

**RECORDING REQUESTED BY**

Centennial Livestock

**MAIL TO**

Mono County Planning Division  
 P.O. Box 347  
 Mammoth Lakes, CA 93546

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**LOT LINE ADJUSTMENT 21-004 MC  
 NOTICE OF APPROVAL**

<b>DESCRIPTION</b>	<b>Lot line adjustment of three parcels along Twin lakes Rd and Highway 395 in Bridgeport, CA.</b>
<b>NEW ASSESSOR'S PARCELS #</b>	<b>008-060-072, 008-060-070, and 008-060-071</b>
<b>PRIOR ASSESSOR PARCEL #</b>	<b>008-060-024, 008-060-049 and 008-060-068</b>
<b>RECORD TITLE OWNER(S)</b>	<b>Centennial Livestock</b>

NOTICE IS HEREBY GIVEN that the Mono County Land Development Technical Advisory Committee (LDTAC) has reviewed the attached exhibits for **Lot Line Adjustment 21-004 MC** and finds that they conform with applicable provisions of the Mono County Code and the Subdivision Map Act, California Government Code, Sec. 66410 (et seq.). The subject Lot Line Adjustment is therefore approved by the LDTAC subject to the following:

- 1) New deed descriptions with updated legal descriptions shall be provided with prior or concurrent recording of the Lot Line Adjustment. Failure to record new legal descriptions will result in no recordation from the county until such descriptions are provided or recorded. Deed descriptions shall substantially conform to the attached exhibit(s) and shall be prepared in conformance with applicable provisions of the California Land Surveyors Act.
- 2) The adjusted lots shall retain their prior land use designations, and all prior lots or portions thereof not otherwise delineated on the attached exhibit(s) shall be considered adjusted into the configurations as indicated on the attached exhibits.
- 3) Future development of the subject parcels shall conform to the parcel configurations as indicated on the attached exhibit maps and any conditions as may be approved in conjunction with the lot line adjustment.
- 4) Recordation of this Lot Line Adjustment shall serve as constructive notice.

Approved for filing by the Mono County LDTAC on 12/6/21.

Attest: \_\_\_\_\_

**Attachments:** (1) Owner's request for Lot Line Adjustments, signed and notarized; (2) New Legal Descriptions for Parcel 1 signed by Licensed Surveyor; (3) New Legal Descriptions for Parcel 2; (4) New Legal Descriptions for Parcel 3 signed by Licensed Surveyor; and (5) Exhibit Map of LLA 21-004 MC.

**Required Department Signatures for Recording:** Failure to acquire all signatures will prevent recordation of the lot line adjustment.

Mono County  
 Environmental Health Department: \_\_\_\_\_ Date: \_\_\_\_\_  
*Signature*

**Required Signatures Continued:**

Public Works Department: \_\_\_\_\_ Date: \_\_\_\_\_  
*Signature*

Treasurer / Tax Collector (certifying  
pre-payment of property taxes): \_\_\_\_\_ Date: \_\_\_\_\_  
*Signature*

Assessor's Office: \_\_\_\_\_ Date: \_\_\_\_\_  
*Signature*

**RECORDING REQUESTED BY**

**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

**OWNER'S REQUEST FOR  
LOT LINE ADJUSTMENT**

**PARCELS SUBJECT TO LOT LINE ADJUSTMENT:** Assessor's Parcel Numbers

008 - 060 - 068    008 - 060 - 024    008 - 060 - 049 MB

**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/separate ownership. I/we understand that recordation of this Request for Lot Line Adjustment shall cause the subject parcels to be adjusted per the attached exhibit maps.

I/we hereby attest by our signature(s) hereon that I/we have initiated this Lot Line Adjustment and are requesting that the County record this notice with the Lot Line Adjustment approval.

John W. Lacey  
Name

John W. Lacey    7-10-21  
Notarized signature    Date

David E. Wood  
Name

David E. Wood    7/19/21  
Notarized signature    Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Notarized signature    Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Notarized signature    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.

State of California )  
County of Fresno )  
On 7/19/2021 before me, Patsy R. Barber, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared David E. Wood  
Name(s) of Signer(s)

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 Patsy R Barber  
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: Owner's request for Lot Line Adjustment  
Document Date: \_\_\_\_\_ Number of Pages: 1  
Signer(s) Other Than Named Above: John W. Lacey

**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: \_\_\_\_\_

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State of California )  
County of Fresno  
On 7/10/2021 before me, Patsy R. BARBER, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared John W. Lacey  
Name(s) of Signer(s)

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.

