

**Mono County
Community Development Department**

P.O. Box 347
Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
commdev@mono.ca.gov

Planning Division

P.O. Box 8
Bridgeport, CA 93517
(760) 932-5420, fax 932-5431
www.monocounty.ca.gov

**LOT MERGER
APPLICATION**

APPLICATION # _____	FEE \$ _____
DATE RECEIVED _____	RECEIVED _____ BY _____
RECEIPT # _____	CHECK # _____ (NO CASH)

APPLICANT/AGENT Justin Walsh

ADDRESS P.O. Box 600 CITY/STATE/ZIP June Lake, CA 93529

TELEPHONE () E-MAIL

OWNER, if other than applicant Drell Enterprises, Incorporated, a California Corporation

ADDRESS same as above CITY/STATE/ZIP same as above

TELEPHONE () same as above E-MAIL same as above

PROJECT DESCRIPTION: Assessor's Parcel # 015-113-014, 015-113-054, 015-113-035
& 015-113-010

Lot 11, Lot 12, Northeasterly 38 feet of Lot 38, Lot 39 together with the Southwesterly 12 feet of Lot 38, located within Block 6 of Silver lake Pines Tract No. 1, MB 1/2.

APPLICATION PACKET SHALL INCLUDE:

- A. Plot Plan: A reproducible Plot Plan map, preferably on 8.5" x 11" (maximum size 11" x 17") drawn to a legible scale that illustrates the lot merger. The Plot Plan must contain sufficient detail to verify conformance with existing zoning and building regulations. The Plot Plan must illustrate the following items where applicable: (a) existing and proposed lot areas; (b) existing surface and subsurface structures and improvements; (c) existing septic system and well locations; (d) streams and waterways; (e) existing/proposed easements and access routes; and (f) any unusual topographic features or other information (such as compliance with minimum setback requirements) that may be pertinent to review and approval of the application.
- B. Appropriate application fee: See Development Fee Schedule.
- C. Signed Lot Merger Notice form.

I/We certify that I/we are the owners of the subject property or that I/we have been authorized by the owners to process this application.


Signature _____

Signature

01/19/2023
Date

RECORDING REQUESTED BY

Community Development Department

AND WHEN RECORDED MAIL TO:

Mono County Planning Division
P.O. Box 8
Bridgeport CA 93517

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**LOT MERGER NOTICE
FOR REAL PROPERTY IN MONO COUNTY**

PARCELS TO BE MERGED: Assessor's Parcel Numbers and/or deed reference.

015-113-014

015-113-054

015-113-035

015-113-010

SIGNATURE OF RECORD TITLE OWNERS: This document will be recorded. All record title owners must sign below, and their signatures must appear as reflected on the recorded deeds. *All signatures must be notarized.*

I/we hereby attest by my/our signature(s) hereon that I/we am/are all the record title owner/owners of the above-referenced real property. I/we also affirm that said property consists of two or more continuous lots under our common ownership and that I/we understand that recordation of this Merger Notice shall cause the subject parcels to be merged into one parcel and that further actions to sell, lease or finance portions of said parcel shall be subject to applicable provisions of the county subdivision regulations.

I/we hereby attest by our signature(s) hereon that I/we have initiated this merger and are requesting that the County record this Merger Notice; therefore, I/we do not wish to have a protest hearing to present evidence as to why this Merger Notice should not be recorded; and by our signature hereon I/we understand and expressly waive any and all rights to such a hearing.

Name Vishin Walsh Notarized signature [Signature] Date 01/19/2023

Name _____ Notarized signature _____ Date _____

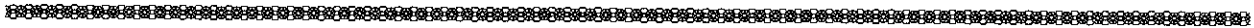
Name _____ Notarized signature _____ Date _____

COUNTY APPROVAL: This Merger Notice has been reviewed and approved by the Mono County LDTAC.

ATTEST: _____
Signature Date

Treasurer / Tax Collector certifying pre-payment of property taxes for Lot Merger _____ MC

ATTEST _____
Signature Date



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 Mono

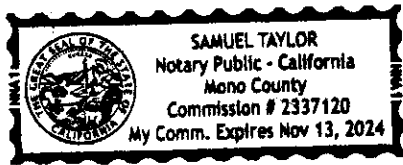
Subscribed and sworn to (or affirmed) before me on this 19th day of January, 2023, by
Date Month Year

(1) Justin Walsh

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Samuel Taylor
Signature of Notary Public



Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Lot Merger Notice

Document Date: 1/19/2023 Number of Pages: 1

Signer(s) Other Than Named Above: none



PLOT PLAN

LOT MERGER NO. 23- MC

RECORDING INFORMATION:

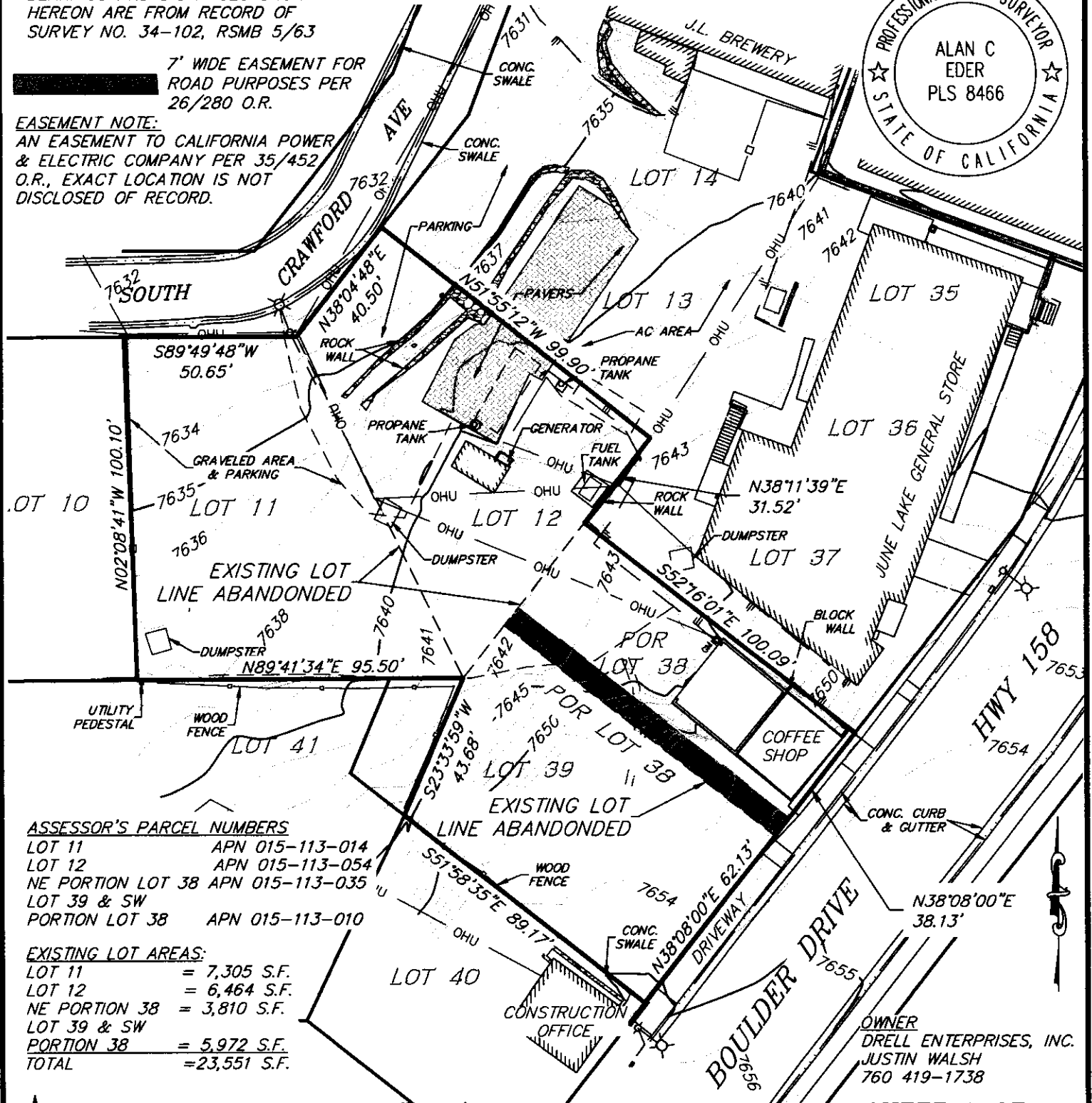
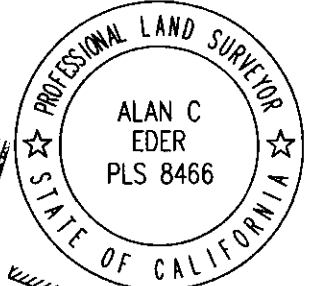
LOCATED IN JUNE LAKE VILLAGE, MONO COUNTY, CALIFORNIA

BEING A LOT LINE MERGER OF LOT 11, LOT 12, THE NORTHEASTERLY 38 FEET OF LOT 38, LOT 39 TOGETHER WITH THE SOUTHWESTERLY 12 FEET OF LOT 38, WITHIN BLOCK 6 OF SILVER LAKE PINES TRACT NO. 1, RECORDED IN BOOK 1 OF MAPS AT PAGE 2 IN THE OFFICE OF THE COUNTY RECORDER.

NOTE:
BEARINGS AND DISTANCES SHOWN
HEREON ARE FROM RECORD OF
SURVEY NO. 34-102, RSMB 5/63

7' WIDE EASEMENT FOR
ROAD PURPOSES PER
26/280 O.R.

EASEMENT NOTE:
AN EASEMENT TO CALIFORNIA POWER
& ELECTRIC COMPANY PER 35/452
O.R., EXACT LOCATION IS NOT
DISCLOSED OF RECORD.



