

**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** Kimberly Cooke

ADDRESS 857 Swall Meadows Road CITY/STATE/ZIP Bishop, CA 93514

TELEPHONE ( 951 ) 961-2459 E-MAIL kimcooke08@gmail.com

**OWNER**, if other than applicant David and Kimberly Cooke

ADDRESS \\ // CITY/STATE/ZIP \\ //

TELEPHONE ( \_\_\_\_\_ ) E-MAIL \_\_\_\_\_

**PROJECT DESCRIPTION:** Assessor's Parcel # 064-200-006-000 and 064-200-027-000

Proposed lot Merger of two adjacent properties located in the Pinion Ranch Tract PH.1.

**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.

David Cooke  
Signature

Kimberly Cooke  
Signature

1-24-23  
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.

064-200-006-000

064-200-027-000

**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.

<u>Kimberly Rachel Cooke</u>	<u>[Signature]</u>	<u>1-24-23</u>
Name	Notarized signature	Date
<u>DAVID COOKE</u>	<u>[Signature]</u>	<u>1-24-23</u>
Name	Notarized signature	Date

_____	_____	_____
Name	Notarized signature	Date

*See attached as knowledge*

**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

# ACKNOWLEDGMENT

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

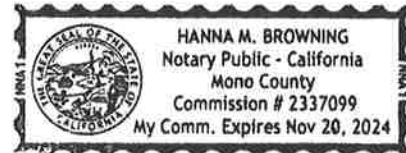
On 24 Jan 2023 before me, Hanna M. Browning, Notary Public  
(insert name and title of the officer)

personally appeared David John Cooke & Kimberley Rachel Cooke,  
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 Hanna M. Browning (Seal)



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**PLOT PLAN  
CHECKLIST**

Lack of a plot plan or any of the required information will delay the review of your plans by the Planning Division.

**PLOT PLANS MUST INCLUDE:**

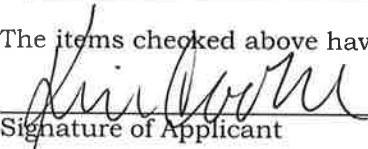
- Name/address/phone number of owner, applicant, plan preparer
- North arrow, scale (1"=20', etc.)
- Assessor's Parcel Number
- Location/name of boundary streets, surface waters and recorded easements on property (include type and size of any easements)
- Dimensioned property lines/project boundary lines
- N/A  Location/outside dimensions/use of proposed structures, driveways, parking areas -- distance between structures and setbacks to all property lines and surface waters
- Contour lines if the property is in a flood zone

**PLOT PLANS MUST ALSO INCLUDE THE FOLLOWING**, if applicable:

- Location/outside dimensions/use of existing structures: distance between structures and setbacks to all property lines and surface waters
- Location and name of surface waters within 50 feet of property
- Location of utility lines 115 kV or greater within 35 feet of property
- Unusual site features (e.g., hilly terrain, drainages) on property

