

DEPARTMENT: Public Works

BY: Peter Rei
PHONE: 966-5356

RECOMMENDED ACTION AND JUSTIFICATION:

Approval of The Dunn Ranch Subdivision Map, Application Number 2007-189; as per Mariposa County Code, Title 16.20.232.

The Director of Public Works and the County Surveyor have reviewed the Final Map and determined that said Final Map is in substantial conformance with the approved tentative map, that compliance with all conditions have been or will be completed by the project deadline, and that all provisions of Mariposa County Code, Title 16, and Government Code have been satisfied. Public Works is requesting that the Board of Supervisors approve The Dunn Ranch Subdivision per Mariposa County Code, Title 16.20.232.

BACKGROUND AND HISTORY OF BOARD ACTIONS

The Board of Supervisors has historically approved all Final Maps (Subdivision Maps) as submitted per the requirements of County Code, Title 16.20.232.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

Do not approve the Final Map, recordation of said map by the County Recorder cannot take place.

Financial Impact? () Yes (X) No	Current FY Cost: \$	Annual Recurring Cost: \$
Budgeted In Current FY? () Yes () No () Partially Funded		
Amount in Budget: \$		List Attachments, number pages consecutively
Additional Funding Needed: \$		Vicinity Map
Source:		Final Map
Internal Transfer		Title 16.020.232
Unanticipated Revenue	_____ 4/5's vote	
Transfer Between Funds	_____ 4/5's vote	
Contingency	_____ 4/5's vote	
() General () Other		

CLERK'S USE ONLY:

Res. No.: 11-610 Ord. No. _____
 Vote - Ayes: 4 Noes: _____
 Absent: _____ Abstained: _____
 Approved *Bobbi*
 () Minute Order Attached () No Action Necessary

COUNTY ADMINISTRATIVE OFFICER:

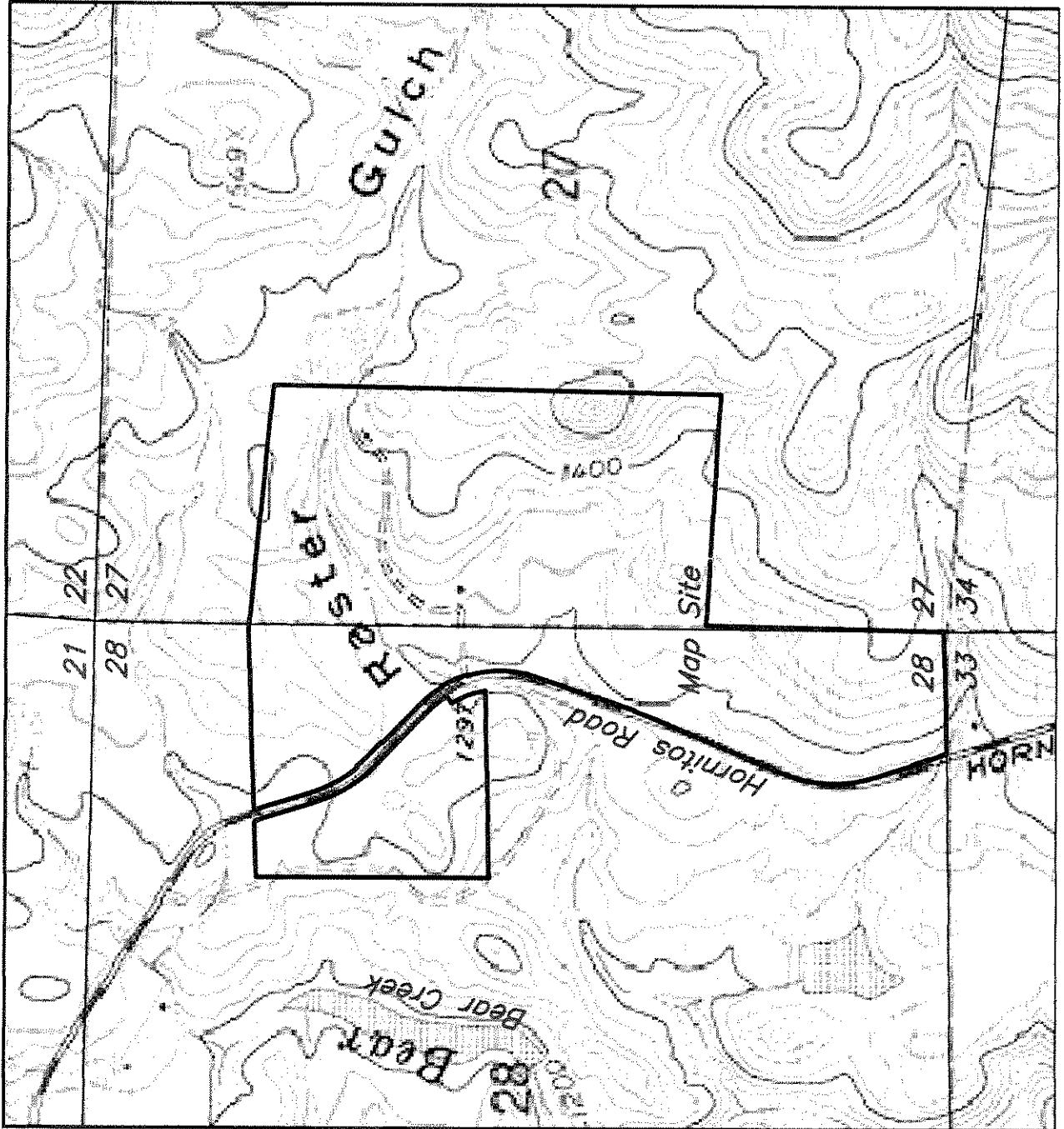
Requested Action Recommended
 No Opinion
 Comments:

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

CAO: *[Signature]*

VICINITY MAP

T. 5 S., R. 17 E., M.D.B. & M.



NO SCALE

FINAL MAP

FOR THE DUNN RANCH, PHASES I & II

BEING A DIVISION OF A PORTION OF SECTIONS 27 & 28,
T. 5 S., R. 17 E., M.D.B. & M.

MARIPOSA COUNTY
MARCH 2011

CALIFORNIA
MSA NO. 2007-189
SCALE: 1" = 300'

TOTAL SUBDIVIDED AREA: 151.03 ACRES

SHEET 2 OF 11 SHEETS

BASIS OF BEARINGS

The meridian of this survey is identical with that of the map entitled "RECORD OF SURVEY FOR STEVE ALISON" filed for record in Book of Maps at Page 2755, Mariposa County Records, and is based upon the bearing (N01°17'25"E) of the line between found monuments as shown hereon.

