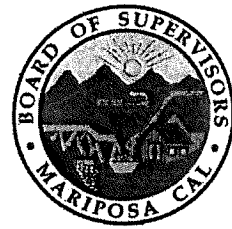




MARIPOSA COUNTY

Public Works · (209) 966-5356



RESOLUTION - ACTION REQUESTED 2015-305

MEETING: June 23, 2015

TO: The Board of Supervisors

FROM: Tony Stobbe, Public Works Director

RE: Approve the Mariposa Oak Woods Subdivision Map

RECOMMENDATION AND JUSTIFICATION:

Approve the Mariposa Oak Woods Subdivision Map, Application Number 2005-109 per Mariposa County Code, Title 16.20.232.

The Director of Public Works and the County Surveyor have reviewed the Final Map and determined that all provisions of Mariposa County Code, Title 16 and the Government Code have been or will be satisfied by the project deadline.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

The Board of Supervisors has historically approved all Final Maps (Subdivision Maps) per the requirements of County Code, Title 16.20.232.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

Do not approve the Final Map; recordation of said map by the County Recorder will not take place.

ATTACHMENTS:

Vicinity Map for Mariposa Oak Woods Subdivision (PDF)

Final Map for Mariposa Oak Woods Subdivision (PDF)

Title 16.020.232 (PDF)

CAO RECOMMENDATION

Requested Action Recommended

Mary Hodson

Mary Hodson, CAO

6/17/2015

RESULT: ADOPTED BY CONSENT VOTE [UNANIMOUS]
MOVER: Marshall Long, District III Supervisor
SECONDER: Rosemarie Smallcombe, District I Supervisor
AYES: Smallcombe, Jones, Long, Cann, Carrier

OWNER'S 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 recordation of this map and offer for dedication to Mariposa County, all rights-of-way along the non-County Maintained Road, White Oak Court, as shown on this map and so marked as offered for dedication, and 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. These offers of dedication to Mariposa County shall remain open until either accepted or rejected, in writing, by Mariposa County.

FINAL MAP OF MARIPOSA OAK WOODS SUBDIVISION

Being a subdivision of a portion of the Remainder Parcel of Parcel Map Book 24, Page 39, M.C.R., and of a portion of Parcel 2 of Parcel Map Book 24, Page 18, M.C.R., situated in a portion of projected Section 15, Township 5 South, Range 18 East, Mount Diablo Base & Meridian, Rancho Las Mariposas.

MARIPOSA COUNTY CALIFORNIA MAY 2015 MAJOR SUBDIVISION 2005-109 TOTAL SUBDIVIDED AREA: 2.25 ACRES, MORE OR LESS SHEET 1 OF 2 SHEETS

Name: RT Properties, LLC Title: Manager RT Properties, LLC, a California Limited Liability Company.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California) County of Mariposa On July 23, 2015 before me Rhonda MATTHEWS a Notary Public, personally appeared RANDY S. BROWER who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PREJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand, Rhonda Matthews Notary Signature Nov 4, 2018 Commission Expiration Date

Mariposa County of Place of Business Rhonda Matthews Printed Name of Notary

ENGINEER'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 Rodney Strahm on March 15, 2006. I hereby state that all the monuments are of the character and occupy the positions indicated, and that the monuments are sufficient to enable the survey to be retraced, and that this final map substantially conforms to the conditionally approved tentative map.

Dated: July 17, 2015 Rodney J. Strahm Rodney J. Strahm, R.C.E. 18303



COUNTY SURVEYOR'S STATEMENT

I hereby state that I have examined this map; that this subdivision is substantially the same as it appeared on the tentative map, and any approved alterations thereof; that all provisions of State laws and local ordinances applicable at the time of approval of the tentative map have been complied with; and that I am satisfied that this map is technically correct.

Date: July 23, 2015 By: Russell A. Marks Russell A. Marks, PLS 6377 County Surveyor



CLERK OF THE BOARD'S STATEMENT

I hereby state that the Board of Supervisors of Mariposa County did approve the within map (and did accept on behalf of the public, any real property offered for dedication for public use in conformity with the terms of the offer of dedication subject to the condition that the County is not responsible or liable for any cost or expense of any offer accepted unless authorized by separate action of the Board of Supervisors)

Date: July 23, 2015 Ben LaRoche Clerk of the Board of Supervisors, Mariposa County, State of California.