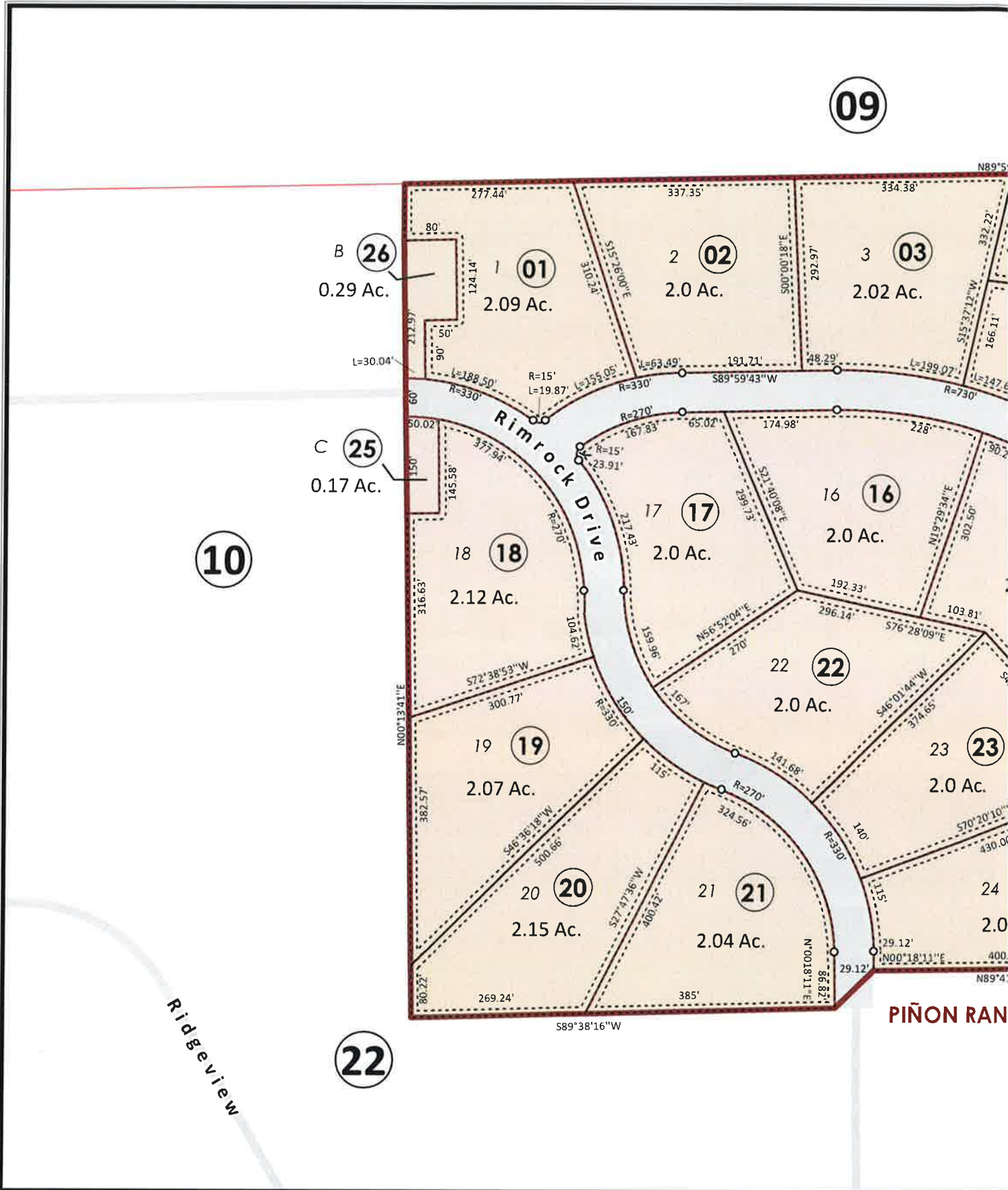
**NOTE:** New development in the Wheeler Crest area requires additional information for the Wheeler Crest Design Review District.

The items checked above have been included on the submitted plot plan.

