

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 map of WHISPERING OAKS WEST, Maj. Sub. 2/29/88,
- 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 dedication of road right-of-way along Hornitos Road as shown,
- 4) Rejecting without prejudice the dedications of road right-of-way along the non-county roads 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 parcel maps by the BOS. The Mariposa County Road Improvement and Circulation Policy spells out the criteria for acceptance or rejection of dedications on subdivision maps, the recommendations contained herein conform to those policies.

LIST ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

- 1) State Law requires that the BOS approve the final map if it conforms to the approved tentative map. The map of WHISPERING OAKS WEST conforms to the tentative map approved by the Mariposa County Planning Commission on August 19, 1988.
- 2) The BOS could reject the dedication of Hornitos Road which could be accepted at another time.
- 3) The BOS could accept the road rights-of-way along the non-county roads as shown on this map, but the owners have provided for private maintenance and wish to control the access on these roads.
- 4) 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:

Map of Whispering Oaks West
(11 pages)

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.: 91-47

Ord. No.: _____

Vote - Ayes: 4 Noes: Erickson

Absent: _____ Abstained: _____

May 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
County of Mariposa, State of CA

By: _____
Deputy

Comment: _____

A.O. Initials: [Signature]

Mariposa County Board of Supervisors



JOHN W. McCAMMAN
Administrative Officer

MARGIE WILLIAMS
Clerk of the Board

P.O. Box 784
MARIPOSA, CALIFORNIA 95338
(209) 966-3222

DISTRICT 1 ARTHUR G. BAGGETT, JR.
DISTRICT 2 SALLY S. PUNTE
DISTRICT 3 ERIC J. ERICKSON
DISTRICT 4 GEORGE P. RADANOVICH
DISTRICT 5 GERTRUDE R. TABER

MARIPOSA COUNTY BOARD OF SUPERVISORS

MINUTE ORDER

TO: LARRY POLLARD, PUBLIC WORKS DIRECTOR
FROM: MARGIE WILLIAMS, CLERK OF THE BOARD *mw*
RE: WHISPERING OAKS WEST

THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA

ADOPTED THIS Order on February 5, 1991

ACTION AND VOTE:

10:03 a.m. Larry Pollard, Public Works Director;

A) Resolution Approving the Map of Whispering Oaks West, Major Subdivision 2/29/88

BOARD ACTION: Tony Lashbrook, Planning Director, responded to issue raised concerning maintenance agreement for shared facility on Bear Creek. Larry Pollard suggested the issue be reviewed by the Board's liaison committee. Res. 91-47 adopted approving the Map/Ayes: (M)Baggett, (S)Taber, Punte, Radanovich; Noes: Erickson.

cc: Administrative Officer

OWNER

THE UNDERSIGNED, being the parties having a record title interest in the land as platted by this map, hereby consent 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, all rights-of-way along existing (or proposed) County Roads, all rights-of-way along non-County Roads, as shown on this map and so marked to be offered for dedication. These offers of dedication to Mariposa County shall remain open until either accepted or rejected, in writing, by Mariposa County.

WHISPERING OAKS WEST, a California General Partnership

Robinson/Pratt Development, a California General Partnership

Karl F. Baumann
Karl F. Baumann, Partner

Tim Pratt
Tim Pratt, Partner

David A. Robinson
David A. Robinson, Partner

ACKNOWLEDGEMENT

State of California
County of Mariposa, ss.

On this 1st day of November, in the year 1990 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Karl F. Baumann, Tim Pratt and David A. Robinson, personally known to me or proved to me on the basis of satisfactory evidence to be the persons that executed this instrument on behalf of the partnerships, and acknowledged to me that the partnerships executed it.

WITNESS my hand.

Carolan J. Ellis
Notary Public in and for the County of Mariposa, State of California

My commission expires May 26, 1991.

TRUSTEE

THE UNDERSIGNED, Trust Title Insurance Company of California, a California corporation, trustee under a trust deed recorded May 16, 1990 as Document No. 903318, Mariposa County Records, and effecting the land platted within the area shown on this map, does hereby consent to the preparation and recordation of the same.

Trust Title Insurance Company of California
Trust Title Insurance Company of California, a California Corporation

ACKNOWLEDGEMENT

State of California
County of Mariposa, ss.

On this 1st day of November, in the year 1990 before me, Carolan J. Ellis, a Notary Public in and for said County and State, personally appeared Karl F. Baumann, Tim Pratt, and David A. Robinson, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as Assistant Secretary or on behalf of the corporation therein named, and acknowledged to me that the corporation executed it.

WITNESS my hand.

Carolan J. Ellis
Notary Public in and for the County of Mariposa, State of California

My commission expires May 26, 1991.

SOILS REPORT

In accordance with California Government Code Sections 66490 & 66491, and Mariposa County Code Section 16.20.22, a preliminary soils report was waived on the 25th day of February, 1988, by: William C. Liszala

Director of Public Works

REFERENCES

- (1) Record of Survey Map 2155, M.C.R.
- (2) Parcel Map Book 22, Page 31, M.C.R.
- (3) Deed, Volume 275, Official Records, Page 634, M.C.R.
- (4) Parcel Map Book 24, Page 49, M.C.R.
- (5) Parcel Map Book 9, Page 43, M.C.R.
- (6) Record of Survey Map 2084, M.C.R.
- (7) Government Land Office Field Notes and Plat of the Subdivision and South line of T5S, R17E, M.D.B. & M. by John Reed, 1869 and Edward Twitchell, 1855.
- (8) Declaration, Document No. _____, M.C.R.
- (9) Declaration of Covenants, Conditions & Restrictions, Document No. _____, M.C.R.
- (10) Deed, Document No. 907512, M.C.R.
- (11) Deed, Document No. 907513, M.C.R.
- (12) Deed, Document No. 910321, M.C.R.
- (13) Deed, Document No. 903316, M.C.R.

LEGEND

- Found monument as described.
 - ⊗ Set 1/8" steel bar with plastic cap stamped L.S. 5339, unless otherwise noted.
 - (1) Record data per reference noted hereon.
 - ⊕ Diameter
 - IP Iron Pipe
 - Approximate location of fence line.
 - Approximate location of rock wall.
 - (P) Proportioned measurement.
 - (M) Measured bearing and/or distance same as record.
 - (C-I) Calculated per record data.
 - P.U.E. Public Utility Easement.
 - W.C. Witness Corner
 - M.C.R. Mariposa County Records.
 - ⬮ Area of prohibited construction.
 - NTS Not to scale.
 - C Centerline.
 - P Property Line.
 - (R) Radial bearing.
- CLERK OF THE BOARD

MAP OF WHISPERING OAKS WEST

BEING A MAJOR SUBDIVISION OF PORTIONS OF SECTIONS 28, 29, 32 & 33, T.5S., R.17E., M. D. B. & M.

MARIPOSA COUNTY
OCTOBER 1990
SHEET 1 OF 11

CALIFORNIA
SCALE: AS SHOWN

TOTAL SUBDIVIDED AREA: 381.41 ACRES

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 Whispering Oaks West, and was completed on the 9th day of November, 1990. 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 November 1, 1990, and that said monuments are sufficient to enable the survey to be retraced.



Richard A. Seaman
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 Whispering Oaks West, 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 _____, in the Book of Maps at Page _____, at the request of Whispering Oaks West.

County Recorder _____ By _____ Deputy
Fee: _____

BASIS OF BEARINGS

The meridian of this survey is identical with that of the map entitled "Map of Whispering Oaks Estates" filed for record in Book of Maps at Page 2155, Mariposa County Records, and is based upon the bearing (N01°55'24"E) of the line between found monuments shown hereon.

