

COUNTY OF SAN JOAQUIN

DEPARTMENT OF PUBLIC WORKS

P.O. BOX 1810-1810 E. HAZELTON AVENUE

STOCKTON, CALIFORNIA 95201

(209) 468-3000

FAX # (209) 468-9324

Permit No: **PS-1502456**

Date Issued: 10/07/2015

Exp. Date: 10/06/2016

Project No: PWP110005

APN No: 20309015

DRIVEWAY ENCROACHMENT PERMIT

To: RAY, PATRICIA/CASEY RAY
16655 S. TIDE RD.
RIPON, CA 95366-

Location: E/S OF NORTH RIPON RD. 1050' S/O FRENCH CAMP RD.

In compliance with your request of **09/03/2015**, and subject to all the terms, conditions and restrictions written below or printed as general or special provisions on any part of this form.

Permission is hereby granted to construct One driveway w/o pipe shown on
Permit Application No. PS-1502456 Quad: SE

Jobsite shall be kept in a safe condition at all times by removing daily any excess dirt or debris which might be a hazard to pedestrian and/or vehicular traffic. Adequate lights, signs and barricades shall be placed and maintained by the Permittee for the protection of the public in accordance with the current Caltrans Standard Specifications.

A(n) (SEE STAMP) inside diameter per section 62 of the current Caltrans Standard Specifications, ALTERNATIVE PIPE AND PIPE ARCH CULVERTS, shall be installed in roadside drainage ditch for drainage flow maintenance and shall be of sufficient length to clear toe of approach fill or headwalls.

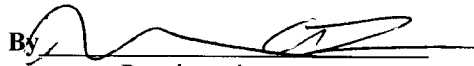
The entire area of driveway approach(es), include flares for turning and /or paved frontage(s), from the edge of roadway pavement to right-of-way (front property) line shall be surfaced with a two inch (2") minimum of asphalt concrete over a (6 inch) minimum of compacted layer of three-quarter inch (3/4") maximum size aggregate base material (road gravel) conforming to Class 2 Aggregate Base specified in Section 26 of the current Caltrans Standard Specification, or with a four inch (4") minimum of portland cement concrete.

If portland cement concrete pavement is installed, expansion joints shall be provided at the edge of pavement and along property line. Surface grades of approach(es) and/or to open ends of pipe. No ponding or puddles on pavement surface shall be allowed.

The field Engineering Division of this office shall receive no less than forty-eight(48) hours notice prior to beginning of any work within the County right-of-way. After completion of the work permitted herein, all debris, lumber, barricades or any excess material shall be removed and the jobsite left in a neat workmanlike condition. The Permittee shall fill out and mail notice of completion provided by Grantor.

Driveway(s) shall be complete prior to occupancy of the residence,
but not to exceed expiration date.

Mike Selling, Deputy Director
Department of Public Works

By 
Permit section

FORMS: SS/WW,R-17

ENCROACHMENT PERMIT GENERAL PROVISIONS

13-1

1. This permit is issued under and subject to all laws and ordinances of agencies governing the encroachment herein permitted. See the following references:

STREETS AND HIGHWAYS CODE

1. Division 1, Chapter 3
2. Division 2, Chapter 2, Section 942
3. Division 2, Chapter 4, Section 1126
4. Division 2, Chapter 5.5 and Chapter 6

SAN JOAQUIN COUNTY ORDINANCES NUMBERED: 324, 441, 648, 662, 672, 695, 700, 860, 892, 3359, and 3675.

