

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.

John Henry Hornstein, A married man as his sole and separate property Dated: 3/9/2023

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, current owner and holder of that certain Deed of Trust executed by John Henry Hornstein, a married man, Mortgagor, and Washington Mutual Bank, FA, a federal association, as the Original Lender, dated 02/06/2003, and recorded 02/20/2003, as Document # 2003-6054-27, in Humboldt County, California,

said Deed of Trust was then assigned by Corporate Assignment of Deed of Trust to JPMorgan Chase Bank, National Association, dated 02/05/2013 and recorded 02/19/2013, as Document # 2013-003634-1, in Humboldt County, California,

which was assigned by California Gap Assignment Of Deed Of Trust to JPMorgan Chase Bank, National Association, successor in interest by purchase from the Federal Deposit Insurance Corporation as receiver of Washington Mutual Bank F/K/A Washington Mutual Bank, FA, said Assignment Dated 02/25/2021, Recorded 03/10/2021, as Document # 2021-005378, in Humboldt County, California,

which was assigned by Corporate Assignment Of Deed Of Trust to JPMorgan Chase Bank, National Association, dated 03/07/2014 and recorded 04/10/2014, as Document # 2014-006389-2 in Humboldt County, California,

DOES HEREBY CONSENT TO THIS PLAT AND DO FURTHER HEREBY APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON.

JPMorgan Chase Bank, National Association

BY Donna Acree

Dated: APRIL 6, 2023

DONNA ACREE

Print Name Its: Vice President-Documnet Execution



NOTARY ACKNOWLEDGMENT

State of Louisiana } Parish of Ouachita }

On APRIL 6, 2023, before me, appeared DONNA ACREE to me personally known, who did say that she is the Vice President-Documnet Execution of JPMorgan Chase Bank, National Association, and that the instrument was signed on behalf of the corporation, by authority from its board of directors, and that she acknowledged the instrument to be the free act and deed of the corporation.

Yolanda A. Diaz Notary Public

Louisiana Notary ID 07401 Lifetime Commission Official seal not required

Yolanda A. Diaz, Notary Public ID# 07401

NOTARY ACKNOWLEDGMENT

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 Humboldt County On 3/9/2023 before me, M. Adams, Notary Public, personally appeared John Henry Hornstein, 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. M. Adams Printed name Signature

My principal place of business is in Humboldt County My Commission expires 2/2/2024 Official seal not required

FURTHER SUBDIVISION NOTE

Further subdivisions of the lots created by this subdivision may require the performance of additional on-site and off-site improvements to the road connecting the subdivision to the County Road or other publicly maintained road. If the County deems necessary, this work could require the road to be developed to the County Road standards by the Subdivider.

NON-COUNTY LANE NOTE

If the private lane or lanes shown on this plan of subdivision, or any part thereof, are to be accepted by the County for the benefit of the lot owners on such lane rather than the benefits of the County generally, such private lane or lanes or parts thereof shall first be improved at the sole cost of the affected lot owner or owners, so as to comply with the specifications as contained in the then-applicable subdivision regulations relating to public streets.

EASEMENTS OF RECORD:

Table with 4 columns: I.D. #, OWNER OF INTEREST, PURPOSE, DOCUMENT NO. & NOTES. Lists easements for parcels 11 through 29.

TAX COLLECTOR'S CERTIFICATE

Amy Christensen, Tax Collector of Humboldt County, California, hereby certify that according to the records of this Office, as of this date, there are no tax liens currently due against the land within this subdivision or parcel description, described as Assessor's Parcel No(s). 500-091-061, 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 \$6100.00, and that a bond in this amount has been collected and deposited with this office on behalf of the Board of Supervisors.

Amy Christensen Humboldt County Tax Collector By Shannon Wilson Deputy Dated 4/17/2023 Print Name

CLERK OF THE BOARD STATEMENT

I, Tracy D'Amico, Clerk of the Board of Supervisors of the County of Humboldt, State of California, hereby certify that said Board of Supervisors, at a meeting held on 20, at which a quorum was present, approved the subdivision map. Said Board accepted those parcels of land and easements as offered for dedication for the uses set forth on the accompanying subdivision map in conformity with the terms and dedications summarized as follows:

There are no dedications or easements hereon.

