

MINUTE ITEM

19. SALE OF SWAMP AND OVERFLOWED LAND, SWAMP AND OVERFLOWED LOCATION NO. 4273, CONTRA COSTA COUNTY, V. P. BAKER, KARL B. RODI, A. J. WEST AND ALLIED PROPERTIES - S.W.O. 7611.

After consideration of Calendar Item 7 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT THE FIVE PARCELS OF SWAMP AND OVERFLOWED LAND WITHIN SECTION 22, T. 2 N., R. 2 W., M.D.M., MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND CONTAINING 8.34 ACRES, MORE OR LESS, IN CONTRA COSTA COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZES THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE FIRST APPLICANTS, V. P. BAKER, KARL B. RODI, A. J. WEST AND ALLIED PROPERTIES, AT A CASH PRICE OF \$7,506.

Attachment
Calendar Item 7 (5 pages)

CALENDAR ITEM

7.

SALE OF SWAMP AND OVERFLOWED LAND, SWAMP AND OVERFLOWED LOCATION NO. 4273, CONTRA COSTA COUNTY, V. P. BAKER, KARL B. RODI, A. J. WEST AND ALLIED PROPERTIES - S.W.O. 7611.

An offer was received from V. P. Baker, Karl B. Rodi and A. J. West of Los Angeles, California, and from Allied Properties of San Francisco, California, to purchase five parcels of swamp and overflowed land within Section 22, T. 2 N., R. 2 W., M.D.M., more particularly described in Exhibit "A" attached hereto, containing 8.34 acres, more or less, in Contra Costa County, for \$2,505.60, or \$300+ per acre.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$900 per acre, or a total of \$7,506. The applicants deposited the necessary amount to meet this value.

The parcels are approximately three miles east of Martinez and one-half to one mile north of Highway 4. Access to the parcels is controlled by the applicants, who own the surrounding land. The soil is marshy and the parcels are inundated during the winter. Pacheco Creek is the west boundary of Parcel "A", and Parcel "C" is under a filtration pond. Public services and utilities are available in Martinez. The highest and best use of the land is for probable industrial building sites in conjunction with the surrounding land.

The land was advertised for sale with a stipulation that bids must be in excess of the amounts:

Parcel "A", 2.96 acres	- \$2,664
Parcel "B", 3.24 acres	- 2,916
Parcel "C", 0.25 acre	- 225
Parcel "E", 1.78 acres	- 1,602
Parcel "F", 0.11 acre	- 99

The notice provided further that bids could be submitted on all of said land, on all land in any one parcel, or on any combination of parcels. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE FIVE PARCELS OF SWAMP AND OVERFLOWED LAND WITHIN SECTION 22, T. 2 N., R. 2 W., M.D.M., MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND CONTAINING 8.34 ACRES, MORE OR LESS, IN CONTRA COSTA COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE FIRST APPLICANTS, V. P. BAKER, KARL B. RODI, A. J. WEST AND ALLIED PROPERTIES, AT A CASH PRICE OF \$7,506.

Attachment
Exhibit "A"

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EXHIBIT "A"

DESCRIPTION OF LANDS IN CONTRA COSTA COUNTY,
CALIFORNIA, COVERED BY APPLICATION OF
V. P. BAKER, KARL B. RODI, A. J. WEST
AND ALLIED PROPERTIES, S.W.O. 7611

Five parcels of land in Contra Costa County, California, and within Section 22, Township 2 North, Range 2 West, Mount Diablo Base and Meridian designated herein as Parcels "A", "B", "C", "E" and "F" which said parcels are individually described as follows:

PARCEL "A"

