

DEPARTMENT: Public Works/Technical Services

By: Larry Pollard/Charles Pratt

Phone: 966-5356

RECOMMENDED ACTION AND JUSTIFICATION:

Public Works recommends that the County Board of Supervisors (BOS) adopt this resolution,

- 1) Approving the final map of SIERRA VISTA ESTATES, major subdivision 8/25/89
- 2) Accepting on behalf of the public the dedications of public utility easements as shown on said map,
- 3) Accepting on behalf of the public, for public use and maintenance the dedications of road right-of-way along Indian Peak Road as shown on said map,
- 4) Accepting on behalf of the public, for public use but not for maintenance the dedications of road right-of-way along Sierra Vista Way and Mountian Way as shown on said map,
- 5) Authorizing the Clerk of the BOS to sign the map

BACKGROUND AND HISTORY OF BOARD ACTIONS:

State Law and County Code require approval of final maps by the BOS. The Mariposa County Road Improvement and Circulation Policy spells out the criteria for acceptance or rejection of dedications, the recommendations contained herein conform to those policies. On August 6, 1991, the BOS adopted Resolution No. 369 creating a Zone of Benefit (ZOB) for the maintenance of the roads in this subdivision.

LIST ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

- 1) State Law requires that the BOS approve the map if it conforms to the approved tentative map. The final map of Sierra Vista Etates conforms to the tentative map approved by the Mariposa County Planning Commission on April 6, 1990.
- 2) The BOS could reject the dedications of public road easements, however, these dedications are necessary for the existing ZOB.
- 3) The BOS could reject the public utility easement, if so, no public utility easement would be created for future use.

COSTS: () Not Applicable

A. Budgeted current F.Y. \$ _____

B. Total anticipated costs \$ _____

C. Required Add'l. Funding \$ _____

D. Source: _____

SPECIAL INSTRUCTIONS:

List the attachments and number the pages consecutively:

Final Map of Sierra Vista
Estates
(5 pages)
Vicinity Map (1 page)

SOURCE: () 4/5ths Vote Required

A. Other budgeted funds \$ _____

B. Unanticipated revenues \$ _____

C. Reserve for contingencies \$ _____

D. Description: _____

Balance in Reserve for contingencies, if approved: \$ _____

CLERK'S USE ONLY

Res. No.: 92-85

Ord. No.: _____

Vote - Ayes: 5 Noes: _____

Absent: _____ Abstained: _____

(initials) Approved () Denied

() Minute Order Attached

ADMINISTRATIVE OFFICER'S

RECOMMENDATION:


This item on agenda as:

- Recommended
- Not Recommended
- For Policy Determination
- Submitted with Comment
- Returned for Further Action

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

Date: _____

ATTEST: MARGIE WILLIAMS
Clerk of the Board of Supervisors

Comment: 

MAP OF SIERRA VISTA ESTATES

BEING A MAJOR SUBDIVISION OF THE SW1/4 NW1/4 AND
THE W1/2 SW1/4 OF SECTION 11, T.6S., R.19E., M.D.B & M.

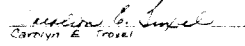
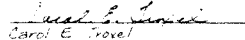
MARIPOSA COUNTY CALIFORNIA
DECEMBER 1991 SCALE: AS SHOWN
SHEET 1 OF 5

TOTAL SUBDIVIDED AREA: 114.82 ACRES

OWNERS STATEMENT

THE UNDERSIGNED, being the parties having a record title interest in the land as plotted by this map, hereby consent to the preparation and recording of this map and offer, for dedication to Mariposa County, all Public Utility Easements, for all Public Utility purposes over, on, across and under the strips of land designated on this map as "P.U.E." together with the right to trim and/or remove necessary trees and vegetation, all rights-of-way, along existing (or proposed) County Roads, all Rights-of-Way along non-County Roads, as shown on this map and to make any as shown for dedication to Mariposa County, shall remain open until either accepted or rejected, in writing, by Mariposa County.

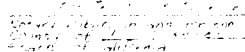

Kenneth O. Travel


Carolyn E. Travel

Carol E. Travel

ACKNOWLEDGEMENT

State of California
County of MARIPOSA

In this 20th day of December in the year 1991, before me, Jerome S. Freeman, Notary Public in and for the State of California, personally appeared Kenneth O. Travel and Carolyn E. Travel, also known as Carol E. Travel, personally known to me, or known to me to be the persons whose names are subscribed to this instrument, and acknowledged that they executed it for the purposes and consideration therein expressed.


