

**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 LINE ADJUSTMENT
APPLICATION**

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

APPLICANT/AGENT Lloyd Chichester

ADDRESS P.O. Box 1 CITY/STATE/ZIP Coleville, CA 96107

TELEPHONE ([REDACTED]) _____

OWNER, if other than applicant _____

ADDRESS _____ CITY/STATE/ZIP _____

TELEPHONE (_____) _____ E-MAIL _____

PROJECT DESCRIPTION: Assessor's Parcel # 002-020-027,-028,-043-000

APPLICATION PACKET SHALL INCLUDE:

- A. Plot Plan: Exhibit "A", a reproducible Plot Plan map, preferably on 8.5" x 11" (maximum size 11" x 17") drawn to a legible scale that illustrates and clarifies the requested lot line modifications. 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 zoning; (b) existing and proposed lot areas; (c) existing surface and subsurface structures and improvements; (d) existing septic system and well locations; (e) streams and waterways; (f) existing/proposed easements and access routes; and (g) 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. Completed Project Information form.
- C. Appropriate application fee: See Development Fee Schedule.

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.

Lloyd Chichester
Signature

Signature

7/26/2022
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

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

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

002-020-027 002-020-028 002-020-043 _____

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.

<u>ALAN W. CHICHESTER</u> Name	 Notarized signature	12 4 22 Date
<u>DWAIN S. CHICHESTER</u> Name	 Notarized signature	12-4-2022 Date
<u>KENNETH LLOYD CHICHESTER</u> Name	 Notarized signature	7/26/22 Date
_____ Name	_____ Notarized signature	_____ Date

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 CALIFORNIA

On July 26, 2022 before me, ROSEMARIE MURRAY NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared KENNETH LLOYD CHICHESTER
Name(s) of Signer(s)

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 Rosemarie Murray
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: OWNERS REQUEST FOR LOT LINE ADJUSTMENT

Document Date: July 26, 2022 Number of Pages: Two

Signer(s) Other Than Named Above: ALAN W. CHICHESTER AND DWAIN S. CHICHESTER

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 December 4, 2022 before me, ROSEMARIE MURRAY, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared Dwain S. Chichester and
Name(s) of Signer(s)

ALAN W. CHICHESTER

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 Rosemarie Murray
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: OWNER'S REQUEST FOR LOT LINE ADJUSTMENT

Document Date: December 4, 2022 Number of Pages: TWO

Signer(s) Other Than Named Above: Kenneth Lloyd Chichester

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

Signer's Name: _____
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

EXHIBIT "B"
LOT LINE ADJUSTMENT NO. 22-

LOCATION

IN A PORTION OF SECTION 1, TOWNSHIP 8 NORTH, RANGE 22 EAST, A PORTION OF SECTION 6, TOWNSHIP 8 NORTH, RANGE 23 EAST, AND A PORTION OF SECTION 36, TOWNSHIP 9 NORTH, RANGE 22 EAST, MOUNT DIABLO MERIDIAN, COUNTY OF MONO, STATE OF CALIFORNIA

REFERENCE DOCUMENTS

- R1: 1874 USGLO SURVEY T8N, R22E APPROVED DECEMBER 2, 1879
- R2: 1941 USGLO DEPENDENT RESURVEY T8N, R23E ACCEPTED OCTOBER 5, 1945
- R3: 1941 USGLO DEPENDENT RESURVEY T9N, R22E ACCEPTED OCTOBER 2, 1947
- R4: CALTRANS R/W MAP IX-MNO-23-L-PM118.8 DATED 8-59 ON FILE IN THE CALTRANS DISTRICT IX OFFICE, BISHOP, CA
- R5: CALTRANS APPRAISAL MAP 09-MNO-395-PM112.0 DATED JANUARY 9, 1976 ON FILE IN THE CALTRANS DISTRICT IX OFFICE, BISHOP, CA
- R6: CERTIFICATE OF COMPLIANCE 02-02 RECORDED JULY 26, 2002 AS DOC NO. 2002006849
- R7: LOT LINE ADJUSTMENT 03-03 AND CERTIFICATE OF COMPLIANCE RECORDED JUNE 19, 2003 AS DOC NO. 2003006440
- R8: LOT LINE ADJUSTMENT 05-01 AND CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 28, 2007 AS DOC NO. 2007008379

