

**BEFORE THE BOARD OF SUPERVISORS  
OF THE COUNTY OF YUBA**

**RESOLUTION SUMMARILY )  
VACATING PORTION OF )  
DIVOT STREET, ROAD NO. 435, )  
ADJACENT TO ASSESSOR'S )  
PARCEL NOS. 014-391-008, 014-392-001)**

**RESOLUTION NO. 2026-18**

**WHEREAS**, the vacation which is the subject of this resolution is made pursuant to Division 9, Part 3, Chapter 4 of the California Streets and Highways Code, commencing at section 8330; and

**WHEREAS**, a right of way for a public highway, upon, over and across a certain sixty-foot strip of land called Golf Club Avenue was offered for dedication to the County of Yuba “for road purposes” on the Map of Subdivision called “Golf Club Acres” and was accepted on July 7, 1947, by the County Clerk and Ex-officio Clerk of the Board of Supervisors of the County of Yuba; and said map was filed on July 24, 1947, in Book 4 of Maps at Page 15, Yuba County Official Records; and

**WHEREAS**, an amended map of the subdivision of Golf Club Acres was filed on September 25, 1953, in Book 5 of Maps at Page 23, Yuba County Official Records, which changed the configuration of Golf Club Avenue and added “Divot Street”, with both streets being dedicated on said map and accepted as “public highways” by the County Clerk of Yuba County; and

**WHEREAS**, the configuration of the aforementioned map causes the northerly portion of

Divot Street approximately 163.5 feet long and 60 feet wide, and more technically shown on Exhibit B, to be rendered a dead-end road with no outlet; and

**WHEREAS**, Plumas Lake Golf Club golf course exists adjacent to the north end of said portion of Divot Street which prevents a through road connection to potential future development, thereby rendering said portion of Divot Street unusable for a public thoroughfare; and

**WHEREAS**, the adjacent property owners, Jeffrey W. Breshears and Carolyn Francis Pfister, husband and wife as joint tenants, together being the adjacent property owner of the parcel to the west of Divot Street; and Denise M. Palmer and Kerry A. Palmer, Wife and Husband, as Joint Tenants, together being the adjacent property owner to the east of Divot Street, have mutually agreed and are requesting the County of Yuba vacate said portion of Divot Street in equal parts to their respective estates in fee simple and as technically outlined in Exhibit B; and

**WHEREAS**, the said northerly portion of Divot Street is an excess right-of-way of a street not required for street or highway purposes per California Streets and Highways Code Section 8334; that the right-of-way is not anticipated to be needed for future road development or subdivisions; that said right-of-way is a local residential road that currently functions as a mutual-access private driveway between the two adjacent property owners; that said vacation will not cut off access to an adjoining property owner's property or terminate a public service easement in which public utilities are located, (per California Streets and Highways Code Sections 8330 and 8334.5), will not interfere with public travel, nor will interfere with the intent of the County's 2030 General Plan; and

**WHEREAS**, pursuant to Government Code Section 66477.5, should the Board of Supervisors determine that the public purpose for which the property was originally dedicated to no longer exists, it shall be reconveyed to the current property owner; and

**WHEREAS**, the vacated piece of land will be conveyed by Quitclaim Deed in equal parts and according to the graphical depiction in Exhibit B to the current, adjacent property owners as follows: Jeffrey W. Breshears and Carolyn Francis Pfister, husband and wife as joint tenants (APN 014-391-008 to the west of Divot Street), and Denise M. Palmer and Kerry A. Palmer, Wife and Husband, as Joint Tenants (APN 014-392-001 to the east of Divot Street); and

**WHEREAS**, this action is Categorical Exempt pursuant to California Environmental Quality Act Guidelines Section 15305 Minor Alterations in Land Use Limitations, and is in conformance with the Yuba County General Plan, zoning, building and subdivision ordinances, and the requirements of the Subdivision Map Act.

**NOW, THEREFORE, BE IT RESOLVED**, the Yuba County Board of Supervisors hereby finds, declares, orders and resolves:

1. That the foregoing recitals are true and correct.
2. That this vacation is made pursuant to Streets and Highways Code section 8330 et seq.
3. That from and after the date this resolution is recorded, the land described in EXHIBIT “A” is hereby summarily vacated and shall no longer constitute a public road, street or highway.
4. That the following is reserved from this vacation;
  - a) A Public Utility Easement and right at any time, or from time to time, to construct,

maintain, operate, replace, remove, and renew sanitary sewers, water lines and storm drains and appurtenant structures in, upon, over, and across said strip of land and, pursuant to any existing franchise or renewals thereof, or otherwise, to construct, maintain, operate, replace, remove, renew, and enlarge lines of pipe, conduits, cables, wires, poles, and other convenient structures, equipment, and fixtures for the operation of gas pipelines, telegraphic and telephone lines, and for the transportation or distribution of electric energy, petroleum and its products, and for incidental purposes, including access to protect these works from all hazards in, upon, and over the piece of land being vacated.

