

SCALE 1" = 60'

TENTATIVE PARCEL MAP
No. _____
FOR PROPERTY AT
1080 WESTHAVEN DR
515-071-006

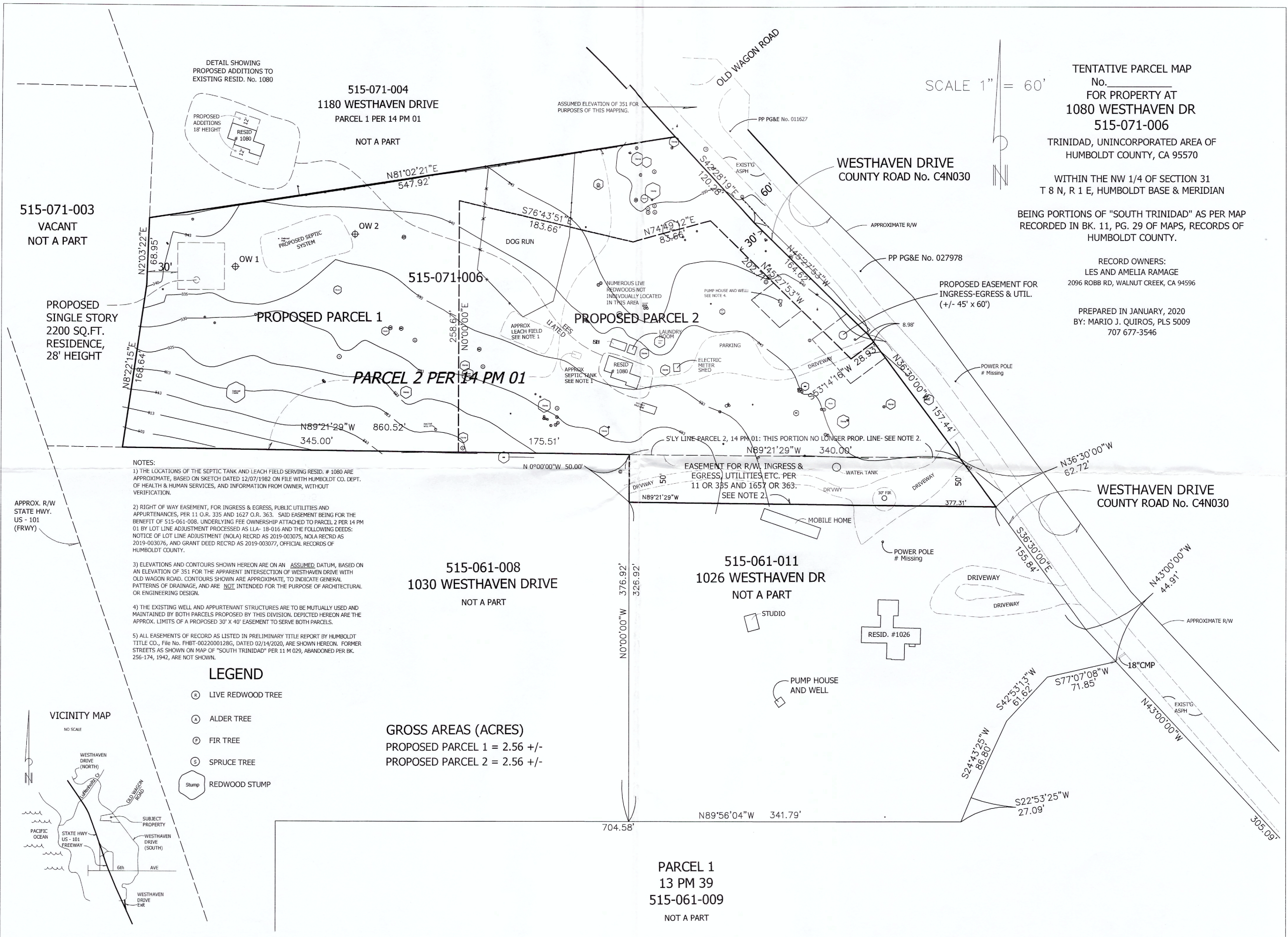
TRINIDAD, UNINCORPORATED AREA OF
HUMBOLDT COUNTY, CA 94570

WITHIN THE NW 1/4 OF SECTION 31
T 8 N, R 1 E, HUMBOLDT BASE & MERIDIAN

BEING PORTIONS OF "SOUTH TRINIDAD" AS PER MAP
RECORDED IN BK. 11, PG. 29 OF MAPS, RECORDS OF
HUMBOLDT COUNTY.