NOTE

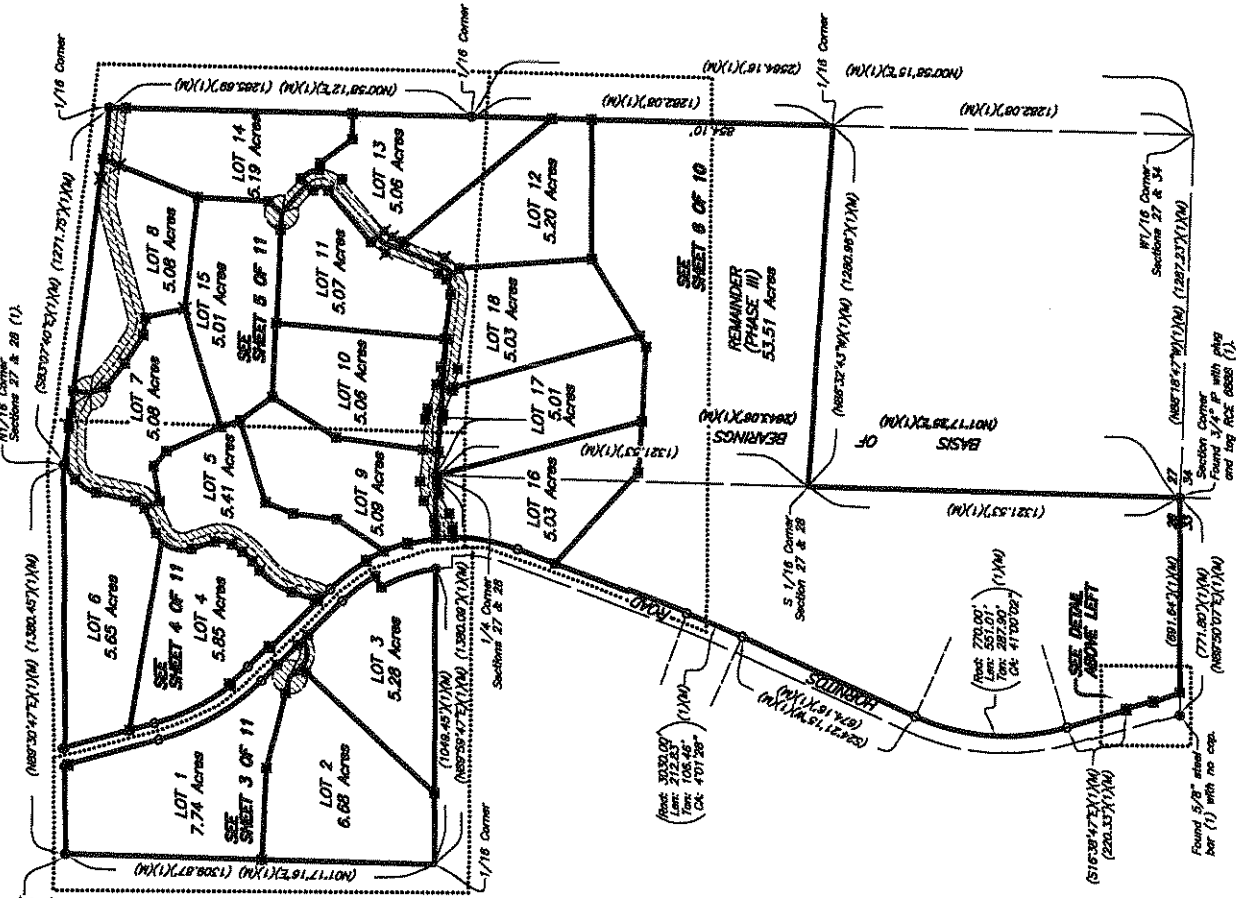
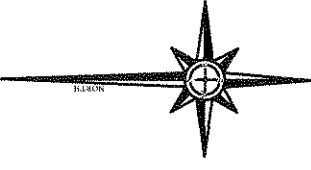
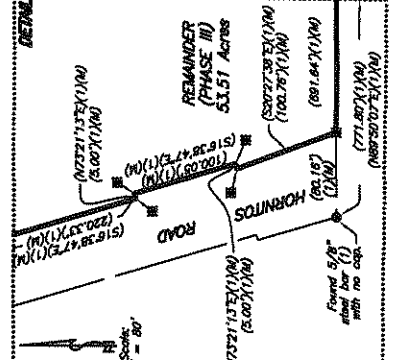
- A current Parcel Map Guarantee Report states that the property shown hereon may be subject to the following:
1. An easement for public utilities per Volume 20 O.R., Page 280, MCR.
 2. An easement for telephone line and incidental purposes per Document No. 932926, MCOB.
 3. An easement for ingress, egress, public and private utilities per Document No. 2065166, MCOB.
 4. Covenants and Conditions and other provisions per Agreement, Document No. 2065167, MCOB.
 5. An easement for ingress, egress, and public utilities per Document No. 2062243, MCOB.
 6. An easement for ingress & egress and public utilities per Document No. 2063394, MCOB.

REFERENCES

- (1) Record of Survey Map 2755, MCR.
- (2) Remainder Declaration: Document No. _____ MCOB.
- (3) Remainder Development Declaration: Document No. _____ MCOB.
- (4) Water Declaration: Document No. _____ MCOB.
- (5) Declaration of Road Maintenance Association: Document No. _____ MCOB.
- (6) Foundation Declaration: Document No. _____ MCOB.
- (7) SRA Fire Safe Declaration: Document No. _____ MCOB.
- (8) Lots 1 and 3 Access Declaration: Document No. _____ MCOB.
- (9) Lots 4, 5, 6, 9, and 16 Access Declaration: Document No. _____ MCOB.
- (10) Septic Declaration: Document No. _____ MCOB.
- (11) Open Space Saisbook for Amber Gulch and its Tributaries Declaration: Document No. _____ MCOB.
- (12) Open Space Saisbook for Cultural Resources Declaration: Document No. _____ MCOB.
- (13) Stream Alteration Agreement Declaration: Document No. _____ MCOB.

LEGEND

- Found 3/4" IP with no tag per (1).
- Found 5/8" steel bar with cap LS5339 and accessories per (1), unless otherwise noted.
- ⊕ Set 5/8" steel bar with plastic cap stamped LS 5339.
- ⊗ Set monuments at positions indicated.
- ⊙ Set nail & tag stamped LS 5339, unless noted otherwise.
- (1) Record data per reference listed hereon.
- (M) Measured and/or calculated bearing and/or distance same as record.
- MCR Mariposa County Records.
- MCOB Mariposa County Official Records.
- IP Iron pipe.
- (M/S) Not to scale.
- RA Radial Bearing.
- PUB Public Utility Easement.
- CA Central Angle.
- sl/rl Searched for monument, nothing found.
- D.R. Official Records.
- Variable width non-exclusive and non-removable easement for public road and utility purposes offered for dedication to the County of Mariposa. (See Owner's Statement)
- Additional non-exclusive and non-removable variable width easement for public road utility purposes and drainage facilities offered for dedication to the County of Mariposa.



FREEMAN & SEAMAN LAND SURVEYORS
 Mariposa (209)966-3628
 Oakhurst (559)683-1797
 9037 Bullion Street
 Mariposa, CA 95338
 060206.crd/060206FL2.dwg

FINAL MAP

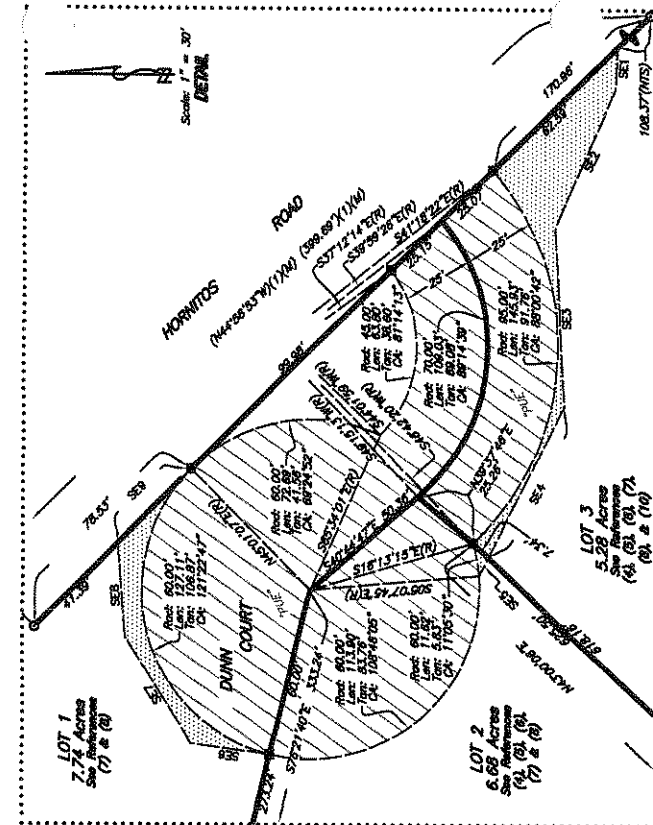
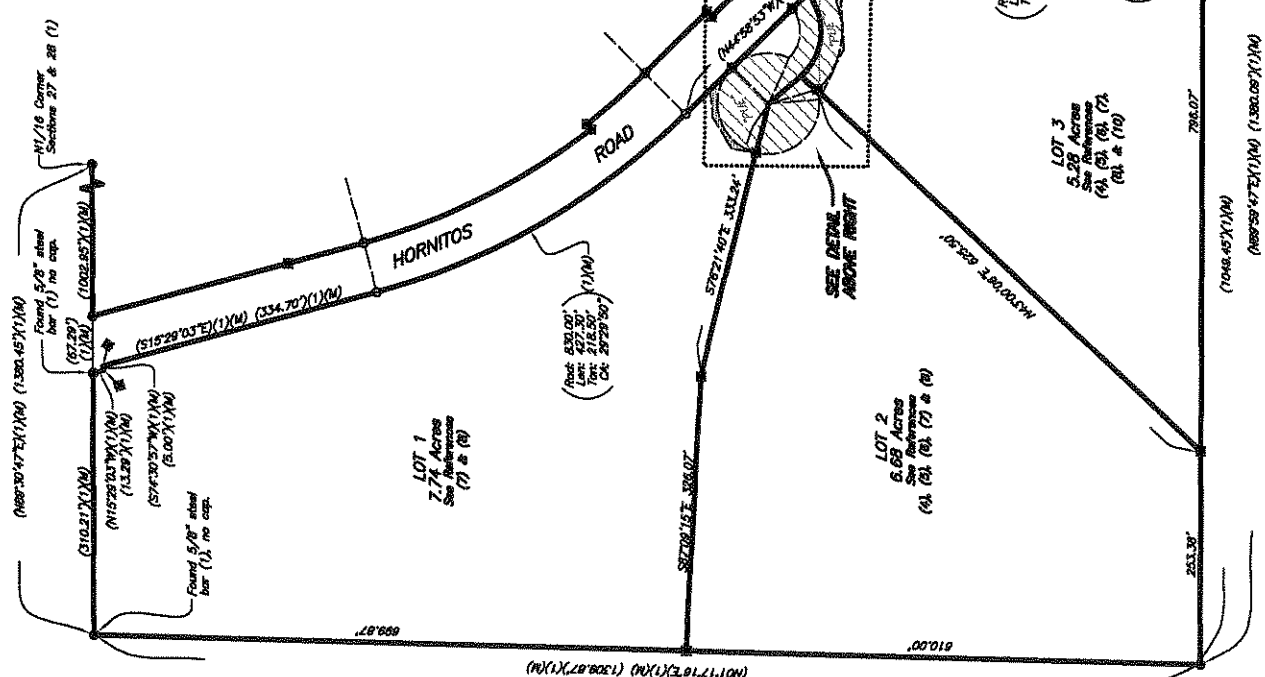
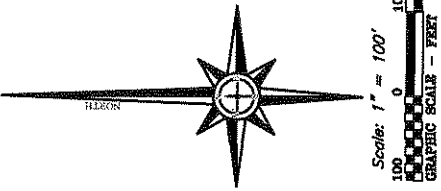
FOR
THE DUNN RANCH PHASES I & II
 BEING A DIVISION OF A PORTION OF SECTIONS 27 & 28,
 T. 5 S., R. 17 E., M.D.B. & M.
 MARIPOSA COUNTY
 CALIFORNIA
 MSA NO. 2007-189
 SCALE AS SHOWN
 TOTAL SUBDIVIDED AREA: 151.03 ACRES
 SHEET 3 OF 11 SHEETS