  
\_\_\_\_\_  
Signature of Applicant

1-24-23  
\_\_\_\_\_  
Date

09



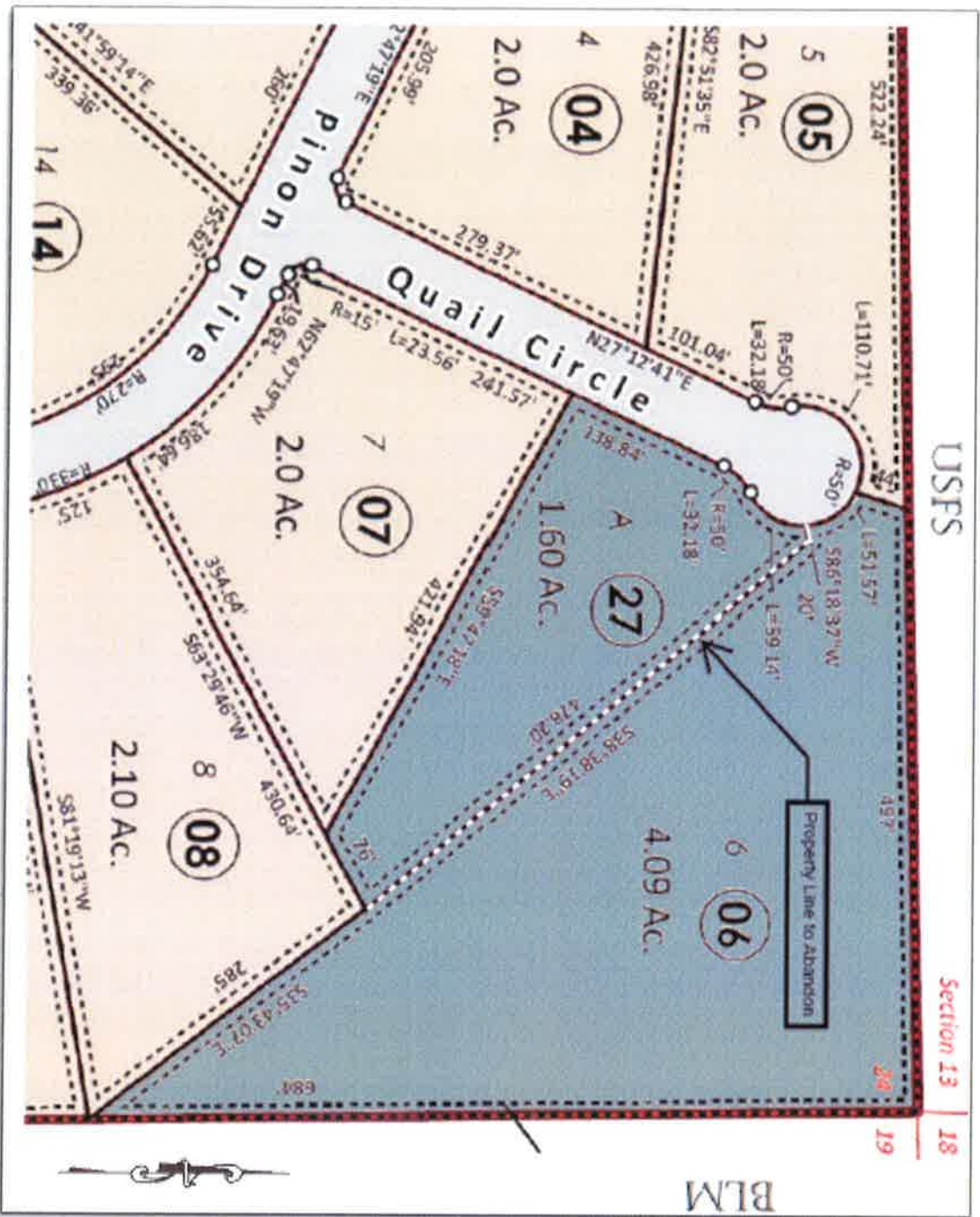
B 26  
0.29 Ac.

C 25  
0.17 Ac.

