

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) Parcel "A" for County roadway and public utility easement purposes

Linda J. Rosetti
Linda J. Rosetti, sole trustee
The David and Linda Rosetti Trust
dated August 12, 2003

1-22-25
Date

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 Arizona

County of Maricopa

On January 22, 2025 before me, Louise Triplett
a notary public in and for said County and State, residing therein,
duly commissioned and sworn, personally appeared

Linda J. Rosetti

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Arizona that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Louise Triplett
Name

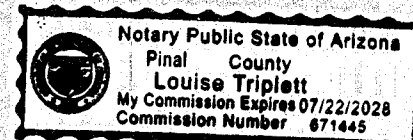
Louise Triplett
Signature

7-22-2028
My commission expires

Notary Public in and for the

County of Maricopa

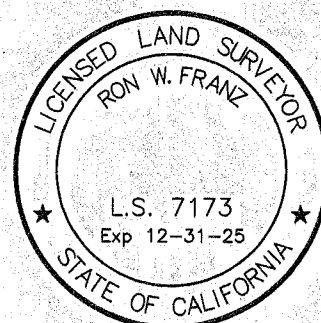
State of Arizona



ACCURACY STATEMENT

I, Ron W. Franz, 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.

Ron W. Franz 1-27-25
Ron W. Franz L.S. 7173
My license expires 12-31-25

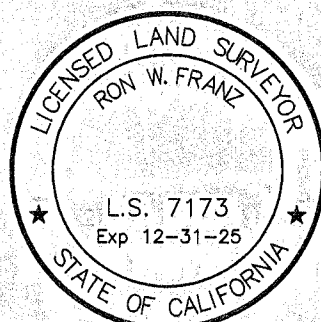


SURVEYOR'S STATEMENT

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 Linda J. Rosetti

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.

Ron W. Franz 1-27-25
Ron W. Franz L.S. 7173
My license expires 12-31-25



COUNTY RECORDER'S STATEMENT

Filed this _____ day of _____, 2025, at _____ M. in Maps

Drawer _____, Pages _____, M.C.R., at the request of Ron W. Franz

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 _____, 2025,
conforms to the provisions of the Subdivision Map Act.

Katrina Bartolomie, County Recorder
Mendocino County, State of California

By: _____
Deputy

BOND STATEMENT

I, Darcie Antle, 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 _____, 2025.

Darcie Antle, 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 10th day of March, 2025.

Julia Krog, Director of Planning and Building Services
Mendocino County, State of California

By: Julia Krog

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 28th day of January, 2025.

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

By: Howard N. Dashiell
Howard N. Dashiell, PLS 7148
License Expires 6-30-25



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 three hundred (300) feet of an Agricultural Preserve of Timber Production Zone 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 operations including, but not limited to, cultivation, plowing, spraying, pruning, harvesting and 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 harvesting operation.
3. Future development on building sites, access roads or driveways may be subject to the grading requirements and drainage control measures identified in the Conditions of Approval.
4. The access road, driveway, and interior circulation routes shall be maintained in such a manner as to insure minimum dust generation subject to Air Quality Management District Regulation 1 Rule 430. All grading must comply with Air Quality Management District Regulations Rule 430. Any rock material, including natural rock from the property, used for surfacing must comply with Air Quality Management District regulations regarding asbestos content.
5. 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 have been satisfied.
6. Development within the flood plain as identified on this map, is subject to those restrictions in the Flood Plain Regulations of the Mendocino County Code.
7. No toxic, hazardous, or contaminated materials or waste shall be stored in a designated buffer area or clearly identified flood plain or floodway.
8. A Flood Hazards Report has been prepared for this minor subdivision and is on file with the Mendocino County Planning Department.

TITLE REPORT

Reference for this Parcel Map should be made to the Title Report prepared for this property entitled 3rd Updated Preliminary Report dated December 20, 2024, Order No. 20230023RB prepared by Redwood Empire Title Company of Mendocino County, California.