FREEMAN & SEAMAN LAND SURVEYORS
P.O. BOX 1305 / 5037 BULLION ST., MARIPOSA, CA 95358 / (209) 964-3926 870212

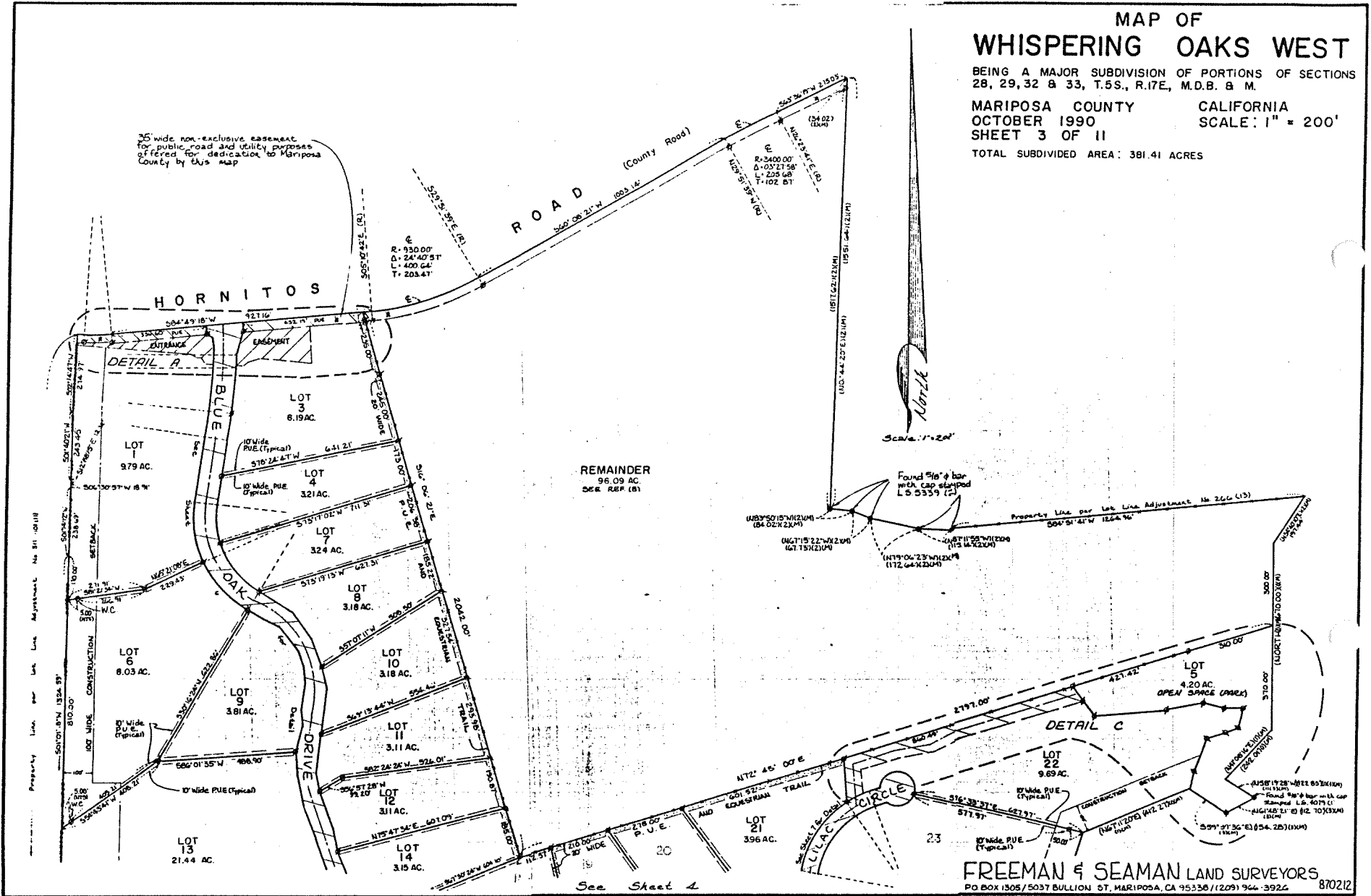
MAP OF WHISPERING OAKS WEST

BEING A MAJOR SUBDIVISION OF PORTIONS OF SECTIONS 28, 29, 32 & 33, T.5S., R.17E., M.D.B. & M.

MARIPOSA COUNTY CALIFORNIA
OCTOBER 1990
SHEET 3 OF 11

SCALE: 1" = 200'
TOTAL SUBDIVIDED AREA: 381.41 ACRES

35' wide non-exclusive easement for public road and utility purposes offered for dedication to Mariposa County by this map



See Sheet 1

FREEMAN & SEAMAN LAND SURVEYORS
P.O. BOX 1306/5037 BULLION ST. MARIPOSA, CA 95336/(209) 944-3924 870212

See Sheet 3

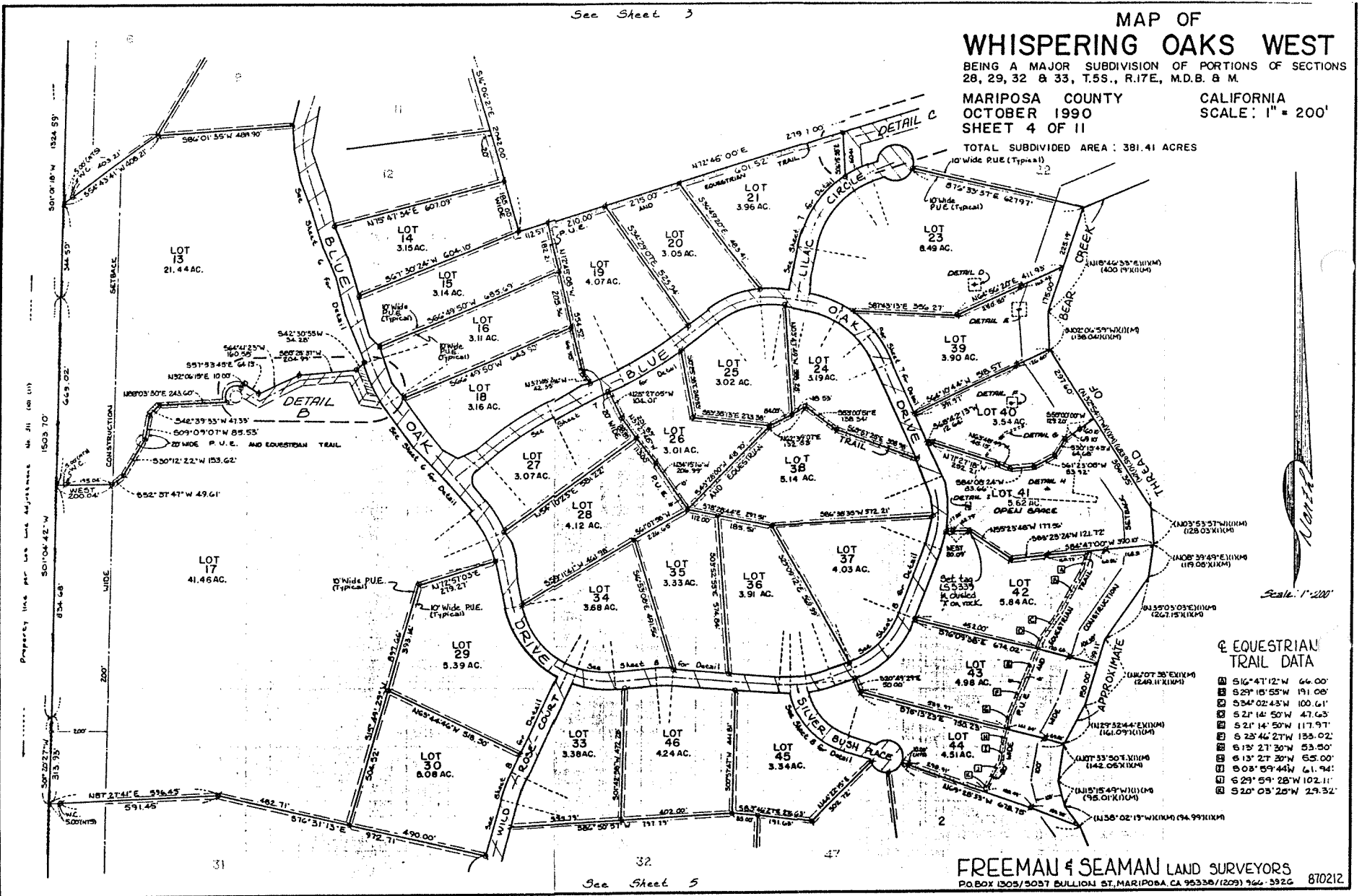
MAP OF WHISPERING OAKS WEST

BEING A MAJOR SUBDIVISION OF PORTIONS OF SECTIONS 28, 29, 32 & 33, T.5S., R.17E., M.D.B. & M.

MARIPOSA COUNTY
OCTOBER 1990
SHEET 4 OF 11

CALIFORNIA
SCALE: 1" = 200'

TOTAL SUBDIVIDED AREA: 381.41 ACRES



EQ EQUESTRIAN TRAIL DATA

1	S16°41'12"W	66.00'
2	S29°15'55"W	191.00'
3	S34°02'43"W	100.61'
4	S21°14'50"W	47.63'
5	S21°14'50"W	117.97'
6	S23°46'27"W	133.02'
7	S13°21'30"W	53.50'
8	S29°59'44"W	61.94'
9	S29°59'28"W	102.11'
10	S20°05'28"W	29.32'

FREEMAN & SEAMAN LAND SURVEYORS
 P.O. BOX 1305/5037 BULLION ST., MARIPOSA, CA 95358/(209) 966-3926 870212

See Sheet 5

MAP OF

WHISPERING OAKS WEST

BEING A MAJOR SUBDIVISION OF PORTIONS OF SECTIONS 28, 29, 32 & 33, T.5S., R.17E, M.D.B. & M.

