

MINUTE ITEM

24. APPROVAL OF EXCHANGE WITH GEORGE SPECKMAN OF 0.37-ACRE PORTION OF OLD CHANNEL OF SAN JOAQUIN RIVER FOR 0.37-ACRE PORTION OF VULCAN ISLAND ALONG OPPOSITE BANK, SOVEREIGN LANDS LOCATION NO. 39, SAN JOAQUIN COUNTY - S.W.O. 7934, SOVEREIGN LANDS LOCATION NO. 39.

After consideration of Calendar Item 23 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT IT IS IN THE BEST INTEREST OF THE STATE FOR THE IMPROVEMENT OF NAVIGATION TO EXCHANGE THE 0.37-ACRE PORTION OF THE OLD BED OF THE SAN JOAQUIN RIVER, A PART OF CHICKEN RANCH ISLAND, AS DESCRIBED IN FORM OF PATENT ATTACHED HERETO AS EXHIBIT "B", FOR THE 0.37-ACRE PORTION OF VULCAN ISLAND DESCRIBED IN FORM OF DEED ATTACHED HERETO AS EXHIBIT "A";
2. AUTHORIZES THE EXECUTIVE OFFICER TO ACCEPT THE DEED FROM GEORGE SPECKMAN AND ANNA G. SPECKMAN, HIS WIFE, FOR THE 0.37 ACRE OF LAND ON VULCAN ISLAND DESCRIBED IN 1 & COPY THEREOF ATTACHED HERETO AS EXHIBIT "A";
3. AUTHORIZES THE EXECUTIVE OFFICER TO TAKE THE NECESSARY STEPS TO CAUSE PATENT TO BE ISSUED TO GEORGE SPECKMAN FOR 0.37 ACRE OF SOVEREIGN LAND AS DESCRIBED IN THE COPY OF PATENT ATTACHED HERETO AS EXHIBIT "B".

Attachment

Calendar Item 23 (6 pages)

CALENDAR ITEM

23.

APPROVAL OF EXCHANGE WITH GEORGE SPECKMAN OF 0.37-ACRE PORTION OF OLD CHANNEL OF SAN JOAQUIN RIVER FOR 0.37-ACRE PORTION OF VULCAN ISLAND ALONG OPPOSITE BANK, SOVEREIGN LANDS LOCATION NO. 39, SAN JOAQUIN COUNTY - S.W.O. 7934.

An application has been received from Mr. George Speckman to exchange a 0.37-acre parcel of land owned by him on Vulcan Island for a 0.37 acre parcel of similar land owned by the State in its sovereign capacity, lying along the former left bank of the San Joaquin River on Chicken Ranch Island and across the river from the parcel owned by Mr. Speckman (see Ex. "C").

The Commission is authorized to make such an exchange under Section 6307 of the Public Resources Code "whenever it appears to the Commission to be in the best interests of the State for the improvement of navigation, aid in reclamation or for flood control protection on navigable river ..." Mr. Speckman is presently the Commission's lessee of the sovereign lands in this reach of the original river bed, and was the purchaser from the State, through the Director of Finance, of the adjoining uplands declared to be surplus to the State's needs, on both Vulcan Island along the right bank and on Chicken Ranch Island along the left bank of the river. By reason of the construction of the south levee of the Stockton Deep Water Channel on Vulcan Island and on Chicken Ranch Island and across the intervening portion of the original bed of the San Joaquin River and subsequent dredging and filling adjacent to and in the original river bed, the physical configuration of the area has been changed considerably. It appears to be to the benefit of all parties concerned to effectuate the exchange, since said exchange will result in an aid to navigation for small craft in this vicinity.

A detailed examination of the property has been made by a staff appraiser. The value of the State's 0.37 acre has been found to be \$1,020, and that of the 0.37 now owned by Mr. Speckman to be \$1,020.

The applicant has submitted a form of grant deed, copy of which is attached hereto as Exhibit "A". Also attached, as Exhibit "B", is a copy of form of patent proposed to be issued for the parcel offered in exchange.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT IT IS IN THE BEST INTEREST OF THE STATE FOR THE IMPROVEMENT OF NAVIGATION TO EXCHANGE THE 0.37-ACRE PORTION OF THE OLD BED OF THE SAN JOAQUIN RIVER, A PART OF CHICKEN RANCH ISLAND, AS DESCRIBED IN FORM OF PATENT ATTACHED HERETO AS EXHIBIT "B", FOR THE 0.37-ACRE PORTION OF VULCAN ISLAND DESCRIBED IN FORM OF DEED ATTACHED HERETO AS EXHIBIT "A";
2. AUTHORIZE THE EXECUTIVE OFFICER TO ACCEPT THE DEED FROM GEORGE SPECKMAN AND ANNA G. SPECKMAN, HIS WIFE, FOR THE 0.37 ACRE OF LAND ON VULCAN ISLAND DESCRIBED IN THE COPY THEREOF ATTACHED HERETO AS EXHIBIT "A";

CALENDAR ITEM 23. (CONTD.)

3. AUTHORIZE THE EXECUTIVE OFFICER TO TAKE THE NECESSARY STEPS TO CAUSE PATENT TO BE ISSUED TO GEORGE SPECKMAN FOR 0.37 ACRE OF SOVEREIGN LAND AS DESCRIBED IN THE COPY OF PATENT ATTACHED HERETO AS EXHIBIT "B".

