

RECORDING REQUESTED BY
Mono County Community Development

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

THIS SPACE FOR RECORDER'S USE ONLY

LOT LINE ADJUSTMENT 24-001 MC / ROWAN-GORDON NOTICE OF APPROVAL

DESCRIPTION	Lot line adjustment between two parcels in Crowley Lake, California
OLD ASSESSOR'S PARCEL #	060-210-065-000 and 060-210-067-000
NEW ASSESSOR'S PARCEL #	060-210-069-000 and 060-210-068-000
RECORD TITLE OWNER(S)	Troy & Karen Rowan and Daniel & Kara Gordon

NOTICE IS HEREBY GIVEN that the Mono County Land Development Technical Advisory Committee (LDTAC) has reviewed the attached exhibits for **Lot Line Adjustment 24-001 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 Merger is therefore approved by the LDTAC subject to the following:

- 1) New grant deeds 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 XXXX/2024

Attest by CDD staff _____

Attachments: (1) Owner's request for Lot Line Adjustments w/ notary; (2) Legal Descriptions for Parcel 1, signed by Licensed Surveyor; (3) Legal Descriptions for Parcel 2, signed by Licensed Surveyor; and (4) Maps of LLA 24-001 MC.

Required Mono County Department Signatures for Recording LLA 24-001 MC:
Failure to acquire all signatures will prevent the recordation of the lot line adjustment.

Environmental Health Dept: _____ Date: _____
Signature

Public Works Department: _____ Date: _____
Signature

Treasurer / Tax Collector: _____ 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

060-210-065

060-210-067

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.

Troy Rowan
Name

Troy Rowan 6/24/2024
Notarized signature Date

Karen J Rowan
Name

Karen J Rowan 6/24/24
Notarized signature Date

DANIEL GORDON
Name

Daniel Gordon 6/24/24
Notarized signature Date

Name

Notarized signature Date

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

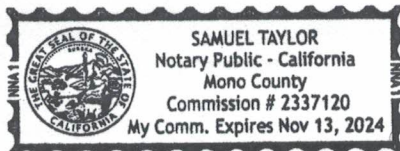
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Mono)
 On June 24, 2024 before me, Samuel Taylor, Notary Public,
 Date Here Insert Name and Title of the Officer
 personally appeared Troy Rowan, Karen J Rowan,
 Name(s) of Signer(s)
Daniel Gordon

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 Samuel Taylor
 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 Lotline Adjustment Document Date: 6/24/2024
 Number of Pages: 1 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: _____

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
LOT LINE ADJUSTMENT PARCEL 1
24-xxxMC

Parcel 3 of Parcel Map No. 37-127, as per map recorded in Book 4 of Parcel Maps at Page 32 in the Office of the County Recorder, Mono County, State of California.

TOGETHER with that portion of Parcel 4 of said Parcel Map 37-127, more particularly described as follows:

Beginning at a point on the westerly line of said Parcel 3 distant S12°19'27"E, 98.27 feet from the most northerly corner thereof; thence S39°21'00"W, 70.96 feet; thence S50°39'00"E, 39.77 feet to a point on the Right of Way of Aspen Place, a 50.00 foot radius curve, concave southeasterly through which a radial line bears S50°39'00"E; thence northeasterly along said curve an arc length of 33.45 feet through a central angel of 38°19'33" to the southwest corner of said Parcel 3; thence N12°19'27"W, 64.43 feet along the westerly line of said Parcel 3 to the Point of Beginning.

EXCEPTING therefrom that portion of said Parcel 3 more particularly described as follows:

Beginning at a point on the westerly line of said Parcel 3 distant S12°19'27"E, 98.27 feet from the most northerly corner thereof; thence N39°21'00"E, 60.94 feet to a point on the northeasterly line of said Parcel 3; thence N50°39'00"W, along said northeasterly line 77.09 feet to the most northerly corner of said Parcel 3; thence S12°19'27"E, 98.27 feet along the westerly line of said Parcel 3, to the Point of Beginning.

ALSO TOGETHER with that portion of Parcel 2 of said Parcel Map 37-127, more particularly described as follows:

Beginning at the easterly corner of said Parcel 3; thence along the southeasterly line of said Parcel 3, S39°21'00"W, 115.14 feet to the southerly corner of said Parcel 3; thence along the westerly line of said Parcel 4 and Right of Way of Aspen Place; a 50.00 foot radius curve, concave easterly through which a radial line bears S69°29'51"W; thence southeasterly along said curve an arc length of 26.31 feet through a central angel of 30°08'44"; thence leaving said westerly line N33°07'12"E, 61.05 feet; thence N22°32'53"E, 63.95 feet more or less to the Point of Beginning.