MARIPOSA COUNTY
OCTOBER 1990
SHEET 5 OF 11

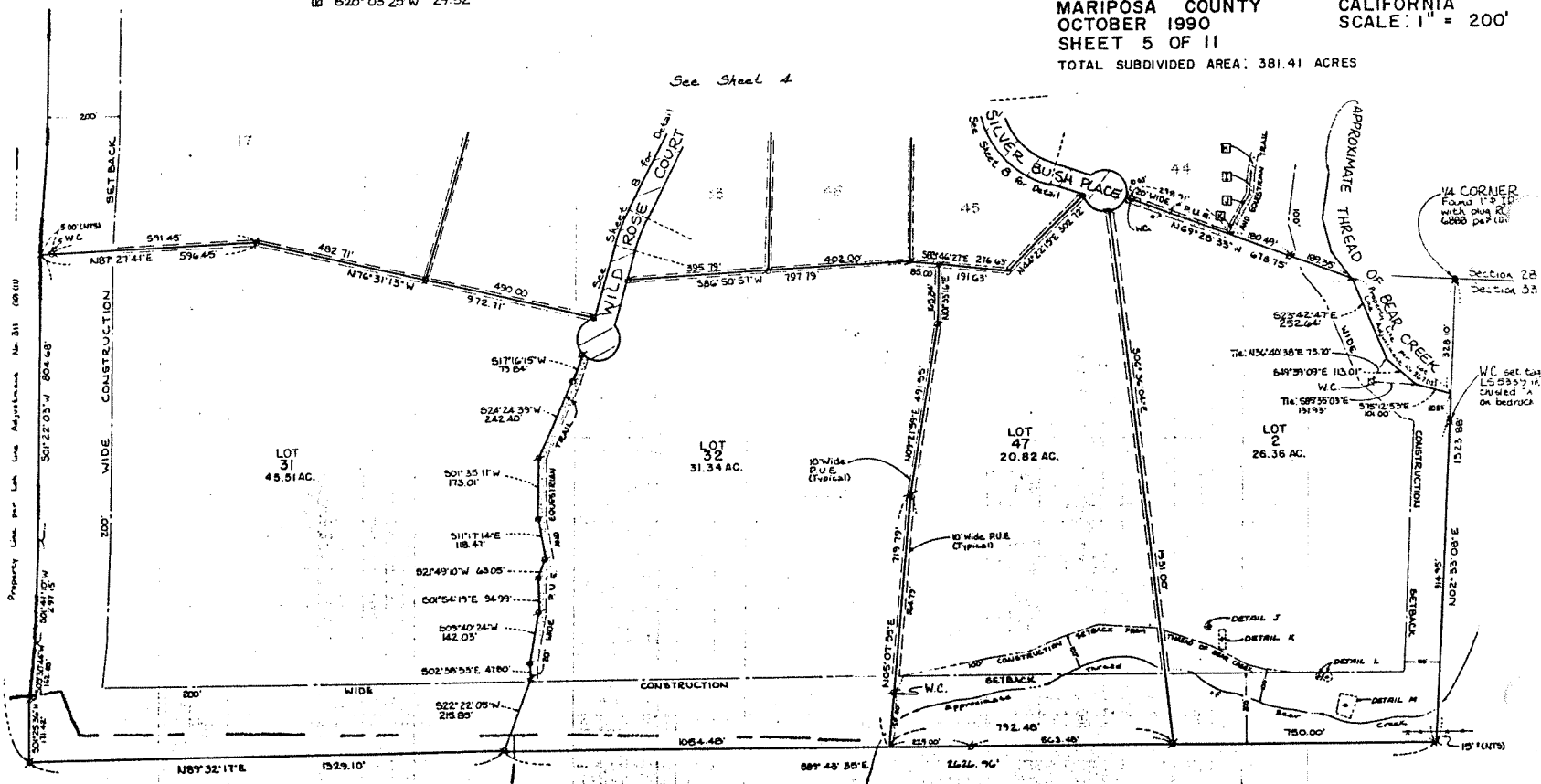
CALIFORNIA
SCALE: 1" = 200'

TOTAL SUBDIVIDED AREA: 381.41 ACRES

⊕ EQUESTRIAN
TRAIL DATA

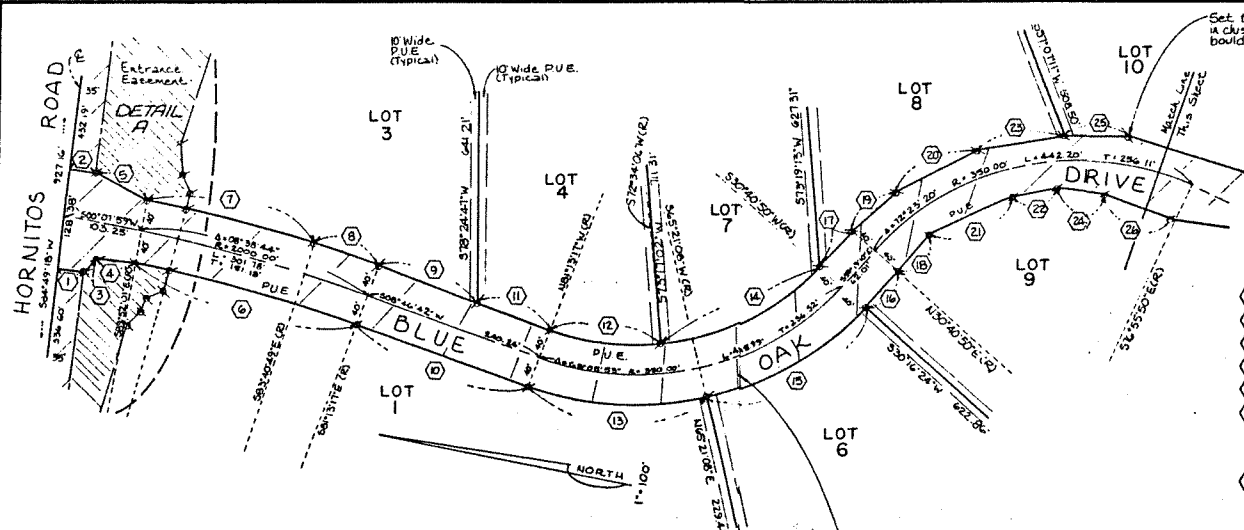
- ⊠ 513° 21' 30" W 55.00'
- ⊠ 503° 59' 44" W 61.94'
- ⊠ 92° 59' 28" W 102.11'
- ⊠ 920° 03' 25" W 29.32'

North
Scale 1"=200'



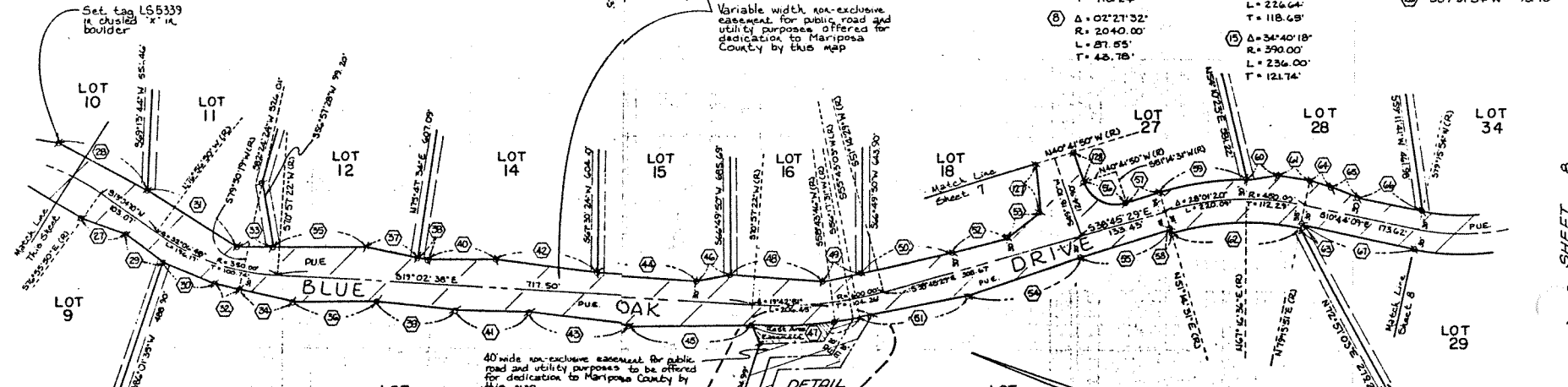
MAP OF WHISPERING OAKS WEST

BEING A MAJOR SUBDIVISION OF PORTIONS OF SECTIONS 28, 29, 32 & 33, T.5S., R.17E., M.D.B. & M.
 MARIPOSA COUNTY
 OCTOBER 1990
 SHEET 6 OF 11
 TOTAL SUBDIVIDED AREA: 381.41 ACRES



PROPERTY LINE DATA

① 805°10'42"E 35.00'	⑨ 506°44'42"W 137.22'	⑰ 559°19'10"E 62.01'
② 505°10'42"E 35.00'	⑩ 506°44'42"W 240.21'	⑱ 699°19'10"E 62.01'
③ 561°31'53"E 23.81'	⑪ 506°44'42"W 103.04'	⑲ 662°00'37"E 64.21'
④ 504°32'58"E 50.92'	⑫ Δ=26°12'37"	⑳ 653°12'05"E 74.00'
⑤ 517°12'44"W 77.84'	R=310.00'	㉑ 638°16'59"E 117.05'
⑥ Δ=06°38'44"	L=141.81'	㉒ 535°33'59"E 118.91'
L=196.00'	T=72.17'	㉓ Δ=53°25'35"
T=148.16'	R=390.00'	L=227.53'
⑦ Δ=06°11'12"	T=117.10'	⑲ 521°15'01"E 53.83'
R=2040.00'	⑳ Δ=41°53'16"	L=226.64'
L=220.28'	R=510.00'	T=118.63'
T=110.24'	㉑ Δ=34°40'18"	L=236.00'
⑧ Δ=02°21'52"	R=390.00'	T=121.74'
R=2040.00'	L=27.85'	
L=110.24'	T=48.78'	



