

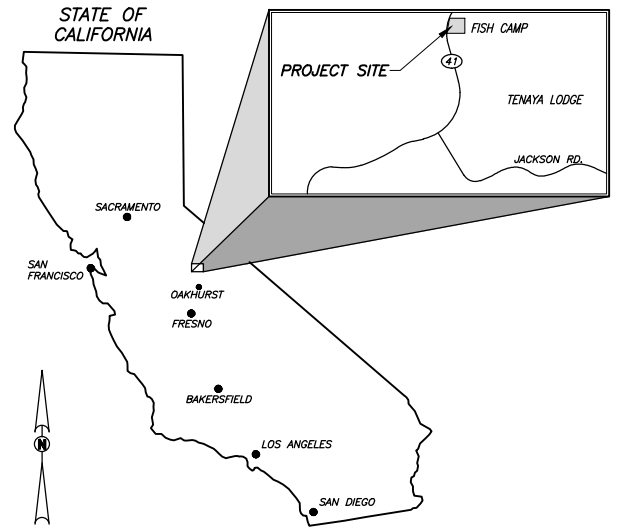
FISH CAMP, COUNTY OF MARIPOSA, CALIFORNIA  
**TENTATIVE PARCEL MAP**

Sheet One of One Sheet

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLAT THEREOF

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 SEPTEMBER 2014



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SCALE: 1" = 100'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	77.00'	76°10'04"	102.36'
C2	4.00'	149°56'57"	10.47'
C3	141.00'	51°22'25"	126.43'

LINE TABLE

LINE #	BEARING	LENGTH
L1	S19°16'00"E	51.24'
L2	S00°33'00"W	51.90'
L3	S26°45'00"W	127.80'
L4	S06°47'00"W	21.55'
L5	S34°55'00"E	32.79'
L6	S62°11'00"E	35.41'
L7	N88°15'00"E	25.47'
L8	N58°28'00"E	87.49'
L9	S41°37'00"E	28.06'
L10	S62°18'00"E	87.57'
L11	S25°10'00"E	110.52'
L12	N41°37'00"E	64.00'
L13	S17°24'33"E	46.65'
L14	N41°37'00"E	43.10'
L15	N21°57'00"E	89.00'
L16	S81°56'16"E	84.55'
L17	S13°48'56"E	23.38'
L18	S56°45'15"W	192.58'
L19	N40°27'24"W	139.55'
L20	S52°07'13"E	87.94'
L21	N76°30'22"E	25.47'

RADIAL TABLE

LINE #	BEARING
R1	S35°54'07"E
R2	N67°55'50"E

LEGEND:

- INDICATES PROPERTY LINE
- - - INDICATES EASEMENT LINE
- · - · INDICATES CENTER LINE

(E) PLOTTED EASEMENT AS NOTED IN A TITLE REPORT PROVIDED BY PLACER TITLE COMPANY FILE NO. 2110-107 DATED JANUARY 26, 2014.

[Symbol] 675 SQUARE FEET MANUFACTURED CABIN UNIT

NOTES:

1. THE PROPERTY IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE & MERIDIAN.
2. THE BOUNDARY INFORMATION ON THIS MAP IS CALCULATED FROM A FIELD SURVEY CONDUCTED BY BLAIR, CHURCH & FLYNN ON JUNE 23 AND JUNE 24, 2014 AND RECORD DATA PROVIDED TO BLAIR, CHURCH & FLYNN.
3. THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
4. AREAS FOR ADJOINER PARCELS TAKEN FROM ASSESSOR'S MAP.
5. ALL PROPOSED SEWAGE TO BE CONNECTED TO WWTP AT TENAYA LODGE
6. 2,700± SQUARE FEET CLUBHOUSE, TO BE USED AS A CAMPGROUND GATHERING AREA
7. PARCEL ACRES ARE PRELIMINARY AND SUBJECT TO CHANGE ONCE VERIFIED BY BOUNDARY SURVEY
8. THE INITIAL PARCEL CALCULATION CONCLUDED THAT THE PROPERTY AREA IS 24.82 ACRES, WHICH DIFFERS FROM THE TITLE REPORT AND ASSESSOR'S PARCEL MAP. THE AREA OF 26.89 ACRES AS IDENTIFIED ON THE ASSESSOR'S PARCEL MAP IS BEING CONFIRMED AT THIS TIME. THIS DISCREPANCY WILL BE RECONCILED WHEN A BOUNDARY SURVEY IS PERFORMED.

