

**RECORDING REQUESTED BY**  
Mono County Community Development

**MAIL TO**  
Mono County Planning Division  
P.O. Box 8  
Bridgeport, CA 93517

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**LOT MERGER**

**24-003 MC**

**NOTICE OF APPROVAL**

<b>DESCRIPTION</b>	<b>Lot merger of two adjacent parcels in the Sierra Business Park</b>
<b>ASSESSOR'S PARCELS #</b>	<b>037-260-017-000, 037-260-018-000</b>
<b>NEW ASSESSOR PARCEL #</b>	<b>037-260-043-000</b>
<b>RECORD TITLE OWNER(S)</b>	<b>Cook Family Trust (represented by Trustees Gregory Allen Cook and Stephanie R Cook)</b>

NOTICE IS HEREBY GIVEN that the Mono County Land Development Technical Advisory Committee (LDTAC) has reviewed the attached exhibits for **Lot Merger 24-003 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 accepted by the LDTAC subject to the following:

- 1) The new grant deed(s) with property descriptions shall be provided for concurrent recording of the Lot Merger. Failure to record new deed 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 merged parcel shall retain their prior land use designations and any easements.
- 3) Recordation of this Lot Merger shall serve as constructive notice.

Approved for filing by the Mono County LDTAC on November 18, 2024

Attest by CDD staff \_\_\_\_\_

**Attachments:**

- 1) Request for Merger (Lot Merger Notice)
- 2) Owner’s Notary
- 3) Merger Map—Exhibit A
- 4) Exhibit C—Site Plan

**Required Department Signatures for Recording LM 24-003 MC:**

Failure to acquire all signatures will prevent the recordation of the lot merger.

Mono County Environmental Health Department	Signature	Date
---------------------------------------------	-----------	------

Public Works Department	Signature	Date
-------------------------	-----------	------

Treasurer/Tax Collector	Signature	Date
-------------------------	-----------	------

Assessor’s Office	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** LM 24-003 MC  
**FOR REAL PROPERTY IN MONO COUNTY**

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

037-260-017-000      037-260-018-000      \_\_\_\_\_

**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.

_____ Name	_____ Notarized signature	_____ Date
<u>Gregory Cook</u>	<u>[Signature]</u>	<u>7-2-24</u>
_____ Name	_____ Notarized signature	_____ Date
<u>STEPHANIE Cook</u>	<u>[Signature]</u>	<u>7-2-24</u>
_____ 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 24-003 MC

ATTEST \_\_\_\_\_  
Signature Date

**SEE ATTACHED  
NOTARIAL CERTIFICATE**

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 **JULY 2, 2024** before me, **M. FORBIS**, Notary Public,

personally appeared **GREGORY COOK AND STEPHANIE COOK**  
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

### LOT LINE ADJUSTMENT, LM NO. 24-003-MC

#### LEGAL DESCRIPTION

BEING a Lot Merger of certain real properties located in the County of Mono, State of California, and said real properties also being more particularly described as follows:

Lot 17 and Lot 18 as shown on the map entitled "FINAL MAP TRACT MAP NO. 36-159 SIERRA BUSINESS PARK", recorded in Book 10 of Tract Maps at Pages 79 through 79I inclusive, in the Office of the County Recorder of said County.

CONTAINING 45,885 square feet of land, more or less.

LEGAL DESCRIPTION PREPARED  
UNDER THE SUPERVISION OF:



  
Alan C. Eder, PLS 8466

EXHIBIT "C"

