

DEPARTMENT: Public Works

By: Michael Edwards

Phone: 966-5356

RECOMMENDED ACTION AND JUSTIFICATION: (Policy Item: Yes___ No X)
Public Works recommends that the County Board of Supervisors adopt this resolution,

- 1) Approving the final map of B.I.C. FARMS SUBDIVISION, major subdivision no. 9/11/91,
- 2) Accepting on behalf of the public the dedications of public utility easements as shown on said map,
- 3) Accepting on behalf of the public, for public use and maintenance the dedications of road right-of-way along HORNITOS ROAD,
- 4) Accepting on behalf of the public, for public use but not for maintenance the dedications of road right-of-way along EL TORO ROAD,
- 5) Rejecting the dedication of road right-of-way along the unnamed easement across the westerly boundary of Lot 5 as shown on said map, and
- 6) Authorizing the Clerk of the Board to sign the map

BACKGROUND AND HISTORY OF BOARD ACTIONS:

On August 16, the Board acted to reorganize the Zone of Benefit for the maintenance of El Toro Road. The reorganization was for the purpose of adding the road that was built to serve lots 5, 6 & 7 to the road maintenance program.

State Law and County Code require approval of final maps by the Board. The Mariposa County Road Improvement and Circulation Policy spells out the criteria for acceptance or rejection of dedications, the recommendations contained herein conform to those policies.

LIST ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

ALTERNATIVES: 1) State Law requires that the Board approve a final map if it conforms to the approved tentative map. The final map of B.I.C. FARMS SUBDIVISION conforms to the tentative map approved by the Mariposa County Planning Commission on Dec. 3, 1993.

- NEGATIVE ACTION
- 1) The Board could reject the road right-of-way along El Toro Road, which would be contrary to current policy.
 - 2) The Board could reject the public utility easements, if so, no public utility easement would be created for future facilities to serve these lots.

COSTS: (X) Not Applicable

A. Budgeted current FY \$ _____

B. Total anticipated costs \$ _____

C. Required additional funding \$ _____

D. Internal transfers \$ _____

SOURCE: () 4/5th Vote Required

A. Unanticipated revenues \$ _____

B. Reserve for contingencies \$ _____

C. Source description: _____

Balance in Reserve Contingencies, if approved: \$ _____

SPECIAL INSTRUCTIONS:
List the attachments and number the pages consecutively:

Final Map of TERRACE VIEW SUBDIVISION (2 pages)

Location Map (1 Page)

CLERK'S USE ONLY

Res. No.: 94-361 Ord. No. _____

Vote - Ayes: 5 Noes: _____

Absent: _____ Abstained: _____

Approved _____ () Denied _____

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

ADMINISTRATIVE OFFICER'S RECOMMENDATION:
This item on agenda as:

Recommended

Not Recommended

For Policy Determination

Submitted with Comment

Returned for Further Action

Comment: _____

A.O. Initials: ME

MARIPOSA COUNTY BOARD OF SUPERVISORS

MINUTE ORDER

TO: MIKE EDWARDS, Public Works Director
FROM: MARGIE WILLIAMS, Clerk of the Board *MW*
SUBJECT: Final Map for B.I.C. Farms Subdivision
Resolution Number 94-361

THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA,
ADOPTED THIS Order on August 23, 1994

ACTION AND VOTE:

9:21 a.m. Mike Edwards, Public Works Director;

C) Resolution Approving the Final Map for B.I.C. Farms
Subdivision, Major Subdivision Number 9/11/91, B.I.C. Farms
Inc., Applicant

BOARD ACTION: Discussion was held with Mike Edwards.
Supervisor Baggett requested information on whether Board
action is required to approve major subdivisions.
(M)Erickson, (S)Parker, Res. 94-361 adopted/Ayes:
Unanimous.

cc: File

OWNER'S STATEMENT

THE UNDERSIGNED, being the party having a record title interest in the land as shown on this map, hereby certifies to the preparation and recodation of this map and agrees for dedication, to Mariposa County, all rights-of-way along existing county roads, all rights-of-way along non-county roads, and all public utility easements, for all Public Utility easements on this map as shown on the strips of land designated on this map as "P.U.E.". I reserve the right to trim and/or remove necessary lines and vegetation as shown on this map and so marked as offered for dedication. I agree that the dedication to Mariposa County shall remain in full force, accepted or rejected, in writing, by Mariposa County.