By: Deputy

RECORDER'S STATEMENT

Filed this 31 day of July 2015, at 12:20 P.M. in Book of Maps at page 2937, at the request of RT Properties, LLC.

Becky Crafts County Recorder

Fee \$11.00

By: Eva Ramos Deputy

MAP OF THE MARIPOSA OAK WOODS SUBDIVISION

Being a subdivision of a portion of the Remainder Parcel of Parcel Map Book 24, Page 39, M.C.R., and of a portion of Parcel Map Book 24, Page 18, M.C.R., situated in a portion of projected Section 15, Township 5 South, Range 18 East, Mount Diablo Base & Meridian, Rancho Las Mariposas.

MARIPOSA COUNTY
MAY 2015

CALIFORNIA
MAJOR SUBDIVISION 2005-109

TOTAL SUBDIVIDED AREA: 2.25 ACRES, MORE OR LESS

SHEET 2 OF 2 SHEETS

BASIS OF BEARING:

The Northwest line of the Remainder Parcel of Parcel Map filed in Parcel Map Book 24 at Page 39, Mariposa County Records, which bears North 43°57'31" East, between found monuments shown here on.

Note:

A current Parcel Map Guarantee Report states that the property shown hereon may be subject to the following:

1. Covenant to improve and maintain private road per Document No. 901822, M.C.R.
2. Remainder Parcel Declaration per Document No. 903886, M.C.R.

LEGEND

- FOUND MONUMENT AS DESCRIBED
- ⊙ CORNER MONUMENT FOUND AND ACCEPTED - #5 REBAR - STAMPED L.S. 4298 PER CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT No. 20143968, M.C.R.
- LOT CORNER MONUMENTS SET - 3" UP WITH 3/4" x 30" I.P. STAMPED R.C.E. 18303
- ⊕ RECORD POSITION PER PARCEL MAP, BOOK 24, PAGE 39, M.C.R. MONUMENT OF RECORD NOT FOUND.
- ↔ RECORDED PARCEL MAP, BOOK 24, PAGE 39, M.C.R.
- [...] RECORDED FROM CERTIFICATE OF COMPLIANCE AS DOCUMENT No. 920387, M.C.R.
- [...] RECORDED AS DOCUMENT No. 920387, M.C.R.
- (...) RECORDED INFORMATION DEED VOL. 285 O.R. PAGE 395, M.C.R.
- (...) RECORD OF SURVEY, MAP NUMBER 1238, M.C.R.
- ORIGINAL PARCEL BOUNDARY
- NEW PARCEL LINE
- ▨ INDICATES RELINQUISHMENT OF DIRECT VEHICULAR ACCESS RIGHTS, EXCEPT FOR PUBLIC UTILITY ACCESS.
- ▨ INDICATES AREA OFFERED FOR DEDICATION TO MARIPOSA COUNTY BY THIS MAP
- ▨ INDICATES AREA OF SLOPE MAINTENANCE AND P.U.E. OFFERED FOR DEDICATION TO MARIPOSA COUNTY BY THIS MAP
- S.M. SLOPE MAINTENANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) INDICATES RADIAL
- (M) INDICATES MEASURED AND RECORD
- M.C.R. MARIPOSA COUNTY RECORDS

REFERENCES

- 1 Declaration of Approved Access recorded as Document No. 20152820, M.C.R.
- 2 Declaration of Building Foundation Requirements recorded as Document No. 20152821, M.C.R.
- 3 Declaration of Engineered Site Plans recorded as Document No. 20152822, M.C.R.
- 4 Declaration of Hillside Development Standards recorded as Document No. 20152823, M.C.R.
- 5 Covenant of Non-Protest recorded as Document No. 20152824, M.C.R.
- 6 Declaration of Road Maintenance recorded as Document No. 20152825, M.C.R.
- 7 Certificate of Compliance recorded as Document No. 2056321, M.C.R.
- 8 Certificate of Compliance recorded as Document No. 920387, M.C.R.
- 9 Certificate of Correction recorded as Document No. 20143968, M.C.R.

Note:

The found monuments along the Southeast exterior boundary were accepted as controlling the property ownership to the Southeast.

