

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

City of Salinas  
Attn: Public Works Department  
200 Lincoln Avenue  
Salinas, California 93901

APN: Portion of 211-231-062-000  
EXEMPT FROM RECORDER'S FEES  
Pursuant to Government Code §6103

(Above Space for Recorder's Use Only)

This Instrument is exempt from payment of Documentary Transfer Tax pursuant to Section 27383.2 of the Revenue and Taxation Code, as amended. Transfer Tax \$0.00

### GRANT DEED

**Mark Kelton and Carolyn Kelton, Husband and wife as community property and Mark Kelton, Trustee of the 2010 RK Danielle Trust, an undivided 9 percent interest,** (hereinafter referred to as "GRANTOR") hereby grants to **CITY OF SALINAS**, a charter city and municipal corporation, in the County of Monterey, State of California, (hereinafter referred to as "GRANTEE"), the following described real property in the County of Monterey, State of California:

**See legal description, Exhibit A, attached hereto and made a part hereof, by this reference.**

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

#### GRANTOR/S

\_\_\_\_\_  
Name:                      Date

\_\_\_\_\_  
Name:                      Date

**Exhibit A**  
LEGAL DESCRIPTION

File no: 0886-0009

February 01, 2023

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**Parcel A:**

That portion of the Designated Remainder in the City of Salinas, County of Monterey, State of California as shown on the Parcel Map filed in Volume 23 of Parcel Maps at Page 56 in the Office of the County Recorder of the said County, lying westerly of the westerly line of Parcels 1 and 2 as described in the Grant Deed recorded April 20, 1998 as Instrument Number 9823453 of Official Records in said Office of the County Recorder, and lying northerly of the northerly line of East Boronda Road as shown on said Parcel Map, being the northerly line of that certain 10 foot wide strip of land described in Exhibit B of the Grant Deed recorded in Reel 2815, at page 1232, of said Official Records; and lying southerly, easterly and southerly of the following described line:

**BEGINNING** at a ¾" iron pipe with yellow plastic plug inscribed "LS 6246", marking the most southerly corner of a Storm Drainage Pond Easement as shown on said Parcel Map, thence along the easterly line of said Storm Drainage Pond Easement North 16° 59' 59" East, 7.03 feet to a line that is parallel with and offset 69.30 feet northeasterly of, as measured at right angles to, said northerly line of East Boronda Road;

Thence along said parallel line South 77° 48' 23" East, 771.41 feet [South 79° 29' 27" East per said Parcel Map];

Thence leaving said parallel line South 85° 13' 21" East, 32.90 feet;

Thence South 77° 43' 47" East, 96.86 feet;

Thence South 85° 08' 41" East, 82.39 feet;

Thence North 68° 16' 32" East, 39.73 feet;

Thence North 32° 09' 57" East, 92.92 feet to a line that is parallel with and offset 47.00 feet westerly of, as measured at right angles to, the westerly line of said Parcel 2;

Thence along said parallel line North 12° 10' 56" East, 146.55 feet;

Thence leaving said parallel line North 14° 05' 14" East, 180.51 feet to a line that is parallel with and offset 41.00 feet westerly of, as measured at right angles to the westerly line of said Parcel 1;

Thence along said parallel line North 12° 10' 56" East, 578.59 feet to the westerly prolongation of the northerly line of said Parcel 1;

Thence leaving said parallel line and along said westerly prolongation South 77° 49' 04" East, 41.00 feet to the northwesterly corner of said Parcel 1.

Containing 2.87 acres, more or less.