ADDITIONAL ASSIGNMENT DATA

Course	Course Data
SE1	N89°36'37"W 15.29'
SE2	N85°54'21"W 53.45'
SE3	S85°48'44"W 43.54'
SE4	N83°14'48"W 56.55'
SE5	N87°25'41"E 28.49'
SE6	N85°09'20"E 44.39'
SE7	N84°50'08"E 33.01'
SE8	S44°28'53"E 37.14'

REFERENCES
 See Reference list on Sheet 2.

LEGEND
 See Legend on Sheet 2.



FREEMAN & SEAMAN LAND SURVEYORS
 P.O. Box 1306
 Oakhurst (559) 868-3026
 5037 Bullfinch Street
 Mariposa, CA 95308
 06022006.cad/20072008FMS.dwg

FINAL MAP

FOR
THE DUAN RANCH PHASES I & II

BEING A DIVISION OF A PORTION OF SECTIONS 27 & 28,
T. 5 S., R. 17 E., M.D.B. & M.

MARIPOSA COUNTY
MARCH 2011

CALIFORNIA
MSA NO. 2007-189
SCALE: 1" = 100'

TOTAL SUBDIVIDED AREA: 151.03 ACRES

SHEET 4 OF 11 SHEETS

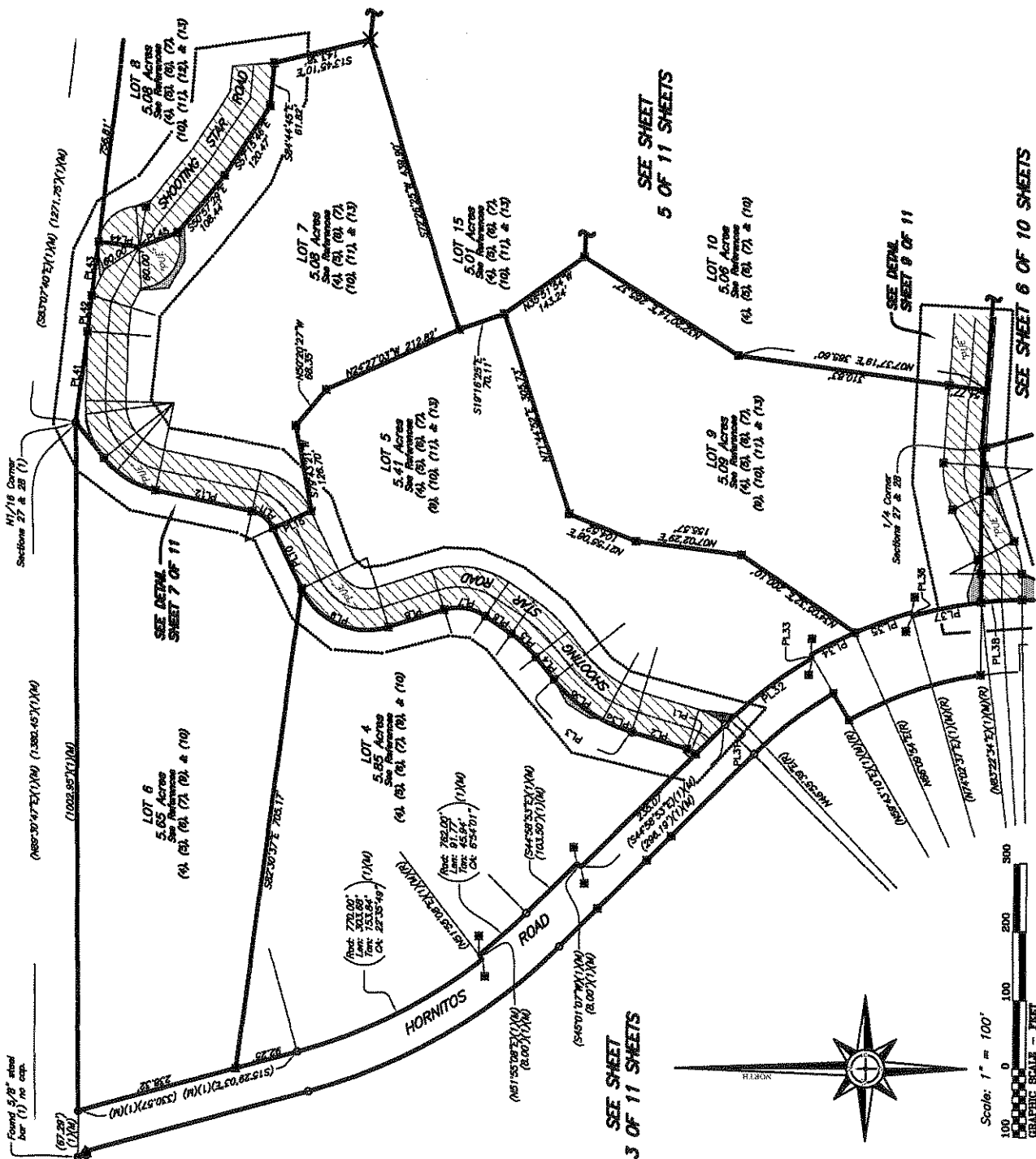
REFERENCES

See Reference list on Sheet 2.

LEGEND

See Legend on Sheet 2.

Course	Course Data	Property Line Data
PL1	Acct. 14.88'	Acct. 14.88'
PL2	Acct. 7.89'	Acct. 7.89'
PL3	Acct. 13.28'	Acct. 13.28'
PL3a	Acct. 23.00'	Acct. 23.00'
PL3b	Acct. 23.13'	Acct. 23.13'
PL3c	Acct. 23.00'	Acct. 23.00'
PL3d	Acct. 23.13'	Acct. 23.13'
PL4	Acct. 23.00'	Acct. 23.00'
PL5	Acct. 23.13'	Acct. 23.13'
PL6	Acct. 23.00'	Acct. 23.00'
PL7	Acct. 23.13'	Acct. 23.13'
PL8	Acct. 23.00'	Acct. 23.00'
PL9	Acct. 23.13'	Acct. 23.13'
PL10	Acct. 23.00'	Acct. 23.00'
PL11	Acct. 23.13'	Acct. 23.13'
PL12	Acct. 23.00'	Acct. 23.00'
PL13	Acct. 23.13'	Acct. 23.13'
PL14	Acct. 23.00'	Acct. 23.00'
PL15	Acct. 23.13'	Acct. 23.13'
PL16	Acct. 23.00'	Acct. 23.00'
PL17	Acct. 23.13'	Acct. 23.13'
PL18	Acct. 23.00'	Acct. 23.00'
PL19	Acct. 23.13'	Acct. 23.13'
PL20	Acct. 23.00'	Acct. 23.00'
PL21	Acct. 23.13'	Acct. 23.13'
PL22	Acct. 23.00'	Acct. 23.00'
PL23	Acct. 23.13'	Acct. 23.13'
PL24	Acct. 23.00'	Acct. 23.00'
PL25	Acct. 23.13'	Acct. 23.13'



SEE SHEET
3 OF 11 SHEETS

SEE SHEET
5 OF 11 SHEETS

SEE SHEET 6 OF 10 SHEETS



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 P.O. Box 1454
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 Fax: (509) 683-4797
 Email: fseaman@freemansurveyors.com

FINAL MAP

FOR THE DUNN RANCH PHASES I & II

BEING A DIVISION OF A PORTION OF SECTIONS 27 & 28,
T. 5 S., R. 17 E., M.D.B. & M.

