

**OWNER'S STATEMENT**

The undersigned being all parties having any record title interest in the land within this division, hereby consent to the preparation and recordation of this map and irrevocably offer for dedication and do hereby dedicate for public uses the following:

A) Parcels "A", "B" and "C" for a minimum half width of thirty feet (30') for Mountain House Road, County Road Number 111

Alois Peter Opatz, Jr. Lorna Opatz

**ACKNOWLEDGEMENT**

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 \_\_\_\_\_
County of \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_ a notary public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared

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 \_\_\_\_\_ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Name Signature

My commission expires

Notary Public in and for the

County of \_\_\_\_\_

State of \_\_\_\_\_

**ACCURACY STATEMENT**

I, W. Vance Ricks, hereby state that all survey work required in the preparation of this map and related monumentation was performed to a minimum accuracy of 1:5000.

W. Vance Ricks, L.S. 8594
My license expires 12-31-21



**SURVEYOR'S STATEMENT**

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Alois Peter Opatz, Jr.

I hereby state that this Parcel Map substantially conforms to the approved, or conditionally approved, tentative map, if any. I further state that all monuments are of the character and occupy the positions indicated and that said monuments are sufficient to enable the survey to be retraced.

W. Vance Ricks, L.S. 8594
My license expires 12-31-21



**COUNTY RECORDER'S STATEMENT**

Filed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ M. in Maps
Drawer \_\_\_\_\_, Pages \_\_\_\_\_, M.C.R., at the request of W. Vance Ricks

Katrina Bartolomie, County Recorder
Mendocino County, State of California

By: \_\_\_\_\_ Fee: \_\_\_\_\_
Deputy

**PROOF OF OWNERSHIP STATEMENT**

I hereby state that the proof of ownership report made by \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, conforms to the provisions of the Subdivision Map Act.

Katrina Bartolomie, County Recorder
Mendocino County, State of California

By: \_\_\_\_\_ Deputy

**BOND STATEMENT**

I, Carmel J. Angelo, Clerk of the Board of Supervisors of the County of Mendocino, State of California, hereby state that the bond or deposit as required by the "Subdivision Map Act", Section 66464 of Title 7 of the Government Code, Division 2, has been filed.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.
Carmel J. Angelo Clerk, Board of Supervisors

By: \_\_\_\_\_ Deputy

**DIRECTOR OF PLANNING'S STATEMENT**

This map substantially conforms to the approved tentative map and the conditions of approval thereof.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Brent Schultz, Director of Planning and Building Services
Mendocino County, State of California

By: \_\_\_\_\_ Chief Planner

**COUNTY SURVEYOR'S STATEMENT**

I have examined this map; the subdivision as shown is substantially the same as it appeared on the tentative map and any approved alterations thereof; all provisions of Chapter 2, Division 2, of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map have been complied with; I am satisfied the map is technically correct.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Howard N. Dashiell, County Surveyor
Mendocino County, State of California

By: \_\_\_\_\_ Howard N. Dashiell, PLS 7148
License Expires 6-30-21



**NOTES**

- 1. All future external lighting, whether installed for security, safety or landscape design purposes, shall be shielded, downcast or shall be positioned in a manner that will not shine or allow light glare to exceed the boundaries of the parcel on which it is placed.
2. The Property is within, adjacent to or within 300 feet of Agricultural Preserve or Timber Production Zoning and residents of the property may be subject to inconvenience or discomfort arising from use of agricultural chemicals and from the pursuit of agricultural and timber operation, including but not limited to, cultivation, plowing, spraying, pruning, harvesting, crop protection, which occasionally generate dust, smoke, noise and odor, and protecting animal husbandry from depredation, and should be prepared to accept such inconvenience or discomfort as normal and necessary to farming and timber operations.
3. All structures (existing and proposed) shall maintain a minimum setback of 200 feet from all property boundaries contiguous with lands classified Agricultural Lands or Range Lands.
4. Future development of building site(s), access roads or driveways may be subject to the grading requirements and drainage control measures identified in the Conditions of Approval.
5. Prior to the development phase, the subdivider shall contact the Mendocino County Air Quality Management District for a determination as to the need for an Asbestos Dust Mitigation Plan and/or Geologic Survey to comply with CCR section 93105 and 93106 relating to naturally occurring asbestos. Written verification from the Air Quality Management District shall be submitted to the Department of Planning and Building Services stating that the project is in compliance with State and Local regulations relating to naturally occurring asbestos mitigation measures.
6. Development will be confined to the building envelopes as described on the Exhibit Map on file with the Department of Planning and Building Services.
7. In the event that archaeological resources are encountered during the development of the property, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries has been satisfied.

