

BASIS OF BEARINGS

S70°42'45"E - BETWEEN FOUND 1/2" IRON PIPES SET ON THE NORTHERLY BOUNDARY LINE OF LOT 3, BLOCK 2, UNIT 2 PINE MOUNTAIN ESTATES MAP CASE 2, DRAWER 5, PAGE 25, M.C.R.

RECORD INFORMATION

RECORD BEARINGS AND DISTANCES AGREE WITH THIS SURVEY UNLESS SHOWN OTHERWISE. RECORD DATA FROM:

() R1 M.C.2, D.5, P.25, M.C.R. UNIT 2 PINE MOUNTAIN ESTATES

LEGEND

- SUBDIVISION BOUNDARY LINE
 - PARCEL BOUNDARY LINES
 - EXISTING EASEMENT LINE PER MAP CASE 2, DRAWER 5, PAGE 25, M.C.R.
 - FOUND 1/2" IRON PIPE MARKED LS 2786 UNLESS OTHERWISE NOTED AS SHOWN ON UNIT 2 PINE MOUNTAIN ESTATES MAP CASE 2, DRAWER 5, PAGE 25, M.C.R.
 - ⊗ NO MONUMENT FOUND OR SET. POSITION ESTABLISHED BY PROPORTIONATE MEASUREMENT.
- DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

LINE	BEARING	DISTANCE
L1	S58°25'28"W	34.40'
L2	S02°55'57"W	43.16'
L3	S05°16'18"E	25.68'
L4	S03°28'45"E	26.65'
L5	S05°32'15"W	25.29'
L6	S11°30'34"W	35.77'
L7	S13°30'25"W	50.38'
L8	S15°03'24"W	35.06'
L9	S10°12'59"W	24.01'
L10	S10°12'59"W	24.01'
L11	S07°20'55"W	42.89'
L12	S12°03'51"W	28.69'
L13	S21°25'45"W	35.11'
L14	S23°08'24"W	53.16'
L15	S27°00'15"W	56.72'
L16	S32°14'35"W	33.38'
L17	S43°30'53"W	35.46'
L18	S48°03'41"W	37.59'
L19	S54°20'06"W	18.77'

NOTES

1. THE CONDITIONS OF APPROVAL STATE THAT "ALL EXTERNAL FUTURE LIGHTING, WHETHER INSTALLED FOR SECURITY, SAFETY OR LANDSCAPE DESIGN PURPOSES, SHALL BE SHIELDED, DOWNCAST OR SHALL BE POSITIONED IN A MANNER THAT WILL NOT SHINE OR ALLOW LIGHT GLARE TO EXCEED THE BOUNDARIES OF THE PARCEL ON WHICH IT IS PLACED".
2. THE CONDITIONS OF APPROVAL STATE THAT "THE SUBJECT PROPERTY IS LOCATED WITHIN 300 FEET OF AGRICULTURAL LAND AND RESIDENTS OF THE PORPERTY MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM USE OF AGRICULTURAL CHEMICALS, AND FROM PURSUIT OF AGRICULTURAL OPERATIONS INCLUDING, BUT NOT LIMITED TO, CULTIVATION, PLOWING, SPRAYING, PRUNING, HARVESTING, CROP PROTECTION, WHICH OCCASIONALLY GENERATE DUST, SMOKE, NOISE AND ODOR, AND PROTECTING ANIMAL HUSBANDRY FROM DEPREDAATION, AND SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCE OR DISCOMFORT AS NORMAL AND NECESSARY TO FARM OPERATION".
3. THE CONDITIONS OF APPROVAL STATE THAT " ALL NEW STRUCTURES SHALL MAINTAIN A MINIMUM SETBACK OF 300 FEET FROM ALL PROPERTY BOUNDARIES CONTIGUOUS WITH LANDS IN AN AGRICULTURE OR RANGELAND ZONING DISTRICT".
4. THE CONDITIONS OF APPROVAL STATE THAT "SECOND RESIDENTIAL UNITS SHALL NOT BE ALLOWED DUE TO CLOSE PROXIMITY TO AGRICULTURALLY ZONED PROPERTY (ADJACENT LANDS) AND TO LIMIT DEVELOPMENT IN AREAS WITH SLOPES OVER 25% AND AREAS OF OAK WOODLANDS".
5. THE CONDITIONS OF APPROVAL STATE THAT " THE ACCESS ROAD, DRIVEWAY AND INTERIOR CIRCULATION ROUTES BE MAINTAINED IN SUCH A MANNER AS TO INSURE MINIMUM DUST GENERATION SUBJECT TO AIR QUALITY MANAGEMENT DISTRICT REGULATION 1 RULE 430. ALL GRADING MUST COMPLY WITH AIR QUALITY MANAGEMENT DISTRICT REGULATION 430. ANY ROCK MATERIAL, INCLUDING NATURAL ROCK FROM THE PROPERTY, USED FOR SURFACING MUST COMPLY WITH AIR QUALITY MANAGEMENT DISTRICT REGULATIONS REGARDING ASBESTOS CONTENT".
6. THE CONDITIONS OF APPROVAL STATE THAT " IN THE EVENT THAT ARCHAEOLOGICAL RESOURCES ARE ENCOUNTERED DURING DEVELOPMENT OF THE PROPERTY, WORK IN THE IMMEDIATE VICINITY OF THE FIND SHALL BE HALTED UNTIL ALL REQUIREMENTS OF CHAPTER 22.12 OF THE MENDOCINO COUNTY CODE RELATING TO ARCHAEOLOGICAL DISCOVERIES HAVE BEEN SATISFIED".
7. THE CONDITIONS OF APPROVAL STATE THAT " FUTURE DEVELOPMENT OF BUILDING SITE(S), ACCESS ROADS OR DRIVEWAYS MAY BE SUBJECT TO THE GRADING REQUIREMENTS AND DRAINAGE CONTROL MEASURES IDENTIFIED IN THE CONDITIONS OF APPROVAL OF MS 1-2013".

PARCEL MAP
OF
MS 1-2013
BEING LOT 3, BLOCK 2, UNIT 2 PINE MOUNTAIN ESTATES
FILED IN MAP CASE 2, DRAWER 5, PAGE 25, M.C.R. LOCATED
IN SECTIONS 27 AND 28 OF T. 18 N., R. 13 W., M.D.B.&M.
MENDOCINO COUNTY, CALIFORNIA

FEBRUARY, 2015

SHEET 3 OF 3

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