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Document Date: \_\_\_\_\_ Number of Pages: 1  
Signer(s) Other Than Named Above: David E Wood

**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: \_\_\_\_\_

**DESCRIPTION  
ADJUSTED PARCEL 1**

3057-001  
04/11/22

All that real property situate in the County of Mono, State of California, described as follows:

Parcel 1 per the Grant Deed to Centennial Livestock filed for record December 22, 2000 in the office of Recorder, Mono County, California as Document No. 2000007614 and also described in the Notice of Approval Lot Line Adjustment 01-01 & Certificate of Compliance filed for record October 1, 2001 in said office of Recorder, as Document No. 2001006995;

**EXCEPTING THEREFROM:**

That certain 5 acre parcel excluded from the conservation easement as described in the Deed of Conservation Easement for Agricultural Property and Agreement Concerning Easement Rights filed for record March 7, 2003 in the office of Recorder, Mono County, California as Document No. 2003002327(pg34), more particularly described as follows;

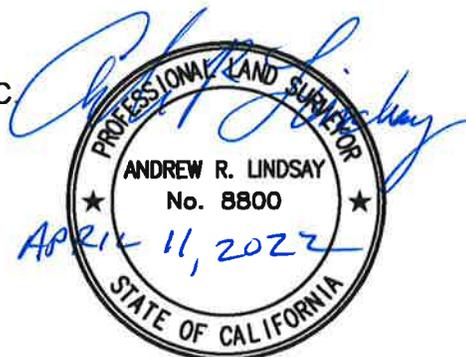
A parcel of land located within the northeast one-quarter (NE1/4) of said Section 32, described as follows:

**COMMENCING** at a point at the intersection of the southerly right-of-way line of U.S. Highway 395 and the west right-of-way line of Kirkwood Street from which the northeast corner of said Section 32 bears North 02°12'37" East, 696.17 feet;  
thence along said west right-of-way line of Kirkwood Street, South 09°15'33" East, 200.00 feet;  
thence South 89°44'27" West, 220.00 feet to the **POINT OF BEGINNING**;  
thence continuing South 89°44'27" West, 534.11 feet, more or less;  
thence North 00°15'33" West, 519.98 feet, more or less, to a point on said southerly right-of-way line of U.S. Highway 395;  
thence along said southerly right of way line of U.S. Highway 395, South 67°33'00" East, 579.00 feet  
thence South 00°15'33" East, 296.45 feet, more or less to the **POINT OF BEGINNING**, containing 5.00 acres, more or less.

Further excepting therefrom, all that land lying within U.S. Highway 395.  
The net acreage of the above-described Parcel 1 is 450 acres, more or less.

The Basis of Bearing for this description is identical to the Notice of Approval, Lot Line Adjustment 01-01 & Certificate of Compliance filed for record October 1, 2001 in said office of Recorder, as Document No. 2001006995.

Prepared By: R.O. ANDERSON ENGINEERING, INC  
Andrew R Lindsay, LS 8800  
P.O. Box 2229  
Minden, Nevada 89423



**DESCRIPTION  
ADJUSTED PARCEL 2**

All that real property situate in the County of Mono, State of California, described as follows:

That certain 5 acre parcel excluded from the conservation easement as described in the Deed of Conservation Easement for Agricultural Property and Agreement Concerning Easement Rights filed for record March 7, 2003 in the office of Recorder, Mono County, California as Document No. 2003002327, more particularly described as follows;

**COMMENCING** at a point at the intersection of the southerly right-of-way line of U.S. Highway 395 and the west right-of-way line of Kirkwood Street from which the northeast corner of said Section 32 bears North 02°12'37" East, 696.17 feet;

thence along said west right-of-way line of Kirkwood Street, South 09°15'33" East, 200.00 feet;

thence South 89°44'27" West, 220.00 feet to the **POINT OF BEGINNING**;

thence continuing South 89°44'27" West, 534.11 feet, more or less;

thence North 00°15'33" West, 519.98 feet, more or less, to a point on said southerly right-of-way line of U.S. Highway 395;

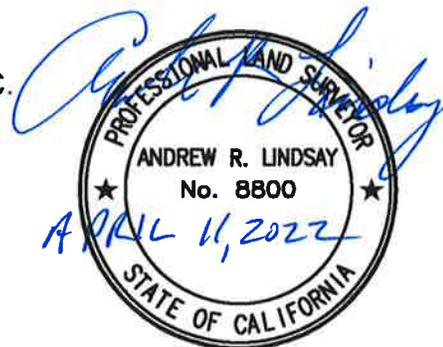
thence along said southerly right of way line of U.S. Highway 395, South 67°33'00" East, 579.00 feet

thence South 00°15'33" East, 296.45, more or less, feet to the **POINT OF BEGINNING**, containing 5.00 acres, more or less.

