

**Mono County
Community Development Department**

P.O. Box 347
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(760) 924-1800, fax 924-1801
commdev@mono.ca.gov

Planning Division

P.O. Box 8
Bridgeport, CA 93517
(760) 932-5420, fax 932-5431
www.monocounty.ca.gov

**LOT LINE ADJUSTMENT
APPLICATION**

APPLICATION # _____	FEE \$ _____
DATE RECEIVED _____	RECEIVED BY _____
RECEIPT # _____	CHECK # _____ (NO CASH)

APPLICANT/AGENT David Siphron

ADDRESS 345 19th Street CITY/STATE/ZIP Santa Monica, CA 90402

TELEPHONE (310) 394-4083 E-MAIL david@siphroncapital.com

OWNER, if other than applicant _____

ADDRESS _____ CITY/STATE/ZIP _____

TELEPHONE (_____) _____ E-MAIL _____

PROJECT DESCRIPTION: Assessor's Parcel # 010-400-006-000, -007-000

Adjust the lot line between APNs 010-400-006 & -007

APPLICATION PACKET SHALL INCLUDE:

- A. Plot Plan: Exhibit "A", a reproducible Plot Plan map, preferably on 8.5" x 11" (maximum size 11" x 17") drawn to a legible scale that illustrates and clarifies the requested lot line modifications. The Plot Plan must contain sufficient detail to verify conformance with existing zoning and building regulations. The Plot Plan must illustrate the following items where applicable: (a) existing zoning; (b) existing and proposed lot areas; (c) existing surface and subsurface structures and improvements; (d) existing septic system and well locations; (e) streams and waterways; (f) existing/proposed easements and access routes; and (g) any unusual topographic features or other information (such as compliance with minimum setback requirements) that may be pertinent to review and approval of the application.
- B. Completed Project Information form.
- C. Appropriate application fee: See Development Fee Schedule.

I/We certify that I/we are the owners of the subject property or that I/we have been authorized by the owners to process this application.

David C. Siphron
Signature

Signature

1-18-2023
Date

EXHIBIT "B"
LOT LINE ADJUSTMENT NO. 14-0X

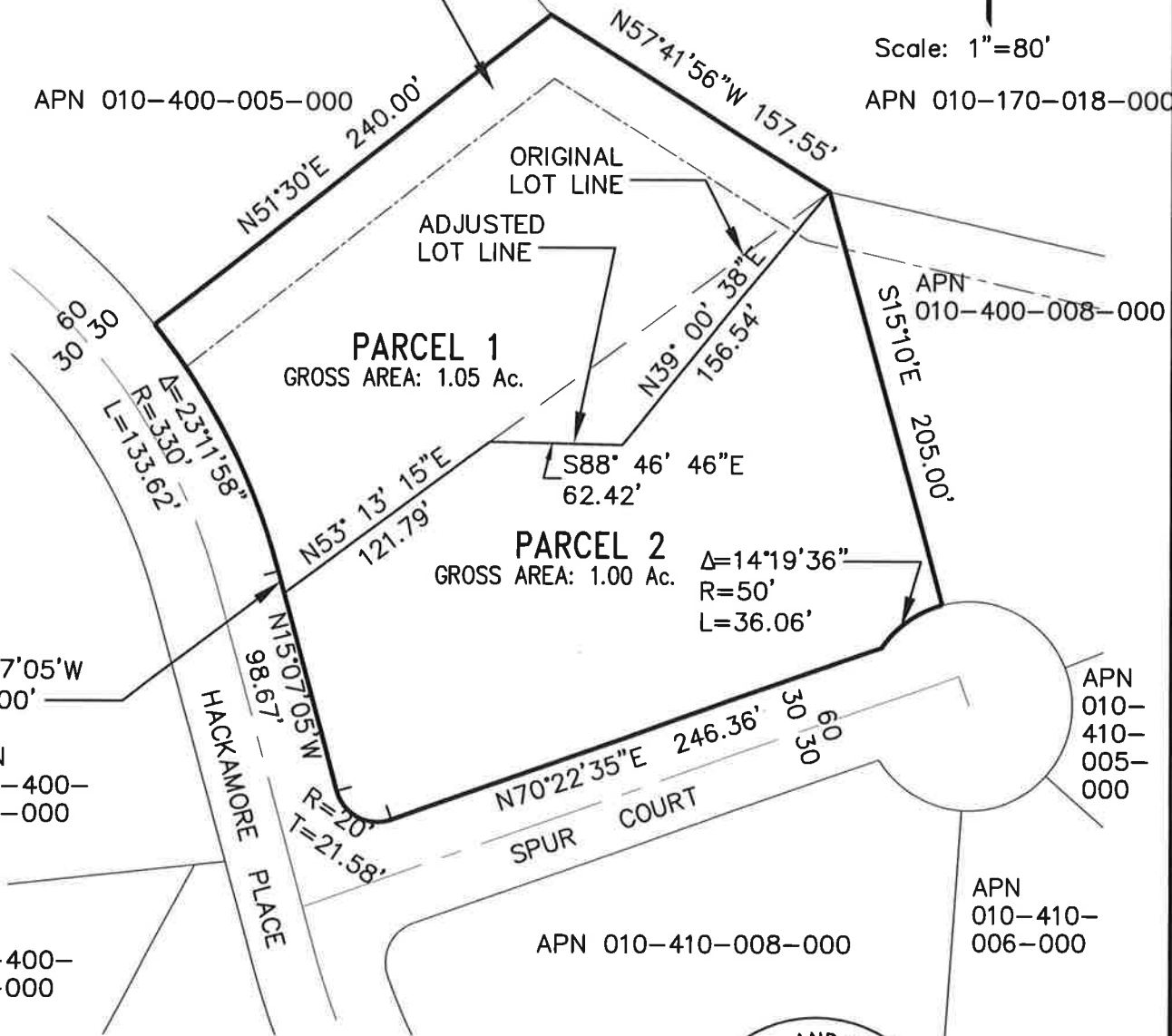
25' UTILITY, DITCH &
 BRIDLE PATH
 ESMT. PER MB 3/64



