

# GLENN COUNTY Planning & Community Development Services Agency

225 North Tehama Street  
Willows, CA 95988  
530.934.6540  
[www.countyofglenn.net](http://www.countyofglenn.net)



Mardy Thomas, Director

## REQUEST FOR REVIEW

### COUNTY DEPARTMENTS/DISTRICTS

- Glenn County Agricultural Commissioner
- Glenn County Air Pollution Control District/CUPA
- Glenn County Assessor
- Glenn County Building Inspector
- Glenn County Engineering & Surveying Division
- Glenn County Environmental Health Department
- Glenn County Sheriff's Department
- Glenn County Resource Conservation District
- Glenn County Board of Supervisors
- Glenn County Planning Commission
- Glenn LAFCO

### FEDERAL AGENCIES

- U.S. Army Corps of Engineers
- U.S. Fish and Wildlife Service
- U.S. Department of Agriculture
- U.S. Bureau of Reclamation - Willows

### OTHER

- Western Area Power Administration
- Sacramento River National Wildlife Refuge
- City of \_\_\_\_\_
- Community Services District:
- Pacific Gas and Electric Company (PG&E)
- Fire Protection District: Orland
- School District:
- \_\_\_\_\_

### STATE AGENCIES

- Central Valley Flood Protection Board
- Central Valley Regional Water Quality Control Board (RWQCB)
- State Water Resources Control Board – Division of Drinking Water
- Department of Alcoholic Beverage Control (ABC)
- Department of Conservation, Division of Land Resource Protection
- Department of Conservation, Office of Mine Reclamation (OMR)
- Dept. of Conservation, Division of Oil, Gas, and Geothermal Resources
- Department of Fish and Wildlife
- Department of Food and Agriculture
- Department of Forestry and Fire Protection (Cal Fire)
- Department of Housing and Community Development (HCD)
- Department of Public Health
- Department of Toxic Substances Control (DTSC)
- Department of Transportation (Caltrans)
- Department of Water Resources (DWR)
- Office of the State Fire Marshall

- Northeast Center of the CA Historical Resources Information System
- Paskenta Band of Nomlaki Indians
- Grindstone Rancheria of Wintun-Wailaki
- Mechoopda Indian Tribe of Chico Rancheria
- Middletown Rancheria of Pomo Indians California
- Tehama-Colusa Canal Authority
- UC Cooperative Extension Office

DATE: June 30, 2022

PROJECT: Lot Line Adjustment 2022-003, Salinas

PLANNER: Brandon Jennings, Assistant Planner  
[bjennings@countyofglenn.net](mailto:bjennings@countyofglenn.net)

APPLICANT/

LANDOWNER(s): Ernest Salinas and Sonia Salinas, CO-Trustees of the Ernest Salinas and Sonia Salinas Family Trust  
7273 State HWY 32,  
Orland, CA95963  
Phone: (415) 608-3040  
Email: [ernestsalinasrealtor@gmail.com](mailto:ernestsalinasrealtor@gmail.com)

SURVEYOR: Precision Surveying  
1165 Hoff Way, Suite 204  
Orland, CA 95963  
Phone: 530-865-4194  
Email: [presurv@yahoo.com](mailto:presurv@yahoo.com)

**PROJECT: Lot Line Adjustment 2022-003, Salinas**  
A Lot Line Adjustment to reconfigure two properties as shown:

Existing Lots: East Property (2 Assessor Parcel Numbers):  
046-220-020 and 0046-220-027 (38.59 ac.)

West Property: 045-220-026 (20.52 ± acres)

Resultant Lots: Northeast Property: 046-220-020 (23.08 ac.)  
Southwest Property: 046-220-026 and 046-220-027 (37.3 acres)

LOCATION: The project site is located south of State Highway 32, west of County Road S, north of County Road 16, and east of County Road RR, in the unincorporated area of Glenn County, California.

GENERAL PLAN: Intensive Agriculture

ZONING: "AE-40" Exclusive Agriculture (36-acre min. parcel size)

FLOOD ZONE: Flood Zone "X" (unshaded) and "A" according to Flood Insurance Rate Map (FIRM) No. 06021C 0425D, dated August 5, 2010, issued by the Federal Emergency Management Agency (FEMA).

