

**Mono County
Community Development Department**

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

Planning Division

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

**LOT LINE ADJUSTMENT
APPLICATION**

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

APPLICANT/AGENT JANE & DAVID RICHARDSON / AUSTIN LAURENT

ADDRESS PO BOX 1071 CITY/STATE/ZIP BISHOP, CA 93515

TELEPHONE [REDACTED] **E-MAIL** [REDACTED]

OWNER, if other than applicant JANE & DAVID RICHARDSON

ADDRESS 739 MOUNTAIN VIEW DRIVE CITY/STATE/ZIP BISHOP, CA 93514

TELEPHONE ([REDACTED]) **E-MAIL** [REDACTED]

PROJECT DESCRIPTION: Assessor's Parcel # _____

064-110-008-000 / 064-110-009-000

APPLICATION PACKET SHALL INCLUDE:

- A. Plot Plan: Exhibit "A", a reproducible Plot Plan map, preferably on 8.5" x 11" (maximum size 8.5" x 14) drawn to a legible scale that illustrates and clarifies the requested lot line modifications. 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 zoning; (b) existing and proposed lot areas; (c) existing surface and subsurface structures and improvements; (d) existing septic system and well locations; (e) streams and waterways; (f) existing/proposed easements and access routes; and (g) 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. Completed Project Information form.
- C. Appropriate application fee: See Development Fee Schedule.

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.

David C. Richardson Jane S. Richardson 1/10/23
Signature Signature Date

RECORDING REQUESTED BY

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

**OWNER'S REQUEST FOR
LOT LINE ADJUSTMENT**

PARCELS SUBJECT TO LOT LINE ADJUSTMENT: Assessor's Parcel Numbers

064-110-008-000 / 064-110-009-000

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/separate ownership. I/we understand that recordation of this Request for Lot Line Adjustment shall cause the subject parcels to be adjusted per the attached exhibit maps.

I/we hereby attest by our signature(s) hereon that I/we have initiated this Lot Line Adjustment and are requesting that the County record this notice with the Lot Line Adjustment approval.

^S
JANE RICHARDSON
Name

James S. Richardson 1/14/23
Notarized signature Date

^C
DAVID RICHARDSON
Name

David C. Richardson 1/14/23
Notarized signature Date

Name

Notarized signature Date

Name

Notarized signature Date

DURHAM, NC 27705
JANUARY 14th, 2022
NOTARY PUBLIC: Sam Schlyer
Commission Expires on: 07/29/2024



EXHIBIT "A"
LEGAL DESCRIPTION
FOR
LOT LINE ADJUSTMENT PARCEL 1
22-xxxMC

Lot 8 of Hilltop Estates Addition III, in the County of Mono, State of California, as per Map recorded in Book 4, Pages 17 of Maps, in the Office of the County Recorder of said County.

TOGETHER with a portion of Lot 27 of said Hilltop Estates Addition III, more particularly described as follows:

Beginning at the northwest corner of said Lot 27, thence southwesterly along the westerly boundary line of said Lot 27, S45°57'43"W, 219.42 feet, to the southwesterly corner of said Lot 27; thence southeasterly along the southerly boundary line of said Lot 27, S74°32'35"E, 199.47 feet; thence leaving said southerly boundary line, N33°33'20"E, 96.22 feet; thence N13°13'00"W, 104.88 feet to a point on a curve concaved northerly having a radius of 78 feet to which a radial line bears S05°37'36"E, said curve being the northerly boundary line of said Lot 27 and the southerly 60 foot Right of Way of Mountain View Dr.; thence northwesterly along said curve 70.73 feet through a central angle of 51°35'24" more or less to the Point of Beginning.

Said parcel of Land Containing: 65,975± sq. ft., 1.51 acres more or less.

Legal Description Prepared By:

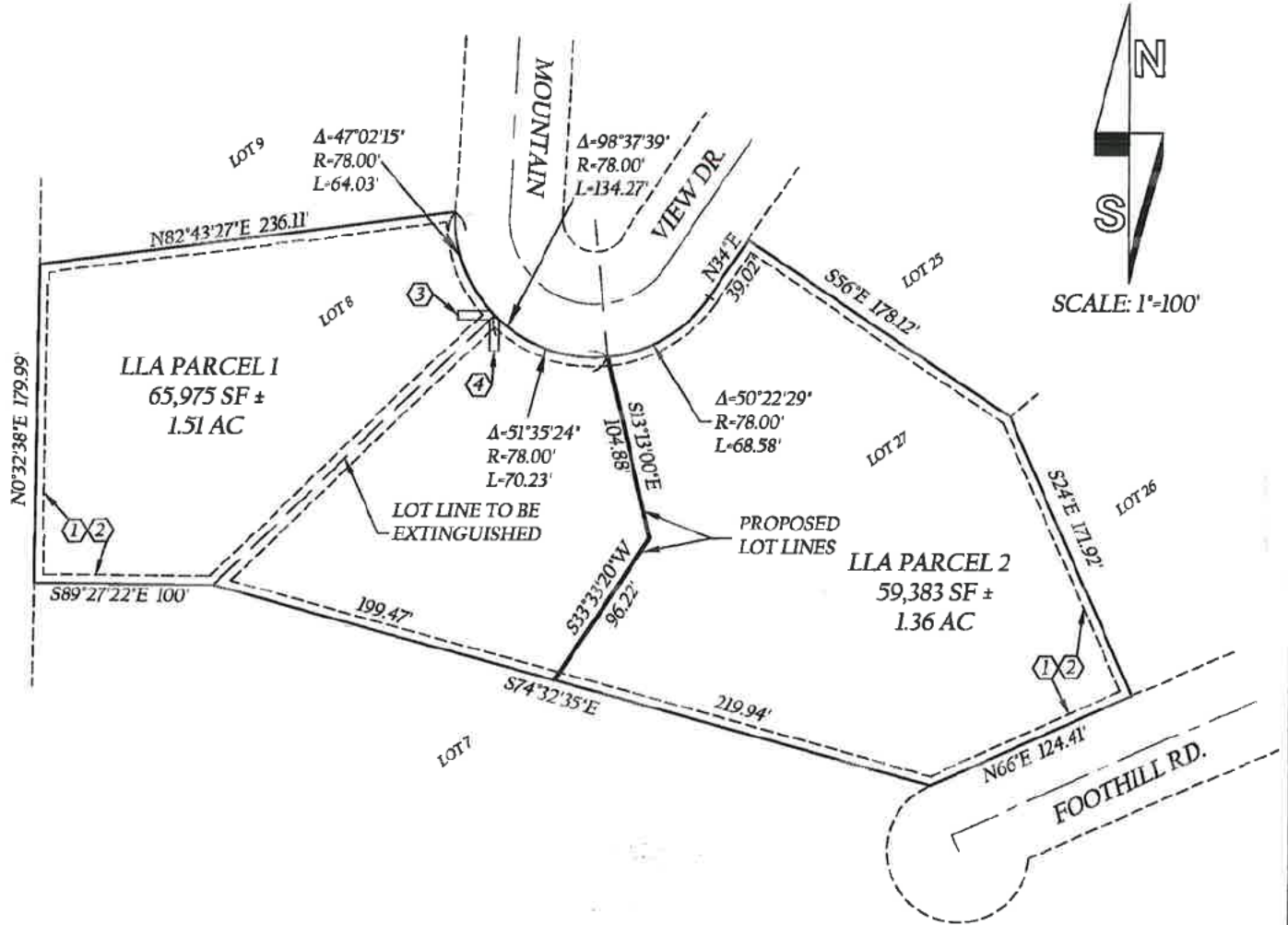
DRAFT

Guy Bien, L.S. 7724

Lic. Expires 12/31/23

EXHIBIT "B"

LOT LINE ADJUSTMENT 22-xxxMC HILLTOP ESTATES ADDITION III



EASEMENTS

EASEMENT NOTES

- ① 5' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT PER MB 4/17.
- ② 5' WIDE EASEMENT FOR WATERLINES, ELECTRIC, TELEPHONE AND OTHER UTILITIES PER 68/279 O.R. AND 68/473 O.R.
- ③ 5' WIDE ANCHOR EASEMENT PER 264/244 O.R.
- ④ 5' WIDE ANCHOR EASEMENT PER 266/385 O.R.

EASEMENTS LISTED IN TITLE REPORTS WHICH DO NOT AFFECT EITHER PARCEL

ELECTRICAL AND TELEPHONE PER 58/377 O.R., 61/39 O.R. (UNDISCLOSED LOCATION)

DRAFT

SEE CERTIFICATE OF COMPLIANCE EXHIBIT FOR LEGAL DESCRIPTIONS OF LOT LINE ADJUSTMENT PARCELS

GB 19-052 LLA

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
LOT LINE ADJUSTMENT PARCEL 2
22-xxxMC

Lot 27 of Hilltop Estates Addition III, in the County of Mono, State of California, as per Map recorded in Book 4, Pages 17 of Maps, in the Office of the County Recorder of said County.

EXCEPTING that portion of said Lot 27, more particularly described as follows:

Beginning at the northwest corner of said Lot 27, thence southwesterly along the westerly boundary line of said Lot 27, S45°57'43"W, 219.42 feet, to the southwesterly corner of said Lot 27; thence southeasterly along the southerly boundary line of said Lot 27, S74°32'35"E, 199.47 feet; thence leaving said southerly boundary line, N33°33'20"E, 96.22 feet; thence N13°13'00"W, 104.88 feet to a point on a curve concaved northerly having a radius of 78 feet to which a radial line bears S05°37'36"E, said curve being the northerly boundary line of said Lot 27 and the southerly 60 foot Right of Way of Mountain View Dr.; thence northwesterly along said curve 70.23 feet through a central angle of 51°35'24" more or less to the Point of Beginning.

Said parcel of Land Containing: 59,383± sq. ft., 1.36 acres more or less.

Legal Description Prepared By:

DRAFT

Guy Bien, L.S. 7724

Lic. Expires 12/31/23