

**RECORDING REQUESTED BY**

James and Theresa Ramos

**MAIL TO**

Mono County Planning Division  
P.O. Box 347  
Mammoth Lakes, CA 93546

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**LOT MERGER**

**22-001 MC**

**NOTICE OF APPROVAL**

<b>DESCRIPTION</b>	<b>Lot merger of three adjacent parcels in Twin Lakes, CA</b>
<b>ASSESSOR'S PARCELS #</b>	<b>010-340-007, 010-340-008, and 010-340-009</b>
<b>NEW ASSESSOR PARCEL #</b>	<b>010-340-016</b>
<b>RECORD TITLE OWNER(S)</b>	<b>JAMES AND THERESA RAMOS</b>

NOTICE IS HEREBY GIVEN that the Mono County Land Development Technical Advisory Committee (LDTAC) has reviewed the attached exhibits for **Lot Merger 22-001 MC** and finds that they conform with applicable provisions of the Mono County Code and the Subdivision Map Act, California Government Code, Sec. 66410 (et seq.). The subject Lot Merger is therefore accepted by the LDTAC subject to the following:

- 1) The new grant deed(s) with property descriptions shall be provided for concurrent recording of the Lot Merger. Failure to record new deed descriptions will result in no recordation from the county until such descriptions are provided or recorded. Deed descriptions shall substantially conform to the attached exhibit(s) and shall be prepared in conformance with applicable provisions of the California Land Surveyors Act.
- 2) The merged parcel shall retain their prior land use designations and any easements.
- 3) Recordation of this Lot Merger shall serve as constructive notice.

Approved for filing by the Mono County LDTAC on 12/12/2022

Attest by CDD staff \_\_\_\_\_

Attachments (list attachments):

- 1) Request for Merger (Lot Merger Notice)
- 2) Owner's Notary
- 3) Merger Map- Exhibit A

**Required Department Signatures for Recording LM 22-001 MC:** Failure to acquire all signatures will prevent the recordation of the lot merger.

Mono County Environmental  
Health Department: \_\_\_\_\_ Date: \_\_\_\_\_  
*Signature*

Public Works Department: \_\_\_\_\_ Date: \_\_\_\_\_  
*Signature*

Treasurer / Tax Collector: \_\_\_\_\_ Date: \_\_\_\_\_  
*Signature*

Assessor's Office: \_\_\_\_\_ Date: \_\_\_\_\_  
*Signature*

**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

**LOT MERGER NOTICE  
FOR REAL PROPERTY IN MONO COUNTY**

**PARCELS TO BE MERGED:** Assessor's Parcel Numbers and/or deed reference.

010-340-007-000      010-340-008-000      010-340-009-000      \_\_\_\_\_

**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 ownership and that I/we understand that recordation of this Merger Notice shall cause the subject parcels to be merged into one parcel and that further actions to sell, lease or finance portions of said parcel shall be subject to applicable provisions of the county subdivision regulations.

I/we hereby attest by our signature(s) hereon that I/we have initiated this merger and are requesting that the County record this Merger Notice; therefore, I/we do not wish to have a protest hearing to present evidence as to why this Merger Notice should not be recorded; and by our signature hereon I/we understand and expressly waive any and all rights to such a hearing.

<u>James C Ramos</u>	<u>[Signature]</u>	<u>Sept 9, 2022</u>
Name	Notarized signature	Date
<u>Theresa M Ramos</u>	<u>[Signature]</u>	<u>Sept 9, 2022</u>
Name	Notarized signature	Date
_____	_____	_____
Name	Notarized signature	Date

**COUNTY APPROVAL:** This Merger Notice has been reviewed and approved by the Mono County LDTAC.

ATTEST: \_\_\_\_\_  
Signature Date

Treasurer / Tax Collector certifying pre-payment of property taxes for Lot Merger \_\_\_\_\_ MC

ATTEST \_\_\_\_\_  
Signature Date

*See attached Citywide All Purpose Certificate of Submergence*

# CALIFORNIA ALL- PURPOSE 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 }

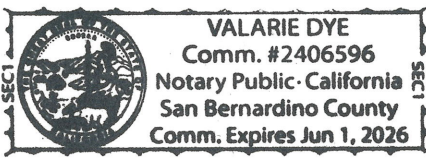
County of San Bernardino }

On Sept 9, 2022 before me, Valarie Dye, Notary Public  
(Here insert name and title of the officer)  
 personally appeared James C. Ramos and Theresa M. Ramos  
 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.

