

PROJECT NOTES

- 1) This map represents a proposed Lot Line Adjustment between APN 223-141-010 (Sanders) & APN 214-141-001 (Hurlbutt). The existing Sanders parcel configuration is per an approved Lot Line Adjustment shown on Book 69 of Surveys, Page 78. The Hurlbutt parcel involved in the Lot Line Adjustment is the East Half of Section 36, Township 3 South, Range 3 East, lying southeasterly of the centerline of the State Highway.
- 2) The purpose of this Lot Line Adjustment is to achieve an equal exchange of acreage between these 2 parcels as part of an agreement to bring PG&E power to the Sanders parcel.
- 3) The Sanders parcel was created by Lot Line Adjustment in 2002 per the Notice of Lot Line Adjustment recorded as Doc. 2002-38342-3. The Hurlbutt parcel is the portion of an original patent parcel lying southeasterly of State Highway 101.
- 4) Existing easements of record shown hereon are based on information contained in a Preliminary Title Report prepared by Humboldt Land Title Company, Title No. FHBT-CT02100360V, dated 12/3/2021. **All easements of record are shown on this Tentative Map and will appear on the recorded subdivision map.**
- 5) Boundary lines shown hereon are based on ties to record monuments per Book 69 of Surveys, Page 78.
- 6) Due to the differing zoning of the areas to be adjusted, a Zone Boundary Adjustment will be required as part of the Lot Line Adjustment.
- 7) An "RPF Letter" by Hohman & Associates is included with this application regarding the suitability of the area to be added to the Sanders parcel and changed to TPZ zoning to shown compliance with Public Resources Code Section 4561.
- 8) The Hurlbutt parcel is encumbered by a Williamson Act contract. Per County Code Section 51257(a), the current contract will be rescinded and a new contract entered into simultaneously.

EASEMENT NOTES

Book 92 of Deeds, Page 286 - Easement granted to Sunset Telephone & Telegraph Company - Right of way to erect and maintain poles, wires and fixtures thereon. NOT LOCATABLE

Book 276 of Deeds, Page 40 - Easement granted to Pacific Gas and Electric Company for public utilities. Easement is within the East half of Section 36, Township 3 South, Range 3 East. NOT LOCATABLE

Book 277 of Deeds, Page 350 - Easement granted to Pacific Gas & Electric Company for ingress, egress & public utilities. Easement is within the East half of the Northwest quarter, and the West half of the Northeast quarter of Section 1, T4S, R3E NOT LOCATABLE

Book 173 of Official Records, Page 619 - 20 feet wide easement granted to the Pacific Telephone and Telegraph Company for ingress, egress and public utilities. Also grants the right to clear vegetation 75 feet on each side of said easement centerline - SHOWN HEREON

Book 181 of Official Records, Page 104 - 20 feet wide easement granted to the Pacific Telephone and Telegraph Company for ingress, egress and public utilities - SHOWN HEREON

Book 563 of Official Records, Page 122 - Easement granted to Pacific Gas and Electric Company for ingress, egress and public utilities. Easement is in Section 31, T3S, T4E. NOT LOCATABLE

Book 581 of Official Records, Page 645 - Identical to Book 563 Official Records, Page 122.

Book 582 of Official Records, Page 1 - Identical to Book 563 Official Records, Page 122.

Book 756 of Official Records, Page 90 - Court order severing access from State Highway to Lands of Hurlbutt.

Book 993 of Official Records, Page 495 - Easement granted to Pacific Telephone & Telegraph Company for ingress, egress and public utilities - NOT ON SUBJECT PARCEL

Document 1999-10257-7 - Consent to common use agreement between the State of California and Pacific Gas and Electric Company. NOT LOCATABLE

Document 2002-36264-2, Parcel 2 thereof - A non-exclusive easement for ingress and egress and public utilities 70 feet in width granted to Strasser. SHOWN HEREON

Document 2002-42888-5, Parcel 2 thereof - a non-exclusive easement for ingress and egress and public utilities 70 feet in width granted to Sanderson. SHOWN HEREON

