

OWNER'S STATEMENT

THAT THE UNDERSIGNED, BEING THE PARTIES HAVING A RECORD TITLE INTEREST IN THE REAL PROPERTY BEING SUBDIVIDED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, AND TO THE DEDICATION OF THE EASEMENTS FOR THE PURPOSES SHOWN HEREON.

SIGNED Melissa L. Bode DATED 8-7-2023
MELISSA L. BODE
SIGNED Ryan D. Bode DATED 8-7-2023
RYAN D. BODE
SIGNED Audrey S. Bode DATED 8-7-2023
AUDREY S. BODE
SIGNED Michael D. Bode DATED 8-7-2023
MICHAEL D. BODE

Coast Central Credit Union by BANC, COO 7/27/23
TRUSTEE SERVICES, INC., DATED
BY Bob K. Moore, TRUSTEE UNDER A DEED OF TRUST
RECORDED ON FEBRUARY 5, 2020 AS INSTRUMENT NUMBER
2020-001997 OF OFFICIAL RECORDS.
Bob K. Moore, COO
PRINT NAME AND TITLE

NOTARY ACKNOWLEDGEMENT

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 HUMBOLDT
ON August 7, 2023 BEFORE ME,
Sondra D. Kirtley, Notary Public,
PERSONALLY APPEARED,
MICHAEL D. BODE, AUDREY S. BODE, RYAN D. BODE, AND
MELISSA L. BODE

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:

SIGNATURE Sondra D. Kirtley
Sondra D. Kirtley
MY PRINCIPAL PLACE OF BUSINESS IS IN HUMBOLDT COUNTY.
MY COMMISSION EXPIRES 5-26-2025
Commission # 2357119

NOTICE OF DEVELOPMENT PLAN

A DEVELOPMENT PLAN ILLUSTRATING DETAILED SPECIFICATIONS AS TO THE DEVELOPMENT AND IMPROVEMENTS OF THE PROJECT SITE, INCLUDING SETBACKS AND DEVELOPMENT RESTRICTIONS PER THE CONDITIONS OF APPROVAL HAS BEEN PREPARED AND IS ON FILE WITH THE CITY OF EUREKA UNDER FILE NO. 2020-001480

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MICHAEL D. BODE IN APRIL 2022.

I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I HEREBY STATE THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN.

Stephen K. Drake
STEPHEN K. DRAKE, LS #9244
DATED 7.25.2023



NOTARY ACKNOWLEDGEMENT

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 HUMBOLDT
ON July 27, 2023 BEFORE ME,
Sheila Arruda-Russell
PERSONALLY APPEARED,
Bob K. Moore

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:

SIGNATURE Sheila Arruda-Russell
MY PRINCIPAL PLACE OF BUSINESS IS IN HUMBOLDT COUNTY.
MY COMMISSION EXPIRES 3-4-2024
Comm # 2320570

CITY CLERK'S STATEMENT

I, PAMELA J. POWELL, CLERK OF THE CITY OF EUREKA, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF EUREKA AT A MEETING HELD ON _____ AT WHICH QUORUM WAS PRESENT, APPROVED AND ACCEPTED ON BEHALF OF THE CITY OF EUREKA THE PARCELS OF LAND AND EASEMENTS AS OFFERED FOR DEDICATION FOR THE USES SET FORTH ON THE ACCOMPANYING SUBDIVISION MAP IN CONFORMITY WITH THE TERMS OF THE DEDICATIONS.

PAMELA J. POWELL
CLERK OF THE CITY OF EUREKA
DATE _____

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP. THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL SUBDIVISION ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

Jesse J. Willor
JESSE J. WILLOR, RCE 81744
EUREKA CITY ENGINEER
DATED 8.16.2023



CITY SURVEYOR'S STATEMENT

PURSUANT TO SECTION 66442 OF THE GOVERNMENT CODE, THIS MAP HAS BEEN EXAMINED THIS 15th DAY OF August, 2023, AND I AM SATISFIED THE MAP IS TECHNICALLY CORRECT.

