

August 1, 1957.

Mr Pete Luciani
Guerneville, Calif.

Re our conversation regarding precise location of property lines in the Town of Guerneville, especially where the position of the exact dividing line between two properties is in dispute.

As I told you, the Map of the Town of Guerneville, Book 4 of Maps, Page 16, does not show any monuments for street lines, but is just a picture, setting forth the location of certain Blocks, and the size of certain lots, which are numbered on the Map. My remembrance is that the town was laid out about the time of the location of the Section Corners of T 8 N, R 10 W, and that the east line of Mill Street coincides with the line between Sections 29 and 30, the corner of Sec 29, 30, 31 & 32 being on the existing curb line of the South line of Second Street. The street layout is further complicated by location of the Railroad Right of Way, along Second Street, and the fact that Church Street is not shown on the map.

It is my considered opinion that the most economical method of defining the street lines, and thus the lot corners, is to request and have the Board of Supervisors proceed as provided in Chapter 3, Official Maps, of the Subdivision Map Act.

The way I read this Act is that the Board would order the County Surveyor, appointed by them, to make a precise survey of the existing street lines, with location of existing lot and property lines, setting an adequate number of permanent monuments, with all bearings on true azimuth, in general such survey to meet the conditions of accuracy as set up in the Coast and Geodetic Manual for Second and Third Order Traverse, and record

The Map as provided in the Act mentioned above.

My advice is that you consult with Mr Guidotti, Supervisor for your Fifth District, as to form and wording of a petition by the property owners to the Board, requesting that such a survey be made and Map Recorded.

Believe that the monumented survey and recorded map, will settle most of the questions as to definite location of property lines, in the town of Guerneville; and in those cases where a property owner disputes the location of any line, the Court will have something on which to base a decision. The acceptance of such a survey depends primarily on the training and judgement of the Land Surveyor in charge of the survey. An inaccurate map will only compound the difficulties you now have in the exact location of deed lines.

Yours Truly

CC E J Guidotti.

G B Abbett.