

RECORDING REQUESTED BY

Art Baggett and Virginia Lakes Mutual
Water Corp

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 22-003 MC
NOTICE OF APPROVAL**

DESCRIPTION	Lot line adjustment between two parcels on Drive in Virginia Lakes, CA.
NEW ASSESSOR'S PARCELS #	019-080-005 and 019-080-006
PRIOR ASSESSOR PARCEL #	019-080-001 and 019-080-004
RECORD TITLE OWNER(S)	Art Baggett and Virginia Lakes Mutual Water Corp

NOTICE IS HEREBY GIVEN that the Mono County Land Development Technical Advisory Committee (LDTAC) has reviewed the attached exhibits for **Lot Line Adjustment 22-003 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 5/2/22.

Attest: _____

Attachments: (1) Owner's request for Lot Line Adjustments, signed and notarized; (2) New Legal Description for Parcel 1 signed by Licensed Surveyor; (3) New Legal Description for Parcel 2 signed by Licensed Surveyor; and (4) Exhibit Map 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 22-003 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

DESCRIPTION
ADJUSTED A.P.N. 019-080-004-000

All that real property situate in the County of Mono, State of California, described as follows:

A parcel of land located within portions of Section 6, Township 2 North, Range 25 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the northwest corner of Lot 57, per Virginia Lake Subdivision No. 4, filed in March 17, 1965 in the office of Recorder, County of Mono, California in Book 4 of Maps at Page 47 and 47A;

thence North $0^{\circ}42'00''$ East, 250.73 feet;

thence South $87^{\circ}55'00''$ East, 218.19 feet;

thence South $61^{\circ}50'55''$ East, 64.96 feet;

thence South $47^{\circ}43'38''$ East, 93.51 feet to a point on the north right-of-way line of Summit Drive;

thence continuing along said north right-of-way line of Summit Drive South $54^{\circ}02'00''$ West, 77.40;

thence along the arc of a tangent curve to the left, having a radius of 330.00 feet, central angle of $25^{\circ}43'41''$, arc length of 148.18 feet, and chord bearing and distance of South $41^{\circ}10'10''$ West, 146.94 feet to the **POINT OF BEGINNING**, containing 66,935 square feet or 1.54 acres, more or less.

The Basis of Bearing for this description is South $54^{\circ}02'00''$ West, along the northwest boundary of said Virginia Lake Subdivision No. 4 map filed for record March 17, 1965 in said office of Recorder, Mono County, California in Book 4 of Maps, at Pages, 47 & 47-A.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Andrew R. Lindsay, P.L.S. 8800
P.O. Box 2229
Minden, Nevada 89423



DESCRIPTION
ADJUSTED A.P.N. 019-080-001-000

All that real property situate in the County of Mono, State of California, described as follows:

A parcel of land located within portions of Section 6, Township 2 North, Range 25 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the northwesterly corner of Lot 40, per Virginia Lake Subdivision No. 4, filed in March 17, 1965 in the office of Recorder, County of Mono, California in Book 4 of Maps at Page 47 and 47A, said point also falling on the northeasterly right-of-way line of Summit Drive;

thence along the arc of a curve to the left, having a radius of 160.00 feet, central angle of $51^{\circ}19'04''$, and chord bearing and distance of South $79^{\circ}41'32''$ West, 138.56 feet;

thence along the north line of said right-of-way line of Summit Drive, South $54^{\circ}02'00''$ West, 252.76 feet;

thence leaving north line of said right-of-way line of Summit Drive, North $47^{\circ}43'38''$ West, 93.51 feet and then proceeding courses;

North $61^{\circ}50'55''$ West, 64.96 feet;

North $87^{\circ}55'00''$ West, 218.19 feet;

North $00^{\circ}42'00''$ East, 244.42 feet;

South $89^{\circ}18'00''$ East, 126.75 feet;

South $48^{\circ}33'00''$ East, 139.28 feet;

North $41^{\circ}27'00''$ East, 120.00 feet;

South $89^{\circ}18'00''$ East, 594.56 feet to the northeast corner of lot 43 of said

Virginia Lake Subdivision No. 4

thence South $54^{\circ}02'00''$ West, 275.10 feet to the **POINT OF BEGINNING**, containing 3.93 acres, more or less.

EXCEPTING THEREFROM the lower tank area previously described in document number 2018000614, beginning at said northeast corner of lot 43 of said Virginia Lake Subdivision No. 4, thence South $68^{\circ}35'54''$ West, 514.22 feet to the **POINT OF BEGINNING OF THIS EXCEPTION**;

thence South $62^{\circ}49'00''$ West, 59.46 feet;

thence North $27^{\circ}11'00''$ West, 100 feet;

thence North $62^{\circ}49'00''$ East, 59.46 feet;

thence South $27^{\circ}11'00''$ East, 100.00 feet the **POINT OF BEGINNING**, containing 5,746 square feet or 0.14 acres, more or less.

