RECOMMENDED ACTION AND JUSTIFICATION:

Approval of the Dunn Ranch Subdivision Map, Application Number 2007-189; as 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 said Final Map is in substantial conformance with the approved tentative map, that compliance with all conditions have been or will be completed by the project deadline, and that all provisions of Mariposa County Code, Title 16, and Government Code have been satisfied. Public Works is requesting that the Board of Supervisors approve the Dunn Ranch Subdivision per Mariposa County Code, Title 16.20.232.

BACKGROUND AND HISTORY OF BOARD ACTIONS

The Board of Supervisors has historically approved all Final Maps (Subdivision Maps) as submitted 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 cannot take place.

Financial Impact? ( ) Yes ( ) No Current FY Cost: $  
Budgeted In Current FY? ( ) Yes ( ) No ( ) Partially Funded 
Amount in Budget: $  
Additional Funding Needed: $  
Source:  
Internal Transfer  
Unanticipated Revenue  
Transfer Between Funds  
Contingency  
( ) General ( ) Other  
Annual Recurring Cost: $  
List Attachments, number pages consecutively  
Vicinity Map  
Final Map  
Title 16.020.232  

CLERK’S USE ONLY:

Res. No.: 11-610  
Ord. No.  
Vote - Ayes:  
Noes:  
Absent:  
Abstained:  
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 August 2011
OWNER'S STATEMENT

THE UNDERSIGNED, being the parties having a recordable interest in the land as plotted on the map, hereby consent to the preparation and recording of this map and offer for dedication, in Mariposa County, all rights-of-way along the non-county roads, Dunn Ranch Road, Dunn Ranch, and Shading Star Road, and all Public Utility Easements, for all Public Utility purposes, oil, gas and other uses, and under the grant of sell hereinafter referred to as "the State of California, Mariposa County, State of California," together with the right to trim and/or remove necessary trees and vegetation as shown on this map and so marked on the map, by the Board of Supervisors, as written by the County.

Steve Allen

The Gregory Collins /and Cynthia Shreve
Bradford 2002 Living Trust dated July 24, 2002

Miguelito Ventures, LP

ACKNOWLEDGEMENT

State of California
County of ___________

On before me, ___________, a Notary Public, personally appeared Steve Allen 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 executed the same in his authorized capacity, and that he signed his name to the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand.

Notary Signature

County of Place of Business

Commission Expiration Date

Printed Name of Notary

ACKNOWLEDGEMENT

State of California
County of ___________

On before me, ___________, a Notary Public, personally appeared Steve Allen 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 he/she signed his signature to the instrument, the person(s), or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand.

Notary Signature

County of Place of Business

Commission Expiration Date

Printed Name of Notary

CLERK OF THE BOARD STATEMENT

I hereby state that the Board of Supervisors of Mariposa County did approve the within map (and did accept in behalf of the public, any real property offered for dedication) on the non-county roads, Dunn Ranch Road, Dunn Ranch, and Shading Star Road, and all Public Utility Easements, for all Public Utility purposes, oil, gas and other uses, and under the grant of sell hereinafter referred to as "the State of California, Mariposa County, State of California," together with the right to trim and/or remove necessary trees and vegetation as shown on this map and so marked on the map, by the Board of Supervisors, as written by the County.

DATE: __________

Clerk of the Board of Supervisors,
Mariposa County, State of California

By: __________

BENEFICIARY'S STATEMENT

THE UNDERSIGNED, Westamerica Bank, beneficiary under a trust deed recorded May 3, 2006 in Document No. 20390099, Mariposa County Official Records, and affecting the land plotted within the area shown on this map, does hereby consent to the preparation and recording of the same.

Westamerica Bank

By: __________

COUNTY SURVEYOR'S STATEMENT

I hereby state that I have examined the map that this subdivision is substantially the same as it appeared on the tentative map and was approved for recording by the Board of Supervisors, and that all requirements 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 the map is technologically correct.

Date: __________, 2011

Roger L. Stephens
County Surveyor, RGE 2731

RECORER'S STATEMENT

Find the __________ day of __________, 20__ at __________ o'clock, in Book of Maps at page __________, of the request of Steve Allen.

County Recorder

Fax: __________

Deputy

FREEMAN & SEAMAN LAND SURVEYORS
P.O. Box 1305
5637 Sulphur Street
Mariposa, CA 95338

(209) 736-8066

www.greenstrand.com/landsurveyors
FINAL MAP
FOR
THE DUNN RANCH, PHASES I & II
BEING A DIVISION OF A PORTION OF SECTIONS 27 & 28,
T. 5 S., R. 17 E., M.D.B. & M.
MARIPOSA COUNTY
MARCH 2011
CALIFORNIA
MSA NO. 2007-169
SCALE: 1" = 300'
TOTAL SUBDIVIDED AREA: 151.03 ACRES
SHEET 2 OF 11 SHEETS

BASIS OF BEARINGS
The bearings for this survey are identical to those for the map entitled "RECORD OF SURVEY FOR STEVE ALLISON" filed for record in Book of Maps at Page 3759, Mariposa County Records, and is based upon the bearing (N017’30") of the line between found monuments as shown herein.