**TITLE REPORT**

Reference for this Parcel Map should be made to the Title Report prepared for this property entitled Preliminary Report dated January 24, 2020, Order No. 20200211RB prepared by Redwood Empire Title Company of Mendocino County, California.

**CLERK OF THE BOARD OF SUPERVISORS STATEMENT**

I, Carmel J. Angelo, Clerk of the Board of Supervisors of the County of Mendocino, State of California, hereby state that said Board of Supervisors by resolution on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, approved the within map and accepted on behalf of the public the right of way offered for public use, designated as Item "A" of the Owner's Statement on the within map for the purposes specified thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of this office to be affixed.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

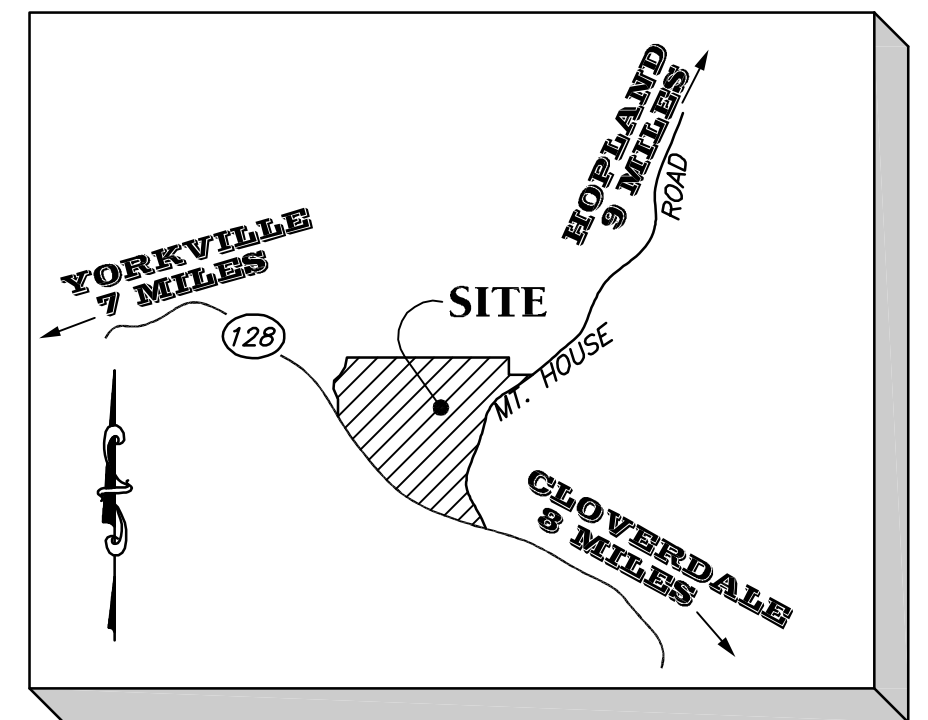
Carmel J. Angelo Clerk, Board of Supervisors

By: \_\_\_\_\_ Deputy

**SIGNATURE OMISSIONS**

SIGNATURES OF PARTIES OWNING THE FOLLOWING TYPES OF RECORD TITLE INTERESTS HAVE BEEN OMITTED PURSUANT TO APPLICABLE PROVISIONS OF THE CALIFORNIA GOVERNMENT CODE (SECTION 66436) THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO FEE

Table with 3 columns: NAME, RECORD DATA, NATURE OF INTEREST. Includes entries for Pacific Telephone and Telegraph Company, Avedano, et al, Manfield, et al, Pacific Gas & Electric, and State of California.



