

**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 _____	RECEIVED BY _____
RECEIPT # _____	CHECK # _____ (NO CASH)

APPLICANT/AGENT Larry Heppelmann

ADDRESS _____ **CITY/STATE/ZIP** _____

TELEPHONE (310) _____ **E-MAIL** larryheppelmann@hotmail.com

OWNER, if other than applicant Heppelmann Revocable Trust dated March 3, 2010

ADDRESS same **CITY/STATE/ZIP** same

TELEPHONE (_____) same **E-MAIL** same

PROJECT DESCRIPTION: Assessor's Parcel# 016-217-033 & 034

Application to request to merge the subject parcel to accommodate future construction of a single family residence

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

[Signature] [Signature] 9/8/21
Signature Signature Date

RECORDING REQUESTED BY

Community Development Department

AND WHEN RECORDED MAIL TO:

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

LOT MERGER NOTICE
FOR REAL PROPERTY IN MONO COUNTY

PARCELS TO BE MERGED: Assessor's Parcel Numbers and/or deed reference.

016-217-033

016-217-034

SIGNATURE OF RECORD TITLE OWNERS: This document will be recorded. All record title owners must sign below, and their signatures must appear as reflected on the recorded deeds. All signatures must be notarized.

I/we hereby attest by my/our signature(s) hereon that I/we am/are all the record title owner/owners of the above-referenced real property. I/we also affirm that said property consists of two or more continuous lots under our common ownership and that I/we understand that recordation of this Merger Notice shall cause the subject parcels to be merged into one parcel and that further actions to sell, lease or finance portions of said parcel shall be subject to applicable provisions of the county subdivision regulations.

I/we hereby attest by our signature(s) hereon that I/we have initiated this merger and are requesting that the County record this Merger Notice; therefore, I/we do not wish to have a protest hearing to present evidence as to why this Merger Notice should not be recorded; and by our signature hereon I/we understand and expressly waive any and all rights to such a hearing.

<u>LAURENCE HEPPELMANN</u>	<u>[Signature]</u>	<u>9/13/21</u>
Name	Notarized signature	Date
<u>Lisa Heppelmann</u>	<u>[Signature]</u>	<u>9/13/21</u>
Name	Notarized signature	Date
_____	_____	_____
Name	Notarized signature	Date

COUNTY APPROVAL: This Merger Notice has been reviewed and approved by the Mono County LDTAC.

ATTEST: _____
Signature Date

Treasurer / Tax Collector certifying pre-payment of property taxes for Lot Merger _____ MC

ATTEST _____
Signature Date

* See Attached California Notary Acknowledgment

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.

State of California)
County of Orange)

On Sept 13, 2021 before me, Ramzan Jattala, Notary Public

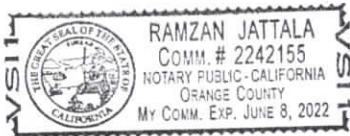
Date Sept 13, 2021 Here Insert Name and Title of the Officer
personally appeared LAWRENCE HEPPELMANN £

Name(s) of Signer(s)
LISA HEPPELMANN

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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