MARIPOSA COUNTY
MARCH 2011

CALIFORNIA
MSA NO. 2007-189
SCALE: 1" = 100'

TOTAL SUBDIVIDED AREA: 151.03 ACRES

SHEET 5 OF 11 SHEETS

REFERENCES

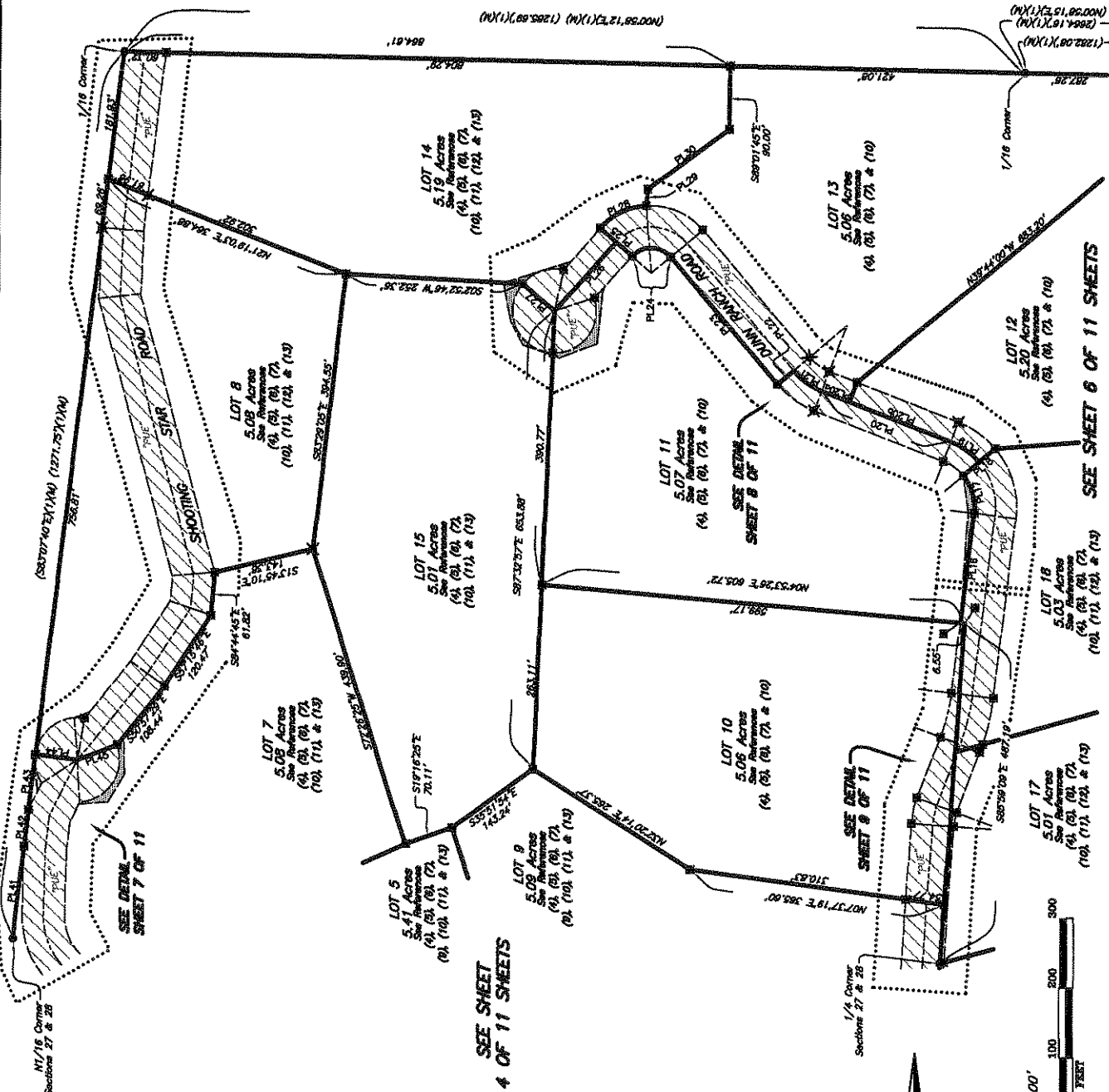
See Reference list on Sheet 2.

LEGEND

See Legend on Sheet 2.

PROPERTY LINE DATA

Course	Course Data
PL16	S87°13'39"E 197.95'
PL17	Line: S0°51' 30.00'
	Curve: S 70.54' 60.00'
PL18	S40°09'43"E 30.00'
PL18a	S40°09'43"E 30.00'
PL18b	S40°09'43"E 30.00'
PL19	Line: 100.00' Arc: 50.33'
	Chord: 28.70' Chord Bearing: 28°49'47"
PL20	S27°00'50"E 48.54'
PL20a	S27°00'50"E 48.54'
PL20b	S27°00'50"E 48.54'
PL21	Line: 155.87' Arc: 40.15'
	Chord: 30.00' Chord Bearing: 30°00'00"
PL22	N40°15'23"W 206.78'
PL23	N42°44'58"E 206.78'
PL24	Line: 36.00' Arc: 61.70'
	Chord: 41.50' Chord Bearing: 30°00'00"
PL25	N13°33'08"E 60.00'
PL25a	S17°00'00"W 60.00'
PL26	S17°00'00"W 60.00'
PL27	N42°44'58"E 131.91'
PL27a	S39°45'42"W 60.00'
PL28	Line: 86.00' Arc: 74.83'
	Chord: 36.43' Chord Bearing: 44°52'28"
PL29	S85°32'53"E 23.63'
PL30	S45°49'28"E 146.68'
PL31	S45°49'28"E 146.68'
PL32	S83°07'40"E 78.76'
PL33	S83°07'40"E 78.76'
PL34	S00°52'20"W 60.00'
PL35	S20°57'29"E 60.00'



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 freemanandseaman.com

SEE SHEET 6 OF 11 SHEETS

SEE SHEET 4 OF 11 SHEETS

Scale: 1" = 100'
 100 0 100 200 300
 GRAPHIC SCALE - FEET

FINAL MAP

FOR

THE DUNN RANCH PHASES I & II

BEING A DIVISION OF A PORTION OF SECTIONS 27 & 28,
T. 5 S., R. 17 E., M.D.B. & M.

MARIPOSA COUNTY

MARCH 2011

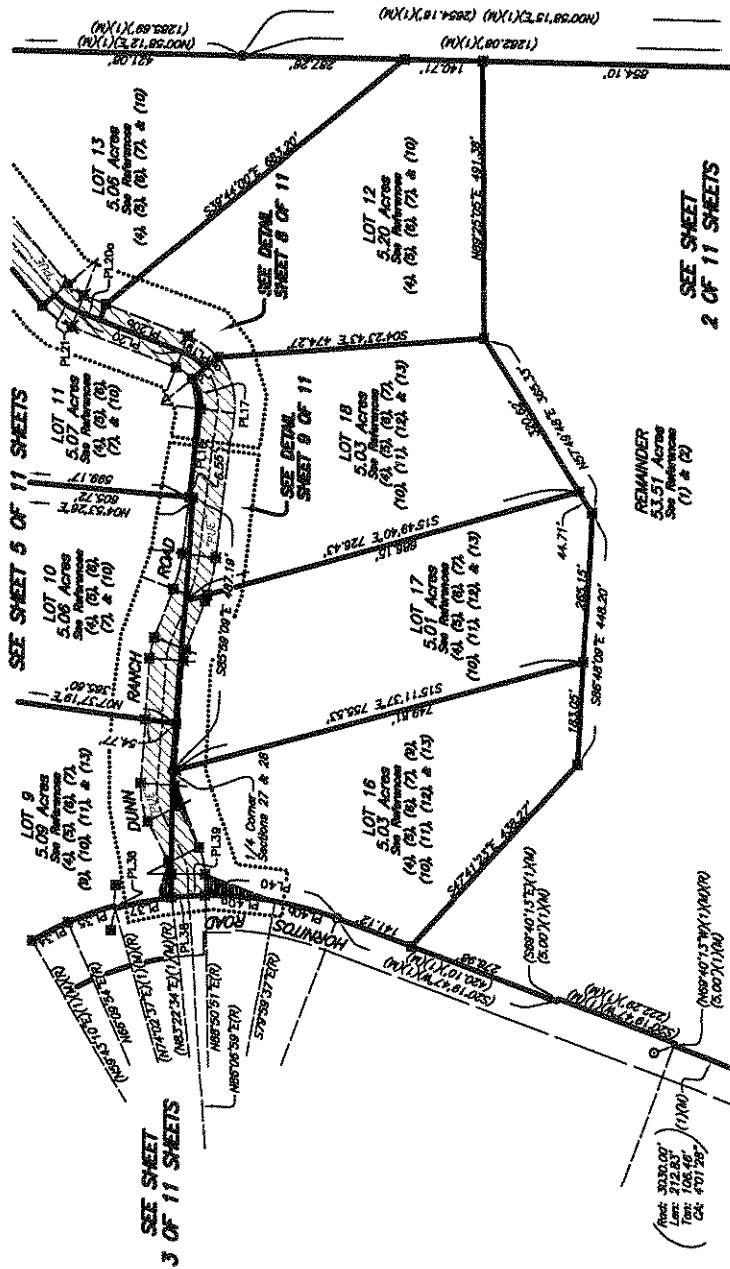
CALIFORNIA

MSA NO. 2007-189

SCALE: 1" = 150'

TOTAL SUBDIVIDED AREA: 151.03 ACRES

SHEET 6 OF 11 SHEETS



REFERENCES

See Reference list on Sheet 2.