LOCATION MAP NO SCALE

**TRUSTEES STATEMENT**

Redwood Empire Title Company, substituted Trustee under Deed of Trusts recorded December 22, 2003 as Instrument Number 2003-33407 of Official Records and February 20, 2013 as Instrument Number 2013-02683 of Official Records, against the land herein shown, hereby consents to the making and filing of this map.

\_\_\_\_\_ Date

By: \_\_\_\_\_

**ACKNOWLEDGEMENT**

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 \_\_\_\_\_
County of \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_ a notary public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared

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 \_\_\_\_\_ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Name Signature

My commission expires

Notary Public in and for the

County of \_\_\_\_\_

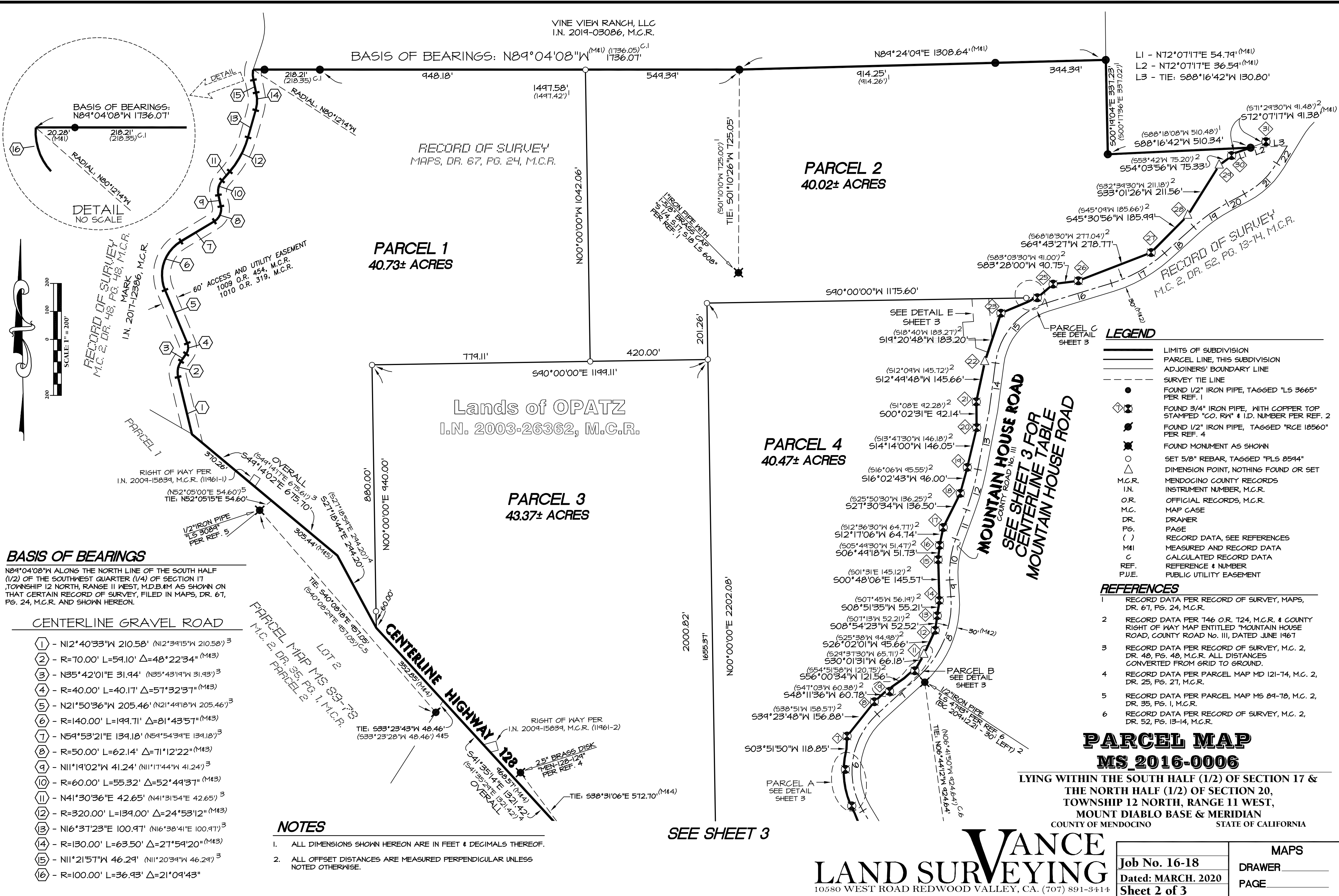
State of \_\_\_\_\_

**PARCEL MAP MS 2016-0006**

LYING WITHIN THE SOUTH HALF (1/2) OF SECTION 17 & THE NORTH HALF (1/2) OF SECTION 20, TOWNSHIP 12 NORTH, RANGE 11 WEST, MOUNT DIABLO BASE & MERIDIAN COUNTY OF MENDOCINO STATE OF CALIFORNIA

VANCE LAND SURVEYING 10580 WEST ROAD REDWOOD VALLEY, CA. (707) 891-3414

Table with 2 columns: MAPS (Job No. 16-18, Dated: MARCH, 2020, Sheet 1 of 3) and DRAWER/PAGE.



