

MARIPOSA COUNTY ORDINANCE NO. 839

**AN ORDINANCE ESTABLISHING ASSESSMENT FEES FOR THE
WILBURS WAY MAINTENANCE ZONE OF BENEFIT
FOR THE YOSEMITE VIEWS ESTATES MAJOR SUBDIVISION
(Not to be codified)**

WHEREAS, Zones of Benefit created prior to January 1, 1993 are to be assessed fees during the calendar year of 1993, for the services included in the "zone" being created.

WHEREAS, the fees were established through public hearing process;

NOW THEREFORE, THE BOARD OF SUPERVISORS of Mariposa County, a political subdivision of the State of California, does ordain as follows:

SECTION I: In regards to the **WILBURS WAY MAINTENANCE ZONE OF BENEFIT FOR THE YOSEMITE VIEW ESTATES MAJOR SUBDIVISION**; during the public hearing on October 20, 1992, the total fees established were: (1) the up-front development costs to initiate this zone, an amount of ten thousand six hundred forty three dollars (\$10,643.00); and (2) for the first year's assessment (1993), an amount of five thousand forty four dollars (\$5,044.00). Said fees shall be apportioned equally among the lots that exist within the boundaries of the zone at the time of assessment. The two (2) areas designated as remainders on the approved tentative map for Yosemite Views Estates, Phase 1, shall be considered as a single assessment unit, until such time as Certificates of Compliance are issued for those remainder areas; or the parceling proposed for Phase 2 or Phase 3 is completed. In 1993, the twelve (12) parcels that existed at the time of formation (Lots 1 through 11, and the remainder areas), shall be assessed a yearly sum of four hundred twenty dollars and thirty three cents (\$420.33) each. Said fees shall be reviewed annually, and adjusted by Board of Supervisors. Said zone of benefit was approved and adopted by Board Resolution 92-548. A legal description and map of the boundaries are attached hereto and marked Exhibits "A" and Exhibit "B", and by reference incorporated herein.

SECTION II: This ordinance shall become effective thirty days from the date of final passage pursuant to California Government Code Section 25123.

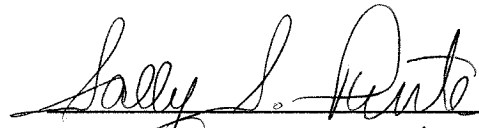
PASSED AND ADOPTED this 27th day of October, 1992 by the Mariposa County Board of Supervisors by the following vote:

AYES: BAGGETT, PUNTE, ERICKSON, RADANOVICH, TABER

NOES: NONE

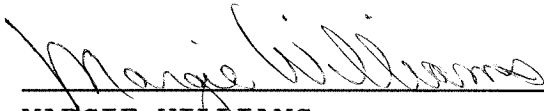
ABSENT: NONE

ABSTAINED: NONE



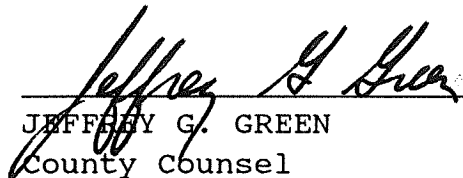
SALLY S. PUNTE, Chairman
Mariposa County Board of Supervisors

ATTEST:



MARGIE WILLIAMS
Clerk of the Board

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



JEFFREY G. GREEN
County Counsel

EXHIBIT A

A tract of land situated in a portion of Projected Section 4, Township 6 South, Range 18 East, M.D.B. & M., Rancho Las Mariposas, Mariposa County, State of California, said tract of land being more particularly described as follows:

BEGINNING at the southwest corner of said Section 4, said corner also being the southwest corner of Parcel A as said Parcel A is delineated on that certain map entitled "Parcel Map for Wilbur E. Peterson" recorded June 9, 1975 in Book 9 of Parcel Maps at page 18, Mariposa County Records; thence $N00^{\circ}27'38''W$, along the westerly line of said Section 4 and said Parcel A, for 133.88 feet to the southeast corner of Section 5 of said Township and Range; thence, continuing along the westerly line of said Section 4 and said Parcel A, $N00^{\circ}30'04''W$ for 4127.62 feet; thence, leaving the westerly line of said Section 4, $N57^{\circ}47'25''E$ for 425.00 feet; thence $S40^{\circ}21'30''E$ for 425.00 feet; thence $S25^{\circ}52'53''E$ for 370.67 feet; thence $S13^{\circ}30'30''E$ for 92.81 feet to a point on the westerly line of PARCEL 2, as said PARCEL 2 is described in Quitclaim Deed to HONOR E. LO VERME, an unmarried woman, recorded May 23, 1991 as Document No. 912652 in the Official Records of Mariposa County, said point being located