5. The Board of Supervisors hereby determines the public purpose for which the property was originally dedicated no longer exists, and the property described in EXHIBIT "B" is hereby merged back to the adjacent parent parcels, more particularly the west half being merged with current APN 014-391-008 and the east half being merged with the current APN 014-392-001, each comprising one resultant legal parcel.

6. That the chairman of the Board of Supervisors is directed to execute a quitclaim deed from the County of Yuba to the adjacent property owners as follows: Jeffrey W. Breshears and Carolyn Francis Pfister, husband and wife as joint tenants (west half); and Denise M. Palmer and Kerry A. Palmer, Wife and Husband, as Joint Tenants (east half).

6. The Clerk of the Board of Supervisors shall cause a certified copy of this resolution to be recorded in the office of the County Recorder, County of Yuba.

**PASSED AND ADOPTED** at a regular meeting of the Board of Supervisors of the County of Yuba, State of California, on the 24 day of March, 2026, by the following vote:

AYES: Supervisors Vasquez, House, Fuhrer, Bradford, Messick

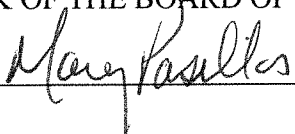
NOES: None

ABSENT: None

ABSTAIN: None

  
\_\_\_\_\_  
Chairman of the Board of Supervisors  
Seth Fuhrer

ATTEST: MARY PASILLAS  
CLERK OF THE BOARD OF SUPERVISORS

  
\_\_\_\_\_

YUBA COUNTY COUNSEL  
APPROVED AS TO FORM:

  
\_\_\_\_\_

ATTACHMENTS

EXHIBIT A: LEGAL DESCRIPTION OF LAND TO BE VACATED

EXHIBIT B: GRAPHICAL DEPICTION OF LAND TO BE VACATED

# Exhibit A

## Legal Description

for

## Road Abandonment

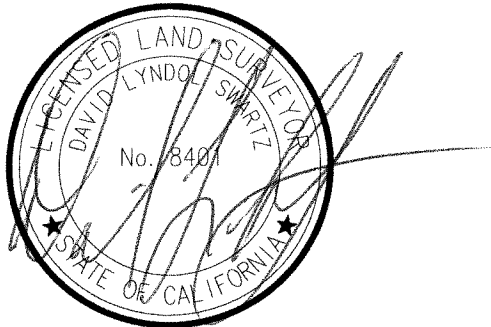
All that portion of real property situated in the County of Yuba, State of California, and described as follows:

The northerly 163.53 feet of that street labeled as Divot Street and shown upon that certain map entitled "Ammended Map, Subdivision of Golf Club Acres" on file in the Yuba County Recorder's Office in Book 5 of MAPS, at Page 23, and more particularly described as follows:

Commencing at the northwest corner of Lot 11, as shown on said map; thence South 89° 55' 15" East along the northerly boundary line of said Lot 11 a distance of 200.84 feet, more or less, to the northwest corner of Divot Street and the Point of Beginning; thence, from said Point of Beginning, along the following four (4) courses:

1. South 89° 55' 15" East a distance of 60.00 feet, along the northerly boundary line of Lot 11 and Lot 9 of Book 5 of MAPS, Page 23, to the easterly right of way line of Divot Street; thence
2. South 00° 02' 25" East along said easterly right of way line a distance of 163.50 feet, to the northerly right of way line of Golf Club Avenue; thence
3. North 89° 58' 45" West a distance of 60.00 feet, to the westerly right of way line of Divot Street; thence
4. North 00° 02' 25" West along said westerly right of way line a distance of 163.56 feet, to the northerly boundary line of Lot 11 and said Point of Beginning.

The above-described parcel contains 9,811.83 square feet, more or less.