Kathy Hayes Clerk of the Board of Supervisors By: Deputy Date: Print Name

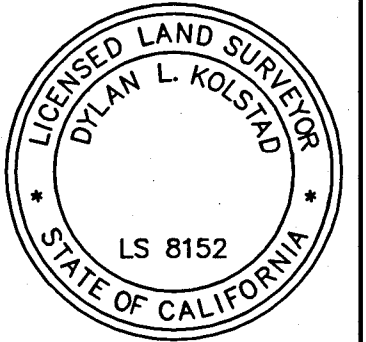
DEVELOPMENT PLAN NOTE

A Notice of Development Plan for the lots of this subdivision has been recorded. The referenced document(s) is/are on file with the Humboldt County Planning Department under Case No. FMS16-006, APN 500-091-047.

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 John Hornstein, on March 2019. 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.

Dylan L. Kolstad PLS 8152 DATED: Mar 7, 2023



COUNTY SURVEYOR'S STATEMENT

I hereby state that I have examined this map; that the subdivision as shown is substantially the same as it appeared on the tentative map and any approved alterations thereof; that all provisions of the Subdivision Map Act and of any local subdivision ordinances of the County of Humboldt applicable at the time of approval of the tentative map, have been complied with; and that I am satisfied that this map is technically correct.

Richard E. Marshall, PLS 8544 DEPUTY COUNTY SURVEYOR DATED: 4/18/2023



COUNTY RECORDER'S STATEMENT

FILED THIS DAY OF 2023 AT HUMBOLDT COUNTY RECORDS AT THE REQUEST OF DYLAN L. KOLSTAD.

JUAN-P. CERVANTES HUMBOLDT COUNTY RECORDER BY: DEPUTY FEE: INSTRUMENT NO.

TRACT NO.

FOR JOHN HENRY HORNSTEIN

UNINCORPORATED AREA OF HUMBOLDT COUNTY STATE OF CALIFORNIA

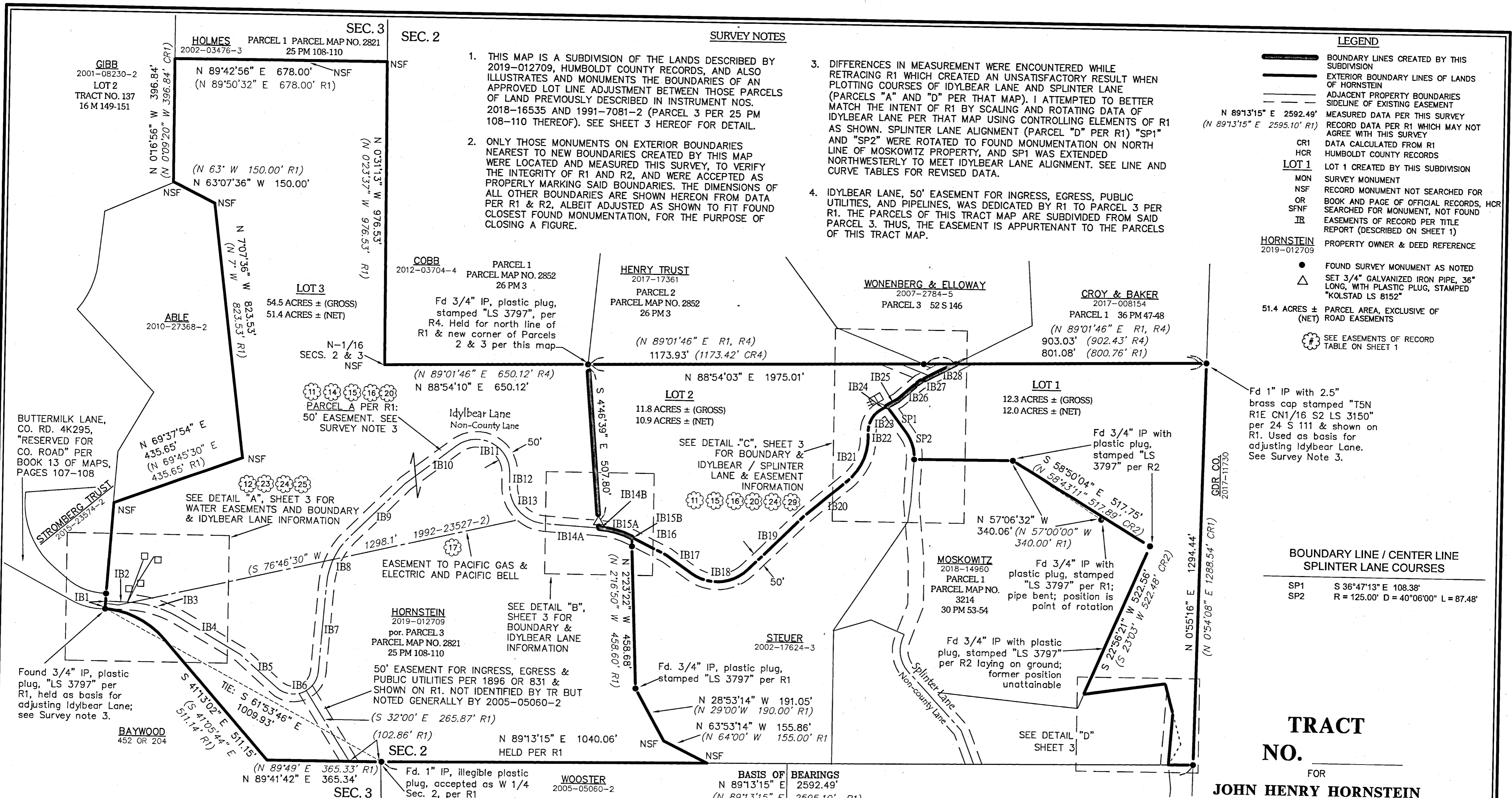
BEING A SUBDIVISION OF THAT LAND DESCRIBED BY INSTRUMENT NUMBER 2019-012709, RECORDS OF HUMBOLDT COUNTY, AND LOCATED WITHIN:

SW/4 & SE/4 OF NW/4 SECTION 2 SE/4 & NE/4 OF NE/4 SECTION 3 TOWNSHIP 5 NORTH, RANGE 1 EAST, HUMBOLDT MERIDIAN

KOLSTAD LAND SURVEYORS

PO BOX 594 BAYSIDE, CA 95524 VOICE (707) 822-2718 FAX (707) 822-5636 WWW.KOLSTADPLS.COM

APN 500-091-047, -052 AUGUST, 2019 JOB No. 2017-063 SHEET 1 OF 3



**SURVEY NOTES**

- THIS MAP IS A SUBDIVISION OF THE LANDS DESCRIBED BY 2019-012709, HUMBOLDT COUNTY RECORDS, AND ALSO ILLUSTRATES AND MONUMENTS THE BOUNDARIES OF AN APPROVED LOT LINE ADJUSTMENT BETWEEN THOSE PARCELS OF LAND PREVIOUSLY DESCRIBED IN INSTRUMENT NOS. 2018-16535 AND 1991-7081-2 (PARCEL 3 PER 25 PM 108-110 THEREOF). SEE SHEET 3 HEREOF FOR DETAIL.
- ONLY THOSE MONUMENTS ON EXTERIOR BOUNDARIES NEAREST TO NEW BOUNDARIES CREATED BY THIS MAP WERE LOCATED AND MEASURED THIS SURVEY, TO VERIFY THE INTEGRITY OF R1 AND R2, AND WERE ACCEPTED AS PROPERLY MARKING SAID BOUNDARIES. THE DIMENSIONS OF ALL OTHER BOUNDARIES ARE SHOWN HEREON FROM DATA PER R1 & R2, ALBEIT ADJUSTED AS SHOWN TO FIT FOUND CLOSEST FOUND MONUMENTATION, FOR THE PURPOSE OF CLOSING A FIGURE.
- DIFFERENCES IN MEASUREMENT WERE ENCOUNTERED WHILE RETRACING R1 WHICH CREATED AN UNSATISFACTORY RESULT WHEN PLOTTING COURSES OF IDYLBEAR LANE AND SPLINTER LANE (PARCELS "A" AND "D" PER THAT MAP). I ATTEMPTED TO BETTER MATCH THE INTENT OF R1 BY SCALING AND ROTATING DATA OF IDYLBEAR LANE PER THAT MAP USING CONTROLLING ELEMENTS OF R1 AS SHOWN. SPLINTER LANE ALIGNMENT (PARCEL "D" PER R1) "SP1" AND "SP2" WERE ROTATED TO FOUND MONUMENTATION ON NORTH LINE OF MOSKOWITZ PROPERTY, AND SP1 WAS EXTENDED NORTHWESTERLY TO MEET IDYLBEAR LANE ALIGNMENT. SEE LINE AND CURVE TABLES FOR REVISED DATA.
- IDYLBEAR LANE, 50' EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES, AND PIPELINES, WAS DEDICATED BY R1 TO PARCEL 3 PER R1. THE PARCELS OF THIS TRACT MAP ARE SUBDIVIDED FROM SAID PARCEL 3. THUS, THE EASEMENT IS APPURTENANT TO THE PARCELS OF THIS TRACT MAP.

**LEGEND**

- BOUNDARY LINES CREATED BY THIS SUBDIVISION
- EXTERIOR BOUNDARY LINES OF LANDS OF HORNSTEIN
- ADJACENT PROPERTY BOUNDARIES
- SIDELINE OF EXISTING EASEMENT
- MEASURED DATA PER THIS SURVEY
- RECORD DATA PER R1 WHICH MAY NOT AGREE WITH THIS SURVEY
- CR1 DATA CALCULATED FROM R1
- HCR HUMBOLDT COUNTY RECORDS
- LOT 1 LOT 1 CREATED BY THIS SUBDIVISION
- MON SURVEY MONUMENT
- NSF RECORD MONUMENT NOT SEARCHED FOR
- OR BOOK AND PAGE OF OFFICIAL RECORDS, HCR
- SFNF SEARCHED FOR MONUMENT, NOT FOUND
- IR EASEMENTS OF RECORD PER TITLE REPORT (DESCRIBED ON SHEET 1)
- HORNSTEIN 2019-012709 PROPERTY OWNER & DEED REFERENCE
- FOUND SURVEY MONUMENT AS NOTED
- SET 3/4" GALVANIZED IRON PIPE, 36" LONG, WITH PLASTIC PLUG, STAMPED "KOLSTAD LS 8152"
- 51.4 ACRES ± PARCEL AREA, EXCLUSIVE OF ROAD EASEMENTS
- SEE EASEMENTS OF RECORD TABLE ON SHEET 1

**TRACT NO.**

FOR  
**JOHN HENRY HORNSTEIN**  
UNINCORPORATED AREA OF HUMBOLDT COUNTY  
STATE OF CALIFORNIA

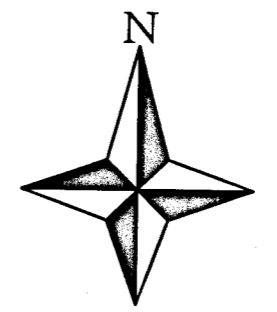
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SE/4 & NE/4 OF NE/4 SECTION 3  
TOWNSHIP 5 NORTH, RANGE 1 EAST, HUMBOLDT MERIDIAN

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APN 500-091-047, -052 AUGUST, 2019  
JOB No. 2017-063 SHEET 2 OF 3



SCALE: 1" = 200'

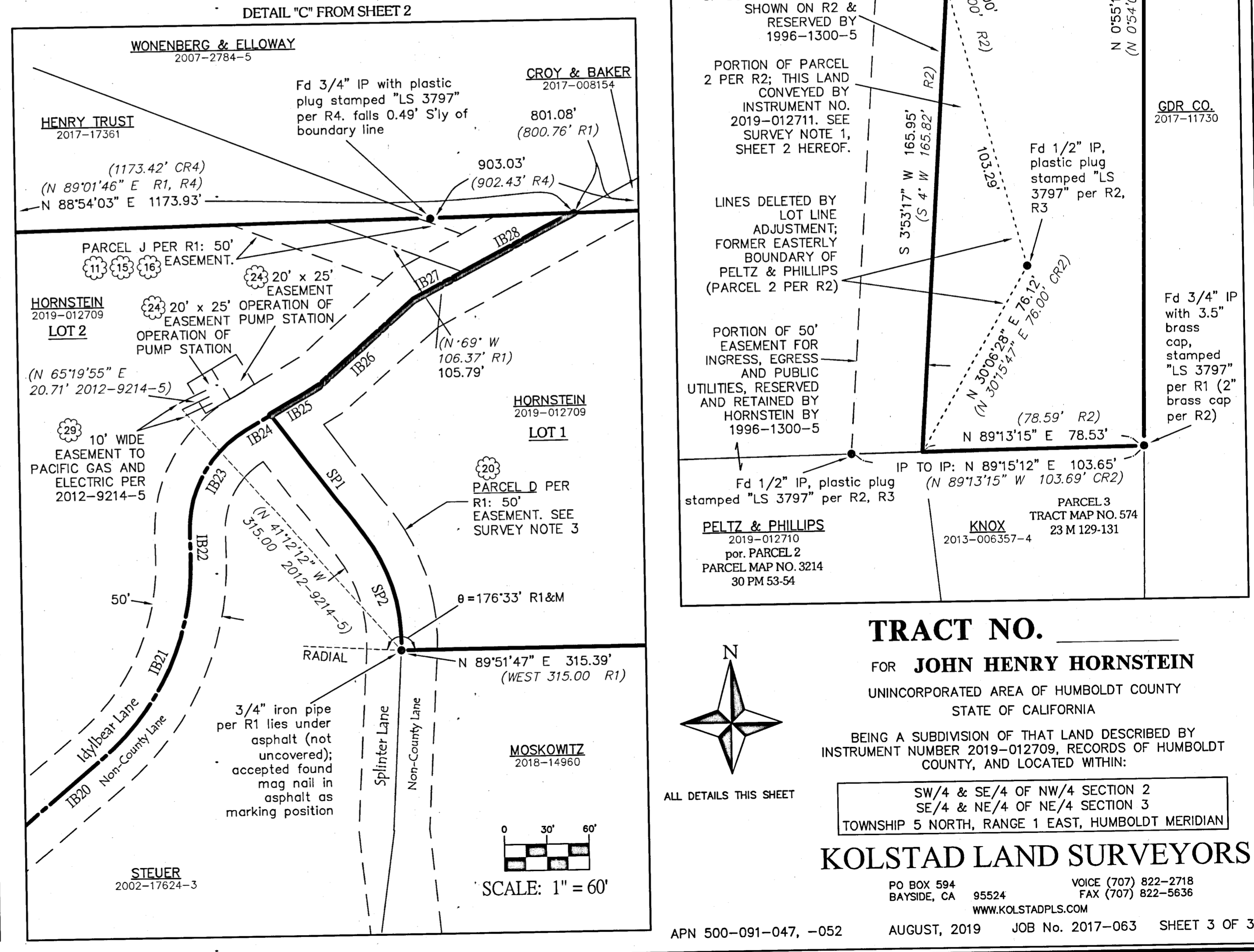
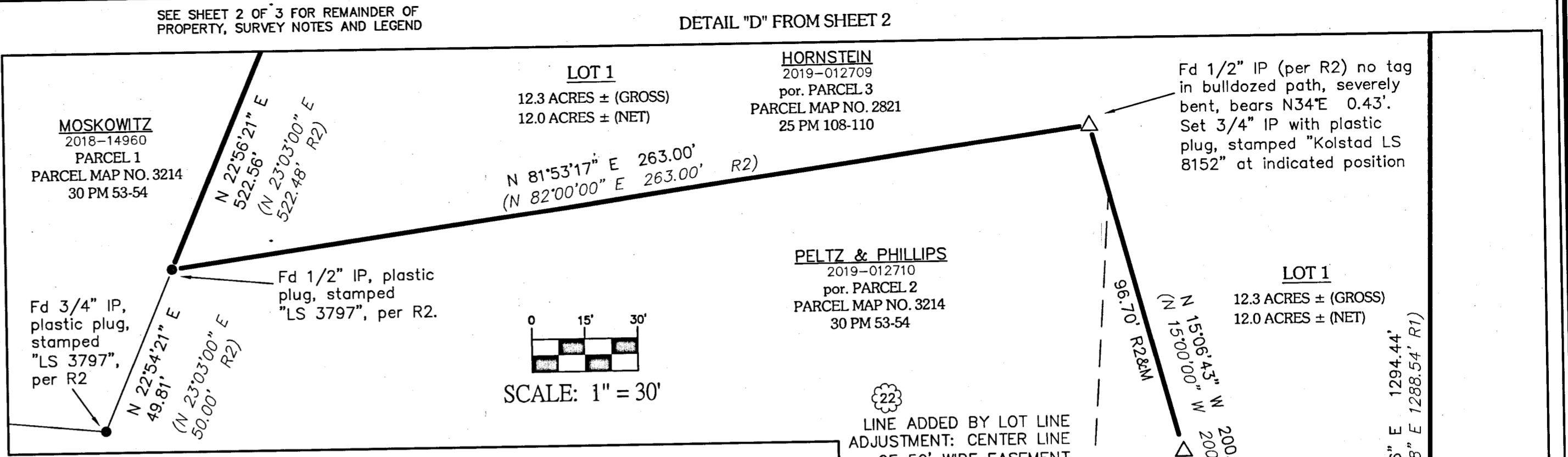
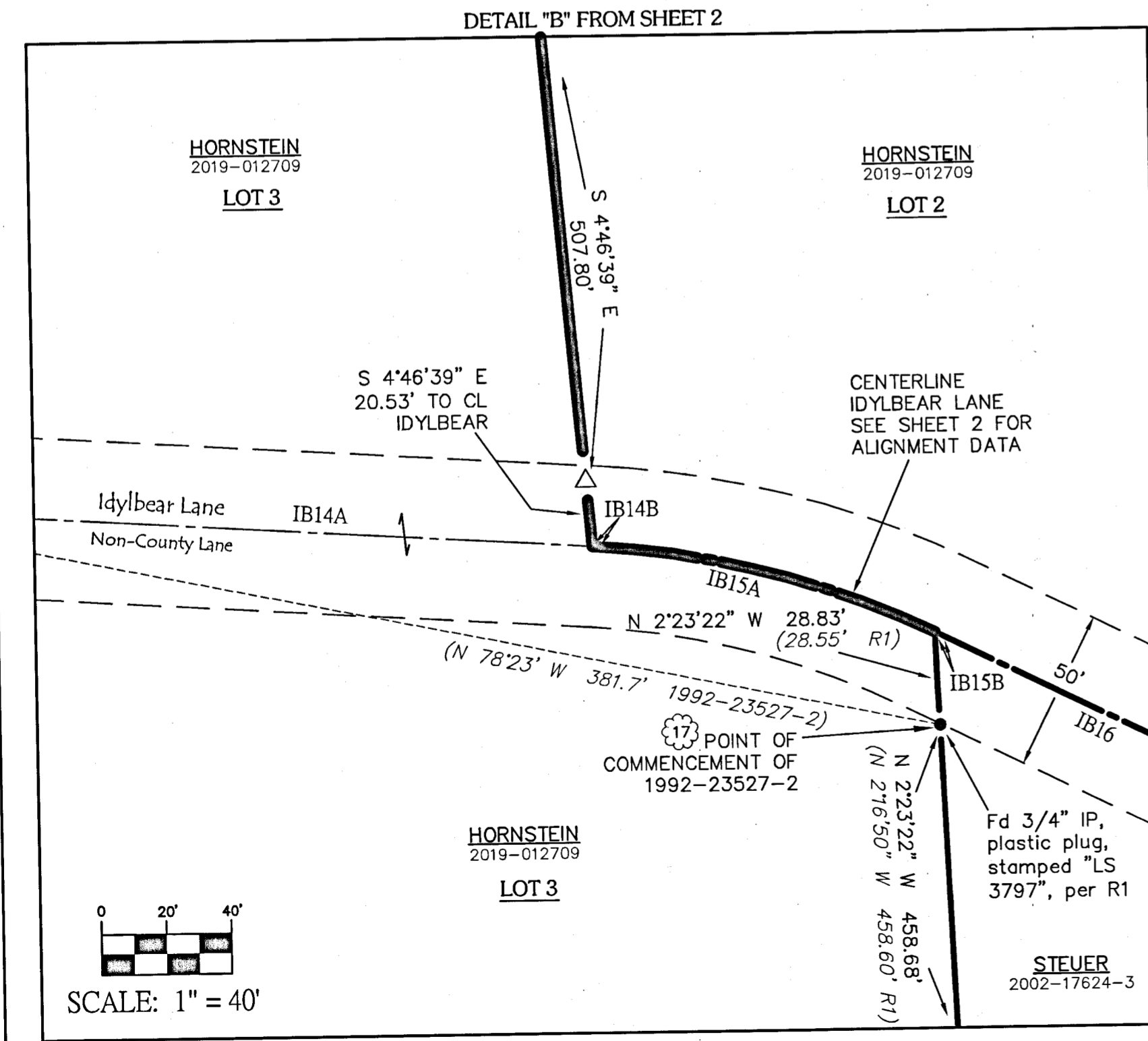
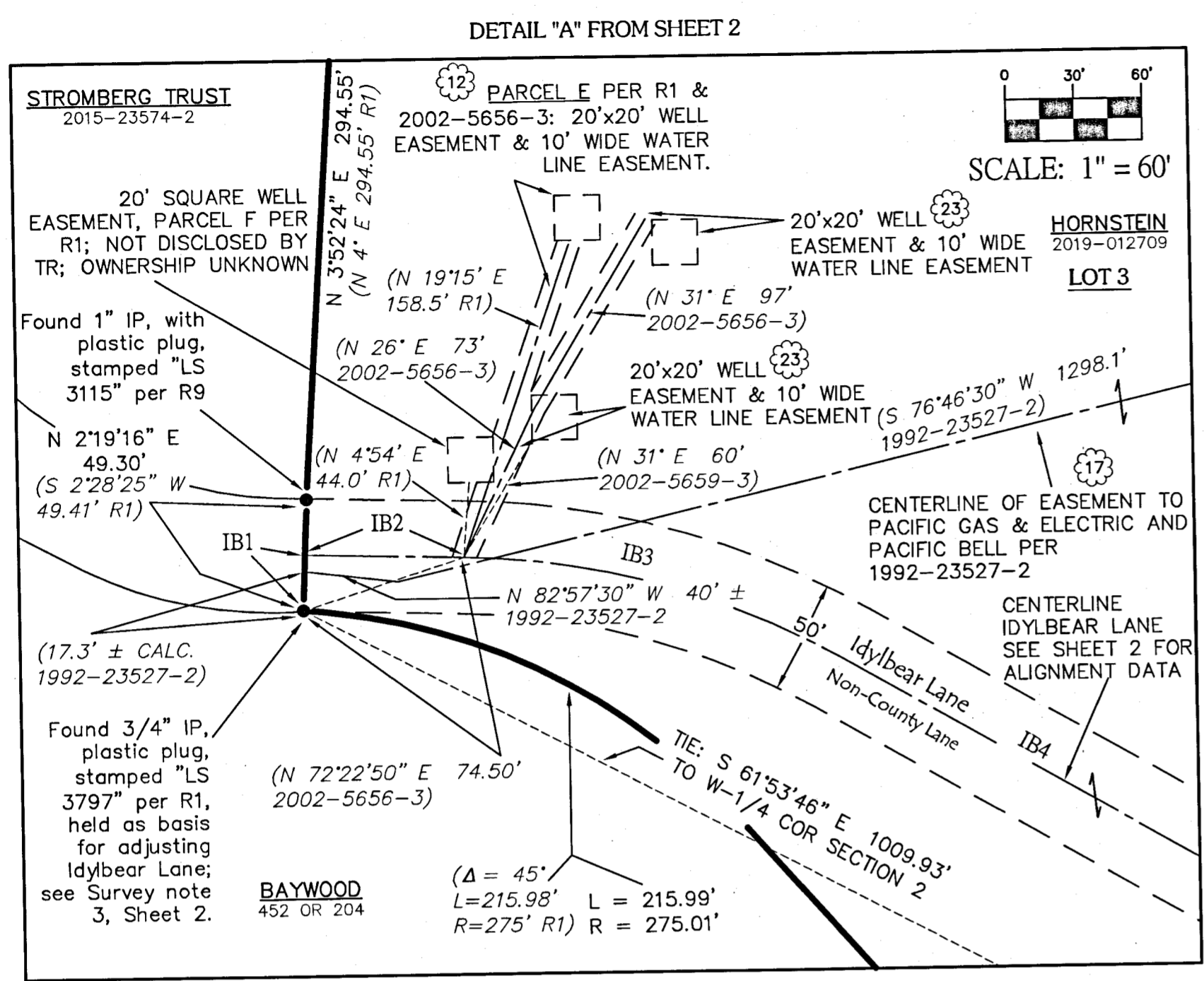
**BASIS OF BEARINGS**  
N 89°13'15" E 2592.49'  
BETWEEN FOUND MONUMENTS BETWEEN CENTER AND WEST QUARTER CORNERS OF SECTION 2, PER R1

**BOUNDARY LINE / CENTER LINE IDYLBEAR LANE COURSES**

IB1	N 2°22'08" E 24.72'	IB15B	R = 275.06' D = 0°07'37" L = 0.61' FROM PROP. LINE
IB2	S 88°22'24" E 69.98'	IB16	S 63°31'24" E 125.03'
IB3	R = 350.08' D = 28°32'00" L = 174.34'	IB17	S 54°50'24" E 98.47'
IB4	S 59°50'24" E 228.65'	IB18	R = 140.03' D = 80°10'00" L = 195.93'
IB5	S 48°17'24" E 155.85'	IB19	N 44°59'36" E 250.06'
IB6	R = 80.02' D = 127°20'00" L = 177.84'	IB20	N 49°57'36" E 176.24'
IB7	N 4°22'36" E 284.44'	IB21	R = 182.04' D = 51°00'00" L = 162.04'
IB8	R = 240.05' D = 40°43'00" L = 170.59'	IB22	N 1°02'24" W 17.61'
IB9	N 45°05'36" E 248.06'	IB23	R = 82.02' D = 60°37'00" L = 86.77'
IB10	N 52°25'36" E 204.34'	IB24	N 59°34'36" E 21.18'
IB11	R = 107.02' D = 127°49'00" L = 238.74'	IB25	N 59°34'36" E 40.83'
IB12	S 0°14'36" E 39.29'	IB26	N 48°20'36" E 90.02'
IB13	R = 120.03' D = 86°34'00" L = 181.35'	IB27	N 62°13'36" E 41.01'
IB14A	S 86°19'24" E 175.96'	IB28	N 62°13'36" E 88.50'
IB14B	S 86°19'24" E 0.54'		
IB15A	R = 275.06' D = 22°40'23" L = 108.85' TO PROP. LINE		

**REFERENCE INDEX**

REFERENCE	RECORDING DATA
R1	PARCEL MAP NO. 2821 BOOK 25 OF PARCEL MAPS, PAGES 108-110
R2	PARCEL MAP NO. 3214 BOOK 30 OF PARCEL MAPS, PAGES 53-54
R3	RECORD OF SURVEY BOOK 56 OF SURVEYS, PAGE 122
R4	PARCEL MAP NO. 2852 BOOK 26 OF PARCEL MAPS, PAGES 3-4
R5	PARCEL MAP NO. 1635 BOOK 14 OF PARCEL MAPS, PAGES 59-60
R6	PARCEL MAP NO. 3048 BOOK 28 OF PARCEL MAPS, PAGES 46-47
R7	RECORD OF SURVEY BOOK 52 OF SURVEYS, PAGE 146
R8	RECORD OF SURVEY BOOK 55 OF SURVEYS, PAGE 51
R9	TRACT NO. 137 BOOK 16 OF MAPS, PAGES 149-151



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APN 500-091-047, -052 AUGUST, 2019 JOB No. 2017-063 SHEET 3 OF 3