N00°36'43"E a distance of 797.02 feet from the southwest corner thereof; thence S13°30'30"E for 206.78 feet; thence S08°29'12"W for 246.92 feet; thence S20°44'59"E for 259.26 feet to a point on the southeasterly line of said PARCEL 2, said point being located N45°46'16"E a distance of 156.62 feet from the southwest corner of said PARCEL 2; thence S45°46'16"W, along the southeasterly line of said PARCEL 2, for 156.62 feet to the southwest corner thereof, said corner also being an angle point in the easterly line of said Parcel A; thence along the easterly line of said PARCEL A the following five (5) courses and distances:

1. S37°44'02"E for 875.36 feet; thence
2. S33°45'45"E for 357.24 feet; thence
3. S37°52'14"E for 824.71 feet; thence
4. S62°48'05"W for 433.88 feet; thence
5. S09°27'26"E for 1131.94 feet to the southeast corner of said Parcel A, said corner also being a point on the southerly line of said Section 4; thence N89°37'31"W, along the southerly line of said Parcel A and said Section 4, for 1813.25 feet, more or less, to the POINT OF BEGINNING.

The above described tract of land contains 130.86 acres, more or less, and is subject to any rights-of-way or easements of record or legally acquired.

Prepared by:




Richard A. Seaman, L.S. 5339

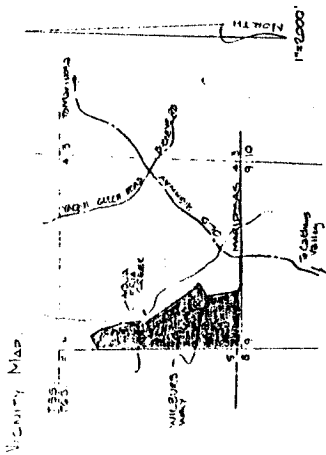
9/16/92
Date

EXHIBIT "B"

WILBURS WAY
MAINTENANCE ZONE
OF BENEFIT

BEING SITUATED IN A PORTION OF PROJECTED
SECTION 4, T. 4S, R. 18E, M.D.B.S.M., RANGE 18
LAS MARIPOSAS.

MARIPOSA COUNTY CALIFORNIA
APRIL 1942 SCALE: 1"=300'



THE OLD HIGHWAY EXISTING UNDER MAINTAINED ROAD,
WILL BE MAINTAINED BY THIS ZONE OF BENEFIT.

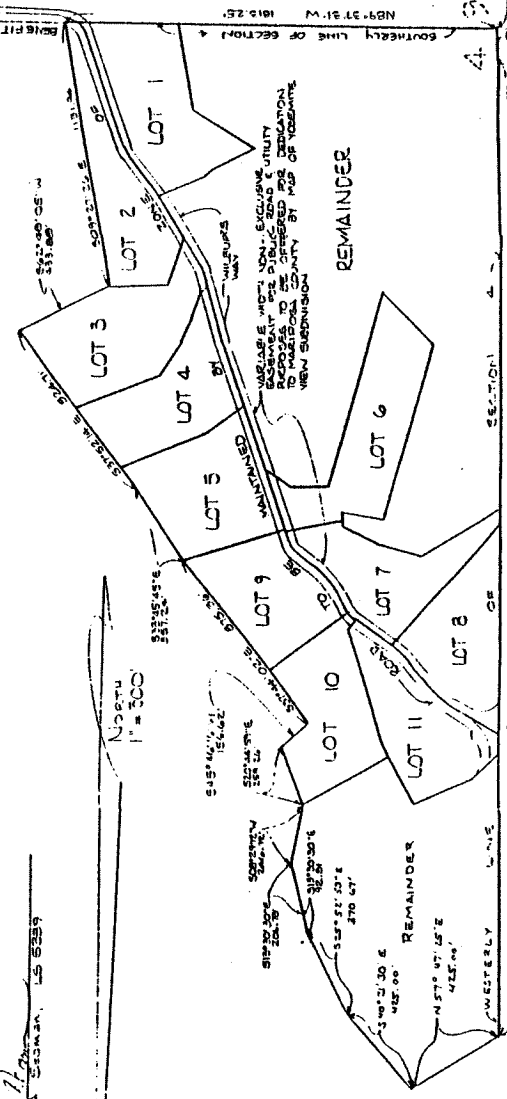


PREPARED BY: *Wilburn A. Freeman*
WILBURN A. FREEMAN, LS 5239

CENTERLINE
OLD HIGHWAY
(COUNTY ROAD)

EXISTING
EASEMENT
TO OLD HIGHWAY

WILBURS WAY



SECTION 4
POINT OF BEGINNING
N 0° 25' 04" W 133.26'

FREEMAN & SEAMAN LAND SURVEYORS
P.O. BOX 1208/1209 SULLIVAN ST. MARIPOSA, CALIFORNIA 95354