

DEPARTMENT: Public Works

BY: Dana Hertfelder

PHONE: 966-5356

RECOMMENDED ACTION AND JUSTIFICATION:

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 Golden Meadows 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: \$	Annual Recurring Cost: \$
Budgeted In Current FY? () Yes () No () Partially Funded		
Amount in Budget: \$ _____		List Attachments, number pages consecutively
Additional Funding Needed: \$ _____		Vicinity Map (1 page)
Source:		Final Map (3 pages)
Internal Transfer _____		Title 16.020.232 (1 page)
Unanticipated Revenue _____ 4/5's vote		
Transfer Between Funds _____ 4/5's vote		
Contingency _____ 4/5's vote		
() General () Other		

CLERK'S USE ONLY:


Res. No.: 07-234 Ord. No. _____
Vote - Ayes: 5 Noes: _____
Absent: _____
Approved
() Minute Order Attached () No Action Necessary

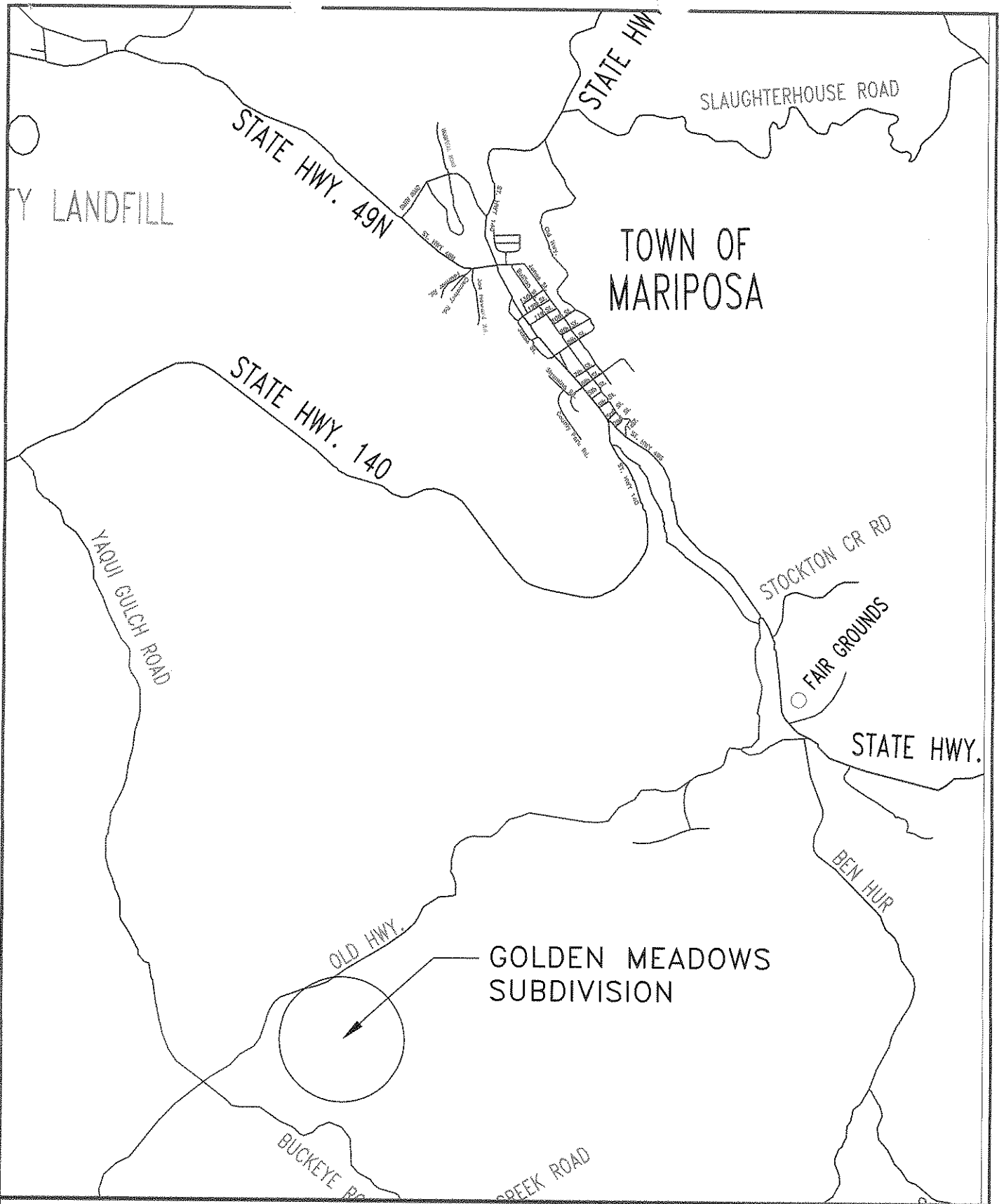
COUNTY ADMINISTRATIVE OFFICER:

Requested Action Recommended
 No Opinion
Comments:

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

CAO: 



MARIPOSA COUNTY PUBLIC WORKS DEPARTMENT

Drawn <u>CJ</u>	Sheet <u>1</u> of <u>1</u>	PROJECT LOCATION	
Checked _____	Scale = none		
Date <u>05/10/07</u>			

①

LEGEND

- Monuments found are 3/4" Iron Pipe with tag RCE 6888 as per (1) unless otherwise described.
- ⊙ Set 1/2" rebar with plastic cap stamped L.S. 3812
- Set 3/4" Iron Pipe with plastic cap stamped L.S. 3812
- Set Nail and Plastic Tag Stamped L.S. 3812
- (1) Refers to Number on reference table.
- (M) Measured on this survey
- MCR Mariposa County Records
- RAD Radial Bearing
- (C) Calculated From References Listed hereon
- NTS Not To Scale
- "P.U.E." Public Utility Easement
- PRC Point of Reverse Curve
- Fence Line
- 60' Non-Exclusive and Non-Revocable Public Utility and Road Easement Offered for Dedication to Mariposa County
- Variable Width Non-Exclusive and Non-Revocable Public Utility and Road Easement Offered for Dedication to Mariposa County
- Variable Width Non-Exclusive and Non-Revocable Public Utility and Road Easement Offered for Dedication to Mariposa County
- 100' Open Space Easement (5)
- 20' Utility Easement Reserved by This Map
- Centerline Road

REFERENCES

- (1) Record of Survey No. 1463 M.C.R.
- (2) Record of Survey No. 1157 M.C.R.
- (3) Road Maintenance Agreement Doc. No. M.C.R.
- (4) Petition Test And Soil Test Analysis Declaration Doc. No. M.C.R.
- (5) Open Space Easement Declaration Doc. No. M.C.R.
- (6) Access Declaration Parcel A Doc. No. M.C.R.
- (7) Access Declaration Parcel C Doc. No. M.C.R.
- (8) Access Declaration Parcel D Doc. No. M.C.R.
- (9) Building Foundation Declaration Doc. No. M.C.R.
- (10) Record of Survey No. 2665 M.C.R.
- (11) Owners Deed Document No. 2041292 M.C.R.
- (12) Parcel Map Book 10 Page 30 M.C.R.
- (13) Parcel Map Book 10 Page 6 M.C.R.
- (14) Oak Tree Preservation Plans Declaration Doc. No. M.C.R.
- (15) Sewage System Requirements Declaration Doc. No. M.C.R.

BASIS OF BEARING

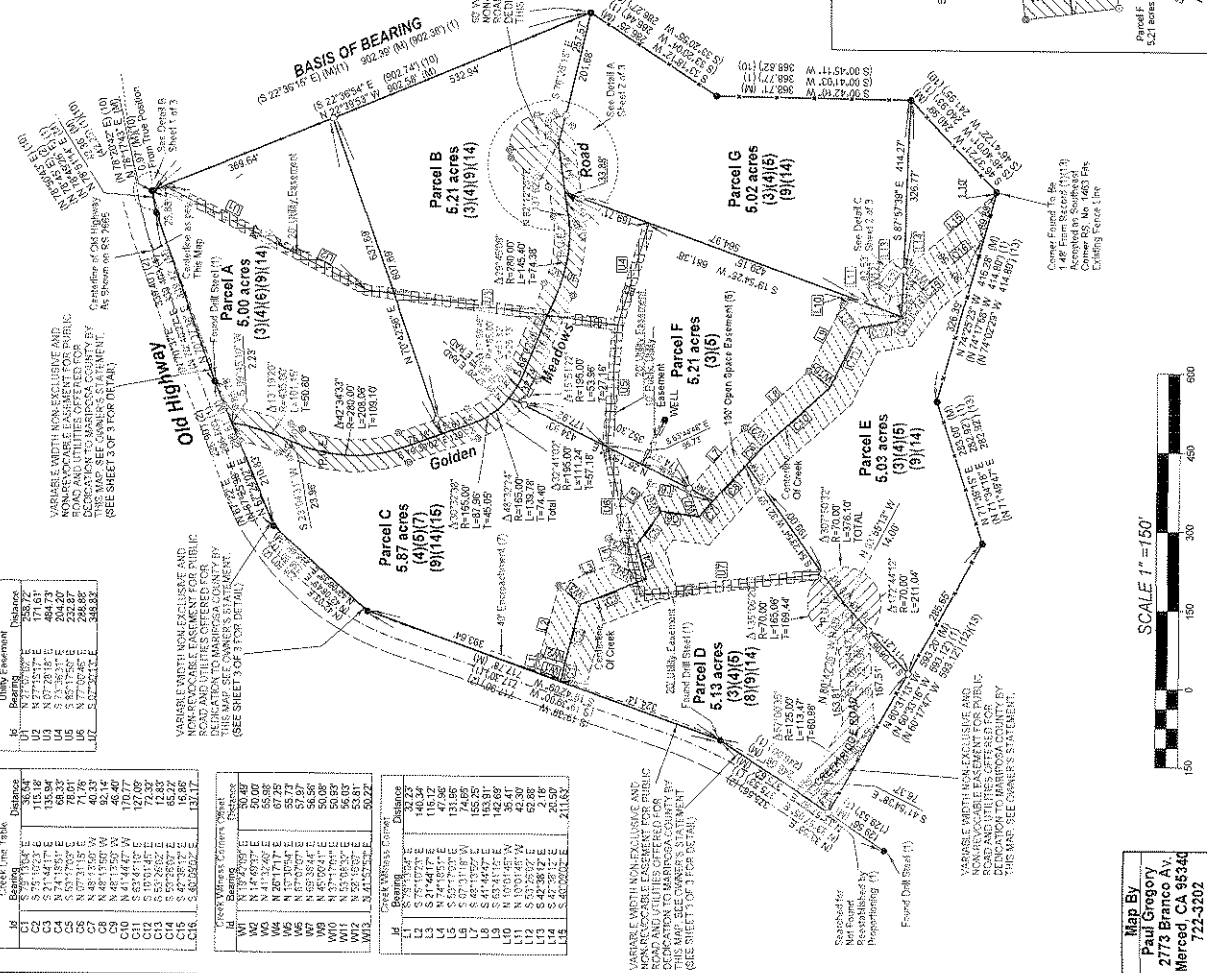
The basis of bearing for this survey is identical with that of the Northeast Line of the property as shown on that map entitled "Record of Survey for L.V. Larsen" recorded in the Book of Maps at Page 1463 M.C.R. and is based upon the bearing (S 22°36'15" E) of the line between found monuments as shown hereon.

SUBDIVISION MAP OF

GOLDEN MEADOWS

BEING A SURVEY OF A PORTION OF PROTECTED SECTION 3, T. 6 S., R. 18 E., M.D.B.&M., RANCHO LAS MARIPOSAS, AS SHOWN ON RECORD OF SURVEY MAP NO. 1463

MARIPOSA COUNTY CALIFORNIA
 TOTAL AREA 36.47 AC. M.S. 2004-186
 SCALE 1" = 150' SEPTEMBER, 2006
 SHEET 1 of 3 MAP NO.



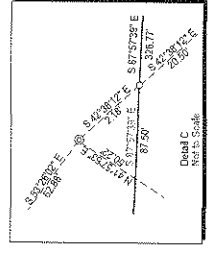
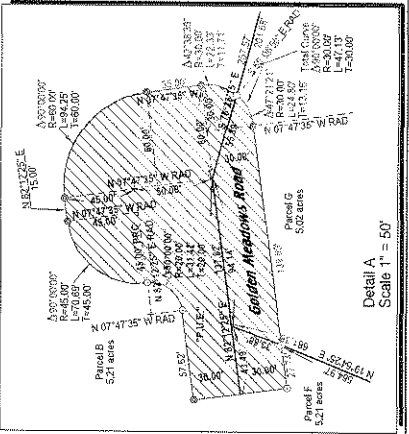
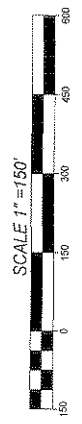
Id	Bearing	Distance
U1	N 71°00'00" E	258.72
U2	N 87°25'15" E	404.73
U3	N 71°00'00" E	258.72
U4	S 71°00'00" E	258.72
U5	N 71°00'00" E	258.72
U6	N 71°00'00" E	258.72
U7	S 71°00'00" E	258.72

