

Middletown Rancheria – Highway Access Review - LAK 29 PM 3.9 to 4.4

by Caltrans Eureka RWE 10/30/23

All postmiles noted are approximate

LAK 29 postmiles for intersection with local roads:

LAK	002.580	UI	MIRABEL RD-RD 115C
LAK	002.870	UI	SHADY GROVE RD-RD 115D
LAK	003.510	UI	WESTERN MINE RD-RD 115
LAK	004.150	UI	RANCHERIA RD-RD 126
LAK	004.330	UI	ENT TO TWIN PINE CASINO
LAK	004.530	UI	SHEVELAND RD-RD 120
LAK	005.140	UI	CENTRAL PARK RD-1171

Alignment adopted 1956. A Freeway Agreement with County of Lake applies to this expressway.

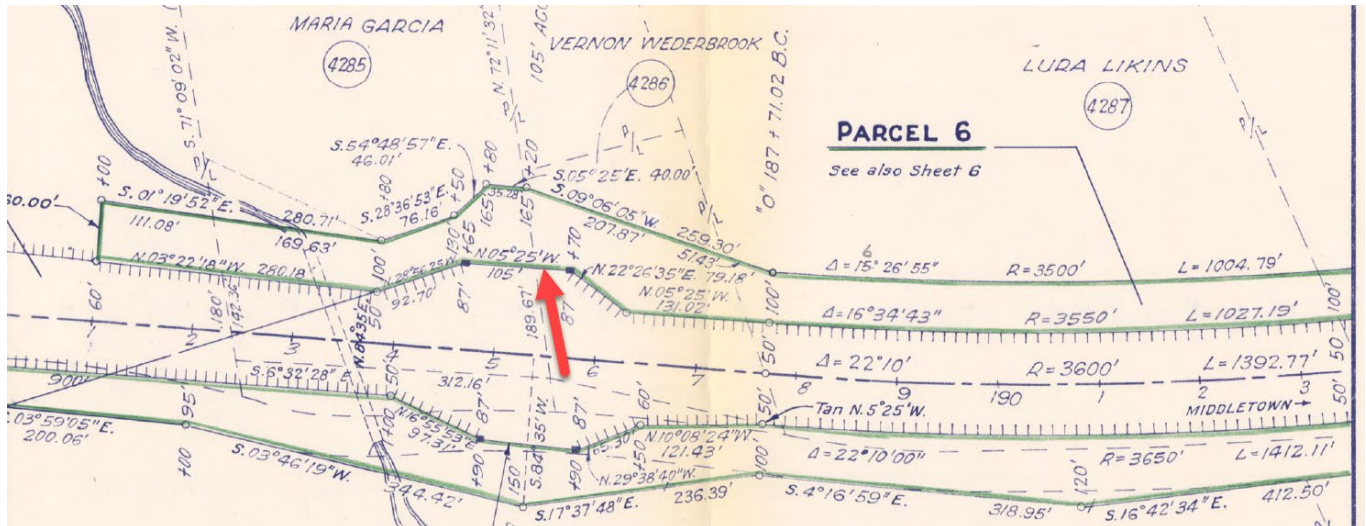
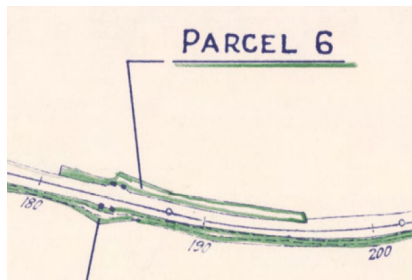
LEFT SIDE OF RIGHT OF WAY

