

**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 Rina Kampy / R.O. Anderson Engineering Inc.

ADDRESS 1603 Esmeralda Avenue **CITY/STATE/ZIP** Minden, NV 89423

TELEPHONE (775) 215-5043 **E-MAIL** rkampy@roanderson.com

OWNER, if other than applicant Virginia Lakes Mutual Water Corp.

ADDRESS 621 Myrtle Avenue **CITY/STATE/ZIP** Glendora, CA 91741-3553

TELEPHONE (626) 253-0090 **E-MAIL** ross@virginalakeswater.com

PROJECT DESCRIPTION: Assessor's Parcel # 019-080-001 & 019-080-004

APPLICATION PACKET SHALL INCLUDE:

- A. Plot Plan: Exhibit "A", a reproducible Plot Plan map, preferably on 8.5" x 11" (maximum size 8.5" x 14) 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

02/09/2022
Date

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APPLICANT/AGENT Rina Kampy / R.O. Anderson Engineering Inc.

ADDRESS 1603 Esmeralda Avenue CITY/STATE/ZIP Minden, NV 89423

TELEPHONE (775) 215-5043 E-MAIL rkampy@roanderson.com

OWNER, if other than applicant The Weber Baggett Family Trust

ADDRESS _____ CITY/STATE/ZIP _____

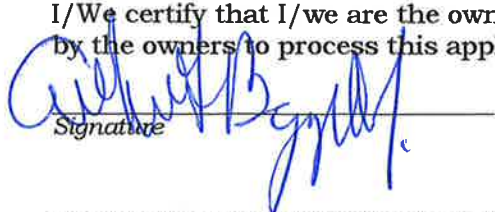
TELEPHONE (916) 747-1544 E-MAIL baggett.art@gmail.com

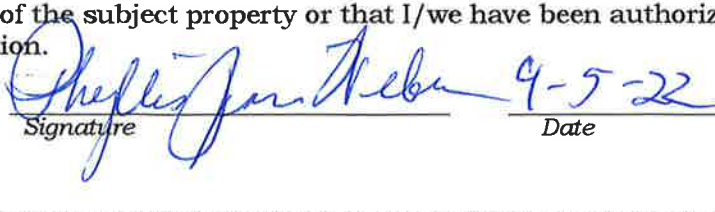
PROJECT DESCRIPTION: Assessor's Parcel # 019-080-001 & 019-080-004

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- 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

 9-5-22
Signature Date

RECORDING REQUESTED BY

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

019-080-001

019-080-004

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.

Paul Douglas Oswald
SECRETARY / TREASURER FOR
VIRGINIA LAKES METEORICAL WATER
CORP.

Name
A.P.N. 019-080-001

Notarized signature 02/09/2022
Date

Name

Notarized signature Date

Name

Notarized signature Date

Name

Notarized signature Date

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

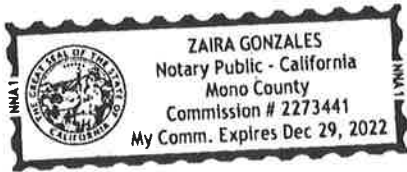
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of MONO

On 2/9/2022 before me, ZAIRA GONZALES
Date Here Insert Name and Title of the Officer

personally appeared ROSS DOUGLAS OSWALD
Name(s) of Signer(s)

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.

Signature Zaira Gonzales
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document OWNER'S REQUEST FOR
Title or Type of Document: LOT LINE ADJUSTMENT
Document Date: 2/9/2022 Number of Pages: 1
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual Attorney in Fact
 Trustee Guardian of Conservator
 Other: _____
Signer is Representing: _____

Signer's Name: _____
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual Attorney in Fact
 Trustee Guardian of Conservator
 Other: _____
Signer is Representing: _____

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AND WHEN RECORDED MAIL TO

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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

019-080-001 019-080-004

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.

Arthur G. Boggitt, Jr.
Name
A.P.N. 019-080-004

[Signature] 4-5-2022
Notarized signature Date

Phyllis Jean Weber
Name

[Signature] 4-5-2022
Notarized signature Date

Name

Notarized signature Date

Name

Notarized signature Date

CALIFORNIA CERTIFICATE OF 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 Merced)

On 4-5-22 before me, Melissa Arauz Notary Public,
(here insert name and title of the officer)

personally appeared Arthur Guy Baggett, Jr. and Phyllis Jean Weber

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.

