

DEPARTMENT: Public Works

BY: Dana Hertfelder

PHONE: 966-5356

RECOMMENDED ACTION AND JUSTIFICATION:

The Director of Public Works and the County Surveyor have reviewed the Final Map for Bret & Teri Willis and determined that said Final Map is in substantial conformance with the approved Tentative Map, that compliance with all conditions of approval have been, or will be completed by the project deadline, and that all provisions of Mariposa County Code Title 16 and Government Code have been satisfied. Public Works is requesting that the Board of Supervisors approve the Final Map for Bret & Teri Willis per said County Code.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

The Board of Supervisors has historically approved all Final Maps as submitted per the requirements of said County Code.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

Do not approve the Final Map; recordation of the Final Map by the County Recorder will not take place.

| | | |
|---|---------------------|--|
| Financial Impact? () Yes (x) No | Current FY Cost: \$ | Annual Recurring Cost: \$ none |
| Budgeted In Current FY? () Yes (x) No () Partially Funded | | |
| Amount in Budget: \$ _____ | | List Attachments, number pages consecutively |
| Additional Funding Needed: \$ _____ | | Attachment 1: Vinicity Map (2 pages) |
| Source: | | Attachment 2: Final Map (10 pages) |
| Internal Transfer _____ | | Attachment 3: County Code Title 16.20.232 (1 page) |
| Unanticipated Revenue _____ 4/5's vote | | |
| Transfer Between Funds _____ 4/5's vote | | |
| Contingency _____ 4/5's vote | | |
| () General () Other | | |

CLERK'S USE ONLY:

Res. No. 09243 Ord. No. _____
 Vote - Ayes: 5 Noes: _____
 Absent: _____
 Approved
 () 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
 County of Mariposa, State of California

By: _____
 Deputy

COUNTY ADMINISTRATIVE OFFICER:

Requested Action Recommended
 No Opinion
 Comments:

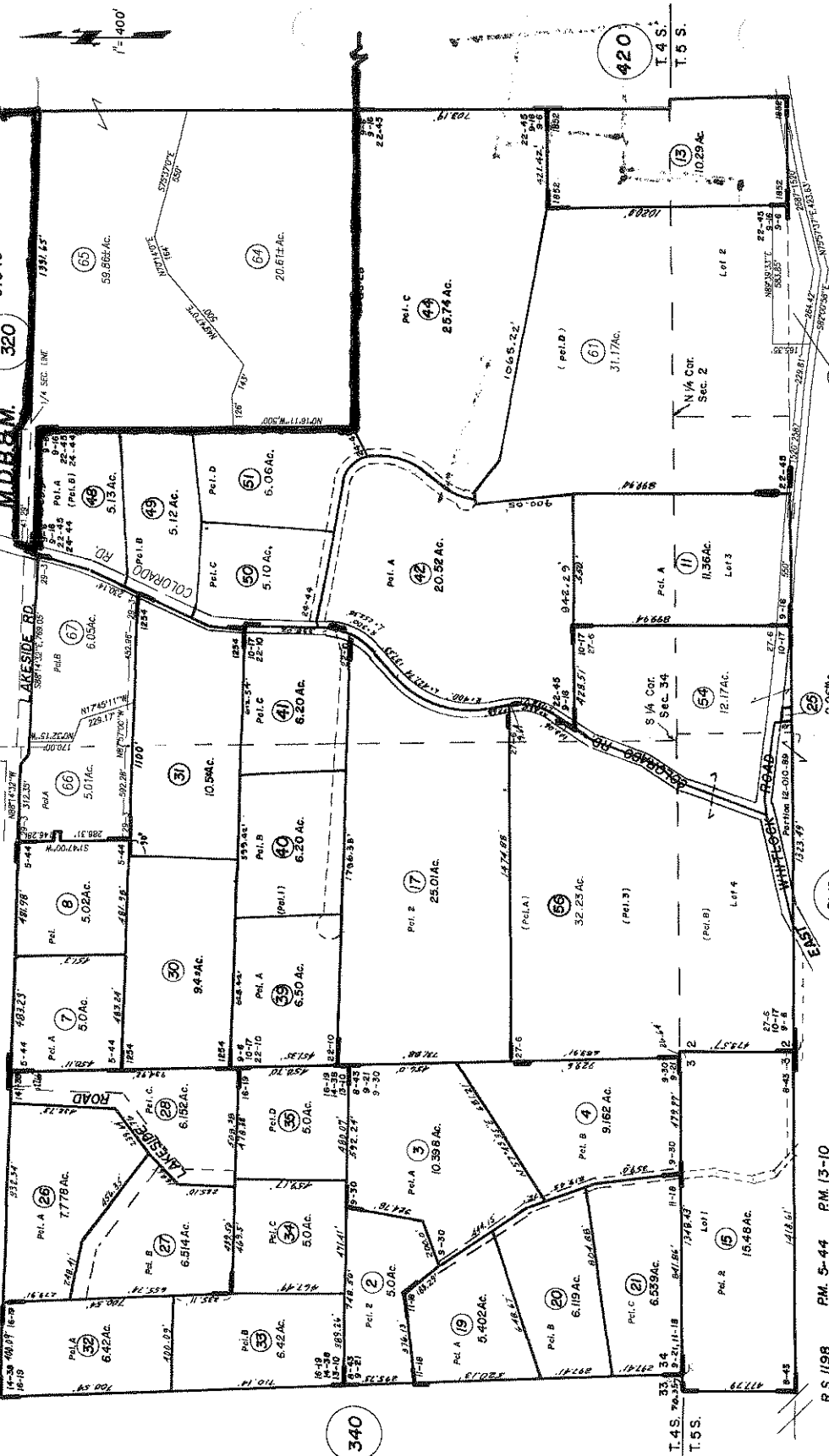
CAO: RHS

08-240

Tax Area Code
51049

PORT. S 1/2 SEC. 34, T. 4 S., R. 18 E. & LOT 1, SEC. 3 & LOTS 2, 3, 4, SEC. 2, T. 5 S., R. 18 E.,
M.D.R.R.M.

320



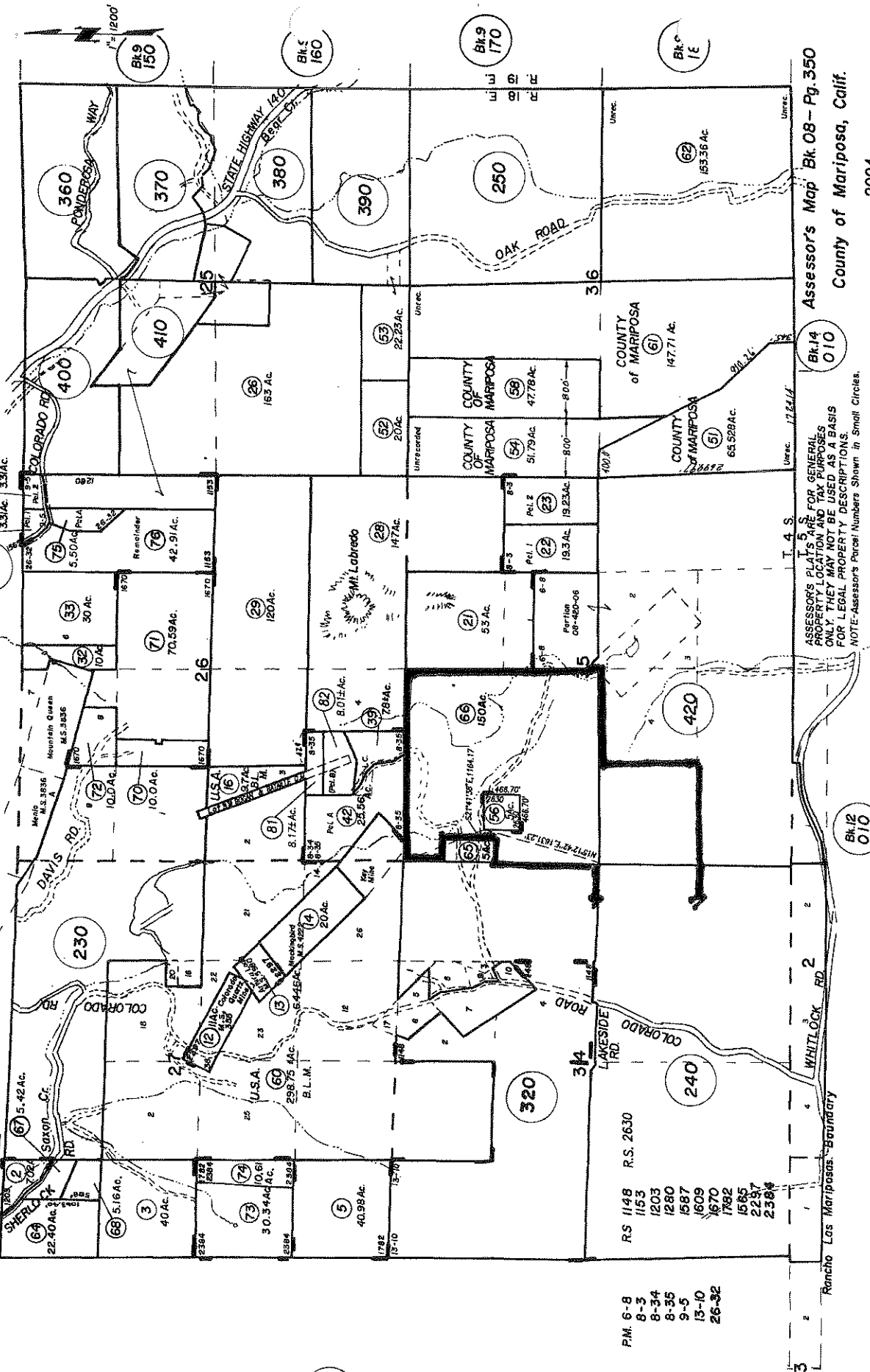
| | | |
|-----------|----------|-----------|
| R.S. 1198 | PM. 5-44 | PM. 13-10 |
| 1254 | 8-43 | 14-38 |
| 1520 | 9-6 | 16-19 |
| 1852 | 9-16 | 22-10 |
| 2587 | 9-21 | 22-45 |
| | 9-30 | 24-44 |
| | 10-17 | 27-6 |
| | 11-18 | 29-03 |

Bk 12
010

ASSESSOR'S PLATS ARE FOR GENERAL USE ONLY. THEY MAY NOT BE USED AS A BASIS FOR LEGAL PROPERTY DESCRIPTIONS.