PROPERTY LINE DATA

⑴ 602°43'23"E 60.42'	⑳ 522°15'45"E 138.84'
⑵ 606°52'08"W 195.95'	㉑ 623°03'49"E 126.37'
⑶ 514°43'47"W 72.82'	㉒ 511°31'47"E 81.95'
⑷ 600°00'35"W 86.65'	㉓ 511°31'47"E 15.00'
⑸ 509°51'02"W 158.68'	㉔ 516°39'14"E 120.82'
⑹ 510°09'41"E 53.82'	㉕ 522°17'40"E 104.96'
⑺ 522°15'45"E 57.17'	㉖ 520°33'49"E 110.86'
⑻ 510°09'41"E 86.82'	㉗ 514°43'08"E 153.07'

LOT 13

⑴ 515°12'43"E 149.93'	⑲ 535°00'27"E 82.64'
⑵ 518°03'44"E 146.76'	㉑ 530°00'27"E 195.96'
⑶ 522°49'34"E 183.59'	㉒ 634°16'57"E 116.54'
⑷ 534°04'55"E 82.81'	㉓ 538°45'23"E 88.17'
⑸ Δ=15°14'19"E	㉔ 559°17'23"E 62.44'
R=630.00'	㉕ 542°11'56"E 183.23'
L=167.56'	㉖ 538°45'23"E 140.34'
T=84.28'	㉗ Δ=85°03'39"
⑸ 519°50'19"E 140.91'	R=80.00'
	L=76.85'
	T=48.34'

LOT 17

⑴ 538°45'23"E 56.10'	⑲ Δ=28°01'20"
⑵ 551°14'31"W 5.00'	R=415.00'
⑶ Δ=16°02'05"	L=202.97'
R=480.00'	T=103.96'
L=154.33'	T=67.61'
⑷ 630°58'39"E 50.00'	㉑ N79°15'51"E 5.00'
⑸ 514°21'34"E 50.00'	㉒ 606°50'09"E 34.57'
	㉓ 600°41'30"E 43.81'
	㉔ 610°44'09"E 98.87'
	㉕ 510°44'09"E 175.62'

FREEMAN & SEAMAN LAND SURVEYORS
 P.O. BOX 13065/5037 BULLION ST., MARIPOSA, CA 95336/(209) 364-3926 870212

MAP OF WHISPERING OAKS WEST

BEING A MAJOR SUBDIVISION OF PORTIONS OF SECTIONS 28, 29, 32 & 33, T.5S., R.17E., M.D.B. & M.

MARIPOSA COUNTY
OCTOBER 1990
SHEET 7 OF 11

CALIFORNIA
SCALE: 1" = 100'

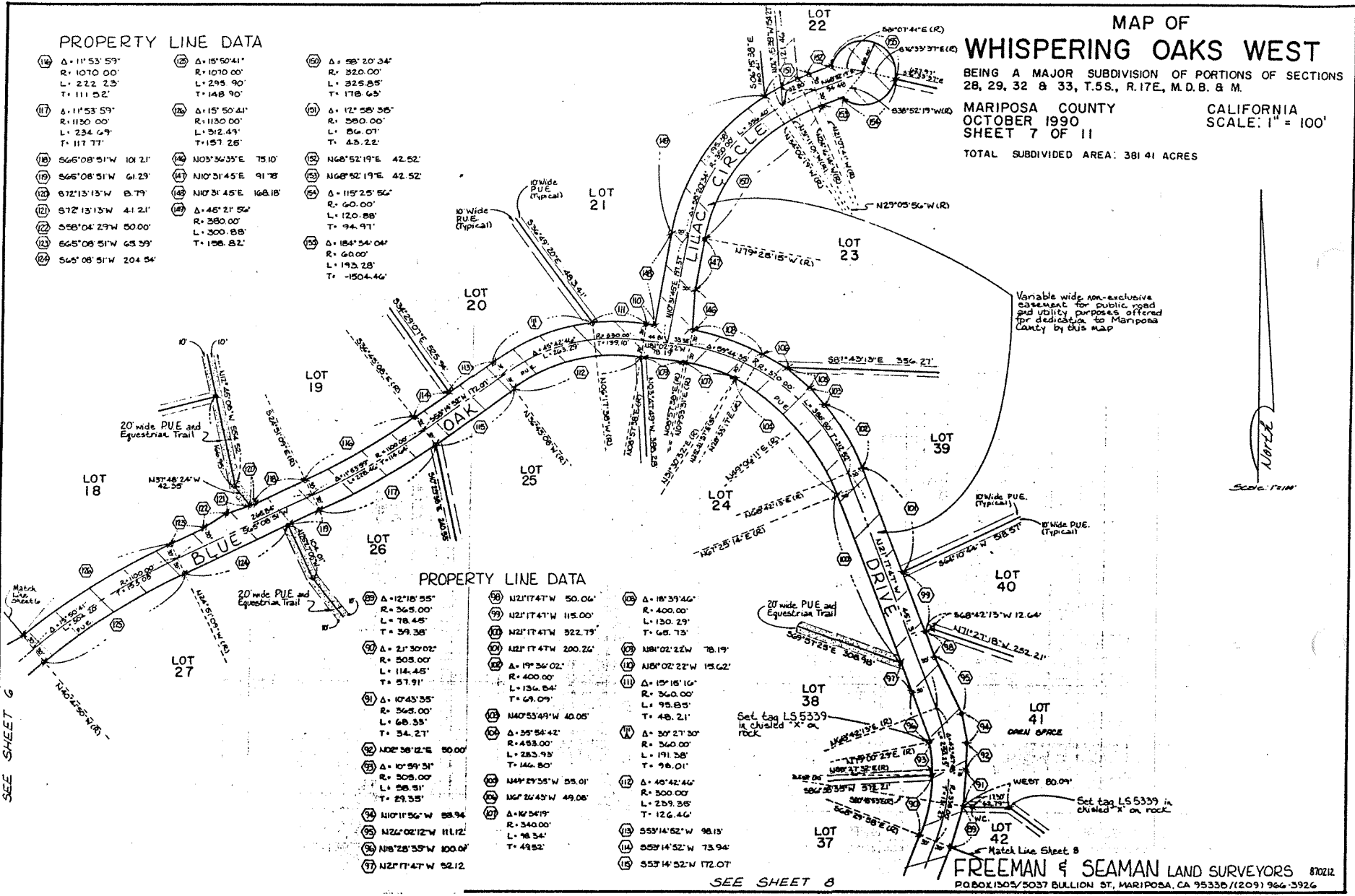
TOTAL SUBDIVIDED AREA: 381.41 ACRES

PROPERTY LINE DATA

- | | | |
|---|---|--|
| ⑩ Δ = 11° 53' 59"
R = 1070.00'
L = 222.23'
T = 111.52' | ⑫ Δ = 15° 50' 41"
R = 1070.00'
L = 295.90'
T = 148.90' | ⑭ Δ = 98° 20' 34"
R = 320.00'
L = 325.85'
T = 178.63' |
| ⑪ Δ = 11° 53' 59"
R = 1130.00'
L = 234.69'
T = 117.77' | ⑬ Δ = 15° 50' 41"
R = 1130.00'
L = 312.43'
T = 157.26' | ⑮ Δ = 12° 58' 58"
R = 380.00'
L = 86.07'
T = 43.22' |
| ⑰ S 65° 08' 51" W 101.21' | ⑱ N 03° 36' 33" E 75.10' | ⑲ N 68° 52' 19" E 42.52' |
| ⑱ S 65° 08' 51" W 61.29' | ⑳ N 10° 31' 45" E 91.78' | ⑳ N 68° 52' 19" E 42.52' |
| ⑳ S 72° 13' 13" W 8.79' | ㉑ N 107° 31' 45" E 168.18' | ㉒ Δ = 115° 25' 56"
R = 60.00'
L = 120.88'
T = 94.97' |
| ㉑ S 72° 13' 13" W 41.21' | ㉒ Δ = 45° 21' 54"
R = 380.00'
L = 300.88'
T = 158.82' | ㉓ Δ = 184° 54' 04"
R = 60.00'
L = 193.28'
T = -1504.46' |
| ㉒ S 58° 04' 27" W 50.00' | | |
| ㉓ S 65° 08' 51" W 65.39' | | |
| ㉔ S 65° 08' 51" W 204.54' | | |