10

22

PIÑON RAN



**LEGAL DESCRIPTION OF MERGED PARCEL:**

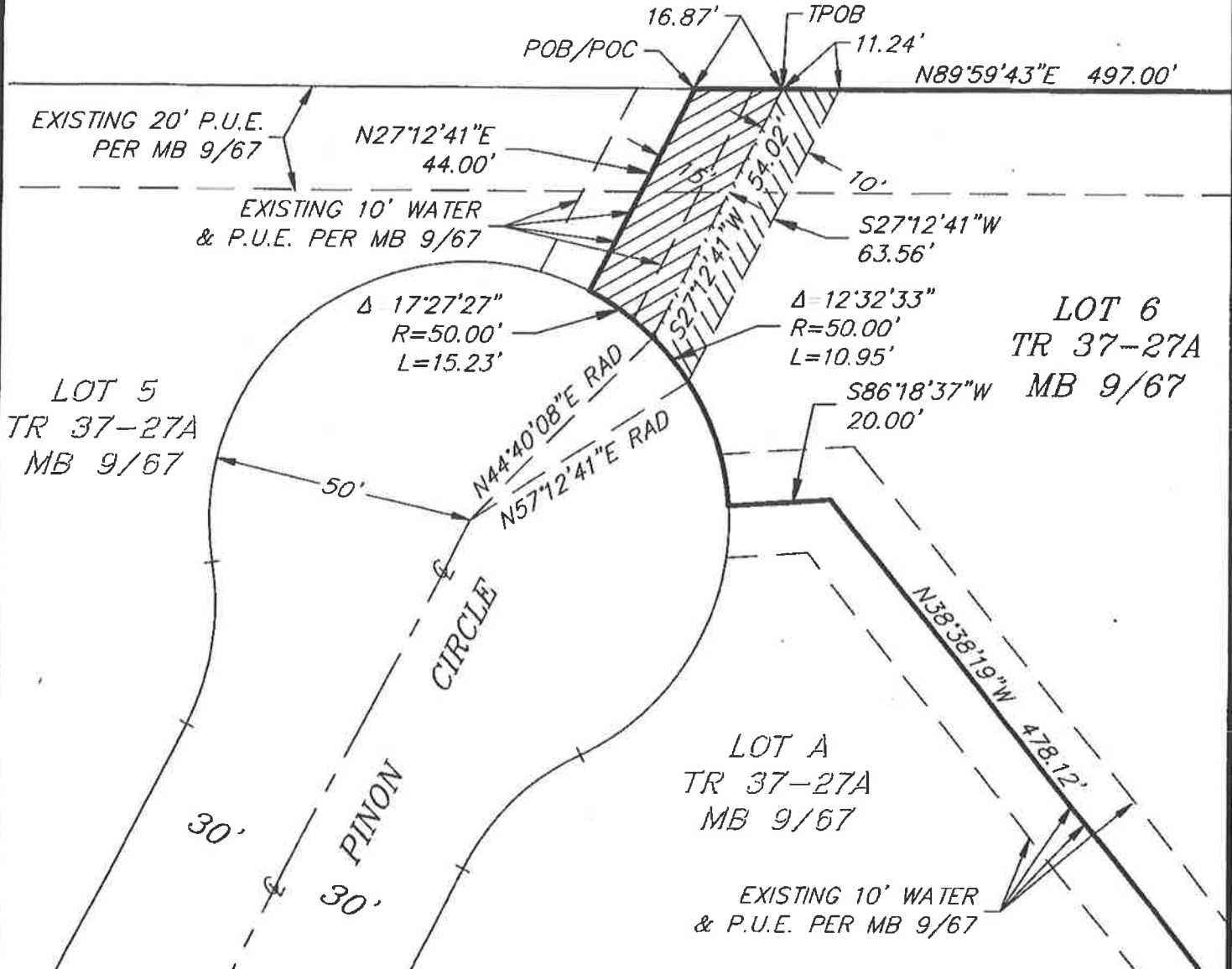
THAT CERTAIN real property located in the County of Mono, State of California, described as Lot 6 and Lot A of Tract No. 37-27A per the map recorded in Book 9 of Maps at Pages 67 through 67B inclusive, in the Office of the County Recorder of said County.

CONTAINING 247,856 square feet of land, more or less.

= Parcels To Be Merged

**EXHIBIT B**  
**ACCESS EASEMENT AND CONSTRUCTION EASEMENT OVER**  
**LOT 6 PINON RANCH**  
 IN THE UNINCORPORATED TERRITORY OF MONO COUNTY, CALIFORNIA

INYO NATIONAL FOREST

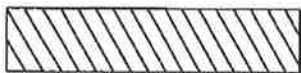


**LEGEND**

- POB POINT OF BEGINNING
- TPOB TRUE POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- TR TRACT NUMBER
- MB MAP BOOK/PAGE



15' WIDE ACCESS ROAD EASEMENT



10' WIDE TEMPORARY CONSTRUCTION EASEMENT



SCALE: 1"=30'

SHEET 3 OF 3

triad/holmes associates

**EXHIBIT B**

**LEGAL DESCRIPTION**

**ACCESS ROAD EASEMENT OVER  
LOT 6 PINON RANCH, TRACT NO. 37-27A**

BEING a fifteen (15.00) foot wide easement for access road purposes over, upon and across a portion of that certain real property located in the County of Mono, State of California, said real property being further described as Lot 6 of Tract No. 37-27A per the map recorded in Book 9 of Maps at Pages 67 through 67B inclusive, in the Office of the County Recorder of said County, and finally said easement also being further described as follows:

BEGINNING at the northwest corner of said Lot 6, as shown on said Tract Map, said corner also being a point on the north tract line of said Tract No. 37-27A;  
THENCE easterly along said north line, North 89°59'43" East, 16.87 feet;  
THENCE leaving said north line, South 27°12'41" West, 54.02 feet to the beginning point of a non-tangent curve, concave southwesterly and having a radius of 50.00 feet, a radial line to said point bears North 44°40'08" East, said point also being a point along the westerly line of said Lot 6 and further being a point on the right of way line of Pinon Circle as shown on said Tract Map;  
THENCE northwesterly along said non-tangent curve, through a central angle of 17°27'27", an arc length of 15.23 feet to the most westerly corner of said Lot 6;  
THENCE along the northwesterly line of said Lot 6, North 27°12'41" East, 44.00 feet to the POINT OF BEGINNING.

The above described easement is shown on the following Page 3 and by reference hereto made a part hereof.



Legal Description Prepared  
Under the Supervision of

A handwritten signature in cursive script, appearing to read "Alan C. Eder".

Alan C. Eder, PLS 8466



**EXHIBIT B**

**LEGAL DESCRIPTION**

**TEMPORARY CONSTRUCTION EASEMENT OVER  
LOT 6 PINON RANCH, TRACT NO. 37-27A**

BEING a ten (10.00) foot wide easement for temporary construction purposes over, upon and across a portion of that certain real property located in the County of Mono, State of California, said real property being further described as Lot 6 of Tract No. 37-27A per the map recorded in Book 9 of Maps at Pages 67 through 67B inclusive, in the Office of the County Recorder of said County, and finally said easement also being further described as follows:

COMMENCING at the northwest corner of said Lot 6, as shown on said Tract Map, said corner also being a point on the north line of said Tract No. 37-27A;  
THENCE easterly along said north line, North 89°59'43" East, 16.87 feet to the TRUE POINT OF BEGINNING;

THENCE continuing along said north line North 89°59'43" East, 11.24 feet;  
THENCE leaving said north line, South 27°12'41" West, 63.56 feet to the beginning point of a non-tangent curve, concave southwesterly and having a radius of 50.00 feet, a radial line to said point bears North 57°12'41" East, said point also being a point along the westerly line of said Lot 6 and further being a point on the right of way line of Pinon Circle as shown on said Tract Map;  
THENCE northwesterly along said non-tangent curve, through a central angle of 12°32'33", an arc length of 10.95 feet;  
THENCE leaving said westerly line and said right of way line, North 27°12'41" East, 54.02 feet to the TRUE POINT OF BEGINNING.

The above described easement is shown on the following Page 3 and by reference hereto made a part hereof.



Legal Description Prepared  
Under the Supervision of

A handwritten signature in black ink, appearing to read "Alan C. Eder".

Alan C. Eder, PLS 8466

**RECORDING REQUESTED BY:**  
Sierra Escrow  
Order No. **IMT-00014633-M**  
Escrow No. **1000370**  
Parcel No. **064-200-027-000**

**AND WHEN RECORDED MAIL TO:**

DAVID JOHN COOKE  
857 SWALL MEADOWS ROAD  
BISHOP, CA 93514

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$30.25 and CITY \$

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area:  Swall Meadows, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Pinon Ranch Owners' Association, a California non-profit corporation**

hereby GRANT(S) to **David John Cooke and Kimberly Rachel Cooke, Husband And Wife As Community Property with the Rights of Survivorship**

the following described real property in the County of Mono, State of California:  
SEE LEGAL DESCRIPTION EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

More commonly known as: **Lot 'A' Of Tract No. 37-27A, Pinon Ranch, Swall Meadows, CA 93514**

Date September 28, 2022

Exempt from fee per GC 27388.1 (a) (2); recorded "in connection with" a transfer subject to the imposition of documentary transfer tax

# INYO-MONO TITLE COMPANY

**RECORDING REQUESTED BY:**

Sierra Escrow  
Order No. **IMT-00014633-M**  
Escrow No. **1000370**  
Parcel No. **064-200-027-000**

**AND WHEN RECORDED MAIL TO:**

DAVID JOHN COOKE  
857 SWALL MEADOWS ROAD  
BISHOP, CA 93514

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## GRANT DEED

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- computed on full value of property conveyed, or  
 computed on full value less liens or encumbrances remaining at the time of sale.  
 unincorporated area:  Swall Meadows, and

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More commonly known as: **Lot 'A' Of Tract No. 37-27A, Pinon Ranch, Swall Meadows, CA 93514**

Date September 28, 2022

Exempt from fee per GC 27388.1 (a) (2); recorded "in connection with" a transfer subject to the imposition of documentary transfer tax

Pinon Ranch Owners' Association, a California non-profit corporation

C. F. Tucker  
By: Charles Tucker, President

Julie Anne Wright  
By: Julie Anne Wright, Secretary

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 } s.s.