**BASIS OF BEARINGS**

N89°04'08"W ALONG THE NORTH LINE OF THE SOUTH HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 17, TOWNSHIP 12 NORTH, RANGE 11 WEST, M.D.B.#1 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, FILED IN MAPS, DR. 67, PG. 24, M.C.R. AND SHOWN HEREON.

**CENTERLINE GRAVEL ROAD**

- ① - N12°40'33"W 210.58' (N12°39'15"W 210.58')<sup>3</sup>
- ② - R=70.00' L=59.10' Δ=48°22'34" (M43)
- ③ - N35°42'01"E 31.94' (N35°43'19"W 31.93')<sup>3</sup>
- ④ - R=40.00' L=40.17' Δ=57°32'37" (M43)
- ⑤ - N21°50'36"W 205.46' (N21°49'18"W 205.46')<sup>3</sup>
- ⑥ - R=140.00' L=199.71' Δ=81°43'57" (M43)
- ⑦ - N59°53'21"E 139.18' (N59°54'34"E 139.18')<sup>3</sup>
- ⑧ - R=50.00' L=62.14' Δ=71°12'22" (M43)
- ⑨ - R=60.00' L=55.32' Δ=52°44'37" (M43)
- ⑩ - N41°30'36"E 42.65' (N41°31'54"E 42.65')<sup>3</sup>
- ⑪ - R=320.00' L=139.00' Δ=24°53'12" (M43)
- ⑫ - N16°37'23"E 100.97' (N16°38'41"E 100.97')<sup>3</sup>
- ⑬ - R=130.00' L=63.50' Δ=27°59'20" (M43)
- ⑭ - N11°21'57"W 46.29' (N11°20'39"W 46.29')<sup>3</sup>
- ⑮ - R=100.00' L=36.93' Δ=21°09'43"

**NOTES**

1. ALL DIMENSIONS SHOWN HEREON ARE IN FEET & DECIMALS THEREOF.
2. ALL OFFSET DISTANCES ARE MEASURED PERPENDICULAR UNLESS NOTED OTHERWISE.

