

RECORDING REQUESTED BY

Dennis Domaille

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 22-001 MC
 NOTICE OF APPROVAL**

DESCRIPTION	Lot line adjustment between two parcels on Vista Point Drive in Lee Vining CA.
NEW ASSESSOR'S PARCELS #	021-080-030 and 021-080-031
PRIOR ASSESSOR PARCEL #	021-080-028 and 021-080-029
RECORD TITLE OWNER(S)	Dennis Domaille and DJD Property LLC

NOTICE IS HEREBY GIVEN that the Mono County Land Development Technical Advisory Committee (LDTAC) has reviewed the attached exhibits for **Lot Line Adjustment 22-001 MC** 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 2/7/22.

Attest: _____

Attachments: (1) Owner's request for Lot Line Adjustments, signed and notarized; (2) New Legal Descriptions for Parcel 1 and 2 signed by Licensed Surveyor; (3) Exhibit Map of LLA 22-001 MC; and (4) Plot Plan of LLA 22-001 MC.

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 22-001 MC

Required Signatures Continued:

Public Works Department: _____ Date: _____
Signature

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

Assessor's Office: _____ Date: _____
Signature

RECORDING REQUESTED BY

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

**OWNER'S REQUEST FOR
LOT LINE ADJUSTMENT**

PARCELS SUBJECT TO LOT LINE ADJUSTMENT: Assessor's Parcel Numbers

021-080-028

021-080-029

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/separate ownership. I/we understand that recordation of this Request for Lot Line Adjustment shall cause the subject parcels to be adjusted per the attached exhibit maps.

I/we hereby attest by our signature(s) hereon that I/we have initiated this Lot Line Adjustment and are requesting that the County record this notice with the Lot Line Adjustment approval.

Dennis Domaillo
Name

[Signature]
Notarized signature

1-13-22
Date

[Signature]
Name

[Signature]
Notarized signature

1-13-22
Date

Jane Domaillo
Name

[Signature]
Notarized signature

1-13-22
Date

[Signature]
Name

[Signature]
Notarized signature

1-13-22
Date

SEE ATTACHED
NOTARIAL CERTIFICATE

CALIFORNIA JURAT

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 13th day
of January, 20 22, by Dennis Domaille
and Jane Domaille

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



(Seal)

Signature J. A. Markham

Optional Information

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

Description of Attached Document

This certificate is attached to a document titled/for the purpose of

Owner's Request for Lot Line Adjustment

containing 1 pages, and dated 1/13/22

Additional Information

Method of Affiant 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

Affiant(s) Thumbprint(s) Describe: _____

EXHIBIT A
LEGAL DESCRIPTION
LOT LINE ADJUSTMENT No. 21-001, MC
MONO COUNTY

LOT LINE ADJUSTMENT PARCEL NO. 1

Parcel 1 of Parcel Map No. 34-52 as shown on the map recorded in Book 4 of Parcel Maps at Page 85 in the Office of the County Recorder, County of Mono, State of California.

EXCEPTING THEREFROM that portion of said Parcel 1 described as “Parcel 3363-1” in the Grant Deed from Dennis Domaille and Jane Domaille, husband and wife as Joint Tenants, to the State of California and recorded on November 21, 2001 as Document No. 2001008458 of Official Records in the Office of said County Recorder, and said portion also being more particularly described as follows:

COMMENCING at the east quarter corner of Section 16 as shown on said Parcel Map, said east quarter corner also being the southeast corner of Parcel 2 as shown on said Parcel Map;

THENCE along the east line of said Section 16, also being the most easterly line of said Parcel 2, North 00°04’02” East, 19.57 feet to a point on the southwesterly right of way line of “STATE HIGHWAY 395”, 100.00 feet wide, as shown on said Parcel Map;

THENCE along said southwesterly right of way line, North 35°27’50” West, 607.67 feet to the most easterly corner of said Parcel 1, said most easterly corner also being an angle point in the boundary line of said Parcel 2, and furthermore said most easterly corner also being the TRUE POINT OF BEGINNING;

