

Parcel Map Guarantee

Chapin-Axtell
PLN080039

Board of Supervisors
July 12, 2011



Chicago Title Insurance Company

GUARANTEE NO.: CACTI7727-7727-4526-052109705Z-CTIC-2011-G14

SUBDIVISION GUARANTEE

Chicago Title Insurance Company

a corporation, herein called the Company

GUARANTEES

Fee: \$250.00
Subdivision: Axtell Street

The County of Monterey and any City within which said subdivision is located in a sum not exceeding \$1,000.00

That, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary shown on the map of the above referenced subdivision, the only parties having any record title interest in said land whose signatures are necessary, under the requirements of the Subdivision Map Act, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map are:

Donald D. Chapin, Jr. and Barbara A. Chapin, also known as Barbara Chapin

Donald D. Chapin, Jr. and Barbara A. Chapin, as Co-Trustees of the Chapin Living Trust dated April 27, 1999

The map hereinbefore referred to is a subdivision of:

See Exhibit "A" attached hereto and made a part hereof.

Dated: July 7, 2011, 11:28 A.M.


Countersigned



Chicago Title Insurance Company

BY  President

ATTEST  Secretary

Exhibit "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF MONTEREY, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

Lot 3, in Block XXXII, as shown on the map entitled, "Map of the Town of Castroville, Monterey County, the property of Juan B. Castro, et al, June 1887", etc. filed September 2, 1887 in Volume 1, "Cities and Towns", at Page 55, Monterey County Records.

PARCEL I(A):

The Southeasterly one-half of Speegle Street (now abandoned) lying contiguous to Lot 3, Block XXXII as apportioned to said Lot 3 pursuant to that Order of Abandonment recorded October 24, 1956 in Volume 1745, Page 527, Official Records.

PARCEL II:

That portion of Lot 6, in Block XXXII, as said Lot and Block are shown and designated on that certain Map entitled, "Map of the Town of Castroville", filed September 2, 1887 in Volume 1 of Cities and Towns at Page 55, Records of Monterey County, California, described as follows:

Beginning in the Southeasterly line of said Lot 6 at the most Easterly corner of that certain parcel of land described in the Deed to Luz Arroyo, recorded September 14, 1954 in Volume 1552 of Official Records at Page 126, Records of said County; thence from said point of beginning along said Southeasterly lot line:

- (1) N. 42° 54' E., 50 feet; thence leave said lot line and running
- (2) N. 47° 03-1/2' W., 100 feet, more or less, to a point in the Northwesterly boundary of said Lot 6; thence along las mentioned boundary
- (3) S. 42° 54' W., 50 feet to the most Northerly corner of said parcel of land: thence leave last mentioned boundary and running along the Northeasterly boundary of said parcel of land
- (4) S. 47° 03-1/2' E., 100 feet, more or less, to the point of beginning.

PARCEL III:

Lots 4 and 5, in Block XXXII, as shown on the map entitled, "Map of the Town of Castroville, Monterey County, the property of Juan B. Castro, et al, June 1887", etc. filed September 2, 1887 in Volume 1, "Cities and Towns", at Page 55, Monterey County Records.

Together with that portion of the Southwesterly one-half of Davis Street, title to which would pass by a conveyance describing said lot.

PARCEL III(A):

The Southeasterly one-half of Speegle Street (now abandoned) lying contiguous to Lot 4, Block XXXII as apportioned to said Lot 4 pursuant to that Order of Abandonment recorded October 24, 1956 in Volume 1745, Page 527, Official Records.

PARCEL IV:

That certain 3.024 acre parcel of land shown and so designated of that certain "Record of Survey" map filed for record January 30, 1958 in Volume X-1 of Surveys at page 159, records of Monterey County.

Excepting therefrom all that property described in Grant Deed executed by Frank Aberin, a single man, to Pedro Muna, et ux, recorded January 26, 1970 in Reel 637 of Official Records of Monterey County, California, at page 127.

More particularly described as follows:

Beginning at the northwesterly terminus of Course (1) of "Parcel 1" as said parcel is described and so designated in "Exhibit A" of that certain "Restatement of Legal Description" recorded November 24, 2009, Instrument No. 2009075662, Official Records, Monterey County and running,

- 1) S. 42° 54' 00" W., 25.00 feet; thence running along the northeasterly right-of-way of Davis Street
- 2) N. 47° 03' 30" W., 183.08 feet to the southeasterly corner of Tract No. 1264, Chapin Affordable Housing Project, as said subdivision is shown and recorded in Volume 19 of Cities and Towns at Page 18, records of Monterey County, California thence leaving said northeasterly right-of-way of Davis Street and running along said southeasterly boundary of said subdivision
- 3) N 42° 54' 00" E., 364.27 feet; thence leaving said southeasterly boundary of said subdivision
- 4) S. 47° 03' 30" E., 183.08 feet to the northeasterly boundary of "Parcel 1" as said parcel is described and so designated in "Exhibit A" of that certain "Restatement of Legal Description" recorded November 24, 2009, Instrument No. 2009075662, Official Records, Monterey County; thence running along the common boundary between "Parcel 1" and "Parcel 2" as said parcels are described in the above referenced document.
- 5) S. 42° 54' 00" W., 339.27 feet to the Point of Beginning.