The Glenn County Planning Division is requesting comments on this proposal for determination of completeness, potential constraints, and/or proposed compliance requirement. If comments are not received by **Thursday, July 14, 2022**, it is assumed that there are no specific comments to be included in the analysis of the project. Comments submitted by e-mail are acceptable. Thank you for considering this matter.

**AGENCY COMMENTS:**

Please consider the following:

1. Is the information in the application complete enough to analyze impacts and conclude review?
  
2. Comments may include project-specific code requirements unique to the project. Cite code section and document (i.e., General Plan, Subdivision Map Act, etc.).
  
3. What are the recommended Compliance Requirements for this project and justification for each Requirement? When should each Requirement be accomplished (i.e., prior to any construction at the site, prior to recording the parcel map, filing the Final Map, or issuance of a Certificate of Occupancy, etc.)?

LLA 2022-003

GLENN COUNTY  
PLANNING AND PUBLIC WORKS AGENCY  
777 North Colusa Street  
WILLOWS, CA 95988  
(530) 934-6540  
FAX (530) 934-6533

**APPLICATION FOR LOT LINE ADJUSTMENT**

NOTE:FAILURE TO ANSWER APPLICABLE QUESTIONS AND REQUIRED ATTACHMENTS COULD DELAY THE PROCESSING OF YOUR APPLICATION.

1. Applicant(s):

Name: ERNEST SALINAS AND SONIA SALINAS, CO-TRUSTEES OF THE ERNEST SALINAS AND SONIA SALINAS FAMILY TRUST

Mailing Address: 7273 STATE HWY 32 ORLAND, CA 95963

Phone:(Business) 415-608-3040 (Home) \_\_\_\_\_

Fax: \_\_\_\_\_ E-mail:ernestsalinasrealtor@gmail.com

2. Property Owner(s) #1:

Name: ERNEST SALINAS AND SONIA SALINAS

Mailing Address: 7273 STATE HWY 32 ORLAND, CA 95963

Phone:(Business) 415-608-3040 (Home) \_\_\_\_\_

Fax: \_\_\_\_\_ E-mail:ernestsalinasrealtor@gmail.com

3. Property Owner(s) #2:

Name: ERNEST SALINAS AND SONIA SALINAS

Mailing Address: 7273 STATE HWY 32 ORLAND, CA 95963

Phone: \_\_\_\_\_ 415-608-3040  
(Home) \_\_\_\_\_

Fax: \_\_\_\_\_ E-mail:ernestsalinasrealtor@gmail.com

4. Engineer/Surveyor:

Name: PRECISION SURVEYING

Mailing Address: 1165 HOFF WAY, SUITE 204 ORLAND, CA 95963

Phone:(Business) 530-865-4194 (Home)\_\_\_\_\_

Fax:\_\_\_\_\_ E-mail: presurv@yahoo.com

5. Name and address of property owner's duly authorized agent (if applicable) who is to be furnished with notice of hearing (Section 65091 California Government Code).

Name: STEVEN BUTLER

Mailing Address: 1165 HOFF WAY, SUITE 204 ORLAND, CA 95963

6. Address and Location of Project: 7273 STATE HWY 32

7. Current Assessor's Parcel Number(s): 046-220-020, 045-220-026 AND 046-220-027

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8. Existing Zoning: (AE-40)

9. Existing Use of Property: RESIDENTIAL/AGRICULTURE

10. Proposed Use of Property: RESIDENTIAL/AGRICULTURE

11. Size for Each Adjusted Lot: 046-220-020 (23.08 ACRES) 046-220-026 AND 046-220-027 (37.30 ACRES)

12. Why are the lots being adjusted? CONFORM TO EXISTING LAND USE

13. Provide any additional information that may be helpful in evaluating this proposal:\_\_\_\_\_

**DECLARATION UNDER PENALTY OF PERJURY**

(Must be signed by Applicant(s) and Property Owner(s))

(Additional sheets may be necessary)

The Applicant(s) and/or Property Owner(s), by signing this application, shall be deemed to have agreed to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against the foregoing individuals or entities, the purpose of which is to attack, set aside, void or null the approval of this development entitlement or approval or certification of the environmental document which accompanies it, or to obtain damages relating to such action(s). This indemnification agreement shall include, but not be limited to, damages, costs expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of the entitlement whether or not there is concurrent passive or active negligence on the part of the County.


