MARIPOSA COUNTY BOARD OF SUPERVISORS

DEPARTMENT: Planning

BY: Megan Tennermann, Assoc. Planner
PHONE: (209) 742-1219

AGENDA ACTION FORM

DATE: August 9, 2005

RECOMMENDED ACTION AND JUSTIFICATION:
Waive second reading and adopt ordinance approving amendment to Mariposa County zoning map with the recommended findings, pursuant to General Plan/Zoning Amendment No. 2004-212.

Action to approve the project based upon the Planning Commission’s recommendation and County Resolution No. 77-157 implementing the Williamson Act. On March 22, 2005, Board of Supervisors held public hearing and acted to approve this project by County Resolution No. 05-108, based on the condition that all legal documents required as conditions of approval for this project should be approved and recorded prior to scheduling a second reading of the ordinance. All conditions of approval for this project have been met.

BACKGROUND AND HISTORY OF BOARD ACTIONS:
Board approved Land Conservation Act Contract No. 84-3 to be effective January 1, 1985; Board held public hearing and approved Resolution No. 05-108 on March 22, 2005 to be effective 30 days after the adoption of the ordinance amending the County Zoning map.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION: None

Financial Impact? ( ) Yes [X] No Current FY Cost: $ Annual Recurring Cost: $
Budgeted In Current FY? ( ) Yes ( ) No ( ) Partially Funded
Amount in Budget: $ Additional Funding Needed: $
Source: Internal Transfer
Unanticipated Revenue 4/5’s vote
Transfer Between Funds 4/5’s vote
Contingency 4/5’s vote
( ) General ( ) Other

Attachments:
A. Draft Ordinance Amending the Mariposa County Zoning Map/B. Project Site Plan/C. Legal Description of New Mountain Home Parcel/D. Legal Description of New Agricultural Exclusive Parcel

CLERK’S USE ONLY:
Res. No.: Ord. No. 102
Vote – Ayes: 5 Noes: ___
Absent: ___

Approved ( ) Minute Order Attached ( ) No Action Necessary

The foregoing instrument is a correct copy of the original on file in this office.

Date: 
Attest: MARGIE WILLIAMS, Clerk of the Board
County of Mariposa, State of California
By: Deputy

COUNTY ADMINISTRATIVE OFFICER:
Requested Action Recommended
No Opinion
Comments:

CAO: 

Revised Dec. 2002
MARIPOSA COUNTY ORDINANCE NO. 1021
(Not to be Codified)

AN ORDINANCE AMENDING THE MARIPOSA COUNTY ZONING MAP

WHEREAS, General Plan Zoning Amendment Application No. 2004-212 was received from Suzanne Richardson proposing to modify the zoning designation for APNs 011-300-019 and 011-310-019 from Mountain Home (MH) to Agricultural Exclusive (AE) and from Agricultural Exclusive (AE) to Mountain Home (MH) in accordance with the new parcel boundaries approved by Lot Line Adjustment No. 2004-211; and

WHEREAS, the Planning Commission held a duly noticed public hearing on February 18, 2005 in accordance with State Law and County Code, and recommended approval of the project to the Board of Supervisors; and

WHEREAS, the Board of Supervisors held a duly noticed public hearing on the matter in accordance with State Law and County Code; and

WHEREAS, environmental review has been conducted on the amendment in accordance with the California Environmental Quality Act and a Notice of Exemption has been adopted for the project.

NOW THEREFORE BE IT ORDAINED, the Board of Supervisors does hereby modify the Mariposa County Zoning Map pursuant to General Plan Zoning Amendment No. 2004-212 in accordance with the new parcel boundaries approved by Lot Line Adjustment No. 2004-211.

BE IT FURTHER ORDAINED that the parcel designated as Parcel A on the zoning map for this amendment as attached in Exhibit B shall have Mountain Home as the zoning and land use classification for the entire parcel.

BE IT FURTHER ORDAINED that the parcel designated as Parcel B on the zoning map for this amendment as attached in Exhibit B shall have Agricultural Exclusive as the zoning and land use classification for the entire parcel.

BE IT FINALLY ORDAINED, this action is based on the findings mandated by Section 17.128.050 of the Mariposa County Zoning Ordinance as discussed in Exhibit A, and the zoning map for this amendment as attached in Exhibit B.

PASSED AND ADOPTED on this 9th day of August 2005 by the following vote. The ordinance will become effective 30 days after adoption.