Said parcel of Land Containing: 16,857± sq. ft., 0.39 acres more or less.

Legal Description Prepared By:

DRAFT

Guy Bien, L.S. 7724

Lic. Expires 12/31/21

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
LOT LINE ADJUSTMENT PARCEL 2
24-xxxMC

Parcel 2 of Parcel Map No. 37-127, as per map recorded in Book 4 of Parcel Maps at Page 32 in the Office of the County Recorder, Mono County, State of California.

EXCEPTING THEREFROM that portion of said Parcel 2 described as follows:

Beginning at the southwest corner of said Parcel 2; thence along the south boundary line of said Parcel 2, N87°40'58"E, 95.79' to the southeast corner of said Parcel 2; thence along the southeasterly boundary line of said Parcel 2, N39°21'00"E, 64.00'; thence leaving said southeasterly line N88°08'02"W, 128.90' to the westerly boundary line of said Parcel 2, said point being along a curve concaved southeasterly having a radius of 169.95' to which point a radial line bears N72°47'20"W, said boundary line also being the easterly right of way, 60' wide of Aspen Place, thence southerly along said curve 57.78' through a central angle of 19°28'44", thence N02°16'04"W, 0.55' to the point of beginning.

ALSO EXCEPTING THEREFROM that portion of said Parcel 2 described as follows:

Beginning at the easterly corner of said Parcel 3; thence along the southeasterly line of said Parcel 3, S39°21'00"W, 115.14 feet to the southerly corner of said Parcel 3; thence along the westerly line of said Parcel 4 and Right of Way of Aspen Place; a 50.00 foot radius curve, concave easterly through which a radial line bears S69°29'51"W; thence southeasterly along said curve an arc length of 26.31 feet through a central angel of 30°08'44"; thence leaving said westerly line N33°07'12"E, 61.05 feet; thence N22°32'53"E, 63.95 feet more or less to the Point of Beginning.

Said parcel of Land Containing: 47,844± sq. ft., 1.10 acres more or less.

Legal Description Prepared By:

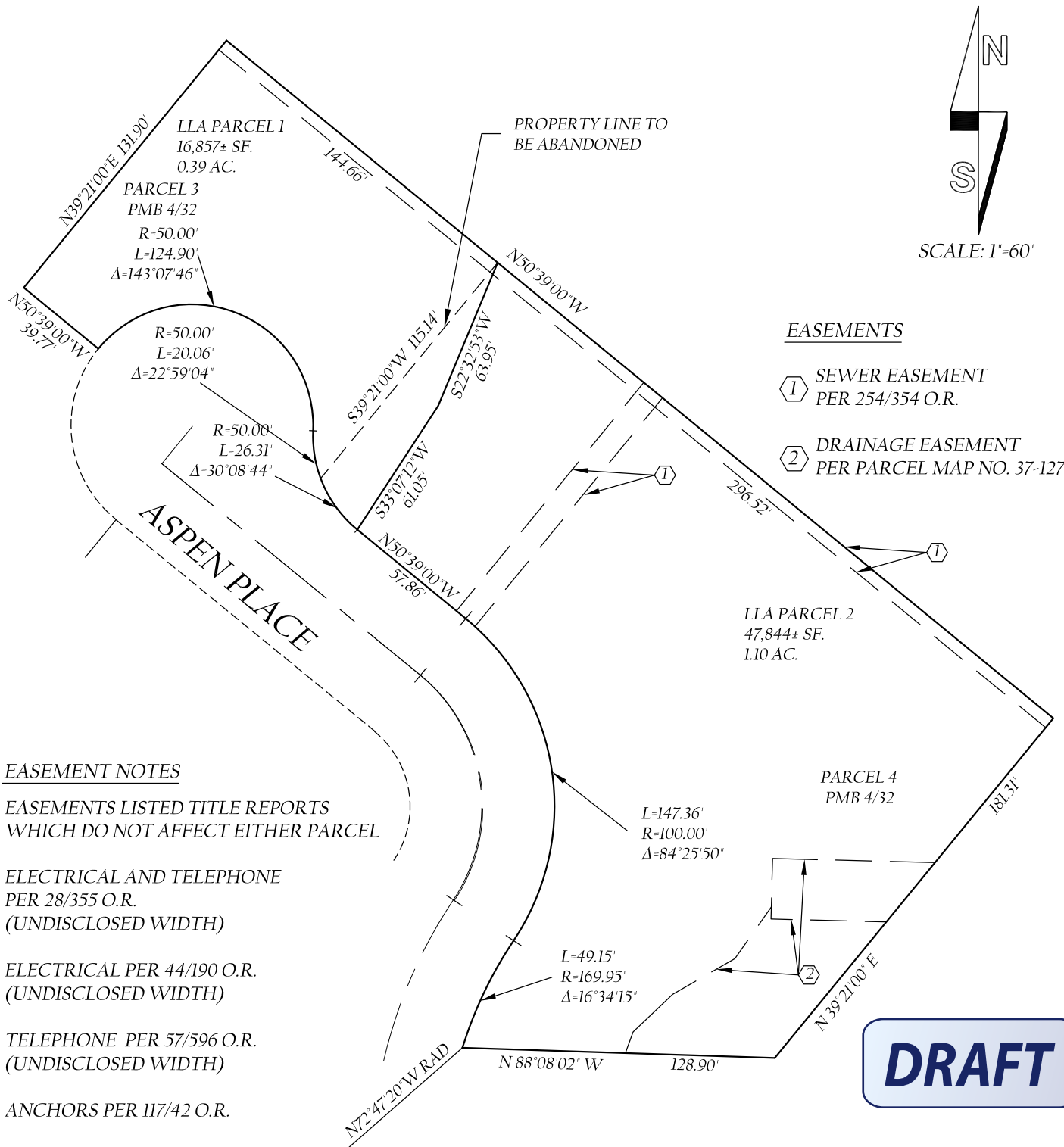
DRAFT

Guy Bien, L.S. 7724
Lic. Expires 12/31/21

EXHIBIT "B"

RECORDING INFORMATION:

LOT LINE ADJUSTMENT 24-xxxMC ASPEN PLACE



SEE CERTIFICATE OF COMPLIANCE EXHIBIT FOR LEGAL DESCRIPTIONS
OF LOT LINE ADJUSTMENT PARCELS

GB 19-052 LLA

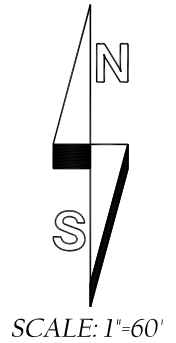
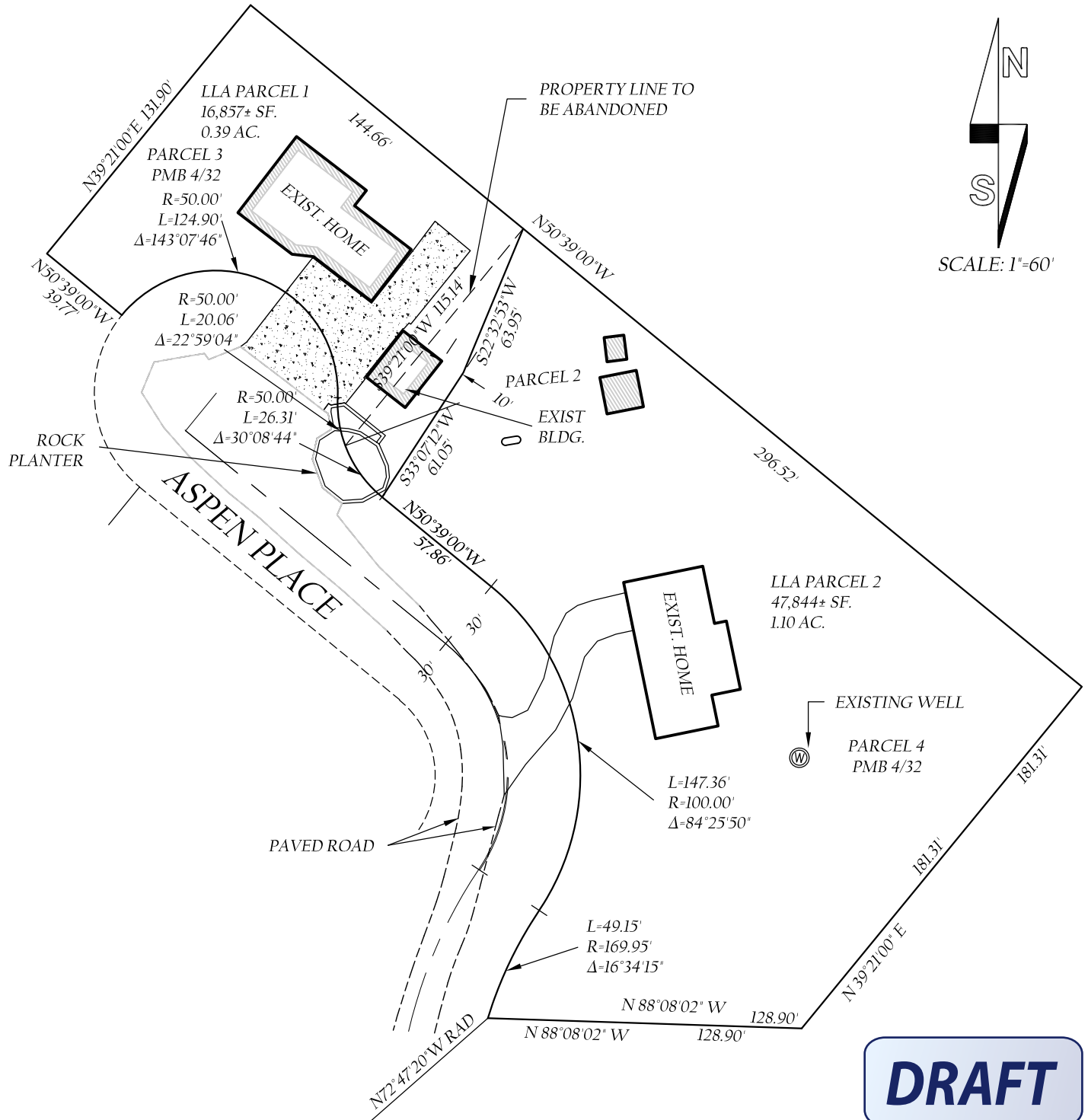
Eastern Sierra Land Surveys, Inc.