NOTE- Assessor's Parcel Numbers Shown in Small Circles.

Assessor's Map Bk 08 - Pg. 240
County of Mariposa, Calif.
2007



P.M. 6-8
 8-3
 8-34
 8-35
 9-5
 13-10
 26-32

RS 1148
RS. 2630
1153
1203
1280
1587
1609
1670
1782
1565
2237
2358

ASSESSOR'S PLATS ARE FOR GENERAL
 PROPERTY LOCATION ONLY. THEY MAY NOT BE USED AS A BASIS
 FOR LEGAL PROPERTY DESCRIPTIONS.
 NOTE: Assessor's Parcel Numbers Shown in Small Circles.

Rancho Los Mariposas Boundary

OWNER'S STATEMENT

THE UNDERSIGNED, being the parties having a record title interest in the land as plotted by this map, hereby consent to the preparation and recordation of this map and offer for dedication to Mariposa County, all rights-of-way along the maintained road known as Colorado Road and the non-county 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 thin and/or remove necessary trees and vegetation, as shown on this map and so marked as offered and dedicated, in full and irrevocable dedication to Mariposa County shall remain open until either accepted or rejected, in writing, by Mariposa County.

Bret Willis

Teri Willis

NOTARY STATEMENT

State of California
County of _____

On _____ before me, _____, personally appeared Bret and Teri Willis, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.

Notary Signature

County of Place of Business

Commission Expiration Date

Printed Name of Notary

CLERK OF THE BOARD'S STATEMENT

I, Maggie Williams, Clerk of the Board of Supervisors of the County of Mariposa, State of California, do hereby state that the above and foregoing map, entitled FINAL MAP FOR BRET AND TERI WILLIS, was presented to said Board of Supervisors, as provided by law, at a regular meeting thereof, held on the _____ day of _____, 2008, and said Board of Supervisors thereupon, by a motion duly passed and adopted at said meeting, did approve said map and did accept on behalf of the public for public use the streets and roads offered for dedication, and the easements for the Public Utilities as set out on said map. I do hereby certify that the Public Utility Easements does not in any way abrogate the County for the repair and/or maintenance of the public utility easements. The acceptance by the County of the public utility easements is solely for the purpose of permitting development of utilities as necessary within the public utility easements.

IN WITNESS WHEREOF, I have hereto set my hand this _____ day of _____, 2008.

Clerk of the Board of Supervisors
of the County of Mariposa,
State of California

By: _____
Clerk of the Board

TRUSTEE'S STATEMENT

THE UNDERSIGNED, Inter-County Title Company, a California Corporation, Trustee under a trust deed recorded September 25, 2000 as Instrument No. 2003718, Mariposa County, California, am submitting this map, as indicated thereon, to the County of Mariposa for recordation of the same.

Inter-County Title Company

By: _____

NOTARY STATEMENT

State of California
County of _____

On _____ before me, _____, personally appeared _____, 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 they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.

Notary Signature

County of Place of Business

Commission Expiration Date

Printed Name of Notary

SOILS REPORT

In accordance with California Government Code, Section 66460 and 66461 and Mariposa County Code, Section 16.20.220, the preliminary soils report was prepared on the 23rd day of September 2008. By: _____

See's Consulting & Testing
P.O. Box 28248
Fresno, CA 93729

The report was signed by: David S. See
LIC# 49440
License expiration date: 03/31/2006

A certified copy of the soils report is on file at the Mariposa County Planning Department, Mariposa California.

The above referenced soils investigation report is hereby approved on this _____ day of _____, 20_____.

By: _____
Dana S. Herfolds, PE
County Engineer

FINAL MAP

FOR
BRET & TERI WILLIS

BEING A DIVISION OF A PORTION OF THE NW1/4 & THE NW1/4 OF THE SW1/4 OF SECTION 35 AND A PORTION OF THE E1/2 OF SECTION 34, ALL IN T. 4 S., R. 18 E., M.D.B. & M.

MARIPOSA COUNTY
FEBRUARY 2008
CALIFORNIA
MAJOR SUBDIVISION NO. 2005-253

TOTAL SUBDIVIDED AREA: 229.95 ACRES

SHEET 1 OF 10

SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based upon a field survey in conformance with the license of the State of California Surveyor's Map No. 12-2003. I hereby state that all the monuments are of the character and occupy the positions indicated or that they will be set in these positions before June 1, 2008 and that the monuments are, or will be, sufficient to enable the survey to be retraced, and, that this final map substantially conforms to the conditionally approved tentative map.

Russell A. Marks, PLS 6377
License expiration date: 12/31/08

COUNTY SURVEYOR'S STATEMENT

I hereby state that I have examined this map; that this subdivision is substantially the same as it appeared on the tentative map, if required, and any approved alterations thereon; that all provisions of State laws and local ordinances applicable at the time of approval of the tentative map, if required, have been complied with, and that I am satisfied that this map is technically correct.

Date: _____, 2008

Verone S. Freeman, LS 4079
County Surveyor
License expiration date: 08/30/2008

RECORDER'S STATEMENT

Filed this _____ day of _____, 20_____, at _____ m. in Book of Maps, of page _____, at the request of Bret and Teri Willis.

Fee: \$ _____ By: _____ Deputy
County Recorder

FREEMAN & SEAMAN LAND SURVEYORS
P.O. Box 1363
3037 Bullion Street
Mariposa, CA 95338
Mariposa (209)566-3328
Dohurst (509)663-4797
030428P\M\c\rd\030428P\M\c\rd

FINAL MAP FOR BRET & TERI WILLIS

BEING A DIVISION OF A PORTION OF THE NW1/4 & THE NW1/4 OF THE SW1/4 OF SECTION 35 AND A PORTION OF THE E1/2 OF SECTION 34, ALL IN T. 4 S., R. 18 E., M.D.B. & M.

MARIPOSA COUNTY
FEBRUARY 2008
MAJOR SUBDIVISION NO. 2005-253
SCALE: 1" = 400'

TOTAL SUBDIVIDED AREA: 229.95 ACRES

SHEET 2 OF 10

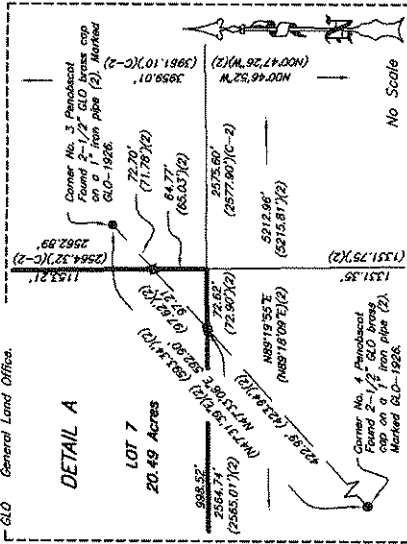
VESTING DEEDS

Deed: Document Number 2003717, MCR
Deed: Document Number 2004644, MCR
Deed: Document Number 2004644, MCR

BASIS OF BEARINGS

The meridian of this survey is identical with that of the map of the utilities RECORD FOR JAMES & WILHELMINE HENRY, filed for Record in the County of Mariposa, California, on or about the 15th day of May, 1950, and is based upon the line between monuments as shown hereon.

Northwest Corner Section 35
Found 2"-1/2" GLO brass cap on a 2" iron pipe (1).
(N89°56'52"E) 2603.67'
(N89°42'37"E) 4' (2604.14' x 4)



NOTE

- A current Parcel Map Guarantee Report states that the lots shown hereon may be subject to the following:
1. An easement for public utilities per Book 23 O.R., Page 389, MCR
 2. An easement for public utilities per Book 23 O.R., Page 393, MCR
 3. An easement for public utilities per Book 171 O.R., Page 268, MCR
 4. An easement for public utilities per Book 175 O.R., Page 282, MCR
 5. An easement for public utilities per Book 259 O.R., Page 533, MCR
 6. Declaration and Covenant of road maintenance per Book 284 O.R., Page 578, MCR
 7. An easement for public utilities per Document No. 882311, MCR
 8. An easement for ingress and egress per Document No. 813389, MCR
 9. An easement for ingress and egress per Document No. 915104, MCR
 10. An easement for public utilities per Document No. 2010877, MCR
 11. Subject to a Life Estate and easements for existing utilities per Document No. 2054645, MCR
 12. An easement for public utilities per Document No. 2075553, MCR
 13. Rights of the public as to any portion of the herein described land lying within Colorado Road, a public road.

REFERENCES

- (1) Record of Survey Map 2630, MCR
- (2) Record of Survey Map 1987, MCR
- (3) Parcel Map Book 9 Page 6, MCR
- (4) Parcel Map Book 3 Page 35, MCR
- (5) Parcel Map Book 6 Page 20, MCR
- (6) Parcel Map Book 21 Page 23, MCR
- (7) Parcel Map Book 24 Page 44, MCR
- (8) Access Declaration: Document No. MCR
- (9) Declaration of Road Maintenance Association: Document No. MCR
- (10) Soils Investigation, Potable Water Supply and SRA Fire Safe Declaration: Document No. MCR
- (11) A Zoning Amendment proposing to change any parcel as shown on the Final Map for Willis, filed on in Book of Maps of Page Mariposa County Official Records, to the Mountain Home Zoning Designation would violate CDF dead end road length limits if a through road is not provided.
- (12) Drainage/Open Space Easement Declaration: Document No. MCR
- (13) Building Setback Declaration: Document No. MCR
- (14) Septic Declaration: Document No. MCR
- (15) Parcel Map Book 29 Page 30, MCR
- (16) Deed of Gift: Volume 282 O.R., page 337, MCR
- (17) Oak Tree Preservation Area: see REFERENCES, sheet 10 of 10.

Scale: 1" = 400'



Southwest corner Section 35. Not searched for.

South 1/4 Corner Section 35. Not searched for.

FREEMAN & SEAMAN LAND SURVEYORS
P.O. Box 1305
5037 Bullion Street
Mariposa, CA 95338
Mariposa (209) 966-3928
Oakhurst (209) 663-4797
03042891.Mary/2010.02.08.FM2.dwg

REFERENCES

- (1) Record of Survey Map 2630, MCR.
- (2) Record of Survey Map 1567, MCR.
- (3) Parcel Map Book 9 Page 6, MCR.
- (4) Parcel Map Book 6 Page 30, MCR.
- (5) Parcel Map Book 21 Page 25, MCR.
- (6) Parcel Map Book 24 Page 44, MCR.
- (7) Access Declaration: Document No. _____, MCR.
- (8) Declaration of Road Maintenance Association: Document No. _____, MCR.
- (9) Declaration of Road Maintenance Association: Document No. _____, MCR.
- (10) Site investigation, utility, water supply and SBA Fire Safe Declaration: Document No. _____, MCR.
- (11) A Zoning Amendment proposing to change the zoning on the Final Map for With Road on _____, MCR. Home Zoning Designation would violate COF dead end road length limits if a through road is not provided.
- (12) Drainage/Open Space Easement Declaration: Document No. _____, MCR.
- (13) Building Setback Declaration: Document No. _____, MCR.
- (14) Septic Declaration: Document No. _____, MCR.
- (15) Parcel Map Book 29 Page 30, MCR.
- (16) Dead of GH: Volume 282 O.R., page 327, MCR.
- (17) Oak Tree Preservation Area: see REFERENCES, sheet 10 of 10.

LEGEND

- Found monument as described hereon.
- Set 5/8" steel bar with plastic cap stamped PLS 8377, unless otherwise noted.
- (1) Record data relative listed hereon.
- (M) Metal and/or reflective bearing and/or distance same as records.
- MCR Mariposa County Records.
- MCDR Mariposa County Official Records.
- O.R. Official Records.
- (NTS) Not to scale.
- (R) Road bearing.
- Public Utility Easement.
- Approximate centerline of Staxon Creek.
- Road centerline.
- General Land Office.
- GLO

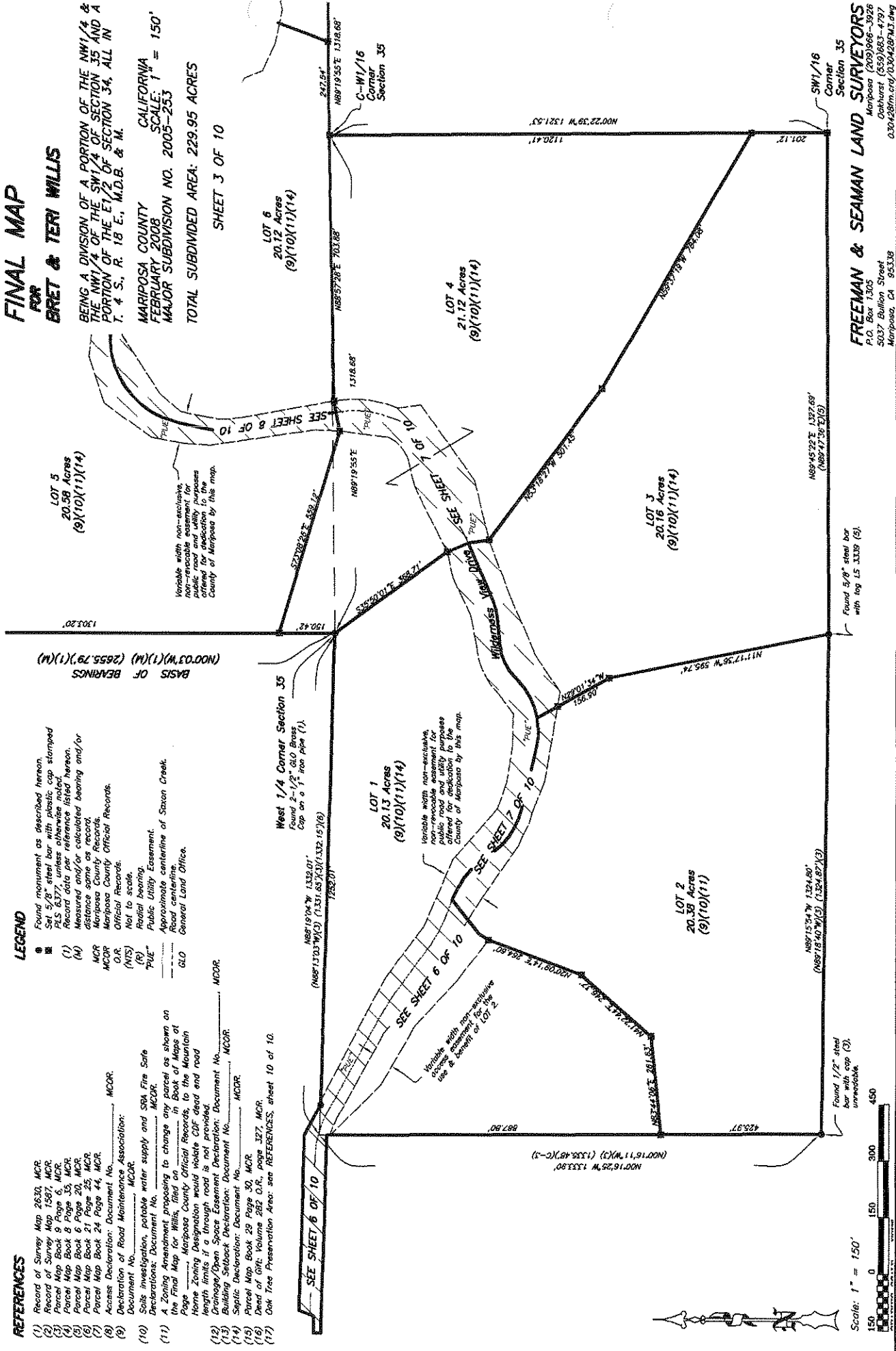
FINAL MAP FOR BRET & TERI MILLIS

BEING A DIVISION OF A PORTION OF THE NW1/4 & THE NW1/4 OF THE SW1/4 OF SECTION 35 AND A PORTION OF THE E1/2 OF SECTION 34, ALL IN T. 4 S., R. 18 E., M.D.B. & M.

MARIPOSA COUNTY CALIFORNIA
FEBRUARY 2008
MAJOR SUBDIVISION NO. 2005-253
SCALE: 1" = 150'

TOTAL SUBDIVIDED AREA: 229.95 ACRES

SHEET 3 OF 10



FREEMAN & SEAMAN LAND SURVEYORS
P.O. Box 1305
5037 Bullion Street
Mariposa, CA 95338
Mariposa (209)966-3926
Oakhurst (559)683-4797
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FINAL MAP FOR BRET & TERI WILLIS

BEING A DIVISION OF A PORTION OF THE NW1/4 & THE NW1/4 OF THE SW1/4 OF SECTION 35 AND A PORTION OF THE E1/2 OF SECTION 34, ALL IN T. 4 S., R. 18 E., M.D.B. & M.

MARIPOSA COUNTY
FEBRUARY 2008
MAJOR SUBDIVISION NO. 2005-253
SCALE: 1" = 150'

TOTAL SUBDIVIDED AREA: 229.95 ACRES

SHEET 4 OF 10

REFERENCES

- (1) Record of Survey Map 2630, MCR
- (2) Record of Survey Map 1557, MCR
- (3) Parcel Map Book 8 Page 6, MCR
- (4) Parcel Map Book 8 Page 35, MCR
- (5) Parcel Map Book 21 Page 20, MCR
- (6) Parcel Map Book 21 Page 25, MCR
- (7) Parcel Map Book 24 Page 44, MCR
- (8) Access Declaration: Document No. _____ MCOB
- (9) Declaration of Road Maintenance Association: Document No. _____ MCOB
- (10) Soils Investigations, Potable Water Supply and SRA Fire Safe Declarations: Document No. _____ MCOB
- (11) A Zoning Amendment proposing to change any parcel as shown on the Final Map for Willis, filed on _____ in Book of Maps at Page _____ in Mariposa County Official Records, to the Mountain Home Zoning Designation would violate CDF dead end road length limits if a through road is not provided.
- (12) Drainage/Open Space Easement Declaration: Document No. _____ MCOB
- (13) Building Sublot Declaration: Document No. _____ MCOB
- (14) Septic Declaration: Document No. _____ MCOB
- (15) Parcel Map Book 29 Page 30, MCR
- (16) Deed of Gift: Volume 282 O.R., page 327, MCR
- (17) Oak Tree Preservation Area: see REFERENCES, sheet 10 of 10.

- ### LEGEND
- Found monument as described hereon.
 - Set 5/8" steel bar with plastic cap st. PLS 6377, unless otherwise noted.
 - (1) Record data per reference listed hereon.
 - (M) Measured and/or calculated bearing and/or distance same as record.
 - MCR Mariposa County Records.
 - MCOB Mariposa County Official Records.
 - O.R. Official Records.
 - (M/D) Not in scale.
 - (R) Road bearing.
 - Public Utility Easement.
 - Approximate centerline of Saxon Creek.
 - Road centerline.
 - General Land Office.
 - G.L.O.