**Parcel B:**

That portion of the Designated Remainder in the City of Salinas, County of Monterey, State of California as shown on the Parcel Map filed in Volume 23 of Parcel Maps at Page 56 in the Office of the County Recorder of said County, lying easterly of the easterly line of Parcel 2 as described in the Grant Deed recorded April 20, 1998 as Instrument Number 9823453 of Official Records in said Office of the County Recorder, and lying northerly of the northerly line of East Boronda Road as shown on said Parcel Map, being the northerly line of that certain 10 foot wide strip of land described in Exhibit B of the Grant Deed recorded in Reel 2815, at page 1232, of said Official Records; and lying westerly of the easterly line of said Designated Remainder, and southwesterly and southerly of the following described line:

**COMMENCING** at the northeast corner of said Parcel 2 as described in the Grant Deed recorded April 20, 1998 as Instrument Number 9823453 of Official Records in said Office of the County Recorder, said corner also being on the south line of Parcel 1 described in said Grant Deed, thence along the easterly line of said Parcel 2 South 12° 10' 56" West, 16.82 feet to the **TRUE POINT OF BEGINNING**, thence leaving said easterly line South 01° 07' 04" East, 151.13 feet;

Thence South 15° 15' 02" East, 49.11 feet;

Thence South 38° 12' 45" East, 35.50 feet;

Thence South 61° 08' 34" East, 141.64 feet to a line that is parallel with and offset 69.30 feet northerly of, as measured at right angles to the northerly line of said East Boronda Road;

Thence, along said parallel line South 77° 48' 23" East, [South 79° 29' 27" East per said Parcel Map], 1776.02 feet to the easterly line of said Designated Remainder.

Containing 3.45 acres, more or less.

**Parcel C:**

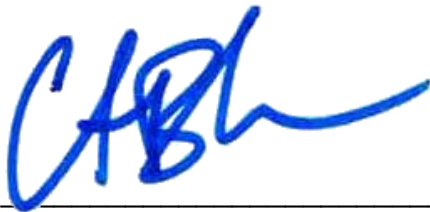
That portion of the Designated Remainder in the City of Salinas, County of Monterey, State of California as shown on the Parcel Map filed in Volume 23 of Parcel Maps at Page 56 in the Office of the County Recorder of said County described as Parcel 2 in the Grant Deed recorded April 20, 1998 as Instrument Number 9823453 of Official Records in said Office of the County Recorder.

Containing 0.33 acres, more or less.

Parcels A, B and C contain 6.65 acres, more or less.

The above-described parcel of land is graphically shown on **Exhibit "A-1"**, being 5 sheets, attached hereto and made a part hereof.

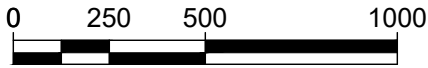
**End of Description**



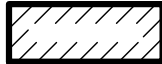
Clayton L. Bradshaw, P.L.S. 8298  
(License expiration date: 12/31/2023)  
Date Signed: February 1, 2023