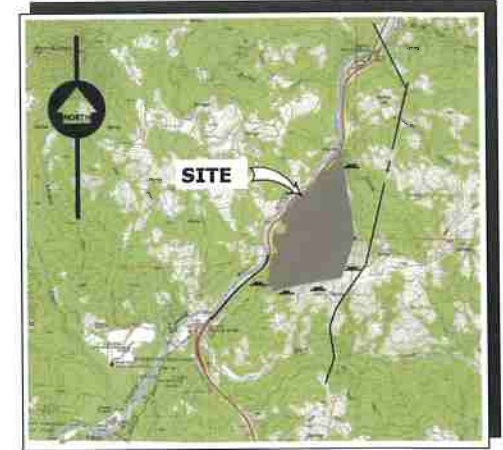
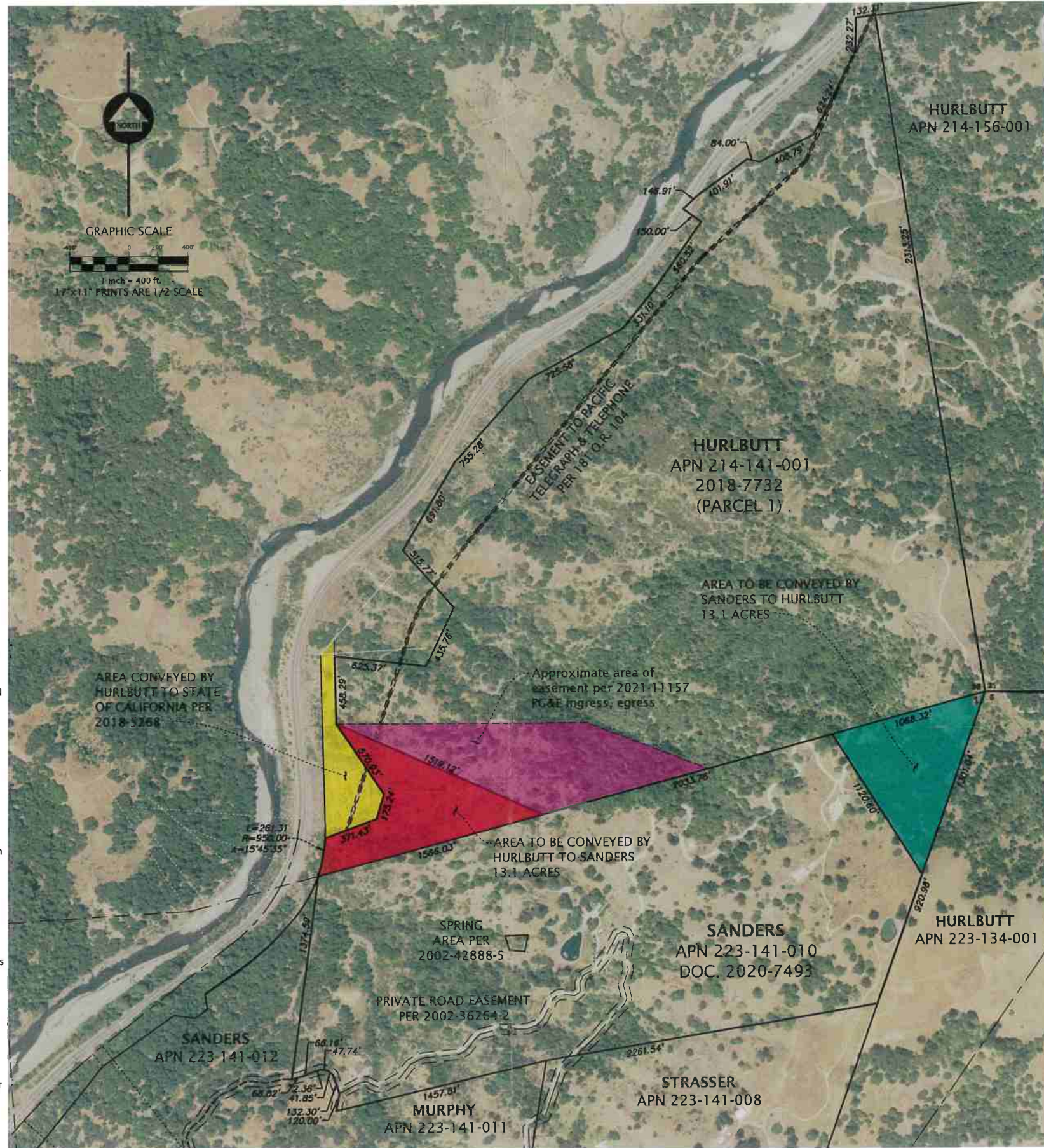
Document 2002-42888-5, Parcel 3 thereof - Exclusive easement granted to Sanderson for "spring area" together with the exclusive right to take water and an easement for the existing waterline running from said "spring area" to parcel one. SHOWN HEREON

Document 2005-20613-10 - Terms, conditions and limitations of the use of the original ranch route.

Document 2006-31792-3 - Nonexclusive easement granted to Dirtlover LLC. and Sanders for ingress and egress to be used in emergencies only. NOT LOCATABLE

Document 2018-5268 - Partial reconveyance by Hurlbutt to the State of California.

Document 2021-11157 - Easement granted to Pacific Gas & Electric for ingress, egress, and public utilities - See hatched area hereon for approximate easement location.



VICINITY MAP
SCALE: 1" = 5,000'

PROJECT DATA

Owner/Applicant: Trent Sanders
 APN: 223-141-010
 Mailing Address: PO Box 1126
 Redway CA 95560-1126
 Phone: 707.986.4068

Owner: Willard Hurlbutt Trust
 APN: 214-141-001
 Mailing Address: PO Box 283
 Garberville CA 95542-0283

Agent: Michael Pulley
 Points West Surveying Company
 Mailing Address: 5201 Carlson Park Drive Suite 3
 Arcata CA 95521
 Phone: 707.840.9510
 Fax: 707.840.9542
 Email: Pulley@PointsWestSurveying.com

PARCEL INFORMATION

APN: 223-141-010
 Existing Area: 166.7 Acres
 Proposed Area: 166.7 Acres
 Zoning: AE & TPZ
 General Plan: T

APN: 214-141-001
 Existing Area: 327.9 Acres
 Proposed Area: 327.9 Acres
 Zoning: AE-B-5(160)
 General Plan: AG

**LOT LINE ADJUSTMENT
 PLOT PLAN**

APNs 223-141-010
 & 214-141-001

SECTION 36, T3S, R3E
 & SECTION 1, T4S, R3E
 HUMBOLDT MERIDIAN
 IN THE UNINCORPORATED AREA OF
 HUMBOLDT COUNTY, STATE OF CALIFORNIA
 Date: March 2023

SCALE: 1" = 400'

SHEET 1 OF 1

POINTS WEST SURVEYING CO.
 5201 Carlson Park Dr., Suite 3 - Arcata, CA 95521
 707-840-9510 - Phone 707-840-9542 - Fax