THENCE continuing along said southwesterly right of way line, said southwesterly line also being the boundary line of said “Parcel 3363-1”, North 35°27’50” West, 436.32 feet to the beginning point of a tangent curve, concave southwesterly and having a radius of 1450.00 feet;

THENCE along said curve and continuing along said boundary line, through a central angle of 23°11’27”, an arc length of 586.90 feet to a point of intersection with the north line of said Parcel 1;

THENCE along said north line and continuing along said boundary line, South 86°56’05” West, 500.58 feet;

THENCE leaving said north line and continuing along said boundary line, South 00°18’04” East, 8.00 feet;

THENCE continuing along said boundary line, South 69°38’39” East, 169.77 feet;

THENCE continuing along said boundary line, South 82°50'29" East, 453.03 feet to the beginning point of a non-tangent curve, concave southwesterly and having a radius of 1823.43 feet, a radial line to said point bears North 37°07'14 East;
THENCE continuing along said boundary line and along said non-tangent curve, through a central angle of 15°46'43", an arc length of 502.15 feet;
THENCE non-tangent to said curve and continuing along said boundary line, South 64°59'18" East, 41.44 feet;
THENCE parallel to said southwesterly right of way line of "STATE HIGHWAY 395" and continuing along said boundary line, South 35°27'50" East, 191.15 feet;
THENCE continuing along said boundary line, South 11°13'48" East, 35.96 feet;
THENCE parallel to said southwesterly right of way line of "STATE HIGHWAY 395" and continuing along said boundary line, South 35°27'50" East, 12.01 feet, more or less, to a point of intersection with the boundary line common to said Parcel 1 and said Parcel 2 of said Parcel Map;
THENCE along said common boundary line, also being the boundary line of said "Parcel 3363-1", South 61°19'41" East, 62.35 feet to the TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM that portion of said Parcel 1 described in Lot Line Adjustment 13-001, recorded as Document No. 2013002740 in the Office of said County Recorder, and said portion also being more particularly described as follows:

BEGINNING at the southwest corner of said Parcel 1, said southwest corner also being the southeast corner of Parcel 4 as shown on said Parcel Map;
THENCE along the south line of said Parcel 1, North 84°42'41" East, 312.05 feet;
THENCE leaving said south line, North 03°26'45" West, 256.85 feet;
THENCE South 84°42'41" West, 312.05 feet to a point of intersection with the west line of said Parcel 1, said west line also being the east line of said Parcel 4;
THENCE along said west and east lines, South 03°26'45" East, 256.85 feet to the POINT OF BEGINNING.

TOGETHER WITH that certain real property described as "PARCEL 1238-05-01" in the "Director's Grant Deed" from the State of California to DJDS Property LLC, a Wyoming Limited Liability Company, and recorded on January 15, 2019 as Document No. 2019000163 of Official Records in the Office of said County Recorder, and said real property also being more particularly described as follows:
BEGINNING at the most westerly corner of Parcel 1 of said Parcel Map No. 34-52;
THENCE on a westerly extension of the southerly line of said Parcel 1, North 52°23'09" West, 70.47 feet to a point of intersection with a curve having a radius

of 1220.00 feet, said curve also being concentric with the westerly line of said Parcel 1, and furthermore a radial bearing to said point of intersection bears South 59°13'32" East;

THENCE northwesterly along said curve, through a central angle of 18°37'54", an arc length of 396.72 feet;

THENCE tangent to said curve, North 12°08'34" East, 130.21 feet to a point of intersection with a westerly extension of the north line of said Parcel 1;

THENCE along said westerly extension, North 86°56'05" East, 72.54 feet to the northwest corner of said Parcel 1, said northwest corner also being a point on a 1290.00-foot radius concentric curve;

THENCE southwesterly along said concentric curve, also being the westerly line of said Parcel 1, through a central angle of 19°00'16", an arc length of 427.88 feet to the POINT OF BEGINNING.

ALSO TOGETHER WITH a portion of Parcel 3 of said Parcel Map No. 34-52 described as follows:

BEGINNING at the most easterly corner of said Parcel 3;

THENCE along the easterly line of said Parcel 3, South 45°48'27" West, 112.07 feet;

THENCE leaving said easterly line, North 15°54'27" East, 97.15 feet to a point of intersection with the north line of said Parcel 3;

THENCE along said north line, South 74°05'33" East, 55.86 feet to the POINT OF BEGINNING.