Jerome S. Freeman
Notary Public in and for the State of California

My commission expires 12/31/92

CLERK OF THE BOARD'S STATEMENT

SOILS REPORT

In accordance with California Government Code Sections 66490 & 66491 and Mariposa County Code Section 16.20.220, a preliminary soils report was prepared on the 15th day of December, 1989, by Boyer Stephens Engineering, Inc.
2017 Bullion St., Mariposa, CA 95336
Address

The report was signed by Boyer Stephens ACE No. 27217.

REFERENCES

- (1) Parcel Map Book 21, Page 3, MCR
- (2) Record of Survey Map No. 1440, MCR
- (3) Record of Survey Map No. 1704, MCR
- (4) Parcel Map Book 17, Page 16, MCR
- (5) Record of Survey Map No. 1313, MCR
- (6) Parcel Map Book 19, Page 34, MCR
- (7) Record of Survey Map No. 1269, MCR
- (8) Quitclaim Deed Instrument No. 94051, MCR
- (9) Easement Deed Instrument No. 94054, MCR
- (10) Notice of Disposit to Use of Land Volume 225 of Official Records, Page 296, MCR
- (11) Highway Easement Deed Document No. 88-5156, MCR
- (12) Declaration Document No. _____, MCR

LEGEND

- Round monument as described
- One 3/4" pipe set with washer stamped L.S. 4079 unless otherwise noted
- (1) Record data per reference listed above
- ⊕ Diameter
- PUE Denotes Public Utility Easement
- MCR Mariposa County Records
- (N/A) Not to scale.
- (R) Radial bearing
- Centerline
- Property line
- (M) Measured bearing and/or distance same as record
- IP Iron pipe.

NOTE:

Lot No. 11 and Lot No. 12 have a first class easement which has southerly and westerly of the south westerly right-of-way line of Indian Hill Road. Placement and construction of permanent buildings (including mobile homes) within this easement is prohibited.

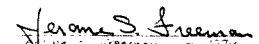
BASIS OF BEARINGS

The meridian of this survey is deduced with that of the map entitled "Parcel Map for Kenneth O. Travel and Carolyn E. Travel" Parcel Map Book 21, 2d Page 3, MCR and is equal to the bearing (N68°10'30"E) of the line between found monuments as shown hereon.

LICENSED LAND SURVEYOR'S STATEMENT

The map truly and correctly represents a field survey made by me, or under my direction, in accordance with the requirements of the Land Surveyor's Act and local ordinance, at the request of Ken and Carol Travel, and was completed on the 14th day of February, 1991. I hereby state the monuments are of the character shown on the map, namely the 3/4" diam. pipes and one 3/4" iron pipe, and that such monuments were placed and set out to enable the survey to be retraced.




Jerome S. Freeman
L.S. 4079

COUNTY SURVEYOR'S STATEMENT

I, Jerome S. Freeman, County Surveyor of Mariposa County, State of California, hereby state that I have examined the map of Sierra Vista Estates and that said subdivision is substantially in compliance with the provisions of the subdivision map and that all provisions of said map and all provisions governing the kind of subdivision maps that may be filed with me, and that I am satisfied that the same is substantially correct.

County Surveyor
L.S. 4079 No. Date

COUNTY RECORDER'S STATEMENT

I, Jerome S. Freeman, County Recorder of Mariposa County, State of California, hereby state that I have examined the map of Sierra Vista Estates and that said subdivision is substantially in compliance with the provisions of the subdivision map and that all provisions governing the kind of subdivision maps that may be filed with me, and that I am satisfied that the same is substantially correct.

