

**Mono County
Community Development Department**

P.O. Box 347
Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
commdev@mono.ca.gov

Planning Division

P.O. Box 8
Bridgeport, CA 93517
(760) 932-5420, fax 932-5431
www.monocounty.ca.gov

**LOT MERGER
APPLICATION**

APPLICATION # _____	FEE \$ _____
DATE RECEIVED _____	RECEIVED BY _____
RECEIPT # _____	CHECK # _____ (NO CASH)

APPLICANT/AGENT R.O. Anderson Engineering, Inc. Rina Kampy

ADDRESS 1603 Esmeralda Avenue CITY/STATE/ZIP Minden, NV 89460

TELEPHONE (775) 215-5043 E-MAIL rkampy@roanderson.com

OWNER, if other than applicant James C. & Theresa M. Ramos

ADDRESS 3275 Amber Hill Drive CITY/STATE/ZIP Highland, CA 92346

TELEPHONE [REDACTED] E-MAIL [REDACTED]

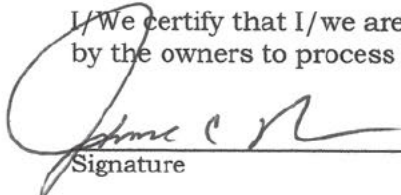
PROJECT DESCRIPTION: Assessor's Parcel# 010-340-007-000, 010-340-008-000, & 010-340-009-000

To merge the property lines of all owned parcels creating one larger parcel.

APPLICATION PACKET SHALL INCLUDE:

- A. Plot Plan: A reproducible Plot Plan map, preferably on 8.5" x 11" (maximum size 11" x 17") drawn to a legible scale that illustrates the lot merger. The Plot Plan must contain sufficient detail to verify conformance with existing zoning and building regulations. The Plot Plan must illustrate the following items where applicable: (a) existing and proposed lot areas; (b) existing surface and subsurface structures and improvements; (c) existing septic system and well locations; (d) streams and waterways; (e) existing/proposed easements and access routes; and (f) any unusual topographic features or other information (such as compliance with minimum setback requirements) that may be pertinent to review and approval of the application.
- B. Appropriate application fee: See Development Fee Schedule.
- C. Signed Lot Merger Notice form.

I/We certify that I/we are the owners of the subject property or that I/we have been authorized by the owners to process this application.


Signature


Signature

Sept 9, 2022
Date

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.

James C Ramos [Signature] Sept 9, 2022
Name Notarized signature Date

Theresa M Ramos [Signature] Sept 9, 2022
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 }

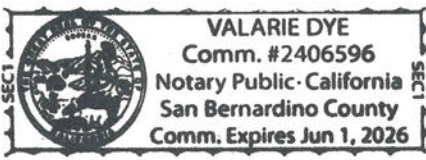
On Sept 9, 2022 before me, Valarie Dye, Notary Public
(Here insert name and title of the officer)

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
Let 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.