Applicant(s):

Signed: \_\_\_\_\_

Print: \_\_\_\_\_

Date: \_\_\_\_\_

Address: \_\_\_\_\_

  
Ernest Salinas  
Sonia Salinas  
6/21/22  
7271 state hwy 32, Orland, CA 95963

I am (We are) the owner(s) of property involved in this application and I (We) have completed this application and all other documents required.

I am (We are) the owner(s) of the property involved in this application and I (We) acknowledge the preparation and submission of this application.

I (We) declare under penalty of perjury that the foregoing is true and correct.

Property Owner(s) #1:

Signed: \_\_\_\_\_

Print: \_\_\_\_\_

Date: \_\_\_\_\_

# TIMIOS

## PRELIMINARY REPORT

**To:**  
GENERAL SUB - OTHER  
250 W SYCAMORE ST  
WILLOWS CA, 95988-2828

**Title Officer:**  
TITLE OFFICER: RON CAMPBELL  
TIMIOS TITLE  
250 W. SYCAMORE ST.  
WILLOWS, CA 95988  
ESCROW OFFICER: Ron Campbell  
PHONE: (530) 934-3338

ESCROW NO: 71-00230835

**Property Address:**  
046-220-020, 046-220-026, 046-220-027  
ORLAND, CA, 95963

**Title No:**  
71-00230834

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy Forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.**

**This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a binder or commitment should be requested.**

The form of Policy of title insurance contemplated by the report is:  
**ALTA STANDARD OWNER'S POLICY 2006**  
**ALTA LOAN POLICY 2006**  
Issued by: FIRST AMERICAN TITLE INSURANCE COMPANY

Dated as of: Apr 04, 2022 at 8:00 a.m.

The Estate or Interest in the land hereinafter described or referred to covered by this report is:

A FEE TO PARCELS ONE AND THREE AND AN EASEMENT AS TO PARCELS TWO AND FOUR

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

ERNEST SALINAS AND SONIA SALINAS, AS CO-TRUSTEES OF THE ERNEST AND SONIA SALINAS FAMILY TRUST, U/A DATED MARCH 24, 2009

At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy form would be as follows:

1. PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 2022-2023 THAT ARE A LIEN NOT YET DUE.
2. PROPERTY TAXES INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR 2021-2022.

1 <sup>ST</sup> INSTALLMENT:	<b>\$2,139.83</b>	PAID 12/08/2021
2 <sup>ND</sup> INSTALLMENT:	<b>\$2,139.83</b>	PAID 04/07/2022
ASSESSMENT NO.:	<b>046-220-020-000</b>	

1 <sup>ST</sup> INSTALLMENT:	<b>\$1,406.84</b>	PAID 12/08/2021
2 <sup>ND</sup> INSTALLMENT:	<b>\$1,406.84</b>	PAID 04/07/2022
ASSESSMENT NO.:	<b>046-220-026-000</b>	

1 <sup>ST</sup> INSTALLMENT:	<b>\$1,064.67</b>	PAID 12/08/2021
2 <sup>ND</sup> INSTALLMENT:	<b>\$1,064.67</b>	PAID 04/07/2022
ASSESSMENT NO.:	<b>046-220-027-000</b>	

3. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF PART 0.5, CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4 RESPECTIVELY (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A; OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO THE DATE OF THE POLICY.
4. RIGHTS OF THE UNITED STATES OF AMERICA AND THE ORLAND UNIT WATER USERS' ASSOCIATION IN AND TO THE LAND HEREINAFTER DESCRIBED AND WATER RIGHTS APPURTENANT THERETO AND ALL TRUSTS, AGREEMENTS, EASEMENTS, RIGHTS OF WAY, CHARGES AND LIENS OF EVERY NATURE ARISING OUT OF THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE UNITED STATES AND ORLAND IRRIGATION PROJECT, WITHIN WHICH PROJECT SAID LAND IS SITUATE. SUBJECT TO FUNDED AND DEFERRED CHARGES.