County Recorder
L.S. 4079 No. Date

MAP OF SIERRA VISTA ESTATES

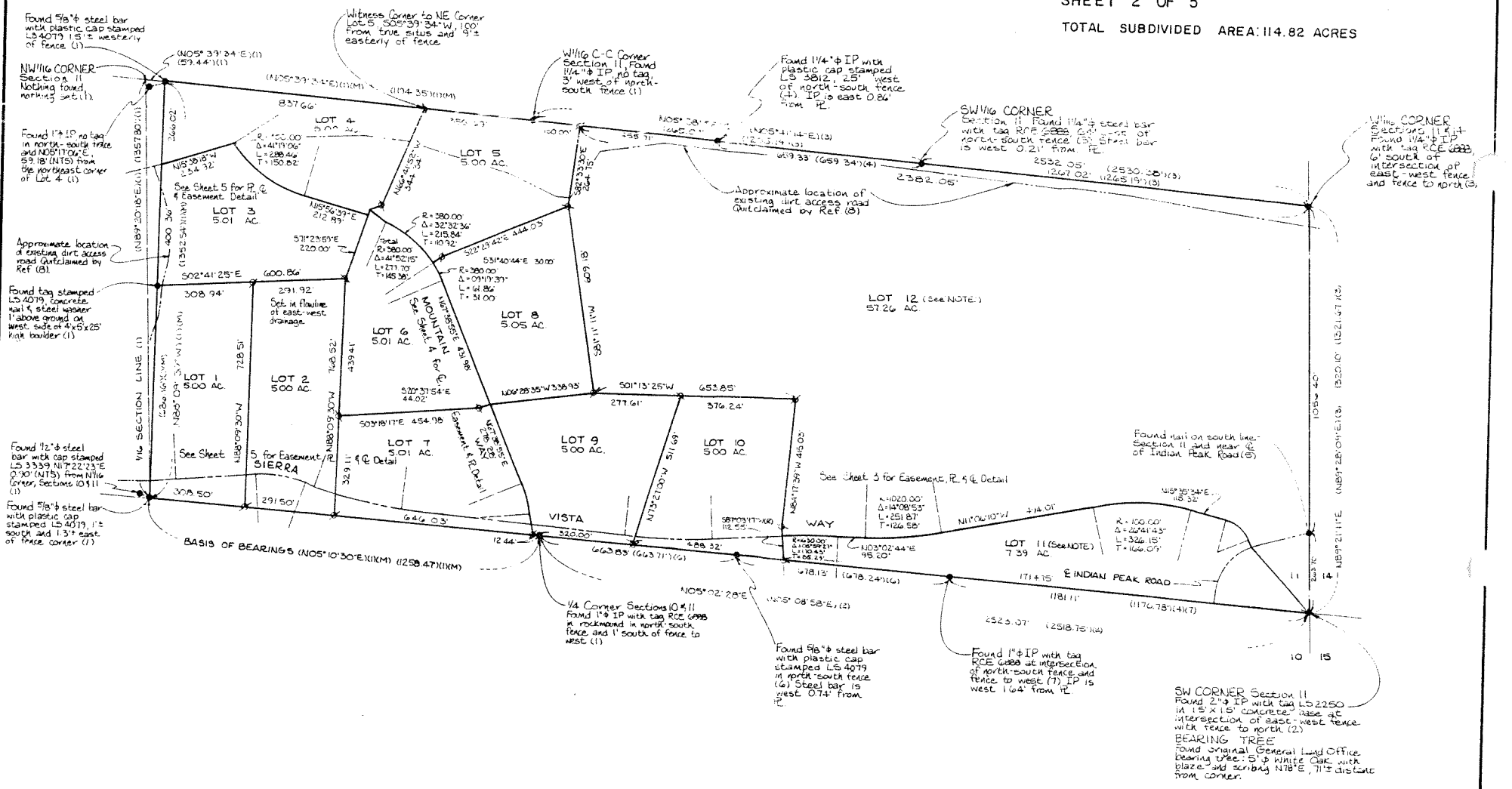
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MARIPOSA COUNTY
DECEMBER 1991
SHEET 2 OF 5

CALIFORNIA
SCALE: 1" = 200'

TOTAL SUBDIVIDED AREA: 114.82 ACRES

NORTH
1" = 200'



