

MINUTE ITEM

This Calendar Item No. 37  
was approved as Minute Item  
No. 37 by the State Lands  
Commission by a vote of 3  
to 0 at its 4/24/86  
meeting.

CALENDAR ITEM

A 9  
S 2

37

04/24/86  
W 21870  
SLL 126  
Cusack

APPROVAL OF A COMPROMISE TITLE SETTLEMENT AGREEMENT  
IN THE COMMISSION'S DUAL ROLE AS ADMINISTRATOR OF  
SOVEREIGN LANDS AND TRUSTEE OF THE KAPILOFF LAND BANK FUND

APPLICANTS: Walter F. and  
Anne H. Kieckhefer  
472 Ignacio Boulevard  
Novato, California 94947

A title dispute exists between the State of California and Walter F. and Anne H. Kieckhefer concerning possible sovereign ownership of approximately 17+ acres of land on Petaluma River in the City of Petaluma, Sonoma County. This claim of ownership is based on the land's historical character as tide and submerged lands of the State. The Kieckhefers are the successors-in-interest to state patents which incorrectly characterized a portion of the subject property as swamp and overflowed. The legal effect of these patents was to reserve the public trust easement to the State while conveying the underlying fee, to the extent that such patents inadvertently included sovereign tidelands.

The property has been filled and reclaimed and is currently dry land. Staff of the State Lands Commission has studied the evidence of title to the subject parcel and has concluded that some historical tidelands of the State, subject to a public trust easement for commerce, navigation, fisheries and associated wetlands uses were included within the subject parcel. The Kieckhefers do not necessarily concur in staff's analysis.

A previous Compromise Settlement Agreement was negotiated with the Kieckhefers' predecessor-in-interest, Scenic Land Properties, Inc. and was approved by the State Lands Commission on November 20, 1979, Minute Item, No. 21. The terms of that agreement were never carried out, due to the foreclosure of the subject parcel, and Commission authorization was rescinded on

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September 24, 1980, Minute Item No. 16. Subsequently, negotiations regarding the title dispute were entered into between the Kieckhefers and staff of the State Lands Commission.

It has been proposed that this dispute be resolved by entering into a Compromise Title Settlement Agreement. The staff of the Commission recommends approval of the compromise agreement now on file in the offices of the State Lands Commission.

The Agreement contains the following principal provisions:

1. The State will convey by patent to the Kieckhefers all its right, title and interest to the Patent Parcel, as described in Exhibit "H" with the exception of the Access Easement, the Riverfront Easement and the Drainage Easement, as depicted on the Compromise Settlement Plat, (Exhibit "I") and described in Exhibits "E", "F" and "G".
2. In exchange, the Kieckhefers will deposit \$11,000 into the Kapiloff Land Bank Trust Fund in the Treasurer's office. This sum will be used to acquire lands useful for public trust purposes, the land to be received and held by the State as tide and submerged lands subject to the public trust.
3. The Kieckhefers will also cause to be delivered to the State duly executed and acknowledged documents conveying to the State the following:
  - (a) A deed quitclaiming all their right, title and interest, if any to the Quitclaim Parcel, as shown on the Compromise Settlement Plat and described in Exhibit "D".
  - (b) The Access Easement, described in Exhibit "E".
  - (c) The Riverfront Easement, described in Exhibit "F".
4. Escrow cost and title insurance shall be without cost to the State.

Staff has appraised the real property and has evaluated the law and facts bearing on the title dispute and has concluded that the compromise title settlement agreement is in the best interest of the State and that the State will receive property and funds equal to or greater in value than the interests in land relinquished pursuant to the compromise settlement agreement.

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AB 884: N/A.

OTHER PERTINENT INFORMATION:

1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a statutory exempt project. The project is exempt because it involves settlements of title and boundary problems.

Authority: P.R.C. 21080.11.

