

RECORDING REQUESTED BY

MAIL TO

Mono County Planning Division
 P.O. Box 347
 Mammoth Lakes, CA 93546

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**LOT LINE ADJUSTMENT 23-002MC/Richardson
 NOTICE OF APPROVAL**

DESCRIPTION	Lot line adjustment between two parcel on Mountain View Drive in Swall Meadows.
ASSESSOR'S PARCELS #	
PRIOR ASSESSOR PARCEL #	064-110-008-000 & 064-110-009-000
RECORD TITLE OWNER(S)	David & Jane Richardson

NOTICE IS HEREBY GIVEN that the Mono County Land Development Technical Advisory Committee (LDTAC) has reviewed the attached exhibits for **Lot Line Adjustment 23-002MC** and finds that they conform with applicable provisions of the Mono County Code and the Subdivision Map Act, California Government Code, Sec. 66410 (et seq.). The subject Lot Line Adjustment is therefore approved by the LDTAC subject to the following:

- 1) New deed descriptions with updated legal descriptions shall be provided with prior or concurrent recording of the Lot Line Adjustment. Failure to record new legal descriptions will result in no recordation from the county until such descriptions are provided or recorded. Deed descriptions shall substantially conform to the attached exhibit(s) and shall be prepared in conformance with applicable provisions of the California Land Surveyors Act.
- 2) The adjusted lots shall retain their prior land use designations, and all prior lots or portions thereof not otherwise delineated on the attached exhibit(s) shall be considered adjusted into the configurations as indicated on the attached exhibits.
- 3) Future development of the subject parcels shall conform to the parcel configurations as indicated on the attached exhibit maps and any conditions as may be approved in conjunction with the lot line adjustment.
- 4) Recordation of this Lot Line Adjustment shall serve as constructive notice.

Approved for filing by the Mono County LDTAC on **07/06/23**.

Attest: _____

Attachments: (1) Owner's request for Lot Line Adjustments, signed and notarized; (2) Exhibit "A" New Legal Descriptions for Parcels 1 & 2, signed by Licensed Surveyor; (3) Exhibit "B" Map of LLA 23-002MC; (4) Exhibit "C" Map exhibit of LLA 23-002MC with improvements.

Required Department Signatures for Recording: Failure to acquire all signatures will prevent recordation of the lot line adjustment.

Mono County
 Environmental Health Department: _____ Date: _____
Signature

LOT LINE ADJUSTMENT 23-002MC

Required Signatures Continued:

Public Works Department: _____ Date: _____
Signature

Treasurer / Tax Collector (certifying
pre-payment of property taxes): _____ Date: _____
Signature

Assessor's Office: _____ Date: _____
Signature

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
LOT LINE ADJUSTMENT PARCEL 1
23-002MC

Lot 8 of Hilltop Estates Addition III, in the County of Mono, State of California, as per Map recorded in Book 4, Pages 17 of Maps, in the Office of the County Recorder of said County.

TOGETHER with a portion of Lot 27 of said Hilltop Estates Addition III, more particularly described as follows:

Beginning at the northwest corner of said Lot 27, thence southwesterly along the westerly boundary line of said Lot 27, S45°57'43"W, 219.42 feet, to the southwesterly corner of said Lot 27; thence southeasterly along the southerly boundary line of said Lot 27, S74°32'35"E, 199.47 feet; thence leaving said southerly boundary line, N33°33'20"E, 96.22 feet; thence N13°13'00"W, 104.88 feet to a point on a curve concaved northerly having a radius of 78 feet to which a radial line bears S05°37'36"E, said curve being the northerly boundary line of said Lot 27 and the southerly 60 foot Right of Way of Mountain View Dr.; thence northwesterly along said curve 70.23 feet through a central angel of 51°35'24" more or less to the Point of Beginning.

Said parcel of Land Containing: 65,975± sq. ft., 1.51 acres more or less.

Legal Description Prepared By:



Guy Bien, L.S. 7724

Lic. Expires 12/31/23



EXHIBIT "A"
LEGAL DESCRIPTION
FOR
LOT LINE ADJUSTMENT PARCEL 2
23-002MC

Lot 27 of Hilltop Estates Addition III, in the County of Mono, State of California, as per Map recorded in Book 4, Pages 17 of Maps, in the Office of the County Recorder of said County.

EXCEPTING that portion of said Lot 27, more particularly described as follows:

Beginning at the northwest corner of said Lot 27, thence southwesterly along the westerly boundary line of said Lot 27, S45°57'43"W, 219.42 feet, to the southwesterly corner of said Lot 27; thence southeasterly along the southerly boundary line of said Lot 27, S74°32'35"E, 199.47 feet; thence leaving said southerly boundary line, N33°33'20"E, 96.22 feet; thence N13°13'00"W, 104.88 feet to a point on a curve concaved northerly having a radius of 78 feet to which a radial line bears S05°37'36"E, said curve being the northerly boundary line of said Lot 27 and the southerly 60 foot Right of Way of Mountain View Dr.; thence northwesterly along said curve 70.23 feet through a central angle of 51°35'24" more or less to the Point of Beginning.