LAND USE DESIGNATIONS

- APN 002-020-027-000: AG
- APN 002-020-028-000: AG
- APN 002-020-043-000: AG

EXISTING EASEMENTS:

1. IN FAVOR OF ANTELOPE VALLEY MUTUAL WATER COMPANY. FOR THE DIVERSION, CONVEYANCE AND DISTRIBUTION OF WATER RIGHTS. RECORDED JANUARY 19, 1926 IN VOLUME V, PAGE 16 OF OFFICIAL RECORDS.
2. IN FAVOR OF THE STATE OF CALIFORNIA. FOR A RIGHT OF WAY AS PROVIDED IN THE IRRIGATION AND RECLAMATION ACT OF 1907.
3. IN FAVOR OF MONO COUNTY FOR PUBLIC HIGHWAY. RECORDED MAY 23, 1942 IN VOLUME 18, PAGE 113 OF OFFICIAL RECORDS.
4. IN FAVOR OF INTERSTATE TELEGRAPH COMPANY, A CORPORATION FOR TELEPHONE AND TELEGRAPH LINES. RECORDED FEBRUARY 25, 1949 IN VOLUME 25, PAGE 425 OF OFFICIAL RECORDS.
5. IN FAVOR OF CONTINENTAL TELEPHONE COMPANY OF CALIFORNIA DBA CONTINENTAL TELEPHONE COMPANY OF NEVADA FOR AERIAL AND UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATION STRUCTURES. RECORDED MARCH 5, 1971 IN VOLUME 120, PAGE 309 OF OFFICIAL RECORDS.
6. A CONSENT TO COMMON USE AGREEMENT- SIERRA PACIFIC POWER COMPANY AND STATE OF CALIFORNIA. FOR OR LESSER RIGHT FOR 12KV AERIAL DISTRIBUTION LINE RECORDED JUNE 9, 1980 IN VOLUME 298, PAGE 89 OF OFFICIAL RECORDS.
7. IIN FAVOR OF CONTINENTAL TELEPHONE COMPANY OF NEVADA FOR LESSER RIGHT FOR AERIAL TELEPHONE LINES. RECORDED JANUARY 5, 1983 IN VOLUME 372, PAGE 477 OF OFFICIAL RECORDS.
8. IN FAVOR OF ANTELOPE VALLEY LAND & CATTLE COMPANY. FOR DRAINAGE DITCHES & IRRIGATION DITCHES & ROAD PURPOSES RECORDED IN VOLUME V, PAGE 6, PAGE 369 & PAGE 414 AND IN VOLUME 7, PAGE 89 OF OFFICIAL RECORDS.
9. IN FAVOR OF THE UNITED STATES OF AMERICA FOR PUBLIC TELEPHONE, TELEGRAPH AND OTHER TYPES OF COMMUNICATION. RECORDED SEPTEMBER 4, 1940 IN VOLUME 16, PAGE 339 OF OFFICIAL RECORDS.
10. IN FAVOR OF KENNETH LLOYD CHICHESTER ETAL FOR ROAD & UTILITY PURPOSES RECORDED MAY 25, 2004 AS DOCUMENT NO. 2004004858.
11. IN FAVOR OF KENNETH LLOYD CHICHESTER ETAL FOR IRRIGATION DITCH PURPOSES RECORDED MAY 25, 2004 AS DOCUMENT NO. 2004004859.

EXHIBIT "C"
LOT LINE ADJUSTMENT NO. 22-

Contours have been developed from
 USGS 7.5 Minute Series Quadrangles
 SE1/4 TOPAZ LAKE AND RISUE
 CANYON NV.

Contour Interval:
 Major: 200'
 Minor: 40' unless otherwise labeled.