LEGEND

See Legend on Sheet 2.

PROPERTY LINE DATA

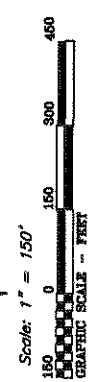
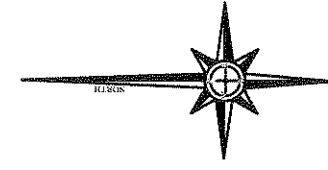
Course	Course Data
PL16	S89°43'07\"
PL17	Ac: 57.85
PL18	Ac: 57.84
PL19	Ac: 57.84
PL20	Ac: 57.84
PL21	Ac: 57.84
PL22	Ac: 57.84
PL23	Ac: 57.84
PL24	Ac: 57.84
PL25	Ac: 57.84
PL26	Ac: 57.84
PL27	Ac: 57.84
PL28	Ac: 57.84
PL29	Ac: 57.84
PL30	Ac: 57.84
PL31	Ac: 57.84
PL32	Ac: 57.84
PL33	Ac: 57.84
PL34	Ac: 57.84
PL35	Ac: 57.84
PL36	Ac: 57.84
PL37	Ac: 57.84
PL38	Ac: 57.84
PL39	Ac: 57.84
PL40	Ac: 57.84
PL41	Ac: 57.84
PL42	Ac: 57.84
PL43	Ac: 57.84
PL44	Ac: 57.84
PL45	Ac: 57.84
PL46	Ac: 57.84
PL47	Ac: 57.84
PL48	Ac: 57.84
PL49	Ac: 57.84
PL50	Ac: 57.84
PL51	Ac: 57.84
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PL58	Ac: 57.84
PL59	Ac: 57.84
PL60	Ac: 57.84
PL61	Ac: 57.84
PL62	Ac: 57.84
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PL92	Ac: 57.84
PL93	Ac: 57.84
PL94	Ac: 57.84
PL95	Ac: 57.84
PL96	Ac: 57.84
PL97	Ac: 57.84
PL98	Ac: 57.84
PL99	Ac: 57.84
PL100	Ac: 57.84

SEE SHEET 2 OF 11 SHEETS

REMAINDER 5.07 ACRES (1) & (2)

SEE SHEET 5 OF 11 SHEETS

SEE SHEET 3 OF 11 SHEETS



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 09222626.civ/20222626@mc.com

FINAL MAP

FOR THE DUNN RANCH PHASES I & II

BEING A DIVISION OF A PORTION OF SECTIONS 27 & 28,
T. 5 S., R. 17 E., M.D.B. & M.
CALIFORNIA
MARIPOSA COUNTY
MARCH 2011

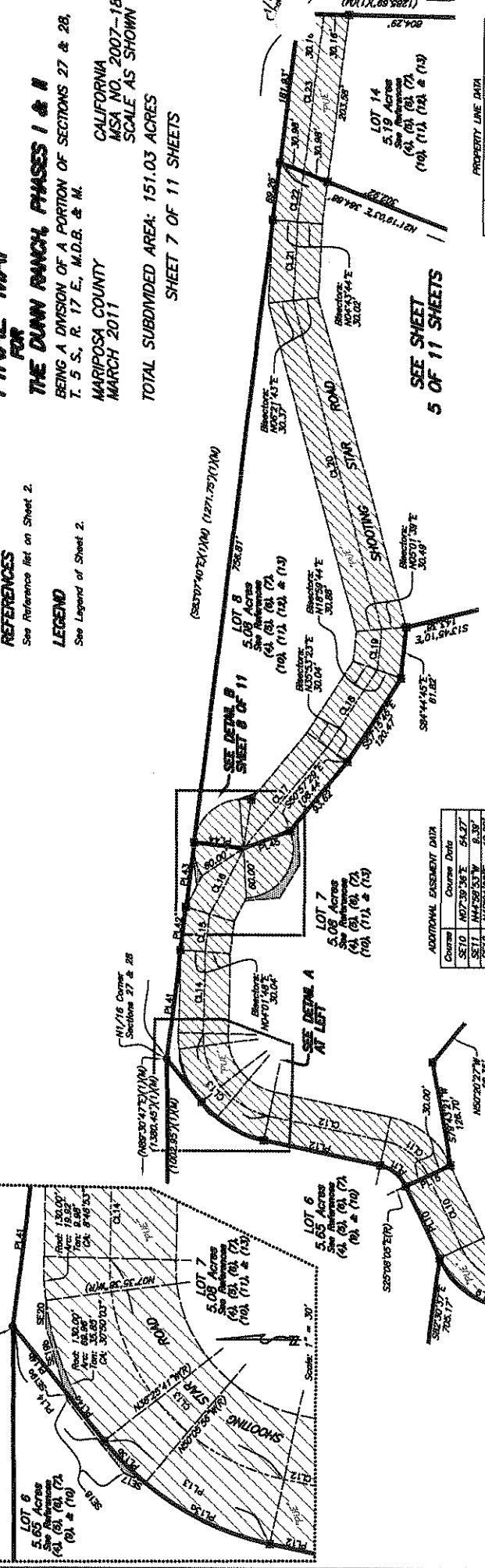
TOTAL SUBDIVIDED AREA: 151.03 ACRES
SHEET 7 OF 11 SHEETS

REFERENCES

See Reference list on Sheet 2.

LEGEND

See Legend of Sheet 2.



SEE SHEET 4 OF 11 SHEETS

SEE SHEET 5 OF 11 SHEETS

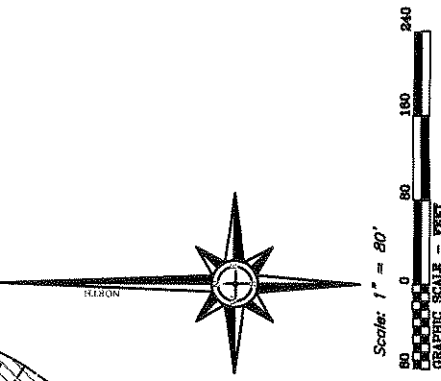
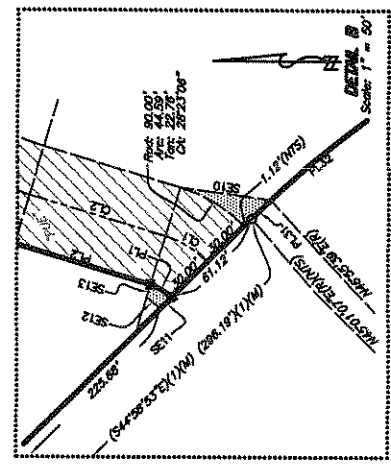
SEE SHEET 6 OF 11 SHEETS

SEE SHEET 7 OF 11 SHEETS

Course	Course Data
SE70	Ac: 134.00°
SE71	Ac: 18.32°
SE72	Ac: 19.38°
SE73	Ac: 19.38°
SE74	Ac: 19.38°
SE75	Ac: 19.38°
SE76	Ac: 19.38°
SE77	Ac: 19.38°
SE78	Ac: 19.38°
SE79	Ac: 19.38°
SE80	Ac: 19.38°
SE81	Ac: 19.38°
SE82	Ac: 19.38°
SE83	Ac: 19.38°
SE84	Ac: 19.38°
SE85	Ac: 19.38°
SE86	Ac: 19.38°
SE87	Ac: 19.38°
SE88	Ac: 19.38°
SE89	Ac: 19.38°
SE90	Ac: 19.38°

Course	Course Data
PL1	Ac: 14.28°
PL2	Ac: 28.57°
PL3	Ac: 28.57°
PL4	Ac: 28.57°
PL5	Ac: 28.57°
PL6	Ac: 28.57°
PL7	Ac: 28.57°
PL8	Ac: 28.57°
PL9	Ac: 28.57°
PL10	Ac: 28.57°
PL11	Ac: 28.57°
PL12	Ac: 28.57°
PL13	Ac: 28.57°
PL14	Ac: 28.57°
PL15	Ac: 28.57°
PL16	Ac: 28.57°
PL17	Ac: 28.57°
PL18	Ac: 28.57°
PL19	Ac: 28.57°
PL20	Ac: 28.57°
PL21	Ac: 28.57°
PL22	Ac: 28.57°
PL23	Ac: 28.57°
PL24	Ac: 28.57°
PL25	Ac: 28.57°