Scale: 1"=80'

APN 010-400-005-000

APN 010-170-018-000



REFERENCE DOCUMENTS

MB 3/64 UNIT 1 RANCHERIA
 O.R. 674/177 GRANT DEED
 DOC #2002006379

LAND USE DESIGNATIONS

APN 010-400-006-000: ER (ESTATE RESIDENTIAL)
 APN 010-400-007-000: ER (ESTATE RESIDENTIAL)



EXP. DATE: 06/30/2023

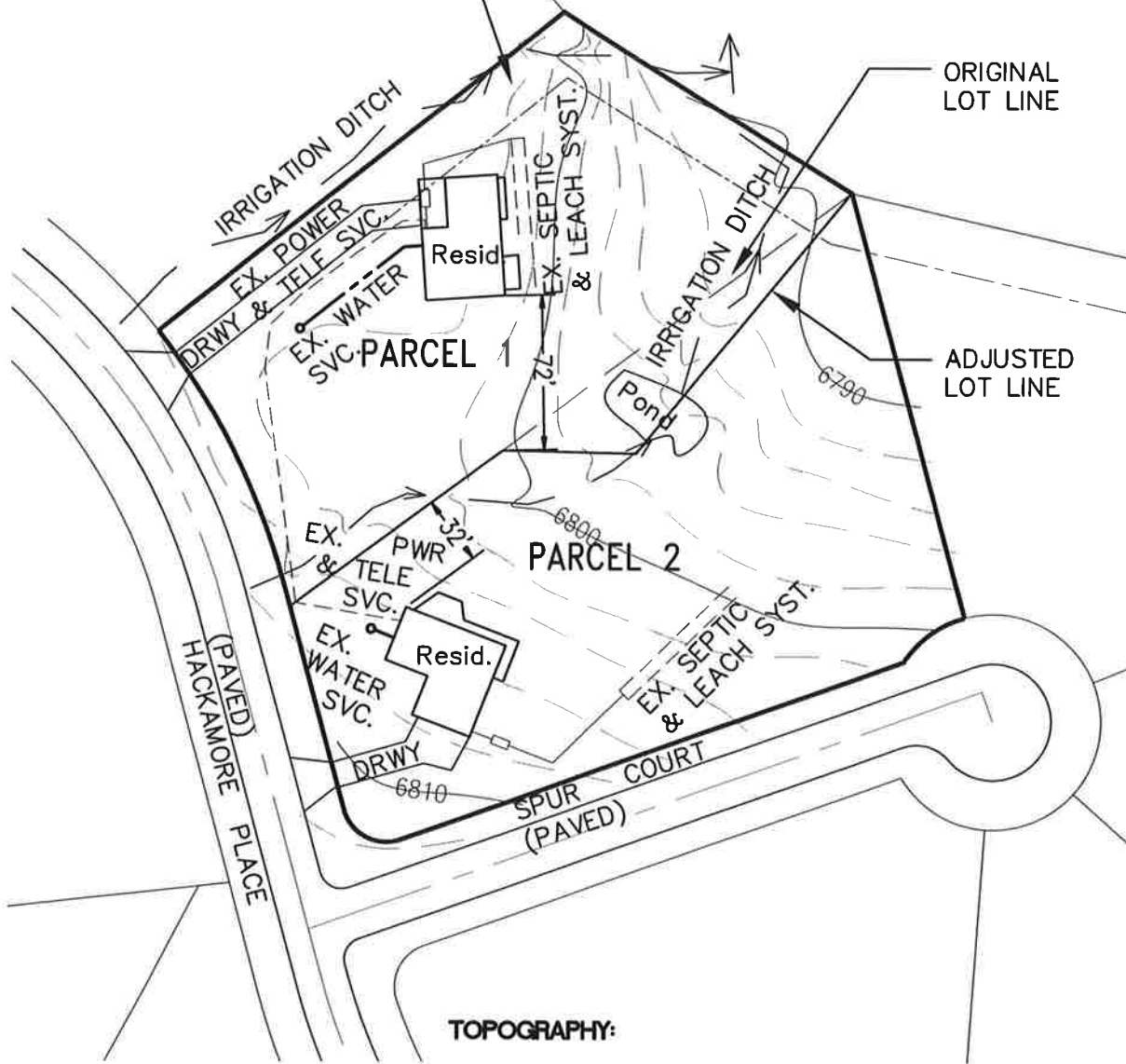
EXHIBIT "C"
LOT LINE ADJUSTMENT NO. 14-0X

