

**Mono County
Community Development Department**

P.O. Box 347
Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
commdev@mono.ca.gov

Planning Division

P.O. Box 8
Bridgeport, CA 93517
(760) 932-5420, fax 932-5431
www.monocounty.ca.gov

**LOT LINE ADJUSTMENT
APPLICATION**

APPLICATION # _____	FEE \$ _____
DATE RECEIVED _____	RECEIVED BY _____
RECEIPT # _____	CHECK # _____ (NO CASH)

APPLICANT/AGENT JOHN NEUBAUER

ADDRESS 21 GREGORY LANE CITY/STATE/ZIP CROWLEY LAKE CA, 93546-0489

TELEPHONE (760) 709-2571 E-MAIL BOWRURY2@GMAIL.COM

OWNER, if other than applicant _____

ADDRESS _____ CITY/STATE/ZIP _____

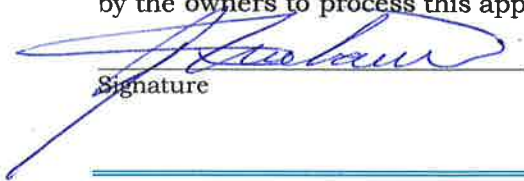
TELEPHONE (_____) _____ E-MAIL _____

PROJECT DESCRIPTION: Assessor's Parcel # _____

APPLICATION PACKET SHALL INCLUDE:

- A. Plot Plan: Exhibit "A", a reproducible Plot Plan map, preferably on 8.5" x 11" (maximum size 11" x 17") drawn to a legible scale that illustrates and clarifies the requested lot line modifications. The Plot Plan must contain sufficient detail to verify conformance with existing zoning and building regulations. The Plot Plan must illustrate the following items where applicable: (a) existing zoning; (b) existing and proposed lot areas; (c) existing surface and subsurface structures and improvements; (d) existing septic system and well locations; (e) streams and waterways; (f) existing/proposed easements and access routes; and (g) any unusual topographic features or other information (such as compliance with minimum setback requirements) that may be pertinent to review and approval of the application.
- B. Completed Project Information form.
- C. Appropriate application fee: See Development Fee Schedule.

I/We certify that I/we are the owners of the subject property or that I/we have been authorized by the owners to process this application.


Signature

Signature

Date

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APPLICATION**

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DATE RECEIVED _____	RECEIVED BY _____
RECEIPT # _____	CHECK # _____ (NO CASH)

APPLICANT/AGENT Larry A Boulware

ADDRESS 11361 Reagan ST **CITY/STATE/ZIP** Los Alamitos, CA 90720

TELEPHONE (619) 708 - 1317 **E-MAIL** Larry.boulware@yahoo.com

OWNER, if other than applicant _____

ADDRESS _____ **CITY/STATE/ZIP** _____

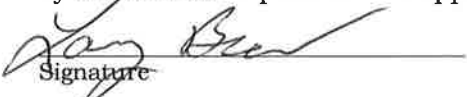
TELEPHONE (_____) _____ **E-MAIL** _____

PROJECT DESCRIPTION: Assessor's Parcel # 060 - 350 - 014 015 016

APPLICATION PACKET SHALL INCLUDE:

- A. Plot Plan: Exhibit "A", a reproducible Plot Plan map, preferably on 8.5" x 11" (maximum size 11" x 17") drawn to a legible scale that illustrates and clarifies the requested lot line modifications. The Plot Plan must contain sufficient detail to verify conformance with existing zoning and building regulations. The Plot Plan must illustrate the following items where applicable: (a) existing zoning; (b) existing and proposed lot areas; (c) existing surface and subsurface structures and improvements; (d) existing septic system and well locations; (e) streams and waterways; (f) existing/proposed easements and access routes; and (g) any unusual topographic features or other information (such as compliance with minimum setback requirements) that may be pertinent to review and approval of the application.
- B. Completed Project Information form.
- C. Appropriate application fee: See Development Fee Schedule.

I/We certify that I/we are the owners of the subject property or that I/we have been authorized by the owners to process this application.


Signature _____

Signature _____

Date _____

07-15-2019

ALL-PURPOSE ACKNOWLEDGMENT

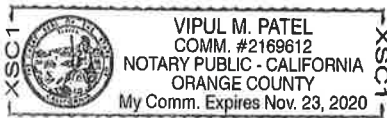
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of ORANGE } SS.

On JULY 15, 2019, before me, VIPUL M. PATEL, Notary Public,
DATE

personally appeared LARRY A. BOULWARG, who proved to me on the

basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 and official seal.