AYES: STETSON, TURPIN, BIBBY, FRITZ, PICKARD

NOES: NONE

ABSTAINED: NONE

EXCUSED: NONE

NOT VOTING: NONE

[Signature]
Bob Pickard, Chairman
Mariposa County Board of Supervisors
ATTEST:

MARGIE WILLIAMS
Clerk of the Board

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

THOMAS GUARINO,
County Counsel
ORDINANCE NO. 1021  EXHIBIT A

Pursuant to Mariposa County Zoning Ordinance, Section 17.128.050, the following Findings are made:

1. **That such an amendment is in the general public interest, and will not have a significant adverse affect on the general public health, safety, peace, and welfare;**

   This amendment is proposed to correct a nonconforming building situation where septic disposal facilities for a residential structure are located off-site on Williamson Act-contracted land. This matter is resolved by an equal-acreage lot line adjustment. It is in the general public interest to immediately correct this nonconformity. The general public health, safety, peace and welfare will not be affected in any way.

2. **That such an amendment is desirable for the purpose of improving the Mariposa County general plan with respect to providing a long-term guide for county development and a short-term basis for day-to-day decision-making;**

   The inclusion of the land being added to Parcel B in the Agriculture Exclusive land use and zoning classification will remove the possibility of further development on that land, particularly because that land is subject to Williamson Act contract. This provides the County with the long-term knowledge that the 153.75 acres comprising Parcel B will be unavailable for further development for a minimum of twenty years, and the County will be able to plan around that when additional home sites need to be developed. The inclusion of the land being added to Parcel A into the Mountain Home land use and zoning classification will allow that parcel to be developed with additional appurtenant structures, because there will be space on the parcel suitable for development that meets all the setback requirements and relocates the existing septic disposal system on the site that it serves. This provides the County with the ability to make day-to-day decisions like building permit approvals. Additionally, the inclusion of the land being added to Parcel A into the Mountain Home zone allows that parcel to meet the long-term goals set forth in the County General Plan for parcel design, as it will meet the 4:1 length-to-width ratio after the lot line adjustment is completed.

3. **That such an amendment conforms to the requirements of state law and county policy;**

   County Resolution No. 77-157 enacts the Land Conservation (Williamson) Act in Mariposa County. This resolution requires that all land under Williamson Act contract must be zoned Agriculture Exclusive. The lot line adjustment portion of this project changes the boundaries of the parcel under contract (Parcel B) and includes land in the contract parcel that is currently zoned Mountain Home. This
zoning amendment application is required in order for the project as a whole to comply with State law and County policy.

4. That such an amendment is consistent with other guiding policies, goals, policies, and standards of the Mariposa County general plan;

County Resolution No. 82-75 discusses the establishment of land use classification boundaries and how to eliminate the problem of having one parcel subject to the requirements of two different land use and zoning classifications. This amendment is in keeping with that resolution and its underlying goals.

5. That the subject parcel is physically suitable (including, but not limited to access, provision of utilities and infrastructure, compatibility with adjoining land uses, and absence of physical constraints) for the requested land use designation and the anticipated land use development.

The subject parcels are found to be physically suitable for the proposed land use and zoning classifications based upon existing development onsite. Parcel A is currently developed with existing improvements, and Parcel B is used for agricultural purposes. The adjustment is a minor acreage, and enables all infrastructure improvements necessary to support the residence on Parcel A to be located onsite.

6. That the proposed zoning is logical and desirable to provide expanded employment opportunities, or basic services to the immediate residential population or touring public.

The proposed zoning is logical in that it adjusts the zoning and land use classification boundaries based upon the Lot Line Adjustment portion of this project so that they conform to the new parcel boundaries and each parcel is subject to only one zoning and land use classification.

7. That the proposed General Plan Amendment shall be effective on the effective date of the Zoning Amendment.

This is a staff recommendation in order to simplify the project.

8. That the proposed Lot Line Adjustment shall be effective of the effective date of the Zoning Amendment.

This is a staff recommendation in order to simplify the project.
9. That the proposed Land Conservation Act Contract Modification shall be effective of the effective date of the Zoning Amendment. This is a staff recommendation in order to simplify the project.
SITE PLAN FOR
LOT LINE ADJUSTMENT
& ZONING AMENDMENT

FOR
SUZANNE RICHARDSON
25014 CEDAR MESA ROAD
CEDARIDGE, CO 81413
(970) 856-7195

BETWEEN
APN 011-300-019 AND 011-310-019, SITUATED IN A PORTION OF
SECTIONS 33 & 34, T. 5 S., R. 17 E., M.D.B. & M.