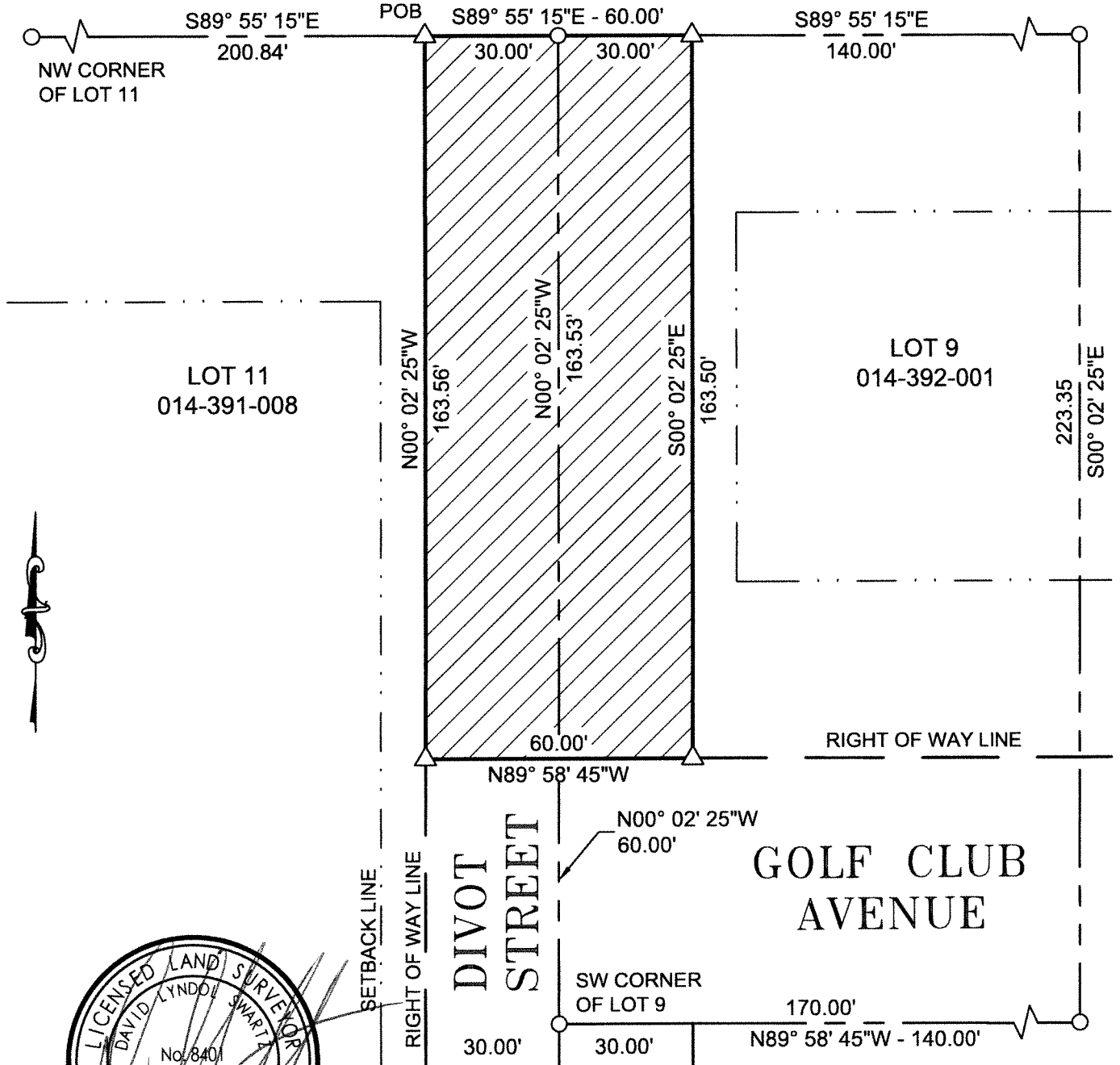


1-22-26

# EXHIBIT B

## ROAD ABANDONMENT

NAPO  
014-380-016



### LEGEND

- LOT CORNER SYMBOL
- PARCEL BOUNDARY LINE
- ROAD EASEMENT LINE
- ABANDONMENT LINE
- ABANDONMENT IMPACT AREA
- ABANDONMENT CORNER SYMBOL
- BUILDING SETBACK LINE
- POB
- POINT OF BEGINNING

**CALIFORNIA ENGINEERING COMPANY INC**  
 CIVIL ENGINEERING  
 LAND SURVEYING  
 FUNDING PROCUREMENT  
 CONSTRUCTION ADMINISTRATION  
 www.cecusa.net