PM3.51 LEFT – Station 185+17.5 LEFT - Western Mine Road

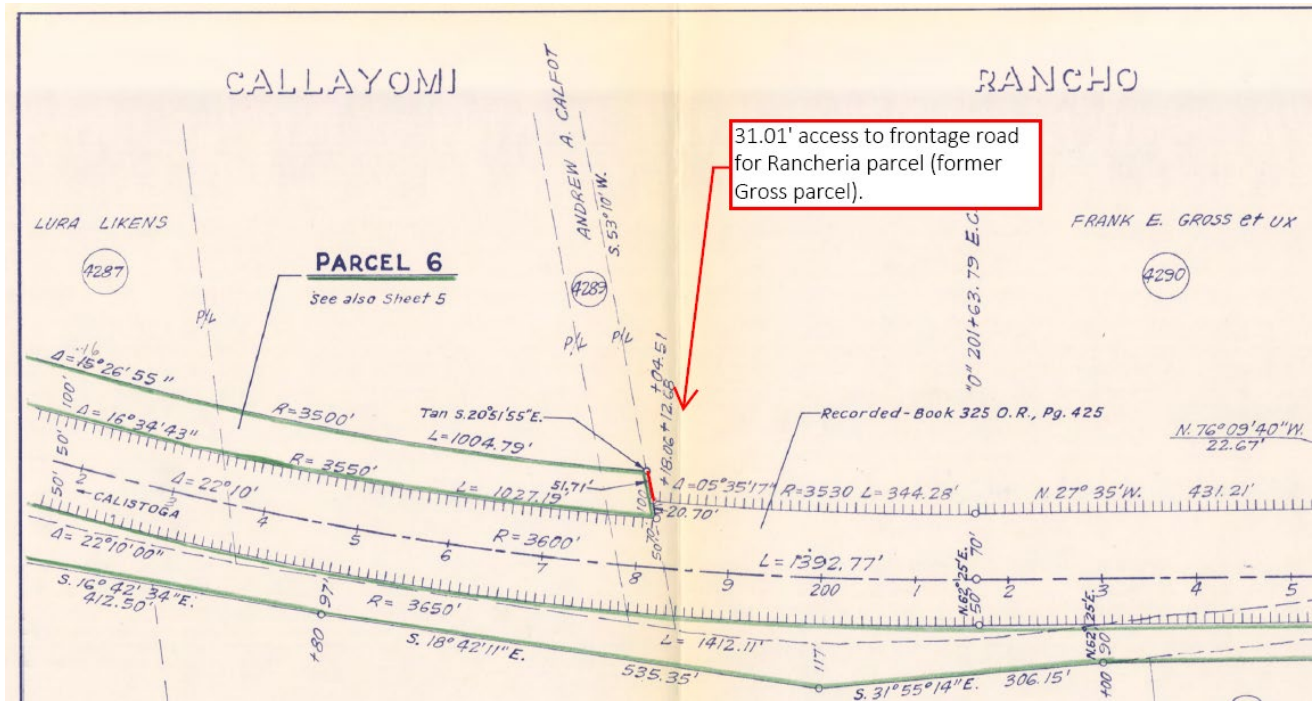
A 105-foot-wide county road access opening was established by Relinquishment #383-6 and related mapping to the County of Lake in 1962 for a frontage road running from PM 3.43 to PM 3.76 pursuant to a freeway agreement. The 1962 frontage road extends NW'ly to the SE'ly boundary of tax parcel 014-005-34 (Rancheria's parcel, formerly Martin, formerly Gross), which parcel shares a 31.01-foot-long boundary with the 1962 frontage road. Current status of county frontage road RW, and private access thereto, was not verified. The status of Western Mine Road was not reviewed.

Relinquishment # 383 created a 75-foot public road opening to the county's frontage road on the opposite side of the highway at this location.

Refs: Relinquishment # 383, RW Maps 1264 & 1265, 325 O.R. 425 LCR(deed for RW Parcel 4290).



PM3.51 LEFT - Western Mine Road, cont.



Forced by C.H.C.

MAR 28 1962

RELINQUISHMENT OF STATE HIGHWAY IN THE COUNTY OF
LAKE, ROAD I-LAK-49-A, RELINQUISHMENT NO. 383

WHEREAS, portions of the State highway within the County of Lake, between St. Helena Creek Bridge and Middletown, road I-Lak-49-A, hereinafter particularly described, have been superseded by a change in the location of said highway; and

WHEREAS, the California Highway Commission on December 18, 1956, adopted a resolution declaring a certain section of State highway in Lake County between Napa County Line and Middletown, road I-Lak-49-A, to be a freeway; and

WHEREAS, the State of California has acquired rights of way for and has constructed frontage roads in the County of Lake, between St. Helena Creek Bridge and Middletown, road I-Lak-49-A, in connection with said freeway; and

WHEREAS, by freeway agreement dated January 28, 1958 and by supplemental freeway agreement dated December 7, 1959 between the County of Lake and the State of California, the county agreed to accept control and maintenance of said frontage roads and to accept title thereto upon relinquishment thereof to said county by the State of California; and

WHEREAS, this Commission has found and determined, and does hereby find and determine, that it is desirable and in the public interest that said portions of superseded State highway and frontage roads be relinquished to the County of Lake for use as county highways;

NOW, THEREFORE, IT IS VOTED, by the California Highway Commission that it relinquish, and it does hereby relinquish to the County of Lake, effective upon the recordation of a certified copy hereof with the Recorder of Lake County, those certain portions of superseded State highway and frontage roads in said county, together with the rights of way and appurtenances thereof, described as follows:

PARCEL 6:

All that portion of the State highway, road I-Lak-49-A, in use as a frontage road, in Callayomi Rancho which lies within the following described boundaries:

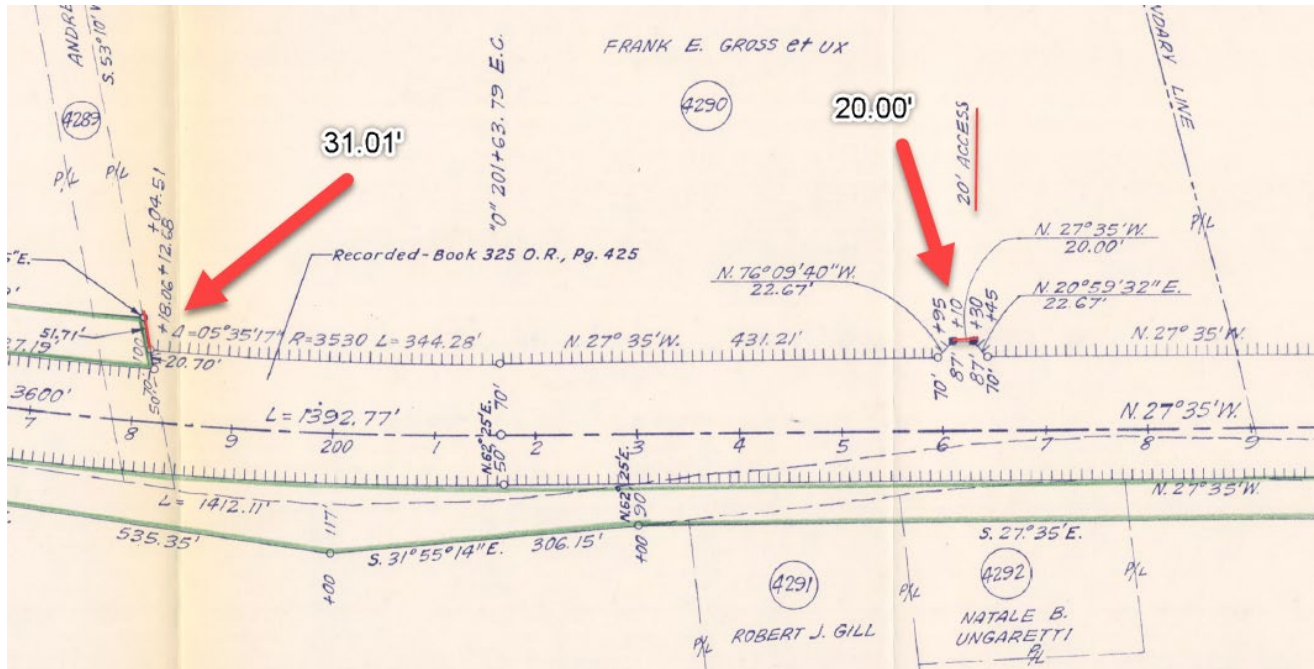
Beginning at a point from which the most southerly corner of Callayomi Rancho as shown on that certain map entitled Record of Survey of Mirabel Estates, filed in Book 1 of Records of Survey, Page 35, Lake County Records, bears S. $27^{\circ} 06' 06''$ E., 8485.62 feet and from which point of beginning Engineer's Station "0" 183+80.00 P.O.T. of the Department of Public Works' survey from 4.8 miles south of Middletown to Middletown (State highway I-Lak-49-A) bears N. $84^{\circ} 35'$ E., 50.00 feet; (1) Thence, N. $28^{\circ} 56' 25''$ W., 92.70 feet; (2) Thence, N. $5^{\circ} 25'$ W., 105.00 feet; (3) Thence, N. $22^{\circ} 26' 35''$ E., 79.18 feet; (4) Thence, N. $5^{\circ} 25'$ W., 131.02 feet; (5) Thence, tangent to the last preceding course, along a curve to the left, with a radius of 3550 feet, through an angle of $16^{\circ} 34' 43''$, a distance of 1027.19 feet to an intersection with the southeasterly line of the parcel of land described in deed to the State of California, recorded February 25, 1960, in Book 325 of Official Records, Page 425, Lake County Records; (6) Thence, S. $53^{\circ} 10'$ W., along said southeasterly line and prolongation thereof, 51.71 feet; (7) Thence, from a tangent that bears S. $21^{\circ} 51' 55''$ E., along a curve to the right, with a radius of 3500 feet, through an angle of $16^{\circ} 26' 55''$, a distance of 1004.79 feet; (8) Thence, S. $9^{\circ} 06' 05''$ W., 259.30 feet; (9) Thence, S. $5^{\circ} 25'$ E., 40.00 feet; (10) Thence, S. $54^{\circ} 48' 57''$ E., 46.01 feet; (11) Thence, S. $28^{\circ} 36' 53''$ E., 76.16 feet; (12) Thence, S. $1^{\circ} 19' 52''$ E., 280.71 feet to the southwesterly terminus of course (1) described in deed to the State of California, dated January 22, 1960, recorded in Book 328 of Official Records, Page 342, Lake County Records; (13) Thence, N. $84^{\circ} 35'$ E., along said course, 60.00 feet to a point that bears S. $3^{\circ} 22' 18''$ E., from the point of beginning; (14) Thence, N. $3^{\circ} 22' 18''$ W., 280.18 feet to the point of beginning.

