

RS. 2832

OWNER'S STATEMENT

THE UNDERSIGNED, being the parties having a record title interest in the land as platted by this map, hereby consent to the preparation and recordation of this map and offer for dedication, to Mariposa County, all rights-of-way along the County maintained road known as Colorado Road and the non-county maintained road known as Wilderness View Drive and all Public Utility Easements, for all Public Utility purposes, over, on, across and under the strips of land designated on this map as "PUE"; together with the right to trim and/or remove necessary trees and vegetation, as shown on this map and so marked as offered for dedication. These offers of dedication to Mariposa County shall remain open until either accepted or rejected, in writing, by Mariposa County.

Bret Willis  
Bret Willis

Teri Willis  
Teri Willis

NOTARY STATEMENT

State of California  
County of Mariposa

On October 24, 2008, before me, Geri Russell, Notary Public personally appeared Bret and Teri Willis, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.

[Signature]  
Notary Signature

Mariposa  
County of Place of Business

8/31/12  
Commission Expiration Date

Geri Russell  
Printed Name of Notary

CLERK OF THE BOARD'S STATEMENT

I Margie Williams, Clerk of the Board of Supervisors of the County of Mariposa, State of California, do hereby state that the above and foregoing map, entitled FINAL MAP FOR BRET AND TERI WILLIS, was presented to said Board of Supervisors, as provided by law, at a regular meeting thereof, held on the 23rd day of March, 2008, and said Board of Supervisors thereupon, by a motion duly passed and adopted at said meeting, did approve said map and did accept on behalf of the public for public use the streets and roads offered for dedication, and the easements for public utilities as shown on said map. Acceptance by the County of the Public Utility Easements does not in any way obligate the County for, nor does the County assume, any responsibility or liability for the repair and/or maintenance of the public utility easements. The acceptance by the County of the public utility easements is solely for the purpose of permitting development of utilities as necessary within the public utility easements.

IN WITNESS WHEREOF, I have hereto set my hand this 31st day of June, 2008.

Clerk of the Board of Supervisors  
of the County of Mariposa,  
State of California

By: Margie Williams  
Clerk of the Board

TRUSTEE'S STATEMENT

THE UNDERSIGNED, Inter-County Title Company, a California Corporation, trustee under a trust deed recorded July 12, 2005 as Instrument No. 2054644, Mariposa County Records, and affecting the land as platted within the area shown on this map, does hereby consent to the preparation and recordation of the same.

Inter-County Title Co., Tuolumne-Mariposa Division  
aka Inter-County Title Company

By: [Signature]  
Rick Lobough, President

NOTARY STATEMENT

State of California  
County of Mariposa

On September 9, 2008, before me, Steven Lobough, Notary Public personally appeared Rick Lobough, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.

[Signature]  
Notary Signature

Mariposa  
County of Place of Business

June 24, 2009  
Commission Expiration Date

Steven Lobough  
Printed Name of Notary

SOILS REPORT

In accordance with California Government Code, Section 66490 and 66491 and Mariposa County Code, Section 16.20.220, the preliminary soils report was prepared on the 23rd day of September 2005, by:

See's Consulting & Testing  
P.O. Box 28248  
Fresno, CA 93729

The report was signed by: David S. See  
RCE 44940  
License expiration date: 03/31/2006

A certified copy of the soils report is on file at the Mariposa County Planning Department, Mariposa California.

The above referenced soils investigation report is hereby approved on this 3rd day of June, 2008.

By: [Signature]  
Dana S. Hertfelder, PE  
County Engineer

FINAL MAP RS. 2832  
FOR  
BRET & TERI WILLIS

BEING A DIVISION OF A PORTION OF THE NW1/4 & THE NW1/4 OF THE SW1/4 OF SECTION 35 AND A PORTION OF THE E1/2 OF SECTION 34, ALL IN T. 4 S., R. 18 E., M.D.B. & M.

MARIPOSA COUNTY CALIFORNIA  
FEBRUARY 2008  
MAJOR SUBDIVISION NO. 2005-253

TOTAL SUBDIVIDED AREA: 229.95 ACRES

SHEET 1 OF 10

SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Bret Willis on November 12, 2003. I hereby state that all the monuments are of the character and occupy the positions indicated or that they will be set in these positions before June 1, 2008 and that the monuments are, or will be, sufficient to enable the survey to be retraced, and, that this final map substantially conforms to the conditionally approved tentative map.



Russell A. Marks  
Russell A. Marks, PLS 6377  
License expiration date: 12/31/08-10

COUNTY SURVEYOR'S STATEMENT

I hereby state that I have examined this map; that this subdivision is substantially the same as it appeared on the tentative map, if required, and any approved alterations thereof; that all provisions of State laws and local ordinances applicable at the time of approval of the tentative map, if required, have been complied with, and that I am satisfied that this map is technically correct.



On JUNE 3, 2008  
Jacqueline S. Freeman  
Jacqueline S. Freeman, LS 4079  
County Surveyor  
License expiration date: 06/30/2008

RECORDER'S STATEMENT

Filed this 5th day of June, 2008, at 11:21 A. in Book of Maps, at page 2832, at the request of Bret and Teri Willis.

[Signature]  
County Recorder  
Fee: \$27.00 By: [Signature]  
Deputy

RS 2832  
FREEMAN & SEAMAN LAND SURVEYORS  
P.O. Box 1305  
5037 Bullion Street  
Mariposa, CA 95338  
Mariposa (209)966-3926  
Oakhurst (559)683-4797  
030426FM.crd/030426FM1.dwg

RS. 2832

RS 2832

# FINAL MAP R.S. 2832 FOR BRET & TERI WILLIS

BEING A DIVISION OF A PORTION OF THE NW1/4 & THE NW1/4 OF THE SW1/4 OF SECTION 35 AND A PORTION OF THE E1/2 OF SECTION 34, ALL IN T. 4 S., R. 18 E., M.D.B. & M.

MARIPOSA COUNTY CALIFORNIA  
FEBRUARY 2008 SCALE: 1" = 400'  
MAJOR SUBDIVISION NO. 2005-253

TOTAL SUBDIVIDED AREA: 229.95 ACRES

SHEET 2 OF 10

### NOTE

A current Parcel Map Guarantee Report states that the lots shown hereon may be subject to the following:

1. An easement for public utilities per Book 23 O.R., Page 389, MCR.
2. An easement for public utilities per Book 23 O.R., Page 393, MCR.
3. An easement for public utilities per Book 171 O.R., Page 268, MCR.
4. An easement for public utilities per Book 175 O.R., Page 282, MCR.
5. An easement for public utilities per Book 259 O.R., Page 533, MCR.
6. Declaration and Covenant of road maintenance per Book 284 O.R., Page 576, MCR.
7. An easement for public utilities per Document No. 882341, MCR.
8. An easement for Ingress and Egress per Document No. 903382, MCR.
9. An easement for Ingress and Egress per Document No. 915106, MCR.
10. An easement for public utilities per Document No. 2010677, MCR.
11. Subject to a Life Estate and easements for existing utilities per Document No. 2054645, MCR.
12. An easement for public utilities per Document No. 2075553, MCR.
13. Rights of the public as to any portion of the herein described land lying within Colorado Road, a public road.

### REFERENCES

- (1) Record of Survey Map 2630, MCR.
- (2) Record of Survey Map 1587, MCR.
- (3) Parcel Map Book 9 Page 6, MCR.
- (4) Parcel Map Book 8 Page 35, MCR.
- (5) Parcel Map Book 6 Page 20, MCR.
- (6) Parcel Map Book 21 Page 25, MCR.
- (7) Parcel Map Book 24 Page 44, MCR.
- (8) Access Declaration: Document No. 202219, MCOR.
- (9) Declaration of Road Maintenance Association: Document No. 202219, MCOR.
- (10) Soils Investigation, Potable Water Supply and SRA Fire Safe Declarations: Document No. 202219, MCOR.
- (11) A Zoning Amendment proposing to change any parcel as shown on the Final Map for Willis, filed on 01/19/08 in Book of Maps on Page 232, Mariposa County Official Records, to the Mountain Home Zoning Designation would violate CDF dead end road length limits if a through road is not provided.
- (12) Drainage/Open Space Easement Declaration: Document No. 202222, MCOR.
- (13) Building Setback Declaration: Document No. 202222, MCOR.
- (14) Septic Declaration: Document No. 202222, MCOR.
- (15) Parcel Map Book 29 Page 30, MCR.
- (16) Deed of Gift: Volume 282 O.R., page 327, MCR.
- (17) Oak Tree Preservation Area: see REFERENCES, sheet 10 of 10.

