

4-10 DIRECTOR'S DEED MAPS

Director's Deed Maps are used to depict State land slated for disposal. Director's Deed Maps are submitted to the California Transportation Commission (CTC) to provide the Commissioners information with respect to properties the Department seeks to convey to other parties, either by direct sales (including exchanges and contract obligations) or competitive public sale (auctions).

Director's Deed Maps should contain enough information to clearly show the property and its relationship to its surroundings, including transportation facilities and adjacent properties; however, they should not contain engineering data likely to be unfamiliar or confusing to a layperson. Director's Deed Maps are not intended to represent a survey of the property or be included as part of the Legal Description.

The mapping will be produced on a 8.5" x 11" format.

4-10.1 Director's Deed Mapping

The following information will be common to all Director's Deed mapping.

4-10.1.1 Detail Maps

The following data must be included on the Director's Deed Map.

- 1) Director's Deed Numbers are boldly shown on field of drawing with arrow, if necessary, to excess parcel.
- 2) Boundary of area being Director's Deeded is clearly identified by outlining or shading.
- 3) Areas of excess parcel and reservations must be shown
- 4) Dimensions of parcel boundary lines as shown in legal description (distances only, no bearings).

- 5) Centerline, R/W lines, access restrictions.
- 6) Name of city, adjacent local streets, county roads and frontage roads.
- 7) Reservations, if any, as described in legal description (slope and drainage easements, etc.)
- 8) County, Route, Post Mile.
- 9) Bar scale, north arrow, legend.
- 10) Location by Rancho, Public Lands or Subdivision.
- 11) Other information as requested by Excess Lands.

The following data should not be included on the Director's Deed Map.

- 12) "Before" conditions that no longer exists.
- 13) Alignment Data.
- 14) Bearings
- 15) Ownership Record (from Appraisal or Record Map)
- 16) Individual parcel numbers (unless pertinent)

4-10.1.2 Index Maps

- 1) Mapping information must be clearly legible and provide potential buyer with picture of general vicinity of excess parcel and precisely how to get to the excess from nearby roads and streets.
- 2) Location of parcel with relation to Cities, State highway, local streets and roads.
- 3) Graphical outline of parcel.
- 4) Parcel number in field of drawing with arrow to excess.
- 5) County, Route, Post Mile.
- 6) North arrow, legend. Note "Not to Scale".

The following is specific information relating to the mapping for the various disposal methods.

4-10.2 Director’s Deed Map (PUBLIC SALE)

To show excess State land to be disposed of by public auction or public sealed bid sale.

4-10.2.1 Director’s Deed Map (PUBLIC SALE) Use

Used as a visual aid for:

- Excess land appraisal map.
- Inclusion into sales notice to provide prospective purchasers a visual picture of excess property and how to locate the property for field inspection and appraisal.
- Review of the transaction by Headquarters R/W&LS.
- Review of transaction by CTC.
- Updating of County Assessor’s Records.

4-10.2.2 Director’s Deed Map (PUBLIC SALE) Map Requirements

Detail Map

- No additional requirements. (See Above)

See example of Directors Deed Map (Public Sales).

References: R/W Manual

4-10.3 Director’s Deed Map

To show excess State land to be disposed of by direct sale to an adjoining owner.

4-10.3.1 Director’s Deed Map (Finding A and B) Use

Used as a visual aid for:

- Excess land appraisal map.
- Review of the transaction by Headquarters R/W&LS and CTC.
- Updating of County Assessor’s Records.

4-10.3.2 Director’s Deed Map (Finding A and B) Map Requirements

Detail Map

- Adjacent owner acquiring excess is shown by name and limits of ownership adjacent to state ownership (or as directed by Excess Lands Section).
- The above information is required in addition to the information stated in 4-10.1 above.

See example of Directors Deed Map (Findings A and B).

References: R/W Manual

4-10.4 Director’s Deed Map (Exchange)

To show excess State land to be exchanged (normally with an adjacent property owner) for a right of way requirement.

4-10.4.1 Director’s Deed Map (Exchange) Use

Used as a visual aid for:

- Excess land appraisal.
- Negotiation with property owner.
- Review of the transaction by Headquarters R/W&LS and CTC.
- Updating of County Assessor’s Records.

4-10.4.2 Director’s Deed Map (Exchange) Map Requirements

Detail Map

- Boundary of the excess is clearly identified by outlining.
- Boundary of right of way being acquired is clearly identified by shading.
- R/W parcel to be acquired is identified by parcel number and notation “Acquired in Exchange”.

- The above information is required in addition to the information stated in 4-10.1 above.

See example of Directors Deed Map (Exchange).

References: R/W Manual

4-10.5 Director's Deed Map (Contract Obligation)

To show State land being Director's Deeded pursuant to a contract obligation (Utility Agreements, Cooperative Agreements, Clearance of cloud on title, etc.).

4-10.5.1 Director's Deed Map (Contract Obligation) Use

Used as a visual aid for:

- Communicating with receiver of Director's Deed.
- Review of the transaction by Headquarters R/W and CTC.
- Updating of County Assessor's Records.

4-10.5.2 Director's Deed Map (Contract Obligation) Map Requirements

Detail Map

- No additional requirements. (See Above)

See example of Directors Deed Map (Contract Obligation).

References: R/W Manual

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