All that parcel of land bounded on the north by the southerly line of Section 15, T. 2 N., R. 2 W., M.D.B. & M., and the southerly boundary of Swamp and Overflowed Lands Survey Number 86 as the said section line and the said Swamp and Overflowed Lands Survey are shown on that map of the said Survey approved by the State Lands Commission and filed December 18, 1956 in Book 17 of Licensed Surveyors Maps at Page 23 in the Office of the County Recorder of Contra Costa County; being bounded on the east by the quarter-quarter section line which is the westerly line of the northeast quarter of the northwest quarter of Section 22, T. 2 N., R. 2 W., M.D.B. & M., and the westerly boundary of Swamp and Overflowed Lands Survey Number 4 as the said Survey is described in that patent filed in Book 1 of Patents at Page 17 in the Office of the County Recorder of Contra Costa County; being bounded along the southerly and westerly sides by the boundary of that creek formerly known as Pacheco Slough and more recently as Walnut Creek which said creek is further identified as that creek shown as forming a north-easterly boundary of Swamp and Overflowed Land Survey Numbered 167 as the said Survey is shown in Book 1 of Patents at Page 59 in the Office of the County Recorder of Contra Costa County; the said Parcel "A" being additionally described as follows:

Beginning at the northeast corner of the northwest quarter of the northwest quarter of Section 22, T. 2 N., R. 2 W., M.D.B. & M., thence along the quarter-quarter section line South 316.07 feet to a point in the northerly boundary of Walnut Creek; thence along the creek boundary South 81 degrees 30 minutes West 214.46 feet; thence continuing along the creek boundary North 80 degrees 30 minutes West 147.63 feet; thence continuing along the creek boundary North 35 degrees 24 minutes 20 seconds West 157.36 feet; thence continuing along the creek boundary North 36 degrees 30 minutes East 242.75 feet to a point in the northerly boundary of Section 22; thence along the section line, East 304.49 feet to the point of beginning: Containing 2.96 acres, more or less.

PARCEL "B"

All that parcel of land bounded on the south by the southerly boundary of the northeast quarter of Section 22, T. 2 N., R. 2 W., M.D.B.& M. and the northerly boundary of Swamp and Overflowed Lands Survey Number 174 as the said quarter section line and the said boundary of Swamp and Overflowed Lands Survey No. 174 are shown on that map of the said Survey approved by the State Lands Commission and filed December 18, 1956 in Book 17 of Licensed Surveyors' Maps at Page 25 in the Office of the County Recorder of Contra Costa County; being bounded along the remaining sides of the parcel, namely the south-westerly boundary, the northwesterly boundary and the northeasterly boundary, by boundary lines of Rancho Las Juntas; the said Parcel "B" being additionally described as follows:

Beginning at a point in the southerly line of the northeast quarter of Section 22, T. 2 N., R. 2 W., M.D.B.& M., which point bears 333.90 feet west from the southeast corner of the southwest quarter of the northeast quarter of the said Section 22 and being also at a northerly corner of Swamp and Overflowed Lands Survey Number 174; thence from the said point of beginning, along the quarter section line and the northerly boundary of the said Swamp and Overflowed Lands Survey, West 528.79 feet to a point in the boundary of Rancho Las Juntas; thence along the rancho boundary North 74 degrees 00 minutes West 263.02 feet; thence continuing along the rancho boundary North 43 degrees 30 minutes East 396.00 feet; thence continuing along the rancho boundary South 54 degrees 45 minutes East 623.32 feet to the point of beginning: Containing 3.24 acres, more or less.

PARCEL "C"

All that three sided parcel of land bounded on the east by the quarter-quarter section line along the east line of the west one-half of the southeast quarter of Section 22, T. 2 N., R. 2 W., M.D.B.& M., and bounded on the southwest and northwest sides by boundaries of Swamp and Overflowed Lands Survey Number 174 as the said quarter-quarter section line and the boundaries of Swamp and Overflowed Lands Survey Number 174 are shown on the map of the said Survey approved by the State Lands Commission and filed December 18, 1956 in Book 17 of Licensed Surveyors' Maps at Page 25 in the Office of the County Recorder of Contra Costa County, the said Parcel "C" being additionally described as follows:

Beginning at a point in the east line of the west one-half of the southeast quarter of Section 22, T. 2 N., R. 2 W., M.D.B.& M. which said point bears South 793.11 feet from the northeast corner of the northwest quarter of the southeast quarter of the said Section 22; thence along the quarter-quarter section line, South 222.70 feet to an angle point in the boundary of Swamp and Overflowed Land Survey Number 174; thence along the boundary of the said Survey, North 37 degrees 00 minutes West 164.95 feet; thence continuing along the boundary of the said Survey, North 47 degrees 30 minutes East 134.64 feet to the point of beginning: Containing 0.25 acres, more or less.

PARCEL "E"

A parcel of land described as follows:

Beginning at the northwest corner of the northeast quarter of the northeast quarter of Section 22, T. 2 N., R. 2 W., M.D.B. & M., the said point being in the north line of Section 22 and the southerly boundary of Swamp and Overflowed Lands Survey Number 86 as the said section line and the said Swamp and Overflowed Lands Survey are shown on that map of the said Survey approved by the State Lands Commission and filed December 18, 1956 in Book 17 of Licensed Surveyors Maps at Page 23 in the Office of the County Recorder of Contra Costa County; thence from the said point of beginning, along the section line, East 107.48 feet; thence South 33 degrees 41 minutes 40 seconds East 232.62 feet; thence South 31 degrees 07 minutes West 305.54 feet; thence South 43 degrees 57 minutes West 113.31 feet to a point in the west line of the northeast quarter of the northeast quarter of the said Section 22 and the east boundary of Swamp and Overflowed Land Survey Number 4 as the said Survey is described in the patent filed in Book 1 of Patents at Page 17 in the Office of the County Recorder of Contra Costa County; thence along the quarter-quarter section line and the said boundary of the said Swamp and Overflowed Land Survey, North 536.70 feet to the point of beginning: Containing 1.78 acres, more or less.

PARCEL "F"

A parcel of land described by reference to Swamp and Overflowed Land Survey Number 4 as the said Swamp and Overflowed Land Survey is described in that patent filed in Book 1 of Patents at Page 17 in the Office of the County Recorder of Contra Costa County; by reference to the boundary of Rancho Las Juntas as the same is designated on the map and in the field notes of a survey of the Rancho Las Juntas or Welch Rancho made by order of the Probate Court of the County of Contra Costa in dividing and distributing the lands of the said Rancho Las Juntas among the heirs of the estate of William Welch, deceased; and by reference to the boundaries of Swamp and Overflowed Lands Survey Number 167 as the said Survey is described in that patent recorded in Book 1 of Patents at Page 59 in the Office of the County Recorder of Contra Costa County, the said Parcel F being more particularly described as follows:

Beginning at a point in the west line of the northeast quarter of the northwest quarter of Section 22, T. 2 N., R. 2 W., M.D.B. & M. and the westerly boundary of Swamp and Overflowed Lands Survey Number 4 at the southerly end of a course in the boundary of Swamp and Overflowed Lands Survey Number 167 described therein as "South 9.26 chains to dry land;" thence, from the said point of beginning, along the next following course in the description of the boundaries of Swamp and Overflowed Lands Survey Number 167, South 73 degrees 00 minutes West 73.92 feet to an angle point in the said boundary; thence continuing along the boundary of the said Survey, South 26 degrees 00 minutes West to a point in the boundary of Rancho Las Juntas the said point being in that course designated No. 103 bearing "North 80 degrees 45 minutes East 8.00 chains" in the recorded description of the boundaries

PARCEL "F" (CONTD.)

of the said Rancho; thence along the Rancho boundary North 80 degrees 45 minutes East to the point of intersection with the westerly boundary of Swamp and Overflowed Land Survey Number 4 and in the west line of the north-east quarter of the northwest quarter of Section 22; thence north along the said last described boundary to the point of beginning: Containing 0.11 acres, more or less.