**FREEMAN & SEAMAN LAND SURVEYORS**  
P.O. Box 1305 Mariposa (209)966-3926  
5037 Bullion Street Oakhurst (559)683-4797  
Mariposa, CA 95338 030428FM.crd/030428FM2.dwg

### LEGEND

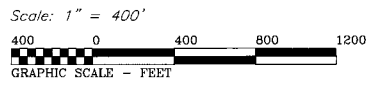
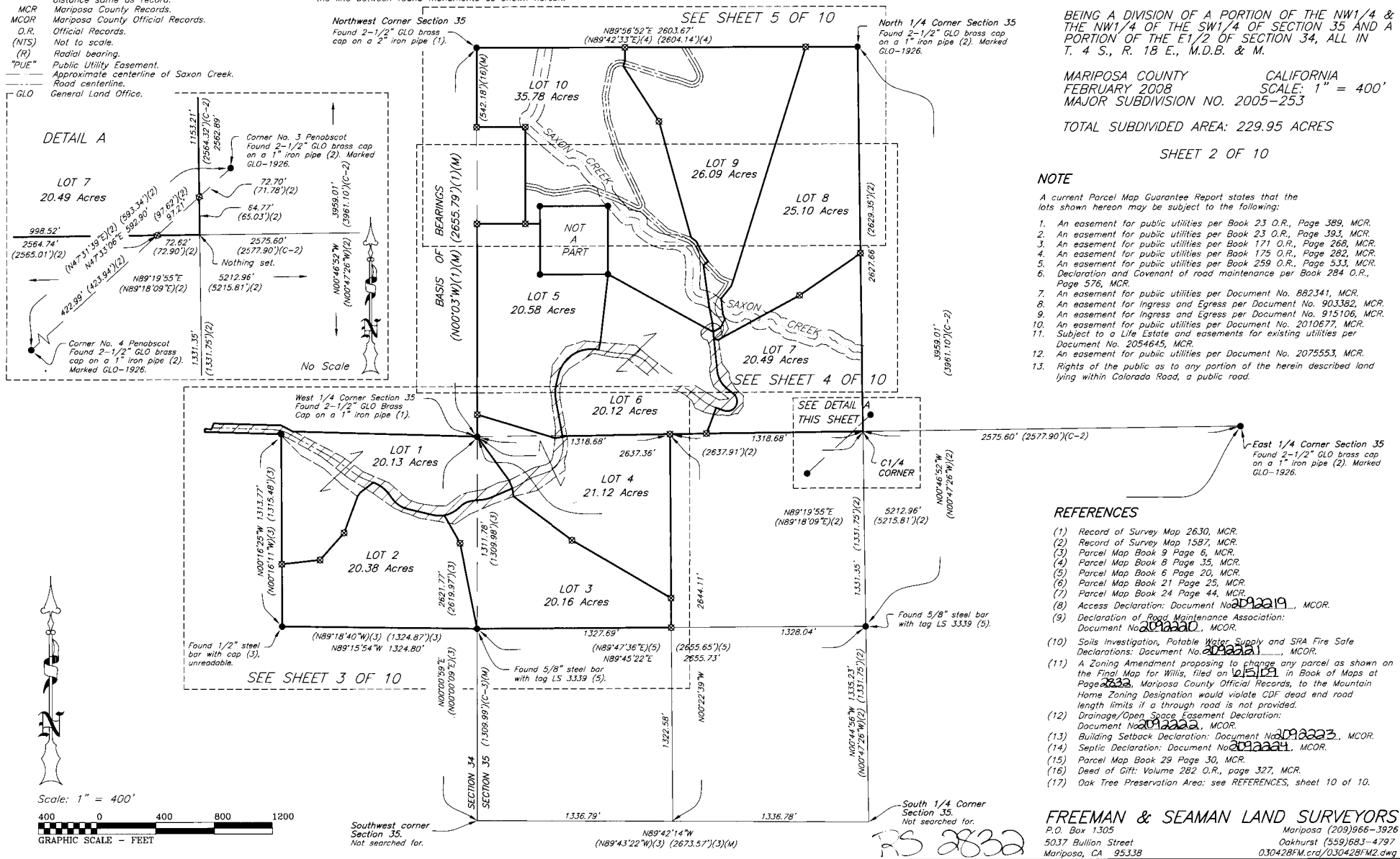
- Found monument as described hereon.
- ⊗ Set 5/8" steel bar with plastic cap stamped PLS 6377, unless otherwise noted.
- (1) Record data per reference listed hereon.
- (M) Measured and/or calculated bearing and/or distance same as record.
- MCR Mariposa County Records.
- MCOR Mariposa County Official Records.
- O.R. Official Records.
- (N/S) Not to scale.
- (R) Radial bearing.
- "PUE" Public Utility Easement.
- Approximate centerline of Saxon Creek.
- Road centerline.
- GLO General Land Office.

### BASIS OF BEARINGS

The meridian of this survey is identical with that of the map entitled "RECORD OF SURVEY FOR JAMES & KATHERINE HENDRIX" filed for record in Book of Maps at page 2630, Mariposa County Records, and is based upon the bearing (N00°03'W) of the line between found monuments as shown hereon.

### VESTING DEEDS

Deed: Document Number 2003717, MCR.  
Deed: Document Number 2054642, MCR.  
Deed: Document Number 2054643, MCR.



RS 2832

RS 2832

RS. 2832

# FINAL MAP FOR BRET & TERI WILLIS R.S. 2832

BEING A DIVISION OF A PORTION OF THE NW1/4 & THE NW1/4 OF THE SW1/4 OF SECTION 35 AND A PORTION OF THE E1/2 OF SECTION 34, ALL IN T. 4 S., R. 18 E., M.D.B. & M.

MARIPOSA COUNTY CALIFORNIA  
FEBRUARY 2008 SCALE: 1" = 150'  
MAJOR SUBDIVISION NO. 2005-253

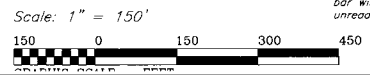
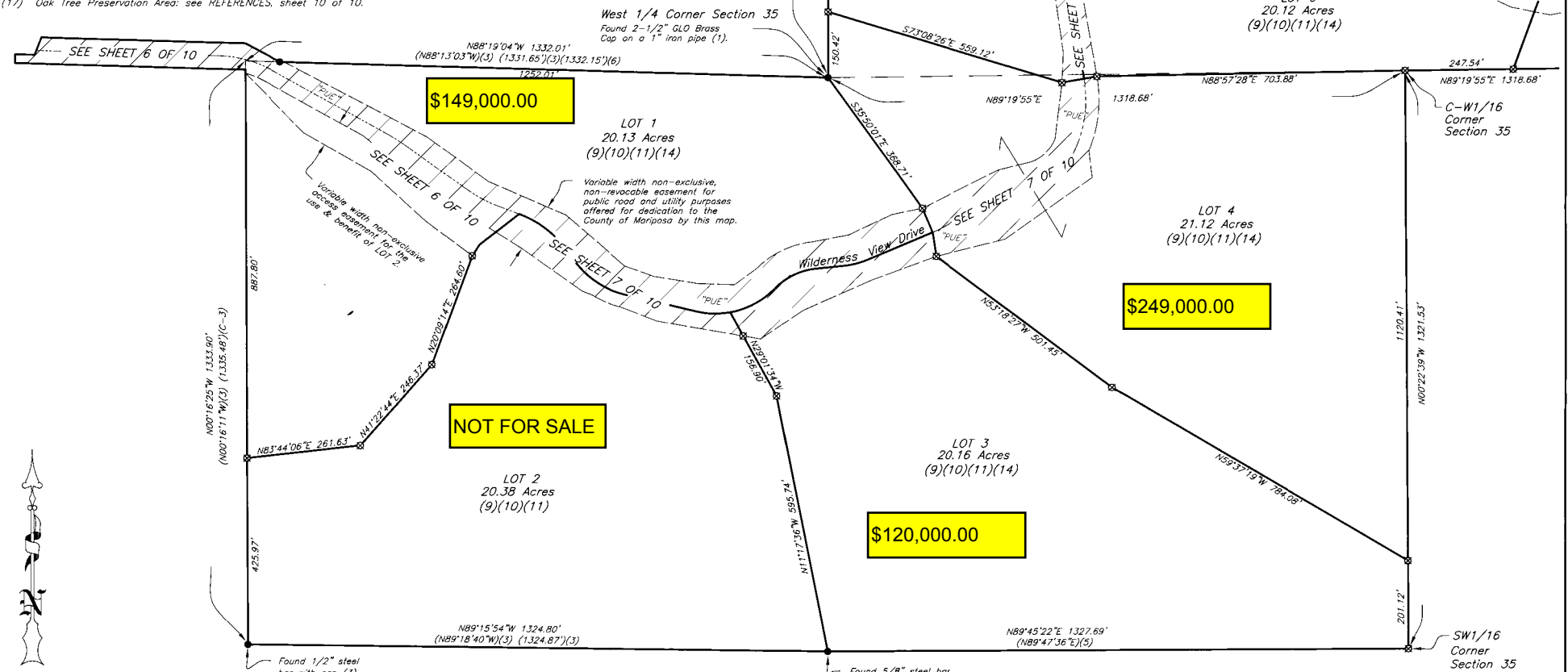
TOTAL SUBDIVIDED AREA: 229.95 ACRES  
SHEET 3 OF 10