The length of State highway hereby relinquished is 0.32 of a mile.

EXCEPTING and RESERVING to the State of California any and all rights of ingress to and egress from the highway hereby relinquished in and to the adjacent and adjoining freeway lying easterly of said relinquished highway, except at such points as now are or may be established by resolution of this Commission.

PM3.91 LEFT – Station 206+20 LEFT - Martin Ranch access opening

A 20-foot-wide opening was established by deed from Gross (predecessor to Rancheria and Martin). Deed also refers to the 31.01-foot-long boundary common with the 1962 frontage road as an access allowed from the Gross remainder to a public road. Current status of county frontage road RW, and private access thereto, not verified. The status of Western Mine Road was not reviewed.



Refs: Grant Deed from Gross, RW Parcel 4290, Book 325 Official Records, Page 425. RW Map 1265.

Access related clause in the Gross deed:

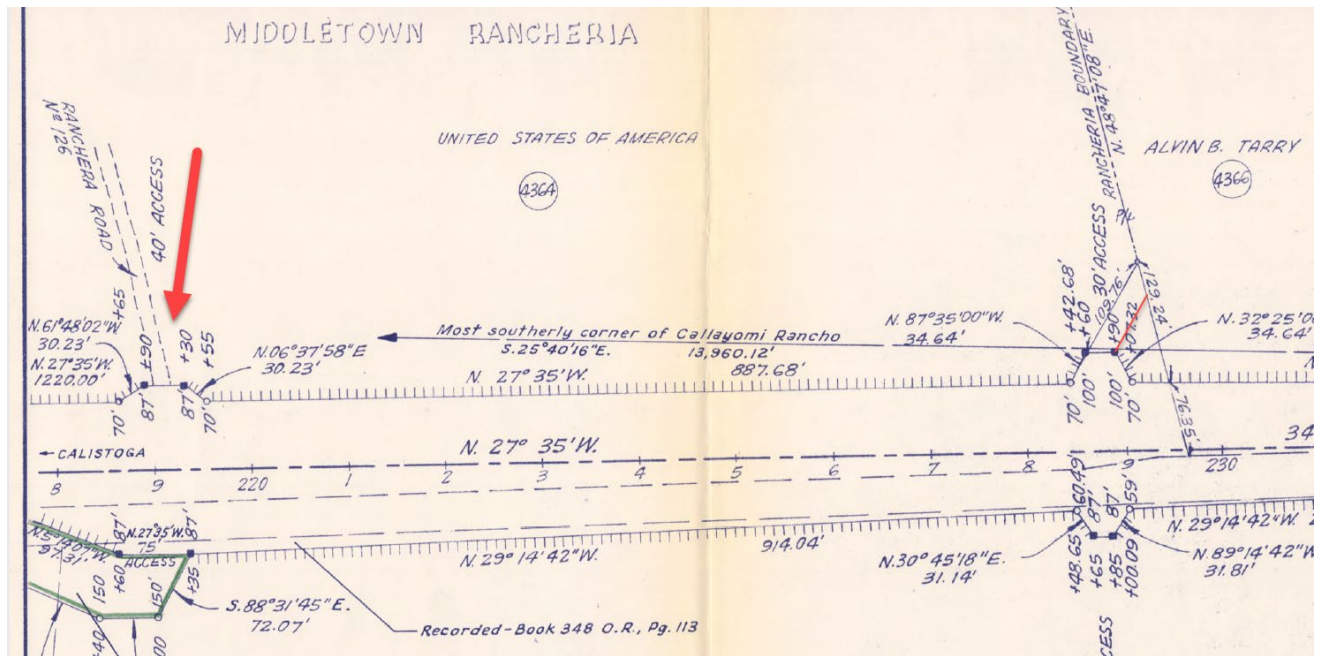
Together with underlying fee interest, if any, appurtenant to the above-described property in and to the adjoining public way.