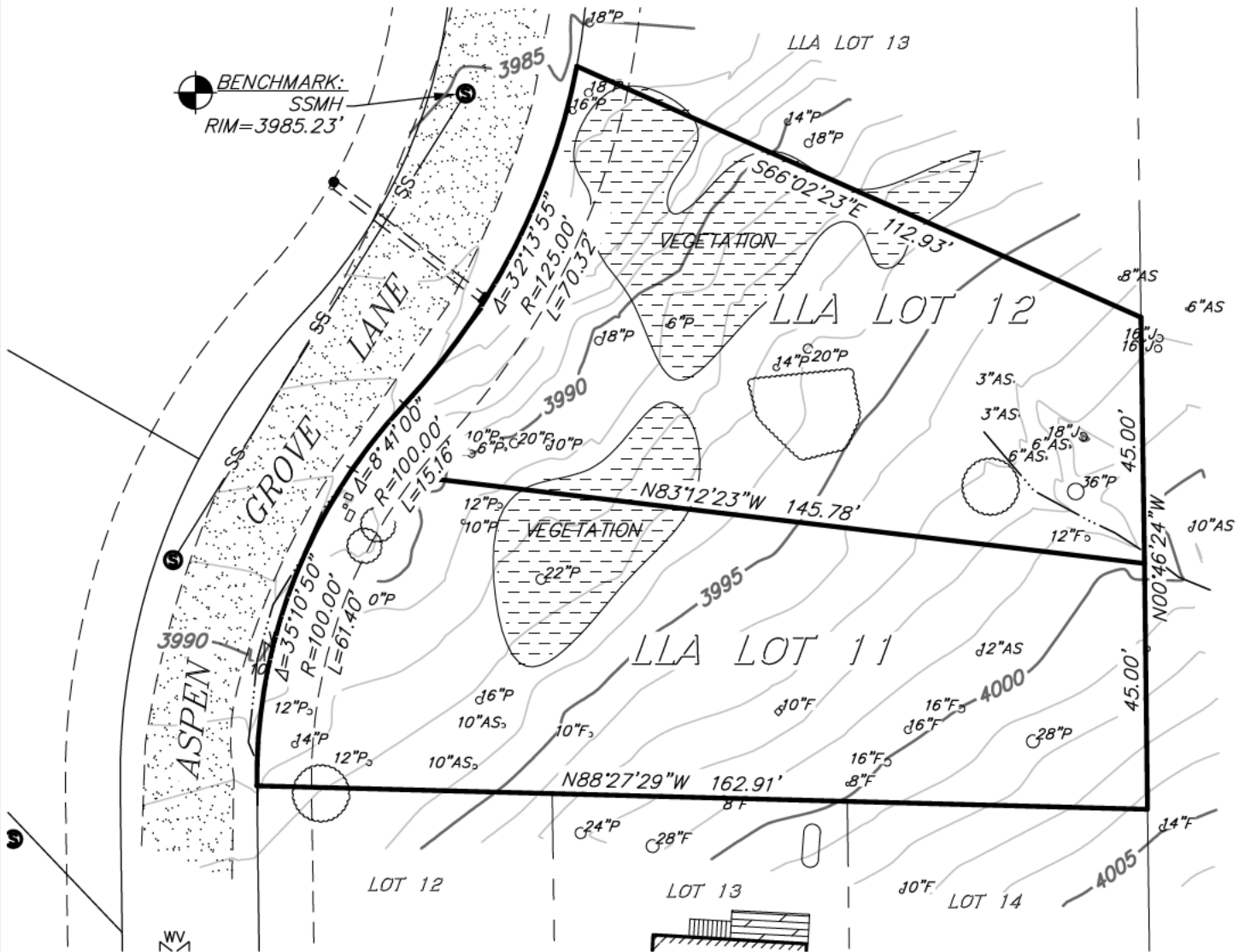
Other: _____

Signer Is Representing: _____

**PLOT PLAN
PARCEL MERGER
LOT LINE ADJUSTMENT LM 21- , MC
MONO COUNTY , CALIFORNIA**

RECORDING INFORMATION:

LOT LINE ADJUSTMENT/MERGER APPLICATION BETWEEN LOT LINE ADJUSTMENT LOT 11 AND LOT LINE ADJUSTMENT LOT 12 OF RECORD OF SURVEY NO. 34-65 RECORDED IN BOOK 3 OF RECORD OF SURVEY MAPS AT PAGE 63 AND 63A, LOCATED IN MONO COUNTY, CALIFORNIA



OWNER/APPLICANT

LARRY HEPELMANN
14031 WINDSOR PLACE
NORTH TUSTIN, CA 92705
310 766-7448
larryheppelmann@hotmail.com

