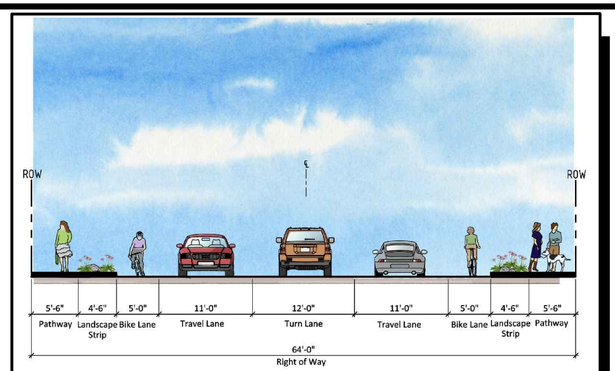

Original Section

Notes for Gualala Underground District Survey

1. This survey encountered a material discrepancy between the parcel map entitled "North Gualala Subdivision", recorded in Map Case 1, Drawer No. 10, Page 20 on July 13, 1955 and the subdivision known as "North Gualala Subdivision No. 2", filed in Map Case 2 Drawer 1, Page 56, on July 19, 1960. This discrepancy is an apparent overlap of approximately 17 feet at the common boundary between the two subdivisions. Since all of the land in these two subdivisions was owned by the same owners, "North Gualala Subdivision" would appear to be senior to "North Gualala Subdivision No. 2". However, it would require a chain of title search on the overlapping lots to verify which lots were deeded out first. This research is beyond the scope of this project.
2. The boundaries of the two subdivisions were established by a "best fit" of existing monuments, with weight placed on the original subdivision monuments for the two subdivisions.
3. Because of the material discrepancy and the other surveys which followed on after these two subdivisions, the rotation from RAU's basis of bearing to bearings in North Gualala Subdivision No. 1 and to the properties south of North Gualala Subdivision is 0° 24'44" left. North Gualala Subdivision No. 2 and properties north of that subdivision have a rotation of 0°14'15" left.
4. The quarter corner common to Section 27 and Section 28, Township 11 North, Range 15 West, M. D. B. & M. is a reference point in the two subdivisions mentioned above and in many of the deeds of property outside of the subdivision. The location of this corner is shown approximately on this map from ties to several subdivisions and deeds for reference. It appears to be within +- 2 feet of the exact location, based upon the location by mathematical calculation. The monument for this corner could not be found. The location falls in a location where apparently 6 to 12 feet of fill has been placed since the early 1980's.
5. Deeds for properties without record of surveys on them were used to plot boundaries shown on this map. There were overlaps or gaps of small distances (less than 2 feet) which are not shown. Part of the reason for these overlaps or gaps between deeds is the uncertainty of the location of the quarter corner to Sections 27 and 28. There are also senior right issues which require chain of title searches to determine which property has senior rights in establishing the exact location of the property line. This work is outside the scope of this project.
6. The Caltrans State Highway right-of-way maps and other records of survey are vague in the segment between the subdivision known as Cypress Village and the mobile home park northerly on the easterly side of the road. The State Highway Map reference; R/W Map 01-MEN-1-1.00 indicates prescriptive rights only in this area. The map for North Gualala Subdivision No. 2 indicates that it is 20 feet wide from the centerline.
7. The Caltrans State Highway right-of-way maps indicate only prescriptive right in most of the segment south of the south leg of Ocean Drive and north of County Road 501. However deeds and records of survey have left a vacant area for State Highway 1 which varies in width over this length. This map shows the best fit for records of survey on the westerly side of State Highway 1, south of Ocean Drive to APN 145-261-14. These records of survey are filed in Map Case 2, Drawer 43, Page 69, Map Case 2, Drawer 36, Page 78 and in Map Case 2, Drawer 31, Page 19. Deeds were plotted, with some minor variation as discussed in Note 5 above for the easterly side of State Highway 1, and show a similar gap between the centerline of the State Highway and the deeded boundary line. No deeds granting fee title to Caltrans were found for this segment.
8. Right-of-way in this area was plotted from a map recorded in Maps Drawer 65, Page 50. This map may be in conflict with a deed recorded at Book 274, Page 341, Mendocino County Records. Caltrans right-of-way map shows the area to be prescriptive right only.

SHT 13
SHT 12
SHT 11
SHT 10
SHT 9
SHT 8
SHT 7
SHT 6
SHT 5
SHT 4
SHT 3
SHT 2
STUDY AREA
SCALE: 1" = 200'
PACIFIC WOODS ROAD
Robinson Reef Drive
WINDWARD CT
WESTWARD HO
SECTION LINE
1/4 SECTION LINE
1/4 SECTION CORNER SEARCHED FOR, NOT FOUND
SECTION 27
SECTION 28
PACIFIC DRIVE
SEDALIA DRIVE
HUBERT DRIVE
CYPRESS WAY
OCEAN DRIVE
CENTER STREET

HPGN STATION
FOX 2 SPC=
N 2,068,807.8780'
E 6,098,770.4030'
EPOCH=2004.69
22
FOX 2

BASIS OF BEARINGS
N48°50'25"W
24647.82'

HPGN STATION
D CA 01 AE SPC=
N 2,052,585.64'
E 6,117,327.15'
EPOCH=2004.69
21
HPGN STA W/ RTK

CONTROL POINT #18
PK NAIL
N 2,048,448.820'
E 6,122,830.556'
S53°04'06"E
TIE=6,884.80'
TO POINT CONTROL POINT 18
SEE SHEET 13

BOUNDARY AND TOPOGRAPHICAL INFO.

BOUNDARY INFO. IS BASED ON FOUND STATE HIGHWAY RIGHT-OF-WAY MONUMENTS PER "NORTH GUALALA SUBDIVISION NO. 2" FILED IN MAP CASE 2, DRAWER 1, PAGE 56, MENDOCINO COUNTY RECORDS. TOPOGRAPHICAL INFO. IS BASED UPON AN AERIAL FLIGHT INFORMATION SUPPLIED BY POINT PHOTO. SERVICES AND SUPPLEMENTED BY FIELD SURVEYS BY RAU AND ASSOCIATES INC.

CONTOUR INTERVAL:

CONTOUR INTERVAL = 1'

VERTICAL DATUM:

DESCRIBED BY NATIONAL GEODETIC SURVEY 1964, "DESIGNATION Y 207" NAVD 1988 69.6 FEET. AT GUALALA 23.6 FEET SOUTHEAST OF THE SOUTH CORNER OF A WOODEN PORCH AROUND THE GUALALA HOTEL, 11.3 FEET WEST OF THE SOUTH CORNER OF A WHITE FRAME HOUSE, 3.1 FEET SOUTH OF THE SOUTH EDGE OF THE STEPS LEADING TO THE HOUSE, 2.9 FEET SOUTH OF A WOODEN WITNESS POST, ABOUT 3 FEET HIGHER THAN THE HIGHWAY, AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.2 FEET ABOVE THE GROUND.

HORIZONTAL DATUM:

THIS PROJECT IS ON THE CALIFORNIA COORDINATE SYSTEM ZONE 2, EPOCH: 2004.69
BASED ON HPGN STATIONS FOX 2 AND CA 01 AE.

MULTIPLY DISTANCES SHOWN BY 1.00007433553 TO OBTAIN GROUND LEVEL DISTANCES. COMBINED GRID FACTOR= 0.99992567

SCALE 1"=1000'

LINETYPE LEGEND

- PROPERTY LINE
- W W — WATERLINE
- CATV CATV — CABLE TV
- SD SD — STORM DRAIN
- SS SS — SANITARY SEWER
- T T — TELEPHONE
- X X — FENCELINE
- ASHPALT

SYMBOL LEGEND

- SIGN
- WATER METER
- WATER VALVE
- GUY WIRE
- SIGN
- SANITARY SEWER MANHOLE
- POST
- TELEPHONE VAULT
- POLE
- MANHOLE
- UTILITY VAULT
- UTILITY MANHOLE
- SPOT ELEVATION (× 69.4)
- POWER POLE
- FIRE HYDRANT
- HEDGE
- TREE LINE

REGISTERED PROFESSIONAL ENGINEER
GEORGE C. RAU
NO. 21908
EXP. 9-30-07
CIVIL
STATE OF CALIFORNIA

DATE:	REVISION:	BY:	COMPUTER NO. 1
			PATH: PATH
			FILE: FILE NAME
			PSVIEW:
			MSVP:
			MSVIEW:

OWNER: COUNTY OF MENDOCINO
DEPARTMENT OF TRANSPORTATION

LOCATION: DOWNTOWN GUALALA
GUALALA, CA

RAU AND ASSOCIATES INC.
CIVIL ENGINEERS · LAND SURVEYORS
100 NORTH PINE STREET · (707) 462-6536 · UKIAH, CA 95482

DRAWING: RIGHT OF WAY & UTILITY LOCATION SURVEY

PROJECT: GUALALA UNDERGROUND PROJECT STATE HWY 1, M.P. 0.65 TO M.P. 1.71 (DOWNTOWN GUALALA)
DOT PROJECT NO. C-9905

Date:	JUNE, 1999
Scale:	AS SHOWN
Drawn:	CCC
Checked:	DDD
Reviewed:	G.C.R.
JOB NO.	JOB NO

SHEET 1 of 13 SHEETS