CONTAINING 27.430 acres, more or less.

LOT LINE ADJUSTMENT PARCEL NO. 2

Parcel 3 of Parcel Map No. 34-52 as shown on the map recorded in Book 4 of Parcel Maps at Page 85 in the Office of the County Recorder, County of Mono, State of California.

EXCEPTING THEREFROM that portion of said Parcel 3 described as follows: BEGINNING at the most easterly corner of said Parcel 3;

THENCE along the easterly line of said Parcel 3, South 45°48'27" West, 112.07 feet;

THENCE leaving said easterly line, North 15°54'27" East, 97.15 feet to a point of intersection with the north line of said Parcel 3;

THENCE along said north line, South 74°05'33" East, 55.86 feet to the POINT OF BEGINNING.

TOGETHER WITH that certain real property described as "PARCEL 1238-04-01" in the "Director's Grant Deed" from the State of California to DOM Management LLC, a Wyoming Limited Liability Company, and recorded on January 15, 2019 as Document No. 2019000162 of Official Records in the Office of said County Recorder, and said real property also being more particularly described as follows: BEGINNING at the northwest corner of Parcel 3 of said Parcel Map No. 34-52; THENCE on a westerly extension of the northerly line of said Parcel 3, North 52°23'09" West, 70.47 feet to a point of intersection with a curve having a radius of 1220.00 feet, said curve also being concentric with the westerly line of said Parcel 3 and furthermore a radial bearing to said point of intersection bears South 59°13'32" East; THENCE southwesterly along said 1220.00-foot radius curve, through a central angle of 09°16'13", an arc length of 197.39 feet; THENCE on a southeasterly extension of a radial to said 1220.00-foot radius curve, South 49°57'19" East, 70.00 feet to a point on said westerly line of Parcel 3, said westerly line being a concentric curve have a radius of 1290.00 feet; THENCE northeasterly along said westerly line and said concentric curve, through a central angle of 08°53'51", an arc length of 200.32 feet to the POINT OF BEGINNING.

CONTAINING 2.657 acres of land, more or less.

The Basis of Bearings for the above legal descriptions is said Parcel Map No. 34-52.



LEGAL DESCRIPTION PREPARED
UNDER THE SUPERVISION OF:

Andrew K. Holmes

Andrew K. Holmes, PLS 4428
License Expires 09/30/23

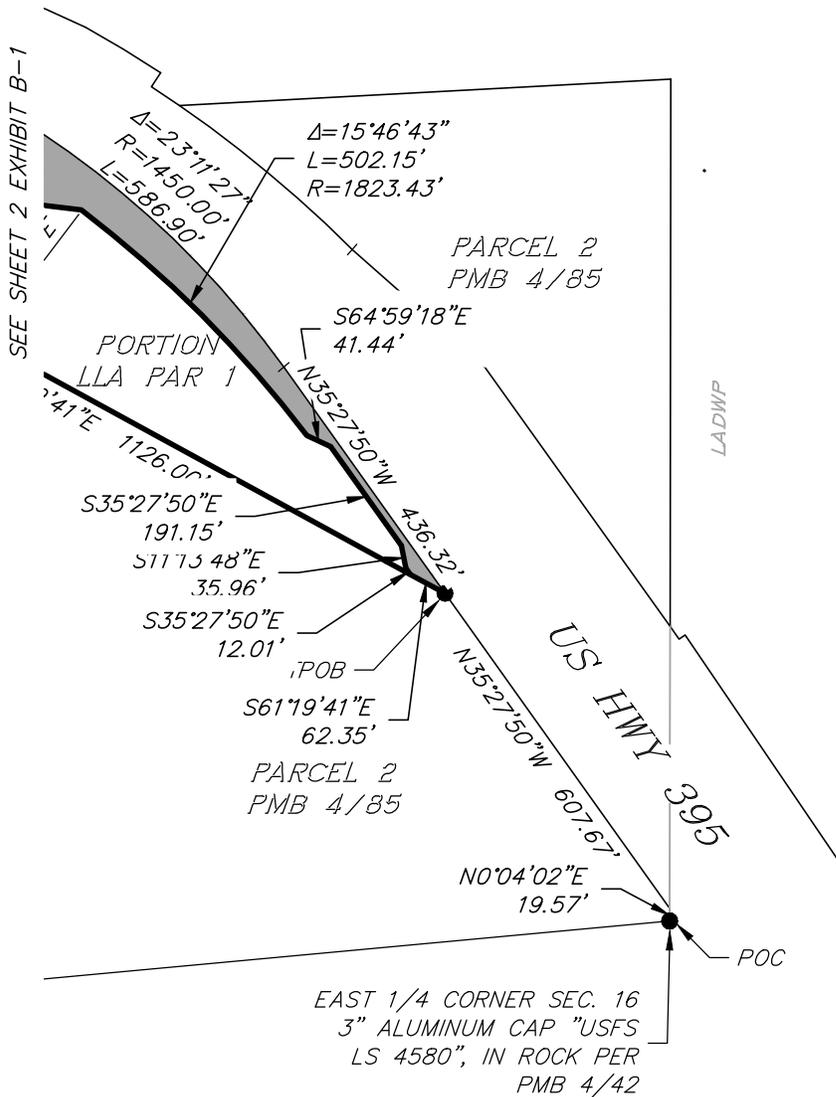
EXHIBIT B-1

RECORDING INFORMATION:

LOT LINE ADJUSTMENT LLA 21-001, MC

MONO COUNTY, CALIFORNIA

BEING A LOT LINE ADJUSTMENT BETWEEN PARCEL 3 OF PARCEL MAP NO. 34-52 RECORDED IN PMB 4/85 AND LOT LINE ADJUSTMENT PARCEL 2 OF LOT LINE ADJUSTMENT 13-001 RECORDED AS DOC#2013002740 O.R., TOGETHER WITH A LOT MERGER OF THE PROPERTIES AS DESCRIBED IN THE DIRECTORS GRANT DEEDS RECORDED AS DOC#2019000162 O.R. AND DOC#2019000163 O.R.



PORTION OF PARCEL 3363-1 GRANTED TO THE STATE OF CALIFORNIA PER GRANT DEED RECORDED AS DOC#2001008458 O.R.