EXISTING ASSESSOR

PARCEL NUMBERS
LOT 11 = 016-217-034
LOT 12 = 016-217-033

EXISTING LOT AREAS

LLA LOT 11 = 8,190 SF
LLA LOT 12 = 7,657 SF

LEGEND

	PROPERTY LINE		SEWER MANHOLE
	ADJACENT PROPERTY LINE		
	FLOWLINE		TREE SIZE & TYPE P=PINE/F=FIR/AS=ASPEN J=JUNIPER
	SEWER LINE		FIRE HYDRANT
	EXISTING GROUND CONTOUR & ELEVATION		WATER VALVE BOX
			WILLOWS

NOTE:
TOPOGRAPHY SHOWN HEREON WAS PREPARED
BY TRIAD/HOLMES ASSOCIATES INC., FIELD
SURVEY DATE 7-2-2021

SCALE: 1"=30'

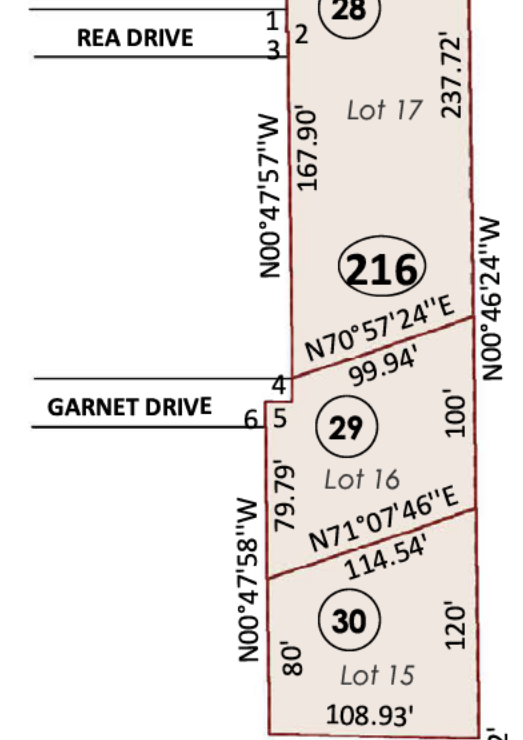
triad/holmes associates

POR. NW1/4 NW1/4 SEC.22, T.2S., R.26E., M.D.B.M.
SILVER LAKE PINES TRACT NO.2

Tax Rate Area
51-15

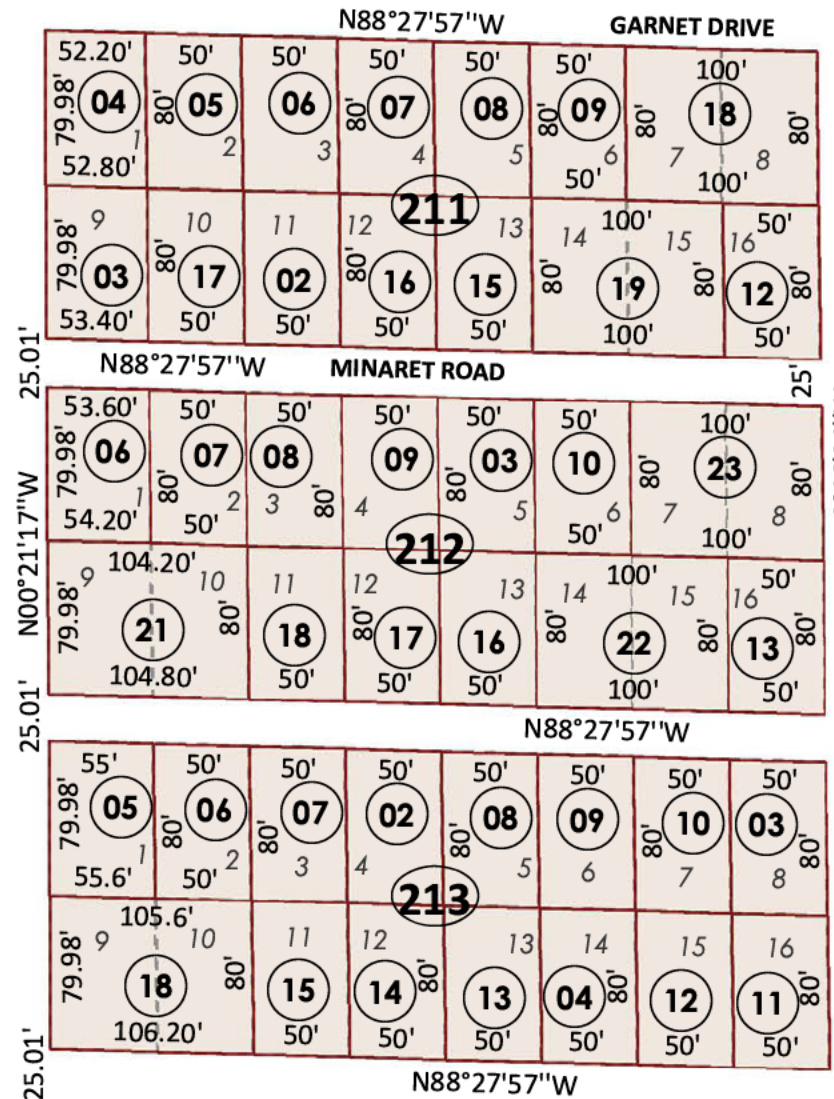
20

- 1 N1°36'08"E 12.50'
- 2 N88°23'52"W 1.05'
- 3 N1°36'08"E 12.50'
- 4 N1°30'35"E 12.50'
- 5 N88°29'25"W 13.02'
- 6 N1°30'35"E 12.50'
- a R=100' L=12.71'
- b R=100' L=63.85'
- c R=125' L=29.40'
- d R=125' L=66.29'
- e R=125' L=25.42'
- f R=125' L=70.28'
- g R=100' L=15.15'
- h R=100' L=61.40'