EXHIBITS:

- A. Description of Subject Parcel.
- B. Subject Parcel Plat.
- C. Description of Boundary Line.
- D. Description of Quitclaim Parcel.
- E. Description of Access Easement.
- F. Description of Riverfront Easement.
- G. Description of Drainage Easement.
- H. Description of Patent Parcel.
- I. Settlement Plat.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 AS A STATUTORY EXEMPT PROJECT PURSUANT TO P.R.C. 21080.11, SETTLEMENT OF TITLE AND BOUNDARY PROBLEMS AND PURSUANT TO P.R.C. 8631, THE KAPILOFF LAND BANK ACT.
2. APPROVE THE EXCHANGE AS PROPOSED AND AUTHORIZE THE EXECUTION IN SETTLEMENT OF THIS DISPUTE, OF THE COMPROMISE TITLE SETTLEMENT AGREEMENT ON FILE IN THE OFFICE OF THE COMMISSION WHICH IS INCORPORATED BY REFERENCE HEREIN.
3. FIND THAT THE PROPOSED COMPROMISE TITLE SETTLEMENT AGREEMENT IS IN THE BEST INTERESTS OF THE STATE, FOR THE IMPROVEMENT OF NAVIGATION, FOR FLOOD CONTROL PROTECTION, AND TO ENHANCE THE CONFIGURATION OF THE SHORELINE FOR THE IMPROVEMENT OF THE WATER AND THE UPLAND; THAT IT WILL NOT SUBSTANTIALLY INTERFERE WITH THE RIGHTS OF NAVIGATION AND FISHING; AND THAT THE STATE WILL RECEIVE LANDS OR INTERESTS IN LANDS AND FUNDS EQUAL TO OR GREATER IN VALUE THAN ANY LANDS OR INTERESTS IN LANDS RELINQUISHED BY THE STATE PURSUANT TO SAID COMPROMISE TITLE SETTLEMENT AGREEMENT.

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4. FIND THAT THE PARTIES HAVE A GOOD FAITH AND BONA FIDE DISPUTE RESPECTING THE PRIVATE - STATE TITLES WITHIN THE SUBJECT PROPERTY; THAT THE PROPOSED COMPROMISE SETTLEMENT AGREEMENT CONSTITUTES A COMPROMISE OF THE CONTESTED ISSUES OF LAW AND FACT UPON WHICH THE DISPUTE IS BASED; THAT THE SETTLEMENT IS IN LIEU OF THE COSTS, DELAYS AND UNCERTAINTIES OF TITLE LITIGATION; THAT SETTLEMENT IS CONSISTENT WITH AND IS AUTHORIZED BY THE REQUIREMENTS OF LAW, INCLUDING P.R.C. 6307 AND 6312 AS WELL AS OTHER PROVISIONS OF DIV. 6 OF THE P.R.C. AND THE STATE'S POWER TO RESOLVE AND SETTLE CONTROVERSIES IN LIEU OF LITIGATION.
5. FIND AND DECLARE THAT UPON THE DELIVERY OF THE PATENT AND ITS RECORDATION IN SONOMA COUNTY THE REAL PROPERTY, DESCRIPTION IN EXHIBIT "C" AND IN THE PATENT, HAS BEEN IMPROVED, FILLED AND RECLAIMED; HAS BEEN CUT OFF FROM THE PUBLIC CHANNELS AND IS NO LONGER AVAILABLE OR USEFUL OR SUSCEPTIBLE OF BEING USED FOR NAVIGATION AND FISHING; IS NO LONGER IN FACT TIDE OR SUBMERGED LANDS; AND THEREFORE SHALL BE FREED FROM THE PUBLIC TRUST FOR NAVIGATION AND FISHING.
6. AUTHORIZE ACCEPTANCE OF THE CONVEYANCE TO THE STATE OF THE RIVERFRONT EASEMENT, THE ACCESS EASEMENT AND THE FEE INTEREST IN THE EXCHANGE PARCEL AS TIDE AND SUBMERGED LANDS SUBJECT TO THE PUBLIC TRUST, AND AUTHORIZE EXECUTION OF CERTIFICATES OF ACCEPTANCE AND CONSENT TO RECORDING OF SAID CONVEYANCES.
7. AUTHORIZE ISSUANCE OF A PATENT OF THE PATENT PARCEL IN SONOMA COUNTY, CALIFORNIA DESCRIBED IN EXHIBIT "C", FREE OF THE PUBLIC TRUST.
8. AUTHORIZE THE DEPOSIT OF \$11,000 (PLUS ANY ACCRUED INTEREST) IN THE KAPILOFF LAND BANK FUND FOR THE ACQUISITION OF LANDS USEFUL FOR PUBLIC TRUST PURPOSES AS SOON AS PRACTICABLE PURSUANT TO P.R.C. 8600, ET SEQ.
9. AUTHORIZE THE STAFF OF THE STATE LANDS COMMISSION AND THE OFFICE OF THE ATTORNEY GENERAL TO TAKE ALL FURTHER STEPS NECESSARY OR APPROPRIATE TO IMPLEMENT THE ABOVE SETTLEMENT, INCLUDING BUT NOT LIMITED TO THE EXECUTION, ACKNOWLEDGEMENT AND RECORDATION OF ALL DOCUMENTS OF TITLE, CONVEYANCES, STIPULATIONS, ESCROW INSTRUCTIONS, AGREEMENTS, CERTIFICATES OF ACCEPTANCE, LEGAL DESCRIPTIONS, AND COURT DOCUMENTS; AND TO FILE ANY DOCUMENTS AND APPEAR IN ANY LEGAL PROCEEDINGS NECESSARY OR REQUIRED TO ACCOMPLISH THE TERMS AND PROVISIONS OF THE COMPROMISE SETTLEMENT AGREEMENT.

