

DEPARTMENT: Public Works

By: Larry Pollard

Phone: 966-5356

RECOMMENDED ACTION AND JUSTIFICATION: (Policy Item: Yes___ No X)
Public Works recommends that the County Board of Supervisors (BOS) adopt this resolution,

- 1) Approving the final map of YOSEMITE VIEWS ESTATES, Phase I, major subdivision no. 8/30/91
- 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 but not for maintenance the dedications of public road right-of-way along Wilbur's Way as shown on said map, and
- 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 March 10, 1992, the BOS adopted Resolution No. 92-127, modifying the Planning Commission's action on this project, on October 20, 1992, the BOS adopted Resolution No. 92-548 creating a Zone of Benefit (ZOB) for the maintenance of Wilbur's Way through 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 Yosemite Views Estates conforms to the tentative map approved by the Mariposa County Planning Commission on February 7, 1992.
- 2) The BOS could reject the dedication of public road easement, however, this dedication is necessary for the maintenance of Wilbur's Way through the Zone of Benefit for this project.
- 3) The BOS could reject the dedication of public utility easements, if so, no public utility easements would be created for future use.

COSTS: Not Applicable

A. Budgeted current FY \$ _____

B. Total anticipated costs \$ _____

C. Required additional funding \$ _____

D. Internal transfers \$ _____

SOURCE: () 4/5th Vote Required

A. Unanticipated revenues \$ _____

B. Reserve for contingencies \$ _____

C. Source description: _____

Balance in Reserve Contingencies, if approved: \$ _____

SPECIAL INSTRUCTIONS:
List the attachments and number the pages consecutively:

Final Map of Yosemite Views Estates (7 pages)

Vicinity Map (1 page)

CLERK'S USE ONLY

Res. No.: 92-653 Ord. No. _____

Vote - Ayes: 4 Noes: _____

Absent: FRICKSON Abstained: _____

Approved () Denied

() 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

ADMINISTRATIVE OFFICER'S RECOMMENDATION:
This item on agenda as:

Recommended

Not Recommended

For Policy Determination

Submitted with Comment

Returned for Further Action

Comment: _____

A.O. Initials: JWM/BJM

OWNER'S STATEMENT

THE UNDERSIGNED, being the party having a record title interest in the land as plotted by this map, hereby consents to the preparation and recordation 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 and all rights-of-way along non-County Roads, as shown on this map and so marked as offered for dedication. These offers of dedication to Mariposa County shall remain open until either accepted or rejected, in writing, by Mariposa County.

Franklyn LoVerme

ACKNOWLEDGMENT

State of California
County of Mariposa, ss.

On this 16th day of November, in the year 1992, before me

Franklyn LoVerme, a Notary Public in and for said County and State, personally appeared Franklyn LoVerme, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he executed it.

WITNESS my hand.

Notary Public in and for the
County of Mariposa
State of California

My commission expires 11/15/94, 1994.

TRUSTEE'S STATEMENT

THE UNDERSIGNED, Mariposa Trust Deed Services, Inc., a California corporation, trustee under a trust deed recorded January 25, 1991, as Document No. 91-0485, Mariposa County Records, and affecting the land plotted within the area shown on this map, does hereby consent to the preparation and recordation of the same.

Mariposa Trust Deed Services, Inc.,

ACKNOWLEDGMENT

State of California
County of Mariposa, ss.

On this 12th day of November, in the year 1992, before me

Neil A. Seaman, a Notary Public in and for said County and State, personally appeared Robert G. Seaman, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as President or on behalf of the Corporation therein named, and acknowledged to me that the corporation executed it.

WITNESS my hand.

Notary Public in and for the
County of Mariposa
State of California

My commission expires May 20, 1994.



LEGEND

- Found monument as described.
Set 3/4" x steel bar with plastic cap stamped L55339, unless otherwise noted.
Record data per reference listed hereon.
Diameter.
Iron Pipe.
Measured bearing and/or distance same as record.
Calculated per record data.
Public Utility Easement.
Mariposa County Records.
Not to scale.
Centerline.
Property Line.
Radial bearing.
Fence line approximate location.

REFERENCES

- Parcel Map Book 9, Page 18, M.C.R.
Record of Survey Map 2129, M.C.R.
Parcel Map Book 25, Page 34, M.C.R.
Record of Survey Map 2105, M.C.R.
Parcel Map Book 4, Page 36, M.C.R.
Deed, Document No. 912652, M.C.R.
Declaration, Document No. , M.C.R.
Declaration, Document No. , M.C.R.
Declaration, Document No. , M.C.R.
Covenant of Non-Protest, Document No. , M.C.R.
Lot Line Adjustment No. 359, on file at the Mariposa County Planning Department.
Deed, Document No. 910486, M.C.R.
Deed, Document No. 881572, M.C.R.
Declaration, Document No. , M.C.R.