Course	Course Data
CL1	Ac: 28.57°
CL2	Ac: 28.57°
CL3	Ac: 28.57°
CL4	Ac: 28.57°
CL5	Ac: 28.57°
CL6	Ac: 28.57°
CL7	Ac: 28.57°
CL8	Ac: 28.57°
CL9	Ac: 28.57°
CL10	Ac: 28.57°
CL11	Ac: 28.57°
CL12	Ac: 28.57°
CL13	Ac: 28.57°
CL14	Ac: 28.57°
CL15	Ac: 28.57°
CL16	Ac: 28.57°
CL17	Ac: 28.57°
CL18	Ac: 28.57°
CL19	Ac: 28.57°
CL20	Ac: 28.57°
CL21	Ac: 28.57°
CL22	Ac: 28.57°
CL23	Ac: 28.57°



Scale: 1" = 80'
GRAPHIC SCALE - FEET

FREEMAN & SEAMAN LAND SURVEYORS
P.O. Box 1305
Mariposa (209) 968-3826
Caldwell (209) 863-4797
080206.crd/08020607.MT.crd

FINAL MAP

FOR THE DUAN RANCH PHASES I & II

BEING A DIVISION OF A PORTION OF SECTIONS 27 & 28,
T. 5 S., R. 17 E., M.D.B. & M.

MARIPOSA COUNTY
MARCH 2011

CALIFORNIA
MSSA NO. 2007-169
SCALE: 1" = 80'

TOTAL SUBDIVIDED AREA: 151.03 ACRES

SHEET 8 OF 11 SHEETS

REFERENCES

See Reference list on Sheet 2.

LEGEND

See Legend on Sheet 2.

ADDITIONAL EASEMENT DATA

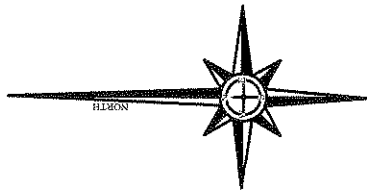
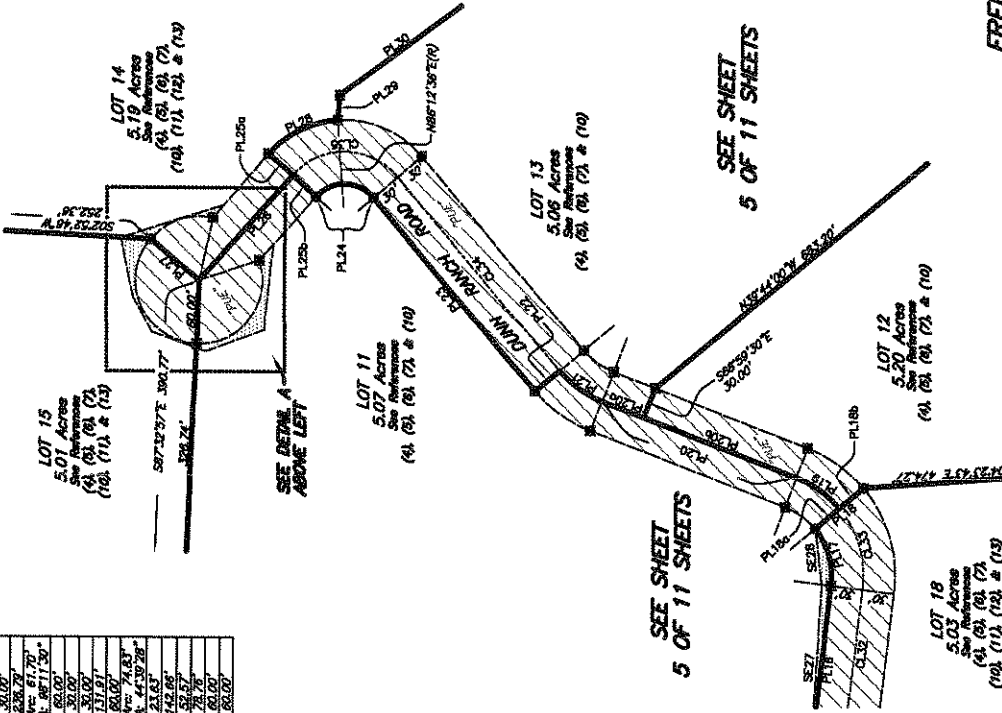
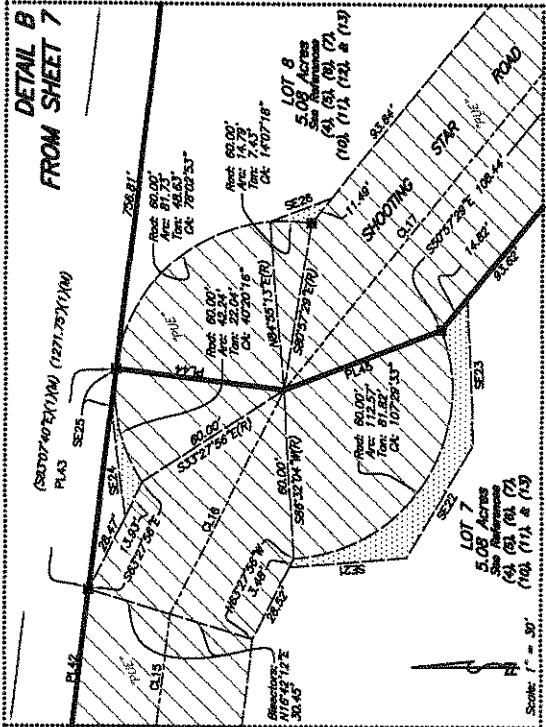
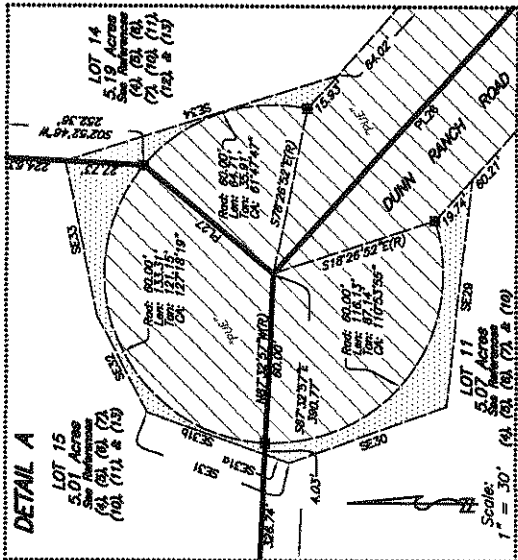
Course	Course Date
SE21	5/4/47 49 E 41.81'
SE22	5/9/70 26 E 46.30'
SE23	1/8/70 14 E 53.80'
SE24	1/8/70 14 E 39.84'
SE25	5/8/70 40 E 13.89'
SE26	5/8/70 40 E 23.54'
SE27	5/8/70 40 E 196.20'
SE28	1/8/70 14 E 196.20'
SE29	1/8/70 14 E 81.03'
SE30	1/8/70 14 E 4.30'
SE31	1/8/70 14 E 53.96'
SE32	1/8/70 14 E 39.91'
SE33	1/8/70 14 E 58.00'
SE34	1/8/70 14 E 101.85'

CENTRIANE DATA

Course	Distance
CL15	58737.40 E 45.88'
CL16	58737.50 E 68.15'
CL17	58737.50 E 158.75'
CL18	58737.50 E 258.80'
CL19	121.00 W Arc 82.214°
CL20	121.00 W Arc 82.214°
CL21	121.00 W Arc 82.214°
CL22	121.00 W Arc 82.214°
CL23	121.00 W Arc 82.214°
CL24	121.00 W Arc 82.214°
CL25	121.00 W Arc 82.214°

PROPERTY LINE DATA

Course	Course Data
PL16	58737.50 E 157.85'
PL17	100.00 W Arc 57.54°
PL18	58737.50 E Arc 47.88104°
PL19	58737.50 E 30.00'
PL20	58737.50 E 30.00'
PL21	100.00 W Arc 58.937°
PL22	100.00 W Arc 58.937°
PL23	100.00 W Arc 58.937°
PL24	100.00 W Arc 58.937°
PL25	100.00 W Arc 58.937°
PL26	100.00 W Arc 58.937°
PL27	100.00 W Arc 58.937°
PL28	100.00 W Arc 58.937°
PL29	100.00 W Arc 58.937°
PL30	100.00 W Arc 58.937°
PL31	100.00 W Arc 58.937°
PL32	100.00 W Arc 58.937°
PL33	100.00 W Arc 58.937°
PL34	100.00 W Arc 58.937°
PL35	100.00 W Arc 58.937°



FREEMAN & SEAMAN LAND SURVEYORS
 Maripeosa (209) 968-3026
 Colhurst (209) 963-4797
 9077 Billion Street
 Maripeosa, CA 95338

SEE SHEET 6 OF 11 SHEETS

SEE SHEET 5 OF 11 SHEETS

SEE SHEET 5 OF 11 SHEETS

FINAL MAP

FOR THE DUNN RANCH PHASES I & II

BEING A DIVISION OF A PORTION OF SECTIONS 27 & 28,
T. 5 S., R. 17 E., M.D.B. & M.