LEGEND;

Major Contour:
 Interval- 200 feet

Minor Contour:
 Interval- 40 feet

Existing Barn
 West Walker River
 Irrigation Ditch

Scale: 1"=1000'

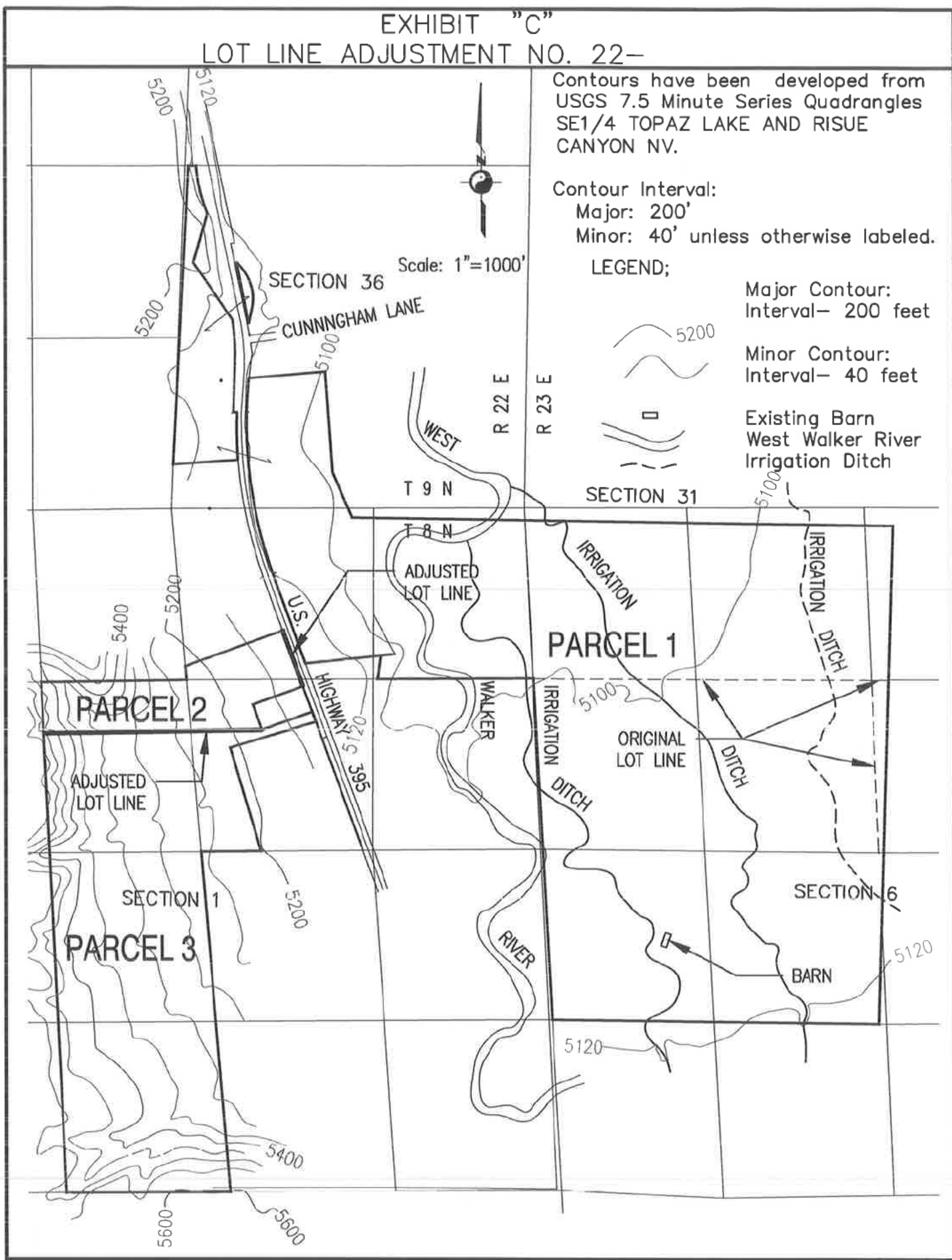


EXHIBIT "C"
LOT LINE ADJUSTMENT NO. 22-

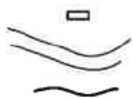
LEGEND;