ASSESSOR'S PARCEL NUMBERS

LOT 11 APN 015-113-014
 LOT 12 APN 015-113-054
 NE PORTION LOT 38 APN 015-113-035
 LOT 39 & SW PORTION LOT 38 APN 015-113-010

EXISTING LOT AREAS:

LOT 11 = 7,305 S.F.
 LOT 12 = 6,464 S.F.
 NE PORTION LOT 38 = 3,810 S.F.
 LOT 39 & SW PORTION LOT 38 = 5,972 S.F.
 TOTAL = 23,551 S.F.

OWNER
DRELL ENTERPRISES, INC.
JUSTIN WALSH
760 419-1738

triad/holmes associates

SCALE: 1" = 40'

SHEET 1 OF 1

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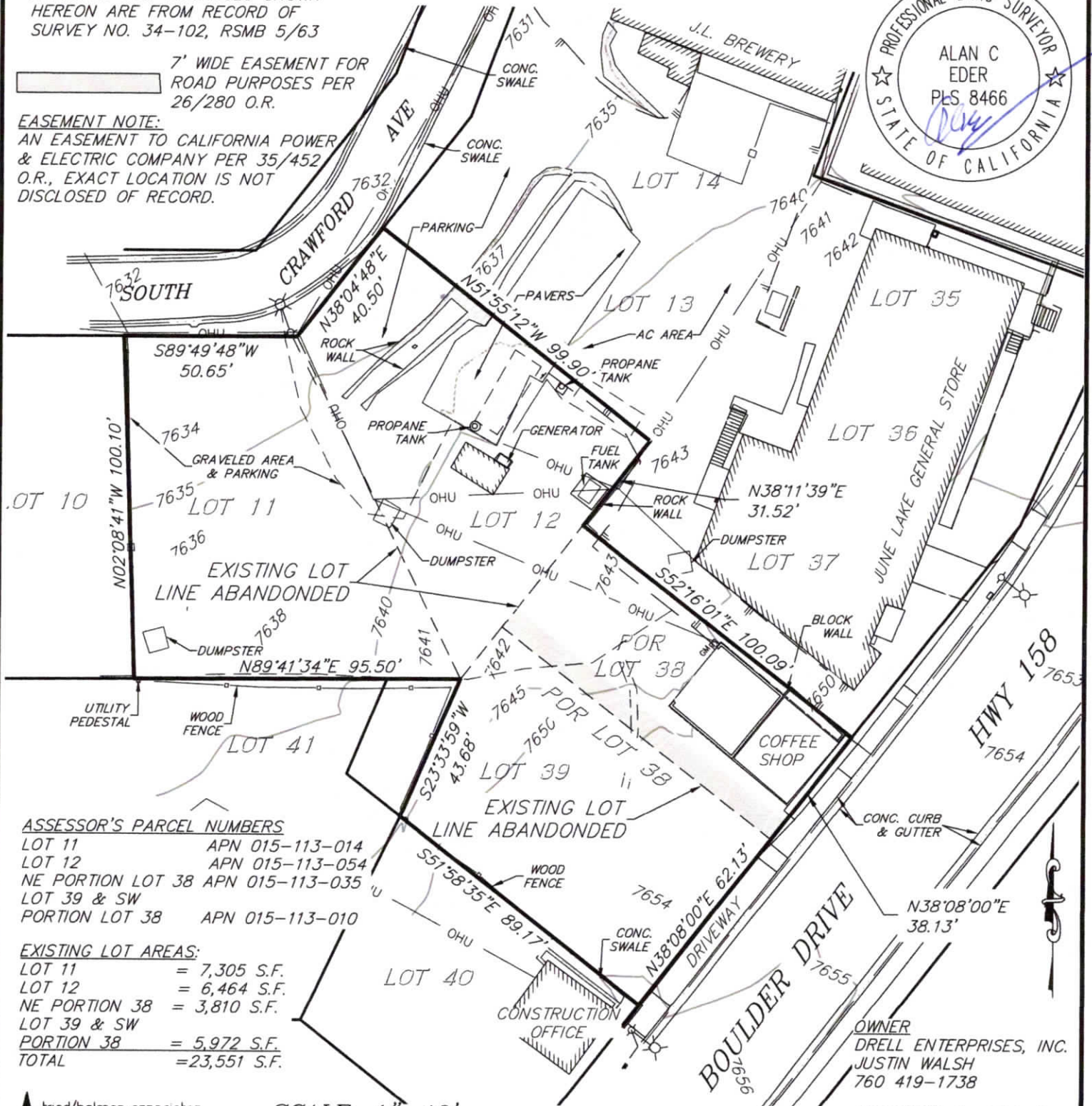
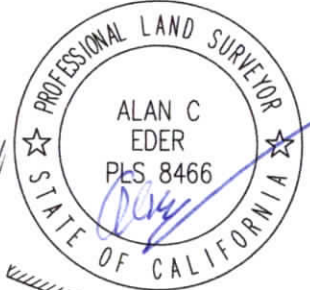
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AN EASEMENT TO CALIFORNIA POWER & ELECTRIC COMPANY PER 35/452 O.R., EXACT LOCATION IS NOT DISCLOSED OF RECORD.



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