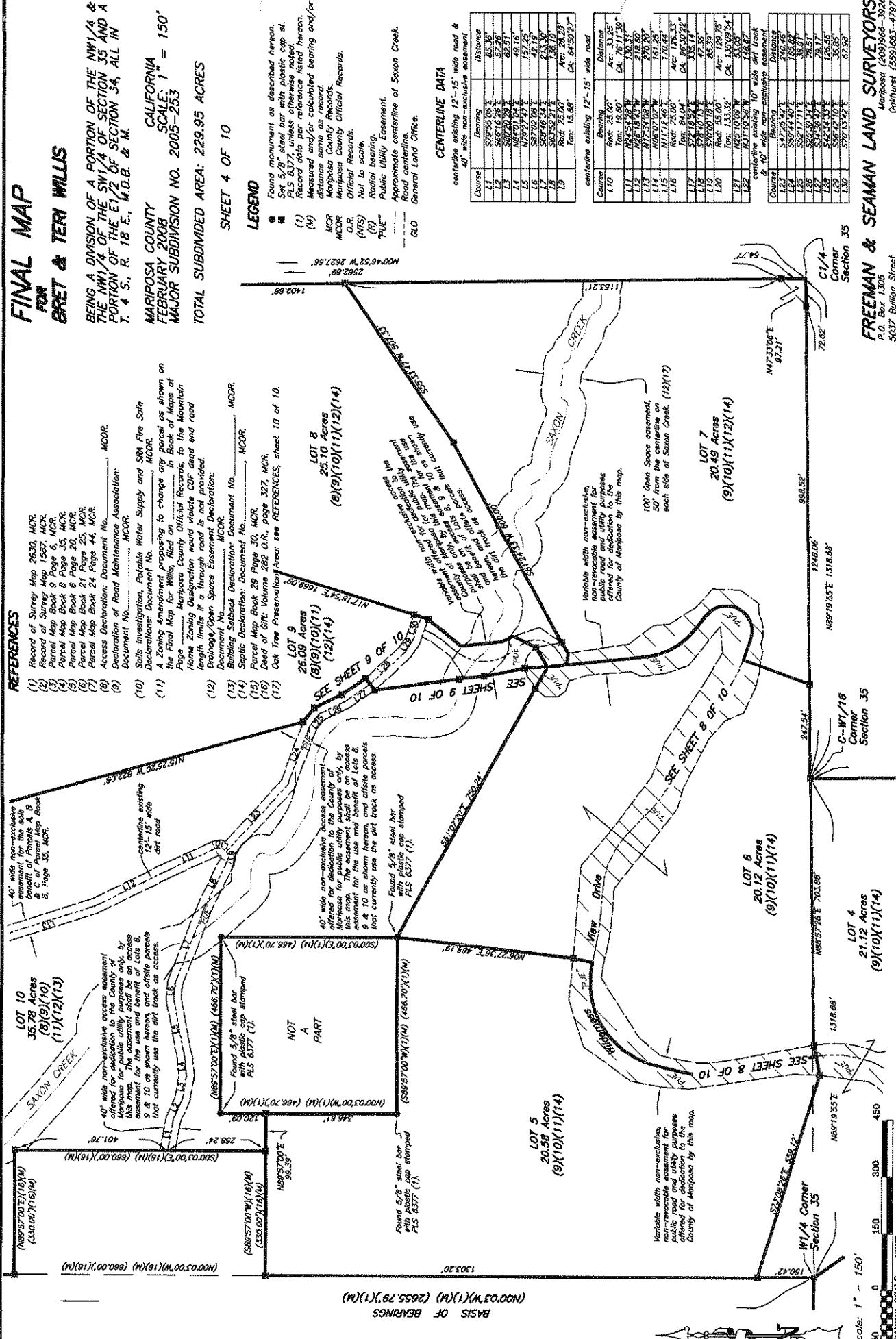
CENTERLINE DATA

centerline existing 12'-15' wide road & 40' wide non-exclusive easement

| Course | Bearing | Distance |
|--------|-------------|-------------|
| L1 | S79°55'00"E | 85.35' |
| L2 | S66°16'26"E | 57.26' |
| L3 | S87°20'29"E | 66.31' |
| L4 | N69°27'47"E | 59.16' |
| L5 | N87°00'08"E | 42.19' |
| L6 | S69°46'54"E | 21.53' |
| L7 | S87°59'21"E | 136.10' |
| L8 | N67°28'00"E | At: 28.29' |
| L9 | N67°15'88"E | At: 64.59'± |

| Course | Bearing | Distance |
|--------|--------------|--------------|
| L10 | N67°28'00"E | At: 31.25' |
| L11 | N67°41'28"E | At: 76.11'± |
| L12 | N65°18'43"E | 130.51' |
| L13 | N65°18'43"E | 218.60' |
| L14 | N65°07'02"W | 51.25' |
| L15 | N117°12'46"E | 170.44' |
| L16 | N67°28'00"E | At: 126.33' |
| L17 | S78°16'21"E | At: 305.14' |
| L18 | S70°00'13"E | At: 65.30' |
| L19 | S70°00'13"E | At: 129.75' |
| L20 | N67°28'00"E | At: 135.09'± |
| L21 | N65°10'09"W | At: 51.05' |
| L22 | N67°10'25"W | At: 144.62' |

| Course | Bearing | Distance |
|--------|-------------|----------|
| L23 | S47°25'47"E | 210.45' |
| L24 | S89°44'40"E | 163.97' |
| L25 | S89°44'40"E | 70.31' |
| L26 | S26°30'14"W | 78.37' |
| L27 | S34°36'47"E | 78.17' |
| L28 | S42°34'53"E | 126.55' |
| L29 | S56°22'10"E | 36.85' |
| L30 | S72°13'42"E | 62.98' |



Scale: 1" = 150'
 150 0 150 300 450
 GRAPHIC SCALE - FEET

Freeman & Seaman Land Surveyors
 P.O. Box 1305
 5037 Bullion Street
 Mariposa, CA 95338
 (559) 683-1797
 030428FM.Crd/030428FM.dwg

REFERENCES

- (1) Record of Survey Map 2630, MCR
- (2) Record of Survey Map 1597, MCR
- (3) Parcel Map Book 29 Page 30, MCR
- (4) Parcel Map Book 8 Page 35, MCR
- (5) Parcel Map Book 6 Page 20, MCR
- (6) Parcel Map Book 21 Page 25, MCR
- (7) Parcel Map Book 24 Page 44, MCR
- (8) Access Declaration: Document No. _____ MCR
- (9) Declaration of Road Maintenance Association: Document No. _____ MCR
- (10) Soils Investigation, Potable Water Supply and SFA Fire Safe Declarations: Document No. _____ MCR
- (11) A Zoning Amendment proposing to change any parcel as shown on Page _____ in Book of Maps at _____ in the Mountain Home Zoning Designation would violate CDF dead end and road length limits if a through road is not provided.

Drainage/Open Space Easement Declaration:

- (12) Drainage/Open Space Easement Declaration: Document No. _____ MCR
- (13) Building Setback Declaration: Document No. _____ MCR
- (14) Septic Declaration: Document No. _____ MCR
- (15) Parcel Map Book 29 Page 30, MCR
- (16) Bear or Deer Volume 282 C.R. page 327, MCR
- (17) Oak Tree Preservation Area: see REFERENCES, sheet 10 of 10.

FINAL MAP FOR BRET & TERI MILLIS

BEING A DIVISION OF A PORTION OF THE NW1/4 & THE NW1/4 OF THE SW1/4 OF SECTION 35 AND A PORTION OF THE E1/2 OF SECTION 34, ALL IN T. 4 S., R. 18 E., M.D.B. & M.

MARIPOSA COUNTY CALIFORNIA
 FEBRUARY 2008 SCALE: 1" = 150'
 MAJOR SUBDIVISION NO. 2005-253

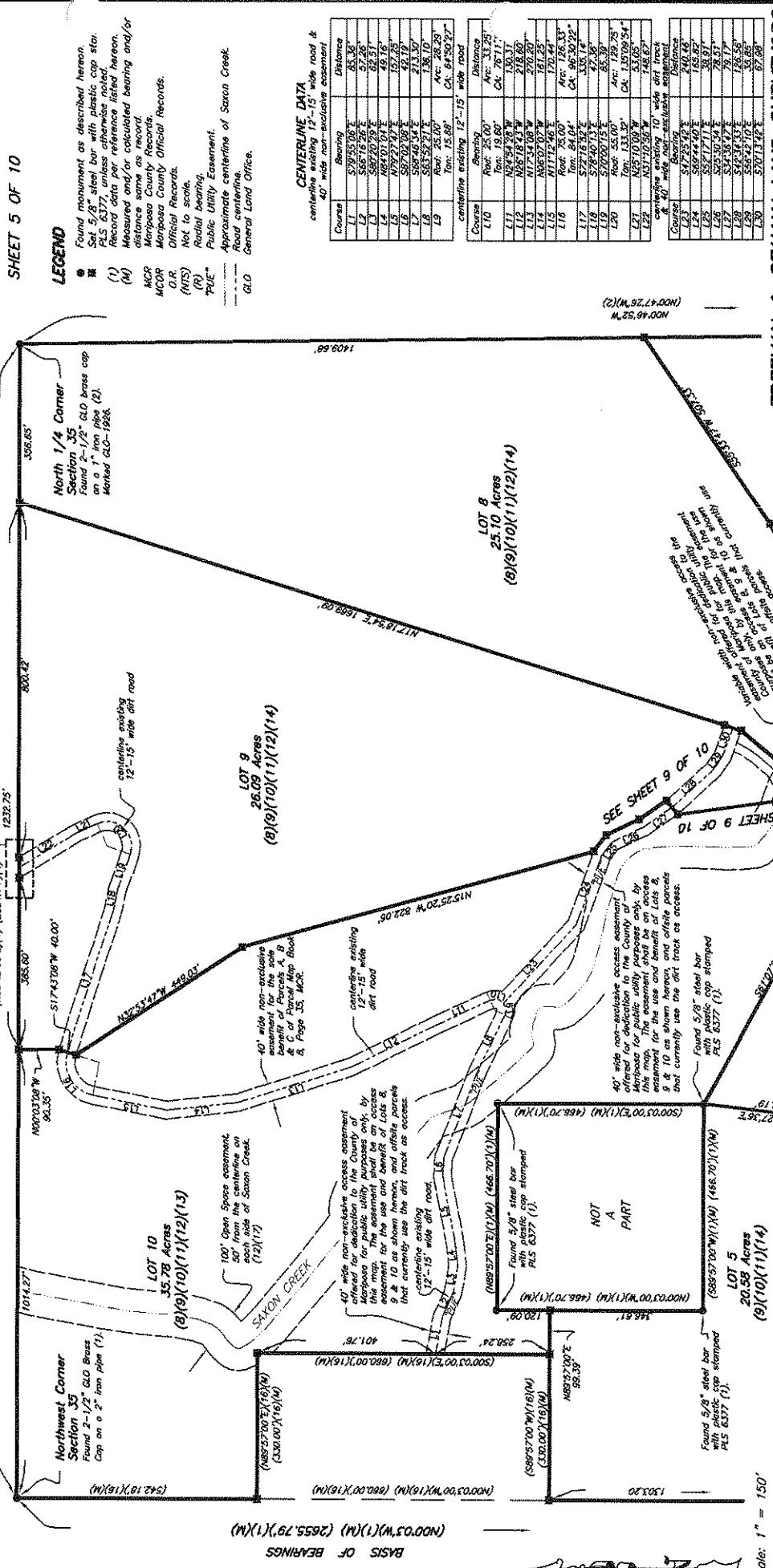
TOTAL SUBDIVIDED AREA: 229.95 ACRES
 SHEET 5 OF 10

LEGEND

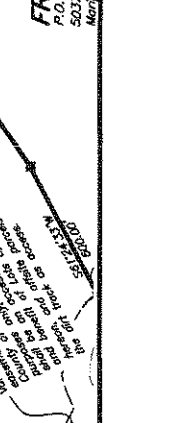
- Found monument as described hereon.
- GLO steel bar with plastic cap sta. PLS 8377, unless otherwise noted.
- (1) Record data per reference listed hereon.
- (M) Measured and/or calculated bearing and/or distance same as record.
- MCR Mariposa County Records.
- MOR Mariposa County Official Records.
- O.B. Official Records.
- (UTS) Utah Title Survey.
- (R) Record Bearings.
- RAE Radial Bearings.
- PALE Public Utility Easement.
- Approximate centerline of Saxon Creek.
- Road centerline.
- GLO General Land Office.