### REFERENCES

- (1) Record of Survey Map 2630, MCR.
- (2) Record of Survey Map 1587, MCR.
- (3) Parcel Map Book 9 Page 6, MCR.
- (4) Parcel Map Book 8 Page 35, MCR.
- (5) Parcel Map Book 6 Page 20, MCR.
- (6) Parcel Map Book 21 Page 25, MCR.
- (7) Parcel Map Book 24 Page 44, MCR.
- (8) Access Declaration: Document No. 202221, MCOR.
- (9) Declaration of Road Maintenance Association: Document No. 202222, MCOR.
- (10) Soils investigation, potable water supply and SRA Fire Safe Declarations: Document No. 202221, MCOR.
- (11) A Zoning Amendment proposing to change any parcel as shown on the Final Map for Willis, filed on 05/09 in Book of Maps at Page 4822, Mariposa County Official Records, to the Mountain Home Zoning Designation would violate CDF dead end road length limits if a through road is not provided.
- (12) Drainage/Open Space Easement Declaration: Document No. 202222, MCOR.
- (13) Building Setback Declaration: Document No. 202223, MCOR.
- (14) Septic Declaration: Document No. 202224, MCOR.
- (15) Parcel Map Book 29 Page 30, MCR.
- (16) Deed of Gift: Volume 282 O.R., page 327, MCR.
- (17) Oak Tree Preservation Area: see REFERENCES, sheet 10 of 10.

### LEGEND

- Found monument as described hereon.
- ⊗ Set 5/8" steel bar with plastic cap stamped PLS 6377, unless otherwise noted.
- (1) Record data per reference listed hereon.
- (M) Measured and/or calculated bearing and/or distance same as record.
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- MCOR Mariposa County Official Records.
- O.R. Official Records.
- (NTS) Not to scale.
- (R) Radial bearing.
- "PUE" Public Utility Easement.
- Approximate centerline of Saxon Creek.
- - - Road centerline.
- GLO General Land Office.



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0304281m.crd/030428fM3.dwg

RS. 2832

RS 2832

R.S. 2832

# FINAL MAP FOR BRET & TERI WILLIS

R.S. 2832

BEING A DIVISION OF A PORTION OF THE NW1/4 & THE NW1/4 OF THE SW1/4 OF SECTION 35 AND A PORTION OF THE E1/2 OF SECTION 34, ALL IN T. 4 S., R. 18 E., M.D.B. & M.

MARIPOSA COUNTY CALIFORNIA  
FEBRUARY 2008 SCALE: 1" = 150'  
MAJOR SUBDIVISION NO. 2005-253

TOTAL SUBDIVIDED AREA: 229.95 ACRES

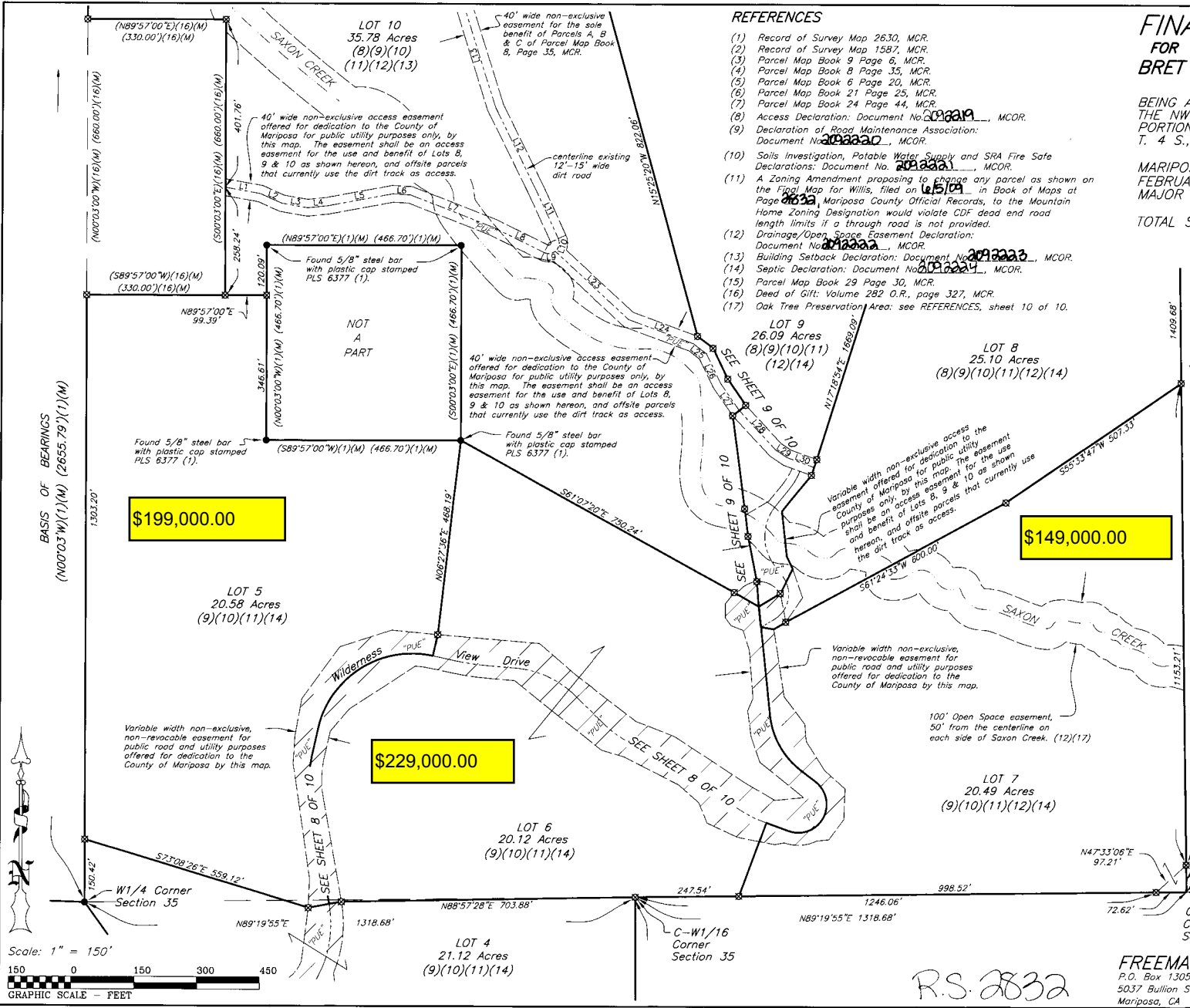
SHEET 4 OF 10

### LEGEND

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- Approximate centerline of Saxon Creek.
- — — Road centerline.
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- (2) Record of Survey Map 1587, MCR.
- (3) Parcel Map Book 9 Page 6, MCR.
- (4) Parcel Map Book 8 Page 35, MCR.
- (5) Parcel Map Book 6 Page 20, MCR.
- (6) Parcel Map Book 21 Page 25, MCR.
- (7) Parcel Map Book 24 Page 44, MCR.
- (8) Access Declaration: Document No. 2008019, MCOR.
- (9) Declaration of Road Maintenance Association: Document No. 2008030, MCOR.
- (10) Soils Investigation, Potable Water Supply and SRA Fire Safe Declarations: Document No. 2008031, MCOR.
- (11) A Zoning Amendment proposing to change any parcel as shown on the Final Map for Willis, filed on 02/15/08 in Book of Maps at Page 4032, Mariposa County Official Records, to the Mountain Home Zoning Designation would violate CDF dead end road length limits if a through road is not provided.
- (12) Drainage/Open Space Easement Declaration: Document No. 2008032, MCOR.
- (13) Building Setback Declaration: Document No. 2008033, MCOR.
- (14) Septic Declaration: Document No. 2008034, MCOR.
- (15) Parcel Map Book 29 Page 30, MCR.
- (16) Deed of Gift: Volume 282 O.R., page 327, MCR.
- (17) Oak Tree Preservation Area: see REFERENCES, sheet 10 of 10.