The Basis of Bearing for this description is South 54°02'00" West, along the northwest boundary of said Virginia Lake Subdivision No. 4 map filed for record March 17, 1965 in said office of Recorder, Mono County, California in Book 4 of Maps, at Pages,47 & 47-A.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Andrew R. Lindsay, P.L.S. 8800
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Minden, Nevada 89423



MAY 24, 2022

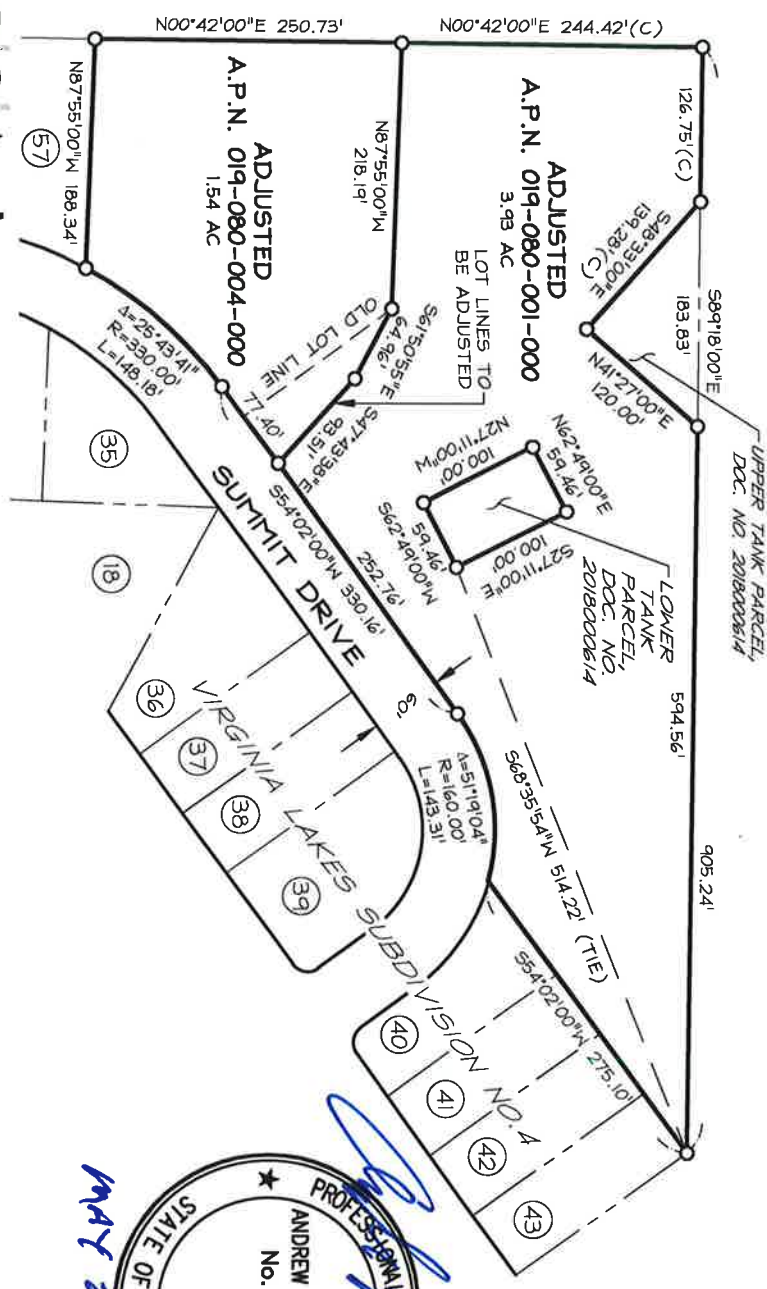


A.P.N. 019-010-001-000
TOYABE NATIONAL FOREST

RECORD BEARINGS & DISTANCES SHOWN HEREON ARE PER THE GRANT DEED FILED FOR RECORD FEBRUARY 22, 2018 AS DOC. NO. 2018000614 & PER THE RECORD OF SURVEY FOR G. C. WEDERTZ TO D. HUGGANS RECORDED IN MAP BOOK 4 PAGE 93 IN THE OFFICE OF THE MONO COUNTY RECORDER.

(C) = CALCULATED TO CLOSE PARCELS

SCALE: 1" = 150'

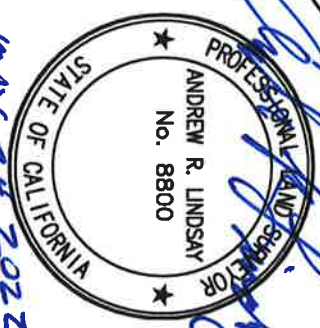


R.O. Anderson
MONO, ROANDERSON.COM

HINDEN
1605 Esmeralda Ave
Hinden, NV 89423
P 775.792.2322
F 775.792.7084

RENO
3060 Double
Blum, NV 89515
P 775.792.2322
F 775.792.7084

EXHIBIT
LOT LINE ADJUSTMENT LLA22-003
(A.P.N. 019-080-001 & A.P.N. 019-080-004)
MONO COUNTY, CALIFORNIA



Handwritten signature and date:
MAY 24, 2022

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

019-080-001

019-080-004

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.

Paul Douglas Oswald
SECRETARY / TREASURER FOR
VIRGINIA LAKES METEORICAL WATER
CORP.

Name
A.P.N. 019-080-001

Notarized signature

Date

02/09/2022

Name

Notarized signature

Date

Name

Notarized signature

Date

Name

Notarized signature

Date

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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.

Arthur G. Boggitt, Jr.
Name
A.P.N. 019-080-004

[Signature] 4-5-2022
Notarized signature Date

Phyllis Jean Weber
Name

[Signature] 4-5-2022
Notarized signature Date

Name

Notarized signature Date

Name

Notarized signature Date