GRAPHIC SCALE



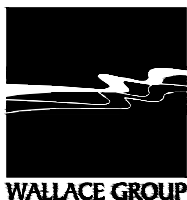
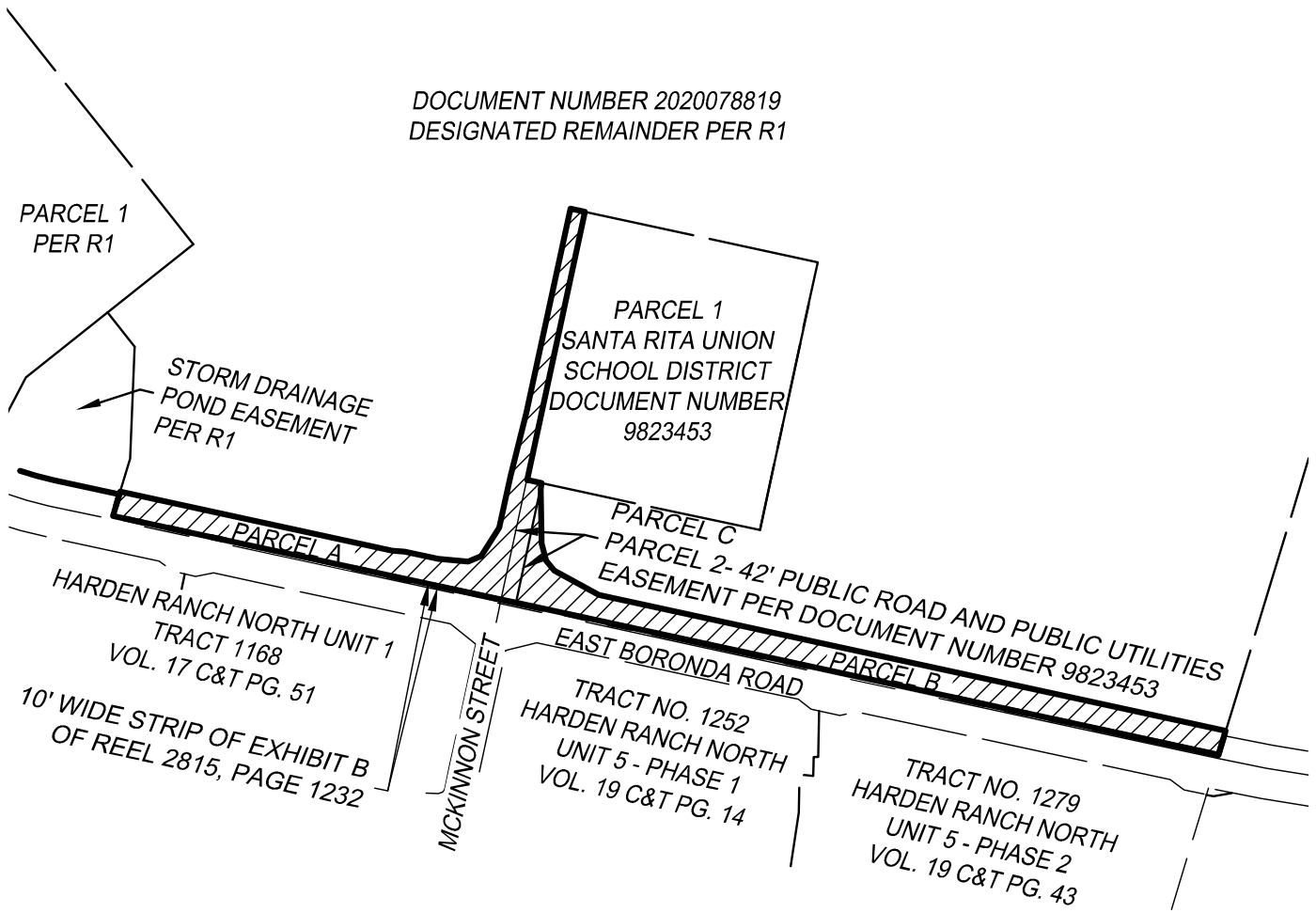
(IN FEET)  
1 IN = 500 FT



LEGAL DESCRIPTION AREA

R1 RECORD PER 23/PM/56

DOCUMENT NUMBER 2020078819  
DESIGNATED REMAINDER PER R1



612 CLARION COURT  
SAN LUIS OBISPO, CA 93401  
T 805 544-4011  
F 805 544-4294  
www.wallacegroup.us

**EXHIBIT " A-1 " OVERALL  
EAST BORONDA ROAD  
CITY OF SALINAS, CA  
SHEET 1 OF 5 OF EXHIBIT " A-1 "**

JOB No. :	0886-0009
DRAWING :	0886-0009-ESMT-ROW.DWG
DRAWN BY:	MC
DATE :	2023-02-01
SCALE :	1" = 500'

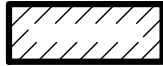
LAYOUT NAME: OVERALL

**GRAPHIC SCALE**



(IN FEET)