MAP OF
YOSEMITE VIEWS ESTATES

PHASE I
BEING A MAJOR SUBDIVISION OF A PORTION OF SECTION 4, T. 6S., R. 18E., M.D.B. & M., RANCHO LAS MARIPOSAS.

MARIPOSA COUNTY
SEPTEMBER 1992
SHEET 1 OF 7

CALIFORNIA
SCALE: AS SHOWN

TOTAL SUBDIVIDED AREA 59.20 AC.

LICENSED LAND SURVEYOR'S STATEMENT

This map truly and correctly represents a field survey made by me, or under my direction, in conformance with the requirements of the Land Surveyor's Act and Local Ordinance, at the request of Franklyn LoVerme, and was completed on the 30th day of September, 1992. I hereby state, the monuments are of the character shown on this map, occupy the positions indicated and were, or will be set, on or before October 30, 1992, and that said monuments are sufficient to enable the survey to be retraced.



Richard A. Seaman L.S. 5339

COUNTY SURVEYOR'S STATEMENT

I, County Surveyor of Mariposa County, State of California, hereby state that I have examined the map of Yosemite Views Estates, and that said subdivision is substantially the same as it appeared on the tentative map, and that all provisions of State laws and local ordinances governing the filing of subdivision maps have been complied with, and that I am satisfied that the same is technically correct.

County Surveyor

L.S. or R.C.E. No. Date

COUNTY RECORDER'S STATEMENT

Filed this day of 19, at M., in the Book of Maps at Page, at the request of Franklyn LoVerme.

Fee: \$

County Recorder

By: Deputy

BASIS OF BEARINGS

The meridian of this survey is identical with that of the map entitled "Parcel Map for Wilbur E. Peterson" filed for record in Book 9, of Parcel Maps, Page 18, Mariposa County Records, and is based upon the bearing (N00°30'04"W) of the line between found monuments shown hereon.

SOILS REPORT

In accordance with California Government Code, Sections 66490 and 66491 and Mariposa County Code, Section 16.20.220, the preliminary soils report was prepared on the 28th day of August, 1991.

by: Roger L. Stephens P.E.

The report was signed by: Roger L. Stephens
R.C.E. No. 27317

FREEMAN & SEAMAN LAND SURVEYORS
P.O. BOX 1305/5037 BULLION ST. MARIPOSA, CA. 95338/(209)966-3926 910614

MAP OF YOSEMITE VIEWS ESTATES

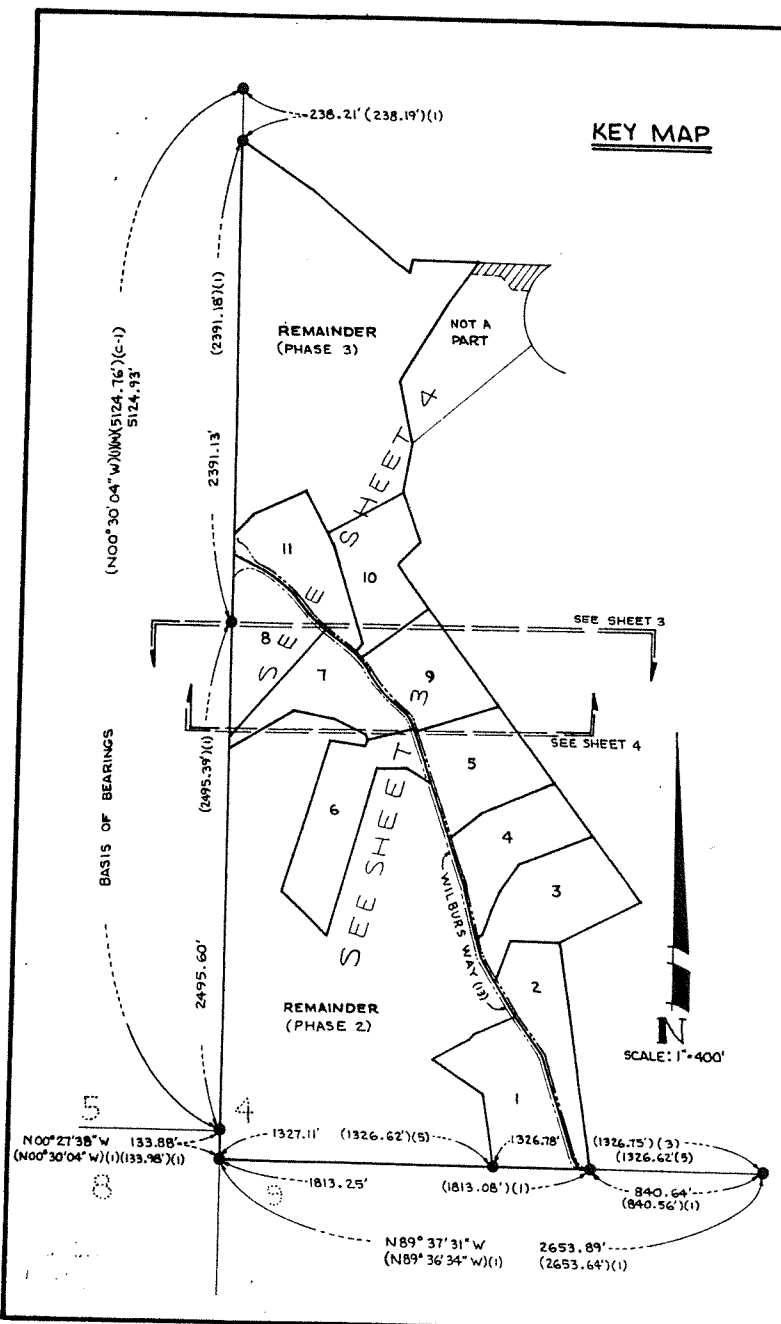
PHASE I
BEING A MAJOR SUBDIVISION OF A PORTION OF SECTION 4,
T.6S., R.18E., M.D.B. & M., RANCHO LAS MARIPOSAS.