2. It is understood and agreed by the Permittee that the performance of any work under this permit shall constitute an acceptance of all the provisions contained herein and failure on the Permittee's part to comply with any provision will be cause for revocation of this permit. Except as otherwise provided for public agencies and franchise holders, this permit is revocable on five days notice.
3. All work shall be done subject to the supervision of and the satisfaction of the grantor. The Permittee shall at all times during the progress of the work keep the County Highway in as neat and clean condition as is possible and upon completion of the work authorized herein, shall leave the County Highway in a thoroughly neat, clean and usable condition.
4. The Permittee also agrees by the acceptance of this permit to properly maintain any encroachment structure placed by the Permittee on any part of the County Highway and to immediately repair any damage to any portion of the highway, which occurs as a result of the maintenance of the said encroachment structure, until such time as the Permittee may be relieved of the responsibility for such maintenance by the County of San Joaquin.
5. The Permittee also agrees by the acceptance of this permit to make, at its own expense, such repairs as may be deemed necessary by the County Department of Public Works.
6. It is further agreed by the Permittee that whenever construction, reconstruction or maintenance work upon the highway is necessary, the installation provided for herein shall, upon request of the County Department of Public Works, be immediately moved or removed by and at the sole expense of the Permittee.
7. No material used for fill or backfill in the construction of the encroachment shall be borrowed or taken from within the County right of way.
8. All work shall be planned and carried out with as little inconvenience as possible to the traveling public. No material shall be stacked within eight feet (8') of the edge of the pavement or traveled way unless otherwise provided herein. Adequate provision shall be made for the protection of the traveling public. Traffic control standards shall be utilized including barricades; approved signs and lights; and flagmen, as required by the particular work in progress.
9. The Permittee, by the acceptance of this permit, shall assume full responsibility for all liability for personal injury or damage to property which may arise out of the work herein permitted or which may arise out of the failure of the part of the Permittee to properly perform the work provided under this permit. In the event any claim of such liability is made against the County of San Joaquin or any department, official or employee thereof, the Permittee shall defend, indemnify, and hold each of them harmless for such claim.
10. All backfill material is to be moistened as necessary and thoroughly compacted with mechanical means. If required by the County Director of Public Works, such backfill shall consist of gravel or crushed rock. The Permittee shall maintain the surface over structures placed hereunder as may be necessary to insure the return of the roadway to a completely stable condition and until relieved of such responsibility by the County Department of Public Works. Wherever a gravel, crushed rock or asphalt surface is removed or damaged in the course of work related to the permitted encroachment, such material shall either be separately stored and replaced in the roadway as nearly as possible in its original state or shall be replaced in kind, and the roadway shall be left in at least as good a condition as it was before the commencement of operations of placing the encroachment structure.
11. Whenever it becomes necessary to secure permission from abutting property owners for the proposed work, such authority must be secured by the Permittee prior to starting work.
12. The current and future safety and convenience of the traveling public shall be given every consideration in the location and methods of construction utilized.
13. The Permittee is responsible for the preservation of survey monuments located within the area of work herein permitted. Prior to the start of construction, survey monuments that potentially may be disturbed shall be located and referenced by a Licensed Land Surveyor, and a Corner Record filed with the County Surveyor. Any Survey Monuments disturbed during the course of construction shall be reestablished by a Licensed Land Surveyor and another Corner Record filed with the County Surveyor. (Land Surveyors' Act Section 8771)
14. Prior to any excavation, the Permittee shall notify USA North (Underground Service Alert of Northern California and Nevada) at 811 or 800-227-2600 forty-eight (48) hours in advance.

COUNTY OF SAN JOAQUIN
DEPARTMENT OF PUBLIC WORKS

Date: 9-3-2005

Received By: [Signature]

DRIVEWAYS AND PAVED FRONTAGES
PERMIT APPLICATION

CR#: 054749

APPLICANT

Name: Patricia Ray
Address: 16655 Tide Rd
City, State, Zip Code: Ripon CA 95366
Area Code - Telephone Number: 209-481-6912

SITE INFORMATION:

Parcel Owner's Name: Larry & Patricia Ray
Site Address: 16510 N. Ripon Rd
City, State, Zip Code: Ripon CA 95366
Area Code - Telephone Number: 209-481-6912

CONTRACTOR

Name: Kazer
Address: _____
City, State, Zip Code: _____
Area Code - Telephone Number: _____

OFFICE USE ONLY

JOB #: 11005 ISSUE DATE: _____
APN: 203-090-15 FEE DUE: _____
EXP. DATE: _____ DRIVEWAYS: _____
STREET: NORTH RIPON RD. *
AREA: MANTECA QUAD SE *
TYPE: DW *
FORMS: SD/WW, R-17 *
NOTES: _____

DRIVEWAY

TYPE:	QUANTITY	WIDTHS
AGRICULTURE:	<u>1</u>	@FRONTAGE
COMMERCIAL:		
INDUSTRIAL:		@ R/W
RESIDENCE:		

PAVED FRONTAGE

LENGTH: _____ Ft. X WIDTH: _____ Ft.