B.I.C. Farms, a California Corporation
 by Richard A. Seaman
 President

NOTARY STATEMENT

State of California
 County of **MARIPOSA**
 On **August 8, 1994** before me **Neil A. Strawn**, Notary Public, personally appeared **Richard A. Seaman**, known to me, (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and that he is the person whose name is subscribed to the within instrument and that he executed the same in his authorized capacity and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

Richard A. Seaman
 Notary Public
 My **10** year Commission expires on **10/10/04**
 County of piece of **Mariposa**
 business
 Printed Name of Notary **Neil A. Strawn**

CLERK OF THE BOARD'S STATEMENT

I, **Marie Williams**, Clerk of the Board of Supervisors of the County of Mariposa, State of California, do hereby state that I have examined the map, entitled **Final Map of the B.I.C. Farms Subdivision**, as prepared by **Richard A. Seaman**, Notary Public, and that the same was held on the **day of August, 1994**, and said Board of Supervisors thereupon, by a motion duly passed and adopted at a public meeting, did approve said map, did accept on behalf of said Board of Supervisors for public utilities as shown on said map, did accept on behalf of said Board of Supervisors the dedication of public road right-of-way along the county road known as **El Toro Road**, and did accept for public use and maintenance the dedication of public road right-of-way along the county road known as **Homilias Road** as shown on said map and marked as offered for dedication. Acceptance by the County of public utility easements does not in any way obligate County for, nor does County assume, any responsibility or liability for the repair and/or maintenance of the public utility easement. The acceptance by the County of the public utility easement is solely for the purpose of permitting the use of the public utility easement within the public utility easement.

IN WITNESS WHEREOF, I have hereunto set my hand this **8** day of **August**, 1994.
 Clerk of the Board of Supervisors
 of the County of Mariposa,
 State of California
 by: Marie Williams
 Clerk of the Board

BASIS OF BEARINGS

The meridian of this survey is identical with that of the map on which this map is based, as filed for record in Book 24 of Mariposa County Records, and is based upon the **1994** (598-49-26-14) of the line between found monuments as shown herein.

SOILS REPORT

In accordance with California Government Code Sections 6680 & 66481 and Mariposa County Code Section 16.20.220, the preliminary soils report was prepared on the 23rd day of August, 1991, by: **Lourence F. Pollard**, Director of Public Works.

**MAP OF THE
 B.I.C. FARMS SUBDIVISION
 PHASE 1**

BEING A MAJOR SUBDIVISION OF A PORTION OF THE REMAINDER OF PARCEL, MAP BOOK 24, PAGE 38 MARIPOSA COUNTY RECORDS, BEING SITUATED IN A PORTION OF THE N1/2 OF SECTION 33, T.5 S., R.17 E., M.D.B. & M.
 MARIPOSA COUNTY CALIFORNIA
 JULY 1994
 SHEET 1 OF 3
 TOTAL SUBDIVIDED AREA 41.57 Acres.
 SCALE: 1"= 30'

LICENSED LAND SURVEYOR'S STATEMENT
 This map truly and correctly represents a field made by me, or under my direction, in conformance with the requirements of the Land Surveyor's Act and Local Ordinance, and was completed on the 23rd day of August, 1994, in the County of Mariposa, State of California, and the monuments are of the character shown on the map, and the positions indicated thereon, or will be set, on or before the date indicated, and that said monuments are sufficient to enable the survey to be retraced.



