





# COUNTY OF MARIPOSA

P.O. Box 784, Mariposa, CA 95338 (209) 966-3222

BOB PICKARD, CHAIR  
GARRY R. PARKER, VICE-CHAIR  
LEE STETSON  
DOUG BALMAIN  
JANET BIBBY


DISTRICT V  
DISTRICT IV  
DISTRICT I  
DISTRICT II  
DISTRICT III



## MARIPOSA COUNTY BOARD OF SUPERVISORS

### MINUTE ORDER

---

TO: JEFF GREEN, County Counsel  
FROM: MARGIE WILLIAMS, Clerk of the Board   
SUBJECT: PUBLIC HEARING TO CONSUMMATE THE PURCHASE OF  
UNIMPROVED REAL PROPERTY  
Resolution No. 03-216

---

THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA,  
ADOPTED THIS Order on June 17, 2003

#### ACTION AND VOTE:

**9:28 a.m.** Jeff Green, County Counsel;

**PUBLIC HEARING** to Discuss the Intention of the Board of Supervisors to Consummate the Purchase of Unimproved Real Property Located Behind the California Department of Forestry (CDF) on Highway 49 North in Mariposa, From the First Baptist Church of Mariposa for the Recreation Sports Complex

**BOARD ACTION:** Jeff Green presented the staff report. The public portion of the hearing was opened. There was no public input. The public portion of the hearing was closed and the Board commenced with deliberations. (M)Parker, (S)Bibby, Res. 03-216 was adopted approving the consummation of purchase of the property. Supervisor Balmain commented on the number of projects, and he noted the concerns he receives relative to the maintenance of roads. Supervisor Parker thanked Public Works staff and Fred Solomon for their hard work on this project, and he recognized and thanked Bobbe Standen for her assistance. Supervisor Bibby also thanked the citizens and committee. Supervisor Pickard thanked County Counsel. The hearing was closed.

cc: Ken Hawkins, Auditor  
Jim Petropulos, Public Works Director  
File

## NOTICE

The Board of Supervisors on May 20, 2003 adopted a Resolution of Intent to purchase unimproved real property owned by the First Baptist Church of Mariposa. The consideration for the purchase is \$485,000 and the following additional consideration:

1. The County will participate with the First Baptist Church in annexation of the acquisition property and the property to be retained by the Church to the Mariposa Public Utility District. The County will pay fees related to the annexation.
2. The County will grant a relinquishable easement to the Church for a secondary means of egress, improved at Church expense, from the Church property to Spriggs Lane and if the County requests relinquishment of the easement, the County shall grant other secondary egress, at no cost to the Church, which meets the conditions of Conditional Use Permit #259, condition #32, issued for the Church development.
3. The County shall improve approximately 350 feet of the roadway planned to connect Highway 49N to Hospital Road, measured from the Cal Trans right-of-way at Highway 49N and to complete such improvements within two years from the close of escrow. The Church shall be granted access from its property to the County road. All such access from the Church property to the County road shall be improved at Church expense.
4. The County will design and install a main water line between Hospital Road and a point west of Spriggs Lane as required by the Mariposa Public Utility District and the Church shall be permitted to connect to said main line for its own service.
5. The County will pay for and process lot-line adjustments and lot mergers as required to permit the acquisition of the described property.
6. The Church shall permit the County to perform geotechnical investigation on the acquisition property and the County may terminate the acquisition if testing determines the property is unusable for the purpose intended by the County.

The subject property, located behind the California Department of Forestry (CDF) on Highway 49 North, Mariposa, California, more fully described on Exhibit "A" attached, will be used as a regional recreation complex for the reason that the real property is located ideally in the town area of Mariposa.

Time has been scheduled on the Board of Supervisors' agenda of June 17, 2003 at 9:15 a.m. in the Board Chambers for a public hearing to determine consummation of the purchase.

Attachment

Pub. Dates: 5/28, 6/4, and 6/11.

**EXHIBIT A**

A parcel of land situated in a portion of Projected Section 15, Township 5 South, Range 18 East, M. D. B. & M. Rancho Las Mariposas, State of California, said parcel of land also being delineated as a 15.08 Acre Certificate of Compliance on that certain Parcel Map entitled "PARCEL & LOTLINE ADJUSTMENT MAP FOR MARIPOSA FIRST BAPTIST CHURCH" recorded December 27, 2001 in Book 28 of Parcel Maps at Page 7, Mariposa County Records, described as follows:

BEGINNING at a 5/8" rebar with cap marked L. S. 7061 for the northeast corner of Lot 5 of Mari Plaza Subdivision Map No. 2493, Mariposa County Records; thence N13°03'57"E for 452.89 feet; thence N89°09'02"E for 1190.50 feet; thence S27°15'00"E for 110.00 feet; thence S68°30'E for 220.00 feet; thence S. 24°02'53"E for 232.76 feet; thence S71°24'56"E for 85.98 feet to a point on line between corner No. 21 and corner No. 22 of that certain Tract of Land conveyed to Margaret A. Hanley and Nancy T. Maynard by Deed recorded January 25, 1993, as Document No. 930360, Mariposa County Records; thence S02°07'07"W for 23.82 feet to said corner No. 21; thence S15°59'29"E for 57.30 feet to corner No. 20 of said Hanley and Maynard Tract being also the northeasterly corner of the John C. Fremont Hospital District Parcel as shown on Record of Survey Map No. 1238 and Record of Survey Map No. 2275 Mariposa County Records; thence running along the northerly line of said John C. Fremont Hospital District Parcel being also the southerly line of said Hanley and Maynard Tract, the following courses and distances; N71°24'48"W for 152.10 feet; S29°37'48"W for 87.70 feet; N55°33'09"W for 179.70 feet; S83°10'05"W for 290.36 feet; N86°57'46"W for 360.87 feet; S80°37'34"W for 81.73 feet; S89°16'52"W for 281.38 feet to the northwest corner of said John C. Fremont Hospital District Parcel and corner No. 13 of said Hanley and Maynard Tract; thence N89°04'21"W for 353.21 feet to corner No. 12 of said Hanley and Maynard Tract being also the most northerly corner of Lot 6 of said Mari Plaza Subdivision; thence S77°20'42"W for 40.52 feet to the POINT OF BEGINNING.