**LEGEND**

- LIMITS OF SUBDIVISION
- PARCEL LINE, THIS SUBDIVISION
- ADJOINERS' BOUNDARY LINE
- - - SURVEY TIE LINE
- FOUND 1/2" IRON PIPE, TAGGED "LS 3665" PER REF. 1
- ⊠ FOUND 3/4" IRON PIPE, WITH COPPER TOP STAMPED "CO. RW" & I.D. NUMBER PER REF. 2
- FOUND 1/2" IRON PIPE, TAGGED "RCE 18560" PER REF. 4
- ⊠ FOUND MONUMENT AS SHOWN
- SET 5/8" REBAR, TAGGED "PLS 8594"
- △ DIMENSION POINT, NOTHING FOUND OR SET
- M.C.R. MENDOCINO COUNTY RECORDS
- I.N. INSTRUMENT NUMBER, M.C.R.
- O.R. OFFICIAL RECORDS, M.C.R.
- M.C. MAP CASE
- DR. DRAWER
- Pg. PAGE
- ( ) RECORD DATA, SEE REFERENCES
- (M#) MEASURED AND RECORD DATA
- (C) CALCULATED RECORD DATA
- (REF.) REFERENCE # NUMBER
- (P.U.E.) PUBLIC UTILITY EASEMENT

**REFERENCES**

- 1 RECORD DATA PER RECORD OF SURVEY, MAPS, DR. 67, PG. 24, M.C.R.
- 2 RECORD DATA PER 146 O.R. 124, M.C.R. & COUNTY RIGHT OF WAY MAP ENTITLED "MOUNTAIN HOUSE ROAD, COUNTY ROAD No. III, DATED JUNE 1967"
- 3 RECORD DATA PER RECORD OF SURVEY, M.C. 2, DR. 48, PG. 48, M.C.R. ALL DISTANCES CONVERTED FROM GRID TO GROUND.
- 4 RECORD DATA PER PARCEL MAP MD 121-14, M.C. 2, DR. 25, PG. 21, M.C.R.
- 5 RECORD DATA PER PARCEL MAP MS 89-78, M.C. 2, DR. 35, PG. 1, M.C.R.
- 6 RECORD DATA PER RECORD OF SURVEY, M.C. 2, DR. 52, PG. 13-14, M.C.R.

**PARCEL MAP MS\_2016-0006**

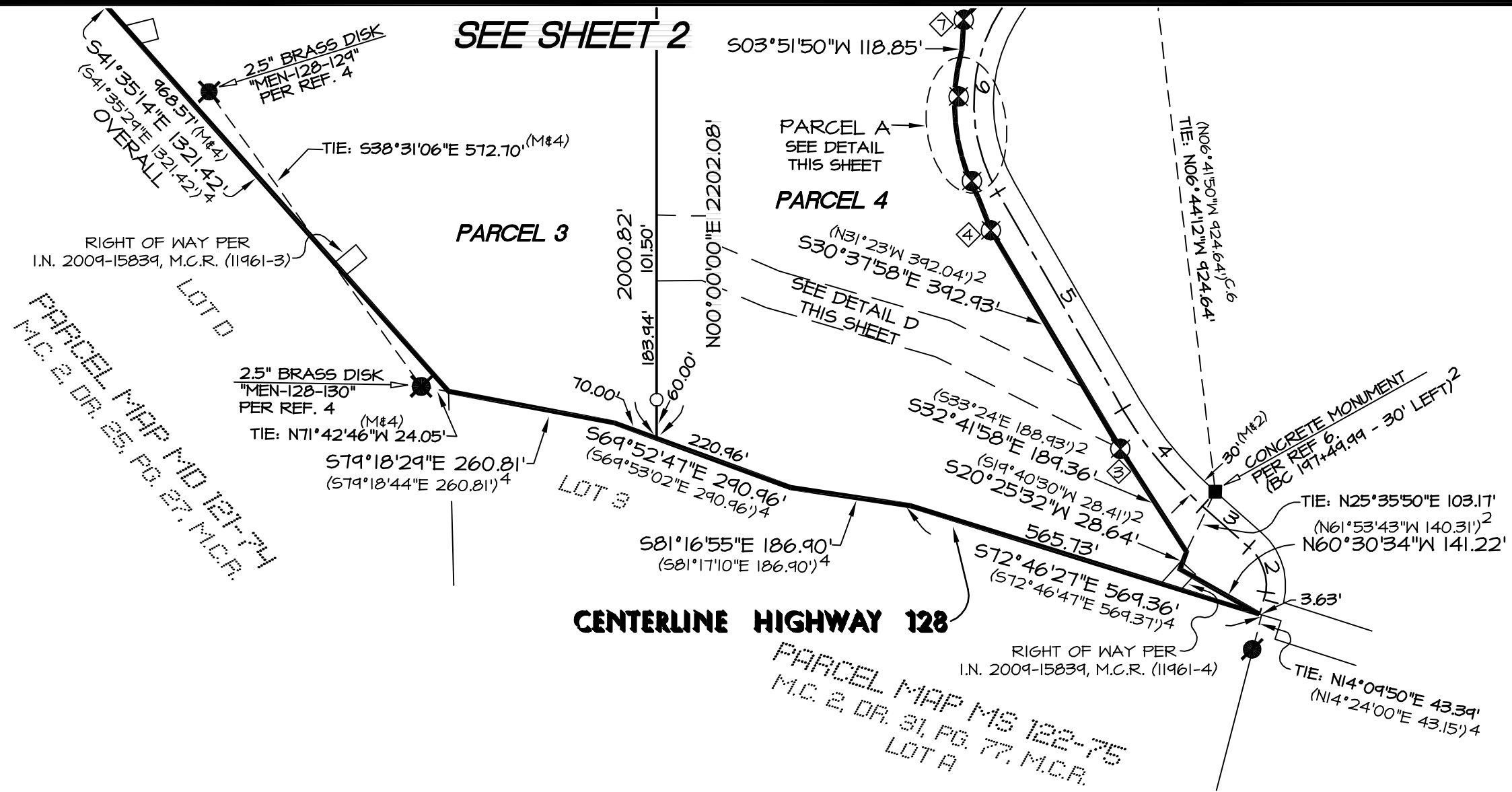
LYING WITHIN THE SOUTH HALF (1/2) OF SECTION 17 & THE NORTH HALF (1/2) OF SECTION 20, TOWNSHIP 12 NORTH, RANGE 11 WEST, MOUNT DIABLO BASE & MERIDIAN COUNTY OF MENDOCINO STATE OF CALIFORNIA