Said property is described as "Parcel 2" in that certain "Restatement of Legal Description" recorded November 24, 2009, Instrument No. 2009075662, Official Records, Monterey County.

PARCEL IV(A):

An easement for drainage and the construction and maintenance of slopes, 25 feet in width, lying immediately adjacent to and southeasterly of the following described line:

Beginning at the most southerly corner of that certain 3.024 acre parcel, as said parcel is shown on that certain map entitled, "Record of Survey of a Portion of Block XL, etc.", recorded in Volume X-1 of Surveys at Page 159, records of Monterey County, California, and running thence N 42° 54' E., 25.00 feet to the True point of beginning; thence

- 1) N 42° 54' E., 337.83 feet to a 1-1/2" iron pipe.

PARCEL V:

A portion of Lot 6, in Block XXXII, as shown on the map entitled, "Town of Castroville," filed September 2, 1887 in the Office of the County Recorder of the County of Monterey, State of California, in Volume 1

of Maps, Cities and Towns, at Page 55, more particularly described as follows:

BEGINNING at the most Southerly corner of said Lot 6 and running thence along the Southeasterly boundary of said Lot in a Northeasterly direction, a distance of 50 feet; thence leave said Southeasterly boundary in a Northwesterly direction, parallel to the Southwesterly boundary of said Lot, a distance of 100 feet to a point on the Northwesterly boundary of said Lot 6; thence along said Northwesterly boundary in a Southwesterly direction, a distance of 50 feet to the most Westerly corner of said Lot 6; thence along the Southwesterly boundary of said Lot in a Southeasterly direction, a distance of 100 feet to the point of beginning.

PARCEL VI:

Lot 1, in Block XXXII, as shown on the map entitled, "Map of the Town of Castroville, Monterey County, the property of Juan B. Castro, et al, June 1887", etc. filed September 2, 1887 in Volume 1, "Cities and Towns", at Page 55, Monterey County Records.

PARCEL VII:

A portion of Rancho Bolsa Nueva Y Moro Cojo, being a part of that certain tract of land conveyed to Charles Rizzo, et ux, by Deed dated September 3, 1948, recorded in Book 1087 of Official Records at Page 413, Monterey County Records, said part being more particularly described as follows:

Beginning at the intersection of the center line of Davis Street, 50 feet wide, with the center line of Preston Street, 66 feet wide, as said streets are shown on the Map of the Town of Castroville, filed March 26, 1869 in Map Book One, Cities and Towns, at Page 54 therein, Monterey County Records; thence from said place of beginning along said center line of Preston Street between Block XI and XXXIX, as said Blocks are shown on said filed map

1. N. 42° 27' E., 364.0 feet; thence leaving last mentioned center line
2. N. 47° 28' W., 151.0 feet, at 33.0 feet interest the Southeasterly boundary of said Block XI, 151.0 feet to a point; thence
3. S. 42° 27' W., 364.0 feet at 161.46 feet a 3/4" diameter iron pipe, at 339.0 feet a 3/4" diameter iron pipe standing in said Southwesterly line of said Block XI, 364.0 feet to a point in said center line of Davis Street, thence along last mentioned center line
4. S. 47° 28' E., 151.0 feet to the place of beginning.

Excepting therefrom that portion of said land lying within Davis Street and Preston Street as the same existed September 3, 1948.

Together with that portion of the Northeastly one-half of Davis Street, title to which would pass by a conveyance describing said property.

PARCEL VII(A):

The westerly half of Preston Street, lying Northerly of Davis Street as disclosed by Resolution No. 85-285, recorded May 28, 1985 in Reel 1842 of Official Records, at Page 708.

PARCEL VIII:

That certain "Remainder Parcel" as shown and so designated on the map entitled "Tract No. 1256 Chapin

Exhibit "A" (continued)

Guarantee No.: CACTI7727-7727-4526-052109705Z-CTIC-2011-G14

Affordable Housing Project", recorded March 19, 1996 in Volume 19, "Cities and Towns", Page 18, Official Records, Monterey County.

APN: 030-041-008, 030-041-003, 030-041-001, 030-041-004, 030-041-005, 030-011-009, 030-011-011, 030-054-014