The undersigned hereby applies for permission to excavate, construct and/or otherwise encroach on County Highway Right-of-Way on the East side of North Ripon Rd. approximately 1050 feet South of FRENCH CAMP RD., by installing DW

commence on or about _____ for approximately _____ days. Work will

SKETCH (Separate sheet may be submitted)

Will this project be self-installed? ☒ YES ☐ NO Contractor's License _____





COUNTY OF SAN JOAQUIN

DEPARTMENT OF PUBLIC WORKS

P.O. BOX 1810-1810 E. HAZELTON AVENUE
STOCKTON, CALIFORNIA 95201
(209) 468-3000
FAX # (209) 468-9324

Permit No: **PS-1502456**
Date Issued: 10/07/2015
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Project No: PWP110005
APN No: 20309015

DRIVEWAY ENCROACHMENT PERMIT

To: RAY, PATRICIA/CASEY RAY
16655 S. TIDE RD.
RIPON, CA 95366-

No pipe is required under and across driveway approach at this time. However, if in the future it is determined by the County that pipe will be required at this location, it shall be the responsibility of the property owner to supply needed pipe per County requirements.

Location: W/S OF TIDE RD. 900' S/O FRENCH CAMP RD.

In compliance with your request of 09/03/2015, and subject to all the terms, conditions and restrictions written below or printed as general or special provisions on any part of this form.

Permission is hereby granted to construct One driveway w/o pipe shown on Permit Application No. PS-1502456 Quad: SE

Jobsite shall be kept in a safe condition at all times by removing daily any excess dirt or debris which might be a hazard to pedestrian and/or vehicular traffic. Adequate lights, signs and barricades shall be placed and maintained by the Permittee for the protection of the public in accordance with the current Caltrans Standard Specifications.

A(n) (SEE STAMP) inside diameter per section 62 of the current Caltrans Standard Specifications, ALTERNATIVE PIPE AND PIPE ARCH CULVERTS, shall be installed in roadside drainage ditch for drainage flow maintenance and shall be of sufficient length to clear toe of approach fill or headwalls.


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Driveway(s) shall be complete prior to occupancy of the residence, but not to exceed expiration date.

Kris Balaji, Director
Department of Public Works

By 
Permit section

FORMS: SS/WW,R-17

RIDER # 1
Date 2-26-2016

ENCROACHMENT PERMIT GENERAL PROVISIONS

13-1

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STREETS AND HIGHWAYS CODE-
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COUNTY OF SAN JOAQUIN
DEPARTMENT OF PUBLIC WORKS

Date: _____

DRIVEWAYS AND PAVED FRONTAGES
PERMIT APPLICATION

Received By:

CR#: 034749

APPLICANT

Name: Larry & Patricia Ray
Address: 16510 S. Tide Rd.
City, State, Zip Code: Ripon, Ca. 95366
Area Code - Telephone Number: (209) 481-6912

SITE INFORMATION:

Parcel Owner's Name: Larry & Pat Ray
Site Address: _____
City, State, Zip Code: Same AS Above
Area Code - Telephone Number: _____

CONTRACTOR

Name: Herbs Mobile Home
Address: 3221 Station Avenue
City, State, Zip Code: Atwater, Ca. 95301
Area Code - Telephone Number: (209) 358-7429

OFFICE USE ONLY

JOB #: 11005 ISSUE DATE: _____
APN: 203-090-15 FEE DUE: _____
EXP. DATE: _____ DRIVEWAYS: _____
STREET: TIDE ROAD *
AREA: RIPON QUAD SE *
TYPE: Driveway *
FORMS: SS/WW, R17
NOTES: _____

DRIVEWAY

TYPE:	QUANTITY	WIDTHS
AGRICULTURE:	<u>1</u>	@FRONTAGE
COMMERCIAL:		
INDUSTRIAL:		@R/W
RESIDENCE:		

PAVED FRONTAGE

LENGTH: _____ Ft. X WIDTH: _____ Ft.