EASEMENTS:

EASEMENTS WERE PLOTTED FROM A TITLE REPORT SUPPLIED BY PLACER TITLE COMPANY OF CALIFORNIA DATED JANUARY 16, 2014 AS FILE NO. 2110-107.

- ① AN EASEMENT FOR PRIVATE ROAD AND INCIDENTAL PURPOSES, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES GRANTED TO KENNEY NOBLE BY DEED RECORDED DECEMBER 15, 1954 IN VOLUME 48 AT PAGE 982, OFFICIAL RECORDS MARIPOSA COUNTY. THE EXACT LOCATION IS NOT DISCLOSED IN THE DOCUMENT. EASEMENT IS DESCRIBED AS ALONG THE EXISTING ROAD FROM THE EASTERLY RIGHT OF WAY OF STATE HIGHWAY 41 THE WESTERLY LINE OF THE KENNEY NOBLE PARCEL AT A POINT 253 FEET NORTH OF SECTION 23 (THE EXISTING ROAD HAS BEEN FIELD LOCATED).
- ② A 10' WIDE EASEMENT FOR RIGHT TO MAINTAIN, REPAIR AND REPLACE AN UNDERGROUND ELECTRICAL LINE AND AN UNDERGROUND WATER PIPELINE FOR EXISTING WELLS GRANTED TO FISH CAMP MUTUAL WATER COMPANY, INC. BY DEED RECORDED MAY 3, 1991 AS INSTRUMENT NO. 535100 AND 532101, OFFICIAL RECORDS MARIPOSA COUNTY.
- ③ A 10' WIDE EASEMENT FOR MAINTENANCE AND OPERATION OF A WATERLINE GRANTED TO FISH CAMP MUTUAL WATER COMPANY, INC. BY DEED RECORDED OCTOBER 20, 2005 AS INSTRUMENT NO. 2050798, OFFICIAL RECORDS MARIPOSA COUNTY.
- ④ A 10' WIDE EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS PURPOSES TO CONSTRUCT, MAINTAIN AND REPAIR AN UNDERGROUND CABLE LINE GRANTED TO STANDARD TELEPHONE COMPANY BY DEED RECORDED JUNE 6, 2013 AS INSTRUMENT NO. 20132403, OFFICIAL RECORDS MARIPOSA COUNTY. THE EXACT LOCATION OF SAID EASEMENT IS NOT PLOTTABLE. THE EXACT LOCATION IS NOT DISCLOSED IN SAID DOCUMENT. THE CENTERLINE OF SAID EASEMENT IS DESCRIBED AS "COINCIDENTAL WITH THE CENTERLINE OF THE FACILITIES/EQUIPMENT AS CONSTRUCTED". (THE EASEMENT IS SHOWN ON MAP AS CLOSE TO THE PROPERTY LINE AS POSSIBLE AS INDICATED IN EXHIBIT "B" OF SAID DOCUMENT)

BASIS OF BEARINGS:

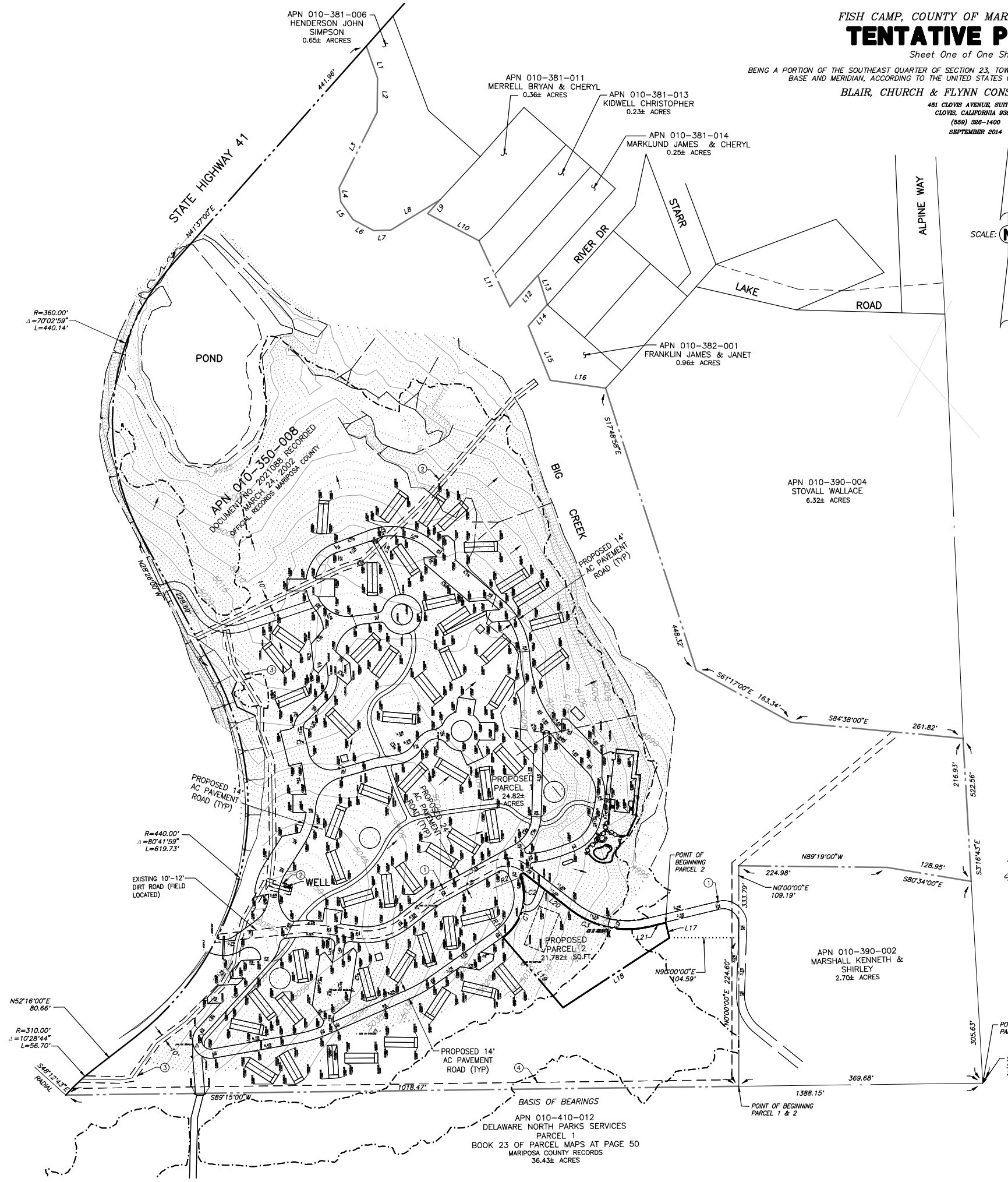
THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, T.5 S., R.21 E., M.D.B. & M., TAKEN AS N89°15'E, PER PARCEL MAP FOR DAVE BRUSSOLARA RECORDED IN BOOK 10 OF PARCEL MAPS AT PAGES 27, MARIPOSA COUNTY RECORDS

EXISTING PARCEL:

APN 010-350-008 TOTAL GROSS AREA: 24.82 ACRES

PROPOSED PARCELS:

PROPOSED PARCEL 1 GROSS AREA: 24.32 ACRES  
 PROPOSED PARCEL 2 GROSS AREA: 21,782 SQ. FT. / 0.50 ACRES  
 REFER TO NOTE 8 ABOVE



Drawing: PL214-0204 (Site) Exhibits 214204a, rec. term=map, upd=REC0042016.dwg, SitePlan 11x17 - BCF 5/28/2014  
 Plot by: cheng Mar 16, 2016 9:38am