MARIPOSA COUNTY
SEPTEMBER 1992
SHEET 2 OF 7

CALIFORNIA
SCALE: 1" = 400'

TOTAL SUBDIVIDED AREA 59.20 AC.

KEY MAP



FREEMAN & SEAMAN LAND SURVEYORS
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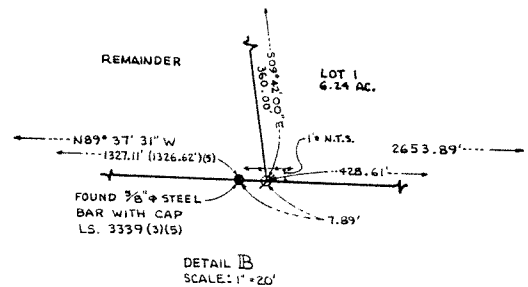
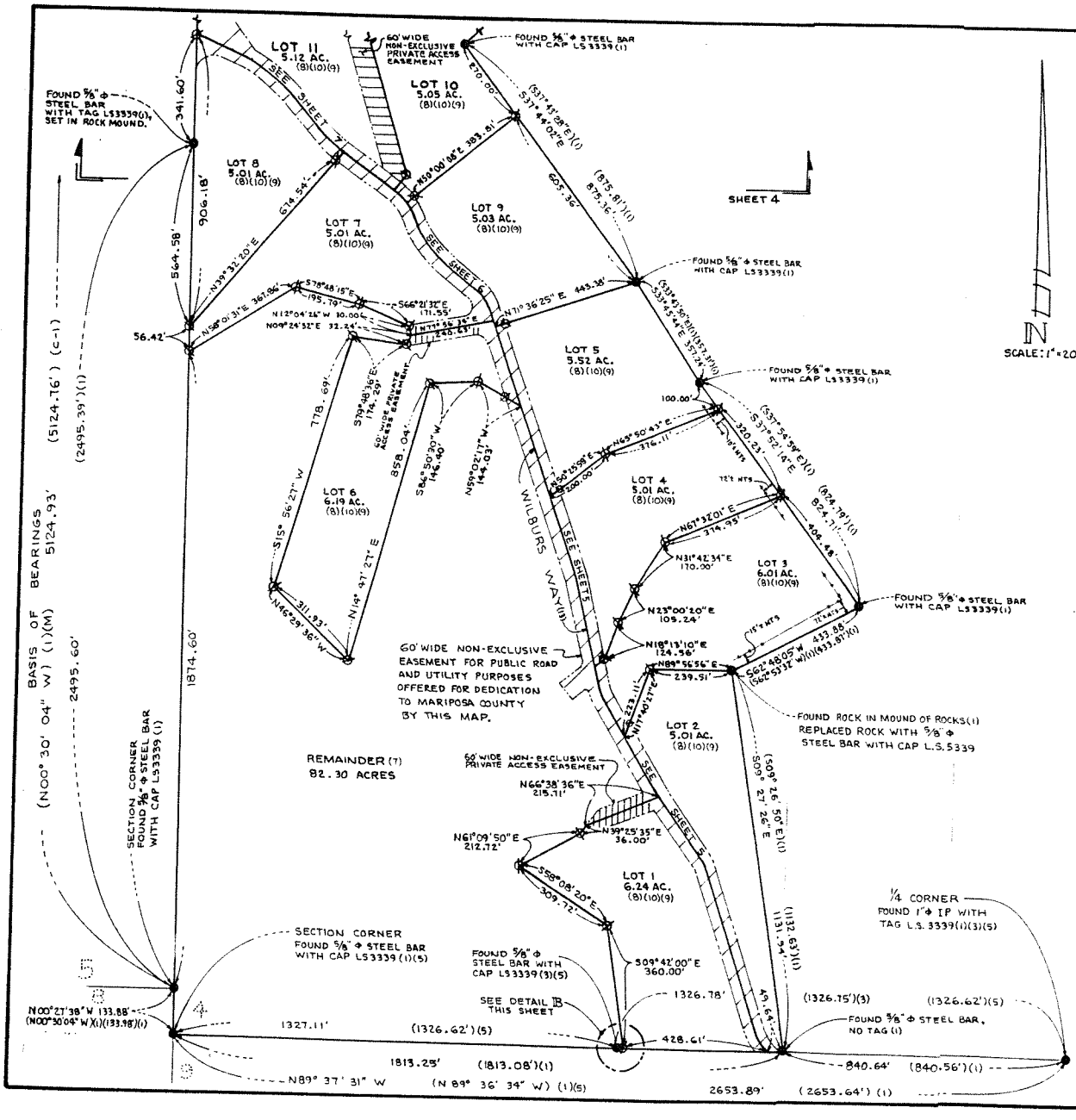
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MARIPOSA COUNTY
SEPTEMBER 1992
SHEET 3 OF 7