CALIFORNIA
MARIPOSA COUNTY
MARCH 2011

MSA NO. 2007-189
SCALE: 1" = 40'

TOTAL SUBDIVIDED AREA: 151.03 ACRES

SHEET 9 OF 11 SHEETS

PROPERTY LINE DATA

Course	Course Data
PL16	S87°03'39"E 157.95' (Reck: 630.00'(110) Arc: 102.65'(110) Terc: 51.42'(110) Ck: 8719.57'(110)
PL17	(Reck: 630.00'(110) Arc: 83.82' Terc: 42.00'(110) Ck: 7137.57'
PL37a	(Reck: 630.00'(110) Arc: 18.69' Terc: 9.35' Ck: 1742.00'
PL37b	(Reck: 630.00'(110) Arc: 30.13' Terc: 15.07' Ck: 2744.24'
PL38	(Reck: 630.00'(110) Arc: 30.03' Terc: 15.00' Ck: 2735.31'
PL39	(Reck: 630.00'(110) Arc: 122.70' Terc: 61.35' Ck: 2129.59'
PL40	(Reck: 630.00'(110) Arc: 113.51' Terc: 56.76' Ck: 1678.24'
PL40a	(Reck: 630.00'(110) Arc: 113.51' Terc: 56.76' Ck: 1678.24'

SEE SHEET 4 OF 11 SHEETS

ADDITIONAL EASEMENT DATA

Course	Course Data
SE27	S86°17'53"E 156.20'
SE28	N21°04'00"E 130.69'
SE29	N62°58'15"E 16.23'
SE37	S72°11'35"E 50.03'
SE38	N68°49'27"E 122.91'

REFERENCES

See Reference list on Sheet 2.

LEGEND

See Legend of Sheet 2.

CENTERLINE DATA

Course	Course Data
CL24	N89°59'47"E 38.91'
CL25	Reck: 75.00' Terc: 18.07' Ck: 2719.59'
CL26	N87°53'49"E 81.92'
CL26a	N87°53'49"E 42.78'
CL26b	N87°53'49"E 39.14'
CL27	Reck: 100.00' Terc: 27.80' Ck: 3704.76'
CL28	S60°11'45"E 229.35'
CL28a	S60°11'45"E 114.13'
CL28b	S60°11'45"E 115.22'
CL29	Reck: 100.00' Terc: 14.71' Ck: 1574.91'
CL30	S89°17'44"E 62.42'
CL30a	S89°17'44"E 71.48'
CL30b	S89°17'44"E 16.48'
CL30c	S89°17'44"E 16.54'
CL31	Reck: 300.00' Terc: 36.21' Ck: 1746.55'
CL32	S87°03'39"E 238.60'

LOT 9
5.09 Acres
See Reference
(9), (9), (9), (7),
(9), (10), (11), & (13)

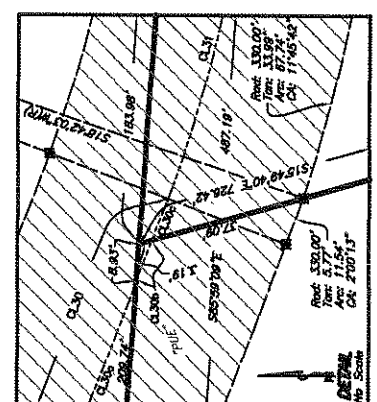
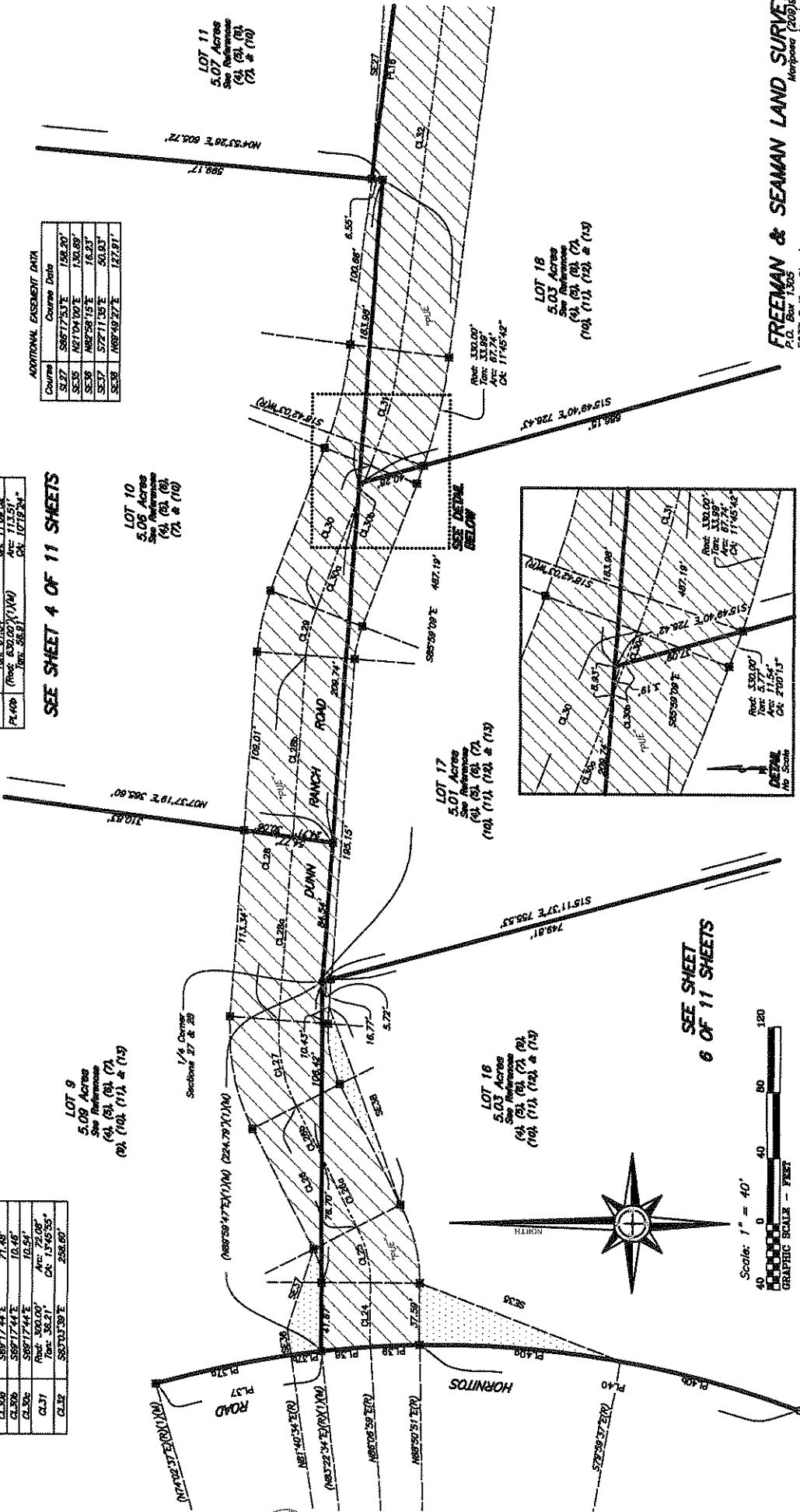
LOT 10
5.06 Acres
See Reference
(9), (9), (9),
(7), & (10)

LOT 11
5.07 Acres
See Reference
(9), (9), (9),
(7), & (10)

LOT 17
5.07 Acres
See Reference
(9), (9), (9), (7),
(9), (11), (12), & (13)

LOT 16
5.03 Acres
See Reference
(9), (9), (9), (7), (9),
(9), (11), (12), & (13)

LOT 18
5.03 Acres
See Reference
(9), (9), (9), (7),
(9), (11), (12), & (13)



FREEMAN & SEAMAN LAND SURVEYORS
P.O. Box 1365
Cathlamet (360) 668-3825
060206.crf/060206.mf.crf

5037 Bullfinch Street
Marietta, CA 95558

FINAL MAP

FOR THE DUNN RANCH, PHASES I & II

BEING A DIVISION OF A PORTION OF SECTIONS 27 & 28,
T. 5 S., R. 17 E., M.D.B. & M.

CALIFORNIA
MARIPOSA COUNTY
MSA NO. 2007-189
SCALE AS SHOWN
MARCH 2011

TOTAL SUBDIVIDED AREA: 151.03 ACRES
SHEET 10 OF 11 SHEETS

REFERENCES

See Reference list on Sheet 2.