MARIPOSA COUNTY
OCTOBER 2004

NOTES:
1. Contours are for pictorial purposes only.
2. Contours determined by U.S.G.S. Quad maps
   and field reconnaissance.
3. Average elevation of parcels: 1340' above
   sea level.
4. Arched lines indicate direction and approximate
   percent of slope.
5.- indicates property line to be established.
6.- indicates property line to be eliminated.
7.- indicates approximate location of powerlines.
8.- indicates approximate location of fencelines.
9. Distances, acreages, and the location of improvements
   shown are approximate and tentative.
10. Source of Map Data: Assessor's Maps, recorded maps,
    deeds and survey data.

PURPOSE:
The purpose of this Lot Line Adjustment is to adjust
the property lines to encompass the improvements
on Parcel A.

PREPARED BY:
Richard A. Seaman, L.S. 5339
Licence expires 12/31/06

VICINITY MAP
T. 5 S., R. 17 E., M.D.B. & M.

FREEMAN & SEAMAN LAND SURVEYORS
P.O. Box 1305
5037 Bullock Street
Morgan Hill, CA 95038
(408) 866-3936
(650) 683-4707
870212.CDR.0/4/06/3014.000
EXHIBIT A

A tract of land situated in a portion of the Southeast quarter (SE1/4) of Section 33 and the Southwest quarter (SW1/4) of Section 34, Township 5 South, Range 17 East, M.D.B. & M., according to United States Government Township Plats, County of Mariposa, State of California, said tract of land being more particularly described as follows:

BEGINNING at the northeast corner of said SE1/4; thence N89°55'34"W, along the north line of said SE1/4, for 195.05 feet to a point on the easterly line of that certain parcel of land conveyed to Mariposa County by Grant Deed recorded July 16, 1958 in Volume 63 of Official Records at Page 36, Mariposa County Records; thence, along the easterly line of said parcel of land, the following nine (9) courses and distances:

1. S12°40'45"E for 55.74 feet to the beginning of a tangent curve to the right having a radius of 935.00 feet; thence
2. southerly along said curve, through a central angle of 2°37'52", an arc distance of 42.94 feet; thence
3. S79°57'07"W for 5.00 feet to a point, said point being the beginning of a curve to the left having a radius of 930.00 feet, to said point a radial line bears N79°57'07"E; thence
4. southerly along said curve, through a central angle of 11°12'08", an arc distance of 181.83 feet to the point of tangency; thence
5. S01°09'15"W for 74.04 feet; thence
6. S88°50'45"E for 5.00 feet; thence
7. S01°09'15"W for 200.00 feet; thence
8. N88°50'45"W for 5.00 feet; thence
9. S01°09'15"W for 236.33 feet; thence,
leaving the easterly line of said parcel of land, S85°20'24"E for 191.14 feet; thence N04°39'36"E, parallel with the east line of said SE1/4, for 803.82 feet to a point on the north line of said SW1/4; thence N88°03'51"W, along the north line of said SW1/4, for 80.38 feet, more or less, to the POINT OF BEGINNING.

The above-described tract of land contains 3.99 acres, more or less, and is subject to any liens, encumbrances, covenants, restrictions, and rights-of-way or easements of record or legally acquired.

Prepared by:

[Signature]

Richard A. Seaman, L.S. 5339
License Expires 12/31/05

[Stamp]

2/22/05 Date

Page 1 of 1
EXHIBIT A

A tract of land situated in a portion of the Southeast quarter (SE1/4) of Section 33 and the Southwest quarter (SW1/4) of Section 34, Township 5 South, Range 17 East, M.D.B. & M., according to United States Government Plats, County of Mariposa, State of California, said tract of land being more particularly described as follows:

All that certain real property conveyed to Michael P. Richardson and Suzanne I. Richardson by Grant Deed recorded October 2, 1984 in Volume 264 of Official Records, Page 460, Mariposa County Records, said certain real property being described in said Grant Deed as follows:

Parcel 1:
The Southwest quarter of Section 34, Township 5 South, Range 17 East, M.D.B. & M., according to United States Government Township Plats.
EXCEPTING THEREFROM the Southwest quarter of the Southwest quarter of the Southwest quarter of said Section 34.

