

OWNERSHIP STATEMENT

We the undersigned, being all parties having any record title interest in the real property being subdivided, do hereby consent to the preparation and recordation of this parcel map. We also hereby dedicate to the public for street, drainage and utility purposes that 30 foot wide right of way for Owens Ranch Circle as shown on this map. We also hereby dedicate to the public for turn-around, drainage and utility purposes that portion over for Owens Ranch Circle as shown on this map. We also hereby dedicate to the public the 20 foot wide right of way along Valley Road as shown on this map. We also hereby dedicate to the public the 10 foot wide easement for utility purposes as so designated on this map.

As Owners:

BENJAMIN CARL HILDENBRAND

SUSAN J. BOOTH

State of California)
)ss.
County of INYO)

On MARCH 31, 2014 before me,
Lucinda A. Clignett, a notary public,
personally appeared BENJAMIN CARL HILDENBRAND AND SUSAN J. BOOTH who
proved to me on the basis of satisfactory evidence to be the persons whose name is
subscribed to the within instrument and acknowledged to me that they executed the
same in their authorized capacity, and that by their signature on the instrument the
persons, or the entity upon behalf of which the persons, 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.

Lucinda A. Clignett Lucinda A. Clignett
Notary Public (sign and print name)

Commission No. 1909614 expires Nov 17, 2014

County of my principal place of business: INYO

SIGNATURE OMISSIONS

The signatures of the following companies, their successors and assigns, owners of easements as disclosed by the following deeds recorded in the Official Records of Mono County, have been omitted under the provisions of Section 66436(a)(3)(A)(i) of the Subdivision Map Act:

California Electric Book 49, Page 131 O.R. Pole lines and incidental purposes
Power Company

CLERK TO THE BOARD'S STATEMENT

I hereby state that the Mono County Board of Supervisors, at a regular meeting thereof, held on the 17th day of FEBRUARY, 2015, by an order duly passed and entered, did approve the Parcel Map for Parcel Map No. 13-001, and did also REJECT on behalf of the public, that street, drainage and public utility right of way for Owens Ranch Circle as shown on this map, and did also REJECT on behalf of the public that turn-around, street, drainage and public utility right of way for Owens Ranch Circle as shown on this map, and did also ACCEPT on behalf of the public that 20' wide right of way along Valley Road for street purposes as shown on this map, and did also REJECT on behalf of the public, the 10' easement for utility purposes along Owens Ranch Circle as shown on this map.

02/17/2015
Date

Shannon Kendall

Clerk to the Board of Supervisors

TAX COLLECTOR'S CERTIFICATE

I hereby certify that, according to the records on file in this office, there are no liens against this subdivision, or any part thereof, for unpaid state, county, municipal, or local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable. Taxes or special assessments collected as taxes which are a lien but not yet payable are estimated to be in the amount of \$1,495.41-1,967.24 for which receipt of good and sufficient security conditioned upon payment of these taxes is hereby acknowledged.

Mono County Tax Collector

Leslie L. Chapman
Director of Finance

Joanne H. Worthman
Deputy Tax Collector 2/13/15 3/6/14

PLANNING COMMISSION CERTIFICATE

This Parcel Map has been reviewed by the undersigned and found to be in substantial conformance with the conditionally-approved tentative map. Therefore, in accordance with the provisions of Mono County Code Section 17.20.170, this map is hereby approved, said approval having been ratified by the Mono County Planning Commission on AUGUST 14, 2014.

9-14-2014
Date

8/14/14
Date

Mary Piper
Mary Piper, Chair
Mono County Planning Commission
Scott Burns
Scott Burns, Director
Mono County Community Development Dept.

HEALTH DEPARTMENT STATEMENT

I hereby certify that this subdivision is approved by the Mono County Health Department.

4/10/14
Date

Louis Molina
Louis Molina
Environmental Health Officer

NOTE. CONDITIONS OF APPROVAL

Present and future owners of the lots created by this map are to comply with requirements of the Mono County General Plan and Development Standards and Mitigation Measures specific to this map, including, but not limited to Conditions of Approval & Mitigation Monitoring Program for Tentative Parcel Map 13-001, and specifically in reference to conditions 1-19, which address visual impact, building character, lighting, wood burning devices, construction conditions, erosion control measures, vegetation removal and revegetation, landscaping, nuisance control, animal management, water supply and sewage disposal.

Conditions of Approval governing the lots created by this map were recorded as Document No. 2015000531 of Official Records, County of Mono, on FEBRUARY 17, 2015. If any inconsistencies exist between the requirements set forth in these documents, the more restrictive shall apply.

RECORDER'S CERTIFICATE

Filed this 17th day of FEBRUARY, 2015 at 1:50 P.M., in Book 5 of Tract Maps at Pages 11-11A, at the request of Ben Hildenbrand.

Instrument No. 2015000529

Fee: \$11.00

Beb Musil
Mono County Recorder

Debra VandBrake
Deputy Mono County Recorder

SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Ben Hildenbrand in May 2013. I hereby state that all the monuments are of the character and occupy the positions indicated or that they will be set in those positions before FEBRUARY, 2015, and that the monuments are, or will be, sufficient to enable the survey to be retraced, and that this parcel map substantially conforms to the conditionally approved tentative map.

03/31/14
Date



Andrew K. Holmes
Andrew K. Holmes L.S. NO. 4428

COUNTY SURVEYOR'S STATEMENT

This map has been examined by me and the subdivision as shown is substantially the same as it appeared on the tentative map and any approved alterations thereof. All provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map have been complied with. I am satisfied that this map is technically correct.

Mono County Surveyor

04-07-14
Date



Brett K. Jefferson
Brett K. Jefferson P.L.S. 6267

SOILS NOTE

A Soils Report was prepared by Sierra Geotechnical Services, Inc., Dated DEC. 27, 2013 under the signature of Thomas A. Platz, R.C.E. 41039 and Joseph A. Adler C.E.G. 2198. A copy of said report is on file with the Mono County Department of Public Works.

PARCEL MAP NO. 13-001

IN THE UNINCORPORATED TERRITORY OF MONO COUNTY

BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, T. 5 S., R. 33 E., MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF MONO, STATE OF CALIFORNIA, EXCEPTING THEREFROM THE NORTHERLY 1112 FEET, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY FILED JUNE 23, 1857 IN THE BUREAU OF LAND MANAGEMENT;

6.30 ACRES GROSS
6.20 ACRES NET

SHEET 1 OF 2