

**Legend**

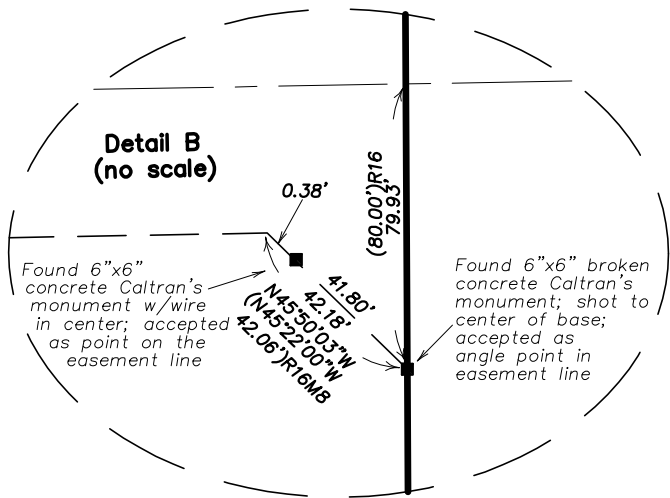
- found monument as described
- set 5/8" rebar & plastic cap, LS 4806 (unless described otherwise)
- ( ) embraces record data
- PIQ parcel in question (Lacouture parcel)
- P/L property line
- x- existing fence

**Map References**

- M1 36 Maps 11 (Tract 80-285)
- M2 27 Maps 28 (Parcel Map No. 8.99)
- M3 64 Maps 40 (Record of Survey No. 94-20)
- M4 22 Maps 19 (Parcel Map 7.03)
- M5 62 Maps 35 (Parcel Map 92-46)
- M6 32 Maps 17 (Parcel Map No. 79-107)
- M7 83 Maps 45 (Tract No. 2003-38)
- M8 Sheet 11 of 26, Road Plans for North Beale Road, May 18, 1942, on file at Yuba County Surveyor's Office

**Record References**

- R1 Doc. 2004R-2126 (current vesting deed, subject parcel)
- R2 67 O.R. 177 (creation deed, N 1/2 of subject parcel)
- R3 70 O.R. 81 (creation deed, S 1/2 of subject parcel)
- R4 Doc. 2006R-5996 (current vesting deed, Vardell parcel)
- R5 264 O.R. 48 (creation deed, Vardell parcel)
- R6 839 O.R. 475 (current vesting deed, Blanchard parcel)
- R7 87 O.R. 496 (creation deed, Blanchard parcel)
- 121 O.R. 116 (creation deed, Blanchard parcel)
- R8 Doc. 2005R-21943 (current vesting deed, Butler parcel)
- R9 33 O.R. 4 (predecessor deed, Butler parcel)
- R10 42 Deeds 431 (creation deed, Sutfin Ranch)
- R11 39 Deeds 251 (deed for Griffith Avenue)
- R12 71 O.R. 202 (creation deed for middle 12 acres)
- R13 92 O.R. 253 (creation deed for south parcel)
- R14 Yuba County Road Register, Page 63 (Linda Avenue)
- R15 71 O.R. 151 (Highway Deed, from M. Gomes to State)
- R16 70 O.R. 481 (Easement for North Beale Rd., to State)
- R17 28 Deeds 20 (Sutliff acquires NE 1/4 Sec. 28)
- R18 82 O.R. 364 (State relinquishes N. Beale Rd. to County)



**Surveyor's Statement**

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Professional Land Surveyor's Act at the request of Stephen F. Lacouture in September, 2007.

R. Lee Hixson Date  
P.L.S. 4806  
Expires: 9/30/2008

**County Surveyor's Statement**

This map has been examined in accordance with Section 8766 of the Professional Land Surveyor's Act this \_\_\_ day of \_\_\_, 2007.

Gary T. Lippincott, L.S. 3634 Date  
Yuba County Surveyor  
License Expires: 6/30/2008

**Recorder's Statement**

Filed this \_\_\_ day of \_\_\_, 2007 at \_\_\_ m., in Book 88 of Maps, at Page 21 at the request of Stephen F. Lacouture.