Major Contour: Interval- 200 feet



Minor Contour: Interval- 40 feet



Existing Barn



West Walker River



Irrigation Ditch

PARCEL NO. 1

A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE E1/2 OF SECTION 36, TOWNSHIP 9 NORTH, RANGE 22 EAST, A PORTION OF LOTS 1 AND 2 OF SECTION 1, TOWNSHIP 8 NORTH, RANGE 22 EAST, AND A PORTION OF SECTION 6, TOWNSHIP 8 NORTH, RANGE 23 EAST, MOUNT DIABLO MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 AS SHOWN AND DESCRIBED ON LOT LINE ADJUSTMENT NO. 05-01 NOTICE OF APPROVAL AND CERTIFICATE OF COMPLIANCE FILED ON 12/28/2007 AS DOCUMENT # 2007008392;

TOGETHER WITH PARCELS 2 AND 3 AS SHOWN AND DESCRIBED ON CERTIFICATE OF COMPLIANCE NO. 02-02 FILED ON 7/26/2002 AS DOCUMENT NO. 2002006049.

CONTAINING 328 ACRES MORE OR LESS.

EXP. DATE: 6/30/2023

PARCEL NO. 2

A PARCEL OF LAND BEING A PORTION OF PARCEL 1 AS SHOWN ON R8, AND BEING LOCATED IN PORTIONS OF LOT 2, THE SE1/4 OF THE NW 1/4 AND THE SW1/4 OF THE NE1/4 OF SECTION 1, TOWNSHIP 8 NORTH, RANGE 22 EAST, MOUNT DIABLO MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 395, SAID POINT BEING THE SOUTHEASTERLY CORNER OF PARCEL 4 AS SHOWN ON R8, SAID POINT BEARS SOUTH 19° 17' 30" EAST, 438.66 FEET FROM A B.C. AT STA. 154+15.19 AS SHOWN ON R5; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE FOLLOWING COURSES AND DISTANCES:

- (1) ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 19° 17' 30" EAST, 462.16 FEET MORE OR LESS TO THE NORTHEASTERLY CORNER OF PARCEL 1 PER PARCEL MAP NO. 31-68, FILED ON NOVEMBER 14, 1986 IN BOOK 4 OF PARCEL MAPS, PAGE 12; THENCE
- (2) ALONG THE NORTHERLY LINE OF SAID PARCEL 1 SOUTH 70° 42' 30" WEST, 414.86 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL 1; THENCE
- (3) ALONG THE WESTERLY LINE OF SAID PARCEL 1 SOUTH 19° 17' 30" EAST, 210.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 1; THENCE
- (4) SOUTH 89° 14' 30" WEST, 1715 FEET MORE OR LESS TO THE WESTERLY LINE OF THE SE1/4 OF THE NW1/4 OF SAID SECTION 1; THENCE
- (5) ALONG SAID WESTERLY LINE NORTH 02° 50' WEST, 400 FEET MORE OR LESS TO THE NW1/16 CORNER OF SAID SECTION 1; THENCE
- (6) ALONG THE NORTHERLY LINE OF SAID SE1/4 OF THE NW1/4 NORTH 89° 08' EAST, 1140 FEET MORE OR LESS TO THE C-N1/16 CORNER OF SAID SECTION 1; THENCE
- (7) ALONG THE WESTERLY LINE OF LOT 2 OF SAID SECTION 1 NORTH 03° 04' WEST, 108 FEET MORE OR LESS TO SOUTHWESTERLY CORNER OF PARCEL 4 HAS SHOWN ON R8; THENCE
- (8) ALONG THE SOUTHERLY LINE OF SAID PARCEL 4 NORTH 70° 42' 30" EAST, 816 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

CONTAINING 21 ACRES MORE OR LESS.