NOTE
A current Parcel Map Guarantee Report states that the property shown herein may be subject to the following:
1. An easement for public utilities per Volume 20 D.R., Page 300, MCR.
2. An easement for telephone line and incidental purposes per Document No. 335306, MCR.
3. An easement for ingress, egress, public and private utilities per Document No. 335306, MCR.
4. Condemnation and other provisions per Agreement, Document No. 335287, MCR.
5. An easement for ingress, egress, and public utilities per Document No. 335287, MCR.
6. An easement for ingress & egress and public utilities per Document No. 335287, MCR.

REFERENCES
(1) Record of Survey Map 2752, MCR.
(2) Remodeler Declaration: Document No. MCR.
(3) Remodel Development Declaration: Document No. MCR.
(4) Water Declaration: Document No. MCR.
(5) Declaration of Road Maintenance Association: Document No. MCR.
(6) Foundation Declaration: Document No. MCR.
(7) Shh Fire Safety Declaration: Document No. MCR.
(8) Lot 1 and 3 Access Declaration: Document No. MCR.
(9) Lot 2, 5, 6, 7, 8, and 16 Access Declaration: Document No. MCR.
(10) Specific Declaration: Document No. MCR.
(12) Open Space Setback for Cultural Resources Declaration: Document No. MCR.
(13) Stream Alteration Agreement Declaration: Document No. MCR.

FREEMAN & SEAMAN LAND SURVEYORS
P.O. Box 1305
Mariposa, CA 95338
1025 Sullivan Street
Dublin, CA 94568-4757
(209) 765-7357
(510) 659-0807
freemanandseaman.com
TRUSTEE'S STATEMENT

THE UNDERSIGNED, Chicago Title Company, Trustees under a trust deed recorded June 26, 2010 in Document No. 2102142, Mariposa County Official Records, and affecting the land as plotted within the area shown on this map, does hereby consent to the preparation and reproduction of the same.

Chicago Title Company
By: ____________________________

ACKNOWLEDGEMENT

State of California
County of ______________________

On ______________________, before me, ______________________, a Notary Public, personally appeared ______________________, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this 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 whose behalf the person acted, executed the instrument.

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

WITNESS my hand.

Notary Signature ______________________
County of Place of Business ______________________

Commission Expiration Date ______________________
Printed Name of Notary ______________________

FREEMAN & SEAMAN LAND SURVEYORS
P.O. Box 1605
Mariposa, CA 95338
(209) 742-4767
www.freemanland.com
water purveyor's permit has been applied for. A chemical analysis must be submitted with the tentative map, and a bacterial analysis must be submitted prior to placing the water system in operation;

D. That the subdivider provide all necessary easements and rights-of-way to accommodate all streets, drainage, and flood control structures and facilities and sewer systems extending beyond the boundaries of the subdivision. (Ord. 462 (part), 1977; Ord. 429 Sec.6.9(A), 1976).

16.20.232 Action by the board of supervisors.

A. Following a determination by the director of public works that the final map is in substantial conformance with the approved tentative, that compliance with all conditions has been completed, and that all other provisions of this title and the government code have been satisfied, the map shall be filed with the clerk of the board of supervisors. The clerk shall schedule the map for consideration by the board of supervisors, at which time the map shall be approved if it is determined to be in conformance with the requirements of this title and the Subdivision Map Act.

B. The board of supervisors shall also consider offers of dedication and easements. Acceptance of such dedications shall be in accordance with the provisions of this title and policies established by the board of supervisors.

1. Public utility easements shall be accepted on behalf of the county and the public. Acceptance shall be solely for the purpose of permitting development of necessary public utilities, and shall not obligate the county to assume any responsibility or liability related to the easements.

2. Offers of dedication shall be accepted, accepted subject to improvement, or rejected. Offers of dedication for road right-of-way shall be accepted by the county for purposes of access, circulation, and public utility purposes within the subdivision and for use by the public. Roads accepted for access may be accepted into the county road system for maintenance at the direction of the board of supervisors providing it has been constructed to an acceptable improvement standard.

3. Offers of dedication for road rights-of-way accepted for public access and circulation but not for maintenance, shall not obligate the county to assume any liability or responsibility related to the right-of-way.

4. Any offers of dedication which are rejected shall remain open and may be accepted at any later date based on specific direction by the board of supervisors.

C. The clerk of the board of supervisors upon the approval of the final map, and after the signatures and seals have been affixed, shall transmit the map to the county recorder who shall certify and file the same as prescribed by this title and the Subdivision Map Act. (Ord. 688 Sec., 1987).