V. M. Patel

PLACE NOTARY SEAL IN ABOVE SPACE

NOTARY'S SIGNATURE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- INDIVIDUAL
- CORPORATE OFFICER _____ TITLE(S)
- PARTNER(S)
- ATTORNEY-IN-FACT
- GUARDIAN/CONSERVATOR
- SUBSCRIBING WITNESS
- OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

LOT LINE ADJUSTMENT APPROVAL

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

07/15/2019

DATE OF DOCUMENT

SIGNER (PRINCIPAL) IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

RIGHT THUMBPRINT OF SIGNER

OTHER



ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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PLACE NOTARY SEAL IN ABOVE SPACE

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- SUBSCRIBING WITNESS
- OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

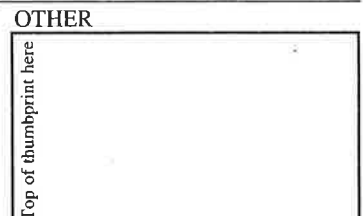
OWNERS REQUEST FOR LOT LINE ADJUSTMENT
TITLE OR TYPE OF DOCUMENT

1
NUMBER OF PAGES

07/15/2019
DATE OF DOCUMENT

SIGNER (PRINCIPAL) IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY (IES)

RIGHT THUMBPRINT OF SIGNER



RECORDING REQUESTED BY

COMMUNITY DEVELOPMENT DEPARTMENT

AND WHEN RECORDED MAIL TO

Mono County Planning Division
P.O. Box 8
Bridgeport, CA 93517

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**OWNER'S REQUEST FOR
LOT LINE ADJUSTMENT**

PARCELS SUBJECT TO LOT LINE ADJUSTMENT: Assessor's Parcel Numbers

060 350 014 015, 016

SIGNATURE OF RECORD TITLE OWNERS: This document will be recorded. All record title owners must sign below, and their signatures must appear as reflected on the recorded deeds. *All signatures must be notarized.*

I/we hereby attest by my/our signature(s) hereon that I/we am/are all the record title owner/owners of the above-referenced real property. I/we also affirm that said property consists of two or more continuous lots under our common/separate ownership. I/we understand that recordation of this Request for Lot Line Adjustment shall cause the subject parcels to be adjusted per the attached exhibit maps.

I/we hereby attest by our signature(s) hereon that I/we have initiated this Lot Line Adjustment and are requesting that the County record this notice with the Lot Line Adjustment approval.

Larry A Boulware
Name

[Signature]
Notarized signature

Date 07-15-2019

JOHN NEUBAUER
Name

[Signature]
Notarized signature

Date 07-23-2019

Name

Notarized signature

Date

Name

Notarized signature

Date

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
LOT LINE ADJUSTMENT PARCEL 1
19-0XXMC

Lots 3 and 4 of Tract No. 37-52, in the County of Mono, State of California, as per map recorded in Book 10, Page 84 of Maps, in the Office of the County Recorder of said County.

EXCEPTING from said land and undivided 1/16 of all coal, oil, oil shale, gas, phosphate, sodium, and other mineral deposits in said land, as reserved in the patent from the state of California, recorded in Book W, Page 85 of Deeds of said Mono County.

EXCEPTING therefrom a portion of said Lot 4 more particularly described as follows:

Beginning at the southeast corner of said Lot 4, thence westerly along the southerly boundary line of said Lot 4, N89°09'41"W, 209.72 feet to the southwest corner of Lot 4, thence northerly along the westerly boundary line of said Lot 4, N0°10'36"E, 512.99 feet to the angle point in the westerly boundary line of said Lot 4, thence leaving said westerly boundary line south easterly, S23°13'53"E, 527.86 feet to a point on the easterly boundary line of said Lot 4, thence southerly along the easterly boundary line of said Lot 4, S0°10'36"W, 31.00 feet more or less to the Point of Beginning.

Said parcel of Land Containing: 124,133± sq. ft., 2.85 acres more or less.

Legal Description Prepared By:

DRAFT

Guy Bien, L.S. 7724

Lic. Expires 12/31/19

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
LOT LINE ADJUSTMENT PARCEL 2
19-0XXMC

Lot 5 of Tract No. 37-52, in the County of Mono, State of California, as per map recorded in Book 10, Page 84 of Maps, in the Office of the County Recorder of said County.

EXCEPTING from said land and undivided 1/16 of all coal, oil, oil shale, gas, phosphate, sodium, and other mineral deposits in said land, as reserved in the patent from the state of California, recorded in Book W, Page 85 of Deeds of said Mono County.

TOGETHER with a portion of Lot 4 of Tract No. 37-52, in the County of Mono, State of California, as per map recorded in Book 10, Page 84 of Maps, in the Office of the County Recorder of said County more particularly described as follows:

Beginning at the southeast corner of said Lot 4, thence westerly along the southerly boundary line of said Lot 4, N89°09'41"W, 209.72 feet to the southwest corner of Lot 4, thence northerly along the westerly boundary line of said Lot 4, N0°10'36"E, 512.99 feet to the angle point in the westerly boundary line of said Lot 4, thence leaving said westerly boundary line south easterly, S23°13'53"E, 527.86 feet to a point on the easterly boundary line of said Lot 4, thence southerly along the easterly boundary line of said Lot 4, S0°10'36"W, 31.00 feet more or less to the Point of Beginning.

Said parcel of Land Containing: 164,511± sq. ft., 3.78 acres more or less.