EXHIBIT "A"

LAND DESCRIPTION

SUBJECT PARCEL

That parcel of land in the City of Petaluma, Sonoma County, California, described in Commissioner's Deed granted to Walter F. Keickhefer and Anne H. Keickhefer, recorded on July 23, 1982 in Sonoma County Official Records under Serial No. 82039362, described as follows:

A portion of the Southwest quarter of Section 34, Township 5 North, Range 7 West, and a portion of the Northwest quarter of Section 3, Township 4 North, Range 7 West, M.D.M., said portion being more particularly described as follows:

Beginning at a point on the Northerly line of the State Highway leading from Petaluma to San Rafael; said point being the point of intersection of the division line between the lands conveyed by R. J. Harris and wife and A. W. Baker by Deed recorded May 28, 1926 in Book 138 of Official Records, page 306 and the westerly line of the 23.50 acre tract of land described in the Deed of Gift from Geo. P. McNear to Ida B. McNear dated April 19, 1923 and recorded April 23, 1923 in Book 39 of Official Records, page 136, Sonoma County Records; thence from said point of beginning N 13° 10' E and along said division line to the Northeasterly corner of said parcel of land; thence N 13° 53' E along the easterly line of the lands conveyed by Martin H. Poehlmann, a single man to A. W. Baker and wife by deed recorded June 18, 1945 in Book 638 of Official Records, page 457, Recorder's Serial No. B-95156, Sonoma County Records, a distance of 161.90 feet, more or less, to the Southerly bank of Petaluma Creek; thence easterly and along the Southerly bank of Petaluma Creek, 1170 feet, more or less, to the Northwesterly corner of the 2.59 acre parcel of land conveyed to Shell Oil Company, Inc., by deed recorded April 15, 1941 in Book 521 of Official Records, page 262, Sonoma County Records; thence S 6° 42' E and along the Westerly line of said lands of Shell Oil Company, Inc., a distance of 505.50 feet, more or less, to the Northerly line of the former State Highway, (now County Road); thence Westerly along the Northerly line of the Highway, a distance of 1345 feet, more or less, to the point of beginning, and commonly known as "The Home Place".

END OF DESCRIPTION

PREPARED BY BOUNDARY SERVICES UNIT, M. I. SHAFER, SUPERVISOR.  
4/17/86.