**\$199,000.00**

**\$149,000.00**

**\$229,000.00**

CENTERLINE DATA

centerline existing 12'-15' wide road & 40' wide non-exclusive easement

Course	Bearing	Distance
L1	S79°55'06"E	85.36'
L2	S66°16'26"E	57.26'
L3	S80°20'29"E	62.51'
L4	N84°01'04"E	49.15'
L5	N79°27'47"E	15.25'
L6	S87°02'08"E	42.19'
L7	S68°46'34"E	21.3.30'
L8	S63°52'21"E	136.10'
L9	Road: 25.00'	Arc: 28.79'
	Tan: 15.88'	CA: 64°50'27"

centerline existing 12'-15' wide road

Course	Bearing	Distance
L10	Road: 25.00'	Arc: 33.25'
	Tan: 19.60'	CA: 76°11'39"
L11	N24°54'28"W	130.31'
L12	N26°18'43"W	218.60'
L13	N17°34'08"W	270.20'
L14	N06°07'07"W	161.25'
L15	N11°12'46"E	170.44'
L16	Road: 75.00'	Arc: 126.33'
	Tan: 84.04'	CA: 95°02'22"
L17	S72°16'52"E	335.14'
L18	S78°40'13"E	47.36'
L19	S70°00'15"E	85.39'
L20	Road: 55.00'	Arc: 129.75'
	Tan: 135°09'54"	CA: 135°09'54"
L21	N25°10'09"W	53.05'
L22	N31°10'56"W	148.67'

centerline existing 10' wide dirt track & 40' wide non-exclusive easement

Course	Bearing	Distance
L23	S47°25'42"E	240.46'
L24	S69°44'40"E	165.82'
L25	S52°17'11"E	38.91'
L26	S25°30'34"E	78.51'
L27	S34°38'27"E	79.17'
L28	S42°34'33"E	126.56'
L29	S56°42'10"E	35.85'
L30	S70°13'42"E	67.98'

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R.S. 2832

R.S. 2832

R.S. 2832

**FINAL MAP**  
FOR  
**BRET & TERI WILLIS**

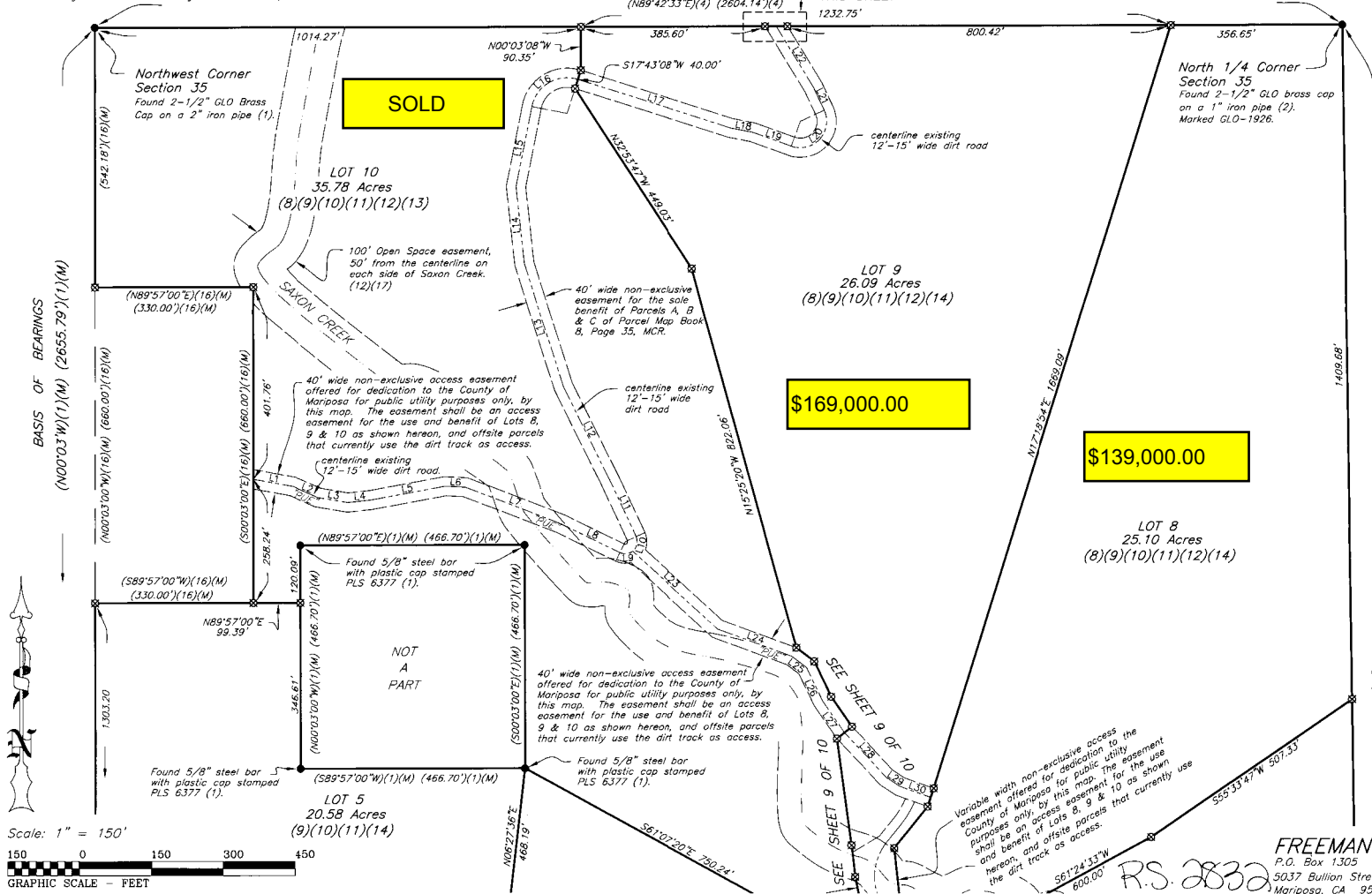
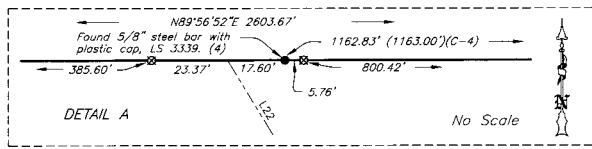
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MARIPOSA COUNTY CALIFORNIA  
FEBRUARY 2008 SCALE: 1" = 150'  
MAJOR SUBDIVISION NO. 2005-253

TOTAL SUBDIVIDED AREA: 229.95 ACRES  
SHEET 5 OF 10

**REFERENCES**

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- (2) Record of Survey Map 1587, MCR.
- (3) Parcel Map Book 9 Page 6, MCR.
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- (8) Access Declaration: Document No. 2002219, MCOR.
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- (10) Soils Investigation, Potable Water Supply and SRA Fire Safe Declarations: Document No. 2002221, MCOR.
- (11) A Zoning Amendment proposing to change any parcel as shown on the Final Map for Willis, filed on 1/5/08, in Book of Maps at Page 8522, Mariposa County Official Records, to the Mountain Home Zoning Designation would violate CDF dead end road length limits if a through road is not provided.
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- (13) Building Setback Declaration: Document No. 2002223, MCOR.
- (14) Septic Declaration: Document No. 2002224, MCOR.
- (15) Parcel Map Book 29 Page 30, MCR.
- (16) Deed of Gift: Volume 282 O.R., page 327, MCR.
- (17) Oak Tree Preservation Area: see REFERENCES, sheet 10 of 10.



**LEGEND**

- Found monument as described hereon.
- Set 5/8" steel bar with plastic cap stamped PLS 6377, unless otherwise noted.
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**CENTERLINE DATA**

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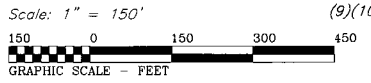
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**FREEMAN & SEAMAN LAND SURVEYORS**  
P.O. Box 1305  
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**FINAL MAP** RS. 2832  
**FOR**  
**BRET & TERI WILLIS**

BEING A DIVISION OF A PORTION OF THE NW1/4 & THE NW1/4 OF THE SW1/4 OF SECTION 35 AND A PORTION OF THE E1/2 OF SECTION 34, ALL IN T. 4 S., R. 18 E., M.D.B. & M.