CENTERLINE DATA

| Course | Bearing | Distance |
|---|-------------|--------------|
| L1 | S70°55'00"W | 85.35' |
| L2 | S66°16'26"E | 57.26' |
| L3 | S80°20'29"E | 62.51' |
| L4 | N85°01'04"E | 49.78' |
| L5 | N79°57'09"E | 72.82' |
| L6 | S65°40'34"E | 71.78' |
| L7 | S85°48'54"E | 211.50' |
| L8 | S63°52'27"E | 136.10' |
| L9 | Rad. 25.00° | Ac. 28.29' |
| | Rad. 15.88° | Ac. 84.50'± |
| centerline existing 12'-15' wide road & 40' wide non-exclusive easement | | |
| centerline existing 12'-15' wide road | | |
| Course | Bearing | Distance |
| L10 | Rad. 25.00° | Ac. 33.25' |
| L11 | Rad. 15.88° | Ac. 78.11' |
| L12 | S72°15'00"W | 270.20' |
| L13 | N65°54'00"E | 270.20' |
| L14 | N66°07'00"E | 170.44' |
| L15 | N11°12'45"E | 71.23' |
| L16 | Rad. 75.00° | Ac. 126.33' |
| L17 | S72°15'00"E | Ac. 305.14'± |
| L18 | S78°40'33"E | 27.38' |
| L19 | S70°00'15"E | 85.39' |
| L20 | Rad. 55.00° | Ac. 129.78' |
| L21 | Rad. 15.88° | Ac. 33.25' |
| L22 | AS171°25.9' | Ac. 148.67' |
| centerline existing 10' wide dirt track & 40' wide non-exclusive easement | | |
| Course | Bearing | Distance |
| C1 | S72°15'00"E | 240.44' |
| C2 | N79°57'09"E | 39.91' |
| C3 | S65°40'34"E | 78.51' |
| C4 | S44°14'54"E | 136.55' |
| C5 | S55°41'12"E | 33.65' |
| C6 | S70°13'42"E | 67.98' |



FREEMAN & SEAMAN LAND SURVEYORS
 Mariposa (509)966-3926
 Oakhurst (509)683-1797
 5037 Bullion Street
 Mariposa, CA 95338



FINAL MAP FOR BRET & TERI MILLIS

BEING A DIVISION OF A PORTION OF THE NW1/4 & THE NW1/4 OF THE SW1/4 OF SECTION 35 AND A PORTION OF THE E1/2 OF SECTION 34, ALL IN T. 4 S., R. 18 E., M.D.B. & M.

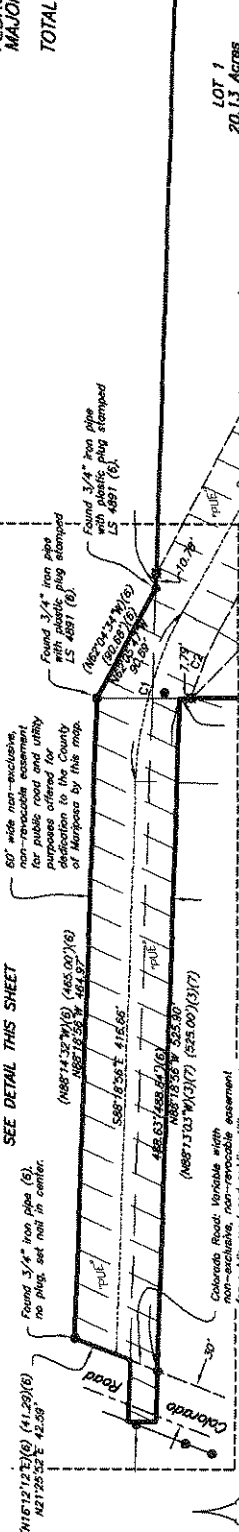
MARIPOSA COUNTY
FEBRUARY 2008
MAJOR SUBDIVISION NO. 2005-253

CALIFORNIA
SCALE: 1" = 60'
TOTAL SUBDIVIDED AREA: 229.95 ACRES
SHEET 6 OF 10

- (11) A Zoning Amendment proposing to change any parcel as shown on the Final Map for Millis, filed on _____ in Book of Maps of the _____ Mariposa County Official Records, to the Mountain Home Zoning Designation would violate CZR dead end road length limits if a through road is not provided.
- (12) Drainage/Open Space Easement Declaration: _____ MCR: _____
- (13) Building Setback Declaration: _____ Document No. _____ MCR: _____
- (14) Sepsis Declaration: _____ Document No. _____ MCR: _____
- (15) Parcel Map Book 29 Page 30, MCR: _____
- (16) Date of CRT: Volume 282 D.R., Page 327 MCR: _____
- (17) Oak Tree Preservation Area: see REFERENCES, sheet 10 of 10.

- (1) Record of Survey Map 2630, MCR: _____
- (2) Record of Survey Map 1597, MCR: _____
- (3) Parcel Map Book 9 Page 6, MCR: _____
- (4) Parcel Map Book 8 Page 33, MCR: _____
- (5) Parcel Map Book 6 Page 20, MCR: _____
- (6) Parcel Map Book 21 Page 25, MCR: _____
- (7) Parcel Map Book 24 Page 44, MCR: _____
- (8) Access Declaration: Document No. _____ MCR: _____
- (9) Declaration of Road Maintenance Association: _____ Document No. _____ MCR: _____
- (10) Soils Investigation, Potable Water Supply and SRA Fire Safe Declarations: Document No. _____ MCR: _____

SEE DETAIL THIS SHEET



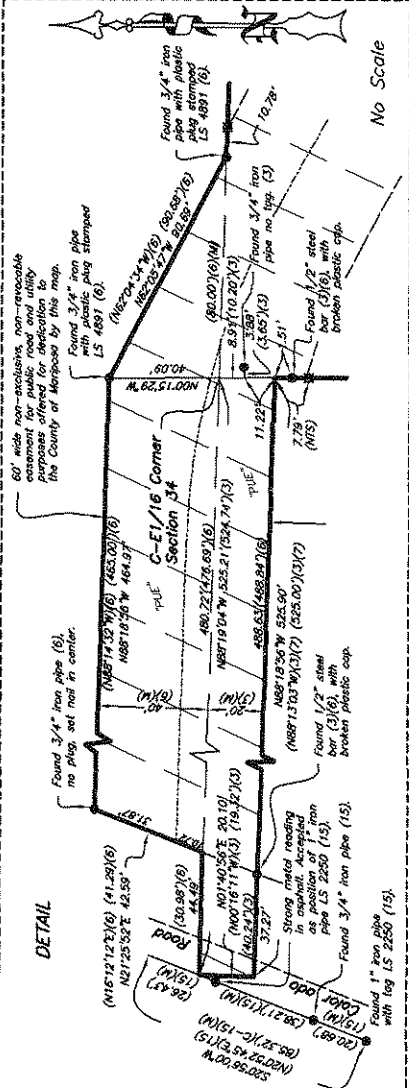
Centerline/Property Line Data

| Curve | Radius | Tangent | Length | Delta |
|-------|---------|---------|---------|--------|
| C1 | 270.00' | 65.67' | 128.85' | 27.20° |
| C2 | 240.00' | 26.33' | 32.43' | 12.31° |
| C3 | 113.00' | 41.50' | 69.93' | 17.97° |
| C4 | 240.00' | 21.59' | 142.76' | 34.04° |
| C5 | 200.00' | 75.89' | 145.08' | 41.33° |
| C6 | 230.00' | 37.50' | 73.96' | 18.25° |

Variable width non-exclusive public road and utility purposes offered for dedication to the County of Mariposa by this map.

Variable with non-exclusive easement for public road and utility purposes offered for dedication to the County of Mariposa by this map.

Variable with non-exclusive easement for public road and utility purposes offered for dedication to the County of Mariposa by this map.



Found 3/4" iron pipe with plastic plug stamped LS 4897 (6).

Found 3/4" iron pipe with plastic plug stamped LS 4897 (6).

Found 3/4" iron pipe with plastic plug stamped LS 4897 (6).

Found 1/2" steel bar (3)(6), with broken plastic cap.

Found 1" iron pipe with log LS 2250 (15).

Scale: 1" = 60'

GRAPHIC SCALE - FEET

FREEMAN & SEAMAN LAND SURVEYORS
P.O. Box 13025
5037 Bullhorn Street
Mariposa, CA 95338
Mariposa (209)986-3926
Oakhurst (209)683-4797
03/04/2008 PM crd/03/04/2008 PM.dwg

FINAL MAP FOR BRET & TERI MILLS

BEING A DIVISION OF A PORTION OF THE NW1/4 & THE NW1/4 OF THE SW1/4 OF SECTION 35 AND A PORTION OF THE E1/2 OF SECTION 34, ALL IN T. 4 S., R. 18 E., M.D.B. & M.