Richard A. Seaman
 Richard A. Seaman L.S. 3339

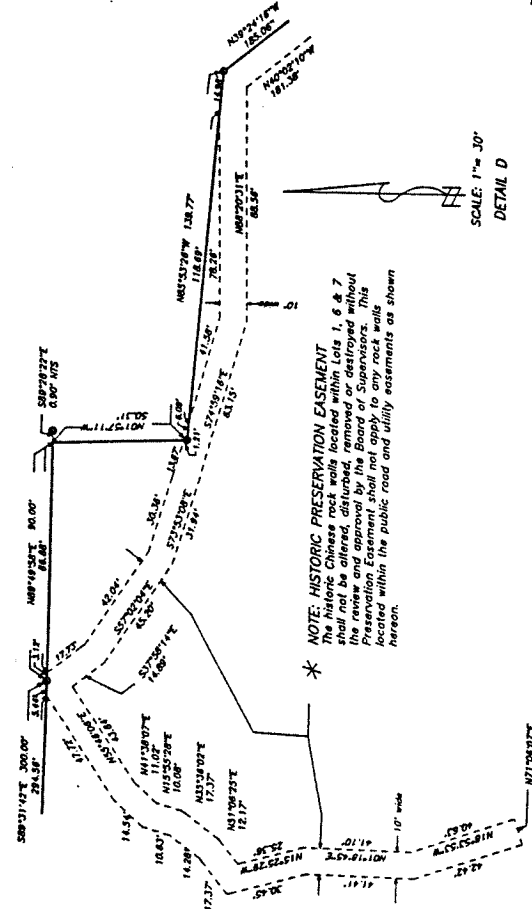
COUNTY SURVEYOR'S STATEMENT

County, State of California, hereby state that I have examined the map of the B.I.C. Farms Subdivision and that the same is substantially the same as it appeared on the initiative governing the provisions of State Law and local ordinances governing the filing of subdivision maps and have been compiled with, and that I am satisfied that the same is technically correct.

County Surveyor
 Date _____ L.S. or R.C.E. No. _____
 Filed this _____ day of _____ 19____
 at _____ of the request of B.I.C. Farms.

COUNTY RECORDER'S STATEMENT

Fee: _____
 By: _____
 Deputy
 County Recorder



SCALE: 1"= 30'
 DETAIL D

FREEMAN & SEAMAN LAND SURVEYORS
 P.O. Box 100317
 Mariposa, CA 95308 (209)968-3926
 910433FA.PL

MAP OF THE B.I.C. FARMS SUBDIVISION PHASE 1

BEING A MAJOR SUBDIVISION OF A PORTION OF THE
REMAINDER OF PARCEL MAP BOOK 24, PAGE 38
HARIPOSA COUNTY RECORDS, BEING SITUATED
IN A PORTION OF THE N1/2 OF SECTION 33, T.5 S.,
R.17 E., M.D.B. & M.
HARIPOSA COUNTY CALIFORNIA
JULY 1994 SHEET 2 OF 3 SCALE: 1"= 120'
TOTAL SUBDIVIDED AREA 41.57 Acres.

