

Recording requested by, and when
Recorded mail to:
The Town of San Anselmo
Administration Department
Attention: Joanne Kessel
525 San Anselmo Ave.
San Anselmo, CA 94960

RESOLUTION NO. 4009

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO
DECLARING A PORTION OF TOWN-OWNED PROPERTY LOCATED AT 248 ½
REDWOOD ROAD AS SURPLUS TO THE NEEDS OF THE TOWN, AUTHORIZING
THE TOWN MANAGER TO PROCEED WITH THE SALE OF THE SURPLUS
PROPERTY, AUTHORIZING A LOT LINE RELOCATION AND AUTHORIZING THE
TOWN MANAGER TO PURCHASE A PORTION OF THE PROPERTY AT 15 ALLYN
AVENUE IN SAN ANSELMO.**

WHEREAS, the Town owns an undeveloped parcel of land located at 248 ½ Redwood Road (APN 007-095-30);

WHEREAS, the property owners at 15 Allyn Avenue ("Applicants") desire to purchase the strip of land along the edge of the Town-owned lot at 248 ½ Redwood Road as described in Exhibit 1.

WHEREAS, the Subject Property is not needed for and is not adaptable to municipal purposes;

WHEREAS, the sale of the Subject Property would relieve the Town of maintenance responsibilities and provide revenue to the Town;

WHEREAS, the Town's purchase of a 14 sq. ft. piece of the property at 15 Allyn Avenue described in Exhibit 2, would be for the public benefit in that it would allow the Town to widen the roadway at Allyn Avenue as needed;

WHEREAS, following the sale of the Subject Property to Applicants and the Town's purchase of 14 sq. ft. portion of 15 Allyn Avenue, and abandonment of the right-of-way adjacent to 15 Allyn Avenue, Applicants' proposed lot line relocations will be consistent with the Town of San Anselmo Municipal Code; and

WHEREAS, the Town of San Anselmo Planning Department has found the disposition of the Subject Property and the acquisition of the 14 sq. ft. portion of 15 Allyn Avenue to be consistent with the San Anselmo General Plan.

NOW, THEREFORE, BE IT RESOLVED that:

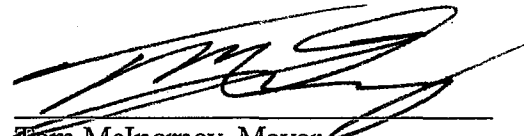
1. The Subject Property is surplus, as it is not needed for and is not adaptable to municipal purposes;
2. The common benefit would be served by selling the Subject Property for its fair market value of \$7.12/sq. ft.;
3. The public would benefit from the Town's purchase of 14 square feet of the property at 15 Allyn Avenue at fair market value of \$7.12/sq. ft.;

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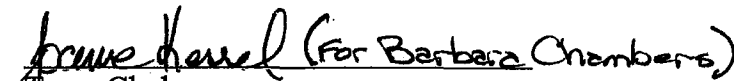
4. The Town Manager is authorized to take such steps as are necessary to sell the Subject Property and to purchase the 14 sq. ft. of the property at 15 Allyn Avenue:
5. That the proposed lot line relocations will be granted to Applicants upon completion of all of the following conditions:
 - a. Filing of Resolution 4008 with the County Recorder reflecting the abandonment of the right-of-way adjacent to 15 Allyn Avenue;
 - b. Filing of the Quit Claim Deed with the County Recorder transferring the Subject Property to Applicants following their purchase of the Subject Property from the Town;
 - c. Filing the Quit Claim Deed with the County Recorder transferring to the Town the 14 sq. ft. portion of 15 Allyn Avenue following the Town's purchase of this portion of Applicants' property

The foregoing Resolution was adopted at the regular meeting of the San Anselmo Town Council held on October 9, 2012, by the following vote:

AYES: Coleman, Kroot, Lopin, McInerney
NOES: None
ABSENT: Greene


Tom McInerney, Mayor

Attest:


Town Clerk (For Barbara Chambers)

Couture / Wong Lot Line Adjustment
San Anselmo to Couture

A parcel of land in the Town of San Anselmo, County of Marin, State of California, more particularly described as follows.