EXHIBIT "C"

LOT LINE ADJUSTMENT 24-xxxMC

ASPEN PLACE

RECORDING INFORMATION:



DRAFT

SEE CERTIFICATE OF COMPLIANCE EXHIBIT FOR LEGAL DESCRIPTIONS
OF LOT LINE ADJUSTMENT PARCELS

19-052 LLA

Eastern Sierra Land Surveys, Inc.

Accommodation Recording Requested By:
Inyo-Mono Title Company

When Recorded Mail Document To:
Troy D. Rowan and Karen J. Rowan
56 Aspen Place
Crowley Lake, CA 93546

Accommodation No.: 24-6570-0243

DRAFT

APNS: 060-210-066-000 (OLD) 060-210-069-000(NEW)
060-210-067-000 (OLD) 060-210-068-000 (NEW)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

**For the purpose of Lot Line Adjustment
This deed is for purpose of adjusting property lines only and does
not convey a separate parcel**

**The undersigned grantor(s) declare(s) Documentary Transfer Tax is \$0.00 pursuant to
Mono County Lot Line Adjustment No. 24-001 MC**

THE UNDERSIGNED GRANTOR(s) DECLARE(s):

- ☒ This transfer is exempt from the Documentary Transfer Tax
- ☒ The Documentary Transfer Tax is NONE (\$0.00)
- ☒ Computed on full value of property conveyed
- ☒ The property is located in an Unincorporated area

"The grantors and the grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R & T 11925(d)."

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Troy D. Rowan and Karen J. Rowan

hereby GRANT(s) to

Daniel Gordon and Kara Gordon, husband and wife, as joint tenants, as to Parcel 1 and Troy D. Rowan and Karen J. Rowan, husband and wife, as joint tenants, as to Parcel 2

The following described real property in the County of MONO, State of CALIFORNIA:

SEE EXHIBIT "A" FOR LOT LINE ADJUSTMENT TRANSFER PARCELS ATTACHED HERETO AND MADE A PART HEREOF.

This document is filed for record by Inyo-Mono Title Company as an accommodation only. It has not been examined as to its execution or as to its effect upon title. No liability is assumed.

Dated: October 21, 2024

****SEE ATTACHED SIGNATURE PAGE AND NOTARY ACKNOWLEDGEMENT****

APNS: 060-210-066-000(OLD) 060-210-069-00(NEW)
060-210-067-000(OLD) 060-210-068-000(NEW)

Troy D. Rowan

Karen J. Rowan

DRAFT

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 _____

On _____ before me, _____, Notary Public,

personally appeared _____
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 _____ (Seal)

EXHIBIT “A”
LEGAL DESCRIPTION
FOR
LOT LINE ADJUSTMENT PARCEL 1
24-001 MC

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DRAFT

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Legal Description Prepared By:

DRAFT

Guy Bien, L.S. 7724

Lic. Expires 12/31/25

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
LOT LINE ADJUSTMENT PARCEL 2
24-001 MC

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Legal Description Prepared By:

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