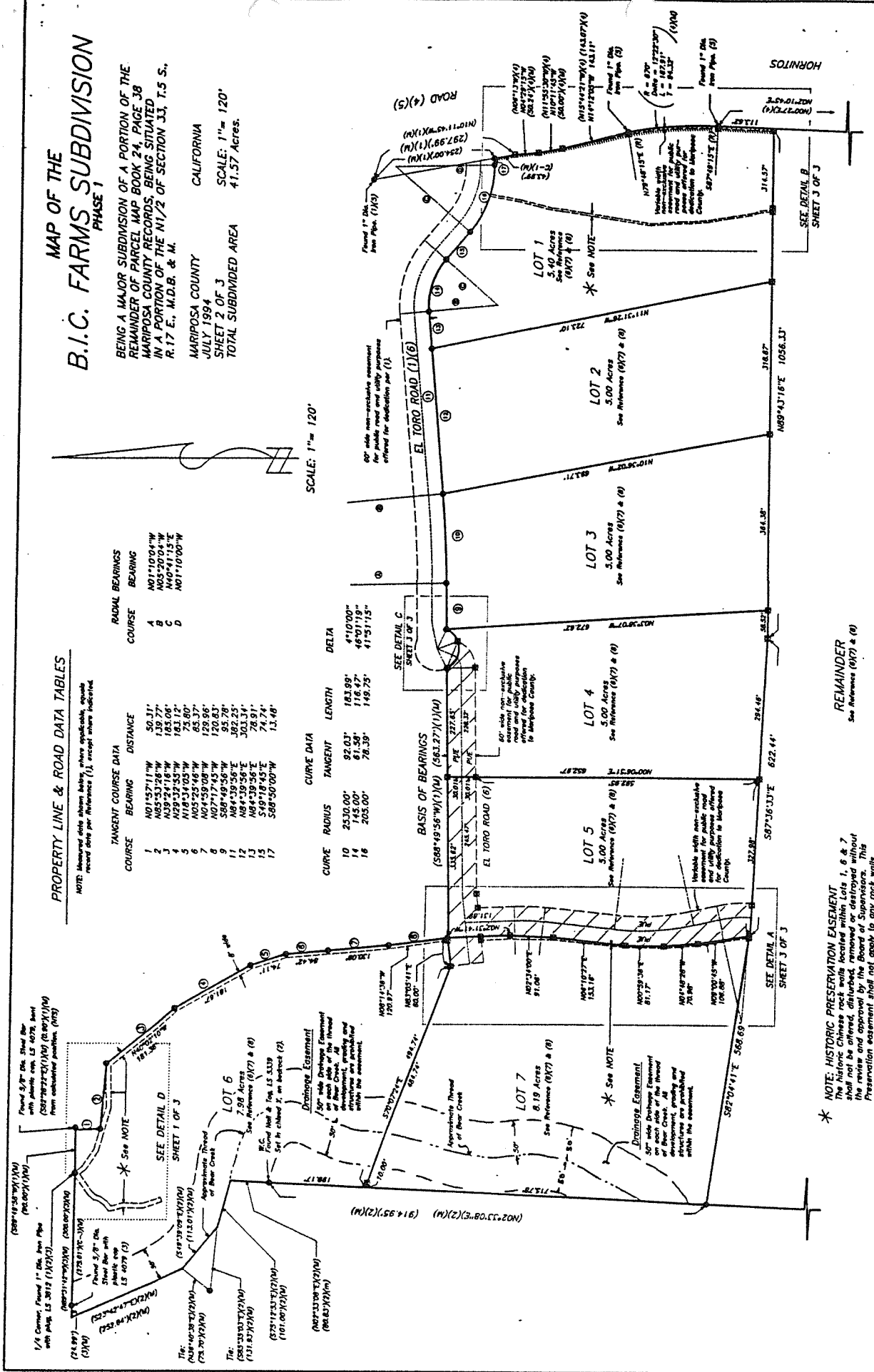
PROPERTY LINE & ROAD DATA TABLES

NOTE: Measured data shown below, where applicable, equals
rounded data per reference (1), except where indicated.

COURSE	BEARING	TANGENT	COURSE DATA	DISTANCE	RADIAL BEARINGS
1	N01°15'11"W	50.31'			A
2	N05°32'16"W	183.00'			B
3	N03°20'04"W	183.00'			C
4	N29°32'55"W	183.12'			D
5	N18°34'05"W	75.80'			
6	N03°25'48"W	65.37'			
7	N07°17'45"W	128.96'			
8	S68°49'56"W	95.78'			
9	N07°13'56"E	302.25'			
10	N84°39'56"E	80.33'			
11	N04°39'56"E	78.91'			
12	S48°18'45"E	74.74'			
13	S68°50'00"W	133.46'			