MARIPOSA COUNTY CALIFORNIA  
 FEBRUARY 2008 SCALE: 1" = 60'  
 MAJOR SUBDIVISION NO. 2005-253

TOTAL SUBDIVIDED AREA: 229.95 ACRES

SHEET 6 OF 10

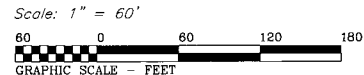
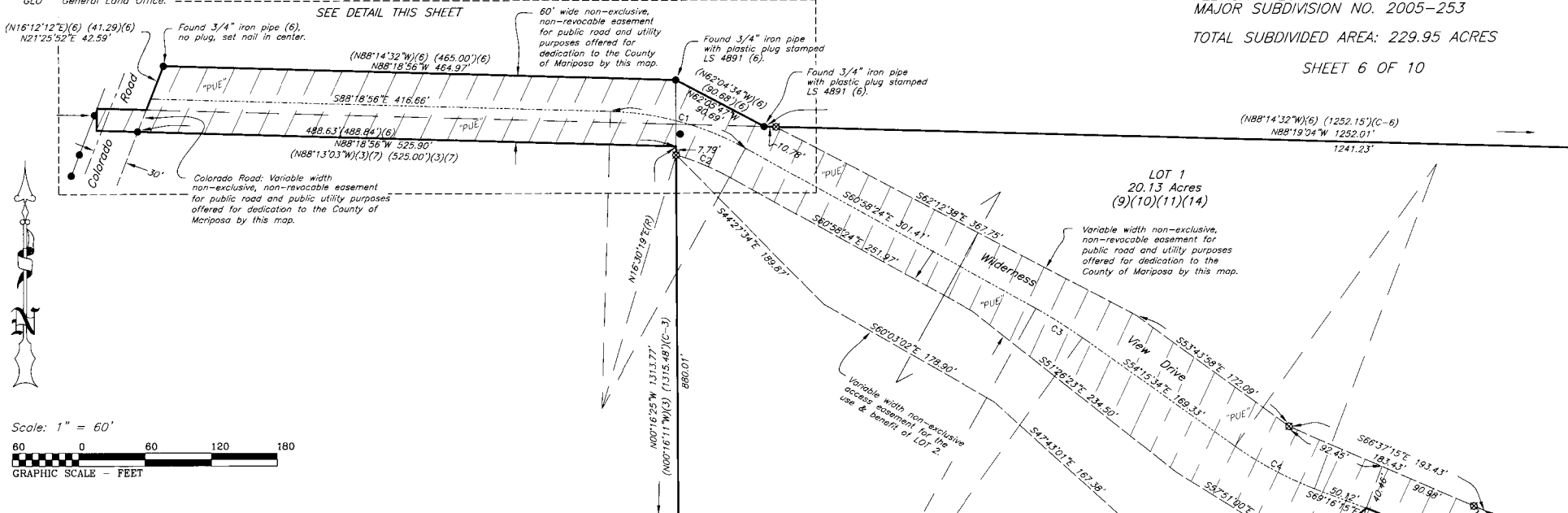
**LEGEND**

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- "PUE" Public Utility Easement.
- Approximate centerline of Saxon Creek.
- Road centerline.
- GLO General Land Office.

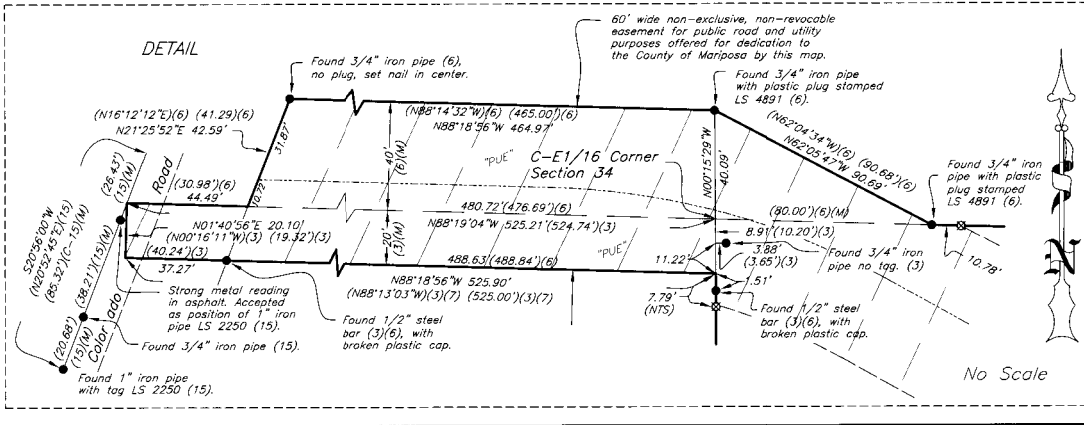
**REFERENCES**

- (1) Record of Survey Map 2630, MCR.
- (2) Record of Survey Map 1587, MCR.
- (3) Parcel Map Book 9 Page 6, MCR.
- (4) Parcel Map Book 8 Page 35, MCR.
- (5) Parcel Map Book 6 Page 20, MCR.
- (6) Parcel Map Book 21 Page 25, MCR.
- (7) Parcel Map Book 24 Page 44, MCR.
- (8) Access Declaration: Document No. 2002019, MCDR.
- (9) Declaration of Road Maintenance Association: Document No. 20020, MCDR.
- (10) Soils Investigation, Potable Water Supply and SRA Fire Safe Declarations: Document No. 200201, MCDR.
- (11) A Zoning Amendment proposing to change any parcel as shown on the Final Map for Willis, filed on 10/19/05 in Book of Maps at Page 2822, Mariposa County Official Records, to the Mountain Home Zoning Designation would violate CDF dead end road length limits if a through road is not provided.
- (12) Drainage/Open Space Easement Declaration: Document No. 2002023, MCDR.
- (13) Building Setback Declaration: Document No. 2002023, MCDR.
- (14) Septic Declaration: Document No. 2002024, MCDR.
- (15) Parcel Map Book 29 Page 30, MCR.
- (16) Deed of Gift: Volume 282 O.R., page 327, MCR.
- (17) Oak Tree Preservation Area: see REFERENCES, sheet 10 of 10.

SEE DETAIL THIS SHEET



**DETAIL**



Centerline/Property Line Data

Curve	Radius	Tangent	Length	Delta
C1	270.00'	65.67'	128.85'	27°20'32"
C2	240.00'	26.33'	52.45'	12°31'17"
C3	425.00'	24.93'	49.80'	6°42'50"
C4	315.00'	41.50'	82.53'	15°00'41"
C5	240.00'	73.56'	142.76'	34°04'49"
C6	200.00'	75.89'	145.06'	41°33'28"
C7	230.00'	37.30'	73.96'	18°25'25"

**FREEMAN & SEAMAN LAND SURVEYORS**  
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 Mariposa, CA 95338  
 Mariposa (209)966-3926  
 Oakhurst (559)683-4797  
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RS. 2832

RS. 2832

R.S. 2832

# FINAL MAP R.S. 2832 FOR BRET & TERI WILLIS

BEING A DIVISION OF A PORTION OF THE NW1/4 & THE NW1/4 OF THE SW1/4 OF SECTION 35 AND A PORTION OF THE E1/2 OF SECTION 34, ALL IN T. 4 S., R. 18 E., M.D.B. & M.

MARIPOSA COUNTY CALIFORNIA  
FEBRUARY 2008 SCALE: 1" = 60'  
MAJOR SUBDIVISION NO. 2005-253  
TOTAL SUBDIVIDED AREA: 229.95 ACRES

SHEET 7 OF 10

### LEGEND

- Found monument as described hereon.
- ⊗ Set 5/8" steel bar with plastic cap stamped PLS 6377, unless otherwise noted.
- (1) Record data per reference listed hereon.
- (M) Measured and/or calculated bearing and/or distance same as record.
- MCR Mariposa County Records.
- MCDR Mariposa County Official Records.
- O.R. Official Records.
- (N/S) Not to scale.
- (R) Radial bearing.
- "PUE" Public Utility Easement.
- Approximate centerline of Saxon Creek.
- Road centerline.
- GLO General Land Office.

