.00	90°00'00"	
C14	217.17	981.00	12°41'02"	

**LEGEND**

- FOUND MONUMENT AS SHOWN
- CALCULATED POINT ONLY
- ▲ FOUND YUBA CITY CONTROL MONUMENT OR STANDARD CENTERLINE MONUMENT
- ( ) EMBRACES RECORD DATA

**RECORD REFERENCES**

- (R1) RECORD OF SURVEY FOR SIERRA CENTRAL CREDIT UNION - BOOK 18 OF ROS PAGES 239 (2016)
- (R2) LOT LINE ADJUSTMENT 08-03 - DOCUMENT NO. 2006-0006390
- (R3) GRANT DEED FOR RIGHT OF WAY - DOCUMENT NO. 2005-0029548
- (R4) GRANT DEED FOR TANK / PARK PARCEL - DOCUMENT NO. 2005-0029549
- (R5) GRANT DEED FOR RIGHT OF WAY - DOCUMENT NO. 2005-0029547
- (R6) UNRECORDED ALTA SURVEY FOR HARTER PACKING COMPANY BY VON GELDERN ENGINEERING (1995)
- (R7) LA PALOMA TRACT UNIT 1 - BOOK 9 SURVEYS PAGE 43



DATE: 10/29/21  
 JOB NO: 21-185  
 DRAWN: JSM  
 21185mast  
 CHECKED: RKH



TITLE: **EXHIBIT "B"**  
**HARTER PACKING COMPANY, LLC / CITY OF YUBA CITY**  
**LOT LINE ADJUSTMENT 21-10**  
 BEING A PORTION OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 3 EAST,  
 M.D.M., SUTTER COUNTY, CALIFORNIA  
 PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901



# EXHIBIT B



**RECORDING REQUESTED BY:**  
First American Title Company

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

City of Yuba City Public Works  
1201 Civic Center Blvd.  
City, CA 95993

Space Above This Line for Recorder's Use Only

A.P.N.: 62-310-005

File No.: 0192-6708370 (BS)

## GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$0, to effectuate a Lot Line Adjustment; CITY TRANSFER TAX \$;  
SURVEY MONUMENT FEE \$

- 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 **Yuba**, and
- Exempt from transfer tax; Reason: R&T Code 11911, Consideration Less than \$100.00

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CITY OF YUBA CITY, A MUNICIPAL CORPORATION

hereby GRANT(s) to CITY OF YUBA CITY, A MUNICIPAL CORPORATION

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

The real property, whose boundary line adjustment is approved by the City of Yuba City through **Lot Line Adjustment No. 21-10** in the City of Yuba City, County of Sutter, State of California more particularly described as follows:

**SEE EXHIBITS A-C & B ATTACHED HERETO**

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

Grant Deed - continued

Date: **12/22/2021**

A.P.N.: 62-310-005

File No.: 0192-6708370 (BS)

Dated: \_\_\_\_\_

CITY OF YUBA CITY, A MUNICIPAL CORPORATION

By: \_\_\_\_\_

Name: Diana Langley

Its: City Manager

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**  
**PARCEL C**  
**LOT LINE ADJUSTMENT 21 - 10**

All that certain real property situate in City of Yuba City, County of Sutter, State of California, being a portion of Section 17, Township 15 North, Range 3 East, M.D.B. & M., also being the Parcel described in the deed to the City of Yuba City recorded September 30, 2005 as Document Number 2005-0029459, Official Records of the County of Sutter, lying northerly of the northerly boundary line of Jefferson Avenue Road as described in deed to the City of Yuba City recorded September 30, 2005 in Document No. 2005-0029547, Official Records of the County of Sutter, and westerly of the westerly boundary line of Harter Road (Parkway) as described in deed to the City of Yuba City recorded September 30, 2005 in Document No. 2005-0029548, Official Records of the County of Sutter, described as follows:

**Beginning** at the southeasterly corner of "La Paloma Tract No. 2" filed in the office of the Sutter County Recorder in Book 9 of Surveys at page 51; thence North  $00^{\circ}03'54''$  West along the easterly line thereof a distance of 515.64 feet; thence East, 190.01 feet; thence North  $77^{\circ}49'50''$  East, 10.96 feet; thence southerly, along a non-tangent curve concave to the west, having a radius of 481.00 feet, a central angle of  $12^{\circ}09'19''$ , the chord bears South  $6^{\circ}04'40''$  East, 101.85 feet, an arc distance of 102.04 feet; thence South, 47.66 feet to a tangent curve; thence along a the arc of said tangent curve, concave to the west, having a radius of 30.00 feet, through a central angle of  $25^{\circ}50'31''$ , an arc distance of 13.53 feet to a point of reverse curve; thence along the arc of said reverse curve to the left having a radius of 50.00 feet, through a central angle of  $141^{\circ}44'56''$ , an arc distance of 123.70 feet to a point of reverse curve; thence along the arc of said reverse curve to the right having a radius of 30.00 feet, through a central angle of  $25^{\circ}50'31''$ , an arc distance of 13.53 feet; thence North  $89^{\circ}56'06''$  East, 58.90 feet; thence South  $88^{\circ}32'18''$  East, 52.27 feet; thence South  $87^{\circ}00'42''$  East, 201.86 feet; thence South  $42^{\circ}52'30''$  East, 28.73 feet to the west line of Harter Road as described in said Document No. 2005-0029548; thence southerly along the westerly boundary of Harter Road (Parkway) and the arc of a non-tangent curve concave to the east, having a radius of 908.00 feet, a central angle of  $01^{\circ}00'17''$ , with a chord that bears South  $00^{\circ}05'08''$  West, 15.92 feet, an arc distance of 15.92 feet to a point of reverse curve; thence South  $00^{\circ}25'01''$  East 372.87 feet to a non-tangent curve; thence leaving said westerly Boundary along the arc of said non-tangent curve, concave to the southeast, having a radius of 890.00 feet, a central angle of  $25^{\circ}16'11''$ , the chord bears South  $69^{\circ}34'27''$  West, 389.35 feet, an arc distance of 392.53 feet to the northerly line of Jefferson Avenue described in deed to the City of Yuba City in Document No. 2005-0029547; thence westerly along said northerly line, along the arc of a non-tangent curve, concave to the northeast, having a radius of 360.00 feet, a central angle of  $01^{\circ}11'00''$ , the chord bears North

22°53'16" West, 7.43 feet, an arc distance of 7.44 feet to a point of reverse curve; thence along the arc of said reverse curve to the left having a radius of 440.00 feet, through a central angle of 42°57'06", an arc distance of 329.85 feet; thence North 65°14'52" West a distance of 35.43 feet; thence leaving the northerly line of said Jefferson Avenue, North 00°03'54" West a distance of 11.00 feet to the point of beginning. Containing 7.32 acres more or less.

See Exhibit B attached hereto and made a part of this description.

The Basis of Bearings for this description is the same as shown on Record of Survey for Sierra Central Credit Union filed in Book 18 of Records of Survey at Page 239, Sutter County Records.

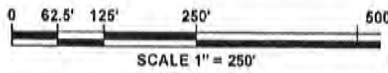
**END OF DESCRIPTION**





**BASIS OF BEARINGS**

BEARINGS SHOWN HEREON ARE BASED ON THAT RECORD OF SURVEY FILED IN BOOK 18 OF RECORD OF SURVEYS AT PAGE 239, SUTTER COUNTY RECORDS



Line Table

Line #	Length	Direction	
L1	10.96	N77° 49' 50"E	(R2,R4)
L2	47.66	S00° 00' 00"E	(R2,R4)
L3	58.90	N89° 56' 06"E	(R2,R4)
L4	52.27	S88° 32' 18"E	(R2,R4)
L5	28.73	S42° 52' 30"E	
L6	55.44	N00° 25' 01"W	
L7	82.78	N00° 03' 54"W	
L8	9.00	N89° 56' 06"E	
L9	38.00	N00° 03' 54"W	
L10	9.00	S89° 56' 06"W	
L11	9.88	N89° 56' 06"E	
L12	38.00	N00° 03' 54"W	
L13	10.00	S89° 56' 06"W	
L14	46.04	N00° 03' 54"W	
L15	90.18	N62° 08' 50"E	

