

MINUTE ITEM  
This Calendar Item No. C26  
was approved as Minute Item  
No. 26 by the State Lands  
Commission by a vote of 3  
to 0 at its 11/15/94  
meeting.

CALENDAR ITEM  
C26

S 16

COMPROMISE TITLE AGREEMENT

11/15/94

24449 AD 217  
Grimmett

PARTY:

Estate of Kazuyoshi Matsuoka, decedent,  
Keith Matsuoka, Executor  
c/o Michael J. Biglow  
Attorney at Law  
857 E. Shields Avenue  
Fresno, California 93704-4896

The staff of the Commission has negotiated a settlement agreement with the estate of Kazuyoshi Matsuoka (Matsuoka) that will establish an agreed boundary between the private parties upland ownership and the interests of the State in the bed of the Kings River.

The proposed agreement contains a quitclaim from the State to Matsuoka covering the lands landward of the agreed boundary and from Matsuoka to the State of any interest in the bed of the Kings River below the agreed boundary. The property which is covered by this agreement is located about three miles east of Kingsburg in Tulare County.

Staff believes it is in the best interest of the State to enter into the proposed agreement pursuant to the provisions of Division 6 of the Public Resources Code, with particular reference to Section 6357 to define the extent, nature, location and area of public and private ownership together with the boundary between them. The agreement will settle any dispute over the location of the boundary between the State and the private party in this location without the need for costly and protracted litigation.

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
- B. Cal. Code Regs.: Title 3, Div. 3; Title 114, Div. 6.

AB 884:

N/A

OTHER PERTINENT INFORMATION:

- 1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Code Regs. 15061), the staff has determined that this activity is

exempt from the requirements of the CEQA as a statutorily exempt project. The project is exempt because it involves settlements of title and boundary problems.

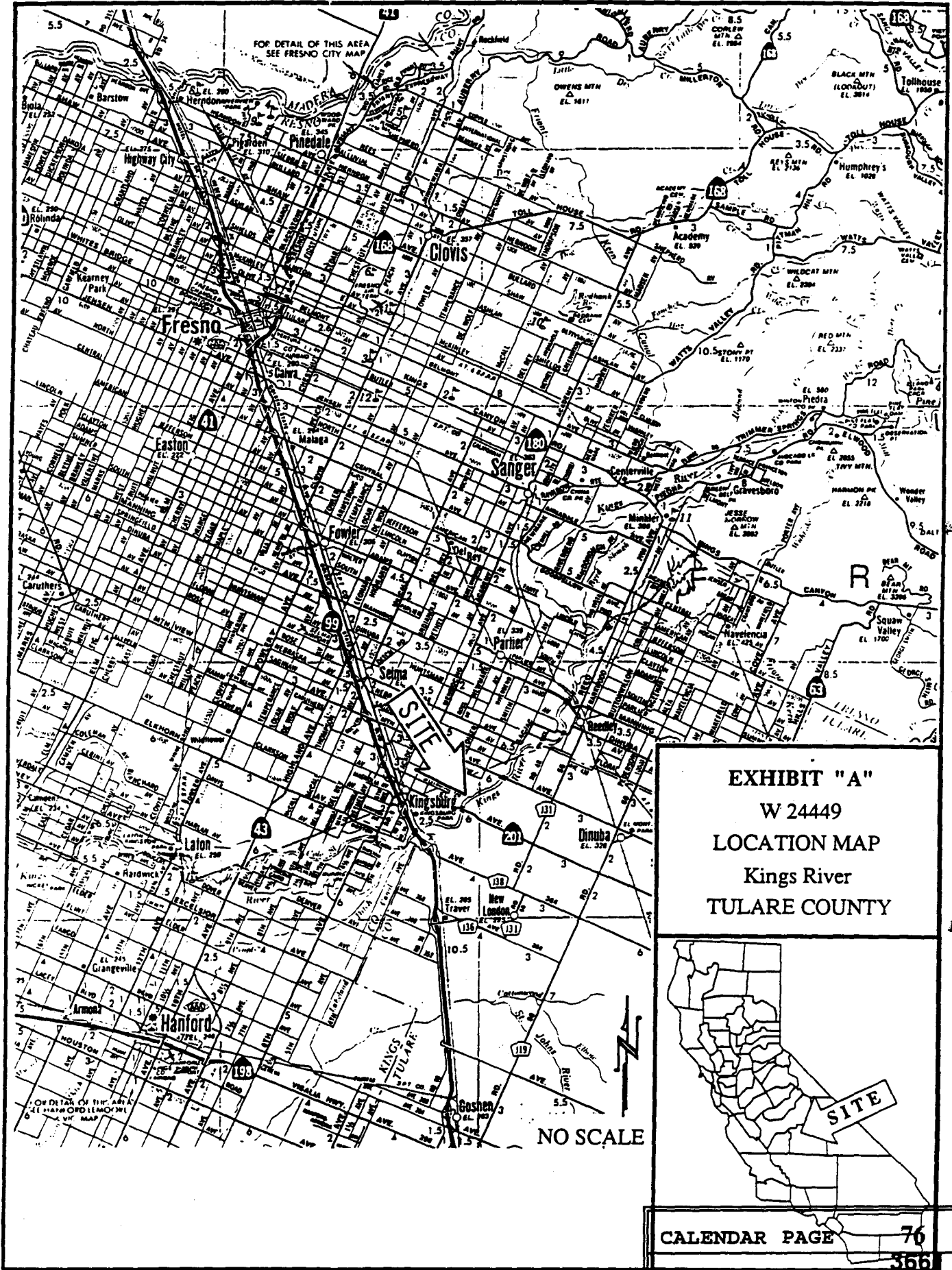
Authority: P.R.C. 21080.11.