RECORD OWNERS:
LES AND AMELIA RAMAGE
2096 ROBB RD, WALNUT CREEK, CA 94596

PREPARED IN JANUARY, 2020
BY: MARIO J. QUIROS, PLS 5009
707 677-3546



NOTES:

- 1) THE LOCATIONS OF THE SEPTIC TANK AND LEACH FIELD SERVING RESID. # 1080 ARE APPROXIMATE, BASED ON SKETCH DATED 12/07/1982 ON FILE WITH HUMBOLDT CO. DEPT. OF HEALTH & HUMAN SERVICES, AND INFORMATION FROM OWNER, WITHOUT VERIFICATION.
- 2) RIGHT OF WAY EASEMENT, FOR INGRESS & EGRESS, PUBLIC UTILITIES AND APPURTENANCES, PER 11 O.R. 335 AND 1627 O.R. 363. SAID EASEMENT BEING FOR THE BENEFIT OF 515-061-008. UNDERLYING FEE OWNERSHIP ATTACHED TO PARCEL 2 PER 14 PM 01 BY LOT LINE ADJUSTMENT PROCESSED AS LLA- 18-016 AND THE FOLLOWING DEEDS: NOTICE OF LOT LINE ADJUSTMENT (NOLA) RECRD AS 2019-003075, NOLA RECRD AS 2019-003076, AND GRANT DEED RECRD AS 2019-003077, OFFICIAL RECORDS OF HUMBOLDT COUNTY.
- 3) ELEVATIONS AND CONTOURS SHOWN HEREON ARE ON AN ASSUMED DATUM, BASED ON AN ELEVATION OF 351 FOR THE APPARENT INTERSECTION OF WESTHAVEN DRIVE WITH OLD WAGON ROAD. CONTOURS SHOWN ARE APPROXIMATE, TO INDICATE GENERAL PATTERNS OF DRAINAGE, AND ARE NOT INTENDED FOR THE PURPOSE OF ARCHITECTURAL OR ENGINEERING DESIGN.
- 4) THE EXISTING WELL AND APPURTENANT STRUCTURES ARE TO BE MUTUALLY USED AND MAINTAINED BY BOTH PARCELS PROPOSED BY THIS DIVISION. DEPICTED HEREON ARE THE APPROX. LIMITS OF A PROPOSED 30' X 40' EASEMENT TO SERVE BOTH PARCELS.
- 5) ALL EASEMENTS OF RECORD AS LISTED IN PRELIMINARY TITLE REPORT BY HUMBOLDT TITLE CO., File No. FHBT-00220001286, DATED 02/14/2020, ARE SHOWN HEREON. FORMER STREETS AS SHOWN ON MAP OF "SOUTH TRINIDAD" PER 11 M 029, ABANDONED PER BK. 256-174, 1942, ARE NOT SHOWN.

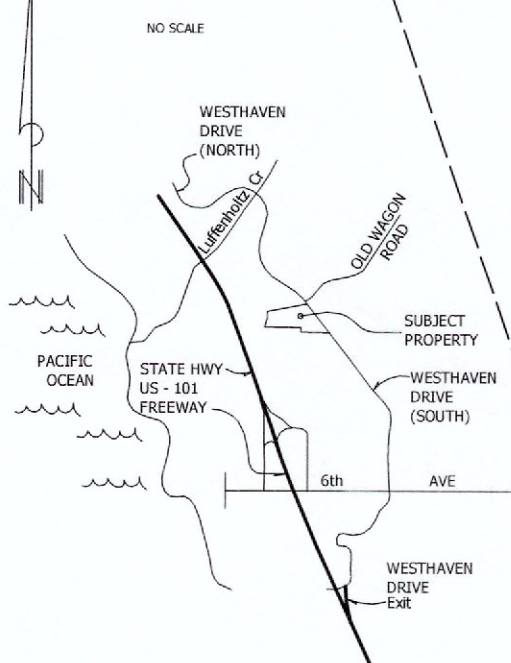
LEGEND

- (R) LIVE REDWOOD TREE
- (A) ALDER TREE
- (F) FIR TREE
- (S) SPRUCE TREE
- Stump REDWOOD STUMP

GROSS AREAS (ACRES)

PROPOSED PARCEL 1 = 2.56 +/-
PROPOSED PARCEL 2 = 2.56 +/-

VICINITY MAP



APPROX. R/W
STATE HWY.
US - 101
(FRWY)

PROPOSED
SINGLE STORY
2200 SQ.FT.
RESIDENCE,
28' HEIGHT

515-071-003
VACANT
NOT A PART

515-071-004
1180 WESTHAVEN DRIVE
PARCEL 1 PER 14 PM 01

NOT A PART

515-071-006

PROPOSED PARCEL 1

PROPOSED PARCEL 2

PARCEL 2 PER 14 PM 01

515-061-008
1030 WESTHAVEN DRIVE
NOT A PART

515-061-011
1026 WESTHAVEN DR
NOT A PART

PARCEL 1
13 PM 39
515-061-009
NOT A PART