Id	Bearing	Distance
C1	N 71°00'00" E	258.72
C2	N 71°00'00" E	258.72
C3	N 71°00'00" E	258.72
C4	N 71°00'00" E	258.72
C5	N 71°00'00" E	258.72
C6	N 71°00'00" E	258.72
C7	N 71°00'00" E	258.72
C8	N 71°00'00" E	258.72
C9	N 71°00'00" E	258.72
C10	N 71°00'00" E	258.72
C11	N 71°00'00" E	258.72
C12	N 71°00'00" E	258.72
C13	N 71°00'00" E	258.72
C14	N 71°00'00" E	258.72
C15	N 71°00'00" E	258.72
C16	N 71°00'00" E	258.72

Id	Bearing	Distance
W1	N 71°00'00" E	258.72
W2	N 71°00'00" E	258.72
W3	N 71°00'00" E	258.72
W4	N 71°00'00" E	258.72
W5	N 71°00'00" E	258.72
W6	N 71°00'00" E	258.72
W7	N 71°00'00" E	258.72
W8	N 71°00'00" E	258.72
W9	N 71°00'00" E	258.72
W10	N 71°00'00" E	258.72
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W12	N 71°00'00" E	258.72
W13	N 71°00'00" E	258.72
W14	N 71°00'00" E	258.72
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W18	N 71°00'00" E	258.72
W19	N 71°00'00" E	258.72
W20	N 71°00'00" E	258.72
W21	N 71°00'00" E	258.72
W22	N 71°00'00" E	258.72