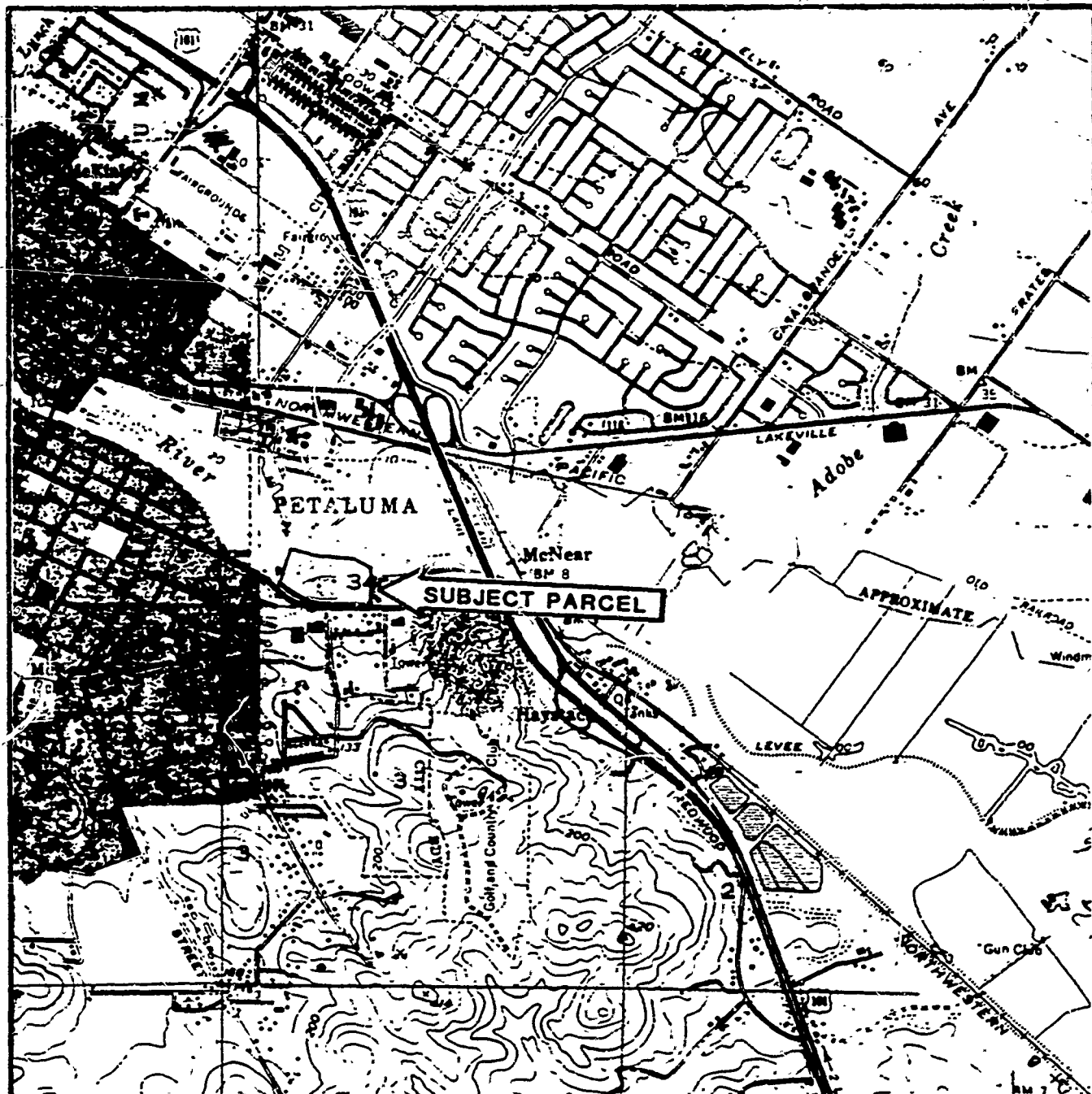
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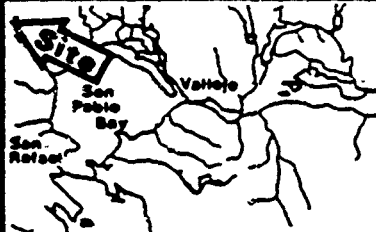
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STATE LANDS COMMISSION

**SUBJECT PARCEL  
PLAT**



Prepared by: B. W. Lee	Date: 2-7-86	A: 9	S: 2	EXHIBIT B
Title Study: KIECKHEFER	W 21870	Z 2 -N20 -E 182		

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EXHIBIT "C"

LAND DESCRIPTION

BOUNDARY LINE

A line situated in the Southwest quarter of Section 34, T5N, R7W, MDM, City of Petaluma, Sonoma County, California, more particularly described as follows:

COMMENCING at a point on the northerly line of the former State Highway leading from Petaluma to San Rafael (Petaluma Boulevard South); said point being the point of intersection with the boundary line between the lands conveyed by Deed recorded February 14, 1978 in Book 3353, page 630, of Official Records of Sonoma County, and the 23.50 acre tract of land described in the Deed of Gift dated April 19, 1923 and recorded April 23, 1923 in Book 39, page 136, of Official Records of said County; thence along said boundary line N 13° 10' E 361.75 feet and N 13° 53' E 142 feet to the TRUE POINT OF BEGINNING; thence along the following 14 courses:

1. S 76° 35' E 41.4 feet
2. S 81° 21' E 80.0 feet
3. S 76° 36' E 75.0 feet
4. S 78° 36' E 120.0 feet
5. S 82° 36' E 65.0 feet
6. S 80° 06' E 65.0 feet
7. S 84° 00' E 82.0 feet
8. S 80° 29' E 75.0 feet
9. S 74° 06' E 48.0 feet
10. S 80° 06' E 80.0 feet
11. S 79° 06' E 160.0 feet
12. S 66° 16' E 60.0 feet
13. S 66° 10' E 105.0 feet
14. S 63° 12' E 115 feet, more or less, to a

point on the westerly line of the land conveyed by deed recorded March 23, 1973 in Book 2745, page 592, Official Records of said County; said point bearing N 00° 41' 30" W 478.00 feet along said westerly line, from the northerly line of the former State Highway, and the end of the herein described line.