This conveyance is made for the purposes of a freeway and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights of access, appurtenant to grantor's remaining property, in and to said freeway.

Excepting and Reserving, however, to the grantor, his successors or assigns, the right of access to the freeway over and across course (2); also over and across the southwesterly prolongation, 31.01 feet in length of course (6) to a frontage road which will be connected to the freeway only at such points as may be established by public authority.

Course 2 in the deed is "South 27°35' East, 20.00 feet".

See PM 4.33 for access at Station 228+75.



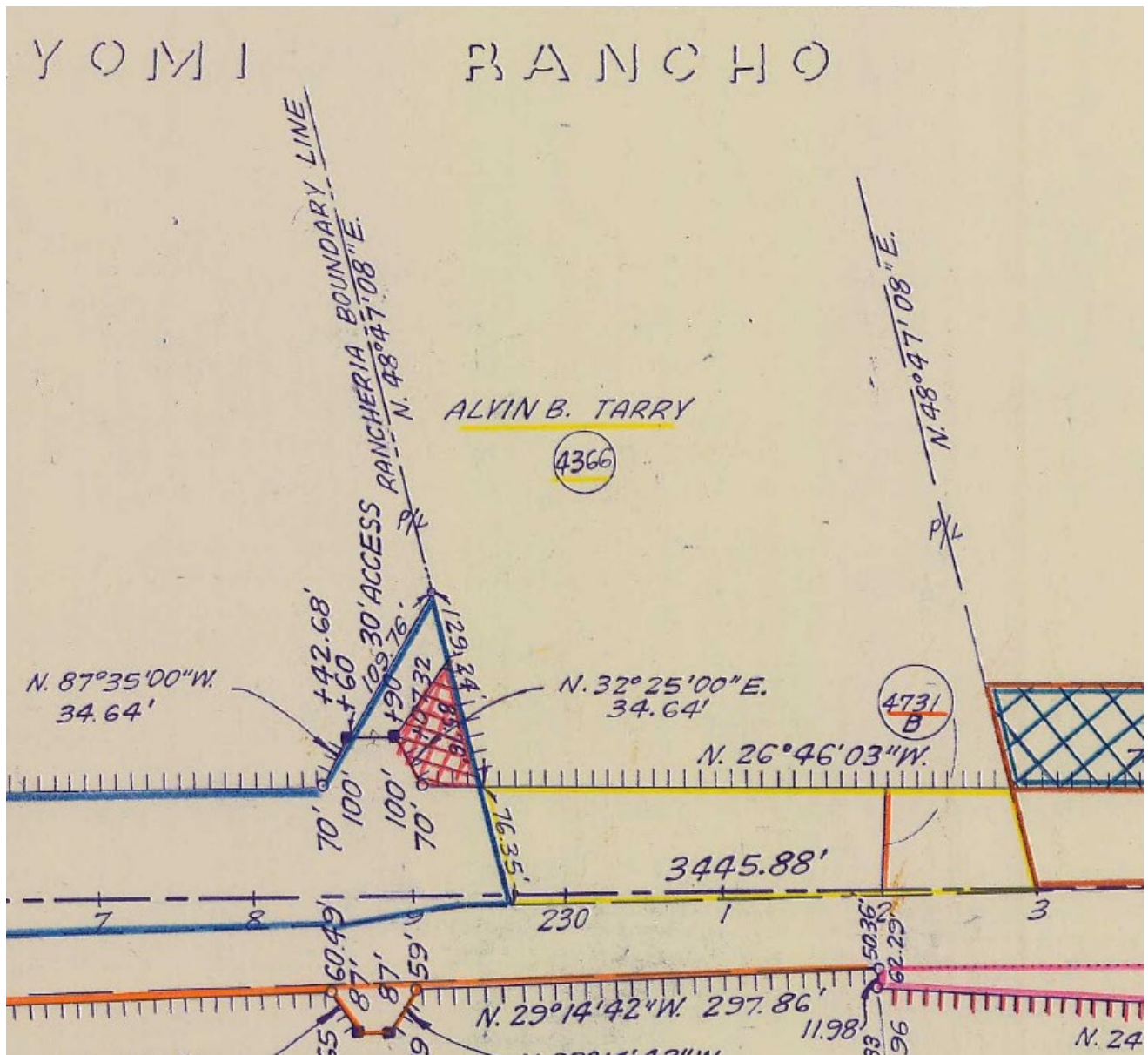
PM 4.33 LEFT – Station 228+75 LEFT – shared or joint access