MARIPOSA COUNTY
FEBRUARY 2008
MAJOR SUBDIVISION NO. 2005-253
CALIFORNIA
SCALE: 1" = 60'
TOTAL SUBDIVIDED AREA: 229.95 ACRES

SHEET 7 OF 10

Centerline/Property Line Data

| Curve | Radius | Tangent | Length | Delta |
|-------|---------|---------|---------|----------|
| C5 | 240.00' | 23.55' | 142.76' | 3704.14° |
| C6 | 200.00' | 75.89' | 145.05' | 4133.28° |
| C7 | 230.00' | 37.30' | 73.95' | 1525.25° |
| C8 | 190.00' | 102.09' | 193.51' | 5271.16° |
| C9 | 180.00' | 30.53' | 15.33' | 342.70° |
| C10 | 180.00' | 30.53' | 15.33' | 342.70° |
| C11 | 150.00' | 53.35' | 102.88' | 3717.54° |
| C12 | 150.00' | 29.14' | 57.65' | 1675.59° |
| C13 | 270.00' | 17.49' | 34.92' | 724.59° |
| C14 | 310.00' | 24.35' | 58.55' | 1076.20° |
| C15 | 270.00' | 17.49' | 34.92' | 724.59° |
| C16 | 220.00' | 60.45' | 155.57' | 3238.42° |

West 1/4 Corner
Section 35
Found 2-1/2" G.L.O. brass
cap on a 1" iron pipe (1).

BASIS OF BEARINGS
(N00°03'W)(1)(M) (2655.79')(1)(M)
1303.20'
150.42'

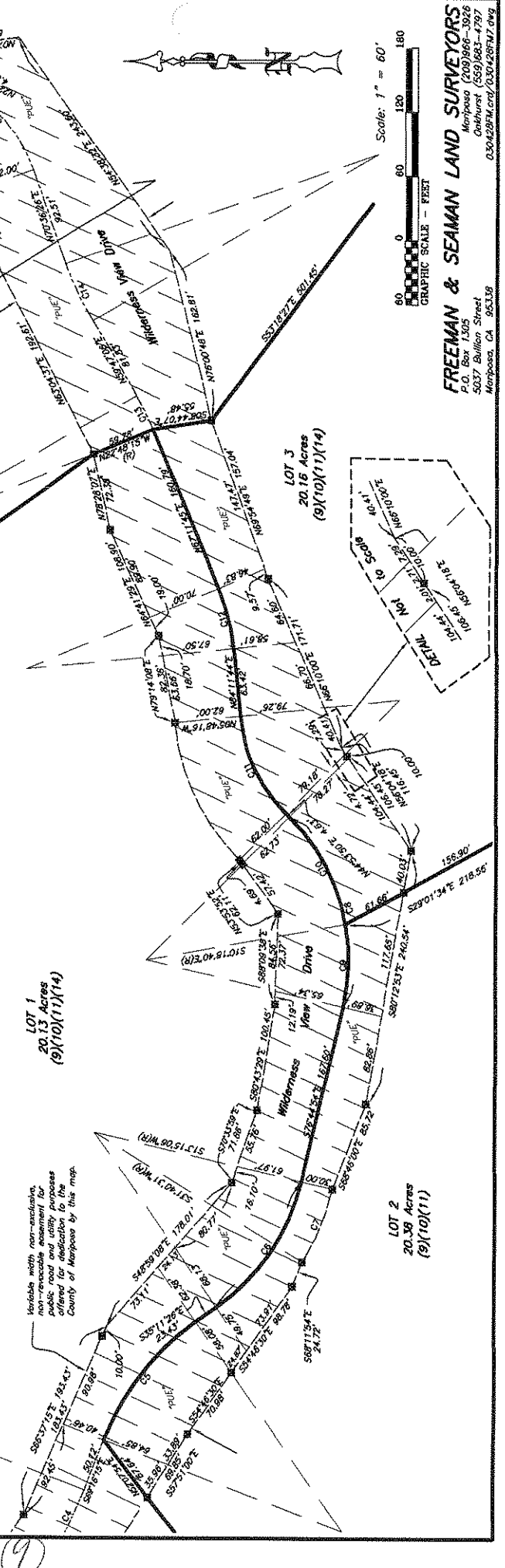
LEGEND

- Found monument as described hereon.
- Set 5/8" steel bar with plastic cap, stamped PLS 6377, unless otherwise noted.
- Record data per reference listed hereon.
- Measured and/or calculated bearing and/or distance same as record.
- MCR: Mariposa County Official Records.
- MCOR: Mariposa County Official Records.
- O.R.: Official Records.
- (N/S): Not to scale.
- (R): Right bearing.
- (L): Left bearing.
- Public Utility Easement: Approximate centerline of Span Creek.
- Road centerline: Approximate centerline of Span Creek.
- G.L.O.: General Land Office.

REFERENCES

- Record of Survey Map 2630, MCR
- Record of Survey Map 1587, MCR
- Parcel Map Book 9 Page 6, MCR
- Parcel Map Book 8 Page 35, MCR
- Parcel Map Book 6 Page 20, MCR
- Parcel Map Book 21 Page 25, MCR
- Parcel Map Book 24 Page 44, MCR
- Access Declaration: Document No. _____ MCOR
- Declaration of Road Maintenance Association: Document No. _____ MCOR
- Soils Investigation, Potable Water Supply and SRA Fire Safe Declarations: Document No. _____ MCOR

- A Zoning Amendment proposing to change any parcel as shown on the Final Map for Mills, filed on _____ in Book of Maps at Page _____, Mariposa County Official Records, to the Mountain Home Zoning Designation would violate CDF dead end road length limits if a through road is not provided.
- Drainage/Open Space Easement Declaration: Document No. _____ MCOR
- Building Setback Declaration: Document No. _____ MCOR
- Septic Declaration: Document No. _____ MCOR
- Parcel Map Book 28 Page 30, MCR
- Deed of Gift: Volume 282 O.R., page 327, MCR
- Oak Tree Preservation Area: see REFERENCES, sheet 10 of 10.



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P.O. Box 1305
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Oakhurst (559) 683-4797
030428FM.cad/030428FM7.dwg

FINAL MAP

FOR

BRET & TERI WILLIS

BEING A DIVISION OF A PORTION OF THE NW1/4 & THE NW1/4 OF THE SW1/4 OF SECTION 35 AND A PORTION OF THE E1/2 OF SECTION 34, ALL IN T. 4 S., R. 18 E., M.D.B. & M.

MARIPOSA COUNTY
FEBRUARY 2008
MAJOR SUBDIVISION NO. 2005-253

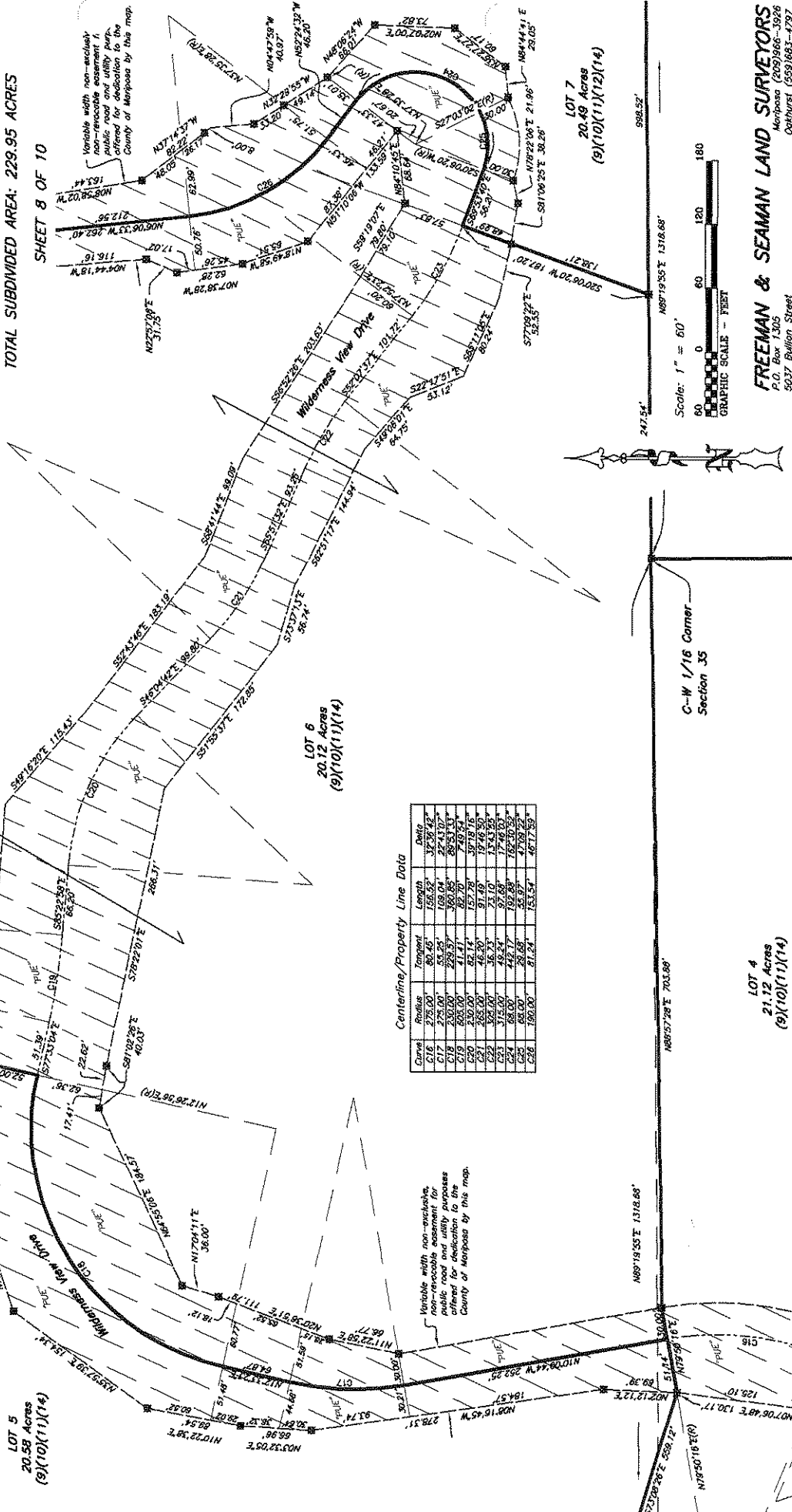
CALIFORNIA
SCALE: 1" = 60'
TOTAL SUBDIVIDED AREA: 229.95 ACRES

SHEET 8 OF 10

- (9) Declaration of Road Maintenance Association: Document No. _____ MCOB.
- (10) Soils Investigation, Potable Water Supply and SEA Fire Safe Declarations: Document No. _____ MCOB.
- (11) A Zoning Amendment proposing to change any parcel as shown on the Final Map for Willis, filed on _____ in Book of Maps at Page _____, Mariposa County Official Records, to the Mountain Home Zoning Designation would violate COF dead end road length limits if a through road is not provided. Drainage/Open Space Easement Declaration: Document No. _____ MCOB.
- (12) Building Struck Declaration: Document No. _____ MCOB.
- (13) Septic Declaration: Document No. _____ MCOB.
- (14) Parcel Map, Book 29 Page 30, MCR.
- (15) Deed of Gift, Volume 282 O.R., page 327, MCR.
- (17) Oak Tree Preservation Area: see REFERENCES, sheet 10 of 10.