On Sept. 30, 2022, before me, Diane M. Beglau Notary Public, personally appeared Charles Tucker and Julie Anne Wright, 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 Diane M. Beglau (Seal)



# CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

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 )

On October 4, 2022 before me, Diane M. Beglau, Notary Public  
(here insert name and title of the officer)

personally appeared Julie Anne Wright

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 Diane M. Beglau



(Seal)

## Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

The signer(s) capacity or authority is/are as:

- Individual(s)  
 Attorney-in-Fact  
 Corporate Officer(s) \_\_\_\_\_  
Title(s)

- Guardian/Conservator  
 Partner - Limited/General  
 Trustee(s)  
 Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) or Entity(ies) Signer is Representing

### Additional Information

#### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:  
 form(s) of identification  credible witness(es)

Notarial event is detailed in notary journal on:  
Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

#### Other

Additional Signer(s)  Signer(s) Thumbprint(s)

\_\_\_\_\_

**EXHIBIT "A"**  
**Legal Description**

LOT "A" OF TRACT NO. 37-27A, IN THE COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9 PAGES 67-67B OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING, TO THE UNITED STATES ALL THE COAL AND OTHER MINERALS IN THE LAND SO ENTERED AND PATENTED, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE, AND REMOVE THE SAME PURSUANT TO THE PROVISIONS AND LIMITATIONS ON THE ACT OF DECEMBER 29, 1916 (39 STAT. 862). ALSO RESERVING UNTO THE UNITED STATES, ITS PERMITTEE OR LICENSEE THE RIGHT TO ENTER UPON, OCCUPY AND USE, ANY PART OR ALL OF THE SAID LANDS FOR THE PURPOSES PROVIDED IN THE ACT OF JUNE 10, 1920 (41 STAT., 1063) AND SUBJECT TO THE CONDITIONS AND LIMITATIONS OF SECTION 24 OF SAID ACT. AS DISCLOSED IN THE PATENT FOR SAID LAND RECORDED OCTOBER 31, 1929 IN BOOK 3, PAGE 406, OFFICIAL RECORDS.

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[www.monocounty.ca.gov](http://www.monocounty.ca.gov)

## LOT MERGER INFORMATION

### INTRODUCTION:

A lot merger is the process of combining two separate and distinct parcels into one parcel. Lot Mergers are processed by the Planning Division at the request of property owners. Lot mergers are subject to pre-payment of property taxes and clerk recording fees, including a \$75 SB-2 fee at the time of recording.

### APPLICATION PACKET SHALL INCLUDE:

- A. Completed application form.
- B. Signed and notarized Merger Notice.
- C. Detailed Plot Plan meeting the requirements of the attached Plot Plan guidelines (one copy no larger than 8.5" x 14").
- D. Deposit for project processing: See Development Fee Schedule for Lot Merger.

### APPLICATION REVIEW PROCEDURE:

- A. **Application packet submitted** to the Planning Division.
- B. **Planning staff review** of the application packet. If it is determined incomplete, the applicant will be notified of the deficiencies. If deemed complete, Planning Staff will proceed with processing.
- C. **Staff verification** of property ownership, property tax, and zoning consistency. Once the packet is complete, staff will verify property ownership, check on the status of property taxes for the parcels, new deed descriptions, and verify that the proposed merger is consistent with applicable county policies.
- D. **Review and approval by Land Development Technical Advisory Committee (LDTAC).** LDTAC will review the merger application and pertinent background information and take action. The merger may be: 1) denied, 2) approved, or 3) approved with conditions. The applicant will be notified of LDTAC's decision.
- E. **Appeal of the decision.** The applicant or other interested parties can appeal the LDTAC's decision to the Planning Commission. If an appeal is filed, the merger will not be recorded until the Planning Commission considers the appeal and renders a decision. A completed appeal application with accompanying fees must be filed with the Planning Division within 10 days of the decision date.
- F. **If no appeal is filed**, Planning staff will record the Merger Notice at the County Clerk-Recorder's office.
- G. **Property Tax Installments.**
  - a. Government Code § 66493 (a) provides that whenever a subdivision is subject to a lien for taxes or special assessments collected as taxes not yet due, prior to recording the owner must pay property tax installments. For information on property tax installments and amounts due, please contact the tax collector's office at 760.932.5480.
- H. **County Clerk Recording Fees** Please contact the County Clerk at 760.932.5530 for fees due at time of Lot Merger recording.
- I. **Inactive Project.** The project shall be deemed inactive if the applicant has not submitted requested materials from the most recent County correspondence within 180 days, in accordance with 04.360, Mono County Land Use Element.