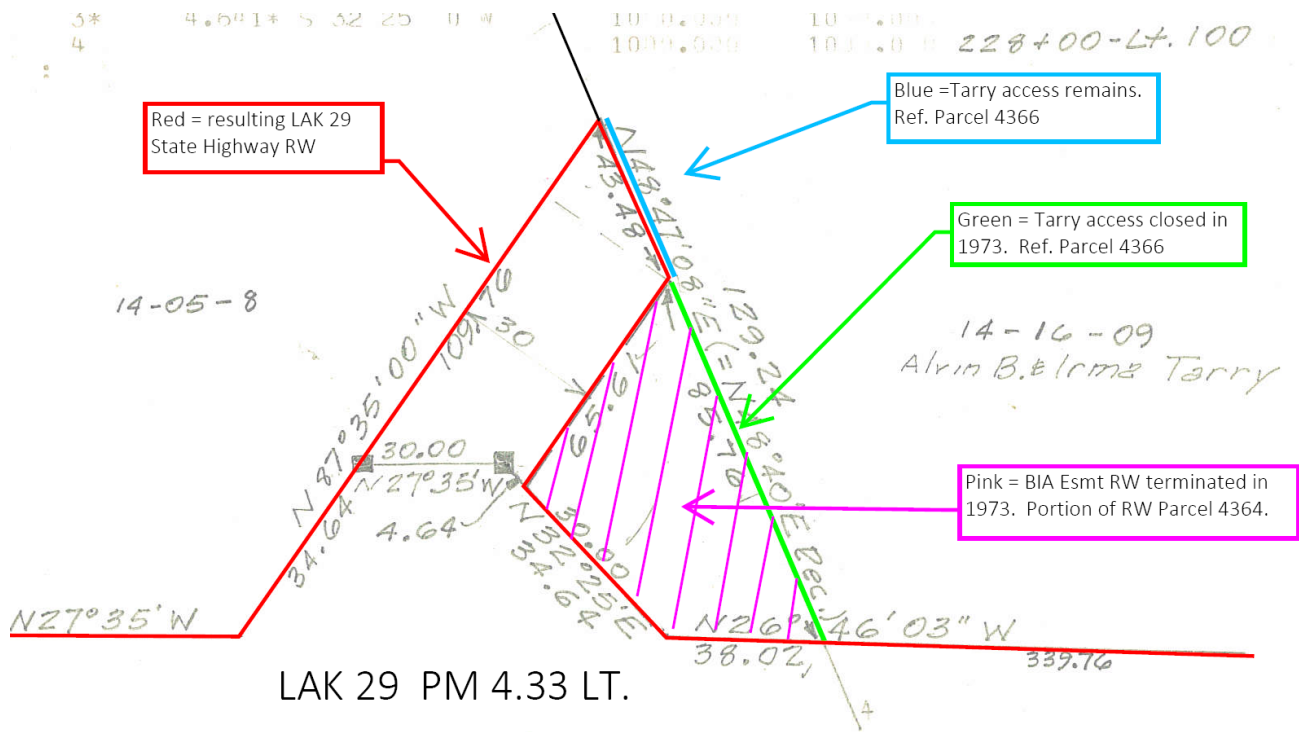
A 30-foot-wide access opening was established by Approved RW Application map and is identified as joint access, for use by the Rancheria parcel and the former Tarry parcel immediately north of the Rancheria parcel.

RW Parcel 4364 on the Rancheria was modified in this area in 1973, removing the red hatched area shown below from the highway RW, and modifying adjoiner Tarry's right of access to the highway.

There is a 20 foot private road opening on the opposite side of the highway at this location.

Refs: Application map filed in Book 1 of Highway Maps, page 58, LCR. RW Map 1266.





This conveyance is made for the purposes of a freeway and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights of access, appurtenant to grantor's remaining property, in and to said freeway. Excepting and Reserving, however, to the grantor, his successors or assigns, the right of access over and across the southwesterly prolongation 129.24 feet in length of Course (4) to an opening in the freeway.