Parcel 2:
All that certain parcel of land terminating at the Southwest corner of the Southwest quarter of the Southeast quarter of Section 34, the eastern boundary of said tract of land is the top of a ridge or divide running through said Southwest corner of the Southeast quarter of Section 34, more particularly described by new survey as follows: A parcel of land, situate in and being a fractional part of the Southwest quarter of the Southeast quarter of Section 34, Township 5 South, Range 17 East, M.D.B. & M., particularly described as follows: Commencing at a point on the South line of the said Section 34, from which the Southeast corner of said Section 34, bears South 89° 05’ East, 2040.8 feet distant and from which a live Oak tree 30” in diameter bears North 31° 10’ West, 2.37 feet distant; thence North 22° 30’ West, 126.0 feet to corner No. 2; thence North 23° 37’ West, 572.49 feet to corner No.3 from which a live Oak tree 20” in diameter bears North 68° 29’ East, 14.80 feet distant; thence North 20° 13’ West, 430.34 feet to corner No.4; thence West 205 feet more or less to the West line of the said Southwest quarter of the Southeast quarter of Section 34; thence along the said West line of the Southwest quarter of the Southeast quarter of Section 34, South 1034 feet to the quarter section corner on
the South Line of said Section 34; thence South 89° 05' East, 633.0 feet to the point of beginning. For further description reference is made to the Record Map of Survey of the Jim C. McAdow Tract by Norris Udell, LS 2250, on file in the Office of the Recorder, County of Mariposa.

TOGETHER WITH all that certain real property described in Judgement recorded July 1, 1988 as Document Number 882708 in the Official Records of Mariposa County, said certain real property being described in said Document as follows:
All of the Southeast quarter of Section 33, Township 5 South, Range 17 East, M.D.B. & M. lying East of the center line of the Cathey Valley-Hornitos Road and North of the Southwest quarter of the Southwest quarter of Section 34, Township 5 South, Range 17 East, M.D.B. & M.

EXCEPTING THEREFROM that certain parcel of land conveyed to Mariposa County by Grant Deed recorded July 16, 1958 in Volume 63 of Official Records, Page 36, Mariposa County Records, said Grant Deed being attached hereto as EXHIBIT B.

ALSO EXCEPTING THEREFROM all that portion of said SE1/4 and said SW1/4 described as follows:
BEGINNING at the northeast corner of said SE1/4; thence N89°55'34"W, along the north line of said SE1/4, for 195.05 feet to a point on the easterly line of that certain parcel of land conveyed to Mariposa County by Grant Deed recorded July 16, 1958 in Volume 63 of Official Records at Page 36, Mariposa County Records; thence, along the easterly line of said parcel of land, the following nine (9) courses and distances:
1. S12°40'45"E for 55.74 feet to the beginning of a tangent curve to the right having a radius of 935.00 feet; thence
2. southerly along said curve, through a central angle of 2°37'52", an arc distance of 42.94 feet; thence
3. S79°57'07"W for 5.00 feet to a point, said point being the beginning of a curve to the left having a radius of 930.00 feet, to said point a radial line bears N79°57'07"E; thence
4. southerly along said curve, through a central angle of 11°12'08", an arc distance of 181.83 feet to the point of tangency; thence
5. S01°09'15”W for 74.04 feet; thence
6. S88°50’45”E for 5.00 feet; thence
7. S01°09’15”W for 200.00 feet; thence
8. N88°50’45”W for 5.00 feet; thence
9. S01°09’15”W for 236.33 feet; thence,
leaving the easterly line of said parcel of land, S85°20’24”E for 191.14 feet; thence
N04°39’36”E, parallel with the east line of said SE1/4, for 803.82 feet to a point on the
north line of said SW1/4; thence N88°03’51”W, along the north line of said SW1/4, for
80.38 feet, more or less, to the POINT OF BEGINNING.

The above-described tract of land is subject to any liens, encumbrances, covenants,
restrictions, and rights-of-way or easements of record or legally acquired.