EXISTING 25' WIDE
UTILITY, DITCH &
BRIDLE PATH
ESMT. PER MB 3/64



Scale: 1"=80'

EXP. DATE: 06/30/2023



TOPOGRAPHY:

TOPOGRAPHY WAS GENERATED FROM A GOOGLE IMAGE
CONTOUR INTERVALS:

MAJOR: 10'

MINOR: 2'

EXHIBIT "A"
Legal Description

PARCEL A:

LOT 9 IN UNIT 1 RANCHERIA SUBDIVISION IN THE COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED MAY 10, 1963 IN BOOK 3 PAGES 64 AND 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:

LOT 11 IN UNIT 1 RANCHERIA SUBDIVISION IN THE COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED MAY 10, 1963 IN BOOK 3 PAGES 64 AND 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Parcel No. 1

A parcel of land being located in a portion of the N1/2 of Section 15, Township 4 North, Range 24 East, Mount Diablo Meridian and being more particularly described as follows:

Beginning at the Southeasterly corner of Lot 11 as shown on Rancheria, Unit 1 recorded in Book 3 of Maps, Pages 64 and 65, said point being the Northwesterly Corner of Lot 9 of said Map, said point further being the TRUE POINT OF BEGINNING; thence along the following lines as transcribed from said Map:

- (1) along the Easterly line of said Lot 11 North 57° 41' 56" West, 157.55 feet more or less to the Northeasterly corner of said Lot; thence
- (2) along the Northerly line of said Lot South 51° 30' West, 240.00 feet more or less to the Northwesterly corner of said Lot, said point also being on the Northerly right-of-way line of Hackamore Place; thence
- (3) along said right-of-way line along a curve to the right with a radius of 330 feet from a tangent which bears South 38° 19' 03" East, thru an angle of 23° 11' 58" an arc distance of 133.62 feet; thence
- (4) along said right-of-way line South 15° 07' 05" East, 10.00 feet more or less to the Southwesterly corner of said Lot; thence
- (5) along the Southerly line of said Lot North 53° 13' 15" East, 121.79 feet; thence
- (6) along an adjusted property line South 85° 36' 15" East, 105.96 feet; thence
- (7) along an adjusted property line North 23° 17' 35" East, 139.83 feet more or less to the TRUE POINT OF BEGINNING.

Bearings for this description have been transcribed from Unit 1, Rancheria Map.



EXP. DATE: 6/30/2023

Parcel No. 2

A parcel of land being located in a portion of the N1/2 of Section 15, Township 4 North, Range 24 East, Mount Diablo Meridian and being more particularly described as follows:

Beginning at the Southeasterly corner of Lot 11 as shown on Rancheria, Unit 1 recorded in Book 3 of Maps, Pages 64 and 65, said point being the Northwesterly Corner of Lot 9 of said Map, said point further being the TRUE POINT OF BEGINNING; thence along the following lines as transcribed from said Map:

- (1) along the Easterly line of said Lot 9 South 15° 10' East, 205.00 feet more or less to the Southeasterly corner of said Lot, said point also being on the Northerly right-of-way line of Spur Court; thence
- (2) along said right-of-way line along a curve to the left with a radius of 50 feet from a tangent which bears South 82° 05' 03" West, thru an angle of 41° 19' 36" an arc distance of 36.06 feet; thence
- (3) along said right-of-way line South 70° 22' 35" West, 246.36 feet; thence
- (4) along said right-of-way line along a curve to the right with a radius of 20 feet from a tangent which bears South 70° 22' 35" West, thru an angle of 94° 30' 20" an arc distance of 32.93 feet to a point on the right-of-way line of Hackamore Place; thence
- (5) along said right-of-way line North 15° 07' 05" West, 98.67 feet more or less to the Northwesterly corner of said Lot; thence
- (6) along the Northerly line of said Lot North 53° 13' 15" East, 121.79 feet; thence
- (7) along an adjusted property line South 85° 36' 15" East, 105.96 feet; thence
- (8) along an adjusted property line North 23° 17' 35" East, 139.83 feet more or less to the TRUE POINT OF BEGINNING.