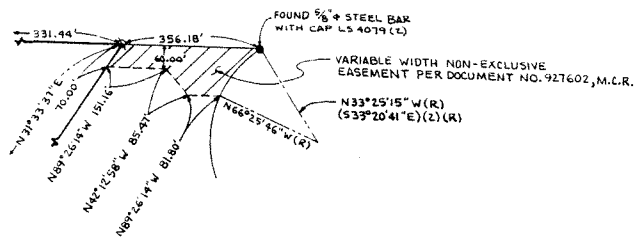
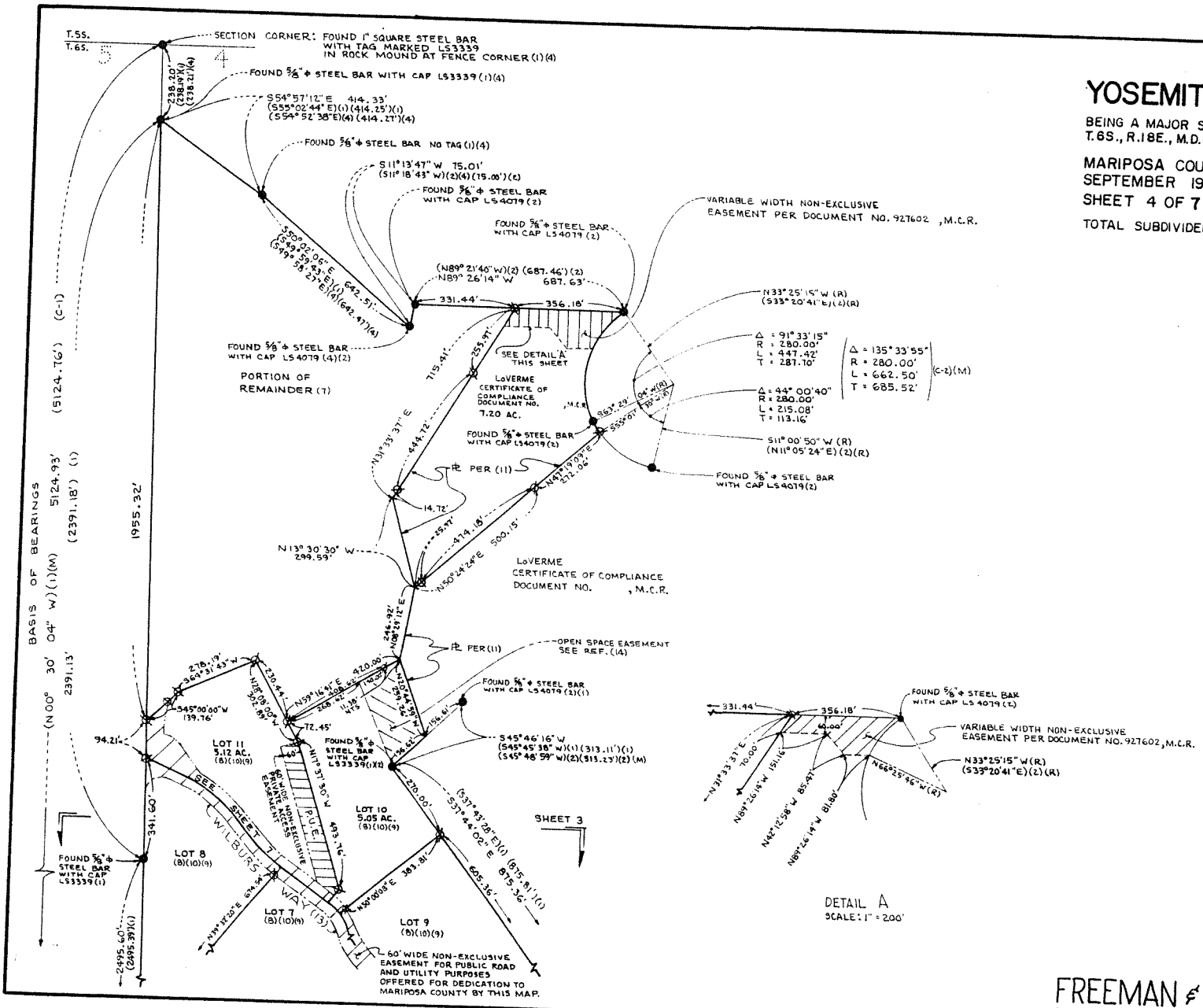
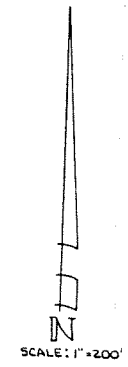
CALIFORNIA
SCALE: 1" = 200'