LEGEND



Open Space Setback per reference (11). SEE NOTE THIS SHEET.

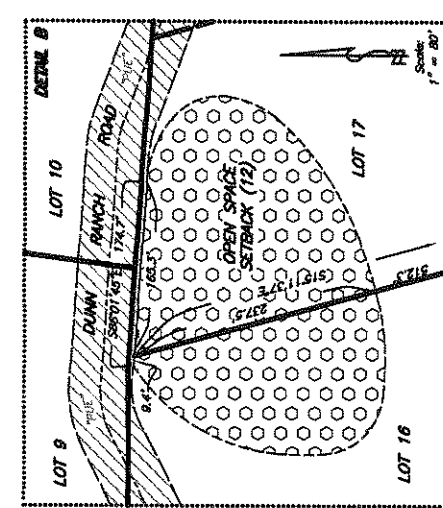
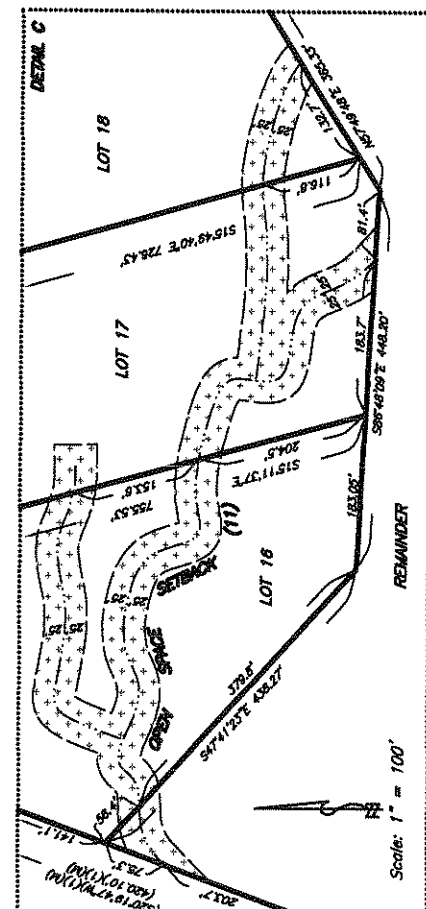
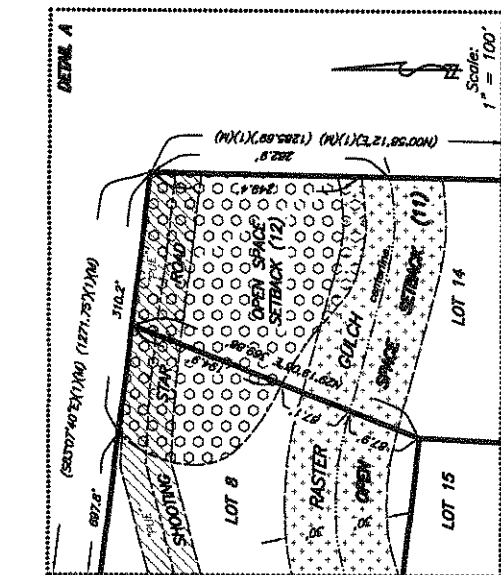
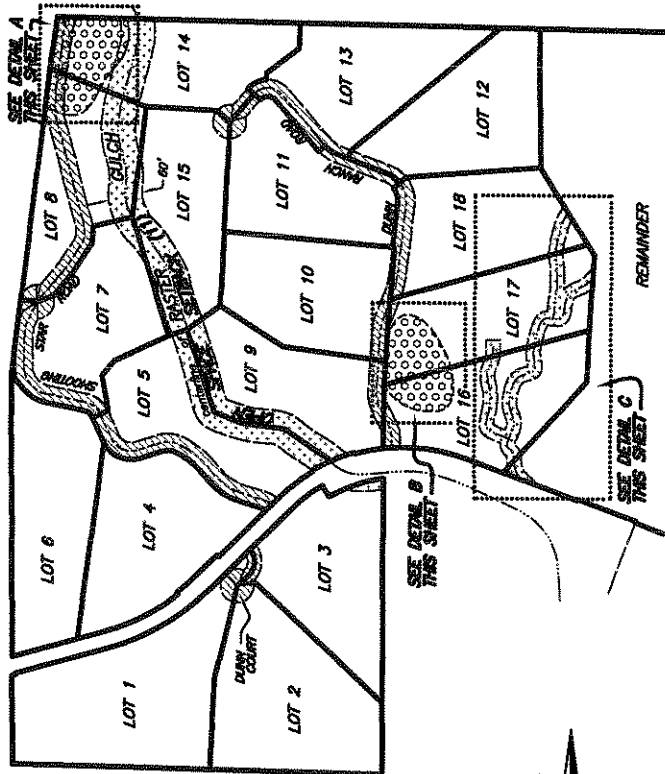


Open Space Setback per reference (12). SEE NOTE THIS SHEET.



Approximate location of Raster Gulch and its pertinent tributaries.

Non-evaluate and non-reversible variable width easement for public road and utility purposes offered for dedication to the County of Mariposa. (See Owner's Statement)



NOTE: The additional information is for informational purposes, describing conditions as of the date of filing, and is not intended to affect record title interest. The additional information shown here on Sheet 10 is derived from public records or reports, and does not imply the correctness or sufficiency of those records or reports by the preparer of this map sheet.

FREEMAN & SEAMAN LAND SURVEYORS
P.O. Box 1305
Meriposa (559)666-3828
5037 Bullion Street
Meriposa, CA 95338
06020268.cad/06020268.r10.dwg

FINAL MAP

FOR

THE DUNN RANCH, PHASES I & II

BEING A DIVISION OF A PORTION OF SECTIONS 27 & 28,
T. 5 S., R. 17 E., M.D.B. & M.

MARIPOSA COUNTY
MARCH 2011

CALIFORNIA
MSA NO. 2007-189

TOTAL SUBDIVIDED AREA: 151.03 ACRES

SHEET 11 OF 11 SHEETS

TRUSTEE'S STATEMENT

THE UNDERSIGNED, Chicago Title Company, Trustee under a trust deed recorded June 29, 2010 as Document No. 2102167, Mariposa County Official records, and affecting the land as plotted within the area shown on this map, does hereby consent to the preparation and recordation of the same.

Chicago Title Company

By: _____

ACKNOWLEDGEMENT

State of California _____
County of _____

On _____ before me, _____, a Notary Public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person 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.

Notary Signature _____ County of Place of Business _____

Commission Expiration Date _____ Filled Name of Notary _____

FREEMAN & SEAMAN LAND SURVEYORS
P.O. Box 1308
Mariposa (209) 968-3828
5037 Bullion Street
Mariposa, CA 95318
062226.crd/260206711.cmg

water purveyor's permit has been applied for. A chemical analysis must be submitted with the tentative map, and a bacterial analysis must be submitted prior to placing the water system in operation;

D. That the subdivider provide all necessary easements and rights-of-way to accommodate all streets, drainage, and flood control structures and facilities and sewer systems extending beyond the boundaries of the subdivision. (Ord. 462 (part), 1977; Ord. 429 Sec.6.9(A), 1976).

16.20.232 Action by the board of supervisors.

A. Following a determination by the director of public works that the final map is in substantial conformance with the approved tentative, that compliance with all conditions has been completed, and that all other provisions of this title and the government code have been satisfied, the map shall be filed with the clerk of the board of supervisors. The clerk shall schedule the map for consideration by the board of supervisors, at which time the map shall be approved if it is determined to be in conformance with the requirements of this title and the Subdivision Map Act.

B. The board of supervisors shall also consider offers of dedication and easements. Acceptance of such dedications shall be in accordance with the provisions of this title and policies established by the board of supervisors.

1. Public utility easements shall be accepted on behalf of the county and the public. Acceptance shall be solely for the purpose of permitting development of necessary public utilities, and shall not obligate the county to assume any responsibility or liability related to the easements.

2. Offers of dedication shall be accepted, accepted subject to improvement, or rejected. Offers of dedication for road right-of-way shall be accepted by the county for purposes of access, circulation, and public utility purposes within the subdivision and for use by the public. Roads accepted for access may be accepted into the county road system for maintenance at the direction of the board of supervisors providing it has been constructed to an acceptable improvement standard.

3. Offers of dedication for road rights-of-way accepted for public access and circulation but not for maintenance, shall not obligate the county to assume any liability or responsibility related to the right-of-way.

4. Any offers of dedication which are rejected shall remain open and may be accepted at any later date based on specific direction by the board of supervisors.

C. The clerk of the board of supervisors upon the approval of the final map, and after the signatures and seals have been affixed, shall transmit the map to the county recorder who shall certify and file the same as prescribed by this title and the Subdivision Map Act. (Ord. 688 Sec., 1987).