SCALE: 1"= 120'

CURVE	RADIUS	TANGENT	LENGTH	DELTA
10	253.00'	92.03'	183.99'	4°10'00"
14	145.00'	61.58'	116.47'	48°01'19"
16	205.00'	78.39'	148.75'	41°51'15"



NOTE: HISTORIC PRESERVATION EASEMENT
The historic Chinese rock walls located within lots 1, 6 & 7 shall not be altered, disturbed, removed or destroyed without the review and approval by the Board of Supervisors. This Preservation easement shall not apply to any rock walls located within the public road and utility easements as shown hereon.

REMAINDER
See Reference (9)(7) & (8)

PHASE 2

FREEMAN & SEAMAN LAND SURVEYORS
P.O. Box 1305/2037 Bullion Street
Mariposa, CA 95338 (209)986-3926
9104.33FT.PL

MAP OF THE B.I.C. FARMS SUBDIVISION PHASE 1

BEING A MAJOR SUBDIVISION OF A PORTION OF THE
REMAINDER OF PARCEL MAP BOOK 24, PAGE 38
MARIPOSA COUNTY RECORDS, BEING SITUATED
IN A PORTION OF THE N1/2 OF SECTION 33, T.5 S.,
R.17 E., M.D.B. & M.

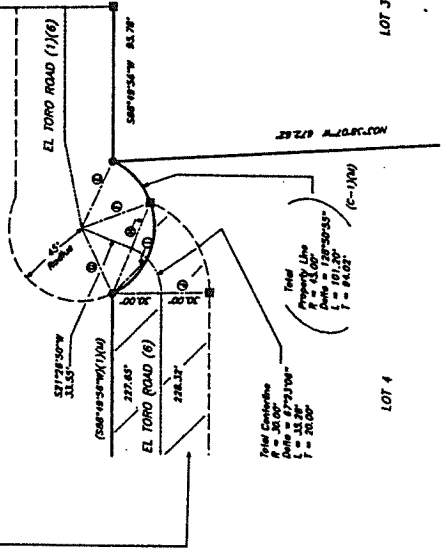
MARIPOSA COUNTY CALIFORNIA
JULY 1994 SCALE: 1" = 50'
SHEET 3 OF 3 TOTAL SUBDIVIDED AREA
41.57 ACRES.

DETAIL C

RADIAL BEARINGS	COURSE	BEARING
F	58°31'15"E	5207.177'
G	58°19'23"W	5481.923'
H	58°17'23"E	5481.923'
I	58°17'23"E	5481.923'
J	58°17'23"E	5481.923'

60' wide non-exclusive easement
for public road and utility
purposes. This easement is
offered for dedication to Mariposa
County.

