

DEPARTMENT: Public Works

By: Michael D. Edwards

Phone: 966-5356

RECOMMENDED ACTION AND JUSTIFICATION:

(Policy Item: Yes No)

Public Works recommends that the Board of Supervisors adopt this resolution:

1. Approving the MAP OF YOSEMITE VIEWS ESTATES PHASE 3, Major Subdivision No. 8/30/91;
2. Accepting on behalf of the public, the dedications of public utility easements as shown on said map;
3. Accepting for public use, but not for maintenance the dedications of public road easement, and;
4. Authorizing the Clerk of the Board to sign the map.

State Law requires that the Board approve the map if it conforms to the approved tentative map. The MAP OF YOSEMITE VIEWS ESTATES PHASE 3 conforms to the tentative map approved by the Mariposa County Planning Commission and conditions set forth by the Board on appeal of the Planning Commission approval on March 10, 1992.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

State law and County Code require approval of final maps by the Board of Supervisors. The Mariposa County Road Improvement and Circulation Policy spells out the criteria for acceptance or rejection of dedications; the recommendations contained herein conform to those policies.

The MAP OF YOSEMITE VIEWS ESTATES PHASE 1 was approved by the Board on December 8, 1992 and recorded on December 11, 1992.

LIST ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

1. The Board could reject the dedications of public utility easements; if so, no public utility easements would be created for future use.
2. The Board could reject the dedication of public road easement, however, since the road serves some off-site parcels this would be contrary to the Mariposa County Circulation Policy.

<p>COSTS: (X) Not Applicable</p> <p>A. Budgeted current FY> \$ _____</p> <p>B. Total anticipated Costs> \$ _____</p> <p>C. Required additional funding> \$ _____</p> <p>D. Internal transfers> \$ _____</p> <p>COSTS: () 4/5th Vote Required</p> <p>A. Unanticipated revenues> \$ _____</p> <p>B. Reserve for contingencies> \$ _____</p> <p>C. Source description: > _____</p> <p>Balance in Reserve Contingencies, If Approved: \$ _____</p>	<p>SPECIAL INSTRUCTIONS:</p> <p>List the attachments and number the pages consecutively:</p> <p>1. Location Map (1 page) _____</p> <p>_____</p> <p>_____</p> <p>2. MAP OF YOSEMITE VIEWS ESTATES PHASE 3. (2 pages) _____</p> <p>_____</p> <p>_____</p>
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CLERK'S USE ONLY

Res. No.: 5-510 Ord. No.: _____

Vote - Ayes: 4 Noes: _____

Absent: Stewart Abstained: _____

Approved Denied

Minute Order Attached No Action Necessary

The foregoing instrument is a correct copy of the original on file in this office

Date: _____

ATTEST: _____

MARGIE WILLIAMS, Clerk of the Board

By: _____

Deputy

ADMINISTRATIVE OFFICER'S

RECOMMENDATION:

This item on agenda as:

Recommended

Not Recommended

For Policy Determination

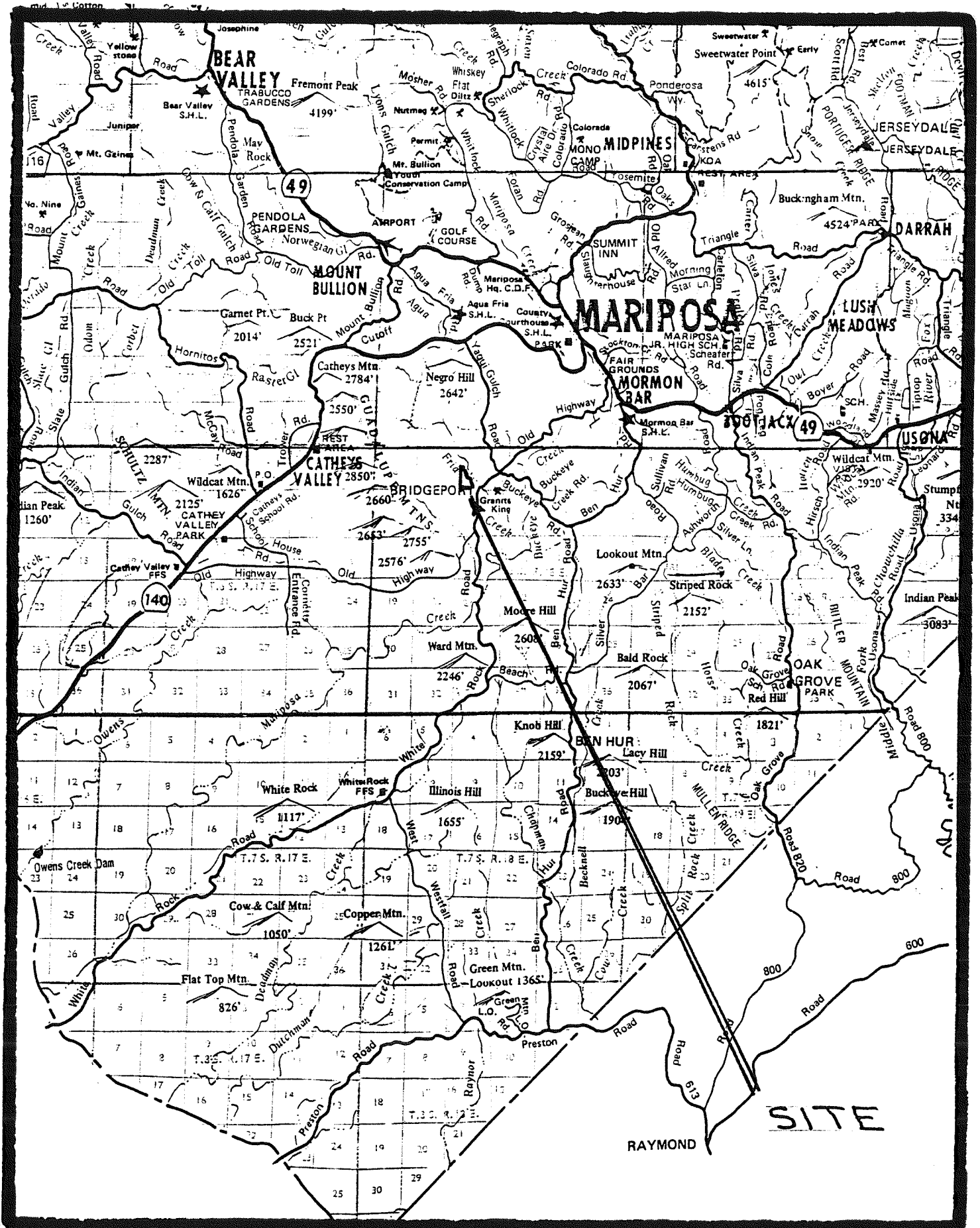
Submitted for Comment

Returned for Further Action

Comment: _____

C.A.O.'s Initials: M

VICINITY MAP



MAP NO. _____

LEGEND

- Monument found as described herein.
 - Set station pipe with plastic plug stamped L.S. 3012
 - ✱ Refers to number on reference table
 - M Measured on this survey
- M.C.R. Mariposa County Records
P.U.F. Public Utility Easement

REFERENCES

1. Map of Yosemite Views Estates, Phase I Map No. 2407 M.C.R.
2. Declaration of Open Space Easement, Dec. 16, 1995
3. Declaration of Open Space Easement, Dec. 16, 1995
4. Declaration of Open Space Easement, Dec. 16, 1995
5. Statement of Approved Percolation Tests, Dec. 16, 1995