Prepared by:

[Signature]

Richard A. Seaman, L.S. 5339
License Expires 12/31/05

7/22/05 Date
WHEREAS, we the undersigned, Central California Conference Association of the Seventh-Day Adventists, Wesley E. Barnard, Lucetta T. Ladd, C. M. Maldonado, and Vivian M. Maldonado, K. R. Ballard, Eleanor F. Ballard and Louis T. Kraemer, are the owners, or are possessed of a legal or equitable interest in certain real property situated in the County of Mariposa, State of California, over which a county road is to be constructed, laid and maintained by the County of Mariposa, a political subdivision, and which said real property is described as follows:

"A parcel of land situated in the NW of Section 3, the NE of Section 5, the SW of Section 31 and the SE of Section 34, T. 5 S., R. 17 E., M. D. B. & W., County of Mariposa, State of California, bounded by a line particularly described as follows:

Commencing at a point on the west line of the Cathay-Merced Falls Road from which the quarter corner on the section line between Sections 3 and 4 bears N. 89° 19' W. 178.13 feet distant; thence N. 18° 54' W. 73.68 feet; thence along a curve to the right with a radius of 850 feet, through an angle of 21° 27' 30" a distance of 354.31 feet (the long chord of which bears N. 6° 40' 15" W. a distance of 351.63 feet); thence N. 59° 33' 30" W. 846.66 feet; thence N. 86° 26' 30" W. 5.00 feet; thence along a curve to the left with a radius of 765 feet, through an angle of 11° 57' 20" a distance of 159.64 feet (the long chord of which bears N. 0° 25' 10" W. a distance of 159.16 feet); thence N. 83° 56' 30" E. 5.00 feet; thence along a curve to the left with a radius of 770 feet, through an angle of 7° 40' 40" a distance of 103.17 feet (the long chord of which bears N. 10° 14' 10" W. a distance of 103.10 feet); thence N. 12° 04' 30" W. 407.36 feet; thence along a curve to the right with a radius of 200 feet, through an angle of 89° 39' 30" a distance of 294.96 feet (the long chord of which bears N. 9° 54' 45" W. a distance of 294.70 feet); thence N. 5° 45' W. 155.70 feet; thence N. 81° 30' 30" W. 48.01 feet; thence N. 25° 26' 41" W. 42.23 feet; thence N. 54° 31' 22" E. 61.51 feet; thence N. 9° 45' W. 429.63 feet; thence along a curve to the left with a radius of 6970 feet, through an angle of 1° 26' a distance of 214.91 feet (the long chord of which bears N. 6° 28' W. a distance of 214.90 feet); thence N. 9° 31' W. 697.72 feet; thence along a curve to the right with a radius of 7270 feet, through an angle of 6° 56' 30" a distance of 209.60 feet (the long chord of which bears N. 4° 02' 45" W. a distance of 209.47 feet); thence N. 0° 34' 30" W. 524.00 feet; thence N. 89° 25' 30" W. 5.00 feet; thence N. 0° 34' 30" W. 300.00 feet; thence N. 89° 25' 30" E. 5.00 feet; thence N. 0° 34' 30" W. 74.01 feet; thence along a curve to the left with a radius of 870 feet, through an angle of 13° 12' 08" a distance of 170.18 feet (the long chord of which bears N. 6° 10' 30" W. a distance of 169.83 feet); thence S. 78° 13' 30" W. 5.00 feet; thence along a curve to the right with a radius of 965 feet, through an angle of 2° 57' 52" a distance of 39.72 feet (the long chord of which bears S. 13° 05' 30" W. a distance of 39.72 feet); thence N. 11° 24' 30" W. 78.18 feet; thence N. 89° 49' 30" E. 30.95 feet; thence S. 31° 24' 30" E. 3.01 feet; thence S. 79° 39' 30" E. 5.00 feet; thence S. 1° 24' 30" E. 58.67 feet; thence along a curve to the right with a radius of 935 feet, through an angle of 2° 37' 52" a distance of 42.94 feet (the long chord of which bears S. 3° 05' 30" E. a distance of 42.93 feet); thence S. 78° 13' 30" W. 5.00 feet; thence along a curve to the right with a radius of 930 feet, through an angle of 11° 12' 08" a distance of 181.83 feet (the long chord of which bears S. 6° 10' 30" E. a distance of 181.54 feet); thence S. 0° 34' 30" E. 74.01 feet; thence N. 89° 25' 30" E. 5.00 feet; thence S. 0° 34' 30" E. 200.00 feet; thence S. 89° 25' 30" W. 5.00 feet; thence S. 0° 34' 30" E. 624.00 feet; thence along a curve to the left with a radius of 1670 feet, through an angle of 6° 56' 30" a distance of 202.23 feet (the long chord of which bears S. 4° 02' 45" E. a distance of 202.20 feet); thence S. 7° 31' E. 897.72 feet; thence along a curve to the right with a radius of 7030 feet.
through an angle of 1° 36' a distance of 216.76 feet (the long chord on which bears S. 68° 38' 41" E., a distance of 216.75 feet) thence S. 3° 15' 30" E., a distance of 401.33 feet; thence along a curve to the left with a radius of 394 feet, through an angle of 6° 19' 30" a distance of 285.24 feet (the long chord on which bears S. 96° 54' 45" E., a distance of 285.99 feet) thence E. 04° 30' E. 507.36 feet; thence along a curve to the right with a radius of 450 feet, through an angle of 7° 40' 40" a distance of 111.21 feet (the long chord on which bears S. 10° 14' 10" E., a distance of 111.13 feet) thence S. 80° 56' 10" E., 5.00 feet; thence along a curve to the right with a radius of 635 feet, through an angle of 9° 49' 40" a distance of 73.60 feet (the long chord on which bears S. 80° 56' 10" E., a distance of 73.04 feet) thence S. 80° 56' 10" E., a distance of 51.46 feet; thence along a curve to the right with a radius of 800 feet, through an angle of 2° 36' 30" a distance of 100.57 feet (the long chord on which bears E. 2° 05' 15" W. 100.51 feet) thence S. 5° 33' 30" W. 246.66 feet; thence along a curve to the left with a radius of 770 feet, through an angle of 24° 27' 30" a distance of 326.70 feet (the long chord on which bears S. 65° 40' 15" E., a distance of 326.21 feet) thence S. 18° 54' E., 95.02 feet; thence N. 89° 19' W. 21.82 feet to a point on the centerline of the Oatway-Corral Falls Road; thence N. 89° 19' W. 21.82 feet to the point of beginning; containing 7.5 acres more or less.

