DEPARTMENT: Public Works

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 Royal Oaks Estates 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: $ 626
Budgeted In Current FY? ( ) Yes ( ) No ( ) Partially Funded
Amount in Budget: $ 626
Additional Funding Needed: $ 626
Source:
Internal Transfer
Unanticipated Revenue
Transfer Between Funds
Contingency
( ) General ( ) Other

Annual Recurring Cost: $ 626
List Attachments, number pages consecutively
1. Vicinity Map (1 page)
2. Final Map (2 pages)
3. Title 16.20.232 (1 page)

CLERK’S USE ONLY:
Res. No. 2.120 Ord. No. _____
Vote – Ayes: ___ Noes: ___
( ) Absent
( ) Approved
( ) Minute Order Attached ( ) No Action Necessary

The foregoing instrument is a correct copy of the original on file in this office.
Date: 2.120
Attest: MARGIE WILLIAMS, Clerk of the Board
County of Mariposa, State of California
By: Deputy

COUNTY ADMINISTRATIVE OFFICER:
\[ Requested Action Recommended \]
\[ No Opinion \]
Comments:

-reviewed Dec. 2002
OWNER'S STATEMENT

THE UNDERSIGNED, having the proper legal title to the land as set forth in the accompanying deeds, hereby transfer to the County of Mariposa, all rights, interests and easements in and to the land, for the purpose of creating a subdivision, as shown on the map attached hereto.

Edwin R. Whitehead
George L. Hofs
Angela L. Hofs

NOTARY STATEMENT

State of California
County of Mariposa

On this ______ day of __________, in the year 20__, before me,

personally appeared Edwin R. Whitehead, George L. Hofs and Angela L. Hofs,

personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities.

WITNESS my hand.

Notary Signature

Commission expiration date

Printed name of Notary

COUNTY SURVEYOR'S STATEMENT

I, Jerome S. Freeman, County Surveyor of Mariposa County, do hereby state that I have examined the map of the Royal Oaks Estates Subdivision and that said subdivision is substantially the same as it appeared on the file in this office.

Date: __________, 20__

Jerome S. Freeman
County Surveyor

CLERK OF THE BOARD'S STATEMENT

I, Margaret Williams, Clerk of the Board of Supervisors, do hereby certify that the above described map, entitled "Map of the Royal Oaks Estates Subdivision," was presented to the Board of Supervisors, as required by law, at a regular meeting held hereon the ______ day of __________, 20__, and said Board of Supervisors, by a resolution duly passed and adopted at said meeting, approved said map and did accept on behalf of the public use, the streets and roads herein described, and the easements for public utility as shown on said map.

Acceptance by the County of the Public Utility Easements does not in any way obligate the County for nor does the County assume any responsibility or liability for the repair and maintenance of the Public Utility Easements. The acceptance by the County of the Public Utility Easements is solely for the purpose of permitting development of utility structures necessary within the Public Utility Easements.

WITNESS WHEREOF, I have hereunto set my hand this ______ day of __________, 20__.

Margaret Williams
Clerk of the Board of Supervisors

MAP OF THE
ROYAL OAKS ESTATES SUBDIVISION

BEING A SUBDIVISION OF A PORTION OF THE "REMEMBRANDT" AS SHOWN ON PARCEL MAP BOOK 10, PAGE 6, MCR, SITUATED IN A PORTION OF PROJECTED SECTION 3, T. 6 S., R. 18 E., M.D.B. & M., RANCHO LAS MARIPPOSAS

MARIPOSA COUNTY CALIFORNIA
FEBRUARY 2004
MS 8-04-95
TODAL SUBDIVIDED AREA: 212.72 ACRES

ATTACHMENT 1
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 recording 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).