FREEMAN & SEAMAN LAND SURVEYORS
P.O. BOX 1505/5037 BULLION ST. MARIPOSA, CA 95336/(209) 566-5926

880611

MAP OF SIERRA VISTA ESTATES

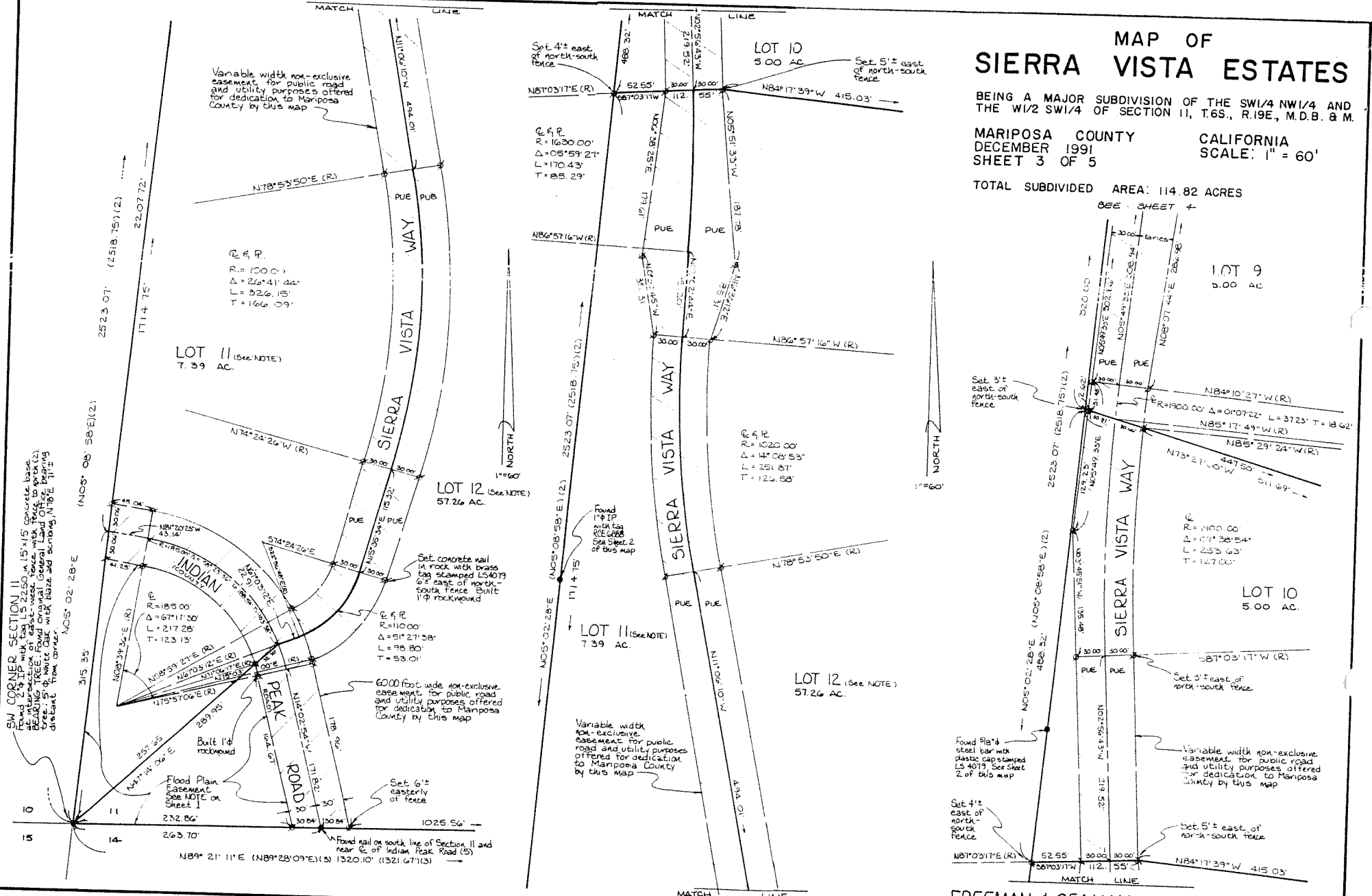
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MARIPOSA COUNTY
DECEMBER 1991
SHEET 3 OF 5

CALIFORNIA
SCALE: 1" = 60'

TOTAL SUBDIVIDED AREA: 114.82 ACRES

SEE SHEET 4



SW CORNER SECTION 11
Found 15" x 15" x 15" concrete base
at intersection of east line of road
and north line of road to rock (2).
BEARING TREE. Found Original General Land Office
Set 5' of water oak with blaze and scrubbing, N17°25'
distant from corner.

