



**CITY OF LODI
COUNCIL COMMUNICATION**

TM

AGENDA TITLE: Adopt Resolution Approving Abandonment of Public Utility Easements at 610 through 638 South Guild Avenue (APN Nos. 049-310-65 through -72)
MEETING DATE: February 20, 2013
PREPARED BY: Public Works Director

RECOMMENDED ACTION: Adopt resolution approving abandonment of Public Utility Easements at 610 through 638 South Guild Avenue (APN Nos. 049-310-65 through -72).

BACKGROUND INFORMATION: On July 11, 2008, 44.5-foot, 20-foot, 39-foot, 3-foot and 11.5-foot (overhead) public utility easements were dedicated by a parcel map recorded in Book 24 of Parcel Maps at Page 194, San Joaquin County Records, State of California. The current property owner, Pacific Coast Producers, has requested a lot line adjustment/parcel merger. As a condition of the lot merger, the existing easements must be abandoned (see Exhibits A and B).

Under Section 8333 of the Streets and Highways Code, a local agency may summarily abandon an easement if the date of dedication or acquisition is less than five years, and more than one year, immediately preceding the proposed vacation, and the easement was not used continuously since that date.

Pacific Gas and Electric Company, Comcast, AT&T, City of Lodi Electric Utility Department, Streets and Water/Wastewater Divisions have approved the abandonment. The public utility easements have not been used for the purpose for which they were dedicated. Public Works therefore recommends that the request to abandon the public utility easements be granted without Planning Commission referral or the normal posting, publishing and public hearing.

FISCAL IMPACT: None.

FUNDING AVAILABLE: Not applicable.



F. Wally Sandelin
Public Works Director

Prepared by Denise Wiman, Senior Engineering Technician
Attachment
FWS/DW/CB
cc: Charles E. Swimley, Jr., City Engineer/Deputy Public Works Director

APPROVED: 

Konradt Bartlam, City Manager

EXHIBIT'A'
LEGAL DESCRIPTION
PUBLIC UTILITY EASEMENT ABANDONMENT

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF LODI,
COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF PARCELS ONE THROUGH EIGHT OF THAT PARCEL
MAP FILED FOR RECORD ON JULY 11, 2008 IN BOOK 24 OF PARCEL MAPS
AT PAGE 194, SAN JOAQUIN COUNTY RECORDS, STATE OF CALIFORNIA,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THAT 44.5 FOOT WIDE PUBLIC UTILITY EASEMENT;

ALL OF THAT 20 FOOT WIDE PUBLIC UTILITY EASEMENT;

ALL OF THAT 39 FOOT WIDE PUBLIC UTILITY EASEMENT;

ALL OF THAT 3 FOOT WIDE PUBLIC UTILITY EASEMENT;

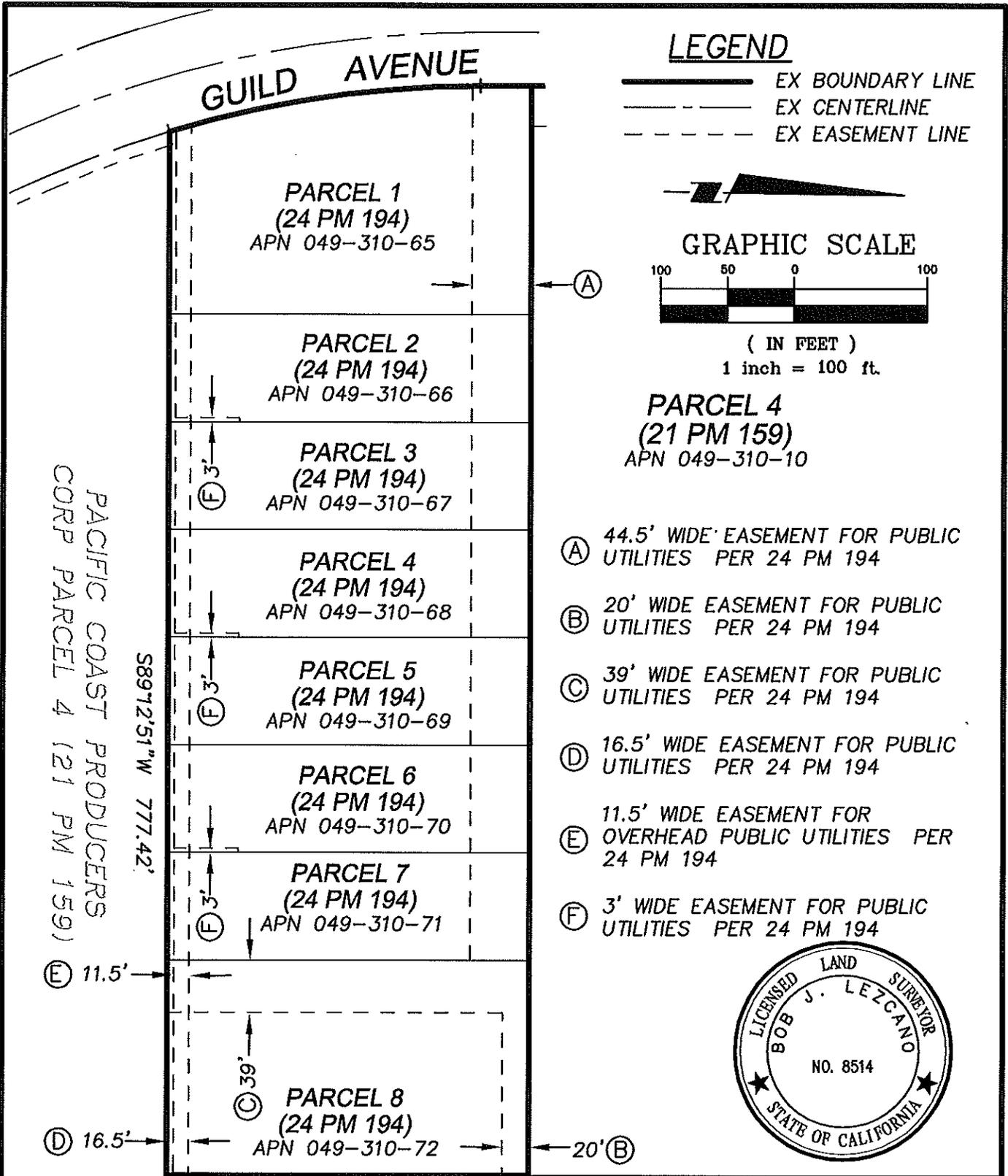
ALL OF THAT 11.5 FOOT WIDE OVERHEAD PUBLIC UTILITY EASEMENT;

THOSE PORTIONS OF THAT 16.5' WIDE PUBLIC UTILITY EASEMENT
PARALLEL WITH THE SOUTH LINE OF SAID PARCELS ONE THROUGH
EIGHT (24 PM 194).

END OF DESCRIPTION



EXHIBIT B



822 Alhambra Avenue Ste. 16
Martinez, CA 94553
Ph: (925) 476-8499

EXHIBIT 'B'
PLAT TO
ACCOMPANY LEGAL
DESCRIPTION

DRAWN BY: RJL	SHBET 1 OF 1
PROJECT NO: 12014	DATE: 2/4/13
SCALE: 1"=100'	

RESOLUTION NO. 2013-18

A RESOLUTION OF THE LODI CITY COUNCIL TO ABANDON
PUBLIC UTILITY EASEMENTS AT 610 THROUGH 638 SOUTH
GUILD AVENUE (APNS 049-310-65 THROUGH 72)

=====

WHEREAS, on July 11, 2008, 44.5-foot, 20-foot, 39-foot, 3-foot, and 11.5-foot overhead public utility easements were dedicated by the property owner for utility services on a parcel map recorded in Book 24 of Parcel Maps at page 194, San Joaquin County Records, State of California; and

WHEREAS, the current property owner, Pacific Coast Producers, has requested a lot line adjustment/parcel merger of the subject parcels; and

WEREAS, under Section 8333 of the Streets and Highways Code, a local agency may summarily abandon an easement if the date of dedication or acquisition is less than five years, and more than one year immediately preceding the proposed vacation, and the easement was not used continuously since that date; and

WHEREAS, City staff has received the approval of Pacific Gas and Electric Company, Comcast, AT&T, City of Lodi Electric Utility Department, and City of Lodi Streets and Water/Wastewater Divisions.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby abandon the Public Utility Easements at 610 through 638 South Guild Avenue; parcel numbers 049-310-65 through 72 as legally described in Exhibit A and as shown on Exhibit B as a condition of the lot merger.