Kenneth R. Johnston
KENNETH R. JOHNSTON, PLS 9194
CITY SURVEYOR, CITY OF EUREKA
DATED 8/15/2023



PLANNING COMMISSION CERTIFICATE

I, Cristin Kenyon, SECRETARY OF THE EUREKA CITY PLANNING COMMISSION, HEREBY CERTIFY THAT THE SAID PLANNING COMMISSION, AT A MEETING HELD JANUARY 10, 2022, TOOK ACTION TO ADOPT RESOLUTION NO. 2022-02, APPROVING THE TENTATIVE MAP FILE NUMBER SD-20-0001.

8/18/23 Cristin Kenyon
DATE SECRETARY OF THE EUREKA PLANNING COMMISSION

EASEMENTS OF RECORD

THIS PROPERTY MAY BE ENCUMBERED BY THE FOLLOWING RECORDED INSTRUMENTS:

- #1 PACIFIC GAS AND ELECTRIC COMPANY, THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, AND HUMBOLDT BAY VIDEO COMPANY PUBLIC UTILITIES AFFECTS THE NORTH 5 FEET OF THE PROPERTY AUGUST 10, 1982, BOOK 1878 O.R., PAGE 931, RECORDERS SERIAL NO.13606, HUMBOLDT COUNTY RECORDS
- #2 CITY OF EUREKA PUBLIC UTILITIES AFFECTS THE NORTH 5 FEET OF THE PROPERTY AUGUST 9, 1982, BOOK 1878 O.R., PAGE 778, RECORDERS SERIAL NO.13489, HUMBOLDT COUNTY RECORDS

DEDICATIONS

PARCEL A IS HEREBY OFFERED FOR DEDICATION AS A 10 FOOT WIDE PUBLIC UTILITY EASEMENT (PUE) TO THE CITY OF EUREKA FOR PUBLIC USE.

TAX COLLECTOR'S CERTIFICATE

I, AMY CHRISTENSEN, TAX COLLECTOR OF HUMBOLDT COUNTY, CALIFORNIA, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THAT THERE ARE NO TAX LIENS CURRENTLY DUE AGAINST THE LAND WITHIN THIS SUBDIVISION OR PARCEL DESCRIPTION DESCRIBED AS ASSESSOR'S PARCEL NO. 010-293-022, FOR ANY UNPAID COUNTY TAXES OR SPECIAL ASSESSMENTS.

I FURTHER CERTIFY THAT TAXES OR ASSESSMENTS WHICH WILL BECOME A LIEN ON THE PROPERTY, BUT WHICH ARE NOT YET CURRENTLY DUE, ARE ESTIMATED AT \$ _____ AND THAT A BOND IN THIS AMOUNT HAS BEEN COLLECTED AND DEPOSITED WITH THIS OFFICE ON BEHALF OF THE BOARD OF SUPERVISORS.

AMY CHRISTENSEN
INTERIM HUMBOLDT COUNTY TAX COLLECTOR

BY _____ DEPUTY DATE: _____

PRINT NAME _____

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2023, AT _____ IN BOOK _____ OF MAPS, AT PAGES _____, HUMBOLDT COUNTY RECORDS, AT THE REQUEST OF PACIFIC AFFILIATES, CONSULTING ENGINEERS.

JUAN P. CERVANTES
HUMBOLDT COUNTY RECORDER

BY _____ DEPUTY

PRINT NAME _____

INSTRUMENT NO. _____

FEE \$ _____

TRACT NO. _____
FOR MICHAEL D. BODE, AUDREY S. BODE,
RYAN D. BODE, AND MELISSA L. BODE
LOCATED IN THE CITY OF EUREKA
BEING A PORTION OF THE NORTHEAST
QUARTER OF SECTION 34, TOWNSHIP 5
NORTH, RANGE 1 WEST, HUMBOLDT MERIDIAN
COUNTY OF HUMBOLDT, STATE OF
CALIFORNIA
APRIL 2022



PACIFIC AFFILIATES
CONSULTING ENGINEERS

990 W. WATERFRONT DRIVE, EUREKA, CA 95501
TEL (707) 445-3001 • FAX (707) 445-3003



BASIS OF BEARINGS

THE CENTERLINE OF PONDEROSA COURT, AS MONUMENTED SHOWN HEREON, BEARING N89°51'36"E BASED ON THE RECORD BEARING SHOWN ON (R1).