The Basis of Bearing for this description is identical to the Notice of Approval, Lot Line Adjustment 01-01 & Certificate of Compliance filed for record October 1, 2001 in said office of Recorder, as Document No. 2001006995.

Note that this deed is same location as the Conservation Easement Exclusion recorded as Doc. No 2003002327, pg. 34 of 44, but for correction of transposition of "543.11" foot distance.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
Andrew R Lindsay, LS 8800  
P.O. Box 2229  
Minden, Nevada 89423



**DESCRIPTION  
ADJUSTED PARCEL 3**

All that real property situate in the County of Mono, State of California, described as follows:

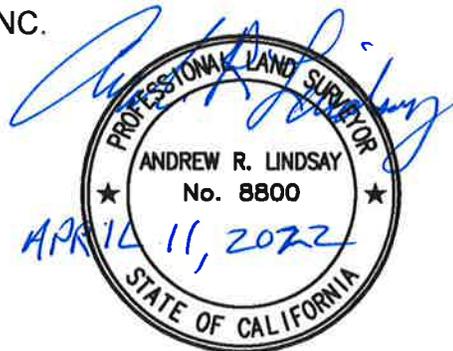
The east one-half of the east one-half (E1/2E1/2) of Section 31, Township 5 North, Range 25 East, Mount Diablo Meridian and the west one-half of the west one-half (W1/2W1/2) of Section 32, Township 5 North, Range 25 East, M.D.M. as shown on the Dependent Re-Survey of Township 5 North, Range 25 East, M.D.M. accepted May 14, 1879;

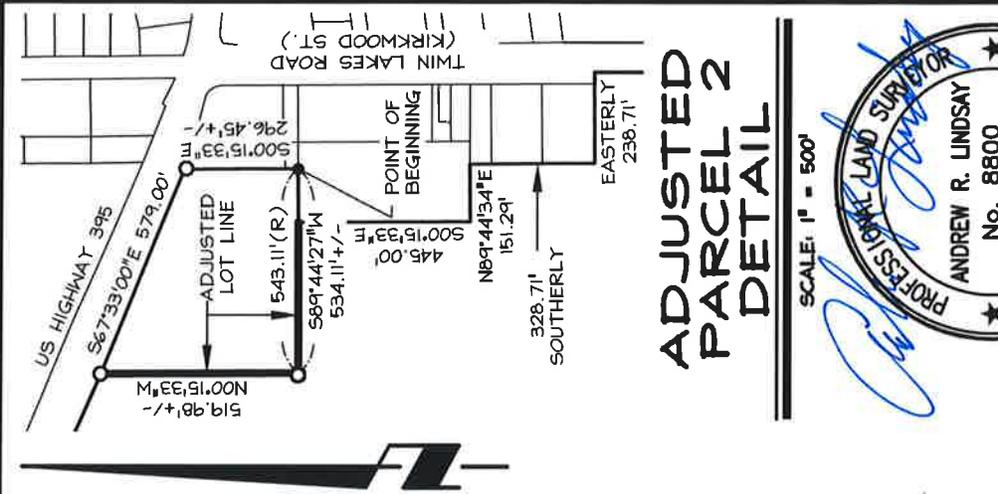
Excepting therefrom all that land lying within U.S. Highway 395.

The Basis of Bearing for this description is identical to the Notice of Approval, Lot Line Adjustment 01-01 & Certificate of Compliance filed for record October 1, 2001 in said office of Recorder, as Document No. 2001006995.

The net acreage of the above-described Parcel 3 is 320 acres, more or less.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
Andrew R Lindsay, LS 8800  
P.O. Box 2229  
Minden, Nevada 89423



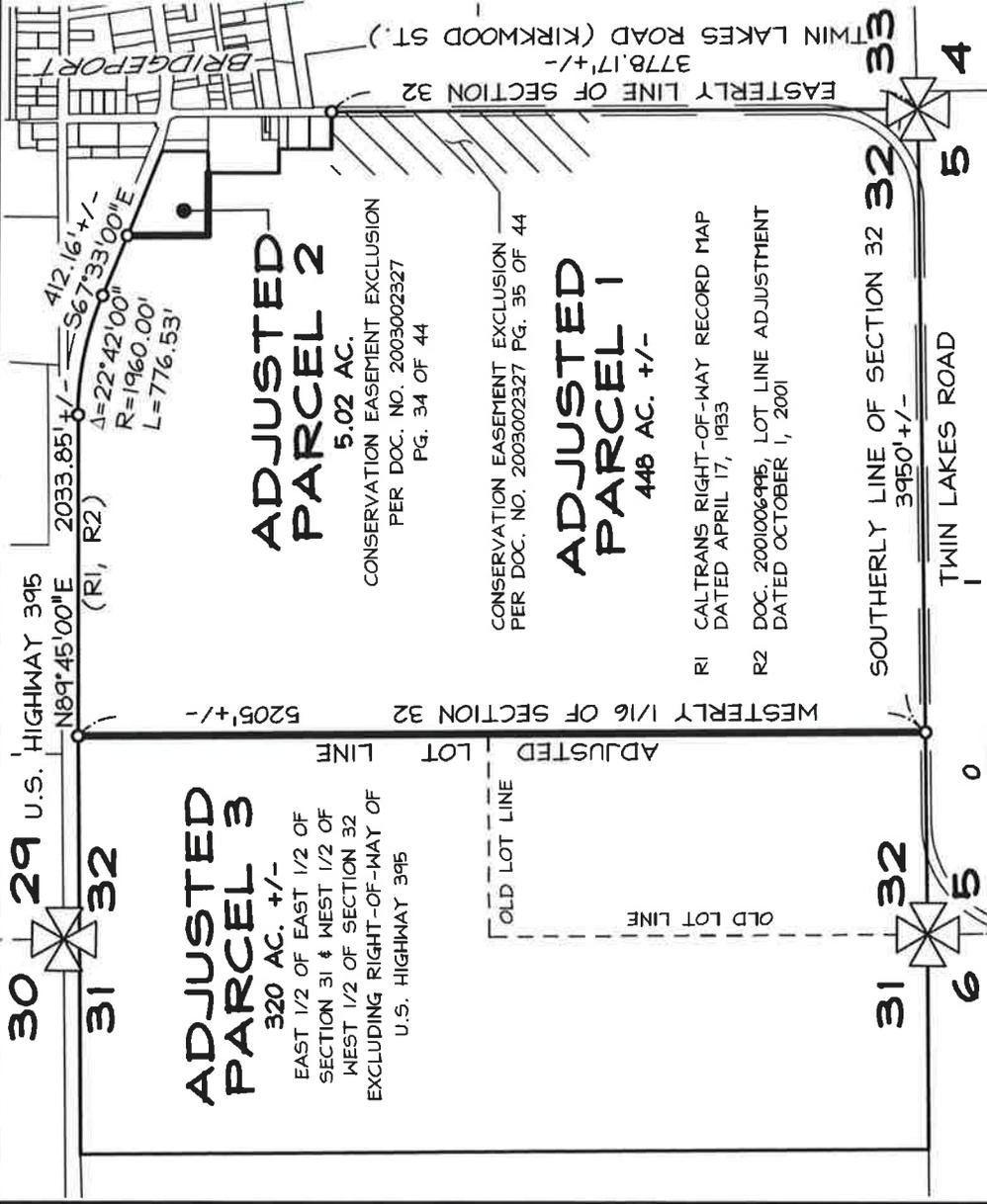


# ADJUSTED PARCEL 2 DETAIL

SCALE: 1" = 500'



04/11/2022



**ADJUSTED  
PARCEL 2**  
5.02 AC.  
CONSERVATION EASEMENT EXCLUSION  
PER DOC. NO. 2003002327  
PG. 34 OF 44

**ADJUSTED  
PARCEL 1**  
448 AC. +/-  
CONSERVATION EASEMENT EXCLUSION  
PER DOC. NO. 2003002327 PG. 35 OF 44

**ADJUSTED  
PARCEL 3**  
320 AC. +/-  
EAST 1/2 OF EAST 1/2 OF  
SECTION 31 & WEST 1/2 OF  
WEST 1/2 OF SECTION 32  
EXCLUDING RIGHT-OF-WAY OF  
U.S. HIGHWAY 395

## EXHIBIT

LOT LINE ADJUSTMENT  
(OVER A.P.N. 008-060-024,  
008-060-049 & 008-060-068)  
MONO COUNTY, CALIFORNIA

**R/O Anderson**  
MAIN.ROANDERSON.COM

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