**VANCE LAND SURVEYING**  
10580 WEST ROAD REDWOOD VALLEY, CA. (707) 891-3414

Job No. 16-18	MAPS
Dated: MARCH, 2020	DRAWER _____
Sheet 2 of 3	PAGE _____



**BASIS OF BEARINGS**  
SEE SHEET 2



**CENTERLINE MOUNTAIN HOUSE ROAD**  
(COUNTY ROAD No. III, T46 O.R. T24, M.C.R.)

- 1 - N16°31'59"E 35.15' (N17°13'E 33.63)<sup>2</sup>
- 2 - R=78.78' L=77.49' Δ=56°21'20" (M&I) RADIAL=S82°18'02"E (RADIAL=S83°04'40"E) C.2
- 3 - N48°39'22"W 96.10' (N49°26'W 96.10)<sup>2</sup>
- 4 - R=600.00' L=195.30' Δ=18°39'00" (M&I)
- 5 - N30°00'22"W 387.03' (N30°47'W 387.03)<sup>2</sup>
- 6 - R=275.00' L=377.39' Δ=78°37'40" (M&I)
- 7 - N48°37'18"E 202.50' (N47°50'40"E 202.50)<sup>2</sup>
- 8 - R=350.00' L=315.68' Δ=51°40'40" (M&I)
- 9 - N03°03'22"W 60.18' (N03°50'W 60.18)<sup>2</sup>
- 10 - R=350.00' L=148.75' Δ=24°21'00" (M&I)
- 11 - N21°17'38"E 112.19' (N20°31'E 112.19)<sup>2</sup>
- 12 - R=900.00' L=148.70' Δ=09°28'00" (M&I)
- 13 - N11°49'38"E 218.00' (N11°03'E 218.00)<sup>2</sup> C.2
- 14 - N08°29'38"E 167.60' (N07°43'E 167.60)<sup>2</sup> C.2
- 15 - R=260.00' L=297.18' Δ=65°29'20" (M&I)
- 16 - N73°58'58"E 242.04' (N73°12'20"E 242.04)<sup>2</sup>
- 17 - R=500.00' L=219.77' Δ=25°11'00" (M&I)
- 18 - N48°47'58"E 140.95' (N48°01'20"E 140.95)<sup>2</sup>
- 19 - R=600.00' L=146.08' Δ=13°57'00" (M&I)
- 20 - N62°44'58"E 70.56' (N61°58'20"E 70.56)<sup>2</sup>
- 21 - R=300.00' L=160.29' Δ=30°36'50" (M&I)
- 22 - N32°08'08"E 72.33' (N31°21'30"E)<sup>2</sup>