END OF DESCRIPTION

PREPARED BY BOUNDARY SERVICES UNIT, M. L. SHAFER, SUPERVISOR  
4/17/86.

(REVISED 04/22/86)

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EXHIBIT "D"

LAND DESCRIPTION

QUITCLAIM DEED

A parcel of land situated in the Southwest quarter of Section 34, T5N, R7W, MDM, City of Petaluma, Sonoma County, California, more particularly described as follows:

COMMENCING at a point on the northerly line of the former State Highway leading from Petaluma to San Rafael (Petaluma Boulevard South); said point being the point of intersection with the boundary line between the lands conveyed by Deed recorded February 14, 1978 in Book 3353, page 630, of Official Records of Sonoma County, and the 23.50 acre tract of land described in the Deed of Gift dated April 19, 1923 and recorded April 23, 1923 in Book 39, page 136, of Official Records of said County; thence along said boundary line N 13° 10' E 361.75 feet and N 13° 53' E 142 feet to the TRUE POINT OF BEGINNING; thence along the following 14 courses:

1. S 76° 35' E 41.4 feet
2. S 81° 21' E 80.0 feet
3. S 76° 36' E 75.0 feet
4. S 78° 36' E 120.0 feet
5. S 82° 36' E 65.0 feet
6. S 80° 06' E 65.0 feet
7. S 84° 00' E 82.0 feet
8. S 80° 29' E 75.0 feet
9. S 74° 06' E 48.0 feet
10. S 80° 06' E 80.0 feet
11. S 78° 06' E 160.0 feet
12. S 66° 16' E 60.0 feet
13. S 66° 10' E 105.0 feet
14. S 63° 12' E 115.0 feet, more or less, to

a point on the westerly line of the land conveyed by deed recorded March 23, 1973 in Book 2745, page 592, of Official Records of said County, said point bearing N 0° 41' 30" W 478.00 feet along said westerly line, from the northerly line of the former State Highway; thence along said westerly line and extension thereof N 0° 41' 30" W to the center line of the Petaluma River; thence northwesterly along the center line of the Petaluma River to a point which bears N 13° 53' E from said true point of beginning; thence S 13° 53' W to the true point of beginning.

END OF DESCRIPTION

PREPARED BY BOUNDARY SERVICES UNIT, M. L. SHAFER, SUPERVISOR  
4/17/86.

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EXHIBIT "E"

LAND DESCRIPTION

ACCESS EASEMENT

A strip of the land in the City of Petaluma, Sonoma County, California, lying within the land described in Commissioner's Deed granted to Walter F. Kieckhefer and Anne H. Kieckhefer, recorded on July 23, 1982 in Sonoma County Official Records under Serial No. 82039362; said strip being more particularly described as follows:

A ten foot strip of land measured parallel with, westerly of and perpendicular to the westerly line of the land conveyed by deed to Frank Hlebakos & Sons, recorded on March 23, 1973 in Book 2745, page 592, of Official Records of Sonoma County; bounded on the south by the northerly line of the former State Highway leading from Petaluma to San Rafael (Petaluma Boulevard South); and bounded on the north by the following described line:

COMMENCING at a point on said northerly line of said former State Highway; said point being the point of intersection with the boundary line between the lands conveyed by Deed recorded February 14, 1978 in Book 3353, page 630, of Official Records of said County, and the 23.50 acre tract of land described in the Deed of Gift dated April 19, 1923 and recorded April 23, 1923 in Book 39, page 136, of Official Records of said County; thence along said boundary line N 13° 10' E 361.75 feet and N 13° 53' E 142 feet to the TRUE POINT OF BEGINNING; thence along the following 14 courses:

1. S 75° 35' E 41.4 feet
2. S 81° 21' E 80.0 feet
3. S 76° 36' E 75.0 feet
4. S 78° 36' E 120.0 feet
5. S 82° 36' E 65.0 feet
6. S 80° 06' E 65.0 feet
7. S 84° 00' E 82.0 feet
8. S 80° 29' E 75.0 feet
9. S 74° 06' E 48.0 feet
10. S 80° 06' E 30.0 feet
11. S 78° 06' E 160.0 feet
12. S 66° 16' E 60.0 feet
13. S 66° 10' E 105.0 feet
14. S 63° 12' E 115 feet, more or less, to a point on the westerly line of the land conveyed by deed recorded March 23, 1973 in Book 2745, page 592.