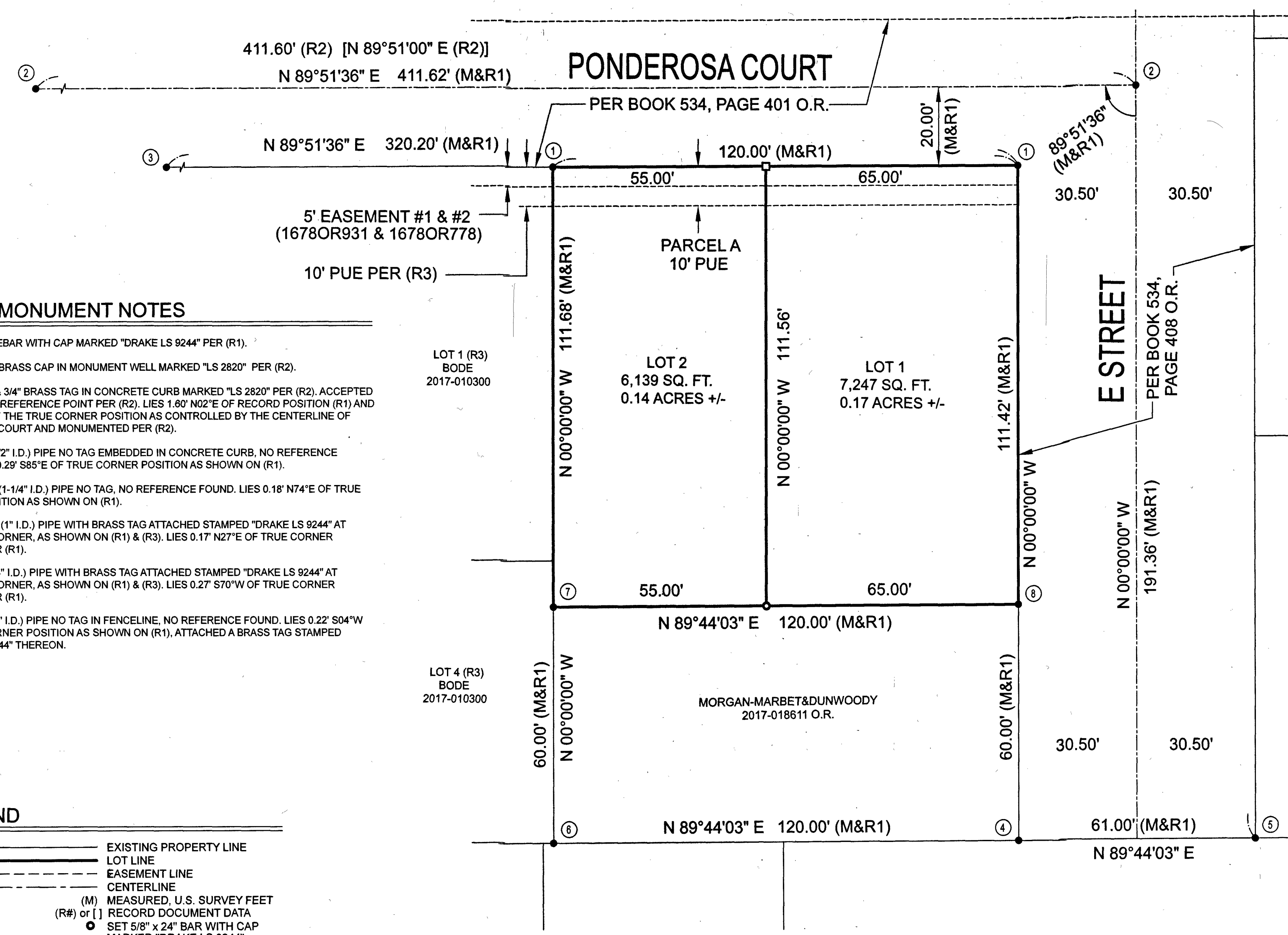
REFERENCE DOCUMENTS

- (R1) PARCEL MAP #3631, RECORDED ON AUGUST 27, 2018 AT BOOK 36 OF PARCEL MAPS, PAGES 93-94, RECORDS OF HUMBOLDT COUNTY, CALIFORNIA.
- (R2) TRACT MAP #195, RECORDED ON AUGUST 23, 1982 AT BOOK 17 OF MAPS, PAGES 138-140, RECORDS OF HUMBOLDT COUNTY, CALIFORNIA.
- (R3) TRACT MAP #661, RECORDED ON JANUARY 31, 2019 AT BOOK 25 OF MAPS, PAGES 113-114, RECORDS OF HUMBOLDT COUNTY, CALIFORNIA.

TRACT NO. _____
 FOR MICHAEL D. BODE, AUDREY S. BODE,
 RYAN D. BODE, AND MELISSA L. BODE
 LOCATED IN THE CITY OF EUREKA
 BEING A PORTION OF THE NORTHEAST
 QUARTER OF SECTION 34, TOWNSHIP 5
 NORTH, RANGE 1 WEST, HUMBOLDT MERIDIAN
 COUNTY OF HUMBOLDT, STATE OF
 CALIFORNIA
 APRIL 2022



PACIFIC AFFILIATES
 CONSULTING ENGINEERS
 990 W. WATERFRONT DRIVE, EUREKA, CA 95501
 TEL (707) 445-3001 • FAX (707) 445-3003



CORNER MONUMENT NOTES

- ① FOUND 5/8" REBAR WITH CAP MARKED "DRAKE LS 9244" PER (R1).
- ② FOUND 1-1/2" BRASS CAP IN MONUMENT WELL MARKED "LS 2820" PER (R2).
- ③ FOUND NAIL & 3/4" BRASS TAG IN CONCRETE CURB MARKED "LS 2820" PER (R2). ACCEPTED AS THE TRUE REFERENCE POINT PER (R2). LIES 1.60' N02°E OF RECORD POSITION (R1) AND 0.19' N18°E OF THE TRUE CORNER POSITION AS CONTROLLED BY THE CENTERLINE OF PONDEROSA COURT AND MONUMENTED PER (R2).
- ④ FOUND 3/4" (1/2" I.D.) PIPE NO TAG EMBEDDED IN CONCRETE CURB. NO REFERENCE FOUND. LIES 0.29' S85°E OF TRUE CORNER POSITION AS SHOWN ON (R1).
- ⑤ FOUND 1-1/2" (1-1/4" I.D.) PIPE NO TAG, NO REFERENCE FOUND. LIES 0.18' N74°E OF TRUE CORNER POSITION AS SHOWN ON (R1).
- ⑥ FOUND 1-1/4" (1" I.D.) PIPE WITH BRASS TAG ATTACHED STAMPED "DRAKE LS 9244" AT FENCELINE CORNER, AS SHOWN ON (R1) & (R3). LIES 0.17' N27°E OF TRUE CORNER POSITION PER (R1).
- ⑦ FOUND 1" (3/4" I.D.) PIPE WITH BRASS TAG ATTACHED STAMPED "DRAKE LS 9244" AT FENCELINE CORNER, AS SHOWN ON (R1) & (R3). LIES 0.27' S70°W OF TRUE CORNER POSITION PER (R1).
- ⑧ FOUND 1" (3/4" I.D.) PIPE NO TAG IN FENCELINE, NO REFERENCE FOUND. LIES 0.22' S04°W OF TRUE CORNER POSITION AS SHOWN ON (R1), ATTACHED A BRASS TAG STAMPED "DRAKE LS 9244" THEREON.

LEGEND

- EXISTING PROPERTY LINE
- LOT LINE
- - - EASEMENT LINE
- CENTERLINE
- (M) MEASURED, U.S. SURVEY FEET
- (R#) or [] RECORD DOCUMENT DATA
- SET 5/8" x 24" BAR WITH CAP MARKED "DRAKE LS 9244"
- SET NAIL AND BRASS TAG IN CURB STAMPED "DRAKE LS 9244"
- FOUND MONUMENT
- O.R. OFFICIAL RECORDS
- I.D. INNER DIAMETER
- CALC. CALCULATED
- PUE PUBLIC UTILITY EASEMENT

SURVEY NOTES

ALL MEASURED DISTANCE SHOWN ARE U.S. SURVEY FEET. THIS MAP ILLUSTRATES THE SUBDIVISION OF LOT 1 OF PARCEL MAP # 3631 (R1) INTO TWO PARCELS.
 ALL BEARINGS ARE MEASURED UNLESS NOTED.
 CORNER PIPES FOUND HEREON MEASURED OUTER DIAMETER.