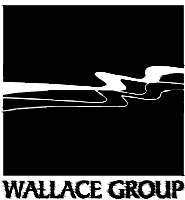
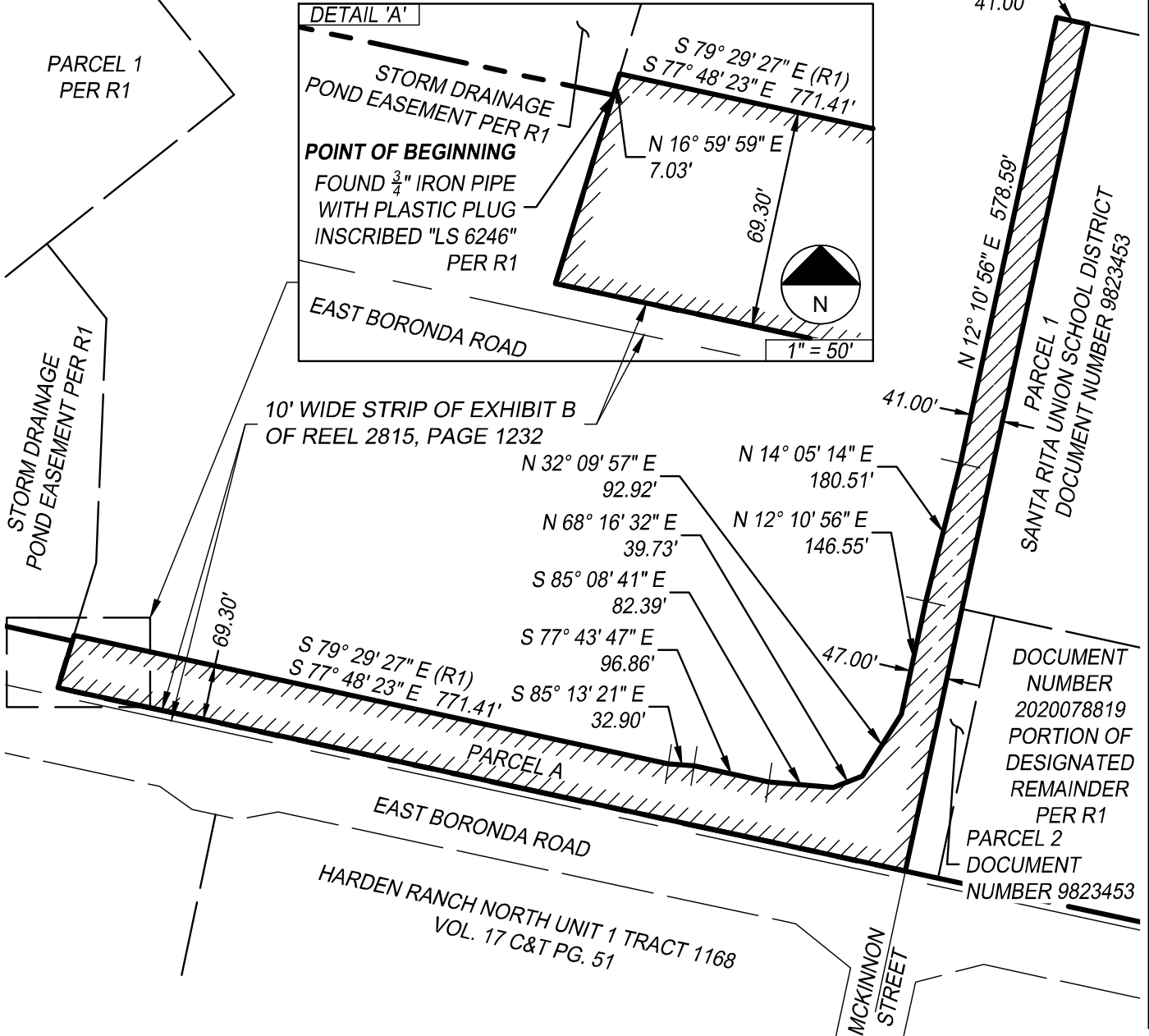
1 IN = 200 FT



LEGAL DESCRIPTION AREA

R1 RECORD PER 23/PM/56

DOCUMENT NUMBER  
2020078819  
PORTION OF DESIGNATED  
REMAINDER PER R1



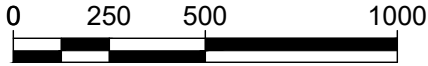
612 CLARION COURT  
SAN LUIS OBISPO, CA 93401  
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www.wallacegroup.us

**EXHIBIT " A-1 " PARCEL A  
EAST BORONDA ROAD  
CITY OF SALINAS, CA  
SHEET 2 OF 5 OF EXHIBIT " A-1 "**

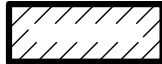
JOB No. :	0323-0032
DRAWING :	0886-0009-ESMT-ROW.DWG
DRAWN BY :	MC
DATE :	2023-02-01
SCALE :	1" = 200'