CLERK OF THE BOARD OF SUPERVISORS

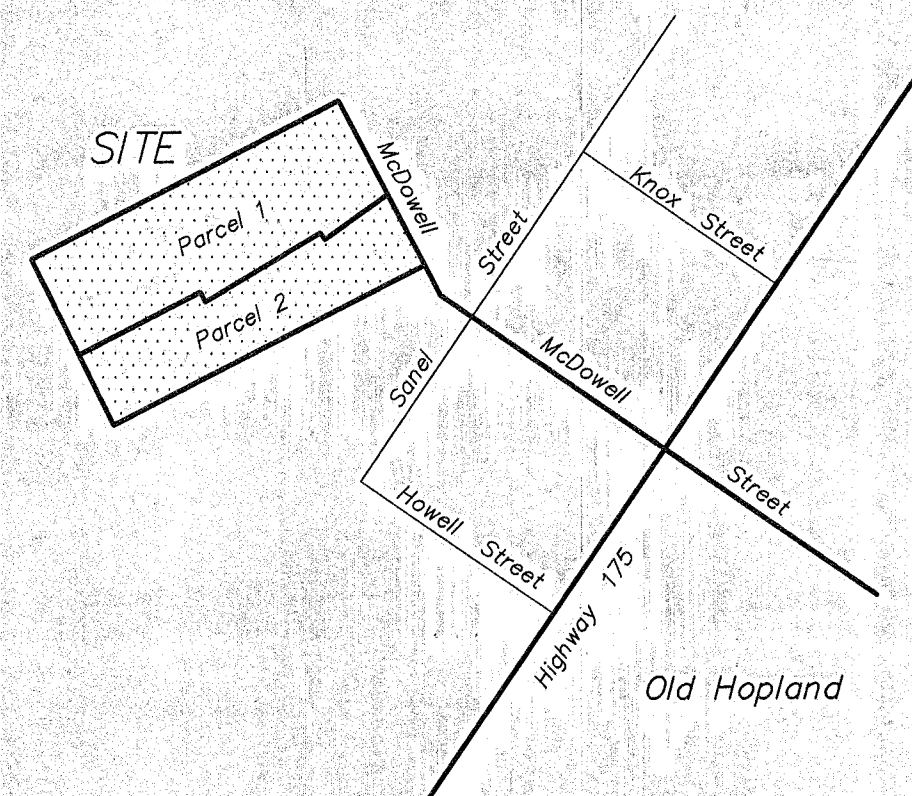
I, Darcie Antle, Clerk of the Board of Supervisors of the County of Mendocino, State of California, hereby state that said Board of Supervisors by resolution on the _____ day of _____, 2025, approved the within map and accepted on behalf of the public the right of way offered for public use, designated as Parcel "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 _____, 2025.

Darcie Antle, Clerk, Board of Supervisors

By: _____
Deputy



Location Map

No Scale

Parcel Map
for Minor Subdivision MS 2023-0003
being a portion of the Sanel Rancho
in the unincorporated area of old Hopland
Mendocino County, CA -- January 10, 2025