Terry A. Hansen  
County Recorder

By: \_\_\_\_\_ Deputy

Doc. # \_\_\_\_\_

Fee: \_\_\_\_\_

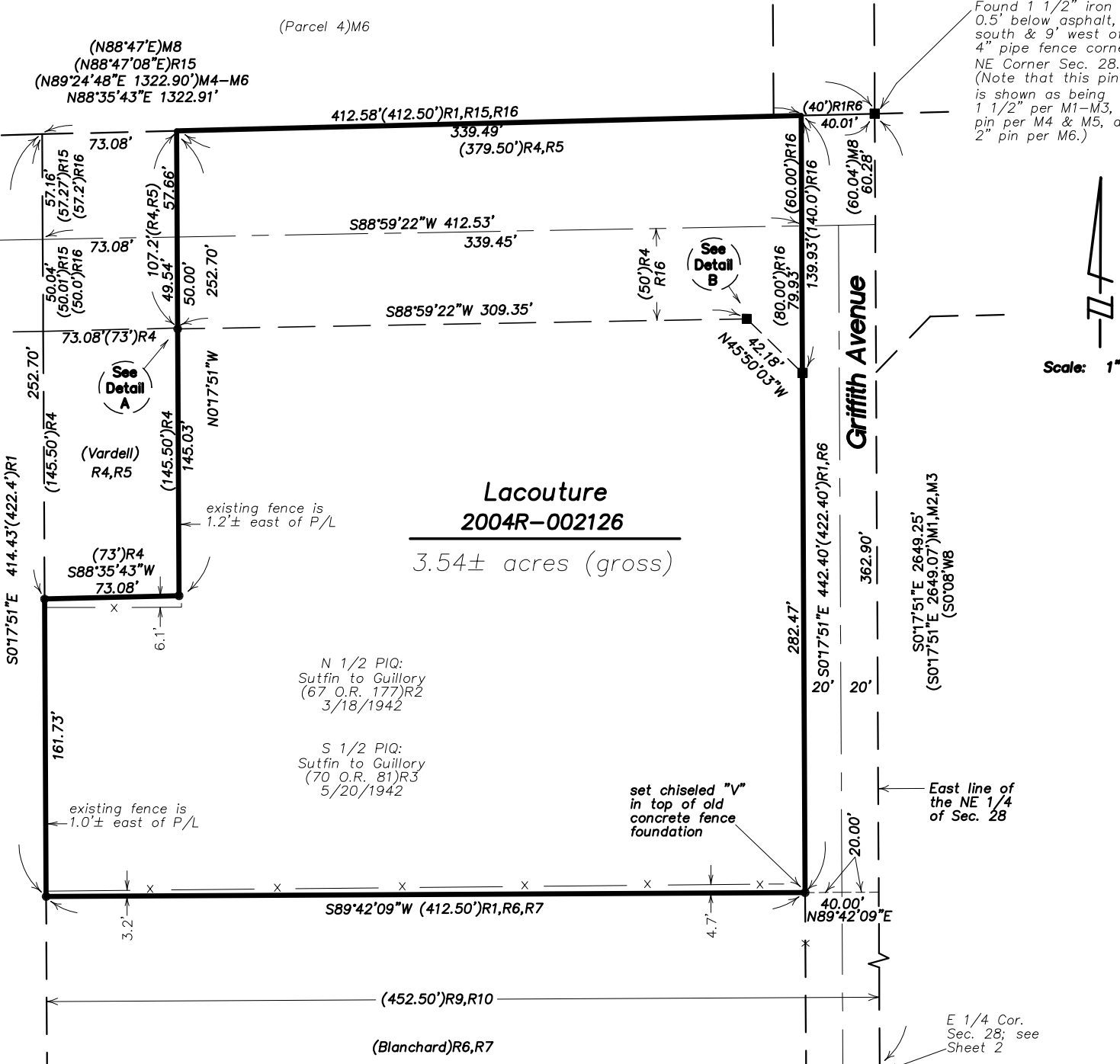
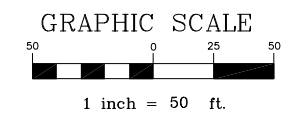
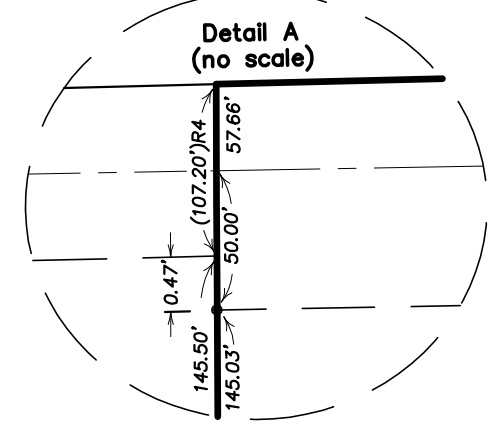
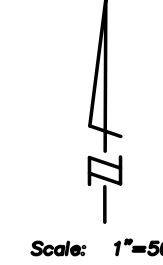
**Record of Survey No. 2007-0024**