THIS DESCRIPTION HAS BEEN COMPILED FROM RECORD DATA PER R1, R8, PARCEL MAP NO. 31-68, FILED ON NOVEMBER 14, 1986 IN BOOK 4 OF PARCEL MAPS, PAGE 12 AND JUDGEMENT NO. 1765 RECORDED ON DECEMBER 8, 1967 IN VOLUME 90, PAGE 336 THRU 339 OF OFFICIAL RECORDS.

EXP. DATE: 6/30/2023

PARCEL 3:

A PARCEL OF LAND THAT BEING LOCATED IN PORTION OF SECTION 1 TOWNSHIP 8 NORTH, RANGE 22 EAST, MOUNT DIABLO MERIDIAN, COUNTY OF MONO, STATE OF CALIFORNIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF PARCEL 1 AS SHOWN ON PARCEL MAP NO. 31-68 FILED ON NOVEMBER 14, 1986 IN BOOK 4 OF PARCEL MAPS; SAID POINT BEARS SOUTH $19^{\circ} 17' 30''$ EAST, 1,110.97 FEET FROM A 2" DIAMETER BRASS CAP AT CALTRANS STA 154+15.19; SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ALONG THE FOLLOWING COURSES AND DISTANCES;

- 1) ALONG SAID WESTERLY LINE OF U.S. HIGHWAY 395, SOUTH $19^{\circ} 17' 30''$ EAST, 82.66 FEET TO THE NORTHERLY LINE OF THE PROPERTY DESCRIBED IN JUDGEMENT NO. 1765 RECORDED ON DECEMBER 8, 1967 IN VOLUME 90, PAGE 336 THRU 339 OF OFFICIAL RECORDS; THENCE
- 2) ALONG THE NORTHERLY LINE OF SAID JUDGEMENT PARCEL SOUTH $73^{\circ} 50' 06''$ WEST, 702.09 FEET MORE OR LESS TO THE NORTHWESTERLY CORNER OF SAID PARCEL; THENCE
- 3) ALONG THE WESTERLY LINE OF SAID JUDGEMENT PARCEL SOUTH $16^{\circ} 09' 54''$ EAST, 843.24 FEET MORE OR LESS TO THE SOUTHERLY LINE OF THE SW1/4 OF THE NE1/4 OF SECTION 1; THENCE
- 4) ALONG THE SOUTHERLY LINE OF SAID SW1/4 OF THE NE1/4 NORTH $89^{\circ} 52'$ WEST, 506 FEET MORE OR LESS TO THE C1/4 OF OF SECTION 1; THENCE
- 5) ALONG THE WESTERLY LINE SAID SW1/4 OF THE NE1/4 NORTH $03^{\circ} 04'$ WEST, 939 FEET MORE OR LESS TO THE SOUTHERLY LINE OF PARCEL 2 HEREON; THENCE
- 6) ALONG SAID SOUTHERLY LINE NORTH $89^{\circ} 14' 30''$ EAST, 577 FEET MORE OR LESS TO SOUTHWESTERLY CORNER OF SAID PARCEL 1; THENCE
- 7) ALONG THE SOUTHERLY LINE OF SAID PARCEL 1 NORTH $70^{\circ} 42' 30''$ EAST, 414.86 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH:

THE NE1/4 OF THE SW1/4

THE SE1/4 OF THE SW1/4

THE SE1/4 OF THE NW1/4 EXCEPTING PARCEL 2 HEREON

CONTAINING 102 ACRES MORE OR LESS.

THIS DESCRIPTION HAS BEEN COMPILED FROM RECORD DATA PER R1, R5, R8, PARCEL MAP NO. 31-68, FILED ON NOVEMBER 14, 1986 IN BOOK 4 OF PARCEL MAPS, PAGE 12 AND JUDGEMENT NO. 1765 RECORDED ON DECEMBER 8, 1967 IN VOLUME 90, PAGE 336 THRU 339 OF OFFICIAL RECORDS.