LAYOUT NAME: ROW ESMT-PARCEL A

GRAPHIC SCALE



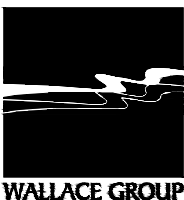
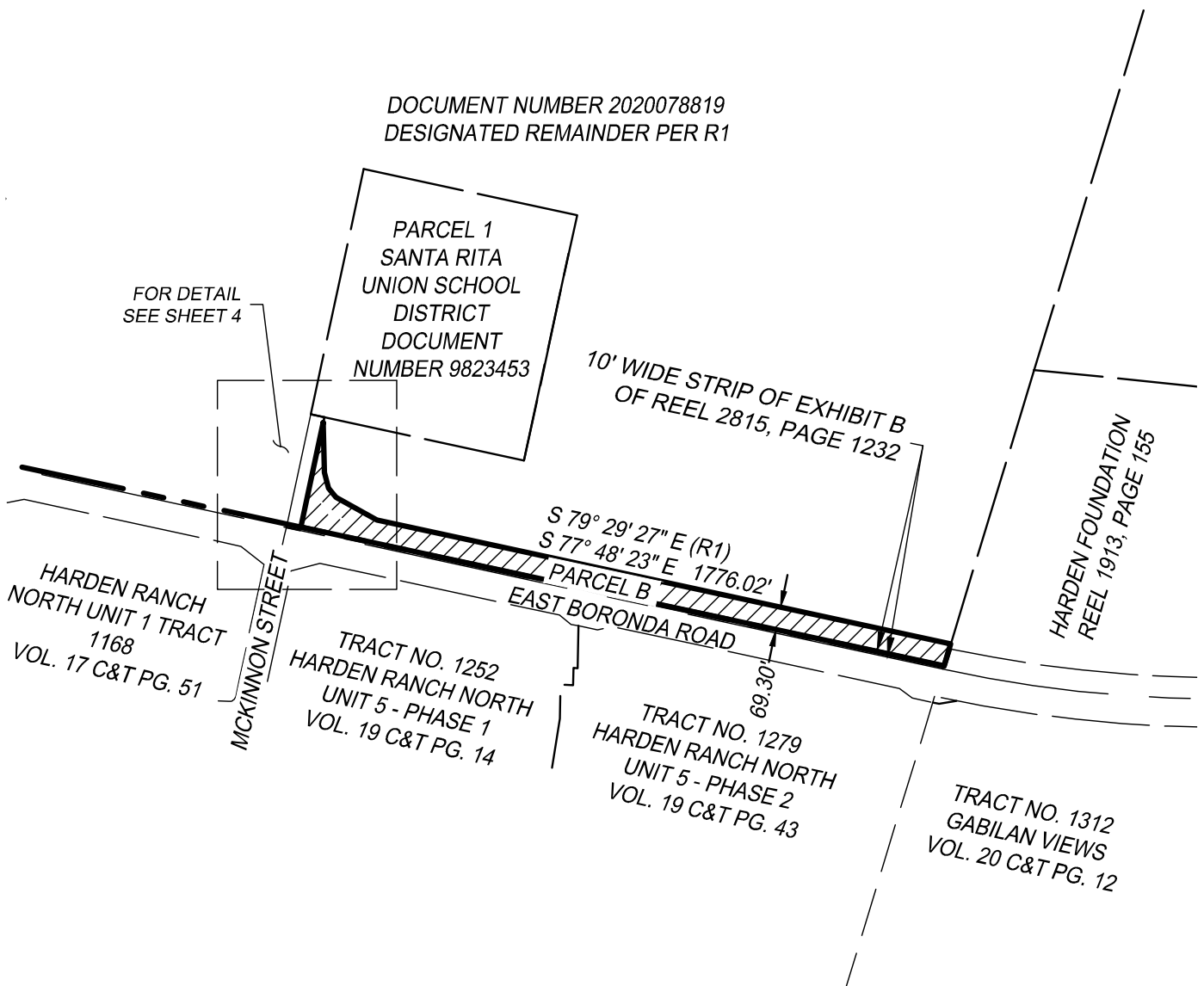
(IN FEET)  
1 IN = 500 FT



