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# NAPA COUNTY LOT LINE ADJUSTMENT - COMPLETE

TENTATIVE MAP NUMBER: 1627 400 SCALE MAP NUMBER: 8D LANDS OF Fitts / Wappo Land

Documents Recorded: October 16, 2009

Document Numbers: 2009-0027600 thru 0027604

Agent: First American Title Company.

Department of Public Works

Date: October 19, 2009

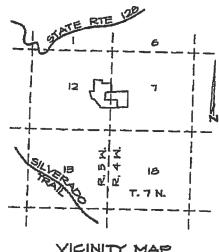
TENTATIVE MAP FOR A LOT LINE ADJUSTMENT OF THE LANDS OF WAPPO LAND COMPANY LLC 030-220-022 AND OF THE LANDS OF EDWARD P. FITTS 032-010-068 NAPA COUNTY, CALIFORNIA JULY 2009

~PREPARED BY~



# MICHAEL W. BROOKS & ASSOCIATES, INC.

Professional Land Surveyors 8525 Washington Street Youniville, CA 84509 (707) 944-5743



VICINITY MAP NO SCALE

OWNERS/APPLICANTS WAPPO LAND COMPANY LLC C/O ROBERT W. LONG 203 YORKTOWN SHOPPING CTR LOMBARD IL 60148

EDWARD P. FITTS 56 HIGHCROFT DR MORGANTOWN PA 19543

EXISTING LAND USE: APN 030-220-022 IS AGRICULTURAL APN 092-010-068 IS RESIDENTIAL

PROPOSED LAND USE: SAME

EXISTING AND PROPOSED WATER SOURCE: WELL

EXISTING AND PROPOSED SEPTIC SYSTEMS: INDIVIDUAL ON-SITE SEPTIC SYSTEMS.

TENTATIVE MAP FOR A LOT LINE ADJUSTMENT OF THE LANDS OF WAPPO LAND COMPANY LLC 030-220-022 AND OF THE LANDS OF EDWARD P. FITTS 032-010-068 NAPA COUNTY, CALIFORNIA JULY 2009 / REVISED IN AUGUST SCALE: 1"=500' ~PREPARED BY~ MICHAEL W. BROOKS & ASSOCIATES, INC. STA Professional Land Surveyors 6525 Washington Street Yountville, CA 84598 (707) 944-8743 ON WAPPO LAND COMPANY LLC 030-220-005 MAPPO LAND COMPANY LLC 030-220-023 9AGE HILL VINEYARDS 032-010-074 (1) 5 74°52'43" W 22.03' EAST (2) Δ=36°17'22", R=135', L=85.50' LONG 030-220-005 (3) N 51°44'39" M 30.00' /EAST 900 42.93 CENTERLINE P.G. E. EASEMENT 2004-0003590 1000 1100 E MAPPO LAND CITY OF NAPA COMPANY LLC 052-010-085 030-220-022 453.00 68.90 ACRES 5 89°18'18" E 1330.41 115.41 356.79 86°18'03" E 12 SF TOOL SHED 815 SF DETACHED GARAGE N 15°27'18" W AS SHED 30.00 EDWARD P. FITTS ZIS' TO R AENDER OSZ-OIO-OI 032-010-068 40.0 ACRES FIELD **14**5' WAPPO LAND COMPANY LLC 030-220-026 N BARBBIG" W 1022.60 0 50' RW TO SILVER B23.78 496.67 B44.12' N 86°15'26" E N 89°06'02" W MAPPO LAND COMPANY LLC APNOS-BERBERIAN MINE PARTNERSHIP 030-220-025 032-010-011 NOTE: BEARINGS AND DISTANCES LEGEND SHOWN ALONG EXISTING WAPPO LAND COMPANY LLC BOUNDARY LINES ARE OF RECORD DATA. 030-220-026 6957 SQ. FT. HOUSE OUTBUILDING SEPTIC FIELD WELL EXISTING PARCELS 3922RI4\_LLA.DWG SHEET 2 OF 3

TENTATIVE MAP FOR A LOT LINE ADJUSTMENT OF THE LANDS OF WAPPO LAND COMPANY LLC 030-220-022 AND OF THE LANDS OF EDWARD P. FITTS 032-010-068 NAPA COUNTY, CALIFORNIA JULY 2009 / REVISED IN AUGUST SCALE: 1"=500" ~PREPARED BY~ MICHAEL W. BROOKS & ASSOCIATES, INC. RIESTATE PARE Professional Land Surveyors 8525 Woshington Street Yountville, CA 94598 (707) 944-8743 WAPPO LAND WAPPO LAND COMPANY LLC 030-220-023 COMPANY ILC 050-220-005 EAST (1) 5 74°52'43" W 22.05' SAGE HILL VINEYARDS 032-010-079 663.71 LONG ② Δ=36°17'22", R=135', L=85.50' 030-220-005 3 N 51°44'39" W 30.00' /EAST (4) N 3°43'6" W 24150' 142.93 ⑤ Δ=37°47'45", R=225', L=148.41' @N 34°04'19" E 216.16' ⑦ Δ=13°45'25", R=360', L=86.44' WAPPO LAND COMPANY LLC O32-010-085 66.64 ACRES 455.00 5 89°18'18" E 1330.41 356.79 1795.51 N 86°18'03" E N 15°27'18" W 30.00 EDWARD P. FITTS SEE NOTE? 42.26 ACRES BELOW WAPPO LAND COMPANY LLC 030-220-026 M "PI'EE"PB N 1022.60 PROPOSED E DOES NOT TOUCH 5.3! 823.78 849.12º 496.67 N 89°06'02" W N 86°15'26" Mappo Land Company Llc 030-220-025 APNOS-BERBERIAN WINE PARTNERSHIP 032-010-011 WAPPO LAND COMPANY ILC 030-220-026 EGEND 6957 SQ. FT. HOUSE OUTBUILDING SEPTIC FIELD WELL PROPOSED PARCEL 3922RI4\_LLA.DWG SHEET 3 OF 3