The undersigned hereby applies for permission to excavate, construct and/or otherwise encroach on County Highway Right-of-Way on the
West side of TIDE RD. approximately 700 feet/mile South
of FRENCH CAMP RD., by installing _____

Work will
commence on or about _____ for approximately _____ days.

SKETCH (Separate sheet may be submitted)

Will this project be self-installed? ☒ YES ☐ NO Contractor's License _____

Recording requested by and
when recorded mail to:

Doc #: 2016-020057
02/22/2016 10:23:38 AM
Page: 1 of 6 Fee: \$37.00
Steve J. Bestolarides
San Joaquin County Recorders
Paid By: SHOWN ON DOCUMENT



16655 Tide Rd.
Ripon, Ca. 95366

NOTICE OF INTENT TO RESERVE EASEMENT

This Notice of Intent to Reserve Easement ("Notice"), dated for reference purposes only as of February 22, 2016 is created by Larry and Patricia Ray ("Owner").

RECITALS

- A. WHEREAS, Owner owns that certain real property located in the community of Ripon in the County of San Joaquin, California, and more particularly described in **Exhibit B**, attached hereto and incorporated herein ("Northern Parcel" or "Parcel 2"). This said "Northern Parcel" is referenced as "Parcel 2" in **Exhibit C** map AND is referenced as "15" in **Exhibit B**.
- B. WHEREAS, owner also owns that certain real property located adjacent to the Northern Parcel in the community of Ripon in the County of San Joaquin, California, and more particularly described in **Exhibit B**, attached hereto and herein ("Southern Parcel" or "Parcel 3"). This said "Southern Parcel" is referenced as "Parcel 3" in **Exhibit C** map AND is referenced as "17" in **Exhibit B**.
- C. WHEREAS, On February 22, 2016 San Joaquin County approved Site Approval Application authorizing certain development for **Exhibit A**, which is, said "Parcel 1" in **Exhibit C** map.
- D. WHEREAS, Condition 1.g. of the Site Approval requires "Access driveways shall have a width of no less than twenty feet for two-way aisles."
- E. WHEREAS, Ingress and egress to the Northern Parcel (Parcel 2) from Tide Road is currently provided by Southern Parcel (Parcel 3) that is bifurcated by the boundary line of the Northern and Southern Parcels. This Northern Parcel "Driveway" is more generally depicted on the site plan attached hereto and incorporated herein as **Exhibit C** map, as well as legally described hereto and incorporated herein as **Exhibit A**.
- F. WHEREAS, Although the Driveway foot width will meet the minimum twenty foot width required by the condition, and Parcel 1 (Driveway) is currently on the property of same owner as for Parcel 2 and Parcel 3, the county has requested that said owner grant a reciprocal access easement to

himself as between Northern Parcel (Parcel 2) and through Southern Parcel (Parcel 3).

- G. WHEREAS, California Civil Code Section 805 states: "A servitude thereon cannot be held by the owner of the servient tenement."
- H. WHEREAS, Because Owner owns both the Northern Parcel (the proposed dominant tenement) and Southern Parcel (the proposed servient tenement), California Civil Code Section 805 precludes Owners from creating an easement between the parcels unless and until Owner sells, gifts, transfers, or otherwise alienates one of the parcels.
- I. WHEREAS, In order to satisfy County's concerns regarding future access to the Northern Parcel while at the same time complying with California Civil Code Section 805, Owner executes this Notice.

NOW THEREFORE:

1. The Recitals above are incorporated herein and made a part of hereof.
2. If at any point prior to the Site Approval expiring, becoming invalid, or otherwise ceasing to require access across the Southern Parcel, Owner sells, grants, or transfers, or otherwise alienates the Southern Parcel independent of the Northern parcel, at the time of such sale, grant, transfer, or alienation, Owner shall reserve or otherwise create a right-of-way easement across the Northern Parcel, sufficient to accommodate the portion of the Driveway that encroaches on the Northern Parcel as shown on **Exhibit C** map and as would be more particularly described in **Exhibit A** (Future Easement).
3. The Future Easement shall be for the benefit of Northern Parcel to provide ingress and egress between Tide Road and Northern Parcel consistent with the Site Approval.