Centerline/Property Line Data

Curve	Radius	Tangent	Length	Delta
C5	240.00'	73.56'	142.76'	34°04'49"
C6	200.00'	75.89'	145.06'	41°33'28"
C7	230.00'	37.30'	73.96'	18°25'25"
C8	190.00'	106.09'	193.51'	58°21'16"
C9	190.00'	39.63'	78.14'	23°33'46"
C10	190.00'	59.53'	115.37'	34°47'30"
C11	150.00'	53.56'	102.89'	39°17'54"
C12	195.00'	29.14'	57.86'	16°59'59"
C13	270.00'	17.49'	34.92'	7°24'39"
C14	310.00'	29.36'	58.55'	10°49'20"
C15	145.00'	64.80'	121.87'	48°09'28"
C16	275.00'	80.45'	156.52'	32°36'42"

West 1/4 Corner Section 35  
Found 2-1/2" GLO brass cap on a 1" iron pipe (1).

(NB8°14'32"W)(6) (1252.15')(C-6)  
NB8°19'04"W 1252.01'  
1241.23'

### REFERENCES

- (1) Record of Survey Map 2630, MCR.
- (2) Record of Survey Map 1587, MCR.
- (3) Parcel Map Book 9 Page 6, MCR.
- (4) Parcel Map Book 8 Page 35, MCR.
- (5) Parcel Map Book 6 Page 20, MCR.
- (6) Parcel Map Book 21 Page 25, MCR.
- (7) Parcel Map Book 24 Page 44, MCR.
- (8) Access Declaration: Document No. 2002219, MCDR.
- (9) Declaration of Road Maintenance Association: Document No. 2002201, MCDR.
- (10) Soils Investigation, Potable Water Supply and SRA Fire Safe Declarations: Document No. 2002201, MCDR.
- (11) A Zoning Amendment proposing to change any parcel as shown on the Final Map for Willis, filed on 05/09/09, in Book of Maps at Page 2222, Mariposa County Official Records, to the Mountain Home Zoning Designation would violate CDF dead end road length limits if a through road is not provided.
- (12) Drainage/Open Space Easement Declaration: Document No. 2002222, MCDR.
- (13) Building Setback Declaration: Document No. 2002223, MCDR.
- (14) Septic Declaration: Document No. 2002224, MCDR.
- (15) Parcel Map Book 29 Page 30, MCR.
- (16) Deed of Gift: Volume 282 O.R., page 327, MCR.
- (17) Oak Tree Preservation Area: see REFERENCES, sheet 10 of 10.

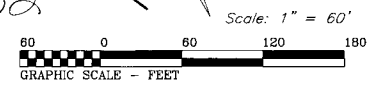
LOT 1  
20.13 Acres  
(9)(10)(11)(14)

LOT 4  
21.12 Acres  
(9)(10)(11)(14)

LOT 3  
20.16 Acres  
(9)(10)(11)(14)

LOT 2  
20.38 Acres  
(9)(10)(11)

R.S. 2832



**FREEMAN & SEAMAN LAND SURVEYORS**  
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R.S. 2832

R.S. 2832

# FINAL MAP R.S. 2832 FOR BRET & TERI WILLIS

BEING A DIVISION OF A PORTION OF THE NW1/4 & THE NW1/4 OF THE SW1/4 OF SECTION 35 AND A PORTION OF THE E1/2 OF SECTION 34, ALL IN T. 4 S., R. 18 E., M.D.B. & M.

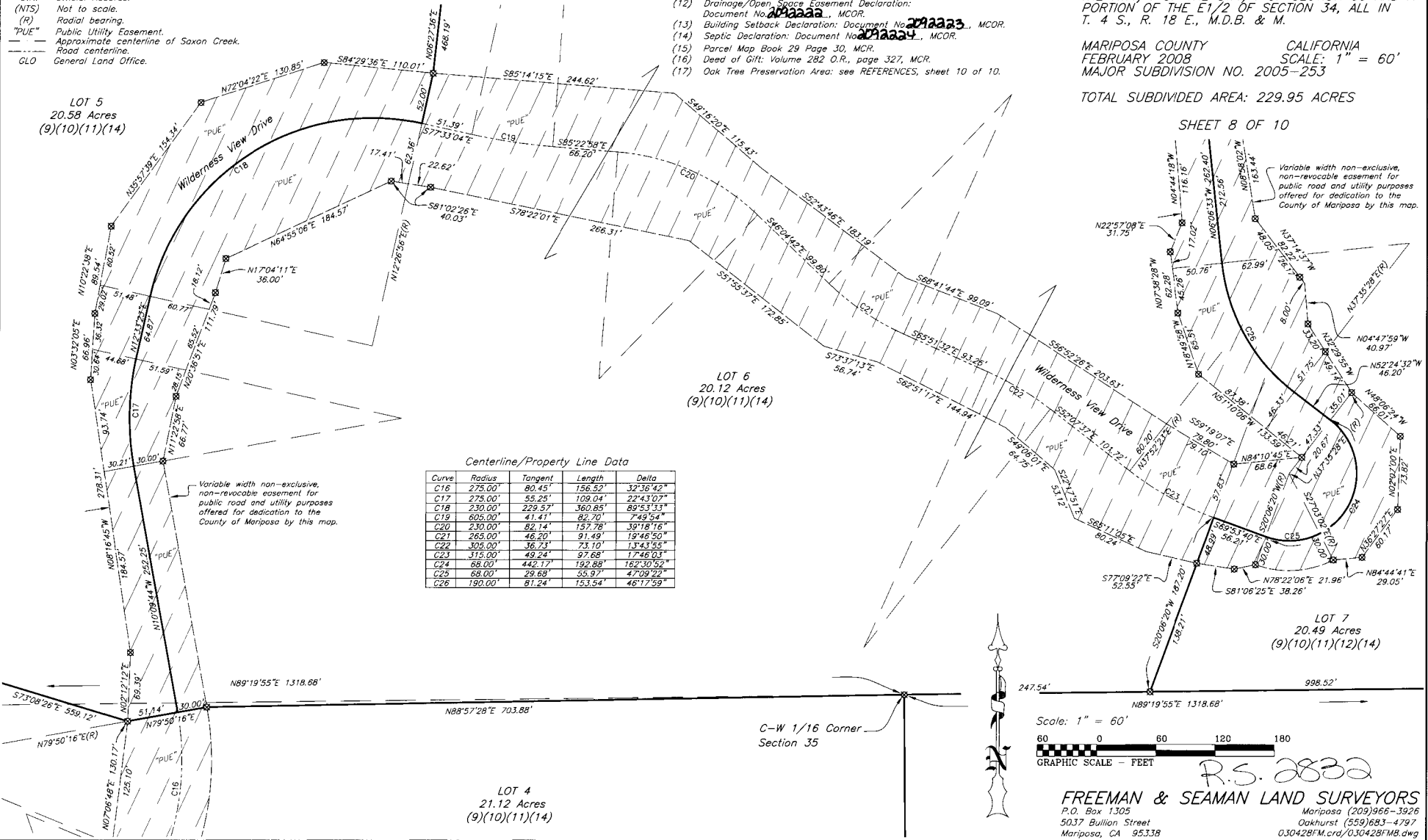
MARIPOSA COUNTY CALIFORNIA  
FEBRUARY 2008 SCALE: 1" = 60'  
MAJOR SUBDIVISION NO. 2005-253

TOTAL SUBDIVIDED AREA: 229.95 ACRES

SHEET 8 OF 10

- LEGEND**
- Found monument as described hereon.
  - ⊗ Set 5/8" steel bar with plastic cap stamped PLS 6377, unless otherwise noted.
  - (1) Record data per reference listed hereon.
  - (M) Measured and/or calculated bearing and/or distance same as record.
  - MCR Mariposa County Records.
  - MCOR Mariposa County Official Records.
  - O.R. Official Records.
  - (NTS) Not to scale.
  - (R) Radial bearing.
  - (R) Public Utility Easement.
  - "PUE" Approximate centerline of Saxon Creek.
  - Road centerline.
  - GLO General Land Office.

- REFERENCES**
- (1) Record of Survey Map 2630, MCR.
  - (2) Record of Survey Map 1597, MCR.
  - (3) Parcel Map Book 9 Page 6, MCR.
  - (4) Parcel Map Book 8 Page 35, MCR.
  - (5) Parcel Map Book 6 Page 20, MCR.
  - (6) Parcel Map Book 21 Page 25, MCR.
  - (7) Parcel Map Book 24 Page 44, MCR.
  - (8) Access Declaration: Document No. ~~202219~~, MCOR.
  - (9) Declaration of Road Maintenance Association: Document No. ~~201622~~, MCOR.
  - (10) Soils Investigation, Potable Water Supply and SRA Fire Safe Declarations: Document No. ~~201622~~, MCOR.
  - (11) A Zoning Amendment proposing to change any parcel as shown on the Final Map for Willis, filed on 10/5/02, in Book of Maps at Page ~~2832~~, Mariposa County Official Records, to the Mountain Home Zoning Designation would violate CDF dead end road length limits if a through road is not provided.
  - (12) Drainage/Open Space Easement Declaration: Document No. ~~201622~~, MCOR.
  - (13) Building Setback Declaration: Document No. ~~201622~~, MCOR.
  - (14) Septic Declaration: Document No. ~~201622~~, MCOR.
  - (15) Parcel Map Book 29 Page 30, MCR.
  - (16) Deed of Gift: Volume 282 O.R., page 327, MCR.
  - (17) Oak Tree Preservation Area: see REFERENCES, sheet 10 of 10.