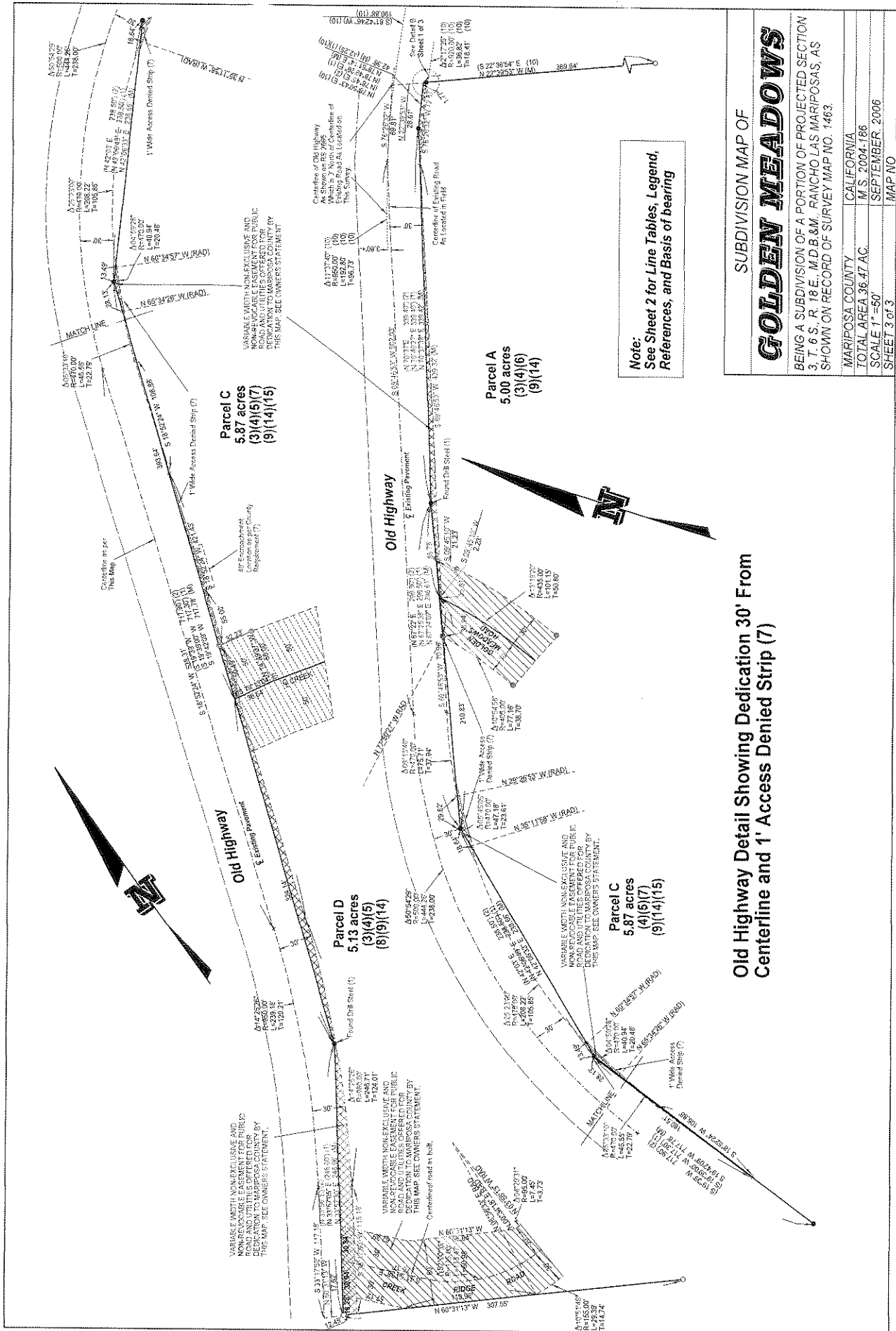
Id	Bearing	Distance
M1	N 71°00'00" E	258.72
M2	N 71°00'00" E	258.72
M3	N 71°00'00" E	258.72
M4	N 71°00'00" E	258.72
M5	N 71°00'00" E	258.72
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M12	N 71°00'00" E	258.72
M13	N 71°00'00" E	258.72
M14	N 71°00'00" E	258.72
M15	N 71°00'00" E	258.72
M16	N 71°00'00" E	258.72
M17	N 71°00'00" E	258.72
M18	N 71°00'00" E	258.72
M19	N 71°00'00" E	258.72
M20	N 71°00'00" E	258.72
M21	N 71°00'00" E	258.72
M22	N 71°00'00" E	258.72

Map By
 Paul Gregory
 2773 Brance Av.
 Merced, CA 95340
 722-3202
 LS3812



AS WITH NON-EXCLUSIVE AND NON-REVOCABLE PUBLIC UTILITY AND ROAD EASEMENTS OFFERED FOR DEDICATION TO MARIPOSA COUNTY BY THIS MAP, SEE OWNER'S STATEMENT.

CORNER FOUND TO BE 1/8" FROM RECORD (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) (138) (139) (140) (141) (142) (143) (144) (145) (146) (147) (148) (149) (150) (151) (152) (153) (154) (155) (156) (157) (158) (159) (160) (161) (162) (163) (164) (165) (166) (167) (168) (169) (170) (171) (172) (173) (174) (175) (176) (177) (178) (179) (180) (181) (182) (183) (184) (185) 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Old Highway Detail Showing Dedication 30' From Centerline and 1' Access Denied Strip (7)

SUBDIVISION MAP OF
GOLDEN MEADOWS

BEING A SUBDIVISION OF A PORTION OF PROJECTED SECTION 3, T. 6 S., R. 18 E., M.D.B.&M. RANCHO LAS MARIPOSAS, AS SHOWN ON RECORD OF SURVEY MAP NO. 1463.

MARIPOSA COUNTY	CALIFORNIA
TOTAL AREA 36.47 AC.	M.S. 2004-186
SCALE 1" = 50'	SEPTEMBER, 2006
SHEET 3 of 3	MAP NO.

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.2, 1987).

16.20.235 Payment of taxes.

Prior to the recordation of a final map or other document finalizing a subdivision, and as a condition thereof, all real property taxes assessed against any parcel or portion of a parcel set forth on said map, or other document, which at the time the map or other document is recorded are a lien against the property, but which are not yet payable, shall be paid. The burden of producing evidence to establish payment in full shall be upon the person or persons submitting such map for recording. (Ord. 684. Sec.2, 1987).