Dated: February 20, 2013

=====

I hereby certify that Resolution No. 2013-18 was passed and adopted by the City Council of the City of Lodi in a regular meeting held February 20, 2013, by the following vote:

AYES: COUNCIL MEMBERS – Hansen, Katzakian, Mounce, and Mayor Nakanishi

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – Johnson

ABSTAIN: COUNCIL MEMBERS – None



RANDI JOHL
City Clerk

EXHIBIT'A'
LEGAL DESCRIPTION
PUBLIC UTILITY EASEMENT ABANDONMENT

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF LODI,
COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF PARCELS ONE THROUGH EIGHT OF THAT PARCEL
MAP FILED FOR RECORD ON JULY 11, 2008 IN BOOK 24 OF PARCEL MAPS
AT PAGE 194, SAN JOAQUIN COUNTY RECORDS, STATE OF CALIFORNIA,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THAT 44.5 FOOT WIDE PUBLIC UTILITY EASEMENT;

ALL OF THAT 20 FOOT WIDE PUBLIC UTILITY EASEMENT;

ALL OF THAT 39 FOOT WIDE PUBLIC UTILITY EASEMENT;

ALL OF THAT 3 FOOT WIDE PUBLIC UTILITY EASEMENT;

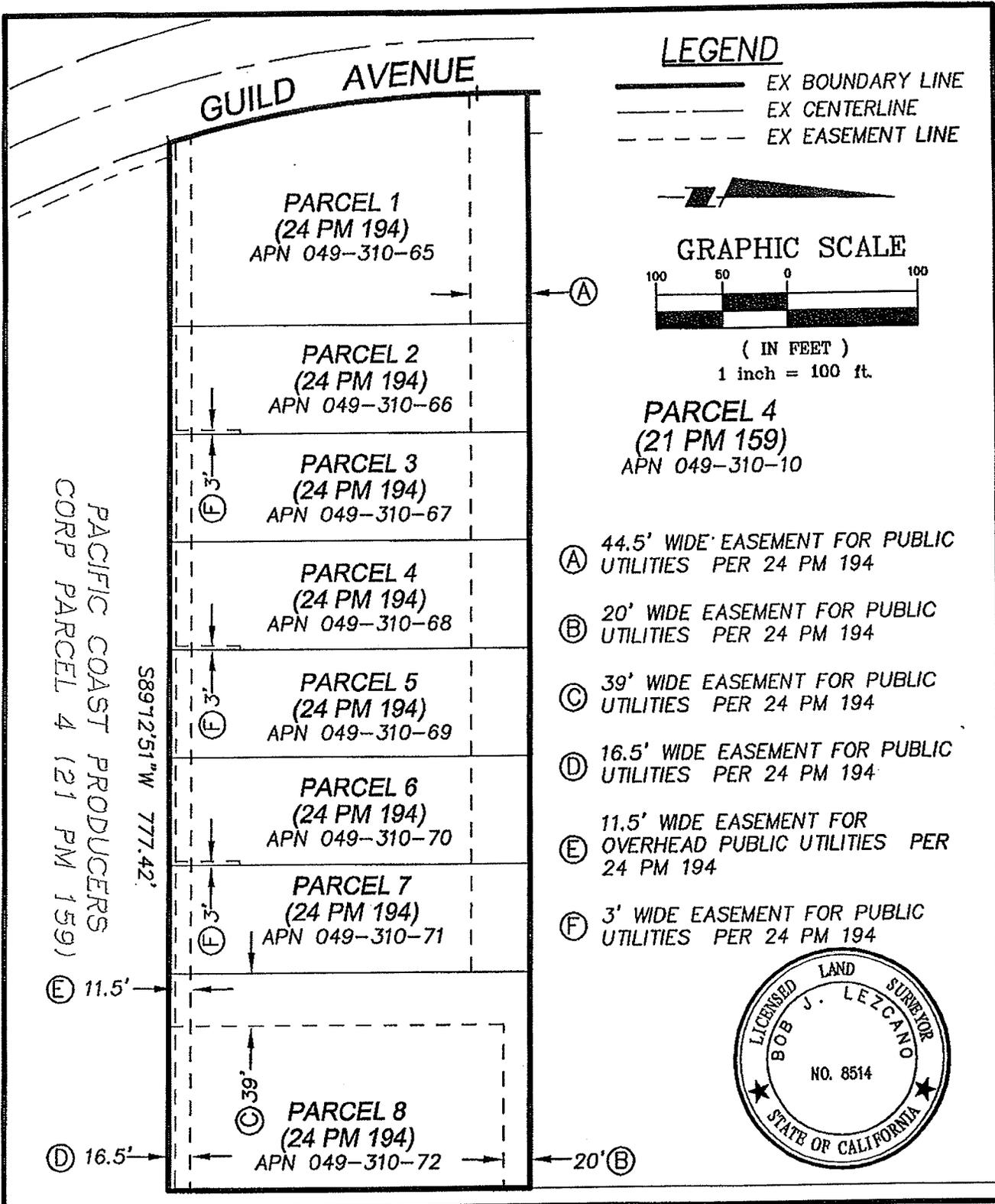
ALL OF THAT 11.5 FOOT WIDE OVERHEAD PUBLIC UTILITY EASEMENT;

THOSE PORTIONS OF THAT 16.5' WIDE PUBLIC UTILITY EASEMENT
PARALLEL WITH THE SOUTH LINE OF SAID PARCELS ONE THROUGH
EIGHT (24 PM 194).

END OF DESCRIPTION



EXHIBIT B



APEX
CIVIL ENGINEERING & LAND SURVEYING

822 Alhambra Avenue Ste. 16
Martinez, CA 94553
Ph: (925) 476-8499

EXHIBIT 'B'
PLAT TO
ACCOMPANY LEGAL
DESCRIPTION

DRAWN BY: RJL	SHEET 1 OF 1
PROJECT NO: 12014	
SCALE: 1"=100'	DATE: 2/4/13



MEMORANDUM, City of Lodi, Public Works Department

To: City Clerk
From: *DW* Denise Wiman, Development Services
Date: January 23, 2013
Subject: Request Pacific Coast Producers to abandon public utility easements at 610, 614, 618, 622, 626, 630, 634, 638 South Guild Avenue

Due to required conditions of a lot line adjustment with 590 South Guild Avenue, Pacific Coast Producers, owner of 610, 614, 618, 622, 626, 630, 634, 638 South Guild Avenue is requesting the abandonment of a 44.5 foot, 20 foot, 39 foot, 3 foot and 11.5 foot (overhead) public utility easements.

The subdivision map composed of the eight parcels was recorded on July 11, 2008, thereby dedicating the new easements. The easements have never been used. Favorable responses for the abandonment from the public utilities have been received.

Council Communication will be prepared.