FOR ANY AMOUNTS DUE CONTACT:  
ORLAND UNIT WATER USERS' ASSOCIATION  
828 EIGHTH STREET  
ORLAND, CA 95963  
PHONE: 530-865-4126

5. RIGHTS OF WAY FOR ROADS, CANALS, LATERALS, DITCHES AND POLE LINES AS THEY MAY EXIST UPON SAID LAND.
6. GRANT OF RIGHT OF WAY FROM M. C. FINCH AND LOTTIE C. FINCH, HIS WIFE TO THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 7, 1924, IN BOOK 89 OF DEEDS AT PAGE 417.
7. A RIGHT OF WAY TO PACIFIC GAS AND ELECTRIC COMPANY, A CORPORATION RECORDED JULY 12, 1938, IN BOOK 103 OF OFFICIAL RECORDS AT PAGE 471.
8. BUILDING SETBACK LINES AND OTHER MATTERS AS SHOWN ON THAT PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE GLENN COUNTY RECORDER ON AUGUST 27, 1973 IN BOOK 2 OF PARCEL MAPS AT PAGE 89.
9. ABANDONMENT OF SUPERSEDED STATE HIGHWAY RECORDED JUNE 2, 1976 IN BOOK 599 OF OFFICIAL RECORDS AT PAGE 611. AFFECTS ALL THOSE PORTIONS OF SUPERSEDED STATE HIGHWAY INDICATED BY SHADING AND DESIGNATED SEGMENT A AS SHOWN ON THOSE CERTAIN HIGHWAY LAYOUT SHEETS



FILED ON APRIL 8, 1976 IN STATE HIGHWAY MAP BOOK NO. 2 AT PAGE 213 THROUGH 216, RECORDS OF GLENN COUNTY.

SAID ABANDONMENT RECITES THE FOLLOWING: "RESERVING UNTO THE PACIFIC GAS AND ELECTRIC COMPANY, ANY EXISTING EASEMENT AND/OR FRANCHISE RIGHT AT ANY TIME, OR FROM TIME TO TIME, TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, REMOVE, RENEW, AND ENLARGE THE EXISTING PUBLIC UTILITY FACILITIES, NAMELY POLES, ANCHORS, AERIAL ELECTRICAL WIRES, AND FACILITIES INCIDENTAL THERETO, INCLUDING ACCESS TO PROTECT THE PROPERTY FROM ALL HAZARDS IN, UPON, AND OVER THE HIGHWAY HEREWITH ABANDONED.

ALSO RESERVING UNTO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY ANY EXISTING EASEMENT AND/OR FRANCHISE RIGHT AT ANY TIME, OR FROM TIME TO TIME, TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, REMOVE, RENEW, AND ENLARGE THE EXISTING PUBLIC UTILITY FACILITIES, NAMELY POLES, ANCHORS, AERIAL TELEPHONE WIRES, AND FACILITIES INCIDENTAL THERETO, INCLUDING ACCESS TO PROTECT THE PROPERTY FROM ALL HAZARDS IN, UPON, AND OVER THE HIGHWAY HEREWITH ABANDONED.

10. AGRICULTURAL STATEMENT OF ACKNOWLEDGEMENT, RECORDED AUGUST 4, 2003, AS INSTRUMENT NO. 2003-5234.
11. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE ORIGINAL AMOUNT SHOWN BELOW.  
AMOUNT: \$200,000.00  
DATED: MAY 15, 2006  
TRUSTOR: ERNEST SALINAS AND SONIA SALINAS, HUSBAND AND WIFE AS JOINT TENANTS  
TRUSTEE: NORTH STATE TITLE COMPANY, A CALIFORNIA CORPORATION  
BENEFICIARY: JIMMY D. SANDERS AND PATRICIA R. SANDERS  
RECORDED: MAY 19, 2006 AS INSTRUMENT NO. 2006-3679 OF OFFICIAL RECORDS.  
AFFECTS PARCEL THREE AND FOUR

ACCORDING TO THE PUBLIC RECORDS, THE BENEFICIAL INTEREST UNDER THE DEED OF TRUST WAS ASSIGNED TO JIM SANDERS, AS TRUSTEE OF JIM SANDERS TRUST, DATED SEPTEMBER 30, 2011 BY ASSIGNMENT RECORDED SEPTEMBER 27, 2012 AS INSTRUMENT NO. 2012-4090 OF OFFICIAL RECORDS.

A DOCUMENT RECORDED OCTOBER 2, 2012 AS INSTRUMENT NO. 2012-4195 OF OFFICIAL RECORDS PROVIDES THAT THE DEED OF TRUST OR THE OBLIGATION SECURED THEREBY HAS BEEN MODIFIED.

12. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE ORIGINAL AMOUNT SHOWN BELOW.  
AMOUNT: \$385,300.00  
DATED: OCTOBER 15, 2013  
TRUSTOR: ERNEST MAURICE SALINAS AKA ERNEST SALINAS AND SONIA SALINAS, AS CO-TRUSTEES OF THE ERNEST AND SONIA SALINAS FAMILY TRUST, U/A DATED MARCH 24, 2009  
TRUSTEE: EXECUTIVE TRUSTEE SERVICES, INC.  
BENEFICIARY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
LENDER: GREEN TREE SERVICING LLC  
RECORDED: OCTOBER 28, 2013 AS INSTRUMENT NO. 2013-4830 OF OFFICIAL RECORDS.  
AFFECTS PARCEL ONE AND TWO
13. RIGHTS AND CLAIMS OF PARTIES IN POSSESSION.
14. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS ARE SHOWN BY THE PUBLIC RECORDS.
15. EVIDENCE MUST BE PROVIDED THAT THERE ARE NO COMMITMENT STATEMENTS IN EFFECT UNDER CIVIL CODE SECTION 850 ET SEQ. WITH RESPECT TO THE PROPERTY.

IN ORDER TO REMOVE THIS STATEMENT, THE LANDOWNER WILL NEED TO PROVIDE US WITH AN AFFIDAVIT STATING THAT THEY ARE NOT AWARE OF ANY RELEASE REPORTS OR COMMITMENT STATEMENTS WHICH HAVE BEEN ISSUED UNDER THIS STATUTE WITH RESPECT TO THE PROPERTY.

16. WITH RESPECT TO THE TRUST REFERRED TO IN THE VESTING:
- A. A CERTIFICATION PURSUANT TO SECTION 18100.5 OF THE CALIFORNIA PROBATE CODE IN A FORM SATISFACTORY TO THE COMPANY.
  - B. COPIES OF THOSE EXCERPTS FROM THE ORIGINAL TRUST DOCUMENTS AND AMENDMENTS THERETO WHICH DESIGNATE THE TRUSTEE AND CONFER UPON THE TRUSTEE THE POWER TO ACT IN THE PENDING TRANSACTION.
  - C. OTHER REQUIREMENTS WHICH THE COMPANY MAY IMPOSE FOLLOWING ITS REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE.

## NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

### NOTES:

- A. THE INSURANCE CONTEMPLATED BY THIS TRANSACTION SHALL BE ISSUED IN FAVOR OF GENERAL SUB - OTHER ITS SUCCESSORS AND/OR ITS ASSIGNS IN THE AMOUNT OF \$.00 PURSUANT TO A DEED OF TRUST FROM ERNEST SALINAS, SONIA SALINAS , AND AN OWNER'S POLICY IN THE AMOUNT OF \$.00 PURSUANT TO A DEED EXECUTED BY**
- B. ACCORDING TO THE PUBLIC RECORDS, THERE HAS BEEN NO CONVEYANCE OF THE LAND WITHIN A PERIOD OF TWENTY-FOUR MONTHS PRIOR TO THE DATE OF THIS REPORT, EXCEPT AS FOLLOWS:  
  
NONE**
- C. NONE OF THE ITEMS SHOWN IN THIS REPORT WILL CAUSE THE COMPANY TO DECLINE TO ATTACH CLTA ENDORSEMENT FORM 100 TO AN ALTA POLICY, WHEN ISSUED.**
- D. THE POLICY TO BE ISSUED MAY CONTAIN AN ARBITRATION CLAUSE. WHEN THE AMOUNT OF INSURANCE IS LESS THAN THE CERTAIN DOLLAR AMOUNT SET FORTH IN ANY APPLICABLE ARBITRATION CLAUSE, ALL ARBITRABLE MATTERS SHALL BE ARBITRATED AT THE OPTION OF EITHER THE COMPANY OR THE INSURED AS THE EXCLUSIVE REMEDY OF THE PARTIES. IF YOU DESIRE TO REVIEW THE TERMS OF THE POLICY, INCLUDING ANY ARBITRATION CLAUSE THAT MAY BE INCLUDED, CONTACT THE OFFICE THAT ISSUED THIS COMMITMENT OR REPORT TO OBTAIN A SAMPLE OF THE POLICY JACKET FOR THE POLICY THAT IS TO BE ISSUED IN CONNECTION WITH YOUR TRANSACTION.**

## LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA, COUNTY OF GLENN, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### PARCEL ONE:

Being a portion of the South one half of Section 20, T. 22 N. R. 2 W. M.D.B. and M., and also being a portion of Parcel One and all of Parcel Two and also being a portion of the abandoned California State Highway 32 as said abandonment is recorded in Glenn County Official Records Book 599 at page 611, more particularly described as follows:

Beginning at the Northeast corner of that certain real property described in Glenn County Document Number 90-3520; thence along the Northeasterly line thereof, South 45°33'16" East 801.29 feet to a point on the West line of Glenn County Road "S" said point being on the arc of a 2035 radius curve concave to the East; thence Southerly along said curve, whose tangent at this point bears South 01°28'48" East, 32.26 feet; thence South 45°33'16" East, 104.48 feet to the Northwest corner of that certain real property described in Glenn County Document Number 90-3519; thence along the Westerly line thereof and Southerly along the arc of a 1965 foot radius curve concave to the East, whose tangent at this point bears South 04°36'39" East, through a central angle of 04°24'30" a distance of 151.19 feet to the end of said curve; thence South 08°09'31" East, 241.17 feet to a point on the South line of said Parcel Two, said point bears South 89°45'32" West, 25.69 feet from the Southeast corner of said Parcel Two; thence leaving said East line of Glenn County Road "S", South 89°45'32" West, on and along the South line of said Parcel Two and also along the South line of said Parcel One, South 89°45'32" West, 1849.07 feet to a point which bears North 89°45'32" East, 823.89 feet from the Southwest corner of Parcel One; thence North 00°08'00" East, parallel with the centerline of Glenn County Road R R, 955.23 feet to a point on the Southwesterly line of said abandoned California State Highway 32; thence along said line North 58°09'44" West, 269.66 feet to the Northeast corner of said Parcel One; thence along the North line of said Parcel Two, South 88°34'05" East, 1343.84 feet to the Northeast corner of said Parcel Two; thence continuing South 88°34'05" East, 32.62 feet to the true point of beginning.

The above described parcel is subject to the rights of the public for road and public utilities over said County Road "S".

The basis of bearings for this description was taken from the East line of said Parcel Two, shown as North 00°19'44" East, on that certain map tiled in the office of the Glenn County Recorder in Book 2 of Parcel Maps at page 89.

EXCEPTING THEREFROM a portion of the herein described land an undivided one-half interest in and to all oil, gas and minerals, together with the right to remove the same as reserved by Paul it Booth et ux, in deed recorded August 31, 1973 in Book 563 of Official Records, at page 419.

ALSO EXCEPTING THEREFROM a portion of the herein described land all mineral rights and all oil, gas, petroleum or other hydrocarbon substances within or underlying said land as reserved by Paul it Booth et ux in deed dated January 20, 1977 and recorded February 28, 1977 in Book 610, page 171, Official Records.

ALSO EXCEPTING THEREFROM a portion of the herein described land an undivided one-half interest in and to all the oil, gas, minerals and other hydrocarbon substances, together with the right to remove the same as reserved in the deed from Cyril C. Nicholson and Marie P. Nicholson, his wife as joint tenants to Dennis C. Sanders, an unmarried man recorded April 13, 1993 as Instrument No. 93-1872, Glenn County Official Records.

### PARCEL TWO:

An irrigation easement to be used in common with others over a strip of land 20.00 feet in width lying contiguous to and Southwesterly from a line described as beginning at the Northeast corner of said Parcel One; thence South 58°09'44" East, along the Northeasterly line of the United States Irrigation Districts' Lateral Number 71, 269.66 feet to the end of said easement.

**PARCEL THREE:**

Being a portion of the South one half of Section 20, T. 22 N., R. 2 W., M.D.B. and M, and also being a portion of Parcel One as said parcel is shown on that certain map on fled in the office of the County Recorder, County of Glenn, State of California in Book 2 of Parcel Maps at page 89, more particularly described as follow:

Beginning at a one inch iron pipe on the centerline of Glenn County Road RR, said iron pipe marking the Northwest corner of said Parcel One; thence along the North line thereof and also along the South line of the United States Irrigation Districts' Lateral Number 71, South 89° 34' 05" East, 594.61 feet to a point on the Southwesterly line of the abandoned California State Highway 32; thence along said line, South 58° 09' 44' East, 269.66 feet; thence leaving said Southwesterly line, parallel with the centerline of said County Road RR, South 00° 08' 00" West, 955.23 feet to a point on the South line of said Parcel One; thence on and along said South line, South 89° 45' 32' West, 823.89 feet to the Southwest corner of said Parcel One; thence along the West line thereof North 00° 08' 00" East, 1115.81 feet to the true point of beginning.

**PARCEL FOUR:**

:

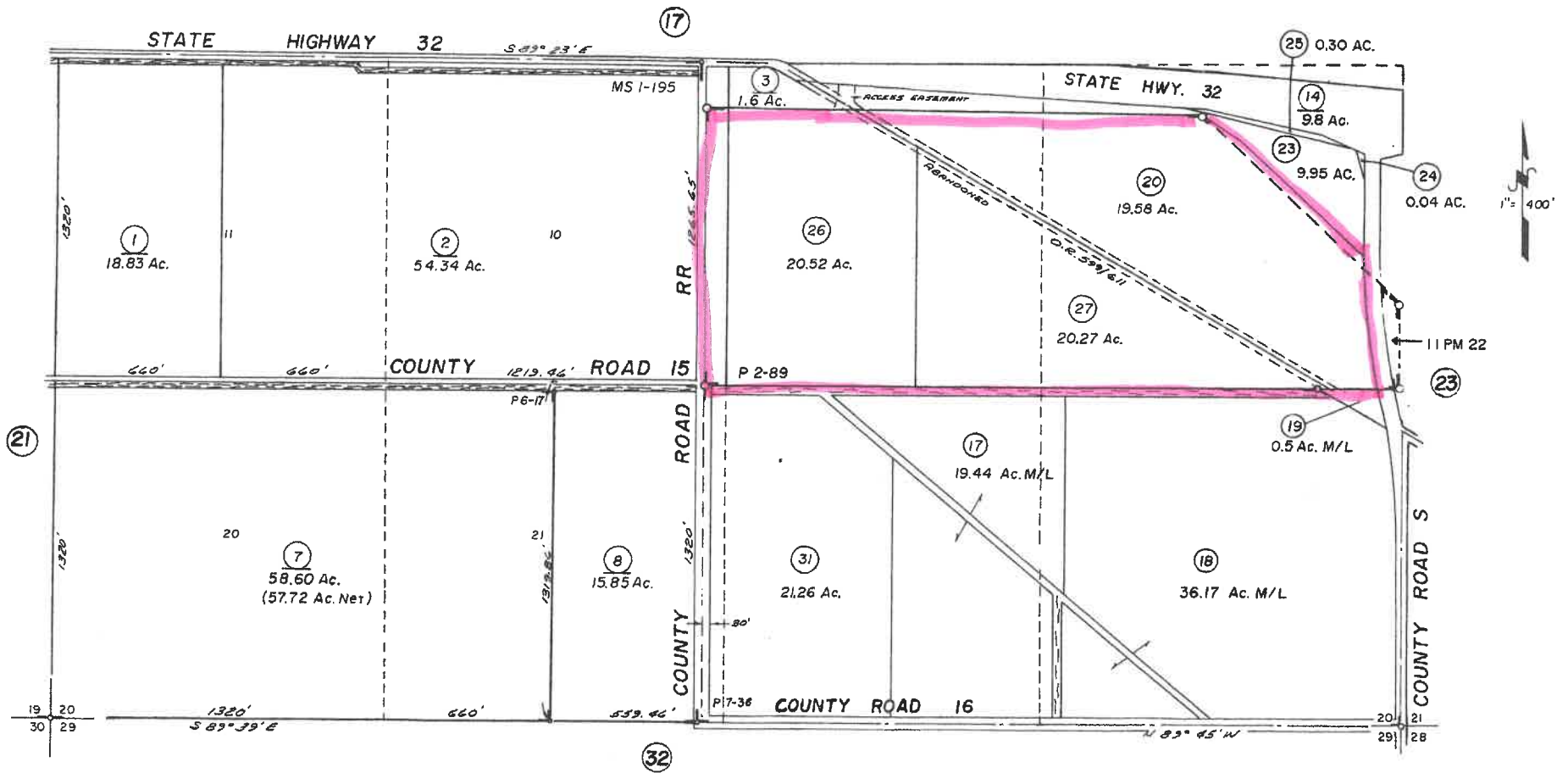
An irrigation easement to be used in common with others for the operation and maintenance of said easement over a strip of land 20.00 feet in width lying Southwesterly and contiguous to the Northeasterly line of the above described parcel.

