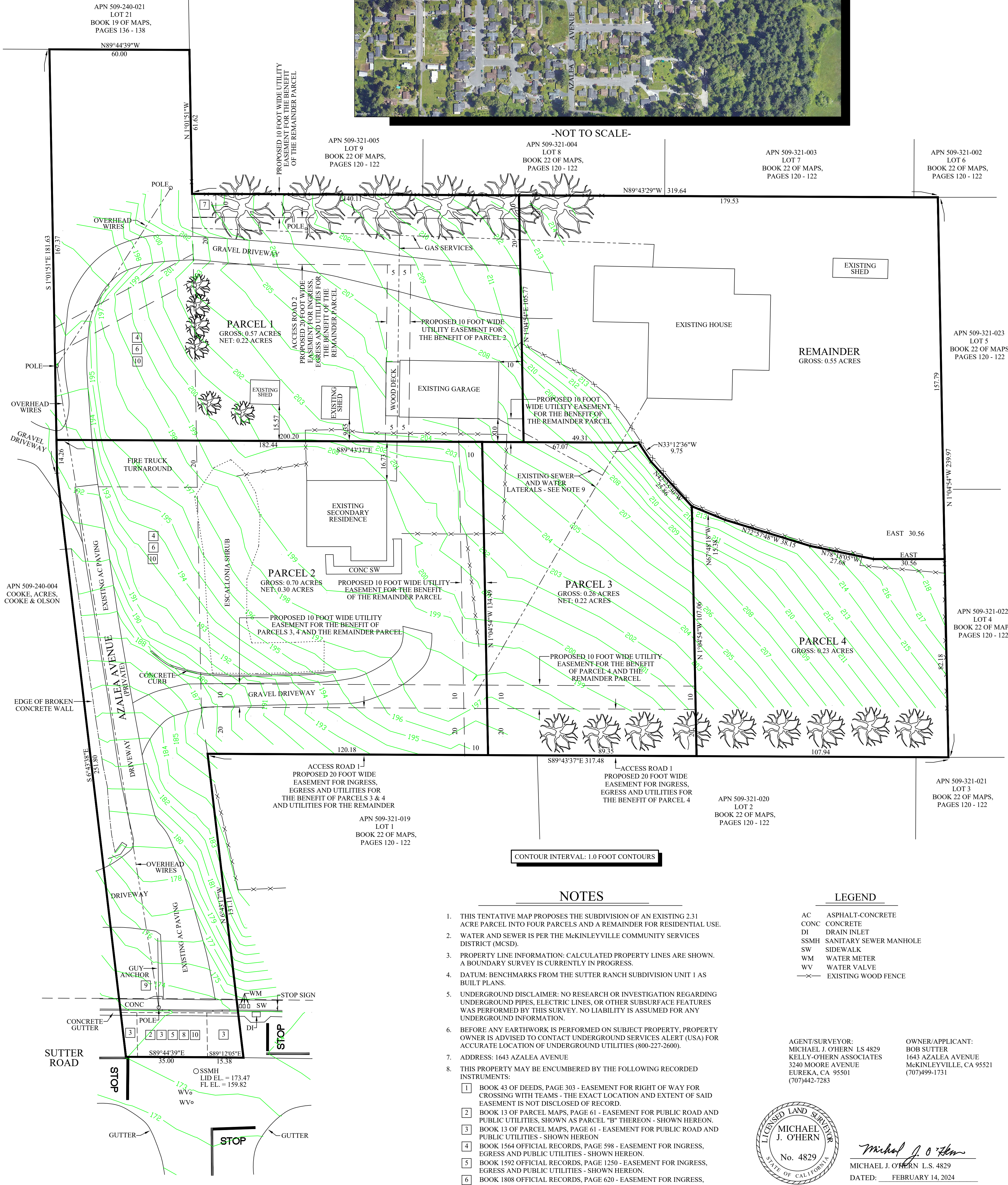


-NOT TO SCALE-



CONTOUR INTERVAL: 1.0 FOOT CONTOURS

NOTES

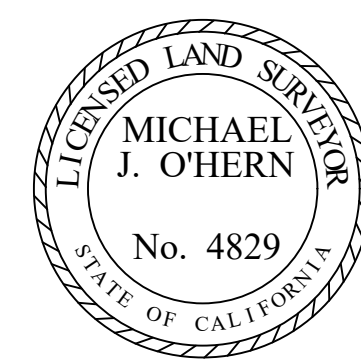
- THIS TENTATIVE MAP PROPOSES THE SUBDIVISION OF AN EXISTING 2.31 ACRE PARCEL INTO FOUR PARCELS AND A REMAINDER FOR RESIDENTIAL USE.
- WATER AND SEWER IS PER THE MCKINLEYVILLE COMMUNITY SERVICES DISTRICT (MCSD).
- PROPERTY LINE INFORMATION: CALCULATED PROPERTY LINES ARE SHOWN. A BOUNDARY SURVEY IS CURRENTLY IN PROGRESS.
- DATUM: BENCHMARKS FROM THE SUTTER RANCH SUBDIVISION UNIT 1 AS BUILT PLANS.
- UNDERGROUND DISCLAIMER: NO RESEARCH OR INVESTIGATION REGARDING UNDERGROUND PIPES, ELECTRIC LINES, OR OTHER SUBSURFACE FEATURES WAS PERFORMED BY THIS SURVEY. NO LIABILITY IS ASSUMED FOR ANY UNDERGROUND INFORMATION.
- BEFORE ANY EARTHWORK IS PERFORMED ON SUBJECT PROPERTY, PROPERTY OWNER IS ADVISED TO CONTACT UNDERGROUND SERVICES ALERT (USA) FOR ACCURATE LOCATION OF UNDERGROUND UTILITIES (800-227-2600).
- ADDRESS: 1643 AZALEA AVENUE
- THIS PROPERTY MAY BE ENCUMBERED BY THE FOLLOWING RECORDED INSTRUMENTS:
 - BOOK 43 OF DEEDS, PAGE 303 - EASEMENT FOR RIGHT OF WAY FOR CROSSING WITH TEAMS - THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
 - BOOK 13 OF PARCEL MAPS, PAGE 61 - EASEMENT FOR PUBLIC ROAD AND PUBLIC UTILITIES, SHOWN AS PARCEL "B" THEREON - SHOWN HEREON.
 - BOOK 13 OF PARCEL MAPS, PAGE 61 - EASEMENT FOR PUBLIC ROAD AND PUBLIC UTILITIES - SHOWN HEREON.
 - BOOK 1564 OFFICIAL RECORDS, PAGE 598 - EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES - SHOWN HEREON.
