



NOTES

1. THIS TENTATIVE MAP PROPOSES A LOT LINE ADJUSTMENT BETWEEN THREE EXISTING PARCELS.
2. WATER AND SEWER SERVICES:
PARCEL A - EXISTING PER THE CITY OF EUREKA
PARCEL B - NONE
PARCEL C - NONE
3. THE EXISTING BUILDINGS SHOWN HEREON ARE PER AERIAL MAPPING AND ARE APPROXIMATE.
4. PROPERTY LINE INFORMATION: CALCULATED PROPERTY LINES ARE SHOWN. A BOUNDARY SURVEY IS CURRENTLY IN PROGRESS. PARCEL AREAS SHOWN HEREON ARE APPROXIMATE.
5. THIS PROPERTY MAY BE ENCUMBERED BY THE FOLLOWING RECORDED INSTRUMENTS:
 - 1] BOOK 229 DEEDS, PAGE 116 AND BOOK 236 DEEDS, PAGE 181 - WAIVER OF CLAIMS FOR DAMAGES DUE TO THE STATE HIGHWAY - SHOWN HEREON.
 - 2] BOOK 1683 O.R., PAGE 1232 - STATE HIGHWAY EASEMENT AND ACCESS RESTRICTION - SHOWN HEREON.
 - 3] BOOK 1765 O.R., PAGE 1296 - INGRESS, EGRESS AND UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT - SHOWN HEREON.
 - 4] INSTRUMENT NO. 2012-031526-20 - UTILITY AND ACCESS EASEMENT - SHOWN HEREON.
 - 5] INSTRUMENT NO. 2012-031527-19 - UTILITY AND ACCESS EASEMENT - SHOWN HEREON.
 - 6] INSTRUMENT NO. 2012-031528-22 - TEMPORARY RIGHT OF ENTRY AGREEMENT - AGREEMENT WAS TERMINATED IN 2015.
 - 7] INSTRUMENT NO. 2013-020779-11 - TEMPORARY RIGHT OF ENTRY AGREEMENT - AGREEMENT WAS TERMINATED IN 2015.
 - 8] INSTRUMENT NO. 2015-009710-8 - MARTIN SLOUGH INTERCEPTOR EASEMENT - SHOWN HEREON.
6. ADDRESS: 4775 BROADWAY
7. ZONING: A (AGRICULTURAL) AND AC (COASTAL AGRICULTURAL)
8. THE PURPOSE OF THIS LOT LINE ADJUSTMENT IS TO FACILITATE THE CONVEYANCE OF PARCEL A TO A NON-PROFIT CHARITABLE ORGANIZATION AND TO SEPARATE LAND USES BETWEEN PARCELS B AND C.

LOT LINE ADJUSTMENT SUMMARY

- [X] LINE TO BE DELETED BY LOT LINE ADJUSTMENT
- [Y] LINE TO BE ADDED BY LOT LINE ADJUSTMENT

PARCEL ORIGIN:

- ① BOOK 161 DEEDS, PAGE 199 - EXCEPTING BOOK 410 O.R., PAGE 179, BOOK 483 O.R., PAGE 148, BOOK 832 O.R., PAGE 317, PARCEL ONE OF BOOK 14 OF PARCEL MAPS, PAGE 22 AND PARCELS DEEDED TO THE STATE OF CALIFORNIA FOR HIGHWAY 101
- ② BOOK 227 DEEDS, PAGE 237 - EXCEPTING BOOK H DEEDS, PAGE 67
- ③ BOOK H DEEDS, PAGE 67 - EXCEPTING PARCELS DEEDED TO THE STATE OF CALIFORNIA FOR HIGHWAY 101

PARCEL	AREA BEFORE LLA	AREA AFTER LLA
①	54.70 ACRES +/-	
②	14.00 ACRES +/-	
③	15.83 ACRES +/-	
PARCEL A		3.0 ACRES +/-
PARCEL B		61.3 ACRES +/-
PARCEL C		20.22 ACRES +/-

ASSESSOR'S PARCEL NUMBER TABLE

R1	APN 302-051-008	CAMAS ET AL
R2	APN 302-051-009	JOHN R. BUELL
R3	APN 302-081-012	HOWARD RYAN & HEATHER ANN HILL
R4	APN 302-081-011	KENNETH L. & JOYCE A. CANEPA, TRUSTEES
R5	APN 302-081-010	SILVESTRE ORITZ & IRMA GARCIA
R6	APN 302-081-009	MARY ANNE BALDWIN, TRUSTEE
R7	APN 302-081-008	BRIAN & TRICIA MCKENZIE
R8	APN 302-171-020	DANIEL E. & DEBORAH K. MEALHOUSE, TRUSTEES
R9	APN 302-051-003	FRANCIS L. & CAROLE A. CARRINGTON, TRUSTEES

**APN 302-171-035
LOT LINE ADJUSTMENT MAP
FOR
THE CARRINGTON COMPANY**

IN
SECTION 4 T4N, R1W, HUMBOLDT MERIDIAN
WITHIN THE LIMITS OF THE CITY OF EUREKA
MARCH 2023 SCALE 1" = 120'

HUMBOLDT COUNTY
STATE OF CALIFORNIA

KELLY O'HERN ASSOCIATES
EUREKA, CALIFORNIA

PREPARED BY:
Michael J. O'Hern
MICHAEL J. O'HERN LS 4829
DATED: APRIL 6, 2023



SCALE 1" = 120'
0 60 120