Denise Wiman
Denise Wiman
Senior Engineering Technician

cc: Pam Farris, Administrative Secretary
Chris Boyer, Assistant Engineer

RECEIVED

JAN 17 2013

AT&T
Right of Way Manager
ATTN: Debbie Chiulli
1413 Bourbon Street
Stockton, Ca 95204
Dc3236@att.com

Pacific Gas & Electric Co.
Stockton Land Rights Office
ATTN: Paul Sensibaugh III
Lead Land Technician
4040 West Lane
Stockton, Ca 95204

Comcast
ATTN: Tommy Henson
Construction Specialist
6505 Tam O'Shanter Dr
Stockton, Ca 95210
Tommy_Henson@cable.comcast.com



CITY OF LODI
PUBLIC WORKS DEPARTMENT

Public Works Dept.
City of Lodi
Charles Swimley, City
Engineer.
231 W. Pine Street
Lodi, Ca 95240

Public Works Dept
City of Lodi
Lance Roberts, Street &
Drainage Mgr.
231 W. Pine Street
Lodi, Ca 95240

Electrical Dept.
City of Lodi
Weldat Haile Sr. Power Engineer
1331 S. Ham Lane
Lodi, Ca 95242

City of Lodi Fire Dept.
Eugene Stoddart, Fire
Marshal
25 E. Pine Street
Lodi, Ca 95240

SUBJECT: ABANDONMENT OF PUBLIC UTILITY EASEMENTS

We have a request to abandon the public utility easements as shown and described on the attached exhibit:

Please review your records, and if the public utility easement abandonment's are acceptable to you, sign and return this letter by January 16, 2013.

If there are any questions or if this abandonment is not acceptable to you, please contact me at your earliest convenience(209- 333-6773) or dwiman@lodi.gov.

Public Utility Abandonment's
approved:

City of Lodi, Public Works - Utilities
Company Name

By: _____

Please return to:

Denise Wiman, Public Works
City of Lodi,
221 W. Pine Street
Lodi, Ca 95240

Or fax to (209) 333-6710

Denise Wiman

From: Jules Marchesseault
Sent: Thursday, January 17, 2013 2:17 PM
To: Denise Wiman; Lance Roberts
Cc: Gerald King (Lodi EUD)
Subject: RE: Public Utility Easement abandonment - Pacific Coast Producers

Hello Denise,

I discussed this with Gerald this morning and the Abandonment of the Public Utility easements internal to final Parcel is acceptable by EUD. As you and I discussed this morning the perimeter easements will remain to ensure EUD has the ability to provide service to PCP as necessary.

Please consider this e-Mail an acceptance from EUD on this proposal.

Thanks.

Jules (Jay) Marchesseault
Lodi Electric Utility
Engineering Manager
209-333-6820(Office)
408-621-2211(Mobile)

From: Denise Wiman
Sent: Thursday, January 17, 2013 7:45 AM
To: Lance Roberts; Jules Marchesseault
Subject: Public Utility Easement abandonment - Pacific Coast Producers

Lance and Jay,

Please see the email below. Jay - I originally sent this to Weldat so you may not have seen it. Happy to answer any questions regarding this process and the abandonments of these easements.

Lance, the existing mains that are in these easements are being abandoned.

Your departments are the last two approvals I need, so any questions or concerns please let me know.

*Thank you,
Denise*

From: Denise Wiman
Sent: Wednesday, January 02, 2013 12:13 PM
To: Lance Roberts; Gene Stoddart; Weldat Haile (Lodi EUD)
Subject: Public Utility Easement abandonment - Pacific Coast Producers

In regards to a building permit for Pacific Coast Producers, they are required to do a lot line adjustment/merger of the parcels south of 590 S Guild (6310 thru 638). In doing so, the public utility easements need to be abandoned. The new building will be built over the top of them. The existing water/wastewater lines will be abandoned.

Please see the attached letter of approval for the abandonment of the easements. If you have any questions, please do not hesitate to contact me.

Thank you,
Denise

1/17/2013



AT&T California
1413 Bourbon St.
Stockton, Ca 95204
dc3236@att.com

T: 209-943-4017
F: 209-941-4682

January 16, 2013

Denise Wiman, Public Works
City of Lodi
221 W Pine St.
Lodi, Ca. 95240

Re: Proposed abandon of Guild Ave., Lodi

Dear Denise:

In regards to your proposed vacation at the above referenced location: AT&T/Pacific Bell **does not have** facilities in this area being considered for vacation. AT&T/Pacific Bell has no objection to the proposed abandon so long as the approved lot line adjustments and description do not change.

Please forward a copy of the final map so that we can correct our postings of our facilities placed on the property.

Please contact our engineer John Kozina at (209) 474-4254 if there are any further questions about this vacation approval.

Sincerely,

Debbie Chiulli
Right of Way Manager
1413 Bourbon St
Stockton, CA. 95204
(209) 943-4017
dc3236@att.com

1, emailed to John

AT&T
Right of Way Manager
ATTN: Debbie Chiulli
1413 Bourbon Street
Stockton, Ca 95204
Dc3236@att.com

Pacific Gas & Electric Co.
Stockton Land Rights Office
ATTN: Paul Sensibaugh III
Lead Land Technician
4040 West Lane
Stockton, Ca 95204

Comcast
ATTN: Tommy Henson,
Construction Specialist
6505 Tam O'Shanter Dr
Stockton, Ca 95210
Tommy_Henson@cable.comcast.com

Public Works Dept.
City of Lodi
Charles Swimley, City
Engineer.
231 W. Pine Street
Lodi, Ca 95240

Public Works Dept
City of Lodi
Lance Roberts, Street &
Drainage Mgr.
231 W. Pine Street
Lodi, Ca 95240

Electrical Dept.
City of Lodi
Weldat Haile Sr. Power Engineer
1331 S. Ham Lane
Lodi, Ca 95242

City of Lodi Fire Dept.
Eugene Stoddart, Fire
Marshal
25 E. Pine Street
Lodi, Ca 95240

SUBJECT: ABANDONMENT OF PUBLIC UTILITY EASEMENTS

We have a request to abandon the public utility easements as shown and described on the attached exhibit:

Please review your records, and if the public utility easement abandonment's are acceptable to you, sign and return this letter by January 16, 2013.

If there are any questions or if this abandonment is not acceptable to you, please contact me at your earliest convenience(209- 333-6773) or dwiman@lodi.gov.

Public Utility Abandonment's
approved:

AT&T

Company Name

By:

DChull

Please return to:

Denise Wiman, Public Works
City of Lodi,
221 W. Pine Street
Lodi, Ca 95240

Or fax to (209) 333-6710

EXHIBIT 'A'
LEGAL DESCRIPTION
PUBLIC UTILITY ABANDONMENT

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF LODI,
COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF PARCELS ONE THROUGH EIGHT OF THAT PARCEL
MAP FILED ON JULY 11, 2008 IN BOOK 24 OF PARCEL MAPS AT PAGE 194,
IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY,
STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THAT 44.5 FOOT WIDE PUBLIC UTILITY EASEMENT;

ALL OF THAT 20 FOOT WIDE PUBLIC UTILITY EASEMENT;

ALL OF THAT 39 FOOT WIDE PUBLIC UTILITY EASEMENT;

ALL OF THAT 3 FOOT WIDE PUBLIC UTILITY EASEMENT;

ALL OF THAT 11.5 FOOT WIDE OVERHEAD PUBLIC UTILITY EASEMENT;

THOSE PORTIONS OF THAT 16.5' WIDE PUBLIC UTILITY EASEMENT
PARALLEL WITH THE SOUTH LINE OF SAID PARCELS ONE THROUGH
EIGHT (24 PM 194).

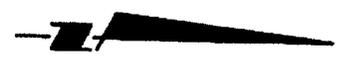
END OF DESCRIPTION



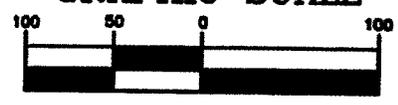
GUILD AVENUE

LEGEND

-  EX BOUNDARY LINE
-  EX CENTERLINE
-  EX EASEMENT LINE



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

**PACIFIC COAST PRODUCERS
CORP PARCEL 4 (21 PM 159)**

S89°12'51"W 777.42'

PARCEL 1
(24 PM 194)
APN 049-310-065

PARCEL 2
(24 PM 194)
APN 049-310-066

PARCEL 3
(24 PM 194)
APN 049-310-067

PARCEL 4
(24 PM 194)
APN 049-310-068

PARCEL 5
(24 PM 194)
APN 049-310-069

PARCEL 6
(24 PM 194)
APN 049-310-070

PARCEL 7
(24 PM 194)
APN 049-310-071

PARCEL 8
(24 PM 194)
APN 049-310-072

PARCEL 4
(21 PM 159)
APN 049-310-010

- (A)** 44.5' WIDE EASEMENT FOR PUBLIC UTILITIES PER 24 PM 194
- (B)** 20' WIDE EASEMENT FOR PUBLIC UTILITIES PER 24 PM 194
- (C)** 39' WIDE EASEMENT FOR PUBLIC UTILITIES PER 24 PM 194
- (D)** 16.5' WIDE EASEMENT FOR PUBLIC UTILITIES PER 24 PM 194
- (E)** 11.5' WIDE EASEMENT FOR OVERHEAD PUBLIC UTILITIES PER 24 PM 194
- (F)** 3' WIDE EASEMENT FOR PUBLIC UTILITIES PER 24 PM 194



- (E)** 11.5'
- (F)** 3'
- (F)** 3'
- (D)** 16.5'



822 Alhambra Avenue Ste. 16
Martinez, CA 94553
Ph: (925) 476-8499

EXHIBIT 'B'
PLAT TO
ACCOMPANY LEGAL
DESCRIPTION

DRAWN BY: RJL	SHEET 1 OF 1
PROJECT NO: 12014	DATE: 12/02/11
SCALE: 1"=100'	

PARCEL MAP

OF
 RESUBDIVISION OF PARCEL 2 OF
 PARCEL MAP FILED FOR RECORD IN
 BOOK 22 OF PARCEL MAPS PAGE 67,
 SAN JOAQUIN COUNTY RECORDS
 BEING A PORTION OF THE NORTHEAST
 QUARTER OF SECTION 7,
 T. 3 N., R. 7 E., M.D.B. & M.,
 City of Lodi
 San Joaquin County,
 California

SHEET 3 OF 3 SHEETS
 FEBRUARY, 2005

DILLON & MURPHY
 CONSULTING CIVIL ENGINEERS
 ENGINEERING • PLANNING • SURVEYING

MONUMENTS SET:
 3/4" X 38" IRON RODS WITH CAP STAMPED L.S. 7259
 AND SHOWN THIS  UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS:
 THE SOUTH LINE OF PARCEL 2 BEARS S 80°12'31" W
 AS PER BOOK 22 OF PARCEL MAPS AT PAGE 67,
 SAN JOAQUIN RECORDS.

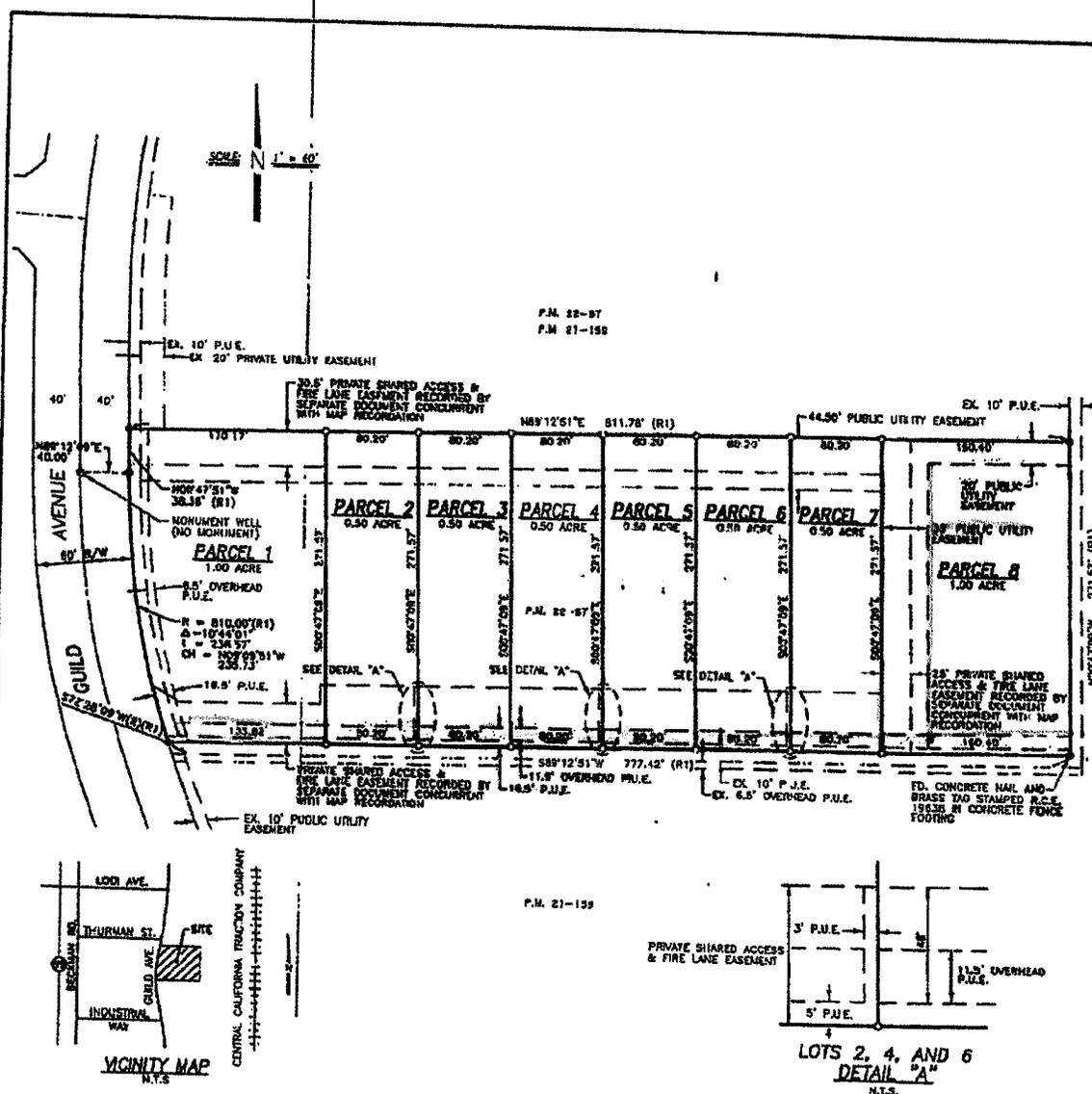
NOTES:

1. REQUIREMENTS OF THE LODI MUNICIPAL CODE FOR THE DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, ABANDONMENT OF UNDERGROUND TANKS AND WELLS, PAYMENT OF FEES AND INSTALLATION OF OFF-SITE STREET IMPROVEMENTS AND UTILITIES HAVE NOT BEEN MET AT THIS TIME AND MUST BE MET PRIOR TO DEVELOPMENT OR ISSUANCE OF A BUILDING PERMIT OR WHEN REQUESTED BY THE CITY.
2. THE P.U.E. DEDICATION GIVES THE CITY, OWNERS OF PUBLIC UTILITIES, THE OWNERS OF CABLE T.V. FRANCHISES THE RIGHT TO ACCESS, CONSTRUCT, MAINTAIN, INSPECT, REPAIR, REPLACE, REMOVE, AND OPERATE THEIR FACILITIES IN THE P.U.E.'S. NO BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED NOR SHALL ANY THING BE PLANTED WITH IN THE EASEMENT WHICH WOULD INTERFERE WITH THE USE OR OPERATION OF PUBLIC UTILITIES IN THE EASEMENT.
3. BUILDINGS AND STRUCTURES IN CONFORMANCE WITH CITY OF LODI ZONING ORDINANCES AND BUILDING CODES ARE PERMITTED IN THE OVERHEAD PUBLIC UTILITY EASEMENT TO A MAXIMUM HEIGHT OF 25 FEET.
4. ALL DISTANCES ARE MEASURED OR CALCULATED FROM MEASURED DATA UNLESS OTHERWISE NOTED.
5. ALL PARCELS SHALL PROVIDE FIRE ACCESS AND TURN-A-ROUTES IN COMPLIANCE WITH CALIFORNIA FIRE CODE RC2-224. NO BUILDINGS OR STRUCTURES ARE TO ENCRUSH WITHIN AND UPON FIRE ACCESS EASEMENTS.
6. FIRE LANE AND ACCESS EASEMENTS ARE TO BE LEFT CLEARED OF ANY AND ALL OBSTACLES AT ALL TIMES.

LEGEND:

P.M.	PARCEL MAP		FD. 3/4" I.R. CAPPED
FD.	FOUND		R.C.E. 1963B UNLESS
I.R.	IRON ROD		OTHERWISE NOTED
SEC.	SECTION	(R1)	P.M. 22-67
EX.	EXISTING		
D.O.C.	DOCUMENT		
P.U.E.	PUBLIC UTILITY EASEMENT		

NOTE: ALL RECORDS ARE OF SAN JOAQUIN COUNTY, BOOK PRECEDING PAGE.



REFER TO SUPPLEMENTARY MAP NO. 84-P-005

RECEIVED

JAN 08 2013

AT&T
Right of Way Manager
ATTN: Debbie Chiulli
1413 Bourbon Street
Stockton, Ca 95204
Dc3236@att.com

Pacific Gas & Electric Co.
Stockton Land Rights Office
ATTN: Paul Sensibaugh III
Lead Land Technician
4040 West Lane
Stockton, Ca 95204

Comcast
ATTN: Tommy Henson,
Construction Specialist
6505 Tam O'Shanter Dr
Stockton, Ca 95210
Tommy_Henson@cable.comcast.com

CITY OF LODI
PUBLIC WORKS DEPARTMENT

Public Works Dept.
City of Lodi
Charles Swimley, City
Engineer.
231 W. Pine Street
Lodi, Ca 95240

Public Works Dept
City of Lodi
Lance Roberts, Street &
Drainage Mgr.
231 W. Pine Street
Lodi, Ca 95240

Electrical Dept.
City of Lodi
Weldat Haile Sr. Power Engineer
1331 S. Ham Lane
Lodi, Ca 95242

City of Lodi Fire Dept.
Eugene Stoddart, Fire
Marshal
25 E. Pine Street
Lodi, Ca 95240

SUBJECT: ABANDONMENT OF PUBLIC UTILITY EASEMENTS

We have a request to abandon the public utility easements as shown and described on the attached exhibit:

Please review your records, and if the public utility easement abandonment's are acceptable to you, sign and return this letter by January 16, 2013.

If there are any questions or if this abandonment is not acceptable to you, please contact me at your earliest convenience(209- 333-6773) or dwiman@lodi.gov.

Public Utility Abandonment's
approved:

Comcast

Company Name

By: *Jennifer Klepper*
Comcast Real Estate
1/2/13

Please return to:
Denise Wiman, Public Works
City of Lodi,
221 W. Pine Street
Lodi, Ca 95240

Or fax to (209) 333-6710

EXHIBIT'A'
LEGAL DESCRIPTION
PUBLIC UTILITY ABANDONMENT

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF LODI,
COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF PARCELS ONE THROUGH EIGHT OF THAT PARCEL
MAP FILED ON JULY 11, 2008 IN BOOK 24 OF PARCEL MAPS AT PAGE 194,
IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY,
STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THAT 44.5 FOOT WIDE PUBLIC UTILITY EASEMENT;

ALL OF THAT 20 FOOT WIDE PUBLIC UTILITY EASEMENT;

ALL OF THAT 39 FOOT WIDE PUBLIC UTILITY EASEMENT;

ALL OF THAT 3 FOOT WIDE PUBLIC UTILITY EASEMENT;

ALL OF THAT 11.5 FOOT WIDE OVERHEAD PUBLIC UTILITY EASEMENT;

THOSE PORTIONS OF THAT 16.5' WIDE PUBLIC UTILITY EASEMENT
PARALLEL WITH THE SOUTH LINE OF SAID PARCELS ONE THROUGH
EIGHT (24 PM 194).

END OF DESCRIPTION



gk

GUILD AVENUE

PARCEL 1
(24 PM 194)
APN 049-310-065

PARCEL 2
(24 PM 194)
APN 049-310-066

PARCEL 3
(24 PM 194)
APN 049-310-067

PARCEL 4
(24 PM 194)
APN 049-310-068

PARCEL 5
(24 PM 194)
APN 049-310-069

PARCEL 6
(24 PM 194)
APN 049-310-070

PARCEL 7
(24 PM 194)
APN 049-310-071

PARCEL 8
(24 PM 194)
APN 049-310-072

PACIFIC COAST PRODUCERS
CORP PARCEL 4 (21 PM 159)

589'12.51" W 777.42'

(E) 11.5'

(D) 16.5'

(F) 3'

(F) 3'

(F) 3'

(C) 39'

(A)

(A)

(B)

(C)

(D)

(E)

(F)

20' (B)

LEGEND

-  EX BOUNDARY LINE
-  EX CENTERLINE
-  EX EASEMENT LINE



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

PARCEL 4
(21 PM 159)
APN 049-310-010

- (A) 44.5' WIDE EASEMENT FOR PUBLIC UTILITIES PER 24 PM 194
- (B) 20' WIDE EASEMENT FOR PUBLIC UTILITIES PER 24 PM 194
- (C) 39' WIDE EASEMENT FOR PUBLIC UTILITIES PER 24 PM 194
- (D) 16.5' WIDE EASEMENT FOR PUBLIC UTILITIES PER 24 PM 194
- (E) 11.5' WIDE EASEMENT FOR OVERHEAD PUBLIC UTILITIES PER 24 PM 194
- (F) 3' WIDE EASEMENT FOR PUBLIC UTILITIES PER 24 PM 194



822 Alhambra Avenue Ste. 16
Martinez, CA 94553
Ph: (925) 476-8499

EXHIBIT 'B'
PLAT TO
ACCOMPANY LEGAL
DESCRIPTION

DRAWN BY: R/L	SHEET 1 OF 1
PROJECT NO: 12014	DATE: 12/02/11
SCALE: 1"=100'	

gck

24-194 B

OK

PARCEL MAP

OF
 RESUBDIVISION OF PARCEL 2 OF
 PARCEL MAP FILED FOR RECORD IN
 BOOK 22 OF PARCEL MAPS PAGE 67,
 SAN JOAQUIN COUNTY RECORDS
 BEING A PORTION OF THE NORTHEAST
 QUARTER OF SECTION 7,
 T. 3 N., R. 7 E., M.D.B. & M.,
 City of Lodi
 San Joaquin County,
 California

SHEET 3 OF 3 SHEETS
 FEBRUARY, 2005

DILLON & MURPHY
 CONSULTING CIVIL ENGINEERS
 ENGINEERING • PLANNING • SURVEYING

MONUMENTS SET:
 3/4" X 30" IRON RODS WITH CAP STAMPED L.S. 7269
 AND SHOWN THUS —○—, UNLESS OTHERWISE NOTED.

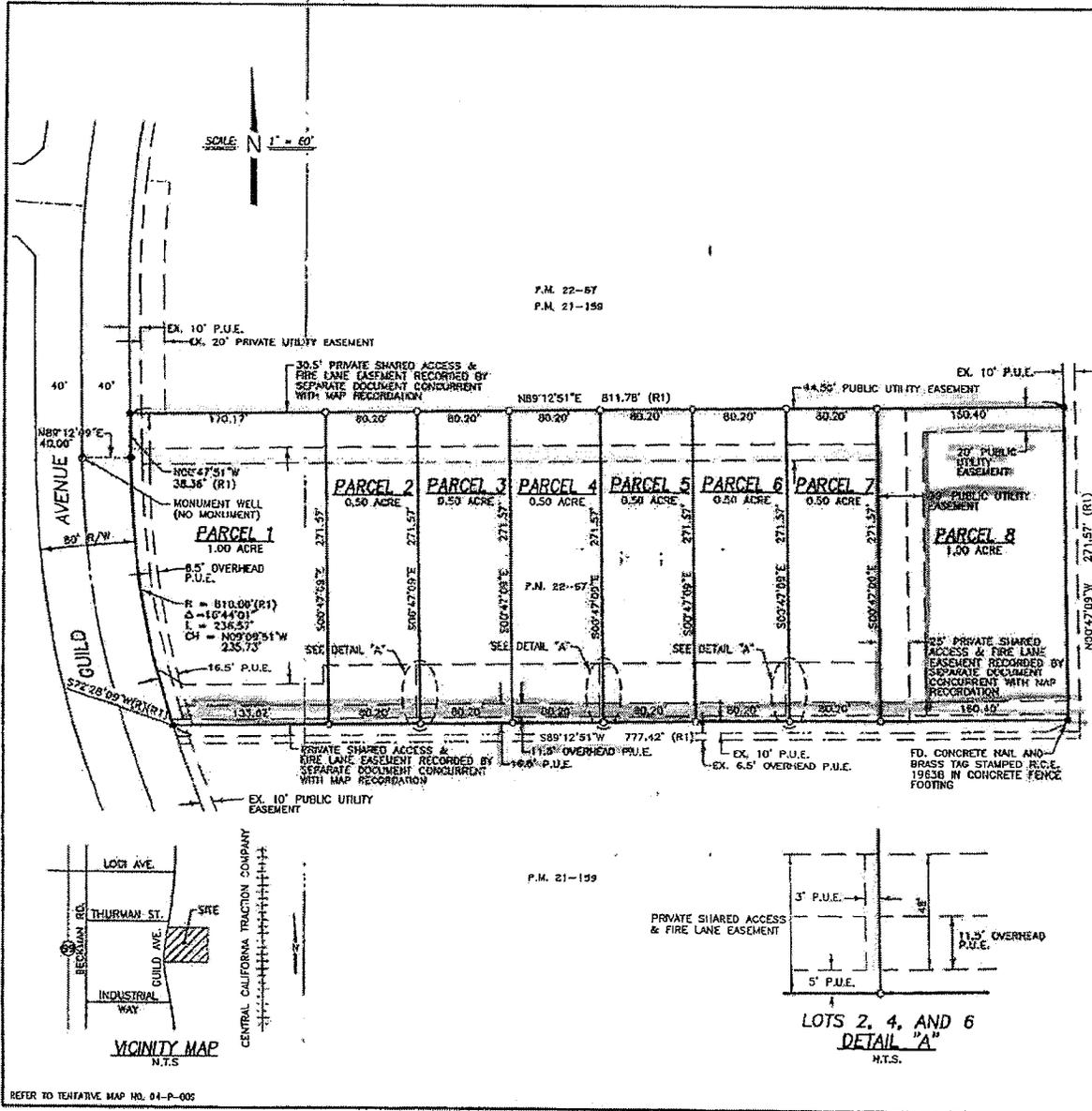
BASIS OF BEARINGS:
 THE SOUTH LINE OF PARCEL 2 BEARS S 89°12'51" W
 AS PER BOOK 22 OF PARCEL MAPS AT PAGE 67,
 SAN JOAQUIN RECORDS.

- NOTES:**
1. REQUIREMENTS OF THE LODI MUNICIPAL CODE FOR THE DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, ABANDONMENT OF UNDERGROUND TANKS AND WELLS, PAYMENT OF FEES AND INSTALLATION OF OFF-SITE STREET IMPROVEMENTS AND UTILITIES HAVE NOT BEEN MET AT THIS TIME AND MUST BE MET PRIOR TO DEVELOPMENT OR ISSUANCE OF A BUILDING PERMIT OR WHEN REQUESTED BY THE CITY.
 2. THE P.U.E. DEDICATION GIVES THE CITY, OWNERS OF PUBLIC UTILITIES, THE OWNERS OF CABLE T.V. FRANCHISES THE RIGHT TO ACCESS, CONSTRUCT, MAINTAIN, INSPECT, REPAIR, REPLACE, REMOVE, AND OPERATE THEIR FACILITIES IN THE P.U.E.'S. NO BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED NEAR SHALL ANY THING BE PLANTED WITHIN THE EASEMENT WHICH WOULD INTERFERE WITH THE USE OR OPERATION OF PUBLIC UTILITIES IN THE EASEMENT.
 3. BUILDINGS AND STRUCTURES IN CONFORMANCE WITH CITY OF LODI ZONING ORDINANCES AND BUILDING CODES ARE PERMITTED IN THE OVERHEAD PUBLIC UTILITY EASEMENT TO A MAXIMUM HEIGHT OF 23 FEET.
 4. ALL DISTANCES ARE MEASURED OR CALCULATED FROM MEASURED DATA UNLESS OTHERWISE NOTED.
 5. ALL PARCELS SHALL PROVIDE FIRE ACCESS AND TURN-A-BOWTS IN COMPLIANCE WITH CALIFORNIA FIRE CODE 902-224. NO BUILDINGS OR STRUCTURES ARE TO ENCRUMBER WITHIN AND UPON FIRE ACCESS EASEMENTS.
 6. FIRE LANE AND ACCESS EASEMENTS ARE TO BE LEFT CLEARED OF ANY AND ALL OBSTACLES AT ALL TIMES.

LEGEND:

P.M.	PARCEL MAP	—○—	FD. 3/4" I.R. CAPPED
FD.	FOUND	—	R.C.E. 19638 UNLESS OTHERWISE NOTED
I.R.	IRON ROD	(R1)	P.M. 22-67
SEC.	SECTION		
EX.	EXISTING		
DOC.	DOCUMENT		
P.U.E.	PUBLIC UTILITY EASEMENT		

NOTE: ALL RECORDS ARE OF SAN JOAQUIN COUNTY. BOOK PRECEDES PAGE.



REFER TO TENTATIVE MAP NO. 04-P-005

24-194 B004P009-3

AT&T
Right of Way Manager
ATTN: Debbie Chiulli
1413 Bourbon Street
Stockton, Ca 95204
Dc3236@att.com

Pacific Gas & Electric Co.
Stockton Land Rights Office
ATTN: Paul Sensibaugh III
Lead Land Technician
4040 West Lane
Stockton, Ca 95204

Comcast
ATTN: Tommy Henson,
Construction Specialist
6505 Tam O'Shanter Dr
Stockton, Ca 95210
Tommy_Henson@cable.comcast.com

Public Works Dept.
City of Lodi
Charles Swimley, City
Engineer.
231 W. Pine Street
Lodi, Ca 95240

Public Works Dept
City of Lodi
Lance Roberts, Street &
Drainage Mgr.
231 W. Pine Street
Lodi, Ca 95240

Electrical Dept.
City of Lodi
Weldat Haile Sr. Power Engineerr
1331 S. Ham Lane
Lodi, Ca 95242

City of Lodi Fire Dept.
Eugene Stoddart, Fire
Marshal
25 E. Pine Street
Lodi, Ca 95240

SUBJECT: ABANDONMENT OF PUBLIC UTILITY EASEMENTS

We have a request to abandon the public utility easements as shown and described on the attached exhibit:

Please review your records, and if the public utility easement abandonment's are acceptable to you, sign and return this letter by January 16, 2013.

If there are any questions or if this abandonment is not acceptable to you, please contact me at your earliest convenience(209- 333-6773) or dwiman@lodi.gov.

Public Utility Abandonment's
approved:

PG+E

Company Name

By:

Paul Sensibaugh III

Please return to:

Denise Wiman, Public Works
City of Lodi,
221 W. Pine Street
Lodi, Ca 95240

Or fax to (209) 333-6710

AT&T
Right of Way Manager
ATTN: Debbie Chiulli
1413 Bourbon Street
Stockton, Ca 95204
Dc3236@att.com

Pacific Gas & Electric Co.
Stockton Land Rights Office
ATTN: Paul Sensibaugh III
Lead Land Technician
4040 West Lane
Stockton, Ca 95204

Comcast
ATTN: Tommy Henson,
Construction Specialist
6505 Tam O'Shanter Dr
Stockton, Ca 95210
Tommy_Henson@cable.comcast.com

Public Works Dept.
City of Lodi
Charles Swimley, City
Engineer.
231 W. Pine Street
Lodi, Ca 95240

Public Works Dept
City of Lodi
Lance Roberts, Street &
Drainage Mgr.
231 W. Pine Street
Lodi, Ca 95240

Electrical Dept.
City of Lodi
Weldat Haile Sr. Power Engineerr
1331 S. Ham Lane
Lodi, Ca 95242

City of Lodi Fire Dept.
Eugene Stoddart, Fire
Marshal
25 E. Pine Street
Lodi, Ca 95240

SUBJECT: ABANDONMENT OF PUBLIC UTILITY EASEMENTS

We have a request to abandon the public utility easements as shown and described on the attached exhibit:

Please review your records, and if the public utility easement abandonment's are acceptable to you, sign and return this letter by January 16, 2013.

If there are any questions or if this abandonment is not acceptable to you, please contact me at your earliest convenience(209- 333-6773) or dwiman@lodi.gov.

Public Utility Abandonment's
approved:

Lodi Fire

Company Name

By: _____

[Signature]

Please return to:

Denise Wiman, Public Works
City of Lodi,
221 W. Pine Street
Lodi, Ca 95240

Or fax to (209) 333-6710

EXHIBIT'A'
LEGAL DESCRIPTION
PUBLIC UTILITY ABANDONMENT

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF LODI,
COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF PARCELS ONE THROUGH EIGHT OF THAT PARCEL
MAP FILED ON JULY 11, 2008 IN BOOK 24 OF PARCEL MAPS AT PAGE 194,
IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY,
STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THAT 44.5 FOOT WIDE PUBLIC UTILITY EASEMENT;

ALL OF THAT 20 FOOT WIDE PUBLIC UTILITY EASEMENT;

ALL OF THAT 39 FOOT WIDE PUBLIC UTILITY EASEMENT;

ALL OF THAT 3 FOOT WIDE PUBLIC UTILITY EASEMENT;

ALL OF THAT 11.5 FOOT WIDE OVERHEAD PUBLIC UTILITY EASEMENT;

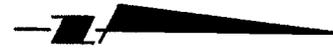
THOSE PORTIONS OF THAT 16.5' WIDE PUBLIC UTILITY EASEMENT
PARALLEL WITH THE SOUTH LINE OF SAID PARCELS ONE THROUGH
EIGHT (24 PM 194).

END OF DESCRIPTION

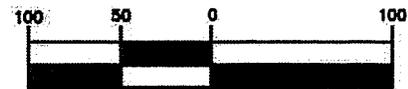


LEGEND

-  EX BOUNDARY LINE
-  EX CENTERLINE
-  EX EASEMENT LINE



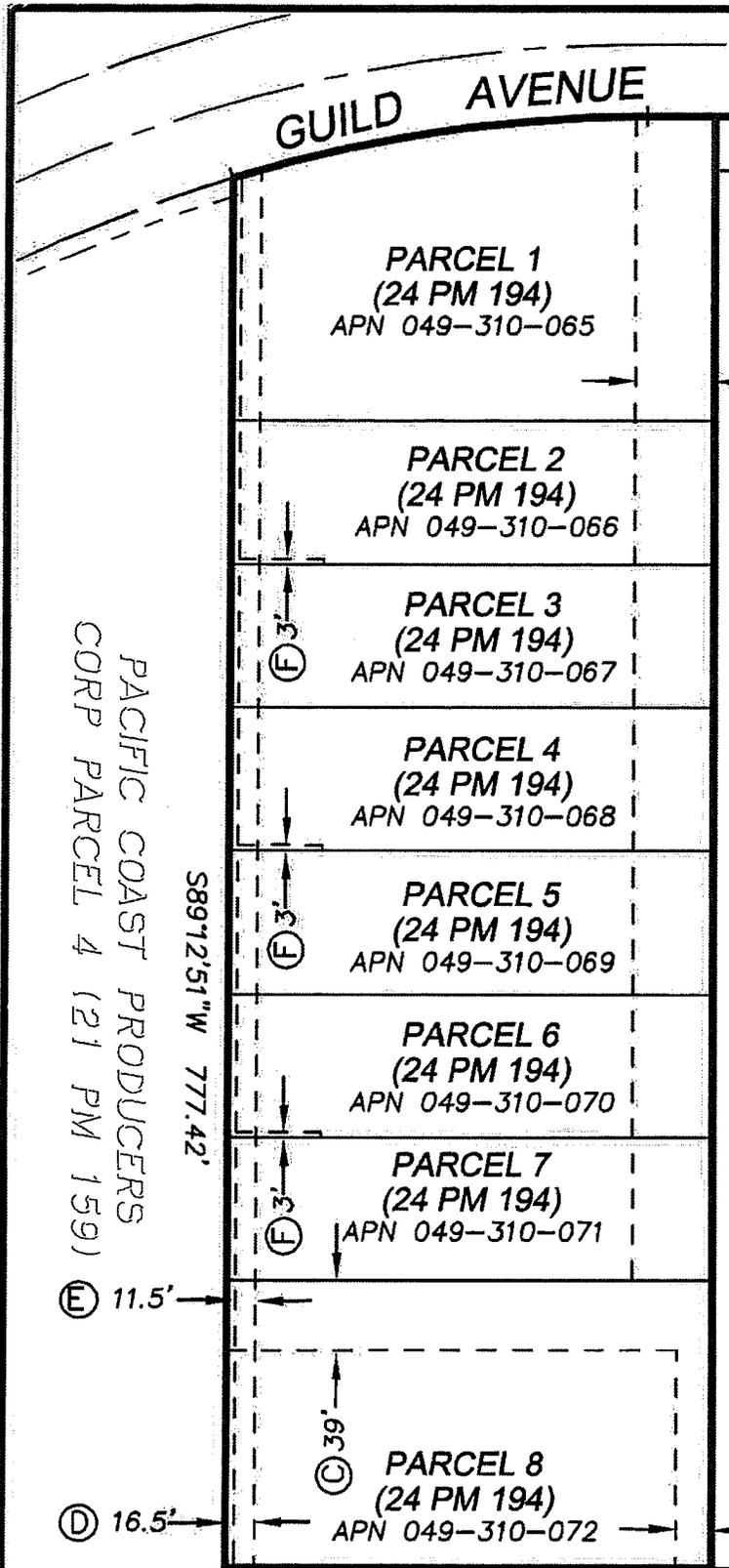
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

PARCEL 4
(21 PM 159)
APN 049-310-010

- Ⓐ 44.5' WIDE EASEMENT FOR PUBLIC UTILITIES PER 24 PM 194
- Ⓑ 20' WIDE EASEMENT FOR PUBLIC UTILITIES PER 24 PM 194
- Ⓒ 39' WIDE EASEMENT FOR PUBLIC UTILITIES PER 24 PM 194
- Ⓓ 16.5' WIDE EASEMENT FOR PUBLIC UTILITIES PER 24 PM 194
- Ⓔ 11.5' WIDE EASEMENT FOR OVERHEAD PUBLIC UTILITIES PER 24 PM 194
- Ⓕ 3' WIDE EASEMENT FOR PUBLIC UTILITIES PER 24 PM 194




822 Alhambra Avenue Ste. 16
Martinez, CA 94553
Ph: (925) 476-8499

EXHIBIT 'B'
PLAT TO
ACCOMPANY LEGAL
DESCRIPTION

DRAWN BY: RJL	SHEET 1 OF 1
PROJECT NO: 12014	DATE: 12/02/11
SCALE: 1"=100'	

PARCEL MAP

OF
 RESUBDIVISION OF PARCEL 2 OF
 PARCEL MAP FILED FOR RECORD IN
 BOOK 22 OF PARCEL MAPS PAGE 67,
 SAN JOAQUIN COUNTY RECORDS
 BEING A PORTION OF THE NORTHEAST
 QUARTER OF SECTION 7,
 T. 3 N., R. 7 E., M.D.B. & M.,
 City of Lodi
 San Joaquin County,
 California

SHEET 3 OF 3 SHEETS
 FEBRUARY, 2005

DILLON & MURPHY
 CONSULTING CIVIL ENGINEERS
 ENGINEERING • PLANNING • SURVEYING

P.M. 21-159

MONUMENTS SET:
 3/4" X 30" IRON RODS WITH CAP STAMPED L.S. 7269
 AND SHOWN THUS  UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS:
 THE SOUTH LINE OF PARCEL 2 BEARS S 80°12'51" W
 AS PER BOOK 22 OF PARCEL MAPS AT PAGE 67,
 SAN JOAQUIN RECORDS.

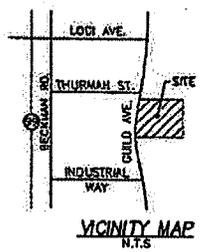
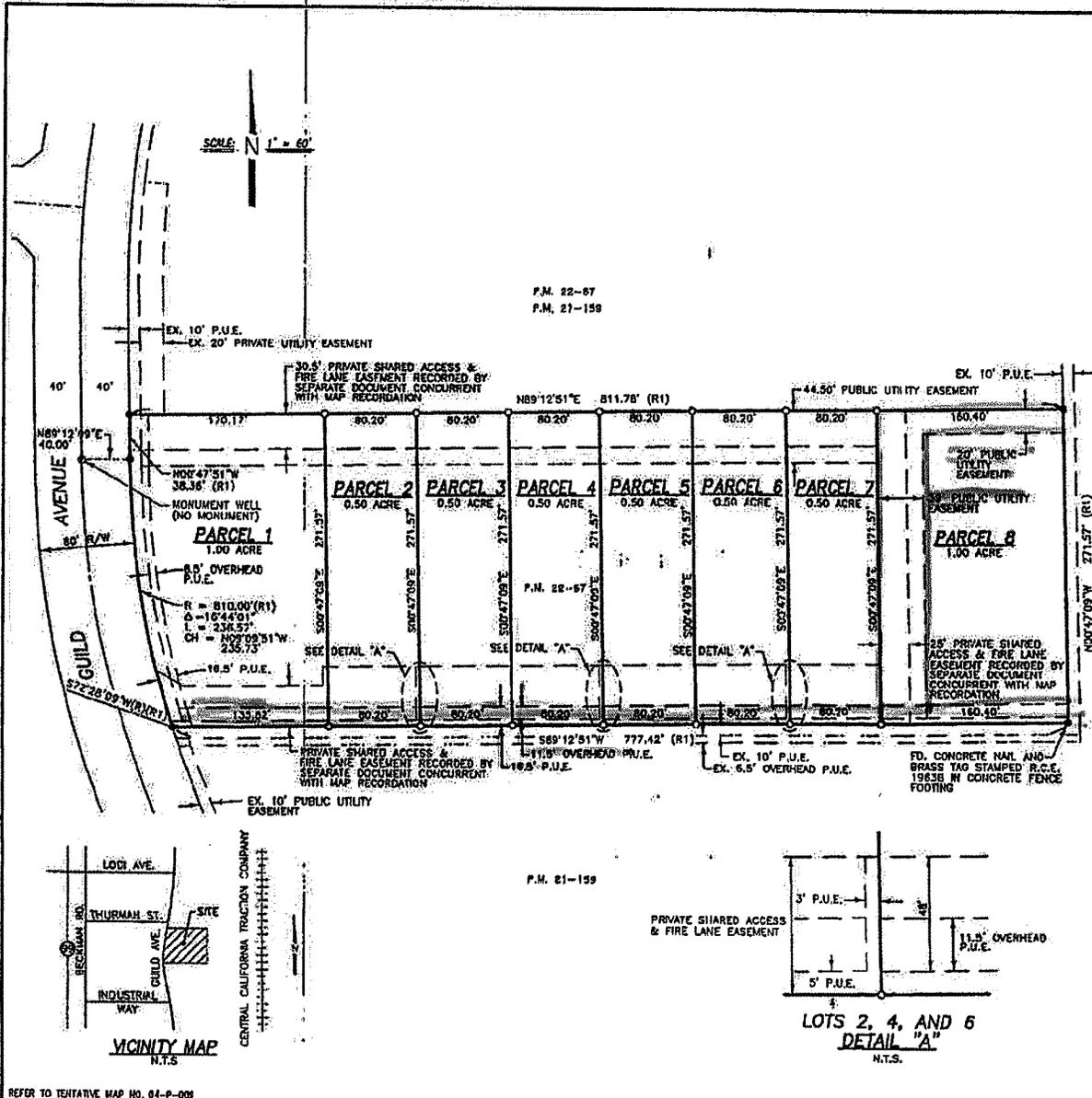
NOTES:

1. REQUIREMENTS OF THE LODI MUNICIPAL CODE FOR THE DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, ABANDONMENT OF UNDERGROUND TANKS AND WELLS, PAYMENT OF FEES AND INSTALLATION OF OFF-SITE STREET IMPROVEMENTS AND UTILITIES HAVE NOT BEEN MET AT THIS TIME AND MUST BE MET PRIOR TO DEVELOPMENT OR ISSUANCE OF A BUILDING PERMIT OR WHICH REQUESTED BY THE CITY.
2. THE P.U.E. DEDICATION GIVES THE CITY, OWNERS OF PUBLIC UTILITIES, THE OWNERS OF CABLE T.V. FRANCHISES THE RIGHT TO ACCESS, CONSTRUCT, MAINTAIN, INSPECT, REPAIR, REPLACE, REMOVE, AND OPERATE THEIR FACILITIES IN THE P.U.E.'S. NO BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED NOR SHALL ANY THING BE PLANTED WITHIN THE EASEMENT WHICH WOULD INTERFERE WITH THE USE OR OPERATION OF PUBLIC UTILITIES IN THE EASEMENT.
3. BUILDINGS AND STRUCTURES IN CONFORMANCE WITH CITY OF LODI ZONING ORDINANCES AND BUILDING CODES ARE PERMITTED IN THE OVERHEAD PUBLIC UTILITY EASEMENT TO A MAXIMUM HEIGHT OF 23 FEET.
4. ALL DISTANCES ARE MEASURED OR CALCULATED FROM MEASURED DATA UNLESS OTHERWISE NOTED.
5. ALL PARCELS SHALL PROVIDE FIRE ACCESS AND TURN-AROUNDS IN COMPLIANCE WITH CALIFORNIA FIRE CODE 802-224. NO BUILDINGS OR STRUCTURES ARE TO ENCRoACH WITHIN AND UPON FIRE ACCESS EASEMENTS.
6. FIRE LANE AND ACCESS EASEMENTS ARE TO BE LEFT CLEARED OF ANY AND ALL OBSTACLES AT ALL TIMES.

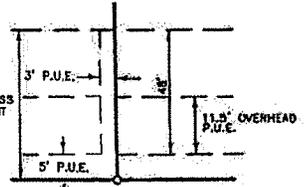
LEGEND:

P.M.	PARCEL MAP		FD. 3/4" I.R. CAPPED
FD.	FOUND		R.C.E. 19638 UNLESS
I.R.	IRON ROD		OTHERWISE NOTED
SEC.	SECTION	(R1)	P.M. 22-67
EX.	EXISTING		
DOC.	DOCUMENT		
P.U.E.	PUBLIC UTILITY EASEMENT		

NOTE: ALL RECORDS ARE OF SAN JOAQUIN COUNTY. BOOK PRECEDES PAGE.



PRIVATE SHARED ACCESS & FIRE LANE EASEMENT



REFER TO TENTATIVE MAP NO. 04-P-008