TOTAL SUBDIVIDED AREA 59.20 AC.



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MAP OF
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 PHASE I
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 T.6S., R.18E., M.D.B. & M., RANCHO LAS MARIPOSAS.
 MARIPOSA COUNTY CALIFORNIA
 SEPTEMBER 1992 SCALE: 1" = 200'
 SHEET 4 OF 7
 TOTAL SUBDIVIDED AREA: 59.20 AC.



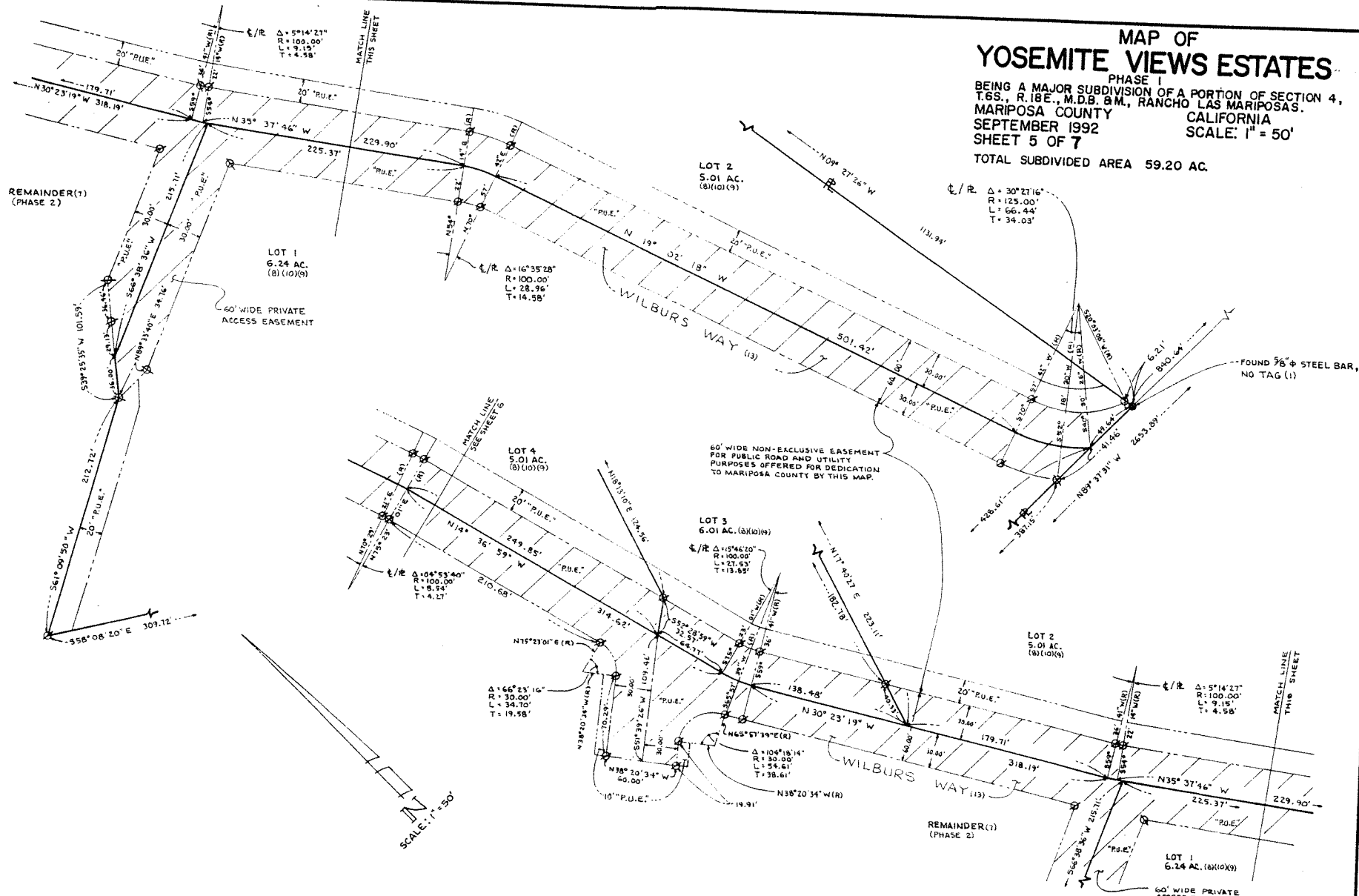
DETAIL A
 SCALE: 1" = 200'

