










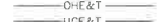







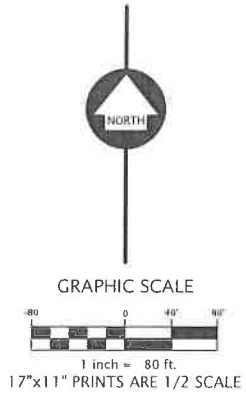


LEGEND

-  FOUND MONUMENT OF RECORD PER 27 PM 71
-  SUBJECT EXTERIOR BOUNDARY
-  PROPOSED INTERIOR LOT LINE
-  ADJACENT PROPERTY LINE
-  RIGHT OF WAY CENTERLINE
-  EXISTING EASEMENT LINE
-  PROPOSED EASEMENT LINE
-  BUILDING SETBACK LINE
-  EXISTING BUILDING FOOTPRINT
-  FENCE LINE
-  EDGE OF ASPHALT PAVEMENT
-  EDGE OF GRAVEL DRIVE / PATH
-  EXISTING GROUND CONTOURS
-  OVERHEAD ELECTRIC LINES
-  OVERHEAD ELECTRIC & TELEPHONE LINES
-  UNDERGROUND ELECTRIC AND TELEPHONE LINES
-  JOINT UTILITY POLE
-  PARKING SPACE
-  HUMBOLDT LAND TITLE PRELIMINARY TITLE REPORT EXCEPTION ITEM NUMBER

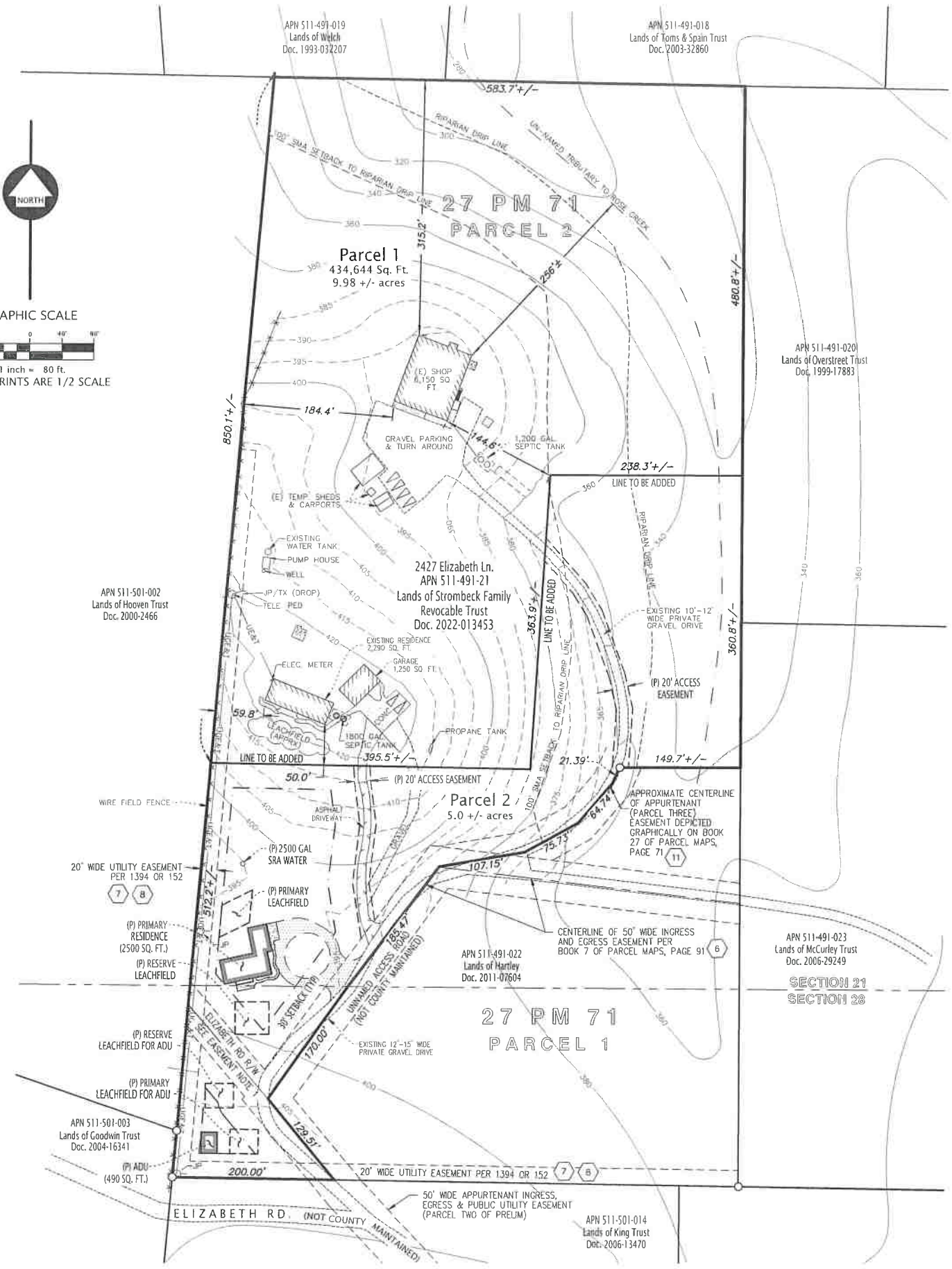


PROJECT NOTES:

1. This project proposes a Zone Reclassification and Minor Subdivision of this 14.98 acre parcel into two parcels. The parcel is currently zoned Agriculture General with a minimum parcel size of 10 acres (AG-B-5(10)) and this Zone Reclassification requests consideration of a minimum parcel size of 5 acres. The parcel has a General Plan designation of Residential Agriculture specifying average parcel size of 5-20 acres. This application is consistent with the plan density specified in the McKinleyville Community Plan.
2. Mapping hereon is based on ties to monuments set in Book 27 of Parcel Maps, Page 71 and the subject property is Parcel 2 of said Parcel Map. Easements shown hereon are per a Preliminary Title Report prepared by Humboldt Land Title Company, dated August 11, 2023 under Title No. FHBT-CTO23001585. See Easement Notes hereon for additional information.
3. The property is currently developed with a single family residence, detached garage and a shop. After the proposed subdivision the residence, garage and shop will be located on a proposed Parcel 1, an approximately 10 acre parcel. Proposed Parcel 2 will be undeveloped and intended for future development of a primary and secondary residence.
4. The property is provided electricity by PG&E and propane is on-site. Proposed Parcel 1 is developed with two on-site sewage disposal systems, as shown hereon. The approximate leachfield location for the residence on proposed Parcel 1 is shown based on discussions with the property owner. Proposed Parcel 2 will be served by on-site sewage disposal systems as shown hereon. There is an existing well on the proposed 10 acre parcel will serve both proposed parcels.
5. Contours and the location of the un-named tributary to Rose Creek are shown based on the USGS Topographic Quad Sheet. The ephemeral stream was not physically located by PWS and it is not shown on the UGSG Quad. The location of the stream, riparian drip line and SMA setback shown hereon were derived from Figure 3 of the Biological Resources Assessment prepared by Kyle Wear for this project.
6. Access to both proposed parcels is via Elizabeth Road, a private gravel road with an approximate width of 20 feet within a 50 foot wide access easement (see Easement Note 1 below) and listed as Parcels Two and Three in the Preliminary Title Report.
7. No grading or tree removal is proposed as part of this project. Future grading and tree removal will be necessary for construction of residential structures and septic systems, but this will be considered at time of building permit application.


EASEMENT NOTES:

1. An easement for Elizabeth Road is shown hereon based on the location as shown on the Amended Record of Survey for Julius Hooven recorded in Book 31 of Surveys, Pages 94-95. This easement has been granted to multiple parties and is described in the Preliminary Title Report as 1301 OR 597 (Item 5 of Exceptions), 1370 OR 404 (Item 6) and 1993-20952-2 (Item 11).
2. All other easements listed in the Exceptions and Exclusions are mapped hereon.



SURVEYOR'S STATEMENT

This map was prepared by me, or under my direction, and is based upon a field survey.

SIGNED: 
 DATED: REV 1/5/2024

Jesse N Buffington
 PLS 9339



PROJECT DATA

Owner / Applicant: Steve & Tina Strombeck- Trustees of the Strombeck Family Revocable Trust
Mailing Address: 960 S. G Street Arcata, CA 95521
Phone: 707-822-4557
APN: 511-491-021
Site Address: 2427 Elizabeth Road McKinleyville, CA 95519
Agent: Jesse Buffington Points West Surveying Arcata, CA 95521
Mailing Address: 5201 Carlson Park Drive, Suite 3 Arcata, CA 95521
Phone: 707-840-9510
Fax: 707-840-9542
Email: buffington@pointswestsurveying.com
Current Zoning: AG-B-5(10)
Proposed Zoning: AG-B-5(S)
General Plan: Residential Agriculture - RA5-20
Building Setbacks: Front: 30', Side: 30', Rear: 30'

**APN 511-491-021
 TENTATIVE MAP &
 ZONE RECLASSIFICATION
 for
 STEVE STROMBECK**

SECTION 21-28, T7N, R1E,
 HUMBOLDT MERIDIAN
 IN THE UNINCORPORATED AREA OF MCKINLEYVILLE
 HUMBOLDT COUNTY, STATE OF CALIFORNIA
 Date: April 2022

SCALE: 1" = 80' SHEET 1 OF 1