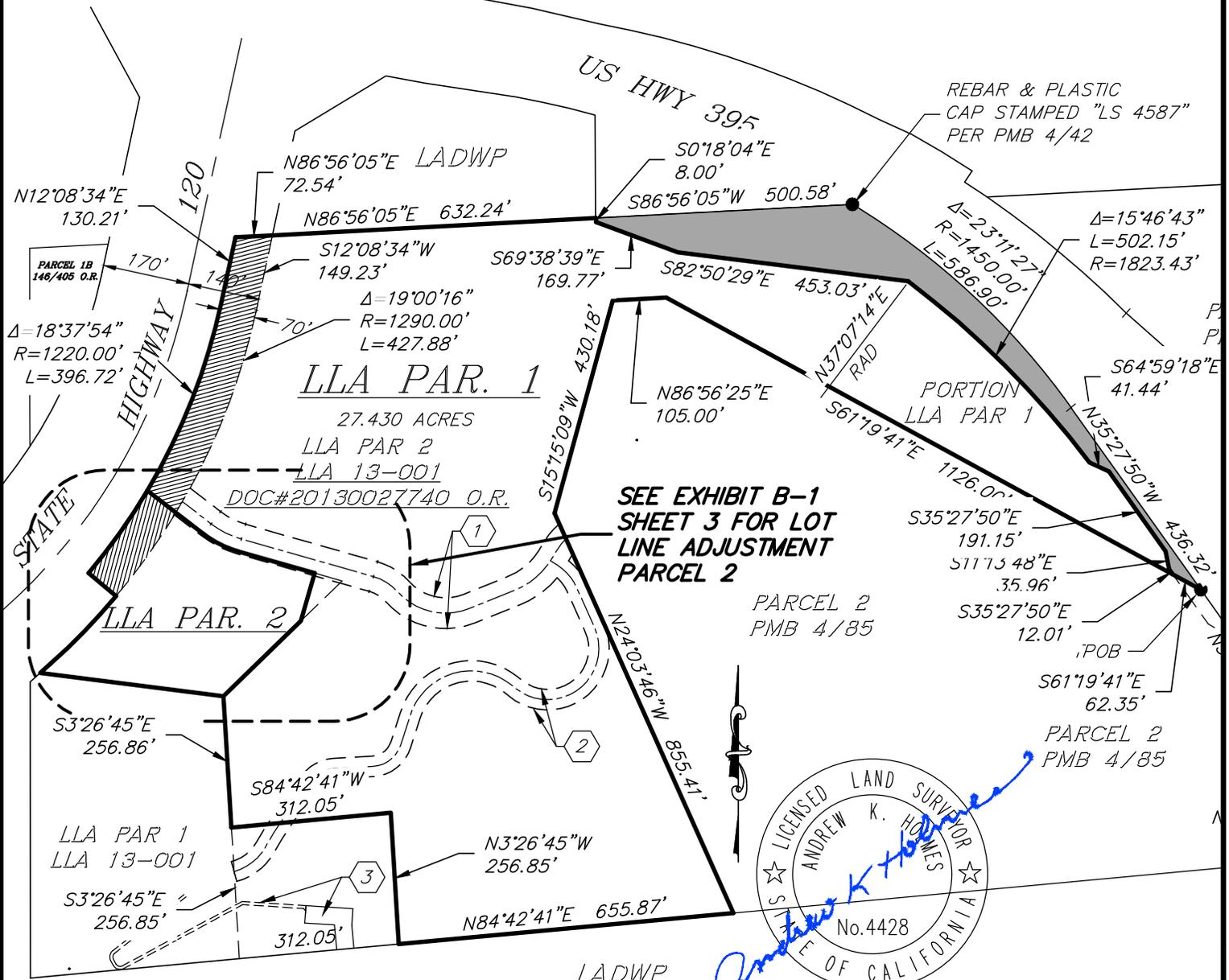
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MONO COUNTY, CALIFORNIA

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- EASEMENTS**
- ① 60' WIDE ROAD EASEMENT PER PMB 4/85 & VERIZON EASEMENT PER DOC.# 2009004475 O.R.
 - ② 40' WIDE ROAD EASEMENT PER PMB 4/85 & VERIZON EASEMENT PER DOC.# 2009004475 O.R.
 - ③ EASEMENT TO S.C.E. PER 2008005812 FOR ELECTRICAL AND COMMUNICATIONS DOES NOT AFFECT THE SUBJECT PROPERTIES

- PORTION OF PARCEL 3363-1 GRANTED TO THE STATE OF CALIFORNIA PER GRANT DEED RECORDED AS DOC#2001008458 O.R.
- PROPERTY GRANTED TO DFDS LLC PER DOC#2019000163 O.R.
- PROPERTY GRANTED TO DOM MANAGEMENT LLC, PER DOC#2019000162 O.R.

triad/holmes associates

SCALE: 1"=300'

