Mono County Community Development Department

P.O. Box 347 Mammoth Lakes, CA 93546 (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 MERGER APPLICATION

APPLICATION #	FEE \$	
DATE RECEIVED_	RECEIVEI	D BY
RECEIPT #	CHECK #	(NO CASH)

APPLICANT/AGENTJones Snyder & A	Associates			
ADDRESS 40315 Junction Dr, Ste H	CITY/STATE/ZIP Oakhurst, CA 93644			
TELEPHONE (559) 683-7661	E-MAIL office@jssurveying.com			
OWNER, if other than applicant Andrew Y. Murrietta				
ADDRESS 7596 E. Big Canyon Dr	CITY/STATE/ZIP Anaheim, CA 92808			
TELEPHONE (714) 448-9781	E-MAIL andy@murrietta.com			
PROJECT DESCRIPTION: Assessor's Parcel# Merge Assessor's				
Parcels 015-290-002 & 015-290-003, Lots 2 & 3				

APPLICATION PACKET SHALL INCLUDE:

- A. Plot Plan: A reproducible Plot Plan map, preferably on 8.5" x 11" (maximum size 11" x 17") drawn to a legible scale that illustrates the lot merger. 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 and proposed lot areas; (b) existing surface and subsurface structures and improvements; (c) existing septic system and well locations; (d) streams and waterways; (e) existing/proposed easements and access routes; and (f) 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. Appropriate application fee: See Development Fee Schedule.
- C. Signed Lot Merger Notice form.

I/We certify that I/we are th	e owners of the subject property or	that I/we have been authorized
by the owners to process thi	s application.	
11/16		11-1-2023
Signature	Signature	Date

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PLOT PLAN CHECKLIST

Lack of a plot plan or any of the required information will delay the review of your plans by the Planning Division.

1 201	PANS MOST INCLUDE:		
$ \checkmark $	Name/address/phone number of owner, applicant, plan preparer		
☑	North arrow, scale (1"=20', etc.)		
M	Assessor's Parcel Number		
S	Location/name of boundary streets, surface waters and recorded easements on property (include type and size of any easements)		
	Dimensioned property lines/project boundary lines		
	Location/outside dimensions/use of proposed structures, driveways, parking areas distance between structures and setbacks to all property lines and surface waters		
	Contour lines if the property is in a flood zone		
PLOT I	PLANS MUST ALSO INCLUDE THE FOLLOWING, if applicable:		
	Location/outside dimensions/use of existing structures: distance between structures and setbacks to all property lines and surface waters		
	□ Location and name of surface waters within 50 feet of property		
	□ Location of utility lines 115 kV or greater within 35 feet of property		
⊌′	Unusual site features (e.g., hilly terrain, drainages) on property		
NO'	New development in the Wheeler Crest area requires additional information for the Wheeler Crest Design Review District.		
The iter	ns checked above have been included on the submitted plot plan.		
	11-1-2023		
Signatu	re of Applicant Date		

RECORDING REQUESTED BY

Community Development Department

AND WHEN RECORDED MAIL TO:

Mono County Planning Division P.O. Box 8 Bridgeport CA 93517

ATTEST

Signature

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

LOT MERGER NOTICE______ FOR REAL PROPERTY IN MONO COUNTY

	ERGED: Assessor's Parcel Nur		
015-290-002	015-290-003		
SIGNATURE OF RID Dwners must sign b All signatures must	ECORD TITLE OWNERS : This elow, and their signatures must be not arized.	is document will be re est appear as reflected	ecorded. All record title on the recorded deeds.
owner/owners of t consists of two or understand that received one parcel and	by my/our signature(s) he he above-referenced real pro- more continuous lots und ordation of this Merger Notice that further actions to sell, le e provisions of the county sub	operty. I/we also am er our common own e shall cause the subje- ease or finance portion	nership and that I/we ect parcels to be merged
econocting that the	by our signature(s) hereon t	hat I/we have initiate	ed this merger and are
orotest hearing to p by our signature h nearing. Andrew Y. Murrietta	eresent evidence as to why the ereon I/we understand and	is Merger Notice shou	e do not wish to have a all d not be recorded; and
protest hearing to p by our signature h hearing. Andrew Y. Murrietta Name	eresent evidence as to why the ereon I/we understand and Notariz	expressly waive any a	and all rights to such a
protect hearing to 1	resent evidence as to why the ereon I/we understand and Notariz	expressly waive any a	e do not wish to have a ald not be recorded; and and all rights to such a Date
protest hearing to ply our signature hearing. Andrew Y. Murrietta Name Name	resent evidence as to why the ereon I/we understand and Notariz	expressly waive any a sed signature signature	Date

Date



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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.

County of Orange
On <u>October 27, 2023</u> before me, Ronald D. Smith, Notary Public
Personally appeared Andrew Y. Murrietta
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. Signature RONALD D. SMITH Notary Public - California Orange County Commission # 2388575 My Comm. Expires Jan 25, 2026
OPTIONAL
Title of Document: Lot Melger Notice
Date of Document: 10/21/2023
Name of Signer(s): And Rev Y. Muppierra



LOT MERGER

OF

LOT 2 & 3 OF FINAL MAP TRACT NO. 34-24, ON FILE IN BOOK 10 OF TRACT MAPS AT PAGE 64B, M.C.R.

LOCATED IN SECTION 15, 2/26

OWNER: ANDREW MURRIETA 7596 E. BIG CANYON DRIVE, ANAHEIM CA 92808 (714) 448-9781

APPLICANT AND PREPARED BY: JONES SNYDER AND ASSOCIATES 40315 JUNCTION DRIVE, STE H, OAKHURST, CA 93644 (559) 683-7661

BY: JAKOB LOPEZ

FILE:V:\JSA Dropbox\JSA - ActiveJobs\2022\22-213\CAD\Drawings\MERGER.

DATE: 11/28/22

APN 015-290-002 & APN 015-290-003

BRASS CAP IN WELL MOUNTAIN VISTA DRIVE VERIZON PED AT CORNER POSITION A=10'08'20" L=65.47' R=370.00 AND CAP 5/8" REBAR AND CAP \$ 4587 NORTH SIDE OF VERIZON PED LS 4587 LINE TO LOT 2 LOT 4 7859.27 SQ FT (OLD) BE REMOVED APN 015-290-002 LOT 3 8075.62 SQ FT (OLD) APN 015-290-003 MERGED LOTS AREA 15934.89 ± SQ FT 5/8" REBAR AND CAP LS 4587 5/8" REBAR AND CAP S88'05'37"W 84.35 \$ 4587 S88'00'14"W 83.17 5/8" REBAR AND CAP 4.30 5/8" REBAR 1.5" IRON PIPE AND CAP LS-4587 LS 4587 LOT 5 LOT 6 TRACT MAP NO. 34-26 TRACT MAP NO. 34-26 LEGEND NICHOLAS A. survey monument (as noted) ${\sf NOTES}$ ANDINGHAM PROPERTY LINE · AERIAL PHOTO SOURCE: (JSA UAV FLIGHT) (AUGUST 2022) JONES SNYDER & ASSOCIATES ADJOINING PROPERTY LINE P.O. BOX 2292, OAKHURST, CA 93644 RIGHT-OF-WAY CENTERLINE (559)683-7661 WWW.JSSURVEYING.COM

EASEMENT LINE