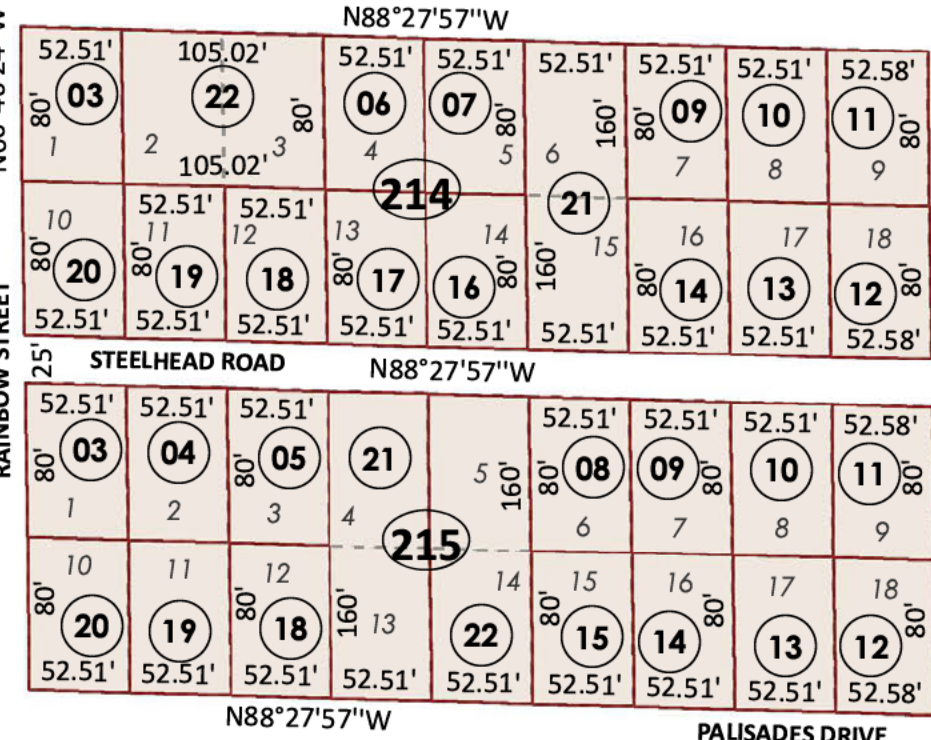


1 Inch = 100 Feet

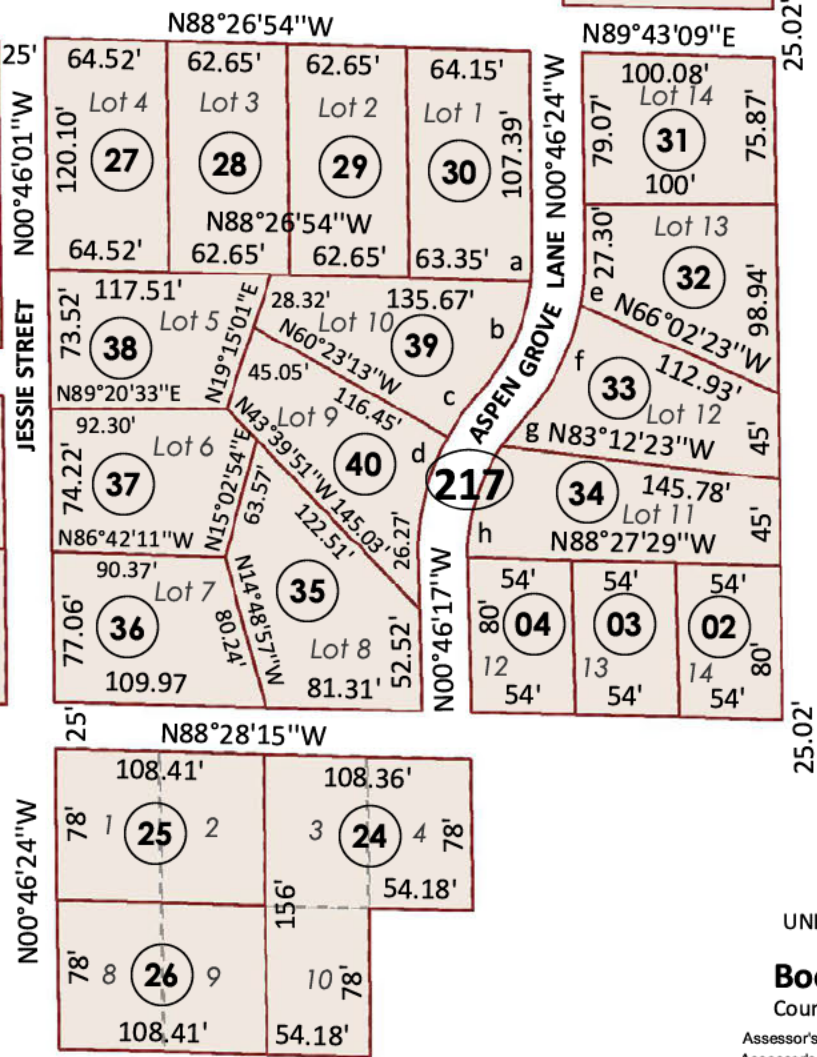
19



22



03



Revised By: R. Goodner-Belli	Created: 3/22/2013	Revised: 7/18/2017
Mono County Cadastral Mapper		

Note: This map is prepared for the use of the Mono County Assessor, for assessment purposes only. It does not necessarily represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data drawn hereon.

LOT MERGER NO 15-001, DOC #2015002223 (016-224-023)
LOT LINE ADJUSTMENT NO 14-005, DOC #2014004954 (016-222-029 & 030)