Legal Description Prepared By:

DRAFT

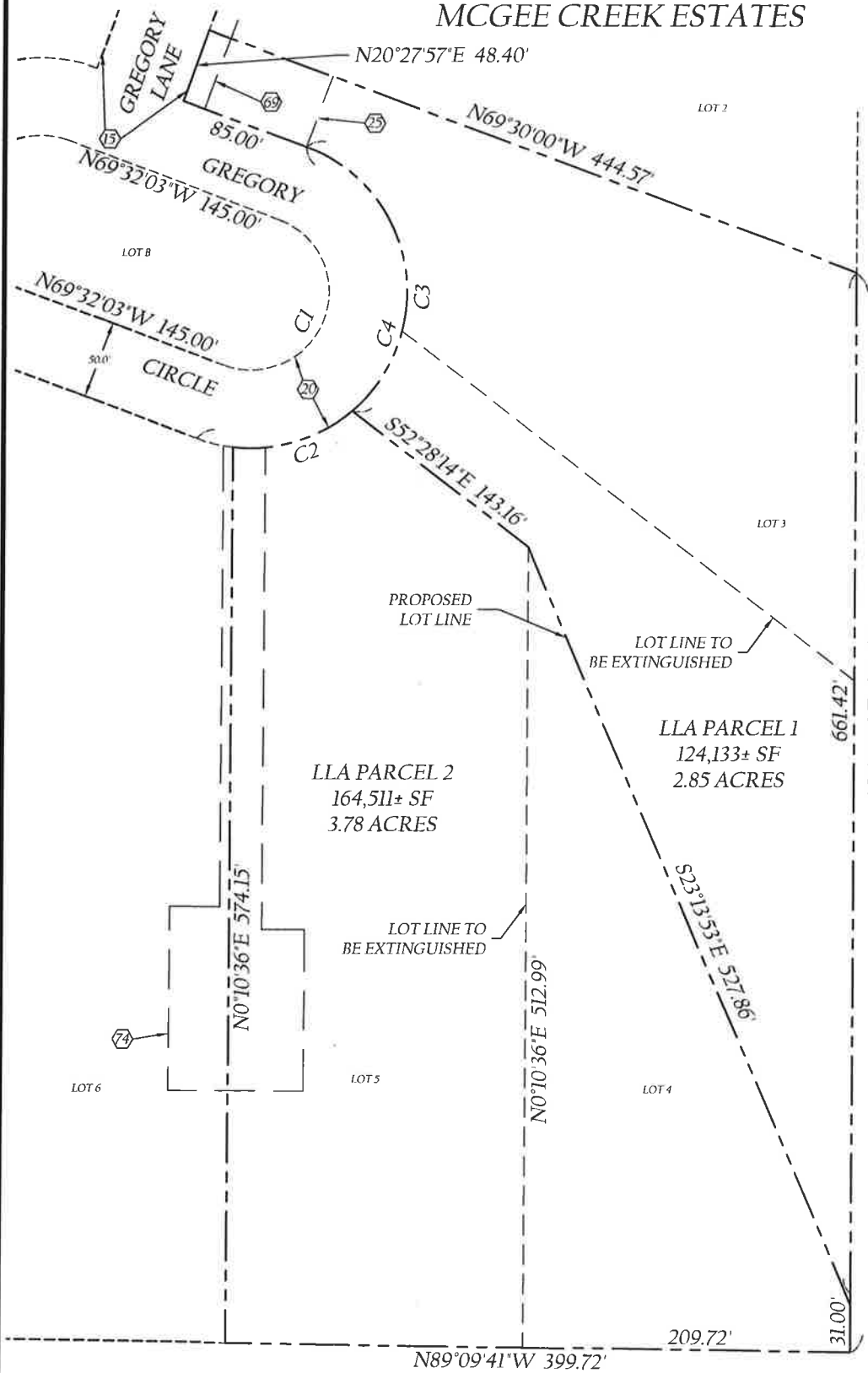
Guy Bien, L.S. 7724

Lic. Expires 12/31/19

EXHIBIT "B"

RECORDING INFORMATION:

LOT LINE ADJUSTMENT 19-0XXMC MCGEE CREEK ESTATES



SCALE: 1"=100'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	157.08'	50.00'	180°00'00"
C2	82.01'	100.00'	46°59'10"
C3	207.83'	100.00'	119°04'40"
C4	314.16'	100.00'	180°00'00"

LLA PARCEL 2
164,511± SF
3.78 ACRES

LLA PARCEL 1
124,133± SF
2.85 ACRES

- ⑮ ROAD AND UTILITY EASEMENT PER 153/13 O.R.
- ⑳ DRAINAGE AND UTILITY STREET R/W EASEMENT PER TRACT NO. 37-52
- ㉓ PRIVATE UTILITY EASEMENT PER TRACT NO. 37-52
- ㉖ PRIVATE UTILITY EASEMENT PER TRACT NO. 37-52
- ㉗ WATER UTILITY EASEMENT PER APN 60/35

DRAFT



SEE CERTIFICATE OF COMPLIANCE EXHIBIT FOR LEGAL DESCRIPTIONS
OF LOT LINE ADJUSTMENT PARCELS

GR/KJ 19-014 LLA