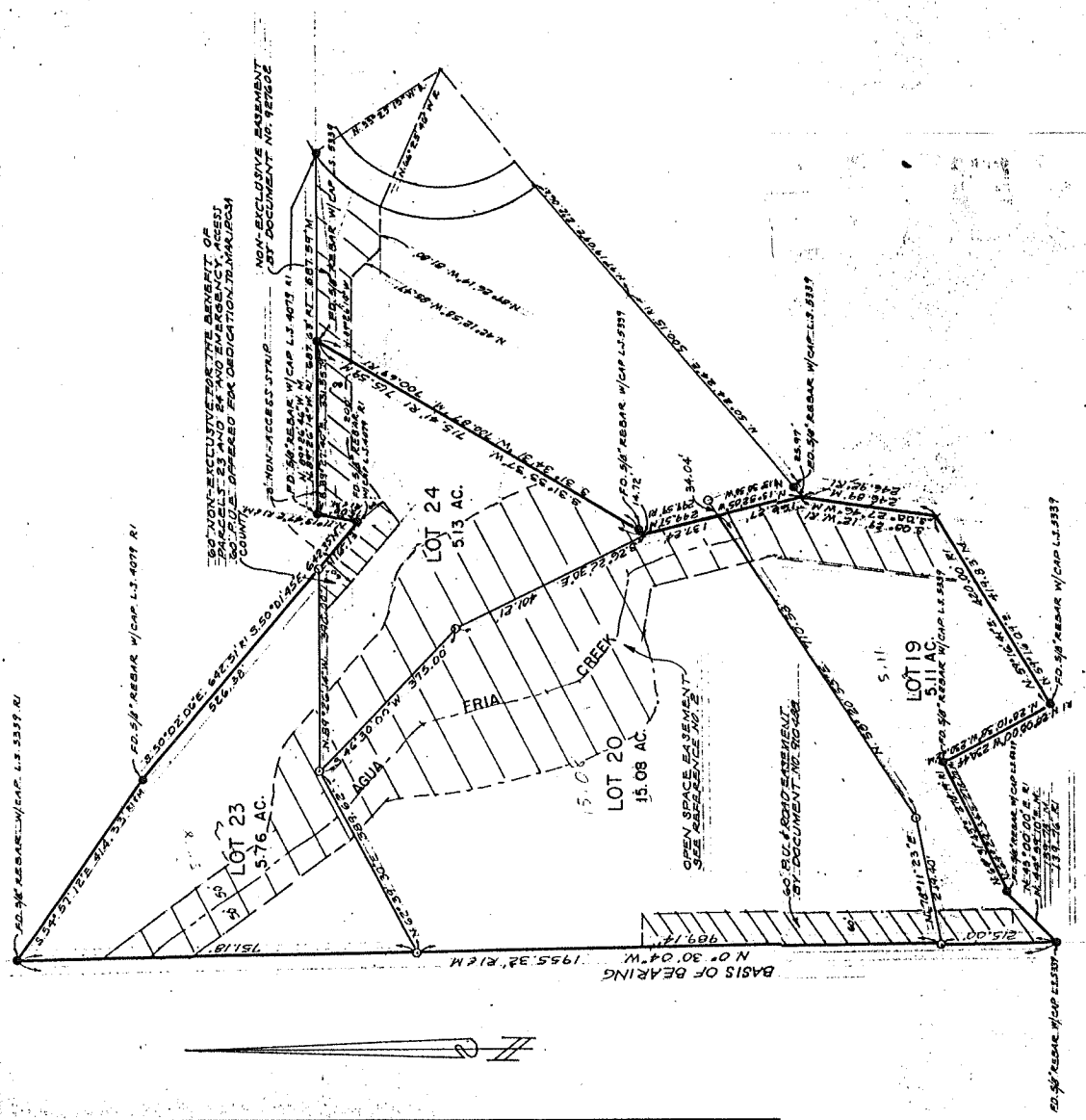
BASIS OF BEARING

The basis of bearing is the west line of Section 4, as shown on R.I. N. 00° 30' 0" W.

**MAP OF
YOSEMITE VIEWS ESTATES
PHASE 3**

BEING A SUBDIVISION OF A PORTION OF THE REMAINDER AS SHOWN ON PHASE I OF YOSEMITE VIEWS ESTATES, SITUATED IN THE N.W. 1/4 OF SECTION 4, T. 6 S. R. 18 E., M.D. B. & M. MARIPOSA COUNTY CALIFORNIA, AUGUST, 1995
SCALE 1"=150'

MAP NO. _____



2A

MAP NO. _____

OWNERS STATEMENT

THE UNDERSIGNED, being the parties having a record title interest in the land as platted by this map, hereby consent to the preparation and recordation of this map, and all other for dedication to Mariposa County, and all rights-of-way along non-county maintained roads as shown on this map as so marked as offered for dedications; and all Public Utility Easements, for all Public Utility purposes, over, on, across and under the strips of land designated on this map as "P.U.E." together with the right to trim and/or removed necessary trees and vegetation. These offers of dedication to Mariposa County shall remain open until either accepted or rejected, in writing by Mariposa County.