for  
Stephen F. Lacouture & Shannon L. Stone-Lacouture

A Survey of That Parcel Described in That Grant Deed to Stephen R. Lacouture and Shannon L. Stone-Lacouture Recorded at Document No. 2004R-2126 on February 2, 2004, Being a Portion of the NE 1/4 of Section 28, T. 15 N., R. 4 E., M.D.M., Yuba County, California

Found 1" iron pipe with broken plug, 1.5'± SE of iron pipe fence corner; point on north line Sec. 28 per M4-M6

Found 1 1/2" iron pin, 0.5' below asphalt, 19.7' south & 9' west of a 4" pipe fence corner; NE Corner Sec. 28. (Note that this pin is shown as being 1 1/2" per M1-M3, a 2 1/2" pin per M4 & M5, and a 2" pin per M6.)



Found 1" iron pipe with broken plug, 1.5'± SE of iron pipe fence corner; point on north line Sec. 28 per M4-M6

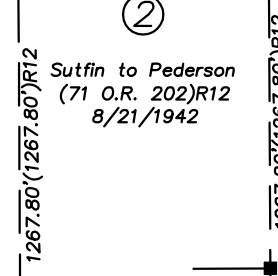
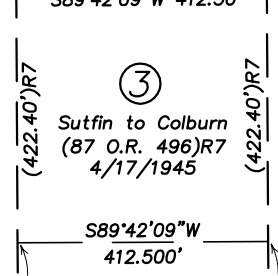
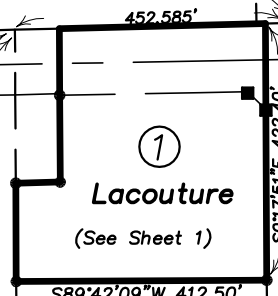
(N88°47'E)M8  
(N89°24'48"E 1322.90')M4-M6  
N88°35'43"E 1322.90'

Found 1 1/2" iron pin, 0.5' below asphalt, 19.7' south & 9' west of a 4" pipe fence corner; NE Corner Sec. 28 per M1-M6. (Note that this is shown as being a 1 1/2" pin per M1-M3, a 2 1/2" pin per M4 & M5, and a 2" pin per M6.)

**North Beale Road**  
(formerly, Ill Yuba DA WR20)

N 1/2 PIQ:  
Sutfin to Guillory  
(67 O.R. 177)R2  
3/18/1942

S 1/2 PIQ:  
Sutfin to Guillory  
(70 O.R. 81)R3  
5/20/1942



Found brass topner near fence corner; point on East line of the NE 1/4 of Sec. 28 per M1

(S017°51'E 2649.25'  
S017°51'E 2649.07')M1M2M3  
Beats of Bearings  
(S017°57'E 2649.15')M7  
(S07°08'W)M8

Fd. 5/8" rebar & cap, RCE 16600 per M3, 1583.67' (1584.30')M3 from the north line of Sec. 28