Found nail on south line of Section 11 and
near E. of Indian Peak Road (5)
N89°21'11"E (N89°28'09"E)(1) 1320.10' (1321.67)(3)

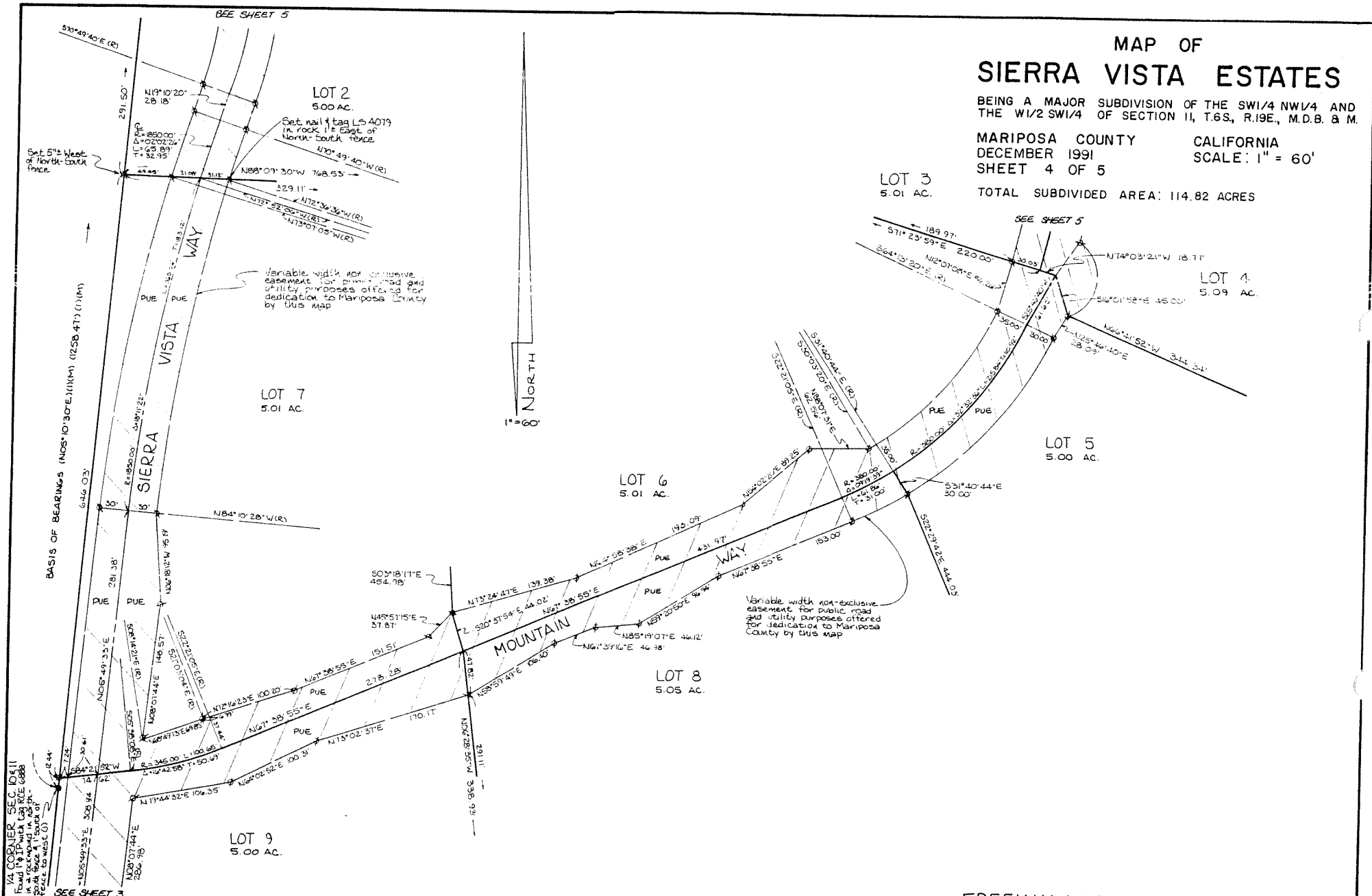
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MARIPOSA COUNTY CALIFORNIA
 DECEMBER 1991
 SHEET 4 OF 5

SCALE: 1" = 60'

TOTAL SUBDIVIDED AREA: 114.82 ACRES



VIA CORNER SEC. 10 & 11
 FOUND BY IPWICK CO. ACE 6888
 SOUTH FACE 1/4 SECTION 11
 PEACE TO WEST (1)