**EXHIBIT:**

- A. Location Map
- B. Site Map

**IT IS RECOMMENDED THAT THE COMMISSION:**

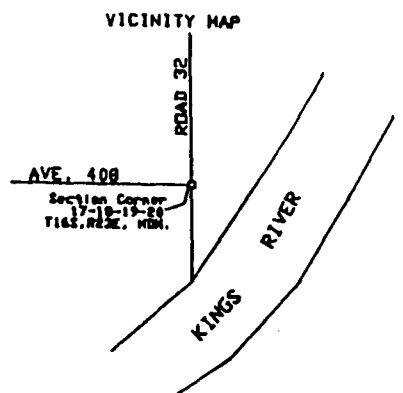
1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. CODE REGS. 15061 AS A STATUTORILY EXEMPT PROJECT PURSUANT TO P.R.C. 21080.11, SETTLEMENT OF TITLE AND BOUNDARY PROBLEMS.
2. FIND THAT THE PROPOSED TITLE SETTLEMENT AGREEMENT WITH THE ESTATE OF KAZUYSHI MATSUOKA, SUBSTANTIALLY IN THE FORM OF THAT AGREEMENT ON FILE IN THE SACRAMENTO OFFICE OF THE COMMISSION, IS IN THE BEST INTEREST OF THE STATE; AUTHORIZE THE EXECUTION AND RECORDATION OF SAID AGREEMENT AND FILING THE MAP OF SURVEY.
3. AUTHORIZE THE STAFF TO TAKE ALL ACTIONS NECESSARY IN ORDER TO FINALIZE THIS AGREEMENT, INCLUDING , BUT NOT LIMITED TO, THE EXECUTION OF ESCROW INSTRUCTIONS, ACCEPTANCE FOR RECORDATION OF DOCUMENTS, AND APPEARANCES IN COURT ACTIONS.