FREEMAN & SEAMAN LAND SURVEYORS
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MAP OF YOSEMITE VIEWS ESTATES

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BEING A MAJOR SUBDIVISION OF A PORTION OF SECTION 4,
T.6S., R.18E., M.D.B. & M., RANCHO LAS MARIPOSAS,
MARIPOSA COUNTY
SEPTEMBER 1992
SHEET 5 OF 7
SCALE: 1" = 50'

TOTAL SUBDIVIDED AREA 59.20 AC.



FREEMAN & SEAMAN LAND SURVEYORS
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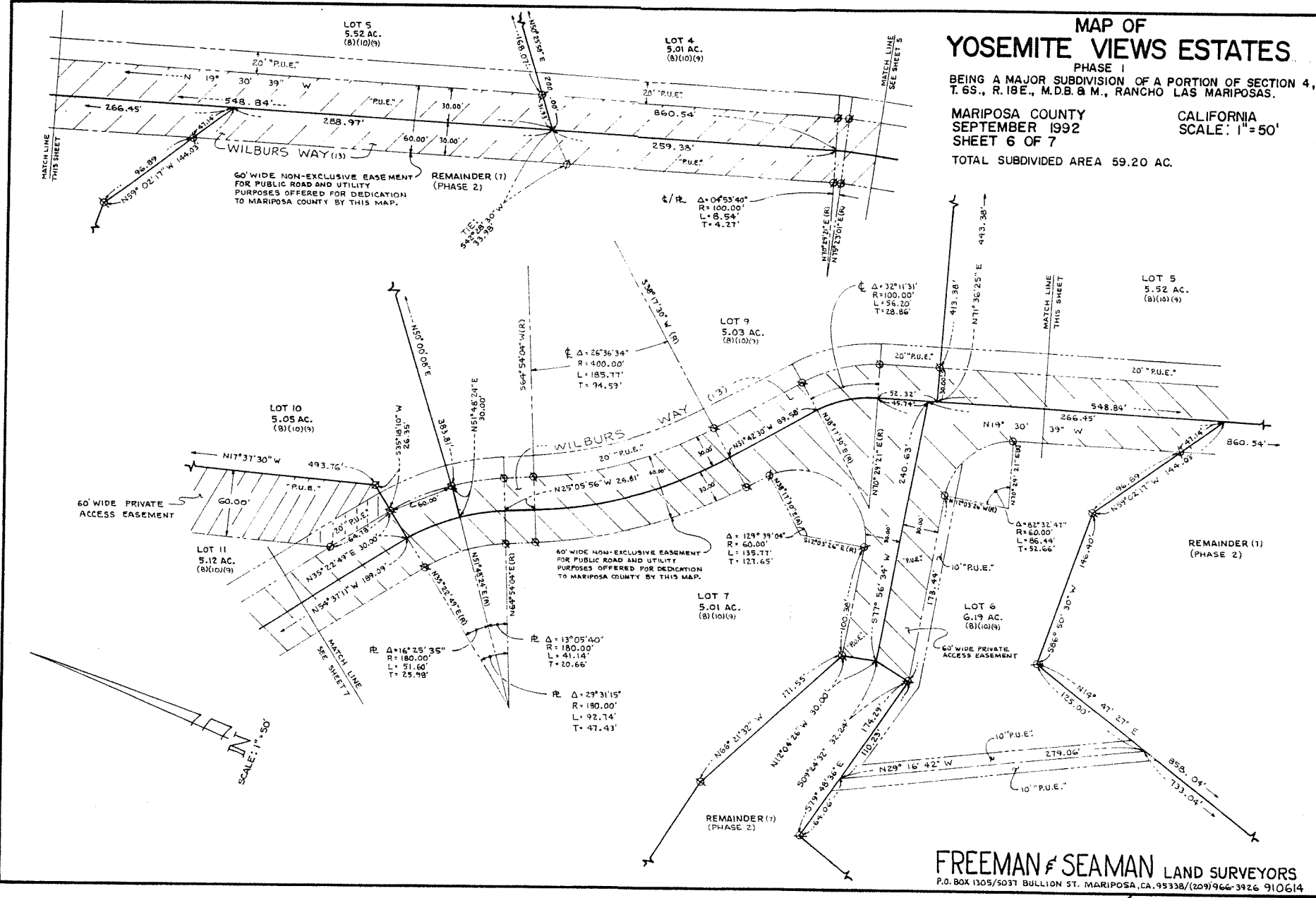
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MARIPOSA COUNTY
SEPTEMBER 1992
SHEET 6 OF 7