Executed on the 22 day of February 22, 2016.

Larry and Patricia Ray

By: Larry and Patricia Ray

Patricia Ray
Larry Ray



California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Joaquin

} S.S.

On 2/22/16 before me, Mandeep Bhuller, Notary Public
Name of Notary Public, Title

personally appeared Patricia Ray
Name of Signer (1)

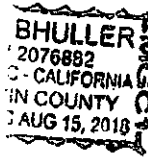
Larry Ray
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-fact
☐ Corporate Officer(s) _____
Title(s)

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- ☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- ☐ Additional Signer ☐ Signer(s) Thumbprints(s)

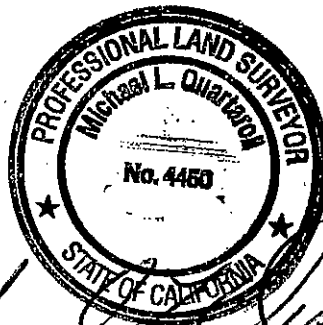
☐ _____

EXHIBIT "A"**Legal Description
Of
20-Foot Wide Ingress and Egress Easement**

A 20 (Twenty) foot wide ingress and egress easement across a portion of Parcel 3 (Three) as described in that certain "Notice of Lot Line Adjustment" recorded the 9th day of August, 2007 as Document No. 2007-143638, San Joaquin County Records, being located in Section 32 (Thirty-two), Township 1 (One) South, Range 8 (Eight) East, Mount Diablo Base and Meridian, the **Northeasterly line** of which is more particularly described as follows:

Beginning at the Southeasterly corner of that certain parcel described in Grant Deed to Elias G. Weigart and Maude A. Weigart recorded the 7th day of January, 1949 in Volume 1176 of Official Records at Page 162, San Joaquin County Records, said corner being on the Northwestern right-of-way line of Tide Road (an 80-foot wide road formally known as Market Street); thence along the Southwesterly line of said Weigart parcel, North 54°09'15" West, a distance of 400.00 feet to the Southwesterly corner of said Weigart parcel, being also the Southeasterly corner of Parcel 1 (One) as described in said "Notice of Lot Line Adjustment"; thence along the Southwesterly line of said Parcel 1, North 54°09'15" West, a distance of 40.00 feet to the **Point of Termination**.

The Southwesterly line of said 20.00 foot wide ingress and egress easement to be lengthened or shortened to begin on said Northwestern right-of-way and end perpendicular to said **Point of Termination**.