Said parcel of Land Containing: 59,383± sq. ft., 1.36 acres more or less.

Legal Description Prepared By:



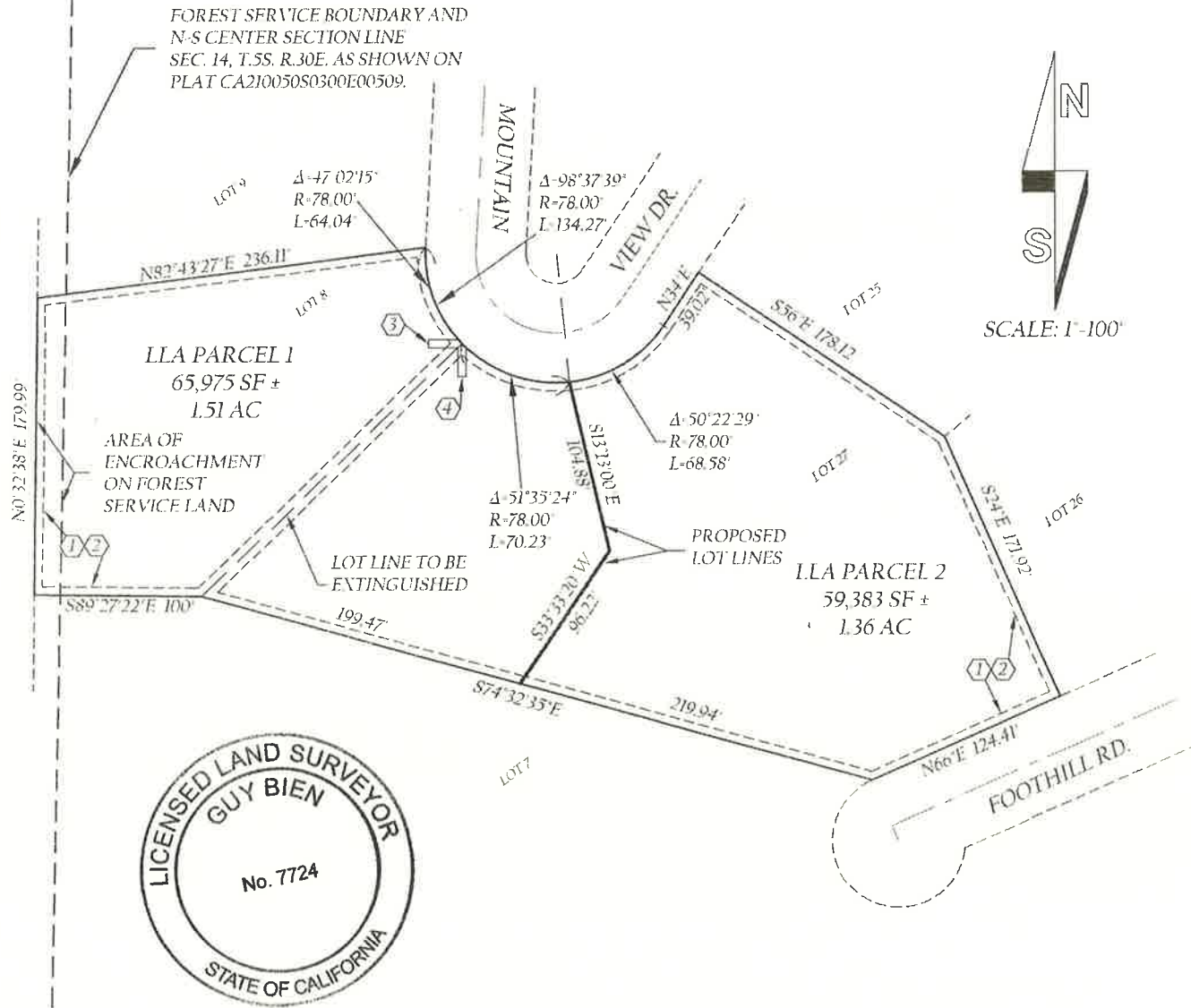
Guy Bien, L.S. 7724

Lic. Expires 12/31/23



EXHIBIT "B"

LOT LINE ADJUSTMENT 23-002MC HILLTOP ESTATES ADDITION III



EASEMENTS

- ① 5' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT PER MB 4/17.
- ② 5' WIDE EASEMENT FOR WATERLINES, ELECTRIC, TELEPHONE AND OTHER UTILITIES PER 68/279 O.R. AND 68/473 O.R.
- ③ 5' WIDE ANCHOR EASEMENT PER 264/244 O.R.
- ④ 5' WIDE ANCHOR EASEMENT PER 266/385 O.R.

EASEMENT NOTES

EASEMENTS LISTED IN TITLE REPORTS WHICH DO NOT AFFECT EITHER PARCEL

ELECTRICAL AND TELEPHONE PER 58/377 O.R., 61/39 O.R. (UNDISCLOSED LOCATION)

SEE CERTIFICATE OF COMPLIANCE EXHIBIT FOR LEGAL DESCRIPTIONS OF LOT LINE ADJUSTMENT PARCELS

GB 15 055 LJA