- (1) Record of Survey Map 2830, MCR.
- (2) Record of Survey Map 1587, MCR.
- (3) Parcel Map Book 8 Page 5, MCR.
- (4) Parcel Map Book 8 Page 30, MCR.
- (5) Parcel Map Book 9 Page 23, MCR.
- (6) Parcel Map Book 9 Page 24, MCR.
- (7) Parcel Map Book 24 Page 44, MCR.
- (8) Access Declaration: Document No. _____ MCOB.

- Legend:
- Found monument as described hereon.
 - P.S. 371 steel bar with plastic cap stamped P.S. 371.
 - Record data per reference as listed hereon.
 - Measured and/or computed bearing and/or distance same as record.
 - Mariposa County Records.
 - MCR Mariposa County Official Records.
 - O.R. Official Records.
 - (M) Not to scale.
 - (R) Radial bearing.
 - (N) Public Utility Easement.
 - (S) Approximate centerline of Saxon Creek.
 - (T) Road centerline.
 - (U) General Land Office.



FREEMAN & SEAMAN LAND SURVEYORS
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Oakhurst (559)683-1797
P.O. Box 1305
5037 Bullion Street
Mariposa, CA 95339
030128FM.cad/030128FM.dwg

FINAL MAP FOR BRET & TERI WILLIS

BEING A DIVISION OF A PORTION OF THE NW 1/4 & THE NW 1/4 OF THE SW 1/4 OF SECTION 35 AND A PORTION OF THE E 1/2 OF SECTION 34, ALL IN T. 4 S., R. 18 E., M.D.B. & M.

MARIPOSA COUNTY CALIFORNIA
FEBRUARY 2008
MAJOR SUBDIVISION NO. 2003-253

TOTAL SUBDIVIDED AREA: 229.95 ACRES

SHEET 9 OF 10

LOT 7
20.49 Acres
(9)(10)(11)(12)(14)

LOT 6
20.12 Acres
(9)(10)(11)(14)

LOT 8
25.10 Acres
(8)(9)(10)(11)(12)(14)

LOT 9
26.09 Acres
(8)(9)(10)(11)(12)(14)

LOT 10
35.78 Acres
(8)(9)(10)(11)(12)(13)

- LEGEND**
- Found monument as described hereon
 - Set 5/8" steel bar with elastic cap stamped PLS 6377, unless otherwise noted
 - (1) Record data per reference listed hereon.
 - (M) Measured and/or calculated bearing and/or distance same as record.
 - MCR Mariposa County Records.
 - MCDR Mariposa County Official Records.
 - O.R. Official Records.
 - (NS) Not to scale.
 - Road bearing.
 - Public Utility Centerline of Seven Creek.
 - Road centerline.
 - General Land Office.

- REFERENCES**
- (1) Record of Survey Map 2630, MCR
 - (2) Record of Survey Map 1587, MCR
 - (3) Parcel Map Book 8 Page 6, MCR
 - (4) Parcel Map Book 8 Page 35, MCR
 - (5) Parcel Map Book 6 Page 20, MCR
 - (6) Parcel Map Book 21 Page 25, MCR
 - (7) Parcel Map Book 24 Page 44, MCR
 - (8) Access Declaration: Document No. _____, MCDR.
 - (9) Declaration of Road Maintenance Association: Document No. _____, MCDR.
 - (10) Soils Investigation, Potable Water Supply and SBA Fire Safe Declaration: Document No. _____, MCDR.
 - (11) A Zoning Amendment proposing to change any parcel as shown on the Final Map for Willis, filed on _____ in Book of Maps of _____, Mariposa County Official Records, to the Mountain Home Zoning Designation would violate CDF dead end road length limits if a through road is not provided.
 - (12) Drainage/Open Space Easement Declaration: Document No. _____, MCDR.
 - (13) Building Setback Declaration: Document No. _____, MCDR.
 - (14) Septic Declaration: Document No. _____, MCDR.
 - (15) Parcel Map Book 29 Page 30, MCR
 - (16) Deed of Gift: Volume 282 D.R., page 327, MCR.
 - (17) Oak Tree Preservation Area: see REFERENCES, sheet 10 of 10.

Centerline Data

| Course | Data |
|--------|------------------------------|
| CL1 | N50°07'41"E 37.30' |
| CL2 | Road: 60.00' Arc: 102.79' |
| | Ch: 15.76' |
| CL3 | Road: 70.00' Arc: 153.76' |
| | Ch: 15.76' |
| CL4 | N37°27'07"W 32.50' |
| | Ch: 15.48' |
| CL5 | Road: 715.00' Arc: 153.48' |
| | Ch: 76.29' 06" |
| CL6 | N32°00'59"E 49.02' |
| | Ch: 10.99' 40" |
| CL7 | Road: 28.88' Arc: 10.99' 40" |
| | Ch: 20.03' |

Variable with non-exclusive access easement offered for dedication to the County of Mariposa for public utility purposes only, by this map. The easement shall be an access easement for the use and benefit of Lots 8, 9 & 10 as shown hereon, and offsite parcels that currently use the dirt track as access.

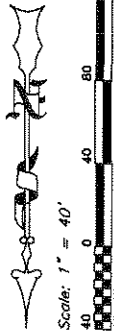
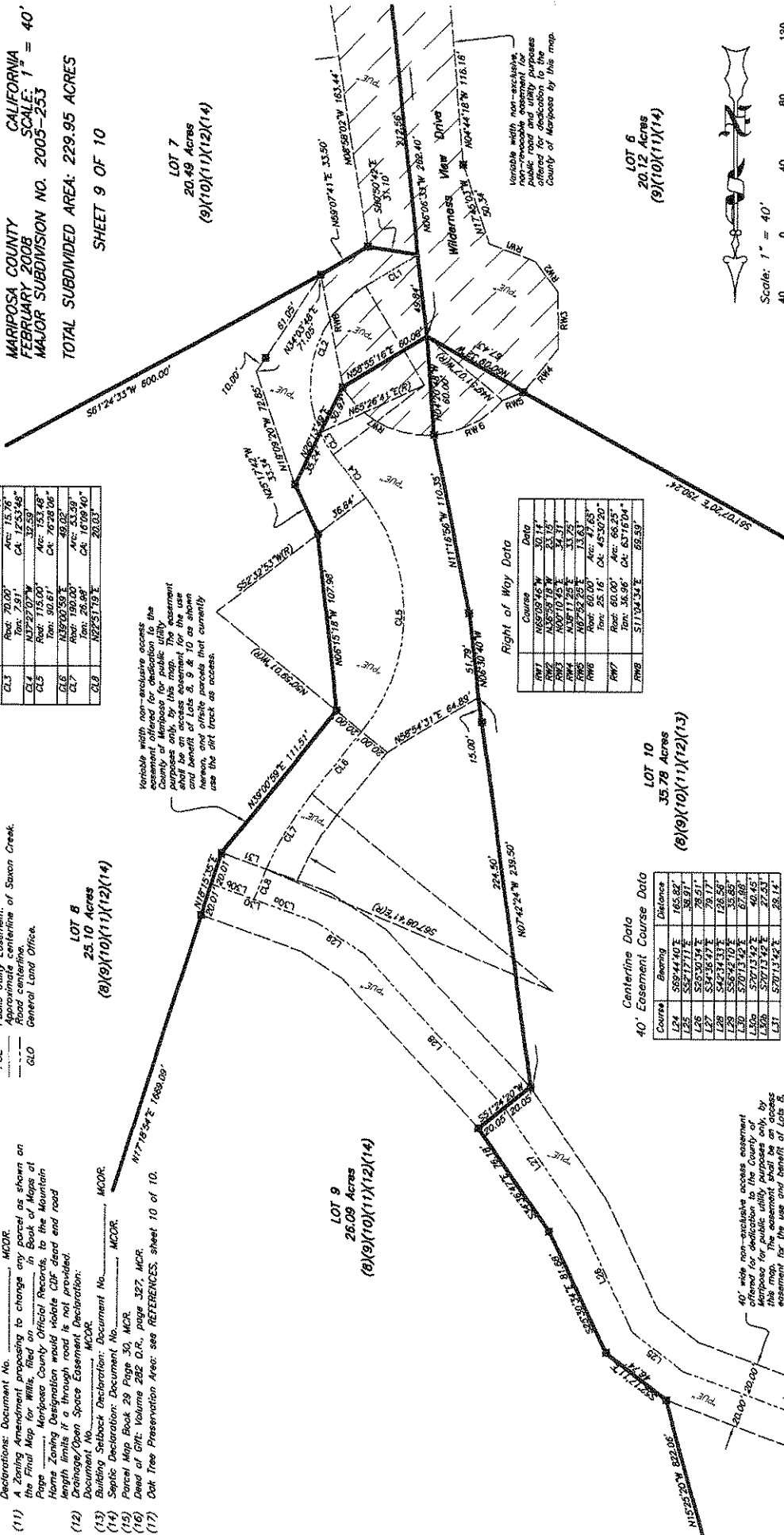
Right of Way Data

| Course | Data |
|--------|--------------------------|
| RW1 | N55°09'45"W 30.14' |
| RW2 | N45°59'19"W 23.19' |
| RW3 | N09°10'45"E 34.31' |
| RW4 | N09°52'25"E 33.23' |
| RW5 | Road: 60.00' Arc: 47.63' |
| | Ch: 15.48' |
| RW6 | Road: 60.00' Arc: 65.25' |
| | Ch: 63.16' 04" |
| RW7 | Road: 36.96' Arc: 65.25' |
| | Ch: 63.16' 04" |
| RW8 | S11°04'54"E 59.59' |

Centerline Course Data

| Course | Bearing | Distance |
|--------|-------------|----------|
| L24 | S69°44'40"E | 165.92' |
| L25 | S52°17'11"E | 38.91' |
| L26 | S25°30'34"E | 78.51' |
| L27 | S44°33'37"E | 173.26' |
| L28 | S56°42'10"E | 155.26' |
| L29 | S70°13'42"E | 67.08' |
| L30a | S70°13'42"E | 40.45' |
| L30b | S70°13'42"E | 27.53' |
| L31 | S70°13'42"E | 28.14' |

40' wide non-exclusive access easement offered for dedication to the County of Mariposa for public utility purposes only, by this map. The easement shall be an access easement for the use and benefit of Lots 8, 9 & 10 as shown hereon, and offsite parcels that currently use the dirt track as access.