SHEET 2 OF 3

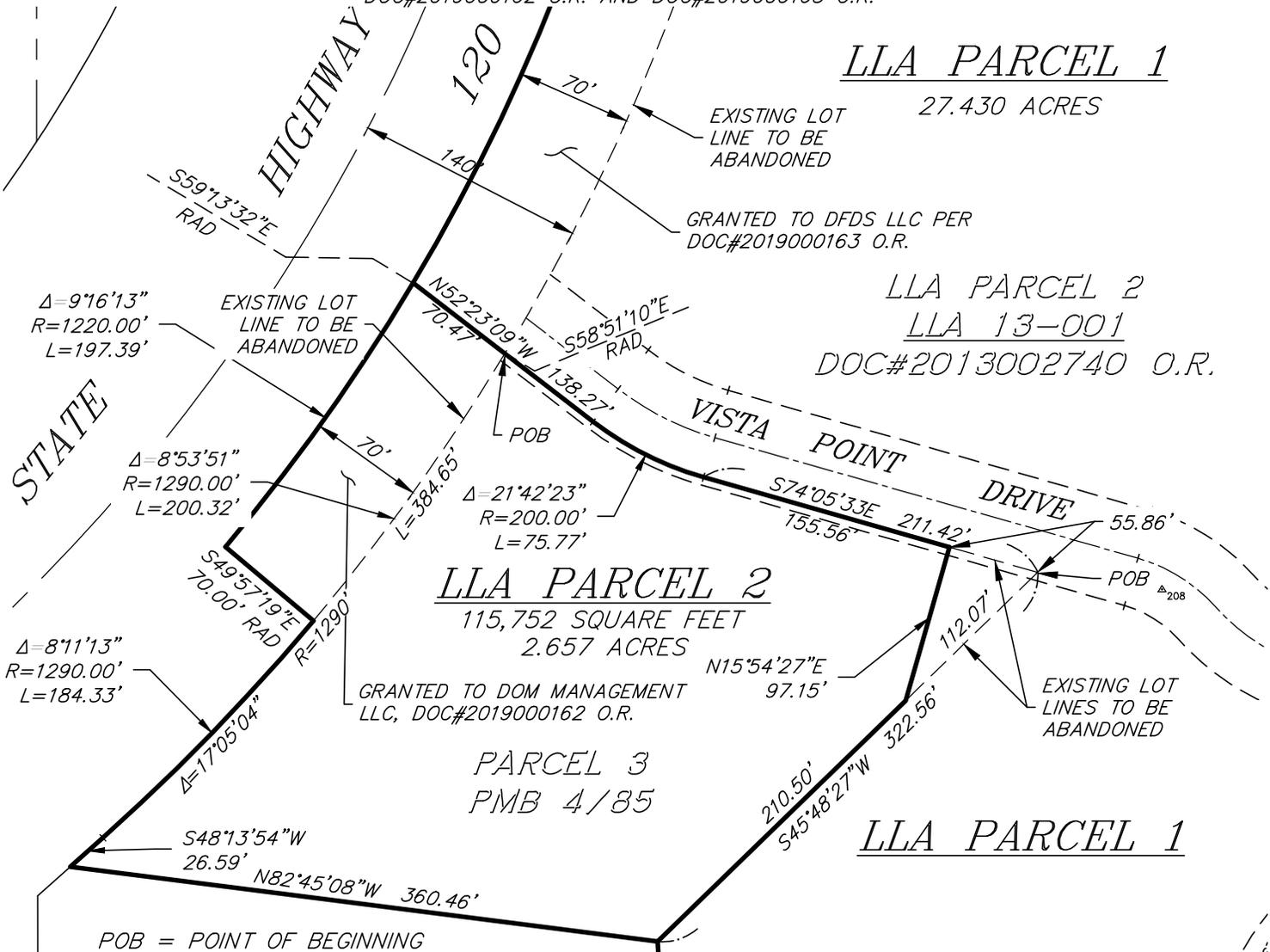
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LOT LINE ADJUSTMENT LLA 21-001, MC

MONO COUNTY, CALIFORNIA

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LLA PARCEL 1

27.430 ACRES

LLA PARCEL 2
LLA 13-001

DOC#2013002740 O.R.

LLA PARCEL 2

115,752 SQUARE FEET
2.657 ACRES

PARCEL 3
PMB 4/85

LLA PARCEL 1

LLA PARCEL 2
DOC#2013002740 O.R.

LLA PARCEL 1
DOC#2013002740 O.R.

POB = POINT OF BEGINNING



SCALE: 1"=100'