**EXHIBIT "A"**  
 W 24449  
 LOCATION MAP  
 Kings River  
 TULARE COUNTY



**SURVEYED UNDER SECTION 6202  
DIVISION 6 OF THE PUBLIC RESOURCES CODE**

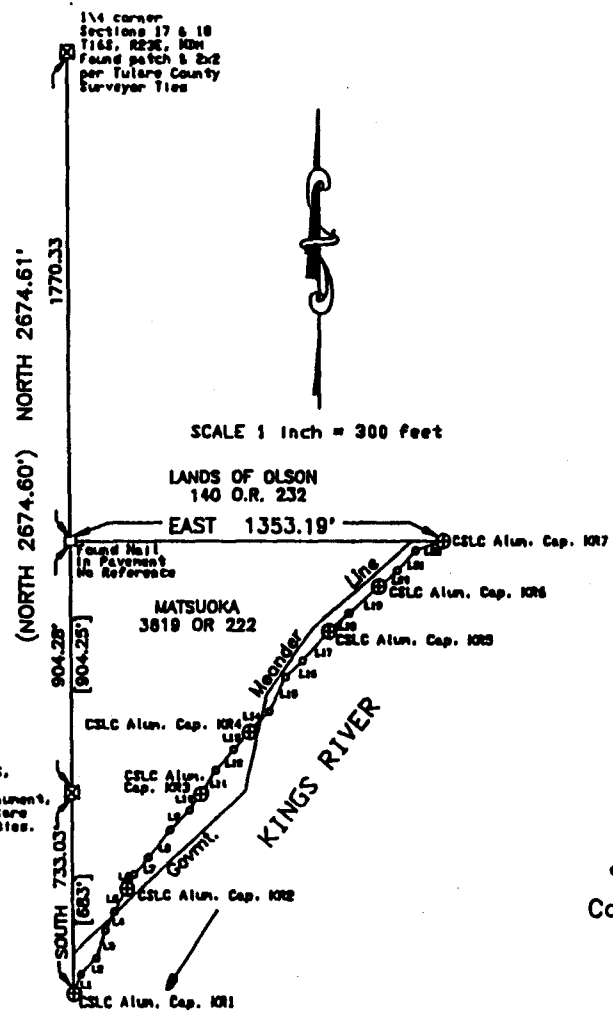


**AGREED BOUNDARY LINE**

LINE	DIRECTION	DISTANCE
L1	N 19° 30' 36" E	75.84
L2	N 49° 05' 41" E	85.78
L3	N 28° 11' 08" E	105.03
L4	N 84° 47' 05" E	72.81
L5	N 39° 59' 25" E	83.81
L6	N 89° 04' 18" E	58.49
L7	N 49° 46' 55" E	61.35
L8	N 77° 21' 55" E	124.53
L9	N 44° 17' 59" E	106.08
L10	N 33° 44' 38" E	78.97
L11	N 33° 15' 06" E	154.30
L12	N 41° 02' 32" E	89.44
L13	N 42° 02' 32" E	84.05
L14	N 43° 57' 32" E	123.24
L15	N 23° 27' 30" E	120.44
L16	N 47° 18' 11" E	86.42
L17	N 42° 45' 20" E	144.30
L18	N 47° 31' 29" E	101.11
L19	N 48° 11' 29" E	141.29
L20	N 58° 48' 24" E	93.13
L21	N 48° 17' 29" E	96.31
L22	N 72° 57' 01" E	102.99

**--- LEGEND ---**

- ☒ = Monuments Found per Parcel Map No. 3619, Bk.37 P.M. Pg.4-5
- ☐ = Found nail in pavement, no reference
- ⊗ = Set 3/4 inch rebar with 2 inch standard "California State Lands Commission", Aluminum Cap, stamped as shown.
- = Denotes dimensional points. Nothing found, nothing set.
- ( ) = Record Data per P.M. No.3619
- [ ] = Record data per, Volume 4390 O.R. Page 4 Tulare County Records



Section Corner  
17-18-19-20, T16S,  
R23E, M2N, Found  
Tulare County Monument,  
down 18", per Tulare  
County Surveyer ties.

1/4 corner  
Sections 17 & 18  
T16S, R23E, M2N  
Found patch & 2x2  
per Tulare County  
Surveyer Ties

**BASIS OF BEARINGS**  
North between found monuments located  
on the west line of the SW 1/4 of Sec. 17  
set and shown on Parcel Map No.3619,  
Filed in Book 37 of Parcel Maps, Page  
22, Tulare County Records.

**CERTIFICATION**  
I Cris N. Perez, L.S. No. 5169, certify  
that this map correctly represents  
a survey made by me or under my  
direction and that all monuments  
shown on this plot actually exist  
and their positions are shown correctly.

Signed \_\_\_\_\_

Approved: State Lands Commission  
Meeting of \_\_\_\_\_, Item No. \_\_\_\_\_  
by \_\_\_\_\_  
Executive Officer

**SURVEY**  
of the  
**AGREED BOUNDARY LINE**  
along the **RIGHT BANK**  
of the **KINGS RIVER**  
portion of the SW 1/4 of Section 17,  
& NW 1/4 of Sec. 20, T16S, R23E, M.D.M.  
County of Tulare State of California  
June 1994

W24449

**STATE OF CALIFORNIA  
STATE LANDS COMMISSION**

EXHIBIT "B"

CALENDAR PAGE 7  
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