# FIRST AMERICAN TITLE COMPANY OF NAPA

Order No. 00097469-LT-4 am-09/17/09

WHEN RECORDED MAIL TO

Name Street **EDWARD P FITTS 56 HIGHCROFT DRIVE** 

City, State, MORGANTOWN PA 19543-8848

2009-0027603

Recorded Official Records County of JOHN TUTEUR

REC FEE TAX

-Recorder-Cou

08:46AM 16-Oct-2009 | Page 1 of 2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# CORPORATION GRANT DEED

APN(S) 032-010-068 & PTN 030-220-022

ADJUSTED PARCEL TWO THE UNDERSIGNED GRANTOR(s) DECLARE(s) Documentary Transfer Tax is \$253.55

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

FIRST AMERICAN TITLE COMPANY OF NAPA, a corporation organized and existing under the laws of the State of California, does hereby GRANT to

# EDWARD P. FITTS, an unmarried man

the following real property in the County of Napa, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AND DESIGNATED AS EXHIBIT "A"

The purpose of this conveyance and the conveyances recorded concurrently herewith is to create a Lot Line Adjustment pursuant to the California Government Code Section 66412(d) and the Napa County Ordinances.

Dated: September 22, 2009

FIRST AMERICAN TITLE COMPANY OF NAPA,

a California corporation

FRATTINI, Vice President

STATE OF CALIFORNIA

) ss. COUNTY OF NAI

before me,

, Notary

)

Public, personally appeared LARRY S. FRATTINI 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 executed 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 PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and

WITNESS my hand and official seal

Signature

FOR NOTARY SEAL OR STAMP

ANNA CLIFTON COMM. #1635380 OTARY PUBLIC - CALIFORNIA NAPA COUNTY COMM. EXPIRES FEB. 1, 2010

# END OF DOCUMENT

Order No. 00097469-LT - 4

#### **EXHIBIT "A"**

### PARCEL ONE:

Beginning at an iron pipe tagged LS 4510 at the Southeast corner of Parcel 2 as shown in Book 22 of Parcel Maps at pages 32 through 43, Map Number 4989, recorded on November 19, 1997 in the office of the Napa County Recorder; thence along the lines of said Parcel 2 North 1°37'38" West 625.84 feet and North 89°33'19" West 1022.60 feet; thence leaving the lines of said Parcel 2 and continuing North 89°33'19" West 167.08 feet to an iron pipe tagged LS4510; thence North 3°43'16" west 241.50 feet to an iron pipe tagged LS 4510; thence along the arc of a tangent curve to the right having a radius of 225 feet through a central angle of 37°47'35" an arc distance of 148.41 feet to an iron pipe tagged LS 4510; thence North 34°04'19" East 216.16 feet to an iron pipe tagged LS 4510; thence along the arc of a curve to the right having a radius of 360 feet through a central angle of 13°45'24" an arc distance of 86.44 feet to an iron pipe tagged LS 4510 on the westerly prolongation of the line delineated as 'N86°18'03" E 453.00' on said Parcel Map; thence along said westerly prolongation North 86°18'03" East 22.10 feet to an iron pipe tagged LS 4510, said iron pipe marking the Northwest corner of the lands of Edward P. Fitts as described in Document Series Number 2005-0046126, recorded on November 8, 2005 in said Recorder's office; thence continuing North 86°18'03" East 453.00 feet to a brass pin marking the West quarter corner of Section 7, Township 7 North, Range 4 West, Mount Diablo Meridian; thence along the East-West center of section line of said Section 7 and continuing North 86°18'03" East 1320.41 feet to an iron pipe tagged LS 4510; thence leaving said center of section line South 1°37'38" East 1323.24 feet to an iron pipe tagged LS 4510 on the northerly line of Parcel 4 of said Parcel Map; thence along said northerly line South 86°15'25" West 823.78 feet to the point of beginning.

Containing 42.26 acres.

#### PARCEL TWO:

An exclusive easement, 60 feet in width, for vehicular and pedestrian ingress and egress and general roadway uses, including related drainage, landscaping, gates and gateposts, granted as Parcel One in the deeds recorded May 13, 1994 as Series Number 1994-0016173 and 1994-0016174 of Official Records of Napa County.

# PARCEL THREE:

An exclusive easement, 60 feet in width, for ingress, egress and roadway purposes granted as Parcel Two in the deed recorded May 13, 1994 as Series Number 1994 0016173 of Official Records of Napa County.

# PARCEL FOUR:

A non-exclusive easement for vehicular and pedestrian ingress and egress and for general roadway uses, granted as Parcel Two in the deed recorded May 13, 1994 as Series Number 1994-0016174 of Official Records of Napa County.

# PARCEL FIVE:

A non-exclusive Easement, for utilities services, as granted in the deed recorded October 4, 1993 as Series Number 1993 031995 of Official Records of Napa County.

# PARCEL SIX:

That certain 25 foot Right of Way leading Northwesterly to the State Highway, as the same is granted in the Agreement recorded April 5, 1950 in Book 331 at page 226 of Official Records of Napa County. Said easement appurtenant to Parcel One.

The consolidation of underlying lots, parcels or portions thereof, as set forth in the above description, constitutes an expressed written statement of the grantor, merging said underlying lots, parcels or portions thereof pursuant to Section 1093 of the California Civil Code.