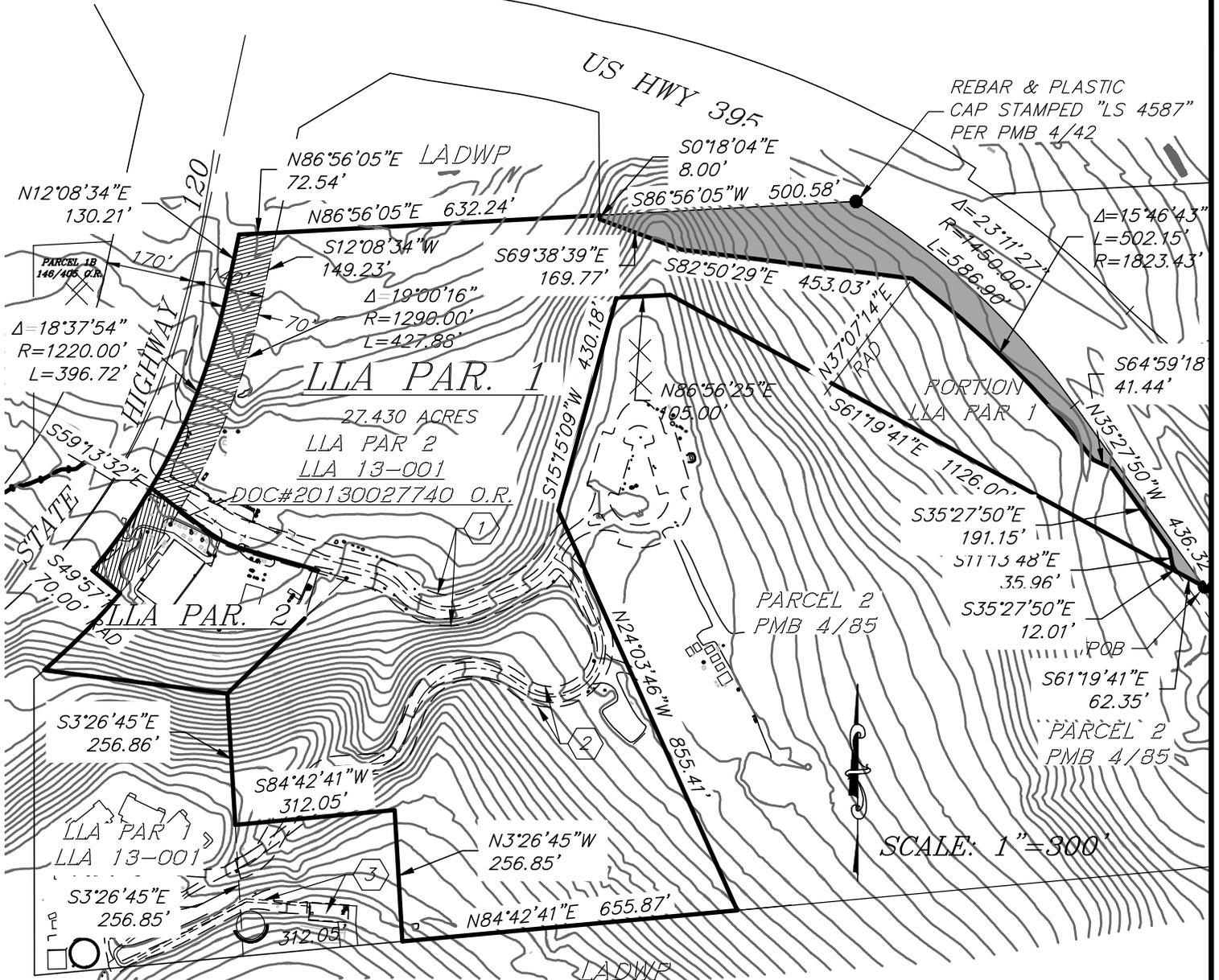
triad/holmes associates

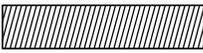
**PLOT PLAN
EXISTING PARCELS**

**LOT LINE ADJUSTMENT LLA 21-001, MC
MONO COUNTY, CALIFORNIA**

RECORDING INFORMATION:

BEING A LOT LINE ADJUSTMENT BETWEEN PARCEL 3 OF PARCEL MAP NO. 34-52
RECORDED IN PMB 4/85 AND LOT LINE ADJUSTMENT PARCEL 2 OF LOT LINE ADJUSTMENT
13-001 RECORDED AS DOC#2013002740 O.R., TOGETHER WITH A LOT MERGER OF THE
PROPERTIES AS DESCRIBED IN THE DIRECTORS GRANT DEEDS RECORDED AS
DOC#2019000162 O.R. AND DOC#2019000163 O.R.



- | | | | |
|--|--|---|--|
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 triad/holmes associates