Sheet 1 of 2 sheets

-- MAPS --

DRAWER _____

PAGE _____

ABBREVIATIONS

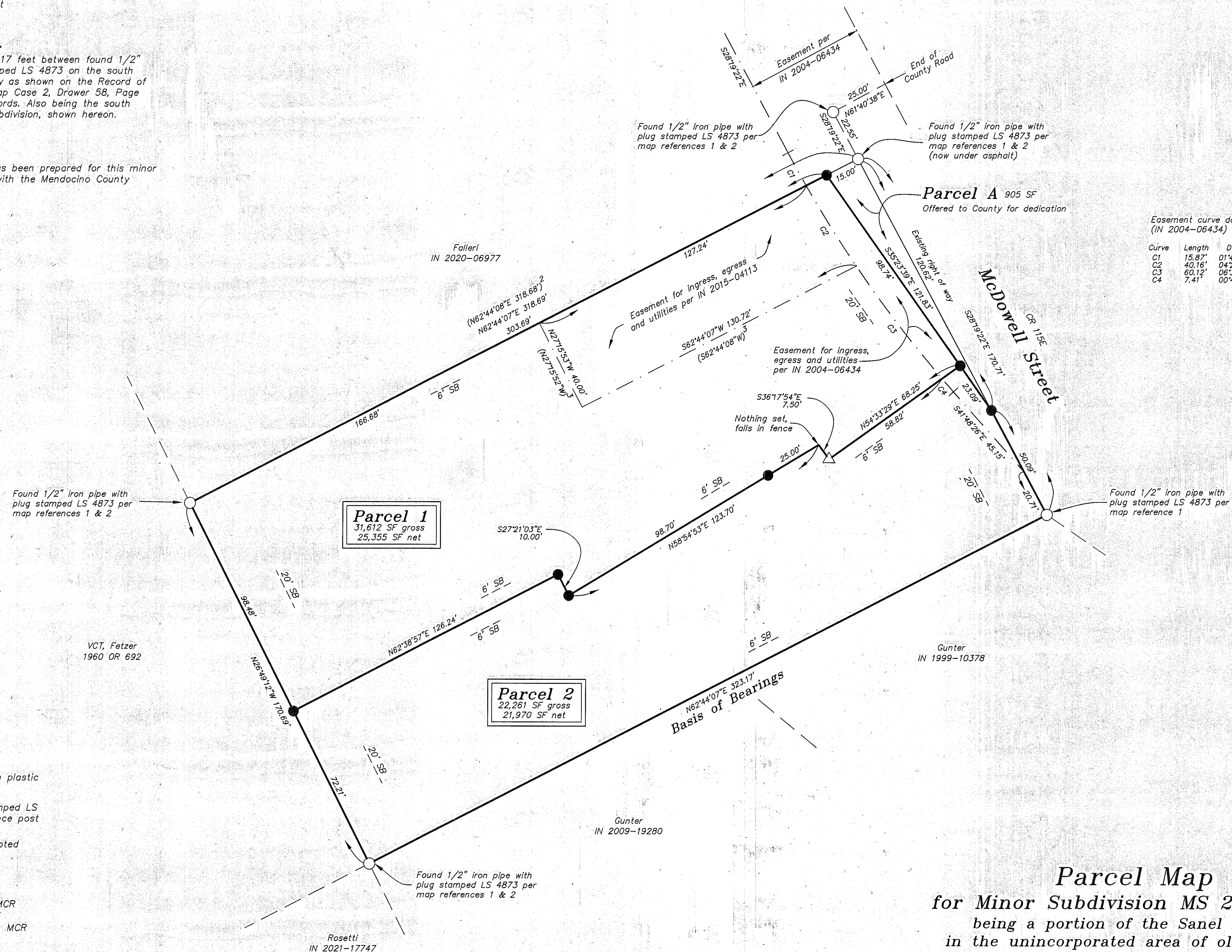
IN = Instrument Number
MCR = Mendocino County Records
MC, Dr, Pg = Map Case, Drawer, Page
OR = Official Records
SB = Building Setback
SF = Square feet

BASIS OF BEARINGS

North 62°44'07" East, 323.17 feet between found 1/2" iron pipes with plugs stamped LS 4873 on the south line of the Rosetti property as shown on the Record of Survey map recorded in Map Case 2, Drawer 58, Page 79, Mendocino County Records. Also being the south line of Parcel 2 of this subdivision, shown hereon.

FLOODPLAIN NOTE

A Flood Hazards Report has been prepared for this minor subdivision and is on file with the Mendocino County Planning Department.



Easement curve data (IN 2004-06434)			
Curve	Length	Delta	Radius
C1	15.87'	01°43'54"	525.00'
C2	40.16'	04°22'59"	525.00'
C3	60.12'	06°33'41"	525.00'
C4	7.41'	00°48'50"	525.00'

LEGEND:

- Set 1/2" iron pipe with plastic plug stamped LS 7173
- △ Set nail & washer stamped LS 7173 in top of 4x4 fence post
- Found monument as noted

Map & deed references:

- (¹) MC 2, Dr 58, Pg 79, MCR
- (²) Maps, Dr 85, Pgs 5-6, MCR
- (³) IN 2015-04113

Bearings and distances agree with record unless otherwise noted.

Parcel Map
for Minor Subdivision MS 2023-0003
being a portion of the Sanel Rancho
in the unincorporated area of old Hopland
Mendocino County, CA -- January 10, 2025