Commencing at the northwesterly corner of Lot 1, in Block D as shown on the "Map of Floribel Manor, Town of San Anselmo," filed for record May 9, 1923 in Volume 5 of Maps at page 21, Marin County Records;

Thence North $31^{\circ} 09' 00''$ East 6.96 feet;

thence South $89^{\circ} 17' 00''$ East 5.00 feet to a point in the northerly line of this lot as widened by a lane vacation, and the true point of beginning of this parcel:

thence, along said northerly lot line as widened, South $89^{\circ} 17' 00''$ East 133.93 feet;

thence, leaving said northerly line, North $79^{\circ} 04' 13''$ West 18.80 feet;

thence North $89^{\circ} 17' 00''$ West 112.36 feet;

thence South $43^{\circ} 21' 21''$ West 4.53 feet to the true point of beginning.

This parcel contains approximately 410 square feet.

Dale White
9/9/12



Scale: 1" = 30'

Grant from
San Anselmo
to Couture
410 SF

Lands of the
Town of San Anselmo

Lands of Wong
Lot 2 (Adjusted)
Block D
5 RM 21

New Lot
Boundary

Former
Property
Boundary

Lands of Couture
Lot 1 (Adjusted)
Block D
5 RM 21

Vacated
Lane

S43°21'21"W
4.53'

S89°17'00"E
5.00' Tie

N31°09'00"E
6.96' Tie

N79°04'13"W
18.80'

N89°17'00"W 112.36'

S89°17'00"E 133.93'

TPOB

Street Right
of Way

POC

Allyn Avenue
(30' Wide)



Dale White
9-21-12

Grant from San Anselmo to Couture

15 Allyn Avenue
San Anselmo, CA

WHITE & PRESCOTT
Engineering and Surveying
1620 Grant Avenue
Novato, CA

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Exhibit 1
Page 2 of 2

**Couture
Right of Way Grant**

A parcel of land in the Town of San Anselmo, County of Marin, State of California, more particularly described as follows.

Beginning at the southwesterly corner of Lot 1, in Block D as shown on the "Map of Floribel Manor, Town of San Anselmo," filed for record May 9, 1923 in Volume 5 of Maps at page 21, Marin County Records;

thence, along the northerly line of said lot, South 89° 17' 00" East 3.00 feet;

thence, leaving said line, South 43° 21' 21" West 12.23 feet to the easterly line of Allyn Avenue;

thence, along said easterly street line, North 31° 09' 00" East 10.44 feet to the point of beginning.

This parcel contains approximately 14 square feet.



*Dale White
9-21-12*

Exhibit a

Page 1 of 2

Scale: 1" = 30'

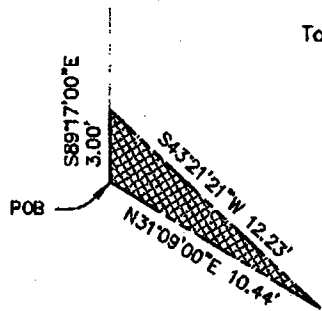
Lands of Wong

Lot 2
Block D
5 RM 21

New Property Boundary
After Lane Vacation

Original
Property
Boundary

Lands of the
Town of San Anselmo



Right of Way
Dimensions

No Scale

Lands of
Couture

Lot 1
Block D
5 RM 21

Street Right of Way Grant
Couture to San Anselmo
See Dimensions Detail

Allyn Avenue
(30' Wide)



*Dale White
9-21-12*

Street Right of Way

15 Allyn Avenue
San Anselmo, CA

WHITE & PRESCOTT
Engineering and Surveying
1620 Grant Avenue
Novato, CA

D:\2010\Couture2\dwg\plate.dwg

*Exhibit 2
Page 2 of 2*