The Basis of Bearings for this description was taken from the West line of said Parcel One, shown as North 00° 08' 00" East, on that certain map filed in the office of the Glenn County Recorder in Book Two of Parcel Maps at page 89,

APN: 046-220-020-000, 046-220-026-000, 046-220-027-000

POR. U.S.I.D. SUBDIVISION NO. 14 &  
 POR. SEC. 20, T. 22 N., R. 2 W., M.D.B. & M.

46-22



M. & S. Bk. 1, Pg. 195, U.S.I.D. Subdivision No. 14  
 P.M. Bk. 2, Pg. 89  
 P.M., Bk. 6, Pg. 17; P.M. Bk. 7, Pg. 36  
 P.M. Bk. 11, Pg. 22

Assessor's Map Bk. 46 Pg. 22

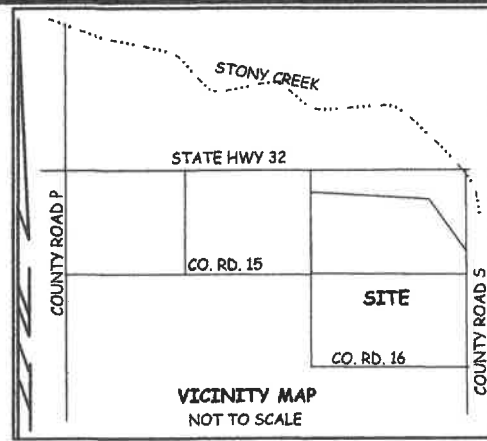
County of Glenn, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles

1974

**PROPERTY OWNERS**

ERNEST SALINAS AND SONIA SALINAS,  
AS CO-TRUSTEES OF THE ERNEST AND SONIA  
FAMILY TRUST, DATED MARCH 24, 2009  
7273 STATE HWY 32  
ORLAND, CA 95963  
415-608-3040



**ASSESSOR'S PARCEL NUMBER**  
046-220-020 046-220-026 046-220-027

**EXISTING USE OF PROPERTY**  
RESIDENTIAL / AGRICULTURE

**PROPOSED USE OF PROPERTY**  
RESIDENTIAL / AGRICULTURE

**LOT LINE ADJUSTMENT**  
A PORTION OF THE SOUTH HALF OF SECTION 20,  
TOWNSHIP 22 NORTH, RANGE 2 WEST MDM  
GLENN COUNTY, CALIFORNIA

**ERNEST SALINAS AND SONIA SALINAS,  
AS CO-TRUSTEES OF THE ERNEST AND SONIA  
FAMILY TRUST**



salinas lla.PCS  
6-20-22

PRECISION SURVEYING		
1165 HOFF WAY ORLAND, CALIFORNIA 95963 530-865-4194		
DATE	SCALE	SHEET
JUNE, 2022	AS SHOWN	1 OF 1