CALIFORNIA
SCALE: 1" = 50'

TOTAL SUBDIVIDED AREA 59.20 AC.

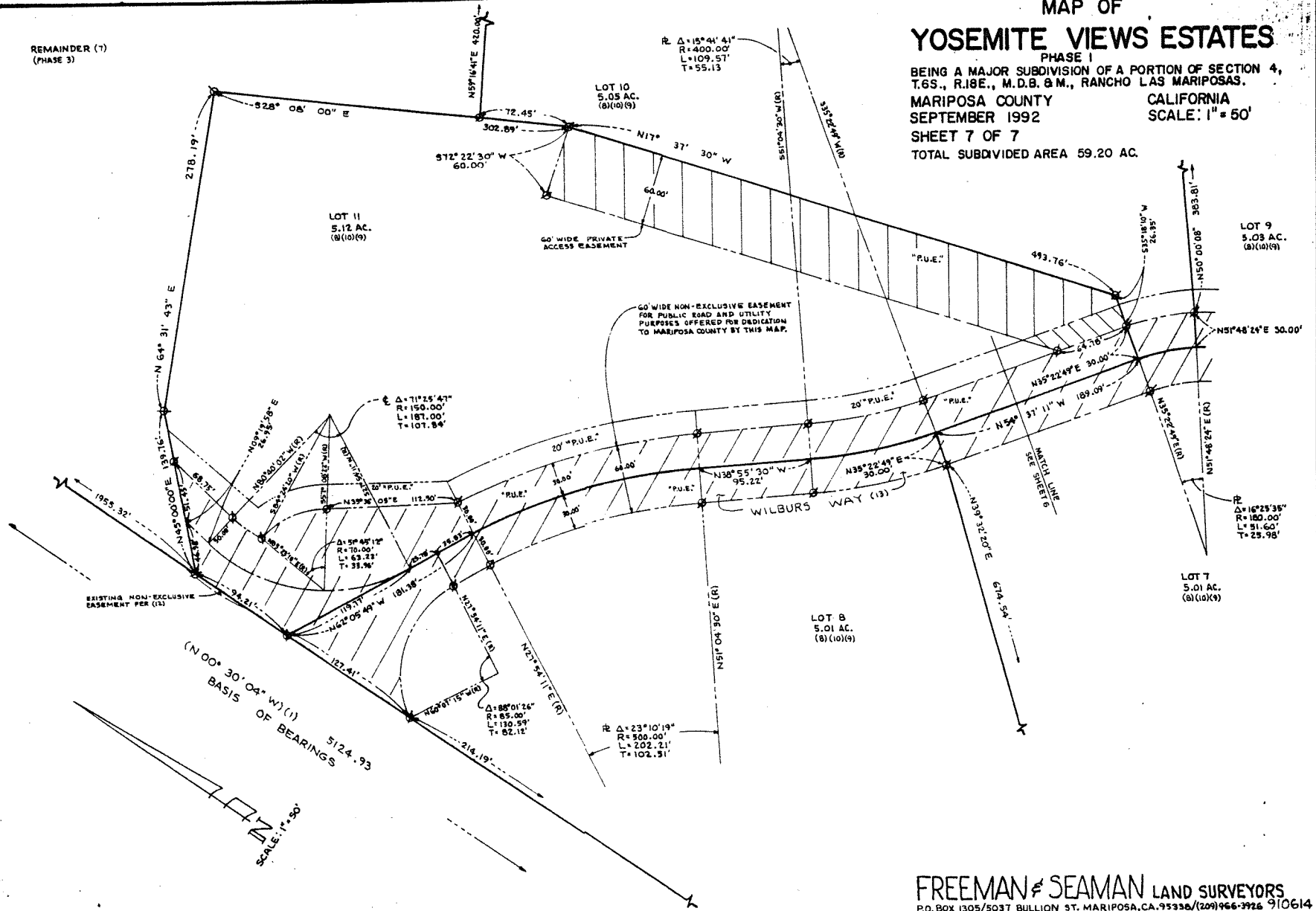


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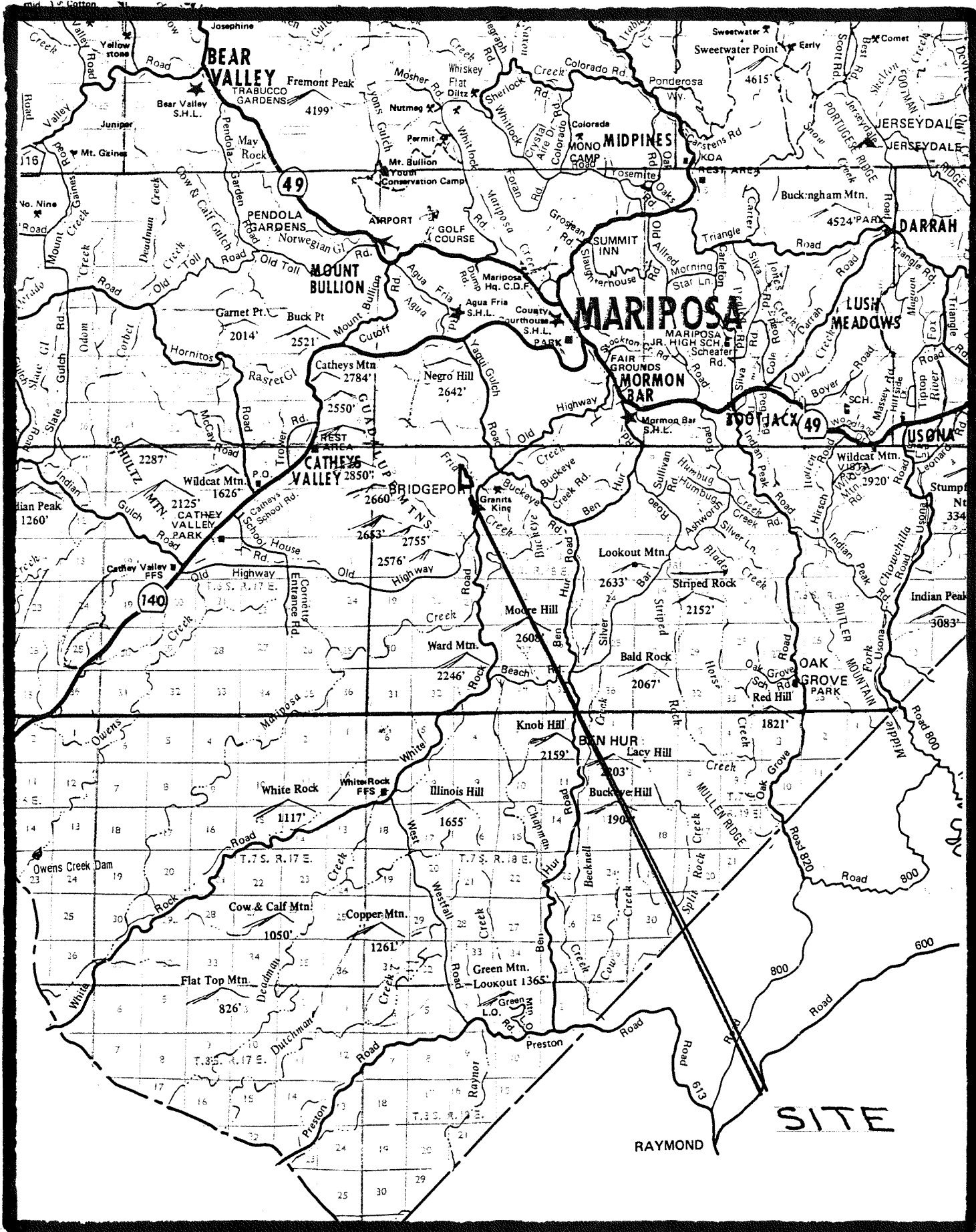
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MARIPOSA COUNTY CALIFORNIA
SEPTEMBER 1992
SHEET 7 OF 7
TOTAL SUBDIVIDED AREA 59.20 AC.

REMAINDER (7)
(PHASE 3)



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VICINITY MAP



SITE

RAYMOND