R.S. 2832

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Mariposa, CA 95338 030428FM.crd/030428FM.dwg



R.S. 2832

# FINAL MAP

FOR  
BRET & TERI WILLIS

R.S. 2832

BEING A DIVISION OF A PORTION OF THE NW1/4 & THE NW1/4 OF THE SW1/4 OF SECTION 35 AND A PORTION OF THE E1/2 OF SECTION 34, ALL IN T. 4 S., R. 18 E., M.D.B. & M.

MARIPOSA COUNTY CALIFORNIA  
FEBRUARY 2008 SCALE: 1" = 40'  
MAJOR SUBDIVISION NO. 2005-253

TOTAL SUBDIVIDED AREA: 229.95 ACRES

SHEET 9 OF 10

## REFERENCES

- (1) Record of Survey Map 2630, MCR.
- (2) Record of Survey Map 1587, MCR.
- (3) Parcel Map Book 9 Page 6, MCR.
- (4) Parcel Map Book 8 Page 35, MCR.
- (5) Parcel Map Book 6 Page 20, MCR.
- (6) Parcel Map Book 21 Page 25, MCR.
- (7) Parcel Map Book 24 Page 44, MCR.
- (8) Access Declaration: Document No. 202223, MCOR.
- (9) Declaration of Road Maintenance Association: Document No. 202223, MCOR.
- (10) Soils Investigation, Potable Water Supply and SRA Fire Safe Declarations: Document No. 202223, MCOR.
- (11) A Zoning Amendment proposing to change any parcel as shown on the Final Map for Willis, filed on 10/2/08 in Book of Maps at Page 2832, Mariposa County Official Records, to the Mountain Home Zoning Designation would violate CDF dead end road length limits if a through road is not provided.
- (12) Drainage/Open Space Easement Declaration: Document No. 202223, MCOR.
- (13) Building Setback Declaration: Document No. 202223, MCOR.
- (14) Septic Declaration: Document No. 202223, MCOR.
- (15) Parcel Map Book 29 Page 30, MCR.
- (16) Dead of Gift: Volume 282 O.R., page 327, MCR.
- (17) Oak Tree Preservation Area: see REFERENCES, sheet 10 of 10.

## LEGEND

- Found monument as described hereon.
- ⊗ Set 5/8" steel bar with plastic cap stamped PLS 6377, unless otherwise noted.
- (1) Record data per reference listed hereon.
- (M) Measured and/or calculated bearing and/or distance same as record.
- MCR Mariposa County Records.
- MCOR Mariposa County Official Records.
- O.R. Official Records.
- (N/S) Not to scale.
- (R) Radial bearing.
- "PUE" Public Utility Easement.
- Approximate centerline of Saxon Creek.
- Road centerline.
- GLO General Land Office.

### Centerline Data

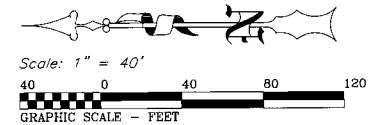
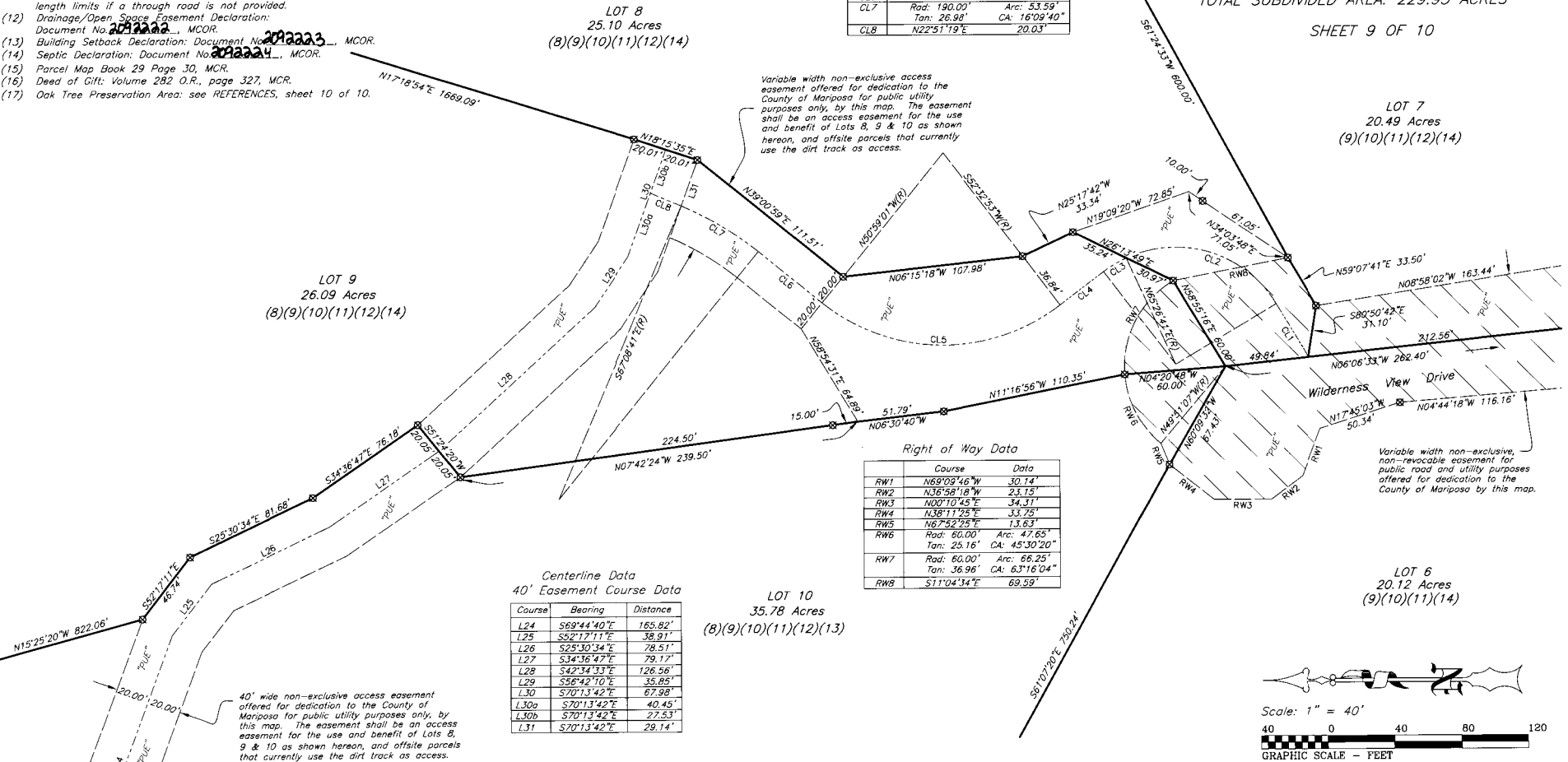
Course	Date
CL1 N59°07'41"E	37.30'
CL2 Rad: 70.00'	Arc: 102.24'
Tan: 62.68'	CA: 83°41'00"
CL3 Rad: 70.00'	Arc: 15.76'
Tan: 7.91'	CA: 12°53'48"
CL4 N37°27'07"W	32.59'
CL5 Rad: 115.00'	Arc: 153.48'
Tan: 90.51'	CA: 78°28'06"
CL6 N39°00'59"E	49.02'
CL7 Rad: 190.00'	Arc: 53.59'
Tan: 26.98'	CA: 16°09'40"
CL8 N22°51'19"E	20.03'

### Right of Way Data

Course	Date
RW1 N69°09'46"W	30.14'
RW2 N36°58'18"W	23.15'
RW3 N00°10'45"E	34.31'
RW4 N38°11'25"E	33.75'
RW5 N87°52'25"E	13.63'
RW6 Rad: 60.00'	Arc: 47.65'
Tan: 25.16'	CA: 45°30'20"
RW7 Rad: 60.00'	Arc: 66.25'
Tan: 36.96'	CA: 63°16'04"
RW8 S11°04'34"E	69.59'

### Centerline Data 40' Easement Course Data

Course	Bearing	Distance
L24	S69°44'40"E	165.82'
L25	S52°17'11"E	36.91'
L26	S25°30'34"E	78.51'
L27	S34°36'47"E	79.17'
L28	S42°34'33"E	126.56'
L29	S56°42'10"E	35.85'
L30	S70°13'42"E	67.98'
L30a	S70°13'42"E	40.45'
L30b	S70°13'42"E	27.53'
L31	S70°13'42"E	29.14'



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R.S. 2832

R.S. 2832

R.S. 2832

**FINAL MAP** R.S. 2832  
**FOR**  
**BRET & TERI WILLIS**

BEING A DIVISION OF A PORTION OF THE NW1/4 &  
THE NW1/4 OF THE SW1/4 OF SECTION 35 AND A  
PORTION OF THE E1/2 OF SECTION 34, ALL IN  
T. 4 S., R. 18 E., M.D.B. & M.