Bearings for this description have been transcribed from Unit 1, Rancheria Map.

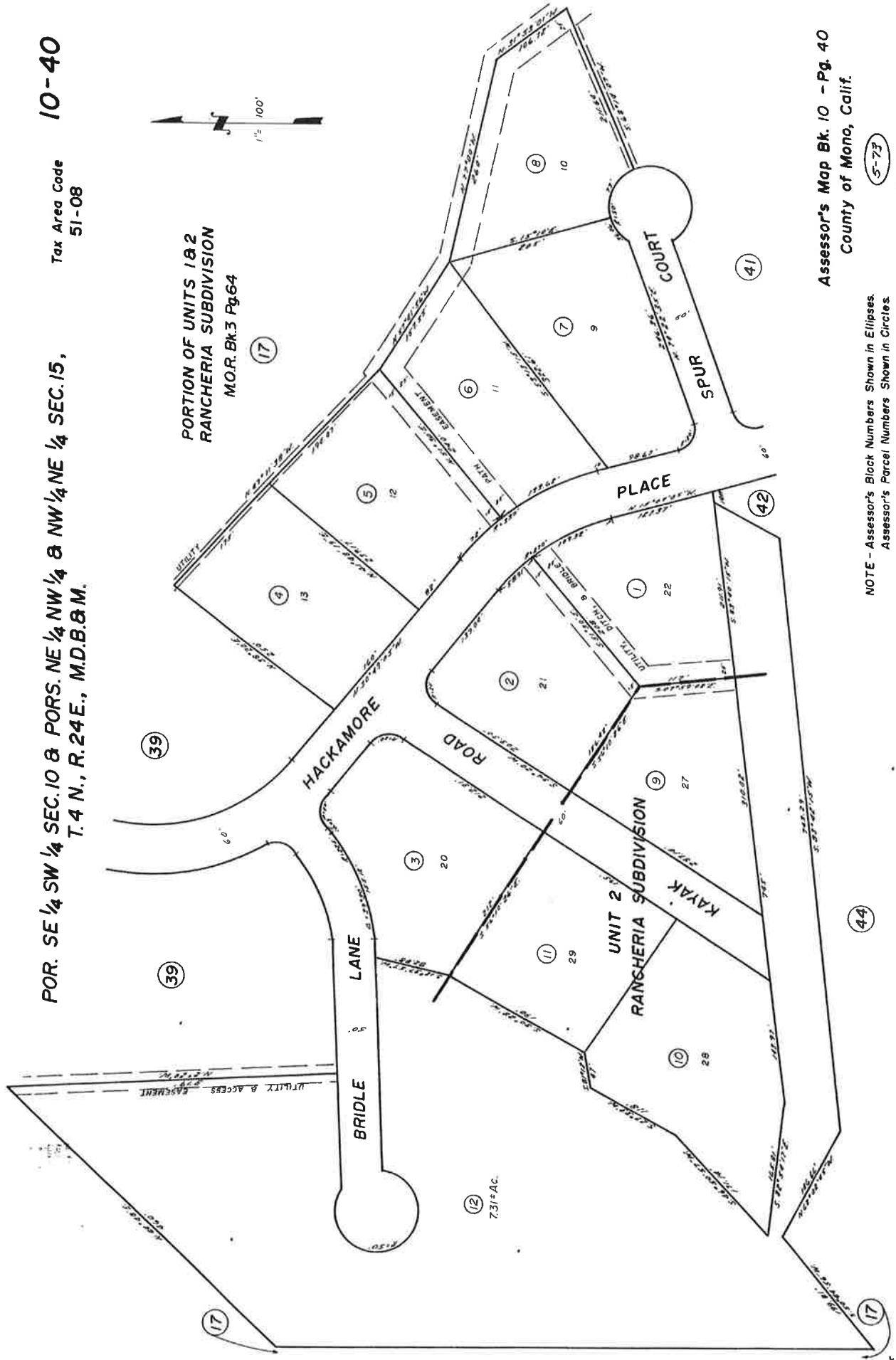


EXP. DATE: 6/30/2023

POR. SE 1/4 SW 1/4 SEC. 10 & POR. NE 1/4 NW 1/4 & NW 1/4 NE 1/4 SEC. 15,
T. 4 N., R. 24 E., M.D.B. & M.



PORTION OF UNITS 1 & 2
RANCHERIA SUBDIVISION
M.O.R. Bk. 3 Pg. 64



5-73

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.