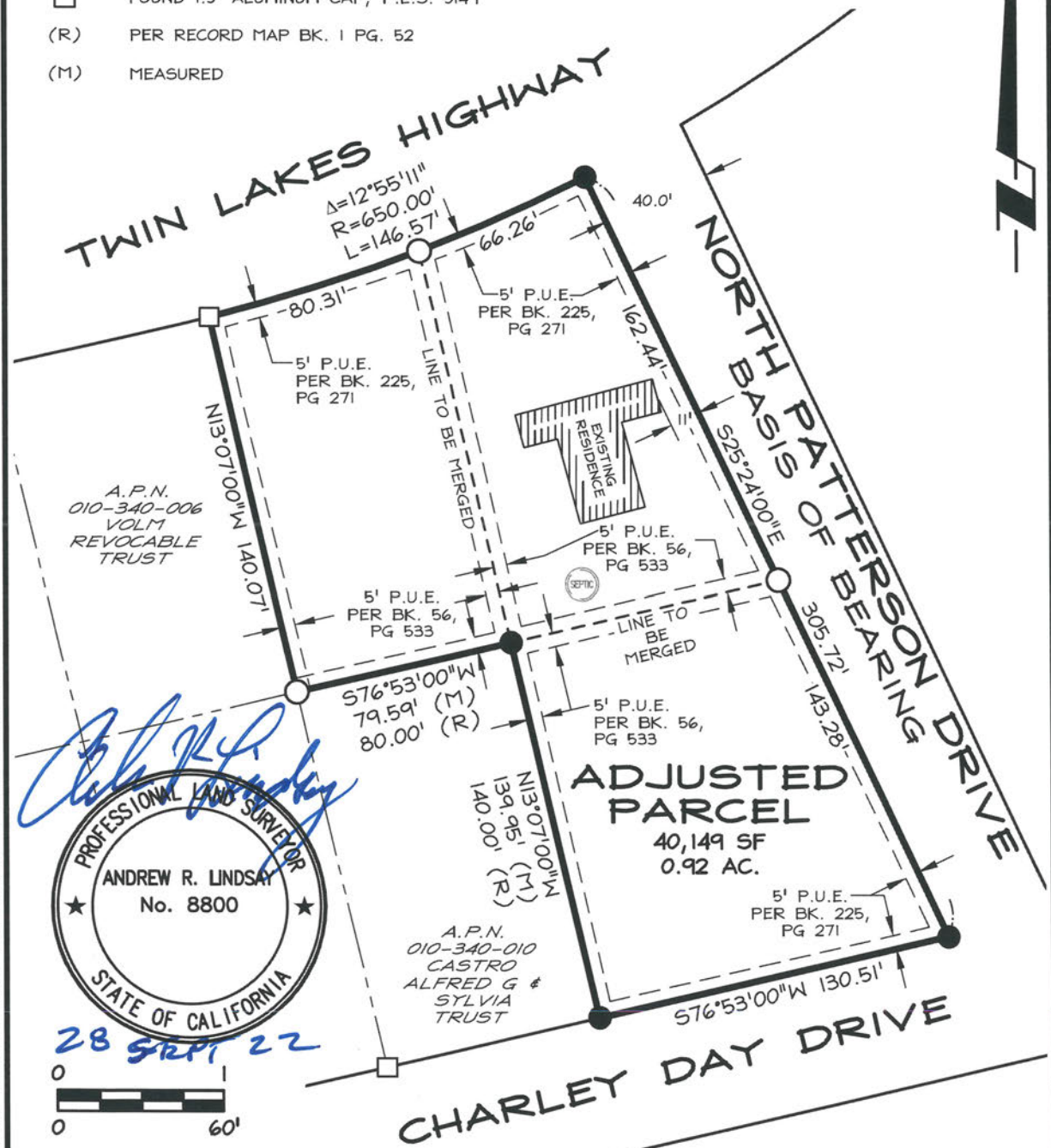
- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- 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.

LEGEND

- FOUND 2" ALUMINUM CAP, P.L.S. 7724
- FOUND 2" ALUMINUM CAP, P.L.S. 8007
- FOUND 1.5" ALUMINUM CAP, P.L.S. 5149
- (R) PER RECORD MAP BK. 1 PG. 52
- (M) MEASURED

BASIS OF BEARING

S25°24'00"E -- THE WEST RIGHT-OF-WAY LINE OF NORTH PATTERSON AS SHOWN ON TWIN LAKES SUBDIVISION NORTH PORTION FILED FOR RECORD JANUARY 3, 1956 IN BOOK 1 PAGE 52 OF MAPS, IN THE OFFICE OF MONO COUNTY RECORDER.



R/O Anderson
WWW.ROANDERSON.COM

LOT MERGER

A.P.N. 010-340-007, 010-340-008,
& 010-340-009
JAMES C. & THERESA M. RAMOS
(MONO COUNTY, CA)

MINDEN 1603 Esmeralda Ave P.O. Box 2229 Minden, NV 89423 p 775.782.2322 f 775.782.7084
RENO 9060 Double Diamond Pkwy, Unit 1B Reno, NV 89521 p 775.782.2322 f 775.782.7084

09/13/22

Y:\Client Files\3360\3360-00\CAD\Survey\Final Map\3360-00\LOT MERGER.dwg 9/13/2022 12:21:16 PM Rina Kampy

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;

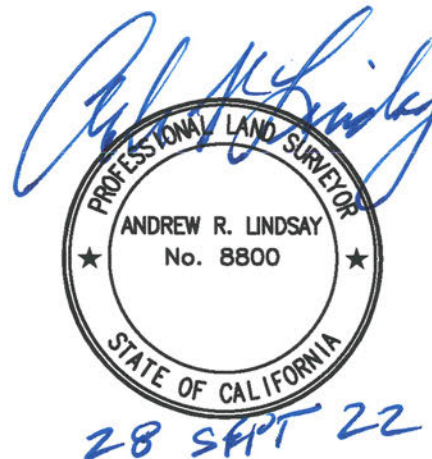
thence South 76°53'00" West, 79.59 feet;

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