PROPERTY LINE DATA

- | | | |
|---|--|--|
| ⑳ Δ = 12° 18' 55"
R = 365.00'
L = 78.45'
T = 39.38' | ㉑ N 21° 17' 41" W 115.00' | ㉒ Δ = 18° 39' 46"
R = 400.00'
L = 130.29'
T = 68.73' |
| ㉑ Δ = 21° 30' 02"
R = 508.00'
L = 114.45'
T = 57.91' | ㉒ N 21° 17' 41" W 322.79' | ㉓ N 81° 02' 22" W 78.19' |
| ㉒ Δ = 10° 43' 35"
R = 365.00'
L = 68.55'
T = 34.21' | ㉓ Δ = 19° 36' 02"
R = 400.00'
L = 136.84'
T = 69.09' | ㉔ N 10° 02' 22" W 15.62' |
| ㉓ Δ = 12° 18' 55"
R = 365.00'
L = 78.45'
T = 39.38' | ㉔ N 40° 53' 49" W 40.05' | ㉕ Δ = 15° 15' 16"
R = 360.00'
L = 95.85'
T = 48.21' |
| ㉔ Δ = 21° 30' 02"
R = 508.00'
L = 114.45'
T = 57.91' | ㉕ Δ = 59° 54' 42"
R = 453.00'
L = 253.93'
T = 146.80' | ㉖ Δ = 30° 27' 30"
R = 360.00'
L = 191.38'
T = 98.01' |
| ㉕ Δ = 10° 43' 35"
R = 365.00'
L = 68.55'
T = 34.21' | ㉖ N 49° 29' 35" W 55.01' | ㉗ Δ = 48° 42' 46"
R = 500.00'
L = 259.35'
T = 126.46' |
| ㉖ Δ = 12° 18' 55"
R = 365.00'
L = 78.45'
T = 39.38' | ㉗ N 67° 26' 43" W 49.08' | ㉘ Δ = 45° 42' 46"
R = 500.00'
L = 259.35'
T = 126.46' |
| ㉗ Δ = 10° 43' 35"
R = 365.00'
L = 68.55'
T = 34.21' | ㉘ Δ = 14° 54' 19"
R = 360.00'
L = 98.34'
T = 49.52' | ㉙ S 53° 14' 52" W 98.13' |
| ㉘ Δ = 10° 43' 35"
R = 365.00'
L = 68.55'
T = 34.21' | ㉙ Δ = 14° 54' 19"
R = 360.00'
L = 98.34'
T = 49.52' | ㉚ S 53° 14' 52" W 73.94' |
| ㉙ Δ = 10° 43' 35"
R = 365.00'
L = 68.55'
T = 34.21' | ㉚ N 49° 29' 35" W 55.01' | ㉛ S 53° 14' 52" W 172.07' |
| ㉚ Δ = 10° 43' 35"
R = 365.00'
L = 68.55'
T = 34.21' | ㉛ N 49° 29' 35" W 55.01' | |
| ㉛ Δ = 10° 43' 35"
R = 365.00'
L = 68.55'
T = 34.21' | ㉜ N 49° 29' 35" W 55.01' | |



SEE SHEET 6

SEE SHEET 8

FREEMAN & SEAMAN LAND SURVEYORS 870212
PO BOX 1303/3037 BULLION ST, MARIPOSA, CA 95336/(209) 966-3926

MAP OF WHISPERING OAKS WEST

BEING A MAJOR SUBDIVISION OF PORTIONS OF SECTIONS 28, 29, 32 & 33, T.5S., R.17E., M.D.B. & M.

MARIPOSA COUNTY
OCTOBER 1990
SHEET 8 OF 11

CALIFORNIA
SCALE: 1" = 100'

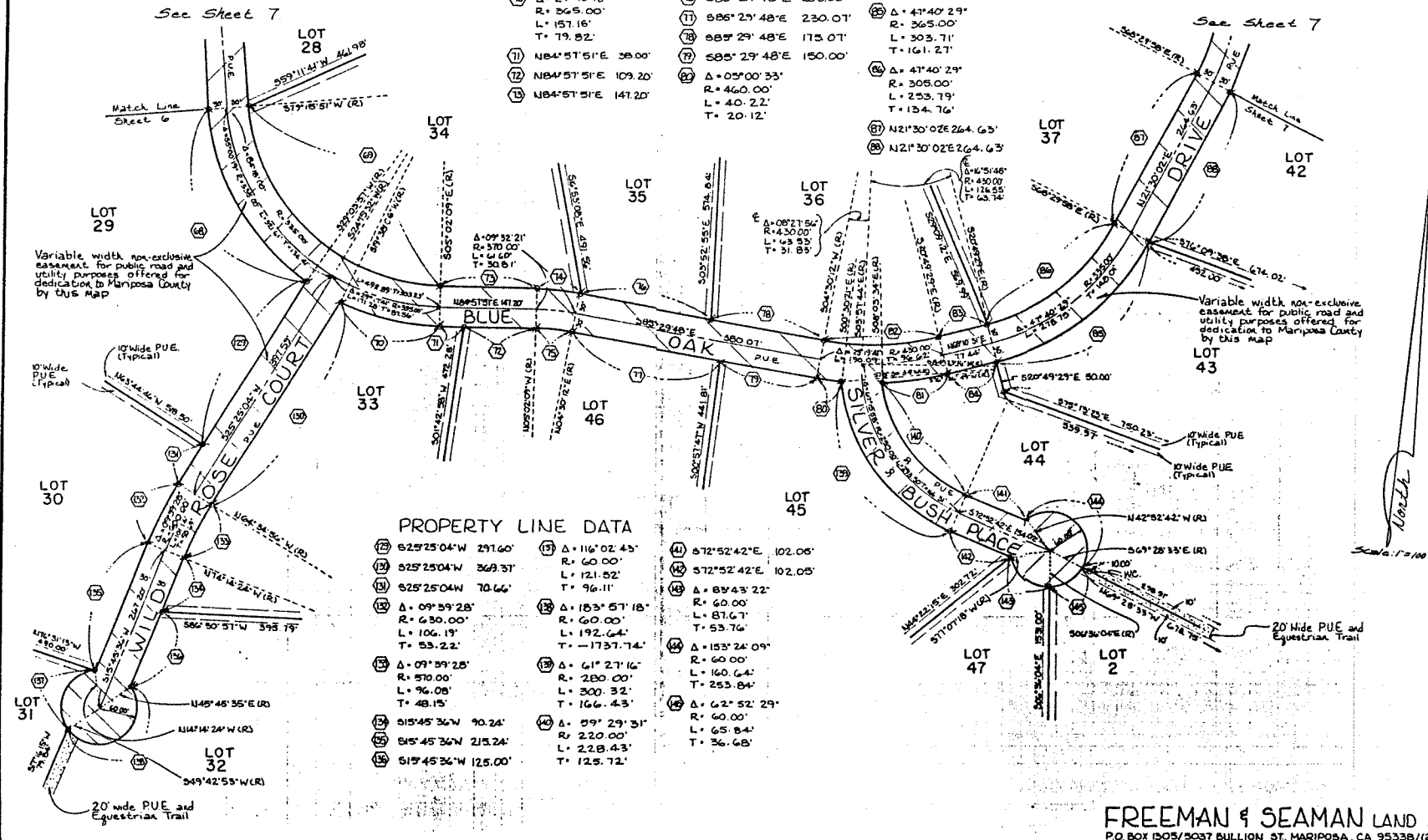
TOTAL SUBDIVIDED AREA: 381.41 ACRES

PROPERTY LINE DATA

- | | | |
|---|---|--|
| (64) $\Delta = 50^{\circ}11'54"$
R = 365.00'
L = 319.79'
T = 170.91' | (74) $\Delta = 09^{\circ}32'21"$
R = 400.00'
L = 66.60'
T = 53.58' | (84) $\Delta = 12^{\circ}45'55"$
R = 460.00'
L = 102.49'
T = 51.46' |
| (65) $\Delta = 84^{\circ}15'00"$
R = 305.00'
L = 448.75'
T = 276.01' | (75) $\Delta = 09^{\circ}32'21"$
R = 340.00'
L = 56.61'
T = 28.37' | (85) $\Delta = 25^{\circ}19'41"$
R = 400.00'
L = 176.82'
T = 89.88' |
| (10) $\Delta = 24^{\circ}40'15"$
R = 365.00'
L = 157.16'
T = 79.82' | (76) $885^{\circ}29'48"E$ 205.00' | (86) $N69^{\circ}10'31"E$ 77.44' |
| (11) $N84^{\circ}51'51"E$ 38.00' | (77) $885^{\circ}29'48"E$ 230.07' | (87) $\Delta = 47^{\circ}40'29"$
R = 365.00'
L = 303.71'
T = 161.27' |
| (12) $N84^{\circ}51'51"E$ 109.20' | (78) $885^{\circ}29'48"E$ 173.07' | (88) $\Delta = 47^{\circ}40'29"$
R = 305.00'
L = 253.79'
T = 134.76' |
| (13) $N84^{\circ}51'51"E$ 141.20' | (79) $885^{\circ}29'48"E$ 150.00' | (89) $\Delta = 05^{\circ}00'33"$
R = 460.00'
L = 40.22'
T = 20.12' |
| | | (90) $\Delta = 12^{\circ}45'55"$
R = 460.00'
L = 102.49'
T = 51.46' |
| | | (91) $\Delta = 25^{\circ}19'41"$
R = 400.00'
L = 176.82'
T = 89.88' |
| | | (92) $N69^{\circ}10'31"E$ 77.44' |
| | | (93) $N69^{\circ}10'31"E$ 77.44' |
| | | (94) $\Delta = 47^{\circ}40'29"$
R = 365.00'
L = 303.71'
T = 161.27' |
| | | (95) $\Delta = 47^{\circ}40'29"$
R = 305.00'
L = 253.79'
T = 134.76' |
| | | (96) $\Delta = 12^{\circ}45'55"$
R = 460.00'
L = 102.49'
T = 51.46' |
| | | (97) $\Delta = 25^{\circ}19'41"$
R = 400.00'
L = 176.82'
T = 89.88' |
| | | (98) $N69^{\circ}10'31"E$ 77.44' |
| | | (99) $N69^{\circ}10'31"E$ 77.44' |
| | | (100) $\Delta = 47^{\circ}40'29"$
R = 365.00'
L = 303.71'
T = 161.27' |
| | | (101) $\Delta = 47^{\circ}40'29"$
R = 305.00'
L = 253.79'
T = 134.76' |
| | | (102) $\Delta = 12^{\circ}45'55"$
R = 460.00'
L = 102.49'
T = 51.46' |
| | | (103) $\Delta = 25^{\circ}19'41"$
R = 400.00'
L = 176.82'
T = 89.88' |
| | | (104) $N69^{\circ}10'31"E$ 77.44' |
| | | (105) $N69^{\circ}10'31"E$ 77.44' |
| | | (106) $\Delta = 47^{\circ}40'29"$
R = 365.00'
L = 303.71'
T = 161.27' |
| | | (107) $\Delta = 47^{\circ}40'29"$
R = 305.00'
L = 253.79'
T = 134.76' |
| | | (108) $\Delta = 12^{\circ}45'55"$
R = 460.00'
L = 102.49'
T = 51.46' |
| | | (109) $\Delta = 25^{\circ}19'41"$
R = 400.00'
L = 176.82'
T = 89.88' |
| | | (110) $N69^{\circ}10'31"E$ 77.44' |
| | | (111) $N69^{\circ}10'31"E$ 77.44' |
| | | (112) $\Delta = 47^{\circ}40'29"$
R = 365.00'
L = 303.71'
T = 161.27' |
| | | (113) $\Delta = 47^{\circ}40'29"$
R = 305.00'
L = 253.79'
T = 134.76' |
| | | (114) $\Delta = 12^{\circ}45'55"$
R = 460.00'
L = 102.49'
T = 51.46' |
| | | (115) $\Delta = 25^{\circ}19'41"$
R = 400.00'
L = 176.82'
T = 89.88' |
| | | (116) $N69^{\circ}10'31"E$ 77.44' |
| | | (117) $N69^{\circ}10'31"E$ 77.44' |
| | | (118) $\Delta = 47^{\circ}40'29"$
R = 365.00'
L = 303.71'
T = 161.27' |
| | | (119) $\Delta = 47^{\circ}40'29"$
R = 305.00'
L = 253.79'
T = 134.76' |
| | | (120) $\Delta = 12^{\circ}45'55"$
R = 460.00'
L = 102.49'
T = 51.46' |
| | | (121) $\Delta = 25^{\circ}19'41"$
R = 400.00'
L = 176.82'
T = 89.88' |
| | | (122) $N69^{\circ}10'31"E$ 77.44' |
| | | (123) $N69^{\circ}10'31"E$ 77.44' |
| | | (124) $\Delta = 47^{\circ}40'29"$
R = 365.00'
L = 303.71'
T = 161.27' |
| | | (125) $\Delta = 47^{\circ}40'29"$
R = 305.00'
L = 253.79'
T = 134.76' |
| | | (126) $\Delta = 12^{\circ}45'55"$
R = 460.00'
L = 102.49'
T = 51.46' |
| | | (127) $\Delta = 25^{\circ}19'41"$
R = 400.00'
L = 176.82'
T = 89.88' |
| | | (128) $N69^{\circ}10'31"E$ 77.44' |
| | | (129) $N69^{\circ}10'31"E$ 77.44' |
| | | (130) $\Delta = 47^{\circ}40'29"$
R = 365.00'
L = 303.71'
T = 161.27' |
| | | (131) $\Delta = 47^{\circ}40'29"$
R = 305.00'
L = 253.79'
T = 134.76' |
| | | (132) $\Delta = 12^{\circ}45'55"$
R = 460.00'
L = 102.49'
T = 51.46' |
| | | (133) $\Delta = 25^{\circ}19'41"$
R = 400.00'
L = 176.82'
T = 89.88' |
| | | (134) $N69^{\circ}10'31"E$ 77.44' |
| | | (135) $N69^{\circ}10'31"E$ 77.44' |
| | | (136) $\Delta = 47^{\circ}40'29"$
R = 365.00'
L = 303.71'
T = 161.27' |
| | | (137) $\Delta = 47^{\circ}40'29"$
R = 305.00'
L = 253.79'
T = 134.76' |
| | | (138) $\Delta = 12^{\circ}45'55"$
R = 460.00'
L = 102.49'
T = 51.46' |
| | | (139) $\Delta = 25^{\circ}19'41"$
R = 400.00'
L = 176.82'
T = 89.88' |
| | | (140) $N69^{\circ}10'31"E$ 77.44' |
| | | (141) $N69^{\circ}10'31"E$ 77.44' |
| | | (142) $\Delta = 47^{\circ}40'29"$
R = 365.00'
L = 303.71'
T = 161.27' |
| | | (143) $\Delta = 47^{\circ}40'29"$
R = 305.00'
L = 253.79'
T = 134.76' |
| | | (144) $\Delta = 12^{\circ}45'55"$
R = 460.00'
L = 102.49'
T = 51.46' |
| | | (145) $\Delta = 25^{\circ}19'41"$
R = 400.00'
L = 176.82'
T = 89.88' |
| | | (146) $N69^{\circ}10'31"E$ 77.44' |
| | | (147) $N69^{\circ}10'31"E$ 77.44' |
| | | (148) $\Delta = 47^{\circ}40'29"$
R = 365.00'
L = 303.71'
T = 161.27' |
| | | (149) $\Delta = 47^{\circ}40'29"$
R = 305.00'
L = 253.79'
T = 134.76' |
| | | (150) $\Delta = 12^{\circ}45'55"$
R = 460.00'
L = 102.49'
T = 51.46' |
| | | (151) $\Delta = 25^{\circ}19'41"$
R = 400.00'
L = 176.82'
T = 89.88' |
| | | (152) $N69^{\circ}10'31"E$ 77.44' |
| | | (153) $N69^{\circ}10'31"E$ 77.44' |
| | | (154) $\Delta = 47^{\circ}40'29"$
R = 365.00'
L = 303.71'
T = 161.27' |
| | | (155) $\Delta = 47^{\circ}40'29"$
R = 305.00'
L = 253.79'
T = 134.76' |
| | | (156) $\Delta = 12^{\circ}45'55"$
R = 460.00'
L = 102.49'
T = 51.46' |
| | | (157) $\Delta = 25^{\circ}19'41"$
R = 400.00'
L = 176.82'
T = 89.88' |
| | | (158) $N69^{\circ}10'31"E$ 77.44' |
| | | (159) $N69^{\circ}10'31"E$ 77.44' |
| | | (160) $\Delta = 47^{\circ}40'29"$
R = 365.00'
L = 303.71'
T = 161.27' |
| | | (161) $\Delta = 47^{\circ}40'29"$
R = 305.00'
L = 253.79'
T = 134.76' |
| | | (162) $\Delta = 12^{\circ}45'55"$
R = 460.00'
L = 102.49'
T = 51.46' |
| | | (163) $\Delta = 25^{\circ}19'41"$
R = 400.00'
L = 176.82'
T = 89.88' |
| | | (164) $N69^{\circ}10'31"E$ 77.44' |
| | | (165) $N69^{\circ}10'31"E$ 77.44' |
| | | (166) $\Delta = 47^{\circ}40'29"$
R = 365.00'
L = 303.71'
T = 161.27' |
| | | (167) $\Delta = 47^{\circ}40'29"$
R = 305.00'
L = 253.79'
T = 134.76' |
| | | (168) $\Delta = 12^{\circ}45'55"$
R = 460.00'
L = 102.49'
T = 51.46' |
| | | (169) $\Delta = 25^{\circ}19'41"$
R = 400.00'
L = 176.82'
T = 89.88' |
| | | (170) $N69^{\circ}10'31"E$ 77.44' |
| | | (171) $N69^{\circ}10'31"E$ 77.44' |
| | | (172) $\Delta = 47^{\circ}40'29"$
R = 365.00'
L = 303.71'
T = 161.27' |
| | | (173) $\Delta = 47^{\circ}40'29"$
R = 305.00'
L = 253.79'
T = 134.76' |
| | | (174) $\Delta = 12^{\circ}45'55"$
R = 460.00'
L = 102.49'
T = 51.46' |
| | | (175) $\Delta = 25^{\circ}19'41"$
R = 400.00'
L = 176.82'
T = 89.88' |
| | | (176) $N69^{\circ}10'31"E$ 77.44' |
| | | (177) $N69^{\circ}10'31"E$ 77.44' |
| | | (178) $\Delta = 47^{\circ}40'29"$
R = 365.00'
L = 303.71'
T = 161.27' |
| | | (179) $\Delta = 47^{\circ}40'29"$
R = 305.00'
L = 253.79'
T = 134.76' |
| | | (180) $\Delta = 12^{\circ}45'55"$
R = 460.00'
L = 102.49'
T = 51.46' |
| | | (181) $\Delta = 25^{\circ}19'41"$
R = 400.00'
L = 176.82'
T = 89.88' |
| | | (182) $N69^{\circ}10'31"E$ 77.44' |
| | | (183) $N69^{\circ}10'31"E$ 77.44' |
| | | (184) $\Delta = 47^{\circ}40'29"$
R = 365.00'
L = 303.71'
T = 161.27' |
| | | (185) $\Delta = 47^{\circ}40'29"$
R = 305.00'
L = 253.79'
T = 134.76' |
| | | (186) $\Delta = 12^{\circ}45'55"$
R = 460.00'
L = 102.49'
T = 51.46' |
| | | (187) $\Delta = 25^{\circ}19'41"$
R = 400.00'
L = 176.82'
T = 89.88' |
| | | (188) $N69^{\circ}10'31"E$ 77.44' |
| | | (189) $N69^{\circ}10'31"E$ 77.44' |
| | | (190) $\Delta = 47^{\circ}40'29"$
R = 365.00'
L = 303.71'
T = 161.27' |
| | | (191) $\Delta = 47^{\circ}40'29"$
R = 305.00'
L = 253.79'
T = 134.76' |
| | | (192) $\Delta = 12^{\circ}45'55"$
R = 460.00'
L = 102.49'
T = 51.46' |
| | | (193) $\Delta = 25^{\circ}19'41"$
R = 400.00'
L = 176.82'
T = 89.88' |
| | | (194) $N69^{\circ}10'31"E$ 77.44' |
| | | (195) $N69^{\circ}10'31"E$ 77.44' |
| | | (196) $\Delta = 47^{\circ}40'29"$
R = 365.00'
L = 303.71'
T = 161.27' |
| | | (197) $\Delta = 47^{\circ}40'29"$
R = 305.00'
L = 253.79'
T = 134.76' |
| | | (198) $\Delta = 12^{\circ}45'55"$
R = 460.00'
L = 102.49'
T = 51.46' |
| | | (199) $\Delta = 25^{\circ}19'41"$
R = 400.00'
L = 176.82'
T = 89.88' |
| | | (200) $N69^{\circ}10'31"E$ 77.44' |

PROPERTY LINE DATA

- | | | |
|--|--|---|
| (12) $625^{\circ}25'04"W$ 291.60' | (17) $\Delta = 116^{\circ}02'43"$
R = 60.00'
L = 121.52'
T = 96.11' | (41) $572^{\circ}52'42"E$ 102.05' |
| (13) $625^{\circ}25'04"W$ 369.31' | (18) $\Delta = 89^{\circ}43'22"$
R = 60.00'
L = 87.67'
T = 53.76' | (42) $\Delta = 89^{\circ}43'22"$
R = 60.00'
L = 87.67'
T = 53.76' |
| (14) $625^{\circ}25'04"W$ 70.66' | (19) $\Delta = 183^{\circ}57'18"$
R = 60.00'
L = 192.64'
T = 1737.74' | (43) $\Delta = 153^{\circ}24'09"$
R = 60.00'
L = 160.64'
T = 253.84' |
| (15) $\Delta = 09^{\circ}39'28"$
R = 630.00'
L = 106.19'
T = 53.22' | (20) $\Delta = 61^{\circ}27'16"$
R = 280.00'
L = 300.32'
T = 166.43' | (44) $\Delta = 153^{\circ}24'09"$
R = 60.00'
L = 160.64'
T = 253.84' |
| (16) $\Delta = 09^{\circ}39'28"$
R = 570.00'
L = 96.08'
T = 48.15' | (21) $\Delta = 61^{\circ}27'16"$
R = 280.00'
L = 300.32'
T = 166.43' | (45) $\Delta = 62^{\circ}52'29"$
R = 60.00'
L = 65.84'
T = 36.68' |
| (22) $615^{\circ}45'36"W$ 90.24' | (23) $\Delta = 59^{\circ}29'31"$
R = 220.00'
L = 228.43'
T = 125.72' | |
| (24) $615^{\circ}45'36"W$ 215.24' | | |
| (25) $615^{\circ}45'36"W$ 125.00' | | |



FREEMAN & SEAMAN LAND SURVEYORS
P.O. BOX 1505/3037 BULLION ST., MARIPOSA, CA 95338/(209) 566-5926 870212

MAP OF WHISPERING OAKS WEST

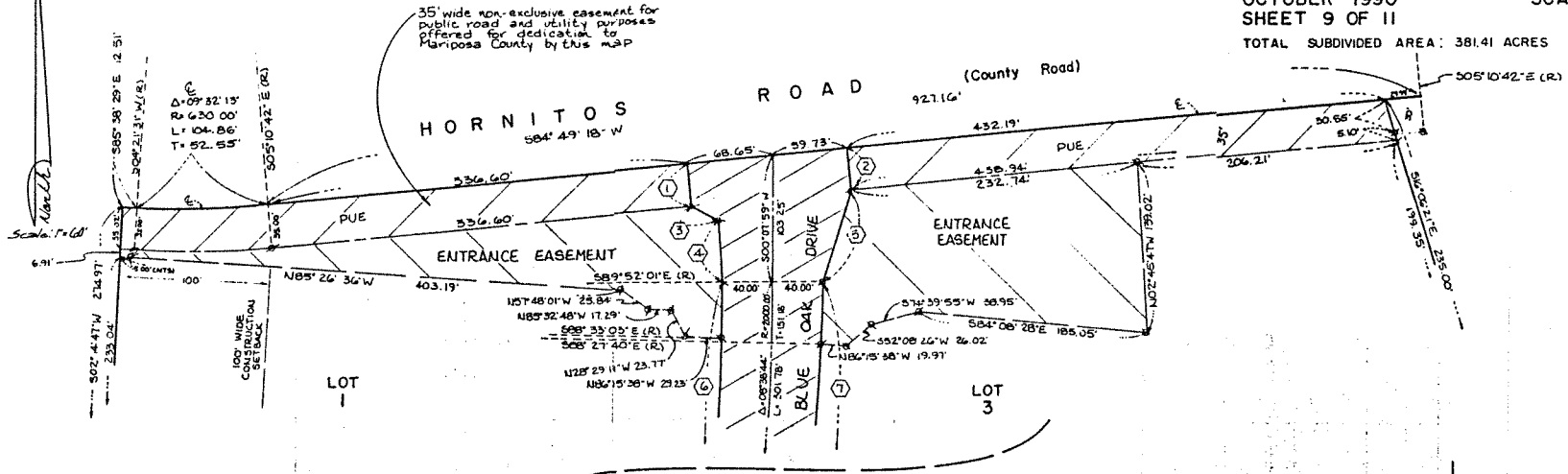
BEING A MAJOR SUBDIVISION OF PORTIONS OF SECTIONS 28, 29, 32 & 33, T.5S., R.17E., M.D.B. & M.

MARIPOSA COUNTY CALIFORNIA
OCTOBER 1990 SCALE: AS SHOWN
SHEET 9 OF 11

TOTAL SUBDIVIDED AREA: 381.41 ACRES

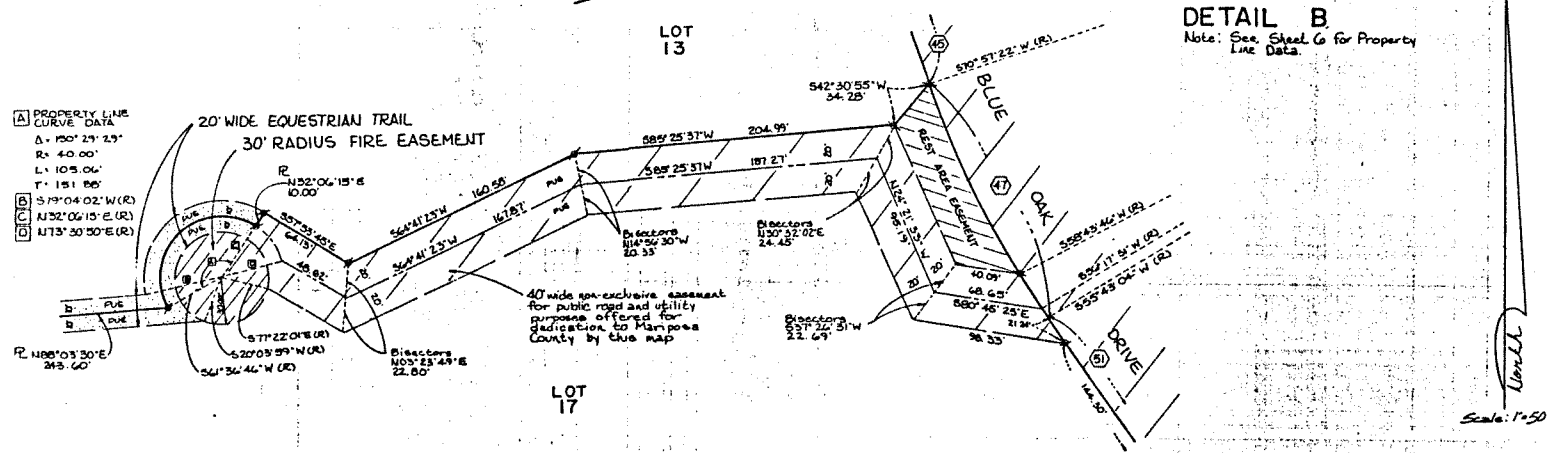
DETAIL A

Note: See Sheet 6 for Property Line Data.



DETAIL B

Note: See Sheet 6 for Property Line Data.



A PROPERTY LINE CURVE DATA

Δ = 100° 21' 29"
R = 40.00'
L = 105.06'
T = 151.85'

B S 73° 04' 02" W (R)
C N 52° 06' 15" E (R)
D W 73° 30' 30" E (R)

R N 88° 03' 30" E
243.60'

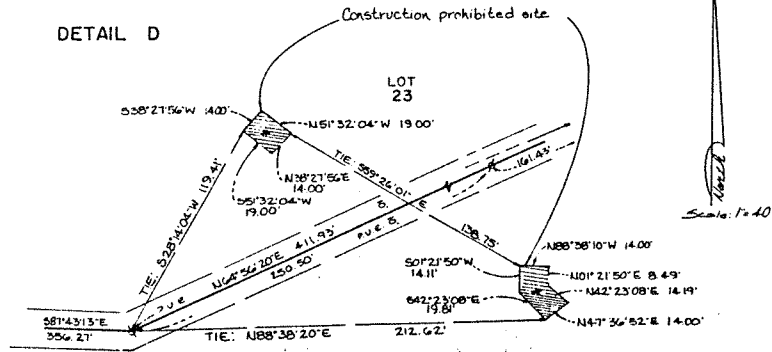
MAP OF WHISPERING OAKS WEST

BEING A MAJOR SUBDIVISION OF PORTIONS OF SECTIONS 28, 29, 32 & 33, T.5S., R.17E., M.D.B. & M.

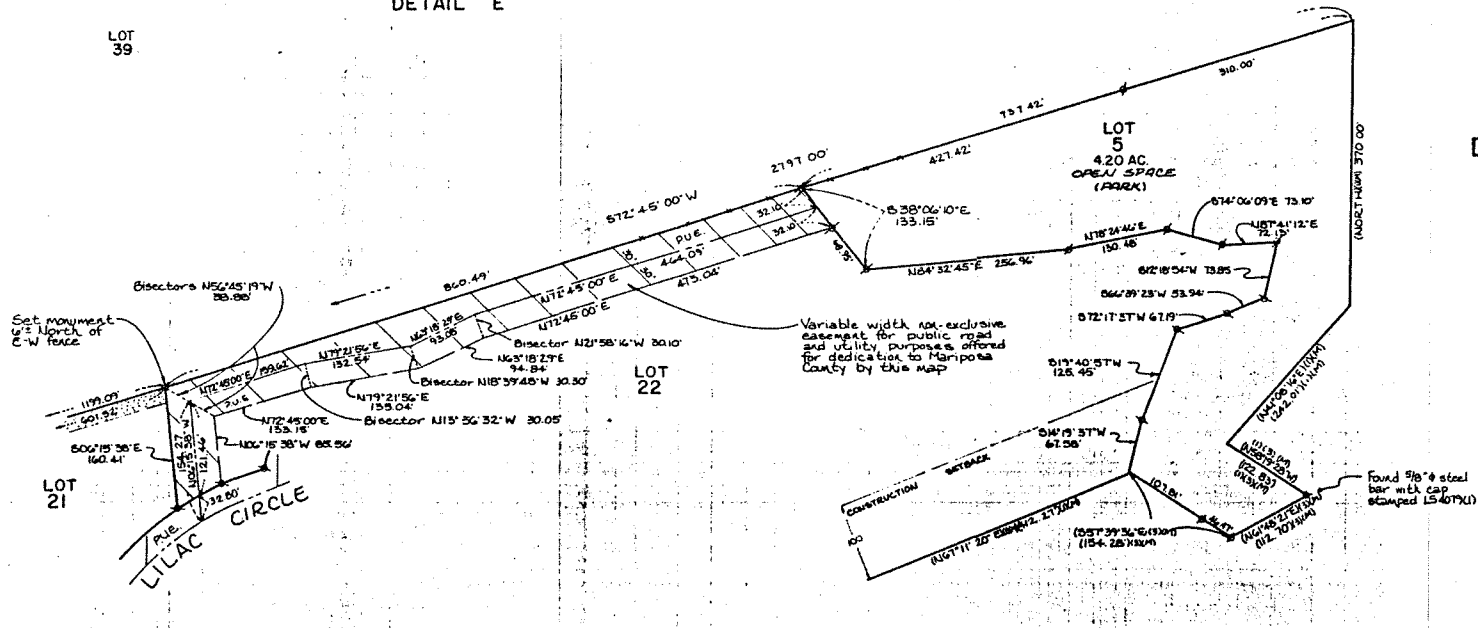
MARIPOSA COUNTY CALIFORNIA
OCTOBER 1990 SCALE AS SHOWN
SHEET 10 OF 11

TOTAL SUBDIVIDED AREA: 381.41 ACRES

DETAIL D



DETAIL E



DETAIL C

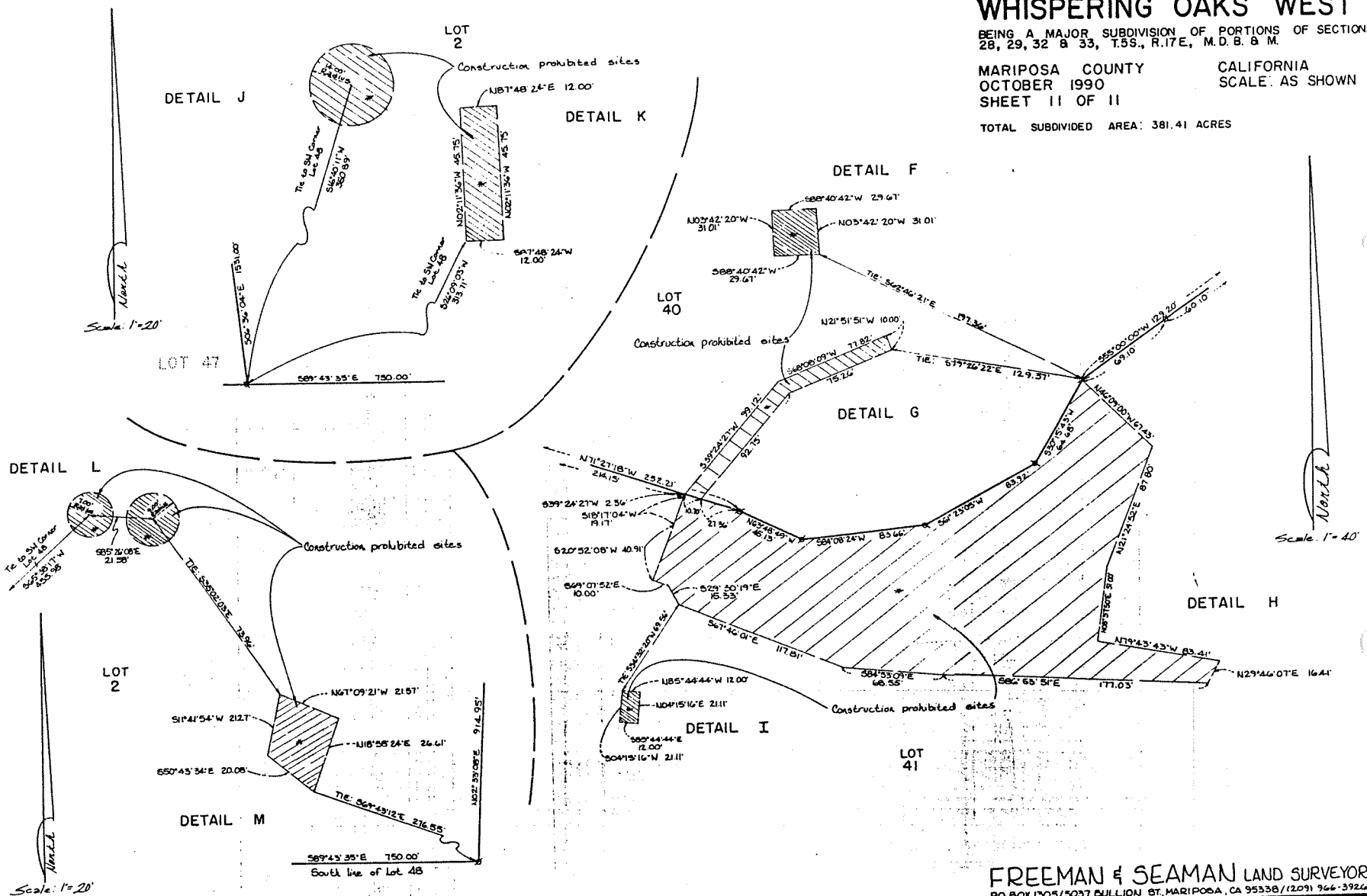
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P.O. BOX 1305/5037 BULLION ST., MARIPOSA, CA 95335/(209) 966-3926

MAP OF WHISPERING OAKS WEST

BEING A MAJOR SUBDIVISION OF PORTIONS OF SECTIONS 28, 29, 32 & 33, T.5S., R.17E., M.D.B. & M.

MARIPOSA COUNTY CALIFORNIA
OCTOBER 1990 SCALE: AS SHOWN
SHEET 11 OF 11

TOTAL SUBDIVIDED AREA: 381.41 ACRES



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