NOW THEREFORE, in consideration of the benefits to accrue to us and each of us, by Peace of the construction, laying and maintenance of said road and other valuable considerations, we the undersigned, owners or possessors of a legal or equitable interest in the land required for construction, laying and maintenance of said road on the line of the foregoing designated route hereby signify our approval of the location of said road, and do hereby consent thereto and we do hereby grant and dedicate the land belonging to us, and each of us, to the County of Mariposa, a political subdivision of the State of California, to that purpose and for the use of said road, and in addition we do hereby grant to the County of Mariposa an easement permit unto our lands for the sole purpose of constructing the private drive approaches unto our respective lands.

SIGNED, SEALED AND DELIVERED in the Presence of:

Howard D. Miller
June 9, 1958

Janet McAdoo

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]
STATE OF CALIFORNIA,  
County of Santa Clara

On this 21st day of May, in the year one thousand eight hundred and Fifty-Eight
before me, Lois H. Crews, a Notary Public in and for the said County of Santa Clara, State of California, residing therein, duly commissioned and sworn, personally appeared
A. V. Larson and Ralph L. Jones,
known to me to be the Vice-President and Secretary respectively of the corporation described in and that executed the within instrument, and also known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same; and further acknowledged to me that such corporation executed it pursuant to its by-laws or a resolution of its Board of Directors.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for the said County of Santa Clara.


Santa Clara
STATE OF CALIFORNIA
COUNTY OF MARIPOSA

On the 6th day of June, 1958, before me

WILLIAM B. BROWN

a Notary Public in and for the said County and State, personally appeared

WESLEY P. BERNARD

and personally known to me to be the person whose name is subscribed to the within instrument as a witness thereto, who being duly sworn, deposed and said; that he resides in the County of Mariposa, State of California, that he was present and saw Wesley P. Bernard and Loretta P. Ledson, known to him to be the persons described in, whose names are subscribed to and who executed the said instrument as parties thereto, sign, seal, execute and deliver the same; and that the said Wesley P. Bernard and Loretta P. Ledson duly acknowledged in the presence of the affiant that they executed the same;

that he, the said affiant, thereupon, then there subscribed his name to the said instrument as a witness.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

[Signature]
Notary Public in and for said County and State

My commission expires Aug. 7, 1964

This is to certify that the interest in real property conveyed by the deed dated June 6, 1958, from Central California Conference association of the Seventh-Day Adventists, Wesley P. Bernard, Loretta Ledson, Jim C. Mckadow and Vivian N. Mckadow, W. R. Bellard, Eleanore P. Bellard and Louis T. Kraemer to the County of Mariposa, a political subdivision, is hereby accepted by order of the Board of Supervisors per Resolution No. 1128, dated March 25, 1953, and the grantee consents to recordation thereof by its duly authorized officer.

Dated June 6, 1958

[Signature]
Road Commissioner