

2nd Revised TENTATIVE MAP

OF VALLECITO

FOR FORBELLO LLC
C/O JIMMIE FORTNER, TRUSTEE
23315 8TH STREET
NEWHALL, CA. 91321
(661)255-7269

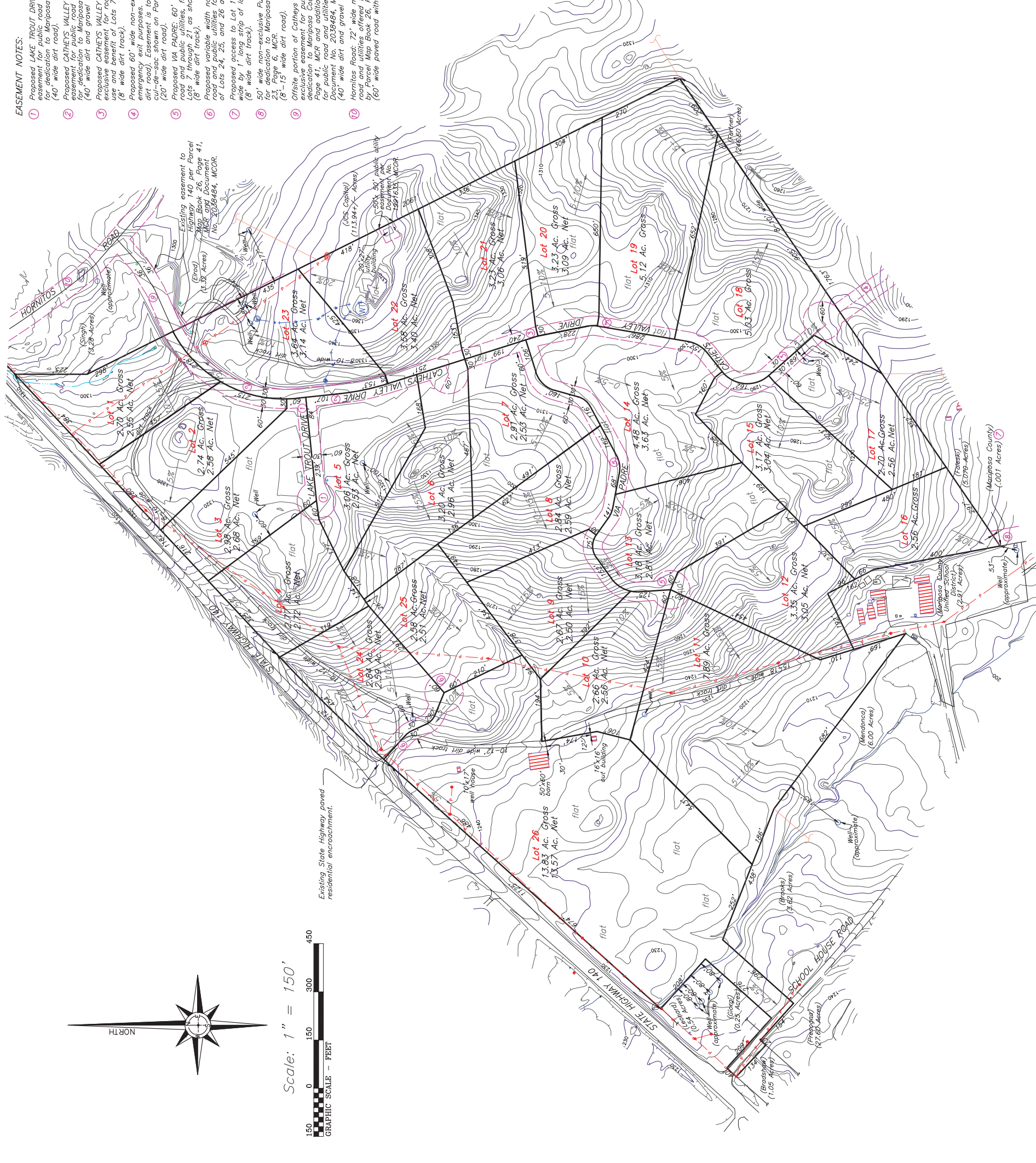
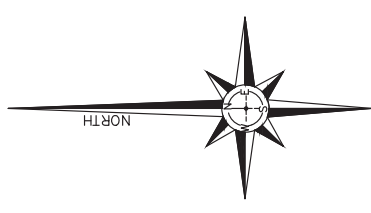
BEING A RE-SUBDIVISION OF A PORTION
OF SECTIONS 9 & 10, T. 6 S., R. 17 E.,
M.D.B. & M.

MARIPOSA COUNTY CALIFORNIA
JULY 2015 SCALE: 1" = 150'
TOTAL SUBDIVIDED AREA: 98.94 +/- AC.
SHEET 1 OF 3

- EASEMENT NOTES:**
- Proposed LAKE TROUT DRIVE: 60' wide non-exclusive easement for public road and public utilities to be offered (40' wide dirt track).
 - Proposed CATHEYS VALLEY DRIVE: 60' non-exclusive easement for public road and public utilities to be offered for dedication to Mariposa County by this map. (40' wide dirt and gravel road).
 - Proposed CATHEYS VALLEY DRIVE (extension): 60' wide non-exclusive easement for road and public utilities, for the sole use and benefit of Lots 7 through 21 as shown hereon. (8' wide dirt track).
 - Proposed 60' wide non-exclusive easement for road and emergency exit purposes. (8' wide dirt track and 10' wide easement for public utilities to be offered for dedication to Mariposa County by this map. (20' wide dirt road).
 - Proposed VIA PADRE: 60' wide non-exclusive easement for road and public utilities, for the sole use and benefit of Lots 7 through 21 as shown hereon. (8' wide dirt track).
 - Proposed variable width non-exclusive easement for road and public utilities for the sole use and benefit of Lots 24, 25, and 26 as shown hereon.
 - Proposed access to Lot 16 to be allowed across 50' wide by a long strip of land owned by Mariposa County. (8' - 15' wide dirt road).
 - 50' wide non-exclusive Public Road and P.U.E. offered to Mariposa County by Parcel Map Book 23, Page 6, MCR. Mariposa County by Parcel Map Book 23, Page 6, MCR.
 - Offsite portion of Cathays Valley Drive: 72' wide non-exclusive easement for public road and utilities offered for dedication to Mariposa County by Parcel Map Book 26, Page 41, MCR and additional non-exclusive easement for public road and utilities offered for dedication per Document No. 2036484, MCR.
 - Horritas Road: 72' wide non-exclusive easement for public road and utilities offered for dedication to Mariposa County by Parcel Map Book 26, Page 41, MCR. (60' wide paved road with median).

- Contour interval is 2'.
- Survey conducted by aerial survey dated 1991 and additional survey data.
- Average elevation of parcels: 1,300' above sea level.
- Arrows indicate direction and approximate percent of slope.
- Swastika symbol indicates electrical systems.
- No grading is proposed for building sites at this time.
- Distances, acreages, and the location of improvements shown are approximate and tentative.
- Source of Map Data: Assessor's Maps, recorded maps, and aerial survey data.
- Approximate location of power lines.
- Approximate location of exposed temporary waterline.
- Water tank.
- Well.
- MCR Mariposa County Records.
- MCR Mariposa County Official Records.
- See notes regarding roads and easements.

PREPARED BY: Richard A. Seaman, L.S. 5339



VICINITY MAP
T. 6 S., R. 17 E., M.D.B. & M.