Signature Melissa Arauz



(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Lot Line Adjustment

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) _____
Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

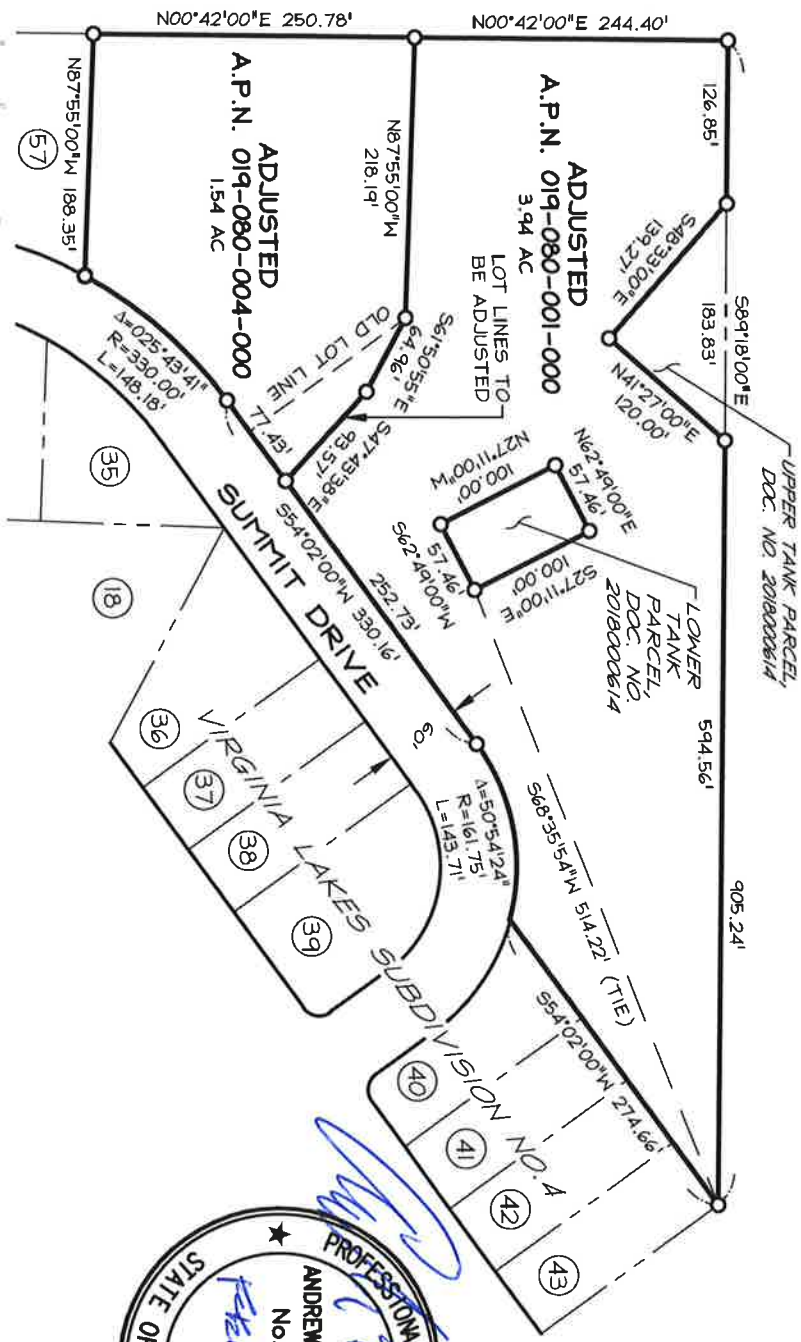
Other

- Additional Signer(s) Signer(s) Thumbprint(s)



A.P.N. 019-010-001-000
TOiyabe NATIONAL FOREST

RECORD BEARINGS & DISTANCES SHOWN HEREON ARE PER THE GRANT DEED FILED FOR RECORD FEBRUARY 22, 2018 AS DOC. NO. 2018000614 & PER THE RECORD OF SURVEY FOR G. C. WEDERTZ TO D. HUGGANS RECORDED IN MAP BOOK 4 PAGE 93 IN THE OFFICE OF THE MONO COUNTY RECORDER.



RO Anderson
WWW.ROANDERSON.COM

HINDEN
1609 Emerald Ave
P.O. Box 2329
Hinden, NV 89423
P 775.782.2322
F 775.782.7084

RENO
9000 Diamond
Plum, Unit 15
Hinden, NV 89421
P 775.782.2322
F 775.782.7084

EXHIBIT
LOT LINE ADJUSTMENT
(A.P.N. 019-080-001 & A.P.N. 019-080-004)
MONO COUNTY, CALIFORNIA



DESCRIPTION
ADJUSTED A.P.N. 019-080-004-000

All that real property situate in the County of Mono, State of California, described as follows:

A parcel of land located within portions of Section 6, Township 2 North, Range 25 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the northeast corner of Lot 57, per Virginia Lake Subdivision No. 4, filed in March 17, 1965 in the office of Recorder, County of Mono, California in Book 4 of Maps at Page 47 and 47A, said point also falling on the westerly right-of-way line of Summit Drive;

thence leaving said westerly right-of-way line of Summit Drive, North 87°55'00" West, 188.35 feet and then proceeding courses;

North 00°42'00" East, 250.78 feet;

South 87°55'00" East, 218.19 feet;

South 61°50'55" East, 64.96 feet;

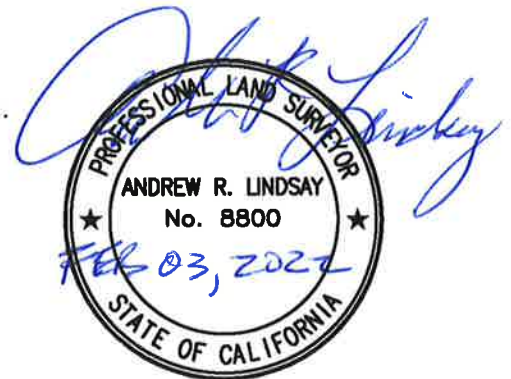
South 47°43'38" East, 93.57 feet to a point on said westerly right-of-way line of Summit Drive;

thence South 54°02'00" West, 77.43 feet;

thence along the arc of a tangent curve to the left, having a radius of 330.00 feet, central angle of 25°43'41", arc length of 148.18 feet, and chord bearing and distance of South 41°10'10" West, 146.94 feet to the **POINT OF BEGINNING**, containing 66,956 square feet or 1.54 acres, more or less.

The Basis of Bearing for this description is South 54°02'00" West, along the northwest boundary of said Virginia Lake Subdivision No. 4 map filed for record March 17, 1965 in said office of Recorder, Mono County, California in Book 4 of Maps, at Pages, 47 & 47-A.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Andrew R. Lindsay, P.L.S. 8800
P.O. Box 2229
Minden, Nevada 89423



DESCRIPTION
ADJUSTED A.P.N. 019-080-001-000

All that real property situate in the County of Mono, State of California, described as follows:

A parcel of land located within portions of Section 6, Township 2 North, Range 25 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the westerly corner of Lot 40, per Virginia Lake Subdivision No. 4, filed in March 17, 1965 in the office of Recorder, County of Mono, California in Book 4 of Maps at Page 47 and 47A, said point also falling on the northeasterly right-of-way line of Summit Drive;

thence along the arc of a curve to the left, having a radius of 161.75 feet, central angle of $50^{\circ}54'24''$, and having a radial bearing of South $15^{\circ}03'09''$ West, arc length of 143.71 feet, and chord bearing and distance of South $79^{\circ}35'57''$ West, 139.03 feet

thence along the north line of said right-of-way line of Summit Drive, South $54^{\circ}02'00''$ West, 252.73 feet;

thence leaving north line of said right-of-way line of Summit Drive, North $47^{\circ}43'38''$ West, 93.57 feet and then proceeding courses;

North $61^{\circ}50'55''$ West, 64.96 feet;

North $87^{\circ}55'00''$ West, 218.19 feet;

North $00^{\circ}42'00''$ East, 244.40 feet;

South $89^{\circ}18'00''$ East, 126.85 feet;

South $48^{\circ}33'00''$ East, 139.27 feet;

North $41^{\circ}27'00''$ East, 120.00 feet;

South $89^{\circ}18'00''$ East, 594.56 feet to the northeast corner of lot 43 of said Virginia Lake Subdivision No. 4

thence South $54^{\circ}02'00''$ West, 274.66 feet to the **POINT OF BEGINNING**, containing 3.94 acres, more or less.

EXCEPTING THEREFROM the lower tank area previously described in document number 2018000614, beginning at said northeast corner of lot 43 of said Virginia Lake Subdivision No. 4, thence South $68^{\circ}35'54''$ West, 514.22 feet to the **POINT OF BEGINNING OF THIS EXCEPTION**;

thence South $62^{\circ}49'00''$ West, 57.46 feet;

thence North $27^{\circ}11'00''$ West, 100 feet;

thence North $62^{\circ}49'00''$ East, 57.46 feet;

thence South $27^{\circ}11'00''$ East, 100.00 feet the **POINT OF BEGINNING**, containing 5,746 square feet or 0.13 acres, more or less.

The Basis of Bearing for this description is South 54°02'00" West, along the northwest boundary of said Virginia Lake Subdivision No. 4 map filed for record March 17, 1965 in said office of Recorder, Mono County, California in Book 4 of Maps, at Pages,47 & 47-A.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Andrew R. Lindsay, P.L.S. 8800
P.O. Box 2229
Minden, Nevada 89423