Valarie Dye  
 Notary Public Signature (Notary Public Seal)



**ADDITIONAL OPTIONAL INFORMATION**

DESCRIPTION OF THE ATTACHED DOCUMENT  
Set Merge Notice  
(Title or description of attached document)  
for Real Property in  
(Title or description of attached document continued)  
Mono County  
 Number of Pages 1 Document Date 9/9/2022

CAPACITY CLAIMED BY THE SIGNER

Individual (s)  
 Corporate Officer

\_\_\_\_\_  
(Title)

Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

**INSTRUCTIONS FOR COMPLETING THIS FORM**

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.



3360-001  
09/13/22

**DESCRIPTION  
MERGED LOTS  
(Current A.P.N. 010-340-007, 010-340-008, & 010-340-009)**

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

A parcel of land located within a portion of Sections 32 and 5, Township 4 and 3 North, Range 24 East, Mono County, Nevada, more particularly described as follows:

**BEGINNING** at the northeast corner of Lot 14, Block O per the Twin Lakes Subdivision North portion filed for record January 6, 1956 in the office of Recorder, Mono County, California in Book 1 Page 52 of maps, said point being the northwest corner of North Patterson Drive;

thence along the west side of said of North Patterson Drive South 25°24'00" East, 305.72 feet;

thence South 76°53'00" West, 130.51 feet;

thence North 13°07'00" West, 139.95 feet;

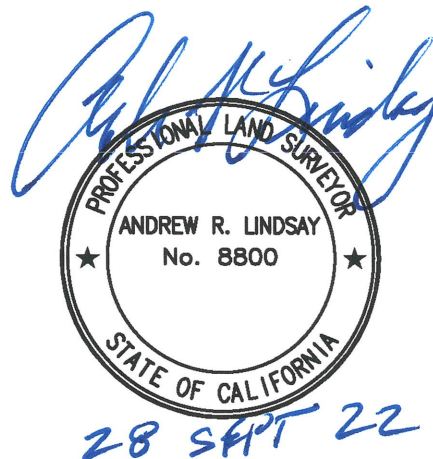
thence South 76°53'00" West, 79.59 feet;

thence North 13°07'00" West, 140.07 feet to the beginning of a non-tangential curve;

thence along the arc of a curve to the left through a central angle 12°55'11", having a radius of 650.00 feet, length 146.57 feet, chord bears North 69°32'18" East, 146.26 feet to the **POINT OF BEGINNING**, containing 40.149 square feet or 0.92 acres, more or less.

The basis of bearing of this description is identical to the Twin Lakes Subdivision North portion filed for record January 6, 1956 in the office of Recorder, Mono County, California in Book 1 Page 52 of maps

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
Andrew R. Lindsay, P.L.S. 15441  
P.O. Box 2229  
Minden, Nevada 89423



# Parcel Map Check Report

**Client:**

Client

Client Company

Address 1

Date: 9/13/2022 11:37:30 AM

**Prepared by:**

Preparer

Your Company Name

123 Main Street

Parcel Name: MERGED PARCEL - PARCEL : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 10,338.92'

East: 11,263.87'

Segment# 1: Line

Course: S25° 24' 00"E

Length: 305.72'

North: 10,062.75'

East: 11,395.01'

Segment# 2: Line

Course: S76° 53' 00"W

Length: 130.51'

North: 10,033.13'

East: 11,267.90'

Segment# 3: Line

Course: N13° 07' 00"W

Length: 139.95'

North: 10,169.43'

East: 11,236.14'

Segment# 4: Line

Course: S76° 53' 00"W

Length: 79.59'

North: 10,151.37'

East: 11,158.63'

Segment# 5: Line

Course: N13° 07' 00"W

Length: 140.07'

North: 10,287.78'

East: 11,126.84'

Segment# 6: Curve

Length: 146.57'

Radius: 650.00'

Delta: 12°55'11"

Tangent: 73.60'

Chord: 146.26'

Course: N69° 32' 18"E

Course In: N14° 00' 06"W

Course Out: S26° 55' 17"E

RP North: 10,918.47'

East: 10,969.57'

End North: 10,338.91'

East: 11,263.87'

Perimeter: 942.41'

Area: 40,149Sq.Ft.

Error Closure: 0.00

Course: S11° 47' 56"E

Error North : -0.003

East: 0.001

Precision 1: 942,410,000.00

