#### 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 <b>07</b>	<u>/06/23.</u>
Attest:	
	, signed and notarized; (2) Exhibit "A" New Legal Descriptions B" Map of LLA 23-002MC; (4) Exhibit "C" Map exhibit of LLA
Required Department Signatures for Recording recordation of the lot line adjustment.	g: Failure to acquire all signatures will prevent
Mono County	
Environmental Health Department:	Date:
Sianature	

Planning / Building / Code Compliance / Environmental / Collaborative Planning Team (CPT)
Local Agency Formation Commission (LAFCO) / Local Transportation Commission (LTC) / Regional Planning Advisory Committees (RPACs)
Revised April 2020

#### LOT LINE ADJUSTMENT 23-002MC

#### **Required Signatures Continued:**

Public Works Department:	Signature	Date:	
Treasurer / Tax Collector (certifying pre-payment of property taxes):	Signature	Date:	
Assessor's Office:	Sianature	Date:	

#### 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

064-110-008-000 / 064-110-009-000

**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/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.

JANE RICHARDSON	Jane S. Richardson 1/14/23	
Name	Notarized signature Date	
DAVID RICHARDSON Name	Notarized signature Date	
Name	Notarized signature Date	
Name	Notarized signature Date	
	DURHAM, NC 27705  JANUARY 14th, 2022  NOTARY  NOTARY	
	-	4

Commission Expires on 5, 07/29/2024

#### **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.

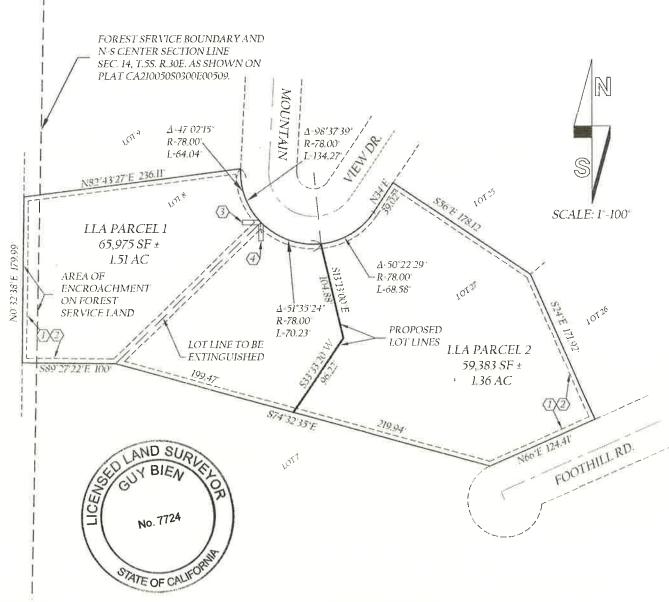
Legal Description Prepared By:

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.
- 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.

SEE CERTIFICATE OF COMPLIANCE EXHIBIT FOR LEGAL DESCRIPTIONS
OF LOT LINE ADJUSTMENT PARCELS
GRIS 055 LIA

#### EASEMENT NOTES

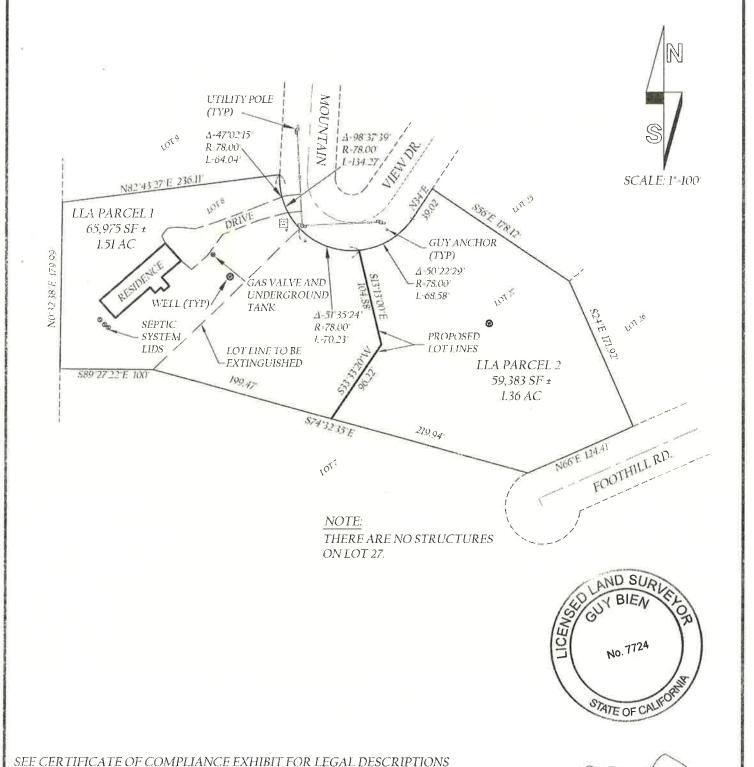
EASEMENTS LISTED IN TITLE REPORTS WHICH DO NOT AFFECT EITHER PARCEL

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



Eastern Sterra Land Surveys,inc.

# EXHIBIT "C" LOT LINE ADJUSTMENT 23-002MC HILLTOP ESTATES ADDITION III



OF LOT LINE ADJUSTMENT PARCELS