Fd. 5/8" rebar & cap, RCE 16600 per M3

(28 Deeds 20)R17  
12/24/1877  
G. W. Sutliff  
NE 1/4 of Sec. 28

Possible hiatus, 18.78' wide, owned by the heirs of Elizabeth J. Sutfin

N. line of Linda Ave. (formerly Cain Road) and the S. line of the NE 1/4 Sec. 28 per Page 63 of the Yuba County Road Register (R14); also per R13

E 1/4 Cor. Sec. 28: found rotted remains of 8"x8" wood fence post per M1-M3 & M7, 8"± deep; confirmed as the post marking the E 1/4 Corner by Bill Patterson, who has owned the parcel directly Northeast of this point for 40 years; set my rebar and cap in center of rotted post remains; 1.2' south and 1.7' east of fence corner

**Record References**

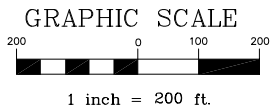
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**Legend**

- found monument as described
- set 5/8" rebar & plastic cap, LS 4806
- ( ) embraces record data
- ② order of seniority of creation deeds
- PIQ parcel in question (Lacouture parcel)



Prepared By R. Lee Hixson  
1497 Gray Avenue  
Yuba City, California 95991  
530-671-3625

**Surveyor's Narrative**

All lots in the tier of modern parcels along the west side of Griffith Avenue have metes & bounds legal descriptions. Modern surveys (including this survey) have found that the length of the East line of the NE 1/4 of Section 28 is about 8 feet longer than a sum of the deed distances, thus generating the need to determine the order of seniority of the creation deeds for these parcels, to deal with the overage.

In 1877 Daniel E. Martin granted the entire NE 1/4 of Sec. 28 to G. W. Sutliff. In 1894, G. W. Sutliff granted, to Willis A. Sutfin and Elizabeth Sutfin, the west 412.5' of the east 452.5' of the NE 1/4. After Willis died, Elizabeth assumed ownership in 1937 of this same strip along with west side of Griffith Avenue.

A chain of title search at the County Recorder's Office shows that Sutfin's first sale of a portion of this strip was in March and May of 1942 when she sold the north and south halves of what is now the subject parcel to Guillory.

The second sale went to Pederson in August of 1942 and involved the central 12 acres of the strip. The third sale was to Colburn in March of 1945 and was for the 422.4 foot wide parcel situated between the first and second parcels sold by Sutfin.

All 3 of these first deeds had metes & bounds descriptions that started at the NE corner of Section 28, then ran west 40 feet to the west side of Griffith Avenue, then south to the lot being described. Unfortunately, the fourth and final sale (of the southernmost parcel) was done using a description that began at the E 1/4 corner of the section, thus setting the stage for the possibility of a conflict in descriptions between the second and fourth transfers of property.

This survey found substantially the same overall distance along the East side of the NE 1/4 as previous surveys, namely, 7.88 feet longer than the sum of the deed distances. Using the above order of seniority this excess in the north-south direction falls between the second and fourth parcels transferred by Sutfin. Ostensibly, this strip would be under the ownership of the heirs of Sutfin.

Concerning the south line of the old Sutfin deed, it is this surveyor's opinion that a correct interpretation of said deed is that the south line should follow the south line of the NE 1/4, and not "at right angle" to Griffith Avenue as the deed states.\* Since the bearing for said line is 1°22'52" greater than 90° this moves the SW corner of the Sutfin Ranch 11' further to the south. In combination with the 7.88' overage mentioned above, the result is an 18.78' wide hiatus between the 2nd and 4th sales by the Sutfins.

\* This is because Sutliff acquired the entire NE 1/4, meaning that the south line of Sutfin's original parcel was defined by the south line of the NE 1/4. The call "at right angle" to Griffith Avenue was erroneous.

**Basis of Bearings**

The bearing for the east line of the NE 1/4 of Section 28 on this map is identical to the bearing for that same line as shown on M1, M2, & M3, namely: N 0°17'51" E, based on the found monuments shown hereon.

**Record of Survey  
No. 2007-0024**

for  
**Stephen F. Lacouture & Shannon L. Stone-Lacouture**

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