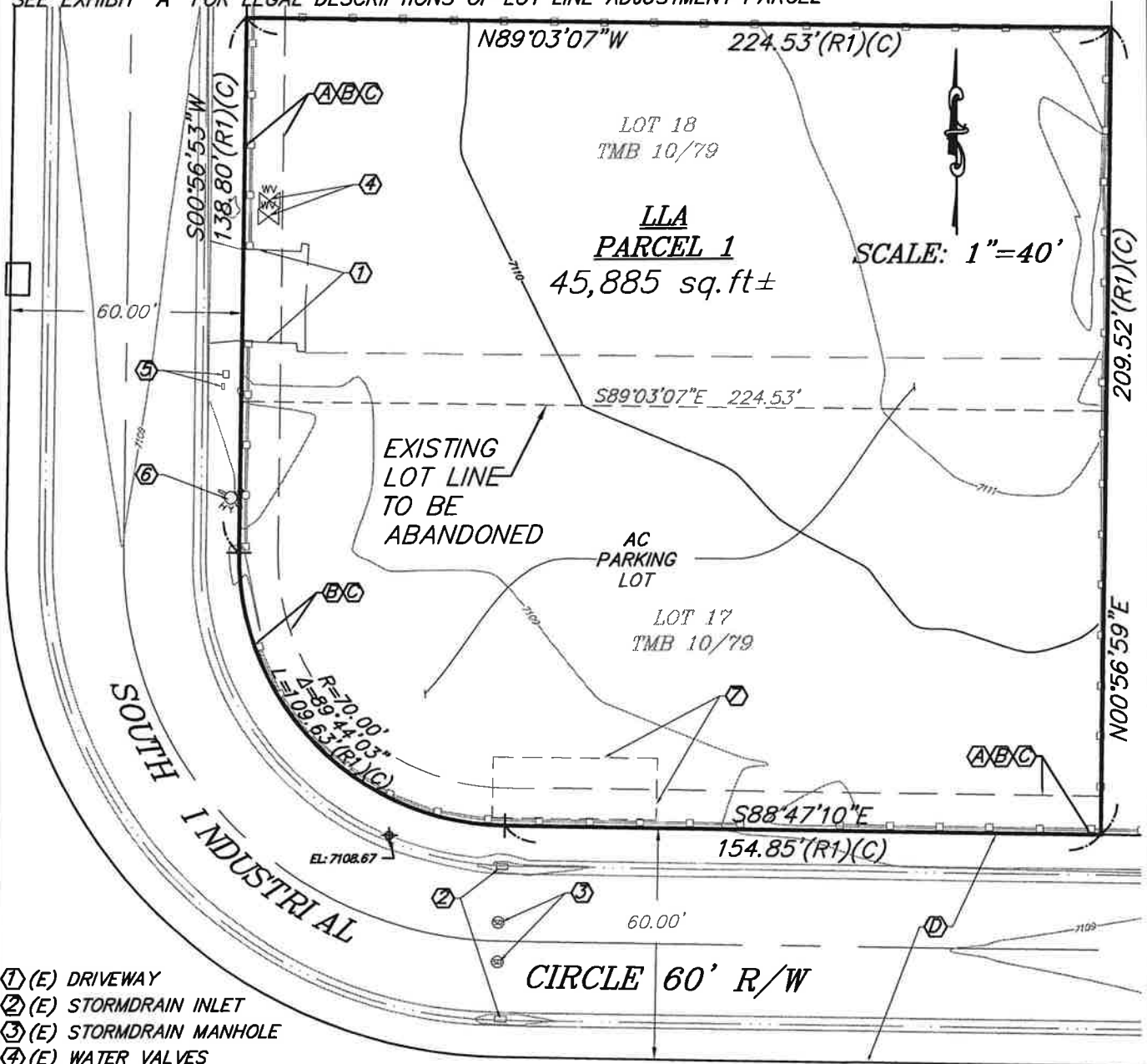
SITE PLAN

LOT LINE ADJUSTMENT 2024 -

UNINCORPORATED, MONO COUNTY, CALIFORNIA

RECORDING INFORMATION:

NOTE: BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD PER TMB 10/79  
SEE EXHIBIT "A" FOR LEGAL DESCRIPTIONS OF LOT LINE ADJUSTMENT PARCEL

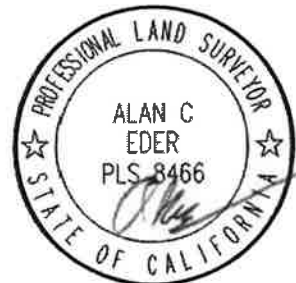


- ① (E) DRIVEWAY
- ② (E) STORMDRAIN INLET
- ③ (E) STORMDRAIN MANHOLE
- ④ (E) WATER VALVES
- ⑤ (E) UTILITY BOXES (ELECTRIC&VERIZON)
- ⑥ (E) HYDRANT
- ⑦ (E) DRYWELL

EASEMENTS:

- Ⓐ 10.00' LANDSCAPE EASEMENT (2004-009561 O.R.)
- Ⓑ 10.00' SNOW STORAGE EASEMENT (2004-009561 O.R.)
- Ⓒ 10.00' UTILITY EASEMENT (2004-009561 O.R.)
- Ⓓ 60.00' RIGHT OF WAY EASEMENT (2004-009561 O.R.)

triad/holmes associates



Accommodation Recording Requested By:  
Inyo-Mono Title Company

**When Recorded Mail Document To:**  
The Stehanie and Greg Cook Family  
Trust dated September 20, 2001  
Amended and Restated In Its Entirety  
dated December 21, 2016  
P.O. Box 100 PMB 124  
Mammoth Lakes, CA 93546

Accommodation No.: 24-6570-0256

APN: 037-260-017-000 (OLD), 037-260-018-000 (OLD)  
and 037-260-043-000 (NEW)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## GRANT DEED

**For the purpose of Lot Line Adjustment  
This Deed is for the 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. 24-003 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,**

Gregory Allen Cook and Stephanie R. Cook, Trustees of the Stephanie and Gregory Cook Family Trust dated September 20, 2001 that also acquired title as Gregory Allen Cook and Stephanie R. Cook, Trustees, of the Stephanie and Gregory Cook Family Trust dated Sept. 20, 2016

hereby GRANT(s) to

Gregory Allen Cook and Stephanie R. Cook, Trustees of the Stephanie and Gregory Cook Family Trust dated September 20, 2001 Amended and Restated In Its Entirety dated December 21, 2016

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

SEE EXHIBIT "A" FOR LOT LINE ADJUSTMENT PARCEL 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 25, 2024

APN: 037-260-017-000 (OLD), 037-260-018-000 (OLD) and 037-260-043-000 (NEW)

The Stephanie and Gregory Cook Family Trust dated September 20, 2001

BY: [Signature]  
Gregory Allen Cook  
Trustees

BY: [Signature]  
Stephanie R. Cook  
Trustee

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 November 4, 2024 before me, M. Forbis, Notary Public,

personally appeared Gregory Allen Cook and Stephanie R. Cook  
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 [Signature] (Seal)