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(Exhibit "Z", con't)

of Official Records of said County, said point bearing N 0° 41' 30" W 478.00 feet along said westerly line, from the northerly line of the former State Highway, and the end of the herein described line.

END OF DESCRIPTION

PREPARED BY BOUNDARY SERVICES UNIT, M. L. SHAFER, SUPERVISOR,  
4/17/86.

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EXHIBIT "F"

LAND DESCRIPTION

RIVER FRONT EASEMENT

A strip of the land in the City of Petaluma, Sonoma County, California, lying within the land described in Commissioner's Deed granted to Walter F. Kieckhefer and Anne H. Kieckhefer, recorded on July 23, 1982 in Sonoma County Official Records under Serial No. 82039362; said strip being more particularly described as follows:

A five foot strip of land measured parallel with, southerly of and perpendicular to the following described northerly line of said strip:

COMMENCING at a point on the northerly line of the former State Highway leading from Petaluma to San Rafael (Petaluma Boulevard South); said point being the point of intersection with the boundary line between the lands conveyed by Deed recorded February 14, 1978 in Book 3353, page 630, of Official Records of Sonoma County, and the 23.50 acre tract of land described in the Deed of Gift dated April 19, 1923 and recorded April 23, 1923 in Book 39, page 136, of Official Records of said County; thence along said boundary line N 13° 10' E 361.75 feet and N 13° 15' E 142 feet to the TRUE POINT OF BEGINNING; thence along the following 14 courses:

1. S 76° 35' E 41.0 feet
2. S 81° 21' E 80.0 feet
3. S 76° 36' E 75.0 feet
4. S 78° 36' E 120.0 feet
5. S 82° 36' E 65.0 feet
6. S 80° 06' E 65.0 feet
7. S 84° 00' E 82.0 feet
8. S 80° 29' E 75.0 feet
9. S 74° 06' E 48.0 feet
10. S 80° 16' E 80.0 feet
11. S 78° 06' E 160.0 feet
12. S 66° 16' E 60.0 feet
13. S 66° 10' E 105.0 feet
14. S 63° 12' E 115 feet, more or less, to a

point on the westerly line of the land conveyed by deed recorded March 23, 1973 in Book 2745, page 592, of Official Records of said County; said point bearing N 0° 41' 30" W 478.00 feet along said westerly line, from the northerly line of the former State Highway, and the end of the

(Exhibit "F", con't)

herein described line. Said five foot strip of land terminating on the West by the easterly line of the lands conveyed by Deed recorded February 14, 1978 in Book 3353, page 630, of Official Records of said County; and on the East by the westerly line of the lands conveyed by Deed recorded March 1, 1973 in Book 2745, page 592, of Official Records of said County.

END OF DESCRIPTION

PREPARED BY BOUNDARY SERVICES UNIT, M. L. SHAFER, SUPERVISOR,  
4/17/86.

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**EXHIBIT "G"**

**LAND DESCRIPTION**

**DRAINAGE EASEMENT**

A ten foot parcel of land in the City of Petaluma, Sonoma County, California, described in Book 490, page 389, of Official Records of Sonoma County, recorded on December 19, 1940, Serial No. B 26683.

**END OF DESCRIPTION**

**PREPARED BOUNDARY SERVICES UNIT, M. L. SHAPER, SUPERVISOR  
4/17/86.**

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EXHIBIT "H"

LAND DESCRIPTION

PATENT PARCEL

A parcel of land situated in the Southwest quarter of Section 34, T5N, R7W, and the Northwest quarter of Section 3, T4N, R7W, MDM, City of Petaluma, Sonoma County, California, more particularly described as follows:

BEGINNING at a point on the northerly line of the former State Highway leading from Petaluma to San Rafael (Petaluma Boulevard South); said point being the point of intersection with the boundary line between the lands conveyed by Deed recorded February 14, 1978 in Book 3353, page 630, of Official Records of Sonoma County, and the 23.50 acre tract of land described in the Deed of Gift dated April 19, 1923 and recorded April 23, 1932 in Book 39, page 136, of Official Records of said County; thence along said boundary line N 13° 10' E 361.75 feet and N 13° 53' E 142 feet; thence along the following 14 courses:

1. S 76° 35' E 41.4 feet
2. S 81° 21' E 80.0 feet
3. S 76° 36' E 75.0 feet
4. S 78° 36' E 120.0 feet
5. S 82° 36' E 65.0 feet
6. S 80° 06' E 65.0 feet
7. S 84° 00' E 82.0 feet
8. S 80° 29' E 75.0 feet
9. S 74° 06' E 48.0 feet
10. S 80° 06' E 80.0 feet
11. S 78° 06' E 160.0 feet
12. S 66° 16' E 60.0 feet
13. S 66° 10' E 105.0 feet
14. S 63° 12' E 115.0 feet, more or less, to

a point on the westerly line of the land conveyed by deed recorded March 23, 1973 in Book 2745, page 592, of Official Records of said County; thence S 0° 41' 30" E along said westerly line a distance of 478.00 feet to the northerly line of the former State Highway; thence westerly along the northerly line of said Highway, a distance of 1332 feet, more or less, to the point of beginning.

RESERVING THEREFROM the Public Trust Easement for commerce, navigation and fisheries a five foot strip of land measured parallel with, southerly of, perpendicular to and immediately southerly of the northerly boundary of the above-described parcel. Said five foot strip of land terminating on the West

(Exhibit "H", con't)

by the easterly line of the lands conveyed by Deed recorded February 14, 1978 in Book 3353, page 630, of Official Records of said County; and on the East by the westerly line of the lands conveyed by Deed recorded March 23, 1973 in Book 2745, page 592, of Official Records of said County.

ALSO RESERVING THEREFROM the Public Trust Easement for commerce, navigation, and fisheries a ten foot strip of land measured parallel with, westerly of and perpendicular to the westerly line of the land conveyed by deed to Frank Hlebakos & Sons, recorded on March 23, 1973 in Book 2745, page 592, of Official Records of Sonoma County; terminating on the south by the northerly line of the former State Highway (Petaluma Boulevard South); and on the north by the above mentioned northerly line of the five foot strip easement.

ALSO RESERVING THEREFROM the perpetual right-of-way easement described in Book 490, page 389, of Official Records of Sonoma County, recorded on December 19, 1940, Serial No. B 26683.

END OF DESCRIPTION

PREPARED BY BOUNDARY SERVICES UNIT, M. L. SHAFER, SUPERVISOR  
4/17/86.