1110 Civic Center Blvd, Suite 404 | Yuba City, CA 95993 | (530) 751-0952 Office

JOB #22-222

Road Divot Street, No. 435  
A.P. No. 014-391-008

Recorded at the Request of and  
When Recorded Return To:

Yuba County Surveyor  
Department of Public Works  
915 8<sup>th</sup> Street, Suite 125  
Marysville, CA 95901

The undersigned grantor(s) declare(s):  
Documentary transfer tax is \$0.00 (R&T Code  
§ 11911, Value does not exceed \$100.00)

## QUITCLAIM DEED

For value received:

The County of Yuba,  
a political subdivision of the State of California  
hereby

REMISES, RELEASES AND FOREVER QUIT CLAIMS

to

Jeffrey W. Breshears and Carolyn Francis Pfister, husband and wife as joint tenants

All that real property situated in the unincorporated area of the County of Yuba, State of California,  
described as follows (LEGAL DESCRIPTION):

A strip of land having parallel sides and a uniform width of 30.00 feet, being that portion of Divot Street  
lying northerly of the westerly extension of the northerly right of way line of Golf Club Avenue and  
westerly of the centerline of said Divot Street, all as shown on the Amended Map Subdivision of Golf  
Club Acres filed in Book 5 of Maps page 23, in the Office of the Yuba County Recorder.

Reserving therefrom a Public Services Easement encompassing the entirety of the aforementioned  
property being vacated.

Dated this 24 day of March, 2026.

County of Yuba

By: 

Chair, Yuba County Board of Supervisors

Approved as to form:

By: 

Yuba County Counsel

Building Homes and Jobs Act Exemption GC 27388.1 (a)(2)(D): State, county, municipality or political subdivision of the state

**CALIFORNIA ACKNOWLEDGMENT**

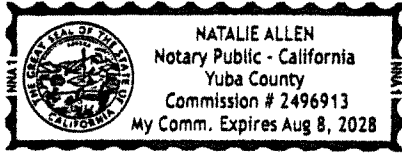
**CIVIL CODE § 1189**

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 Yuba }

On March 24, 2026 before me, Natalie Allen, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Seth Fuhrer  
Name(s) of Signer(s)

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 Natalie Allen  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Quitclaim Deed - BRESHEARS + Pfister

Document Date: March 24, 2026 Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer – Title(s): _____	<input type="checkbox"/> Corporate Officer – Title(s): _____
<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer is Representing: _____	Signer is Representing: _____

Road Divot Street, No. 435  
A.P. No. 014-392-001

Recorded at the Request of and  
When Recorded Return To:

Yuba County Surveyor  
Department of Public Works  
915 8<sup>th</sup> Street, Suite 125  
Marysville, CA 95901

The undersigned grantor(s) declare(s):  
Documentary transfer tax is \$0.00 (R&T Code  
§ 11911, Value does not exceed \$100.00)

## QUITCLAIM DEED

For value received:

The County of Yuba,  
a political subdivision of the State of California  
hereby

REMISES, RELEASES AND FOREVER QUIT CLAIMS

to

Denise M. Palmer and Kerry A. Palmer, Wife and Husband, as Joint Tenants

All that real property situated in the unincorporated area of the County of Yuba, State of California,  
described as follows (LEGAL DESCRIPTION):

A strip of land having parallel sides and a uniform width of 30.00 feet, being that portion of Divot Street lying northerly of the westerly extension of the northerly right of way line of Golf Club Avenue and easterly of the centerline of said Divot Street, all as shown on the Amended Map Subdivision of Golf Club Acres filed in Book 5 of Maps page 23, in the Office of the Yuba County Recorder.


Reserving therefrom a Public Services Easement encompassing the entirety of the aforementioned property being vacated.

Dated this 24 day of March, 2026.

County of Yuba

By:   
Chair, Yuba County Board of Supervisors

Approved as to form:

By:   
Yuba County Counsel

Building Homes and Jobs Act Exemption GC 27388.1 (a)(2)(D): State, county, municipality or political subdivision of the state

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

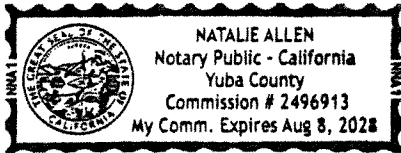
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Yuba }

On March 24, 2026 before me, Natalie Allen, Notary Public.  
Date Here Insert Name and Title of the Officer

personally appeared Seth Fuhrer  
Name(s) of Signer(s)

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 Natalie Allen  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Quitclaim Deed - Palmer & Palmer

Document Date: March 24, 2026 Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_