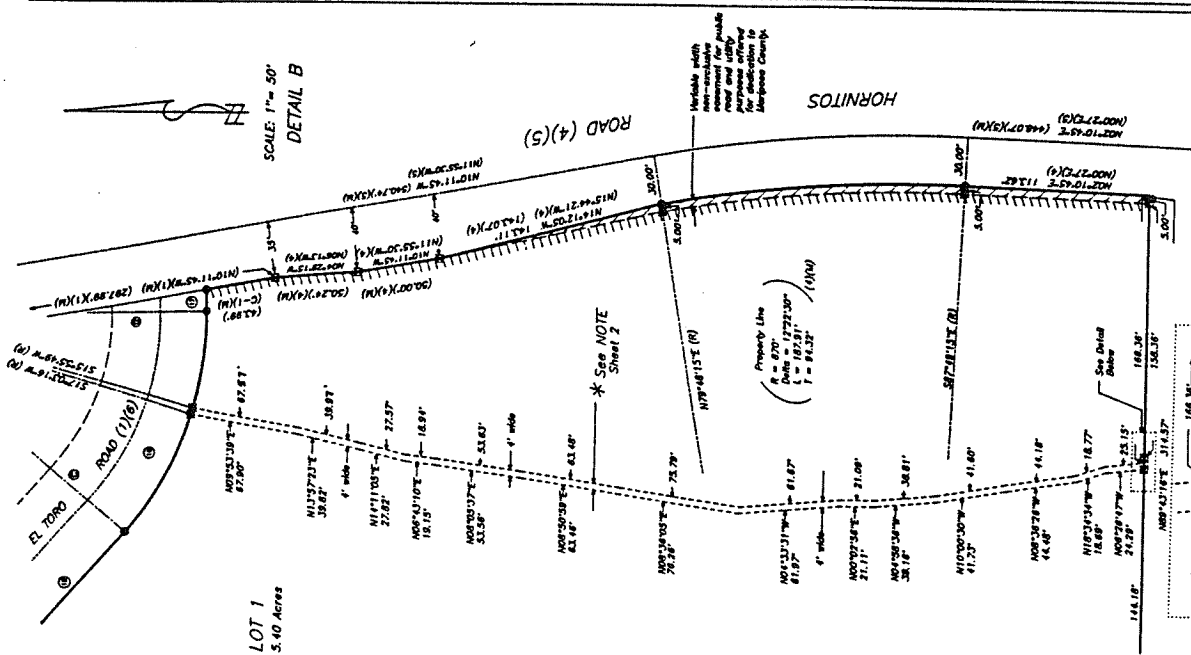
SCALE: 1" = 50'



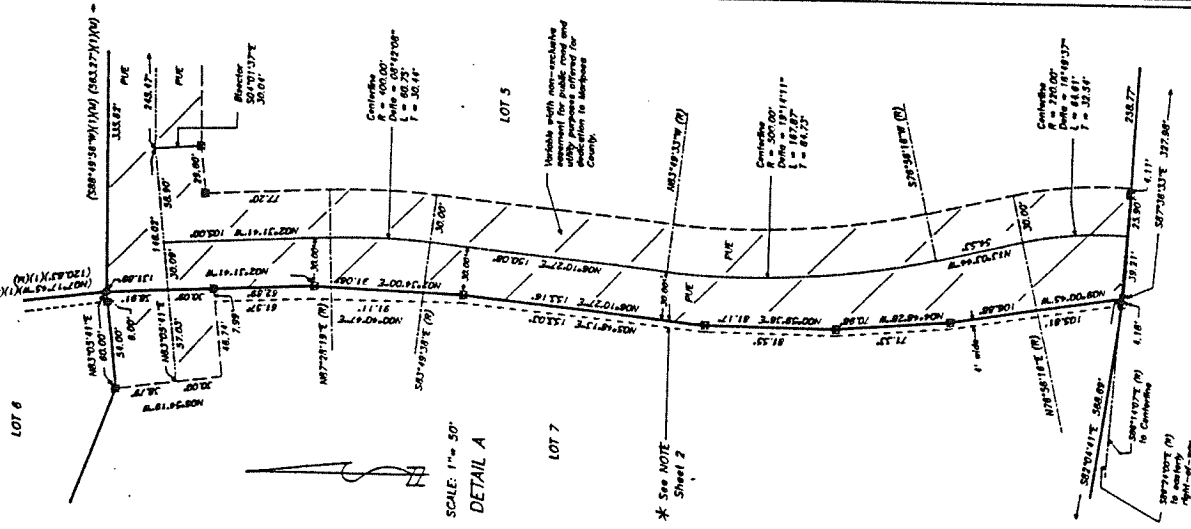
LOT 3

LOT 4

SCALE: 1" = 50'
DETAIL B



LOT 1
5.40 ACRES



SCALE: 1" = 50'
DETAIL A

* See NOTE
Sheet 2

FREEMAN & SEAMAN LAND SURVEYORS
P.O. Box 11692/3037
MARIPOSA, CALIFORNIA 95338
910433F2.PL
(209)966-3826