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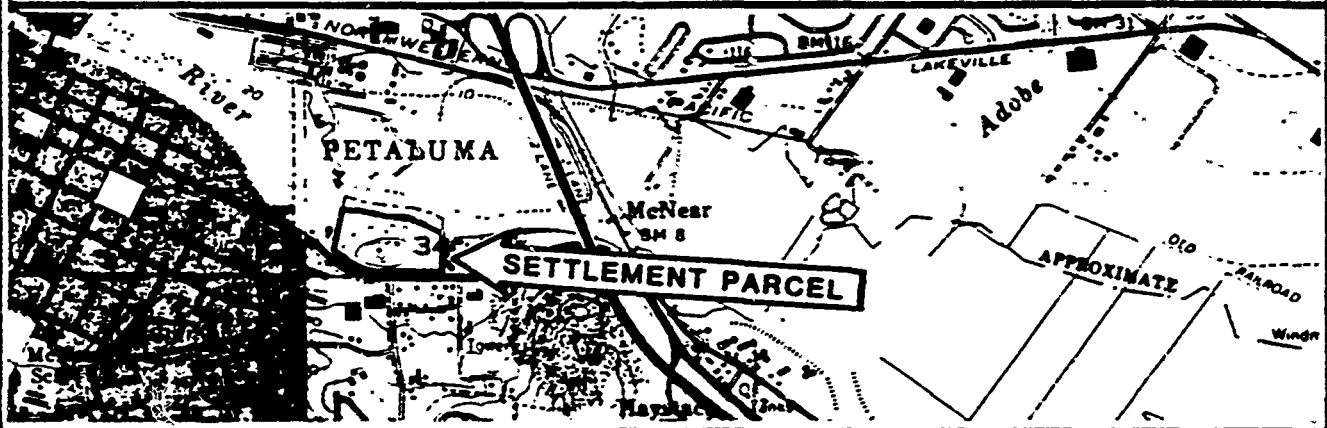
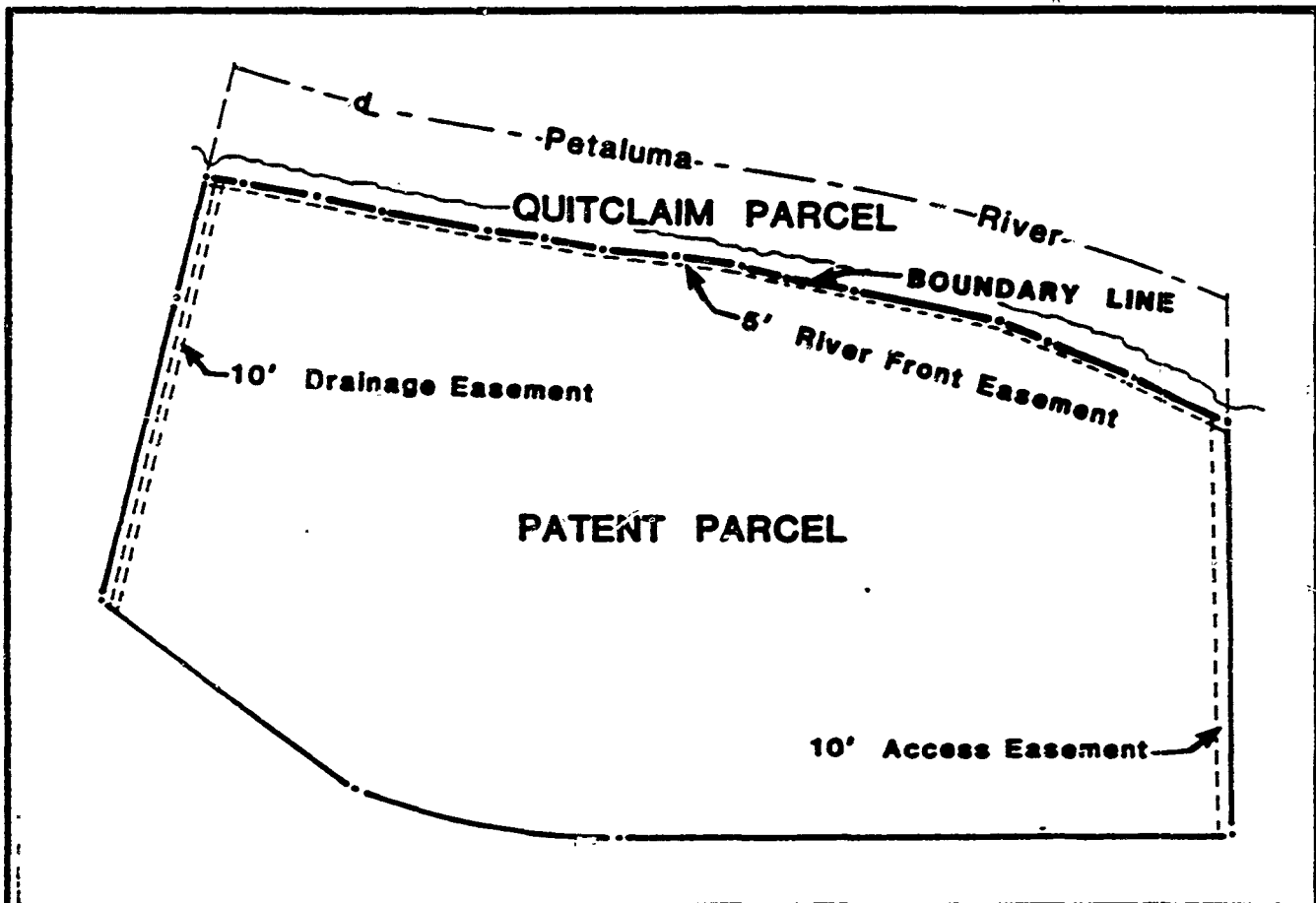
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STATE LANDS COMMISSION		
<b>COMPROMISE SETTLEMENT PLAT</b>		
Prepared by: B. W. Lee	Date: 2-7-86	A: 9 S: 2
Title Study: KIECKHEFER	W 21870	Z 2 -N20-E 182

(REVISED 04/22/86)

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Exhibit A: Subject Parcel  
B: Subject Parcel Plat  
C: Boundary Line  
D: Quitclaim Parcel  
E: Access Easement  
F: River Front Easement  
G: Drainage Easement  
H: Patent Parcel  
I: Compromise Settlement Plat