Curve Table

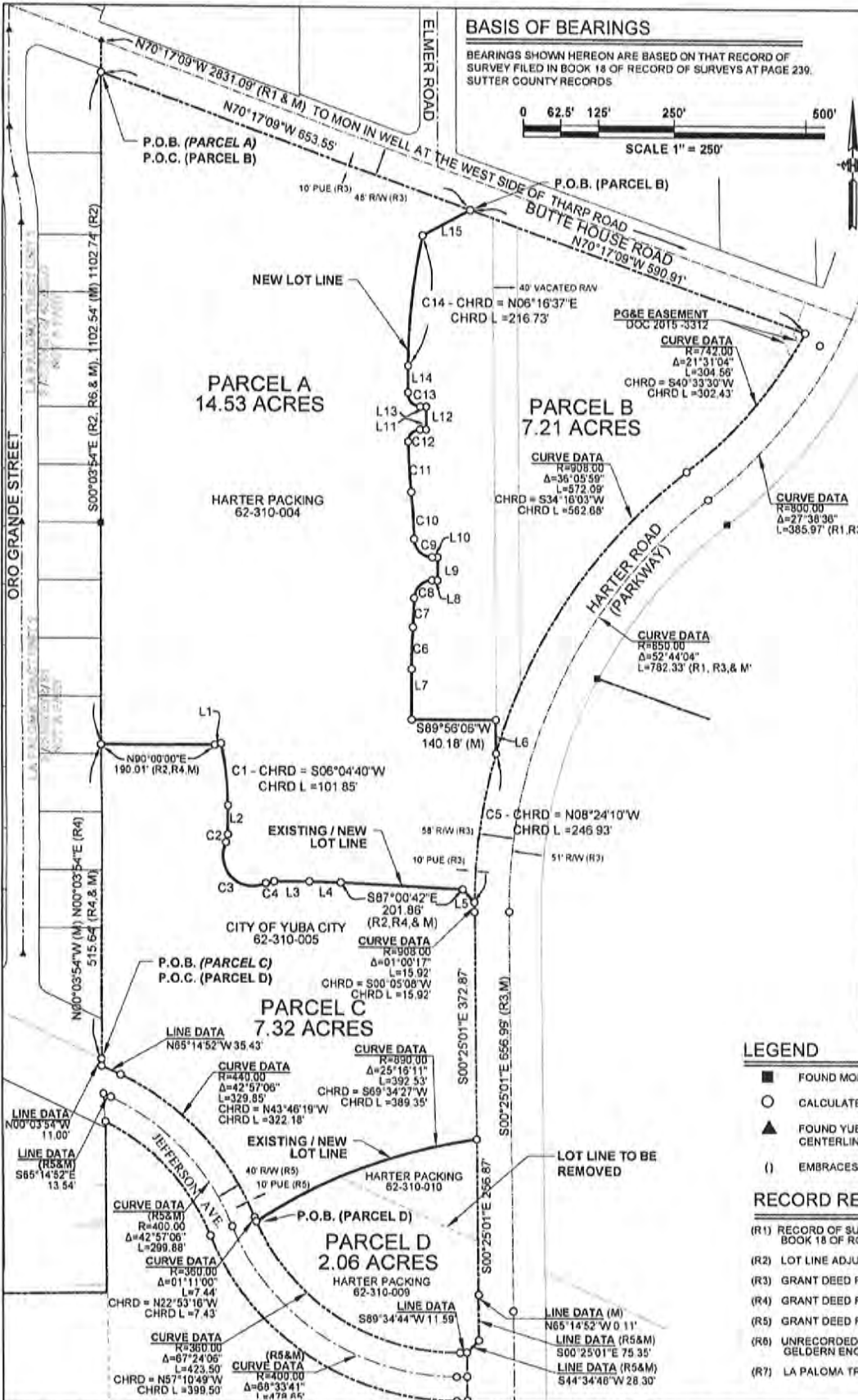
Curve #	Length	Radius	Delta	
C1	102.04	481.00	12°09'19"	(R2,R4)
C2	13.53	30.00	25°50'31"	(R2,R4)
C3	123.70	50.00	141°44'56"	(R2,R4)
C4	13.53	30.00	25°50'31"	(R2,R4)
C5	247.70	908.00	15°37'48"	
C6	69.38	981.00	4°03'08"	
C7	47.90	1019.00	2°41'36"	
C8	46.41	30.00	88°38'28"	
C9	46.41	30.00	88°38'28"	
C10	77.77	1019.00	4°22'23"	
C11	82.95	981.00	4°50'42"	
C12	31.73	20.00	90°53'13"	
C13	31.42	20.00	90°00'00"	
C14	217.17	981.00	12°41'02"	

**LEGEND**

- FOUND MONUMENT AS SHOWN
- CALCULATED POINT ONLY
- ▲ FOUND YUBA CITY CONTROL MONUMENT OR STANDARD CENTERLINE MONUMENT
- ( ) EMBRACES RECORD DATA

**RECORD REFERENCES**

- (R1) RECORD OF SURVEY FOR SIERRA CENTRAL CREDIT UNION - BOOK 18 OF RCS PAGES 239 (2016)
- (R2) LOT LINE ADJUSTMENT 06-03 - DOCUMENT NO. 2006-0006390
- (R3) GRANT DEED FOR RIGHT OF WAY - DOCUMENT NO. 2005-0029548
- (R4) GRANT DEED FOR TANK / PARK PARCEL - DOCUMENT NO. 2005-0029549
- (R5) GRANT DEED FOR RIGHT OF WAY - DOCUMENT NO. 2005-0029547
- (R6) UNRECORDED ALTA SURVEY FOR HARTER PACKING COMPANY BY VON GELDERN ENGINEERING (1995)
- (R7) LA PALOMA TRACT UNIT 1 - BOOK 8 SURVEYS PAGE 43



DATE: 10/29/21  
 JOB NO: 21-185  
 DRAWN: JSM  
 21185mast  
 CHECKED: RKH



TITLE: **EXHIBIT "B"**  
**HARTER PACKING COMPANY, LLC / CITY OF YUBA CITY**  
**LOT LINE ADJUSTMENT 21-10**  
 BEING A PORTION OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 3 EAST,  
 M.D.M., SUTTER COUNTY, CALIFORNIA  
 PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901