MARIPOSA COUNTY CALIFORNIA  
FEBRUARY 2008 SCALE: 1" = 150'  
MAJOR SUBDIVISION NO. 2005-253

TOTAL SUBDIVIDED AREA: 229.95 ACRES

SHEET 10 OF 10

This additional information is for informational purposes,  
describing conditions as of the date of filing,  
and is not intended to affect record title interest.

**LEGEND**

- Found monument as described herein.
- ⊠ Set 5/8" steel bar with plastic cap stamped  
PLS 6377, unless otherwise noted.
- (1) Record data per reference listed herein.
- (M) Measured and/or calculated bearing and/or  
distance same as record.
- MCR Mariposa County Records.
- MCDR Mariposa County Official Records.
- O.R. Official Records.
- (NTS) Not to scale.
- (R) Radial bearing.
- "PUE" Public Utility Easement.
- - - Approximate centerline of Saxon Creek.
- - - Road centerline.
- GLO General Land Office.

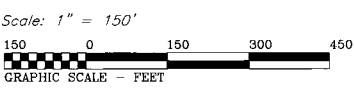
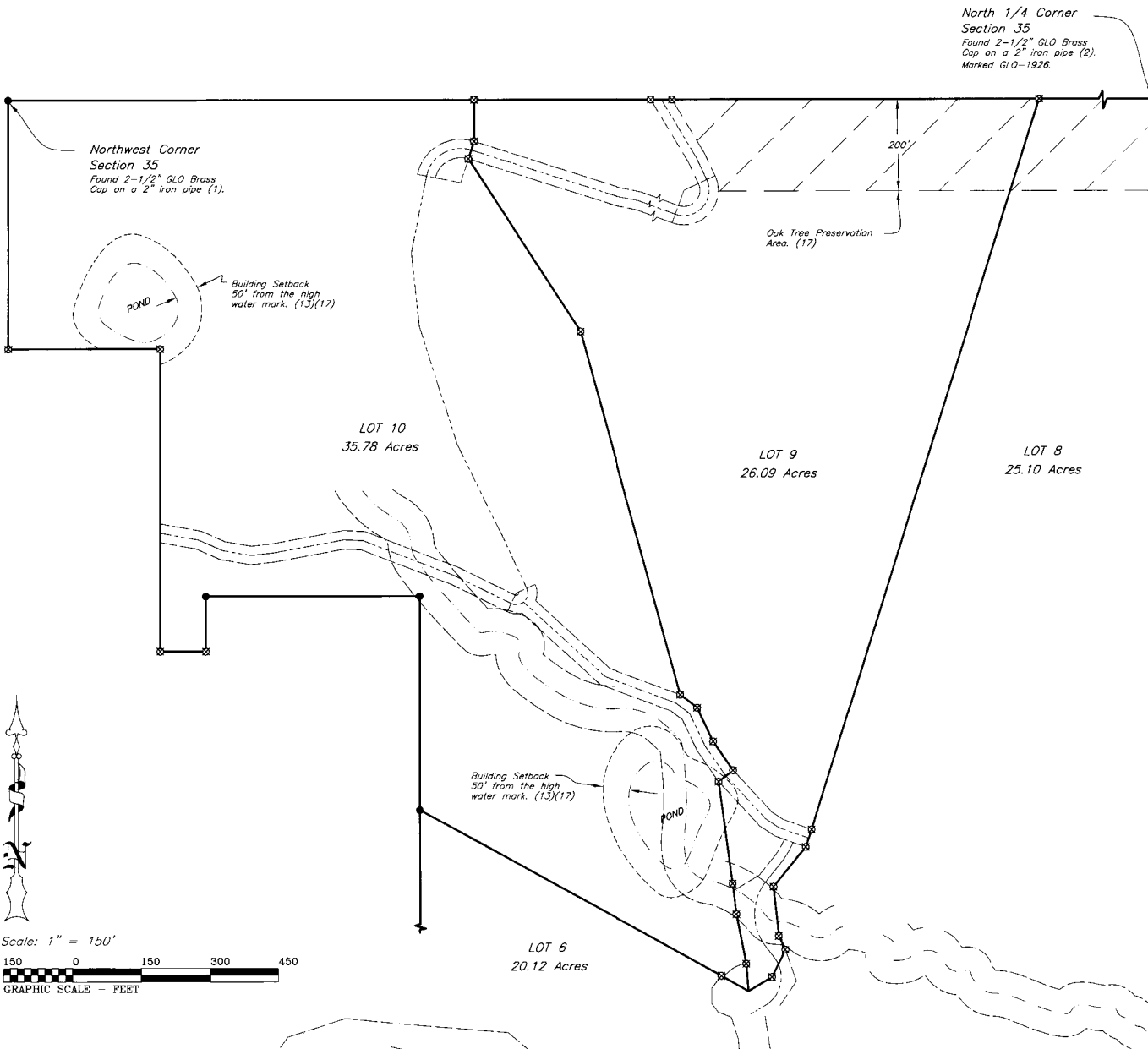
**REFERENCES**

- (1) Record of Survey Map 2630, MCR.
- (2) Record of Survey Map 1587, MCR.
- (3) Parcel Map Book 3 Page 6, MCR.
- (4) Parcel Map Book 8 Page 35, MCR.
- (5) Parcel Map Book 5 Page 20, MCR.
- (6) Parcel Map Book 21 Page 25, MCR.
- (7) Parcel Map Book 24 Page 44, MCR.
- (8) Access Declaration: Document No. 07022219, MCOR.
- (9) Declaration of Road Maintenance Association:  
Document No. 07022220, MCOR.
- (10) Soils Investigation, Potable Water Supply and SRA Fire Safe  
Declarations: Document No. 07022221, MCOR.
- (11) A Zoning Amendment proposing to change any parcel as shown on  
the Final Map for Willis, filed on 05/09/08 in Book of Maps at  
Page 2832, Mariposa County Official Records, to the Mountain  
Home Zoning Designation would violate CDF dead end road  
length limits if a through road is not provided.
- (12) Drainage/Open Space Easement Declaration:  
Document No. 07022222, MCOR.
- (13) Building Setback Declaration: Document No. 07022223, MCOR.
- (14) Septic Declaration: Document No. 07022224, MCOR.
- (15) Parcel Map Book 29 Page 30, MCR.
- (16) Deed of Gift: Volume 282 O.R., page 327, MCR.
- (17) Oak Tree Preservation Area: No oak trees with a diameter of 5" or  
greater at breast height are to be removed from the designated  
Oak Tree Preservation Areas except as determined necessary for fire  
protection or other safety purposes as determined by the  
appropriate emergency services agency and the Planning Director.  
Willis Subdivision Project Oak Tree Survey Report dated May 11,  
2007, is on file at the Mariposa County Planning Department.

R.S. 2832

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Mariposa, CA 95338 030428FM.crd/030428FM10.dwg

R.S. 2832



Northwest Corner  
Section 35  
Found 2-1/2" GLO Brass  
Cap on a 2" iron pipe (1).

North 1/4 Corner  
Section 35  
Found 2-1/2" GLO Brass  
Cap on a 2" iron pipe (2).  
Marked GLO-1926.

Building Setback  
50' from the high  
water mark. (13)(17)

LOT 10  
35.78 Acres

LOT 9  
26.09 Acres

LOT 8  
25.10 Acres

Building Setback  
50' from the high  
water mark. (13)(17)

LOT 6  
20.12 Acres

Oak Tree Preservation  
Area. (17)

200'