ACKNOWLEDGEMENT

State of California
County of _____, SS.

On this _____ day of _____, 199____, before me _____ personally appeared _____

to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledge to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) in the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

NOTARY SIGNATURE _____ COUNTY PLACE OF BUSINESS _____
BRANT NOTARY NAME _____ COMMISSION EXPIRATION DATE _____

TRUSTEE STATEMENT

THE UNDERSIGNED, _____, a California corporation, trustee under a trust deed recorded _____, as Document No. _____ in the Official Records of Mariposa County, and affecting the land as platted within the area shown on this map, does hereby consent to the preparation and recordation of the same.

ACKNOWLEDGEMENT

State of California
County of _____, SS.

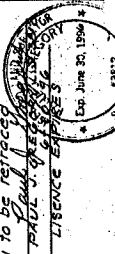
On _____, 199____, before me _____ personally appeared _____

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) in the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

NOTARY SIGNATURE _____ COUNTY PLACE OF BUSINESS _____
PRANT NOTARY NAME _____ COMMISSION EXPIRATION DATE _____

SURVEYORS STATEMENT

This map truly and correctly represents a field survey made by me or under my direction, in conformance with the requirements of the Land Surveyors Act and local Ordinance, at the request of _____, and that said Ordinance, as completed on the _____ day of August, 1995, I hereby state that the monuments are of the character shown on this map occupy the positions indicated and were, or will be set on or before August 30, 1995, and that said monuments are sufficient to enable the survey to be retraced.



COUNTY SURVEYORS STATEMENT

I, _____ County Surveyor of Mariposa County, State of California, hereby state that I have examined the map of Yosemite Views Estates Phase 3, and that said Subdivision is substantial as it appeared on the tentative map, and that all provisions of State laws and local ordinances governing the filing of Subdivision Maps have been complied with, and that I am satisfied that the same is technically correct.

DATE _____ 199____ COUNTY SURVEYOR _____
DEPUTY _____
BY DEPUTY _____
COUNTY RECORDER _____

RECORDERS STATEMENT

File of this _____ day of _____, 19____, at _____, M. in the Book of Maps of Page _____ at the request of Paul Gregory

SOILS REPORT

In accordance with California Government Code Sections 66440 and 66441 and Mariposa County Code Section 16.20.250, a preliminary soils Report was prepared on the 28th day of August, 1995, by Roger L. Stephens, P.O. Box 1193, Mariposa, Ca. 95338. The report was signed by Roger L. Stephens R.C.E. 27317

CLERK OF THE BOARD STATEMENT

I, Clerk of the Board of Supervisors of the County of Mariposa, State of California, do hereby state that the above and foregoing map entitled Yosemite Views Estates Phase 3 was presented to said Board of Supervisors as provided by law, at a regular meeting thereof, held on the _____ day of _____, 199____, and said Board of Supervisors thereupon by a motion duly passed and adopted at said meeting, did approve said map; did accept on behalf of the public, the easements for Public Utilities and did accept for public use, but not for maintenance the non-county road easements as shown on this map. Acceptance by the County of public utility easement does not in any way obligate County for, nor does County Assume, any responsibility or liability for the repair and/or maintenance of the public utility easement. The acceptance by the County of the public utility easement is solely for the purpose of permitting development of utilities as necessary within the Public Utility Easements.

In Witness Whereof, I have here to set my hand this _____ day of _____, 199____, Clerk of the Board of Supervisors of the County of Mariposa State of California

By _____ Clerk of the Board

**MAP OF
YOSEMITE VIEWS ESTATES
PHASE 3**

BEING A SUBDIVISION OF A PORTION OF THE REMAINDER AS SHOWN ON PHASE 1 OF YOSEMITE VIEWS ESTATES, SITUATED IN THE N.W. 1/4 OF SECTION 4, T. 6 S. R. 18 E. M.D. B. 8 M. MARIPOSA COUNTY CALIFORNIA. SCALE NONE AUGUST, 1995

MAP NO. _____

2B