LEGAL DESCRIPTION AREA

R1 RECORD PER 23/PM/56

DOCUMENT NUMBER 2020078819  
DESIGNATED REMAINDER PER R1



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**EXHIBIT " A-1 " PARCEL B  
EAST BORONDA ROAD  
CITY OF SALINAS, CA  
SHEET 3 OF 5 OF EXHIBIT " A-1 "**

JOB No. :	0323-0032
DRAWING :	0886-0009-ESMT-ROW.DWG
DRAWN BY :	MC
DATE :	2023-02-01
SCALE :	1" = 500'

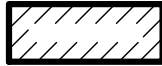
LAYOUT NAME: ROW ESMT-PARCEL B

GRAPHIC SCALE



(IN FEET)

1 IN = 100 FT



LEGAL DESCRIPTION AREA

R1

RECORD PER 23/PM/56

DOCUMENT NUMBER 2020078819  
DESIGNATED REMAINDER PER R1

TRUE POINT  
OF BEGINNING

POINT OF  
COMMENCEMENT

PARCEL 1  
SANTA RITA UNION SCHOOL DISTRICT  
DOCUMENT NUMBER 9823453

S 12° 10' 56" W  
16.82'

PARCEL 2  
42' PUBLIC ROAD AND PUBLIC  
UTILITIES EASEMENT PER  
DOCUMENT NUMBER 9823453

S 01° 07' 04" E  
151.13'

DOCUMENT NUMBER 2020078819  
DESIGNATED REMAINDER PER R1

S 15° 15' 02" E  
49.11'

S 38° 12' 45" E  
35.50'

S 61° 08' 34" E 141.64'

S 79° 29' 27" E (R1)  
S 77° 48' 23" E 1776.02'

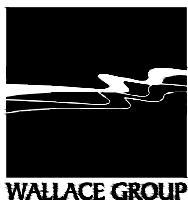
PARCEL B

69.30'

10' WIDE STRIP OF EXHIBIT B  
OF REEL 2815, PAGE 1232

EAST BORONDA ROAD

MCKINNON STREET



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**EXHIBIT " A-1 " PARCEL B - DETAIL**  
**EAST BORONDA ROAD**  
**CITY OF SALINAS, CA**  
**SHEET 4 OF 5 OF EXHIBIT " A-1 "**

JOB No. :	0323-0032
DRAWING :	0886-0009-ESMT-ROW.DWG
DRAWN BY :	MC
DATE :	2023-02-01
SCALE :	1" = 100'

LAYOUT NAME: ROW ESMT-PARCEL B DETAIL

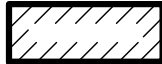


GRAPHIC SCALE



(IN FEET)

1 IN = 100 FT



LEGAL DESCRIPTION AREA

R1

RECORD PER 23/PM/56

DOCUMENT NUMBER 2020078819  
DESIGNATED REMAINDER PER R1

PARCEL 1  
SANTA RITA UNION SCHOOL DISTRICT  
DOCUMENT NUMBER 9823453

42.00'

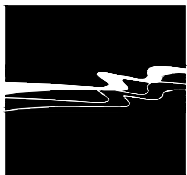
DOCUMENT NUMBER 2020078819  
DESIGNATED REMAINDER PER R1

PARCEL 2  
42' PUBLIC ROAD AND  
PUBLIC UTILITIES EASEMENT  
DOCUMENT NUMBER 9823453

10' WIDE STRIP OF EXHIBIT B  
OF REEL 2815, PAGE 1232

MCKINNON STREET

EAST BORONDA ROAD



612 CLARION COURT  
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www.wallacegroup.us

**EXHIBIT " A-1 " PARCEL C  
EAST BORONDA ROAD  
CITY OF SALINAS, CA  
SHEET 5 OF 5 OF EXHIBIT " A-1 "**

JOB No. :	0323-0032
DRAWING :	0886-0009-ESMT-ROW.DWG
DRAWN BY :	MC
DATE :	2023-02-01
SCALE :	1" = 100'

LAYOUT NAME: ROW ESMT-PARCEL C