CALCULATED FROM T46 O.R., T24, M.C.R. DEED DESCRIBES EASTERLY LINE OF MOUNTAIN HOUSE ROAD (C.R. III). RIGHT OF WAY MAP SHOWS CENTERLINE DISTANCES IN ERROR. HELD EASTERLY LINE PER DEED AND CALCULATED CENTERLINE DISTANCES.

**LEGEND**

- LIMITS OF SUBDIVISION
- PARCEL LINE, THIS SUBDIVISION
- ADJOINERS' BOUNDARY LINE
- - - SURVEY TIE LINE
- FOUND 1/2" IRON PIPE, TAGGED "LS 3665" PER REF. 1
- ⊠ FOUND 3/4" IRON PIPE, WITH COPPER TOP STAMPED "CO. RM" & I.D. NUMBER PER REF. 2
- FOUND 1/2" IRON PIPE, TAGGED "RCE 10560" PER REF. 4
- ⊠ FOUND MONUMENT AS SHOWN
- SET 5/8" REBAR, TAGGED "PLS 8544"
- △ DIMENSION POINT, NOTHING FOUND OR SET
- M.C.R. MENDOCINO COUNTY RECORDS
- I.N. INSTRUMENT NUMBER, M.C.R.
- O.R. OFFICIAL RECORDS, M.C.R.
- M.C. MAP CASE
- DR. DRAWER
- Pg. PAGE
- ( ) RECORD DATA, SEE REFERENCES
- M&I MEASURED AND RECORD DATA
- C CALCULATED RECORD DATA
- REF. REFERENCE # NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT

**REFERENCES**

- 1 RECORD DATA PER RECORD OF SURVEY, MAPS, DR. 67, PG. 24, M.C.R.
- 2 RECORD DATA PER T46 O.R. T24, M.C.R. & COUNTY RIGHT OF WAY MAP ENTITLED "MOUNTAIN HOUSE ROAD, COUNTY ROAD No. III, DATED JUNE 1967"
- 3 RECORD DATA PER RECORD OF SURVEY, M.C. 2, DR. 48, PG. 48, M.C.R. ALL DISTANCES CONVERTED FROM GRID TO GROUND.
- 4 RECORD DATA PER PARCEL MAP MD 121-74, M.C. 2, DR. 25, PG. 27, M.C.R.
- 5 RECORD DATA PER PARCEL MAP MS 84-78, M.C. 2, DR. 35, PG. 1, M.C.R.
- 6 RECORD DATA PER RECORD OF SURVEY, M.C. 2, DR. 52, PG. 13-14, M.C.R.

**PARCEL MAP MS\_2016-0006**

LYING WITHIN THE SOUTH HALF (1/2) OF SECTION 17 & THE NORTH HALF (1/2) OF SECTION 20, TOWNSHIP 12 NORTH, RANGE 11 WEST, MOUNT DIABLO BASE & MERIDIAN COUNTY OF MENDOCINO STATE OF CALIFORNIA

**VANCE LAND SURVEYING**  
10580 WEST ROAD REDWOOD VALLEY, CA. (707) 891-3414

Job No. 16-18	MAPS
Dated: MARCH, 2020	DRAWER _____
Sheet 3 of 3	PAGE _____

