







- Notes
- Existing building on proposed parcel #3, no buildings on any other proposed parcels.
  - Parcel size may be altered plus or minus 10% on final map.
  - All utilities are/will be installed in or over road easement except where indicated on map and subject to PG&E approval.
  - Leach field design has been approved by Humboldt County Environmental Health for proposed parcels 1 and 3 and LLA parcel.
  - Home site areas have been approved for proposed parcel 1 and LLA parcel, proposed parcel 3 existing house. Parcel 2 has submitted R1 report around 1990.
  - Water for proposed parcel 1 and LLA parcel is from the Splitter Lane Water System. Water for proposed parcel 2 is from Idylbear Water System. Water for parcel 3 is from JHH well (see map). Water lines for Splitter Lane Water Association, Idylbear Water Association and JHH Systems run on the North side of Idylbear Lane easement. Splitter Lane Association also runs on the East side of Splitter Lane easement.
  - All water systems have been approved by Humboldt County Environmental Health.
  - These parcels will be members of the Idylbear Lane Road Maintenance Association.
  - Road has a paved 18' travel way to all proposed parcels (Idylbear Lane, a non-County road).
  - There are no known sensitive habitats areas on the parcels.
  - There are no known historical buildings or archeological or paleontological resources on the parcels.
  - The land use surrounding these parcels is Rural Residential and TPZ.
  - All easements of record are shown on this map and will appear on recorded subdivision map.
  - Contour maps are from U.S.G.S. maps and are adjusted to field observation.
  - Cross-hatch shows seasonal stream protection area and located by field observation.
  - ⊙ indicates perk or soil test spot.
  - Geology report for this property is on file with the Humboldt County under file # APN 500-091-29

L/C	BRS/DELTA	LENGTH	RADIUS
1	N 2° 28' 25" E	24.71	
2	S 80° 25' E	69.37	
3	S 50° 43' E	174.30	350.00
4	S 50° 43' E	229.60	
5	N 4° 10' 15" E	105.26	
6	S 71° 20' W	177.75	60.00
7	N 4° 30' E	284.39	
8	N 70° 13' E	173.55	240.00
9	N 52° 25' E	204.22	
10	S 74° 01' W	238.71	
11	S 0° 22' W	33.23	107.00
12	S 82° 12' E	81.30	120.00
13	S 82° 12' E	78.46	
14	S 2° 46' W	102.43	275.00
15	S 74° 01' W	238.71	
16	S 34° 43' E	30.45	
17	S 0° 10' W	135.89	100.00
18	N 45° 07' E	255.00	
19	N 50° 03' E	176.20	
20	S 7° 00' W	162.00	820.00
21	N 0° 55' W	17.61	
22	S 6° 31' W	65.75	820.00
23	N 53° 41' E	75.40	
24	N 53° 41' E	32.00	
25	N 47° 20' E	21.00	
26	N 62° 21' E	11.00	
27	N 62° 21' E	62.64	

Idylbear Lane

**ENCUMBRANCES**

WATER RIGHT IN NE 1/4 SW 1/4 SECTION 2 PER S.M. D. 568

ROAD EASEMENT PER 1902 O.R. 147

1/2" EASEMENT IN THE CRESTWOOD SUBDIVISION (6" MD) PER 1950 O.R. 83

ROAD EASEMENT NOTED AS "MAIN ROAD" PER 1942 O.R. 1444

ROAD EASEMENT NOTED AS "MAIN ROAD AND LOOP ROAD" PER 1936 O.R. 831

**TENTATIVE MAP AND LOT LINE ADJUSTMENT**

For APN 500-091-47 AND APN 500-091-52

Owner/Applicant: John Hornstein  
 2560 Idylbear Lane  
 Arcata, CA 95521  
 707-499-1899

Owner: M & C Yanke  
 2635 H Street  
 Eureka, CA 95501  
 707-445-8629

Section 2, 3 T5N, R1E  
 Scale: 1" = 200'  
 Map by John Hornstein



**Project Description**

Project consists of one legal parcel of 84.72 ± acres, known as APN 500-091-47, 2560 Idylbear Lane and one legal parcel of 5.26 ± acres known as APN 500-091-52. Proposed subdivision of APN 500-091-47 will result in Parcel 1 of approximately 12.08 ± acres. Parcel 2 of approximately 10.5 ± acres and Parcel 3, existing residence, of approximately 51.6 ± acres. The proposed acreage for Parcel 1 includes acquiring 0.08 ± acres from APN 500-091-52 through the proposed lot line adjustment. After lot line adjustment APN 500-091-52 will be approximately 5.18 ± acres. All road, driveways and waterlines exist for all parcels. No trees are proposed to be removed.