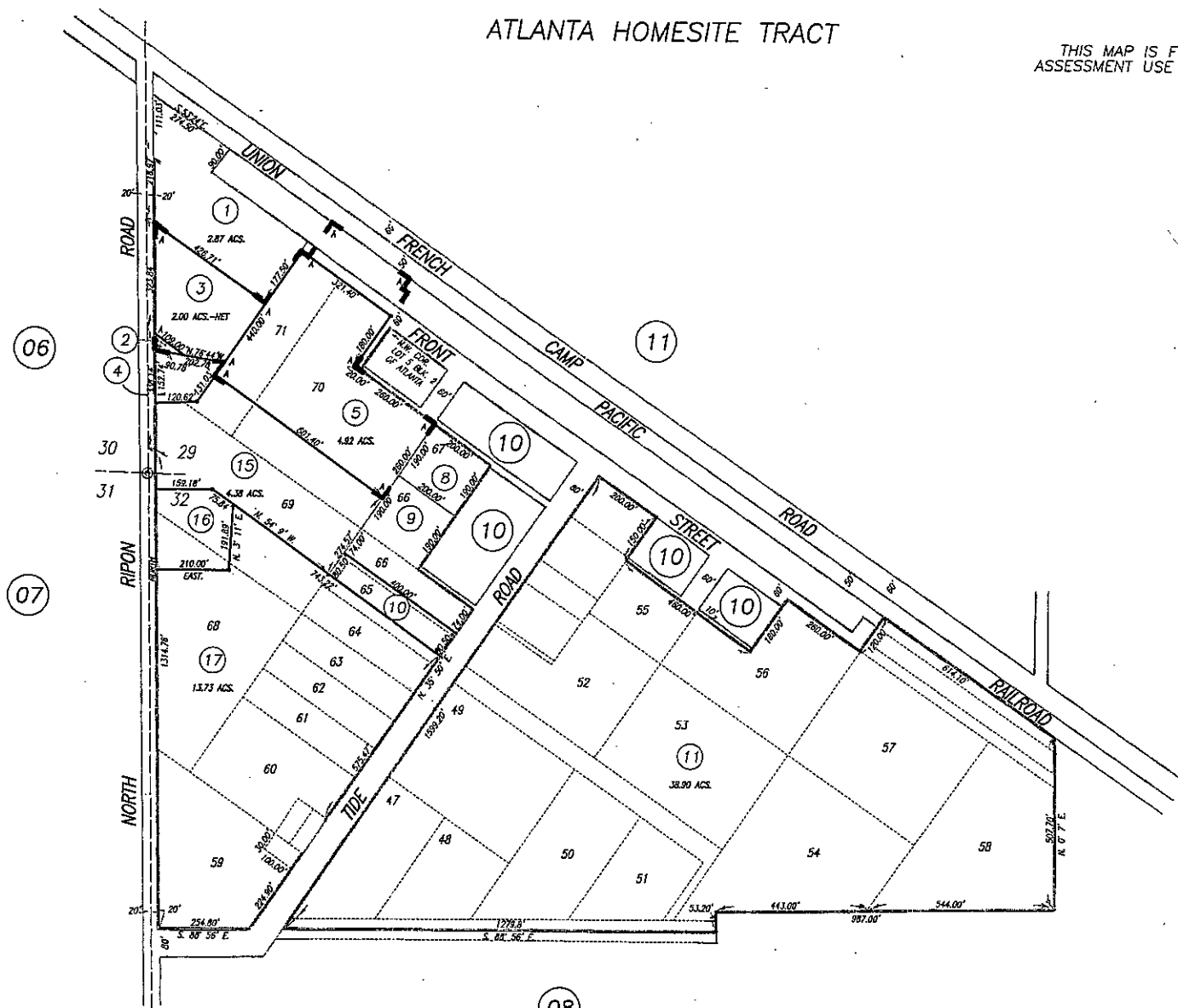


Michael L. Quatman
10.9.15

ATLANTA HOMESITE TRACT

THIS MAP IS FOR
ASSESSMENT USE ONLY

203-09



A-R. S. Bk. 27 Pg. 120

NOTE: Assessor's Parcel Numbers Shown in Circles.
Assessor's Block Numbers Shown in Ellipses.

HIGHEST A.P.N. USED			
YEAR	PAR. #	PAR. #	PAR. #
91-92	14		
12-13	17		

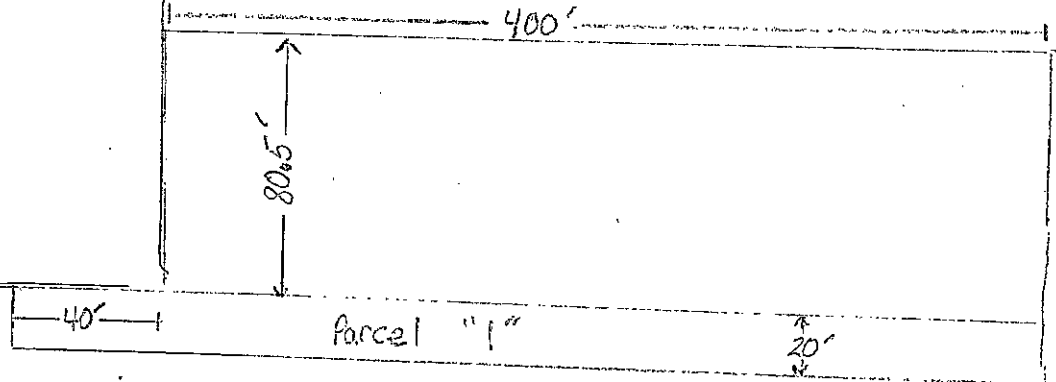
Assessor's Map Bk.203 Pg.09
County of San Joaquin, Calif.

Exhibit "B"

Pg. 5/6



Parcel "2"



Parcel "3"

Doc. No. 2007-143638