 - BOOK 1592 OFFICIAL RECORDS, PAGE 1250 - EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES - SHOWN HEREON.
 - BOOK 1808 OFFICIAL RECORDS, PAGE 620 - EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES - SHOWN HEREON.
 - INSTRUMENT NO. 1991-30862-3 - EASEMENT FOR PUBLIC UTILITIES - SHOWN HEREON.
 - INSTRUMENT NO. 1998-33527-4 - EASEMENT FOR PUBLIC ROADS - SHOWN HEREON.
 - INSTRUMENT NO. 1999-31638-4 - EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS - SHOWN HEREON.
 - INSTRUMENT NO. 2001-3527-3 - EASEMENT FOR INGRESS, EGRESS, PUBLIC AND PRIVATE UTILITIES AND PUBLIC ROAD - SHOWN HEREON.
- ALL EASEMENTS OF RECORD ARE SHOWN ON THIS TENTATIVE MAP AND WILL APPEAR ON THE RECORDED PARCEL MAP.
- THE EXISTING SEWER AND WATER LATERALS FOR THE REMAINDER PARCEL WILL BE RELOCATED TO THE EASEMENT TO BE CREATED ON PARCEL 2.
- GROSS AREAS SHOWN ARE THE ENTIRE PARCEL AREAS. NET AREAS EXCLUDE ACCESS EASEMENT AREAS BUT INCLUDE OTHER EASEMENT AREAS.

LEGEND

- AC ASPHALT-CONCRETE
- CONC CONCRETE
- DI DRAIN INLET
- SSMH SANITARY SEWER MANHOLE
- SW SIDEWALK
- WM WATER METER
- WV WATER VALVE
- X— EXISTING WOOD FENCE

AGENT/SURVEYOR:
MICHAEL J. O'HERN LS 4829
KELLY-O'HERN ASSOCIATES
3240 MOORE AVENUE
EUREKA, CA 95501
(707)442-7283

OWNER/APPLICANT:
BOB SUTTER
1643 AZALEA AVENUE
MCKINLEYVILLE, CA 95521
(707)499-1731



Michael J. O'Hern
MICHAEL J. O'HERN L.S. 4829
DATED: FEBRUARY 14, 2024

APN 509-321-018
TENTATIVE PARCEL MAP
FOR
ROBERT W. & CINDI L. SUTTER
IN
SECTIONS 4 & 5 T6N, R1E, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
FEBRUARY 2024 SCALE 1" = 20'
HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA