

### 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

CMF  
Feliz Creek Business Park, LLC  
a limited liability company  
By: Gary Breen, sole manager

10/12/22  
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 California  
County of Mendocino

On October 12, 2022 before me, Adriane M. Pardini, Notary Public, a notary public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared

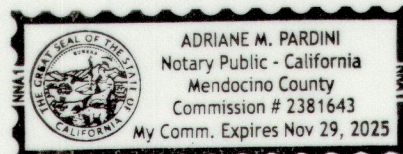
Gary Breen

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 he executed the same in his authorized capacity and that by his 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

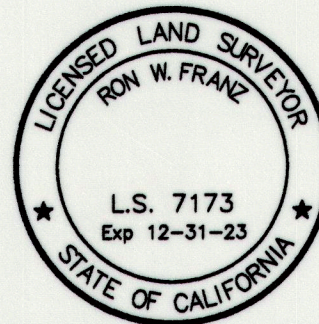
Adriane M. Pardini  
Signature



### 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 10-6-22  
Ron W. Franz L.S. 7173  
My license expires 12-31-23

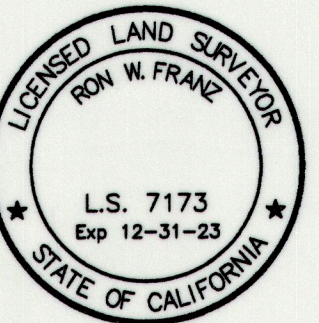


### SURVEYOR'S STATEMENT

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 Gary Breen

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 10-6-22  
Ron W. Franz L.S. 7173  
My license expires 12-31-23



### COUNTY RECORDER'S STATEMENT

Filed this \_\_\_\_\_ day of \_\_\_\_\_, 2022, at \_\_\_\_\_ M. in Maps

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

Katrina Bartolome, 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 \_\_\_\_\_, 2022, conforms to the provisions of the Subdivision Map Act.

Katrina Bartolome, 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 \_\_\_\_\_, 2022.

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 15<sup>TH</sup> day of NOVEMBER, 2022.

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

By: Julia Krog

### 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 \_\_\_\_\_, 2022, 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 \_\_\_\_\_, 2022.

Darcie Antle, 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 interests are such that they cannot ripen into fee.

Name	Record Data	Nature of Interest
County of Mendocino	Book 44, Deeds, Page 443 Book 85, Deeds, Page 10 Book 72 OR Page 312	Roadway
Pacific Gas & Electric Allen and Clara Cooper Kunde Corporation	Book 142 OR Pages 400 & 401 Book 611 OR Page 340 Book 771 OR Page 54	Poles & wires Entry, maintenance & repair, creek banks
Pacific Gas & Electric and Pacific Bell	Book 1516 OR Page 709	Public Utilities
Hopland Fire Protection District	Inst No 2005-25119	Drainage, access, public utilities
Hopland Public Utility District	Inst No 2022-06191	Sewer line purposes

### 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. 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 for this subdivision.

3. 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.

4. 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.

5. 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.

6. No toxic, hazardous or contaminated materials or waste shall be stored in a designated buffer area or clearly identified flood plain or floodway.

7. For Parcels 3 and 4, a Commercial Road Approach is required to be built prior to any development in accordance with Mendocino County Road and Development Standards No. A518, or as modified by applicant and approved by Department of Transportation staff.

### TITLE REPORT

Reference for this Parcel Map should be made to the Title Report prepared for this property entitled Preliminary Report dated July 21, 2022, Order No. 20201507AP prepared by Redwood Empire Title Company of Mendocino County, California.

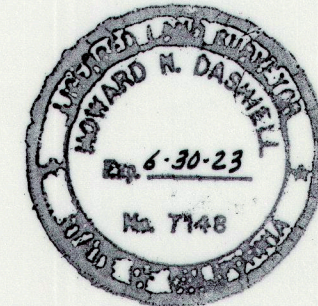
### COUNTY SURVEYOR'S STATEMENT

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 19 day of OCTOBER, 2022.

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

By: Howard N. Dashiell  
Howard N. Dashiell, PLS 7148  
License Expires 6-30-23



### TRUSTEES STATEMENT

I, Denise Latta, of Fidelity National Title Insurance Company, a California corporation, trustee under Deed of Trust recorded November 18, 2019 in instrument Number 2019-14244 of Official Records of Mendocino County, against the land herein shown, hereby consent to the making and filing of this map.

Denise Latta 10-6-2022  
Fidelity National Title Insurance Company  
a California corporation  
By: Denise Latta, Asst VP

### 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 California  
County of Mendocino

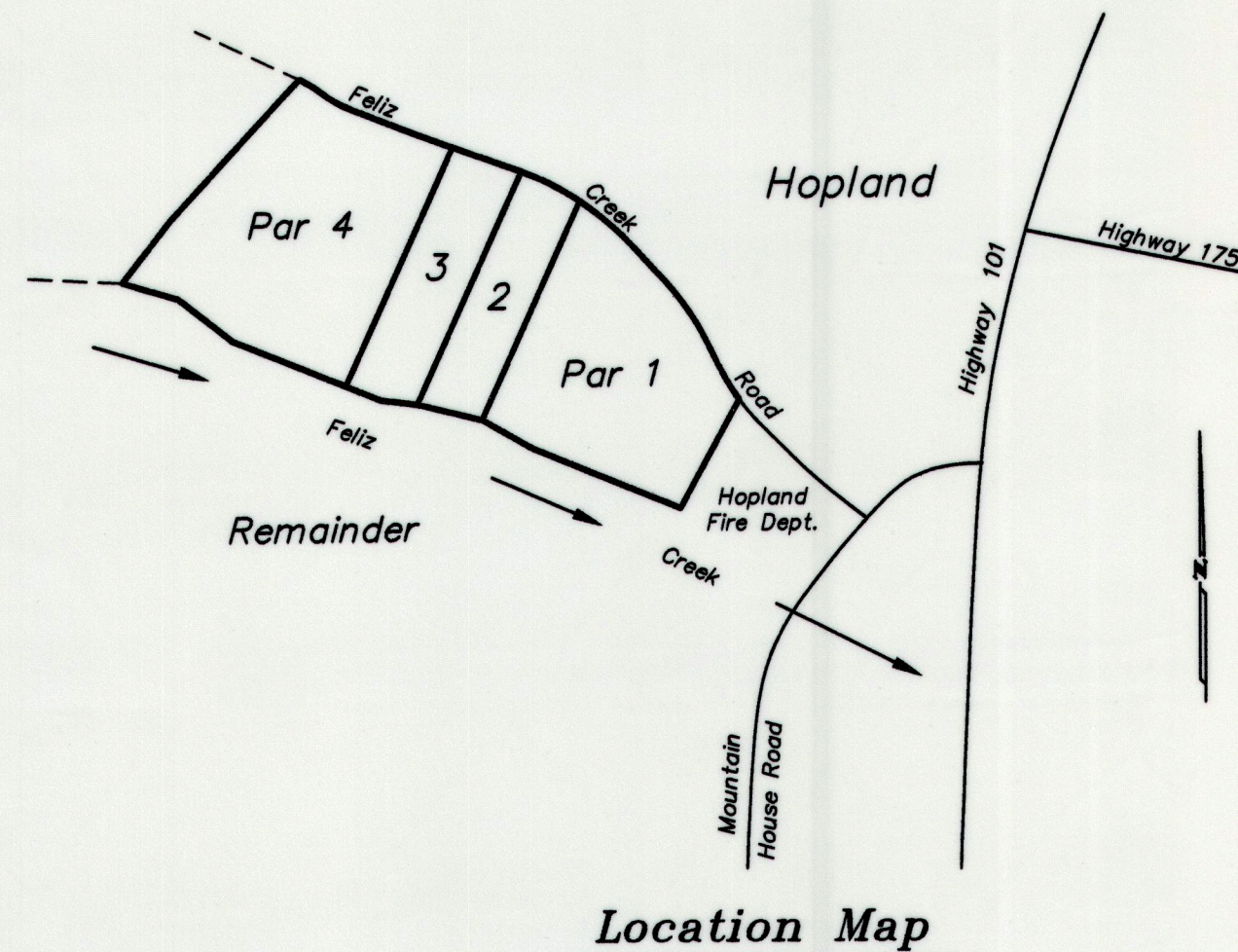
On 10-6-2022 before me, Margaret J. Fimbres, Notary Public

personally appeared Denise Latta  
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



Location Map

No Scale

### TRUSTEES STATEMENT

I, \_\_\_\_\_ of Redwood Empire Title Company of Mendocino County, trustee under Deeds of Trust recorded February 28, 2017 in instrument Numbers 2017-02797 and 2017-02798 of Official Records of Mendocino County, against the land herein shown, hereby consent to the making and filing of this map.

Rosanne Burlesci 10-13-2022  
Redwood Empire Title Company  
of Mendocino County  
By: Rosanne Burlesci, VP

### 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 California  
County of Mendocino

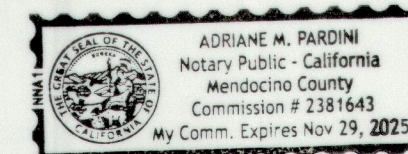
On October 13, 2022 before me, Adriane M. Pardini, Notary Public

personally appeared Rosanne Burlesci  
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

Adriane M. Pardini  
Signature



**Parcel Map**  
**Minor Subdivision MS 2020-0002**  
being a portion of Lot 16 of the Sanel Rancho  
Mendocino County, CA -- Oct 6, 2022

Sheet 1 of 2 sheets

-- MAPS --

DRAWER \_\_\_\_\_

PAGE \_\_\_\_\_