Attachments

Exhibit "A"

Exhibit "B"

EXHIBIT "A"

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the undersigned, GEORGE SPECKMAN, sometimes also known as GEROGE A. SFECKMAN, and ANNA G. SPECKMAN, his wife, hereby grant to STATE OF CALIFORNIA the following described real property situate in the County of San Joaquin, State of California, to-wit:

All that portion of that certain real property sometimes known as Vulcan Island, being a part of the northwesterly portion of said Vulcan Island situate, lying and being in the Southwest quarter of Section twenty-seven (27), Township two (2) North, Range Five (5) East, Mount Diablo Base and Meridian in the County of San Joaquin, being also portions of Parcels 13S and 37 and 38A of the Stockton Deep Water Channel Project, more particularly described as follows, to-wit: BEGINNING at the most Northerly corner of the property described in Deed from State of California to George A. Speckman, dated June 4, 1955, recorded June 11, 1956 in Volume 1875 of Official Records, page 181, San Joaquin County Records; thence along the Westerly boundary line of said Speckman property, South 19° 32' West, 99.75 feet; thence South 43° 04' West, 440.00 feet to a point, said point being North 43° 04' East, 314.00 feet from the most Westerly angle point of said Vulcan Island, as described in said Deed; thence North 52° 43' 20" East, 170.10 feet; thence North 44° 59' East, 284.83 feet; thence North 25° 17' East, 99.29 feet, more or less, to the Southerly line of the Stockton Deep Water Channel; thence along said Southerly line, North 64° 56' West, 50.00 feet to the point of beginning, containing 0.37 acre, EXCEPT all deposits of minerals, including oil and gas in the herein described property, as reserved in the aforesaid Deed executed by the State of California, recorded June 11, 1956 in Volume 1875 of Official Records, page 181, San Joaquin County Records.

Date: _____, 1962.

GEORGE SPECKMAN
George Speckman

STATE OF CALIFORNIA)
) SS.
COUNTY OF SAN JOAQUIN)

ANNA G. SPECKMAN
Anna G. Speckman

On this _____ day of _____, 1962, before me, _____, a Notary Public in and for said

EXHIBIT "A" (CONTD.)

County and State, residing therein, duly commissioned and qualified, personally appeared GEORGE SPECKMAN and ANNA G. SPECKMAN, known to me to be the persons whose names are subscribed to the foregoing instrument, and they acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in said County of San Joaquin, the day and year in this certificate first written.

NOTARY PUBLIC

in and for the State of California,
with principal office in the County
of San Joaquin.

EXHIBIT "B"

STATE OF CALIFORNIA

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

WHEREAS, the Legislature of the State of California has provided for the exchange of lands belonging to the State by virtue of her sovereignty for the purposes of the improvement of navigation, aid in reclamation and for flood control protection, on navigable rivers, sloughs, streams, lakes, bays, estuaries, inlets, or straits by the addition of Section 6307 to the Public Resources Code through the enactment of Chapter 433, Statutes of 1949; and

WHEREAS, it appears by the Certificate of the Executive Officer of the State Lands Commission No. _____ bearing date the _____ day of 1962, issued in accordance with the provisions of law, that full payment has been made to the State for the same through the medium of an exchange of other lands of equal value for which a deed has been delivered to the State of California and that

GEORGE SPECKMAN

is entitled to receive a patent therefor;

NOW THEREFORE, the State of California hereby grants to the said

GEORGE SPECKMAN

all of the right, title and interest of the State of California in and to the following described real property situate in the County of San Joaquin, California, to wit:

All that portion of the southwest quarter of Section twenty-seven (27), Township two (2) north, Range five (5) east, Mount Diablo Base and Meridian, lying and being adjacent to the easterly side of that certain real property sometimes known as Chicken Ranch Island and being a portion of Parcel 13A-S and a portion of Parcel 38A of the Stockton Deep Water Channel Project, more particularly described as follows:

Beginning at the most easterly corner of the property described in Deed from the State of California to George Speckman dated November 11, 1957, recorded December 10, 1957 in Volume 2023 of Official Records, page 428 of San Joaquin County Records, said easterly corner being a point on the southerly line of the Stockton Deep Water Channel; thence along the easterly boundary line of said Speckman property South 13° 26' West, 107.30 feet; thence South 42° 40' West, 246.30 feet to a point, said point being North 84° 18' East, 101.50 feet from the southwest corner of the property described in said deed; thence North 56° 40' 30" East, 275.66 feet; thence North 18° 44' 50" East, 105.74 feet, more or less, to a point in said southerly line of the Stockton Deep Water Channel, being also the northerly line of the southerly levee right-of-way for the Stockton Deep Water Channel Project; thence along said southerly line of said Stockton Deep Water Channel North 64° 56' West, 80.00 feet to the point of beginning, containing 0.37 acre.

EXHIBIT "B" (CONT'D.)

RESERVING to the State of California all oil, gas, oil shale, coal, phosphate, sodium, gold, silver and all other mineral deposits contained in said land, and further reserving to the State of California and persons authorized by the State, the right to drill for and extract such deposits of oil and gas, or gas, and to prospect for, mine and remove such deposits of other minerals from said land and to occupy and use so much of the surface of said land as may be required therefor, upon compliance with the conditions and subject to the provisions and limitations of Chapter 5, Part I, Division 6 of the Public Resources Code, and further reserving in the people the absolute right to fish thereupon as provided by Section 25 of Article I of the Constitution of the State of California.

IN TESTIMONY WHEREOF, I, E D M U N D G . B R O W N

Governor of the State of California, have caused these Letters to be made Patent, and the seal of the State of California to be hereunto affixed.

Given under my hand at the City of Sacramento,

this, the day of ,

in the year of our Lord one thousand nine hundred and sixty-two.

Governor of State

Attest:

Secretary of State

Countersigned:

Executive Officer
State Lands Commission

Sovereign Lands Location No. 39, San Joaquin County