FREEMAN & SEAMAN LAND SURVEYORS
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03/04/2008 PM Ctd/03/04/2008 PMB.dwg

FINAL MAP FOR BRET & TERI WILLIS

BEING A DIVISION OF A PORTION OF THE NW1/4 & THE NW1/4 OF THE SW1/4 OF SECTION 35 AND A PORTION OF THE E1/2 OF SECTION 34, ALL IN T. 4 S., R. 18 E., M.D.B. & M.

MARIPOSA COUNTY CALIFORNIA
FEBRUARY 2008 SCALE: 1" = 150'
MAJOR SUBDIVISION NO. 2005-253

TOTAL SUBDIVIDED AREA: 229.95 ACRES
SHEET 10 OF 10

This additional information is for informational purposes, describing conditions as of the date of filing, and is not intended to affect record title interest.

LEGEND

- Found monument as described hereon.
- ⊙ Set 3/2" steel bar with plastic cap stamped "S-37" and "MARIPOSA COUNTY" hereon.
- (1) Record data per reference listed hereon.
- (M) Measured and/or calculated bearing and/or distance same as record.
- MCR Mariposa County Records.
- MCDR Mariposa County Official Records.
- O.R. Official Records.
- (MIS) Not to scale.
- (B) Radial bearing.
- Public Utility Easement.
- Approximate centerline of Sonan Creek.
- Road centerline.
- GLO General Land Office.

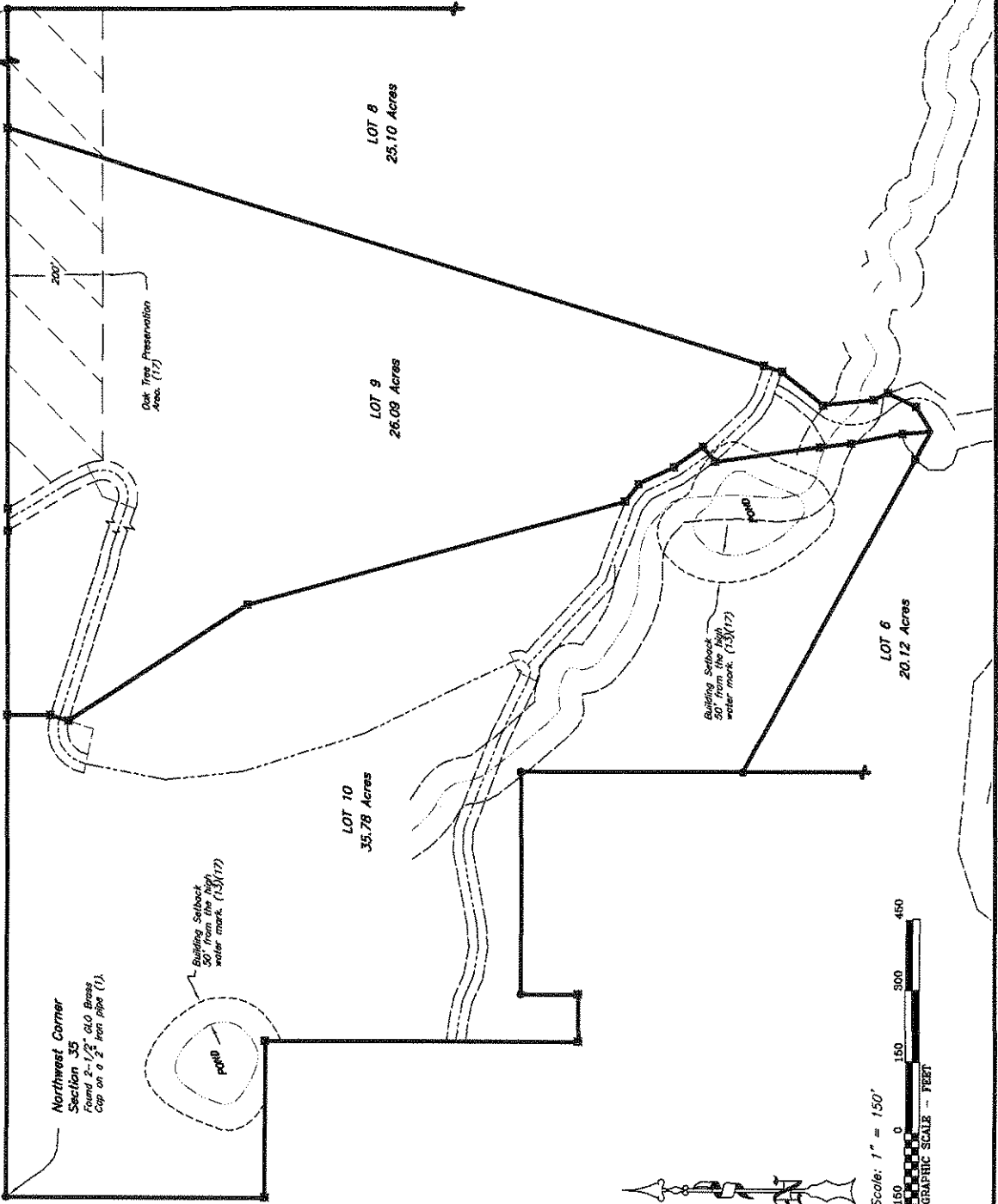
REFERENCES

- (1) Record of Survey Map 2630, MCR
- (2) Record of Survey Map 1507, MCR
- (3) Parcel Map Book 8 Page 5, MCR
- (4) Parcel Map Book 6 Page 20, MCR
- (5) Parcel Map Book 21 Page 25, MCR
- (6) Parcel Map Book 24 Page 44, MCR
- (7) Access Declaration: Document No. _____ MCDR
- (8) Declaration No. _____ MCDR
- (9) Title Investigation, Potable Water Supply and SRA Fire Safe Declaration: Document No. _____ MCDR
- (10) A Zoning Amendment processing to change city parcel as shown on the Final Map for Willis, filed on _____ in Book of Maps at Page _____ Mariposa County Official Records, to the Mountain Home Zoning Designation would violate CDF dead end road length limits if a through road is not provided.
- (11) Drainage/Open Space Easement Declaration: Document No. _____ MCDR
- (12) Building Setback Declaration: Document No. _____ MCDR
- (13) Building Setback Declaration: Document No. _____ MCDR
- (14) Parcel Map Book 29 Page 30, MCR
- (15) Deed of Gift: Volume 282 O.R., page 327, MCR
- (16) Oak Tree Preservation Area: No oak trees with a diameter of 5" or greater at breast height are to be removed from the designated Oak Tree Preservation Area except as determined necessary for the protection or other safety purposes as determined by the Director.
- (17) Willis Subdivision Project Oak Tree Survey Report dated May 11, 2007, is on file at the Mariposa County Planning Department.

FREEMAN & SEAMAN LAND SURVEYORS
Mariposa (209)966-3926
Oakhurst (559)583-4797
030428FM.Lcd/030428FM10.dwg

North 1/4 Corner
Section 35
Found 2-1/2" GLO Brass
Cap on 0-2" iron pipe (1).

Northwest Corner
Section 35
Found 2-1/2" GLO Brass
Cap on 0-2" iron pipe (1).



(12)

water purveyor's permit has been applied for. A chemical analysis must be submitted with the tentative map, and a bacterial analysis must be submitted prior to placing the water system in operation;

D. That the subdivider provide all necessary easements and rights-of-way to accommodate all streets, drainage, and flood control structures and facilities and sewer systems extending beyond the boundaries of the subdivision. (Ord. 462 (part), 1977; Ord. 429 Sec.6.9(A), 1976).

16.20.232 Action by the board of supervisors.

A. Following a determination by the director of public works that the final map is in substantial conformance with the approved tentative, that compliance with all conditions has been completed, and that all other provisions of this title and the government code have been satisfied, the map shall be filed with the clerk of the board of supervisors. The clerk shall schedule the map for consideration by the board of supervisors, at which time the map shall be approved if it is determined to be in conformance with the requirements of this title and the Subdivision Map Act.

B. The board of supervisors shall also consider offers of dedication and easements. Acceptance of such dedications shall be in accordance with the provisions of this title and policies established by the board of supervisors.

1. Public utility easements shall be accepted on behalf of the county and the public. Acceptance shall be solely for the purpose of permitting development of necessary public utilities, and shall not obligate the county to assume any responsibility or liability related to the easements.

2. Offers of dedication shall be accepted, accepted subject to improvement, or rejected. Offers of dedication for road right-of-way shall be accepted by the county for purposes of access, circulation, and public utility purposes within the subdivision and for use by the public. Roads accepted for access may be accepted into the county road system for maintenance at the direction of the board of supervisors providing it has been constructed to an acceptable improvement standard.

3. Offers of dedication for road rights-of-way accepted for public access and circulation but not for maintenance, shall not obligate the county to assume any liability or responsibility related to the right-of-way.

4. Any offers of dedication which are rejected shall remain open and may be accepted at any later date based on specific direction by the board of supervisors.

C. The clerk of the board of supervisors upon the approval of the final map, and after the signatures and seals have been affixed, shall transmit the map to the county recorder who shall certify and file the same as prescribed by this title and the Subdivision Map Act. (Ord. 688 Sec., 1987).