SEE SHEET 3

FREEMAN & SEAMAN LAND SURVEYORS
 PO BOX 1305/503T BULLION ST. MARIPOSA, CA 95326/(209) 964-3926

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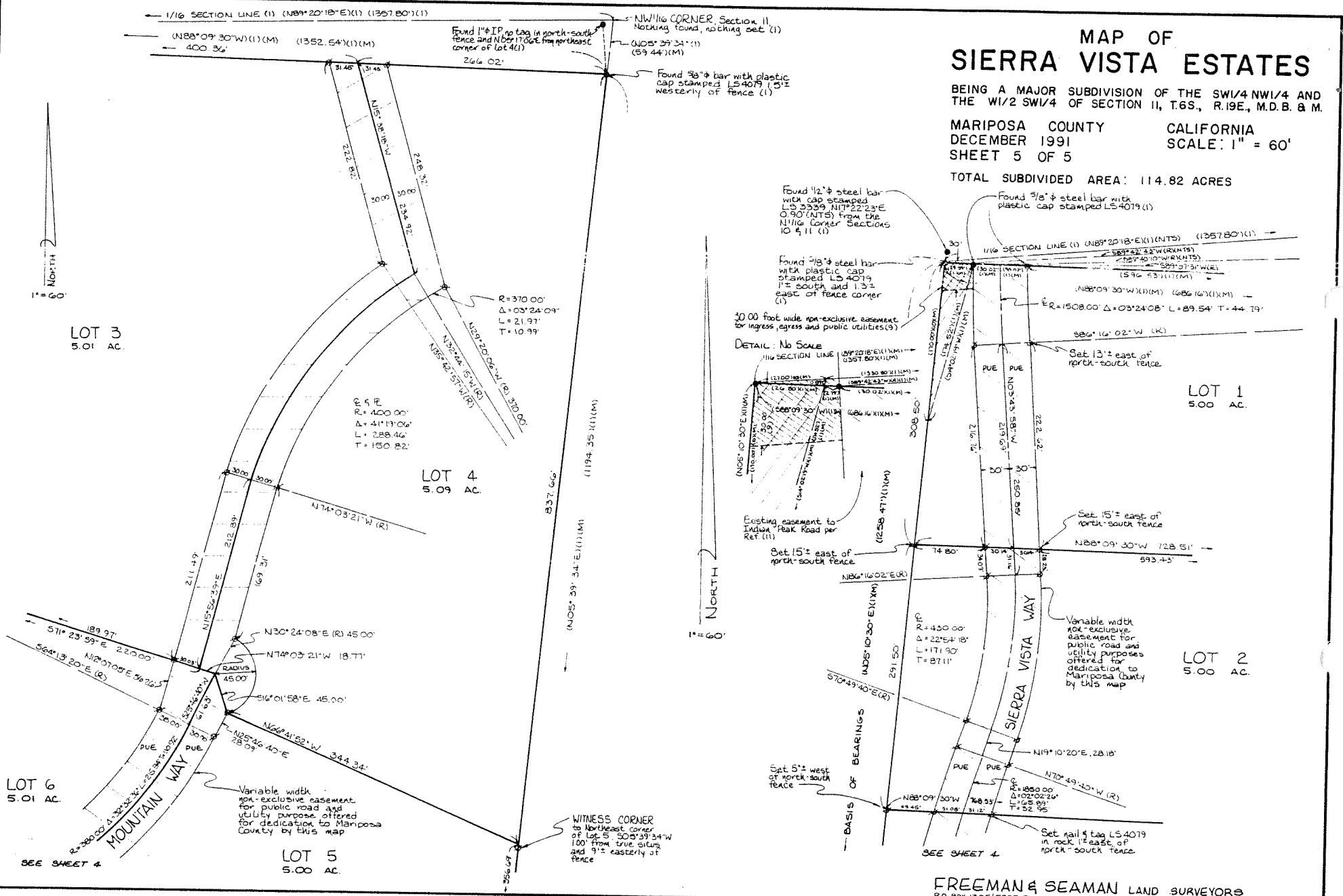
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MARIPOSA COUNTY CALIFORNIA
DECEMBER 1991
SHEET 5 OF 5

SCALE: 1" = 60'

TOTAL SUBDIVIDED AREA: 114.82 ACRES



FREEMAN & SEAMAN LAND SURVEYORS
P.O. BOX 1308 / 5037 BULLION ST., MARIPOSA, CA 95339 / (209) 936-3125

880611

VICINITY MAP