The above-described tract of land contains 15.08 Acres, more or less, and is subject to any rights-of-way or easements of record or legally acquired.

Prepared by:

Jerome S. Freeman  
Jerome S. Freeman, L.S. 4079  
License Expires 06/30/04

Date: May 22, 2003



EXHIBIT A

A tract of land situated in a portion of the North one half (N 1/2) of projected Section 15, Township 5 South, Range 18 East, M.D.B. & M., Rancho Las Mariposas, Mariposa County, State of California, said tract of land also being a portion of Parcel A as said Parcel A is delineated on that certain map entitled "PARCEL & LOT LINE ADJUSTMENT MAP FOR MARIPOSA FIRST BAPTIST CHURCH", recorded December 27, 2001 in Book 28 of Parcel Maps at page 7, Mariposa County Records, said tract of land being more particularly described as follows:

BEGINNING at the southeast corner said Parcel A, thence, along the south line of said Parcel A the following courses and distances, S77°20'42"W for 201.55 feet, thence S69°28'06"W for 216.19 feet, thence S61°36'15"W for 372.51 feet, to the northerly line of California State Hwy 49 North, thence leaving said south line N40°33'45"W for 32.88 feet, to the westerly line of said Parcel A, thence, continuing along said westerly line N31°53'15"E for 76.10 feet; thence, along said westerly line, N05°08'15"E for 12.16 feet to a point; thence, leaving said westerly line, parallel with and 80.00 feet distant northerly from said south line, N61°36'15"E for 235.87 feet; thence N39°51'45"W, parallel with the westerly line of said Parcel A and the southeasterly prolongation thereof, for 498.63 feet; thence N14°35'16"W, parallel with and 60.00 feet distant easterly from the westerly line of said Parcel A, for 297.92 feet; thence N89°58'35"E for 1030.56 feet to a point on the easterly line of said Parcel A; thence S13°03'57"W, along the easterly line of said Parcel A, for 603.86 feet to the POINT OF BEGINNING.

The above described tract of land is delineated on Exhibit B, attached hereto and made a part hereof.

The above-described tract of land contains 12.73 Acres, more or less, and is subject to any rights-of-way or easements of record or legally acquired.

Prepared by:

Jerome S. Freeman  
Jerome S. Freeman, L.S. 4079  
License Expire 06/30/04

Date: May 23, 2003



# EXHIBIT B

A PORTION OF PARCEL A, AS SHOWN ON PARCEL MAP BOOK 28 AT PAGE 7, MARIPOSA COUNTY RECORDS.

N89°58'35"E 1030.56'

N14°35'16"W 392.57'

N14°35'16"W 297.92'

60°

N39°51'45"W 294.03'

N39°51'45"W 498.63'

N05°08'15"E 254.22'

242.06'

N61°36'15"E 235.87'

12.16'

S61°36'15"W 372.51'

N31°53'15"E 76.10'

N40°33'45"W 32.88'

S56°09'38" W 1216.19'

201.55'

N89°04'21"W 353.21'

40.52'

S13°03'57"W 603.86'

452.89'

150.97'

A PORTION OF PARCEL B, AS SHOWN ON PARCEL MAP BOOK 28 AT PAGE 7, MARIPOSA COUNTY RECORDS.

A PORTION OF THE 15.03 ACRE PARCEL AS SHOWN ON PARCEL MAP BOOK 28 AT PAGE 7, MARIPOSA COUNTY RECORDS.

AREA OF ACQUISITION

12.73 ACRES



GRAPHIC SCALE - FEET

EXHIBIT A

A parcel of land situated in a portion of the North one half (N1/2) of Projected Section 15, Township 5 South, Range 18 East, M.D.B. & M., Rancho Las Mariposas, Mariposa County, State of California, said parcel of land also being Parcel B as said Parcel B is delineated on that certain map entitled "PARCEL & LOT LINE ADJUSTMENT MAP FOR MARIPOSA FIRST BAPTIST CHURCH", recorded December 27, 2001 in Book 28 of Parcel Maps at page 7, Mariposa County Records, described as follows:

Parcel B as delineated on said Parcel Map, recorded December 27, 2001 in Book 28 of Parcel Maps at page 7, Mariposa County Records.

The above-described parcel of land contains 24.71 Acres, more or less, and is subject to any rights-of-way or easements of record or legally acquired.

Prepared by:

Jerome S. Freeman  
Jerome S. Freeman, L.S. 4079  
License Expires 06/30/04

Date: May 22, 2003

