



CONTOUR INTERVAL: 1.0 FOOT CONTOURS

NOTES

- 1. THIS TENTATIVE MAP PROPOSES THE SUBDIVISION OF AN EXISTING 2.31 ACRE PARCEL INTO FOUR PARCELS AND A REMAINDER FOR RESIDENTIAL USE.
2. WATER AND SEWER IS PER THE MCKINLEYVILLE COMMUNITY SERVICES DISTRICT (MCSD).
3. PROPERTY LINE INFORMATION: CALCULATED PROPERTY LINES ARE SHOWN. A BOUNDARY SURVEY IS CURRENTLY IN PROGRESS.
4. DATUM: BENCHMARKS FROM THE SUTTER RANCH SUBDIVISION UNIT 1 AS BUILT PLANS.
5. UNDERGROUND DISCLAIMER: NO RESEARCH OR INVESTIGATION REGARDING UNDERGROUND PIPES, ELECTRIC LINES, OR OTHER SUBSURFACE FEATURES WAS PERFORMED BY THIS SURVEY. NO LIABILITY IS ASSUMED FOR ANY UNDERGROUND INFORMATION.
6. BEFORE ANY EARTHWORK IS PERFORMED ON SUBJECT PROPERTY, PROPERTY OWNER IS ADVISED TO CONTACT UNDERGROUND SERVICES ALERT (USA) FOR ACCURATE LOCATION OF UNDERGROUND UTILITIES (800-227-2600).
7. ADDRESS: 1643 AZALEA AVENUE
8. THIS PROPERTY MAY BE ENCUMBERED BY THE FOLLOWING RECORDED INSTRUMENTS:
[1] BOOK 43 OF DEEDS, PAGE 303 - EASEMENT FOR RIGHT OF WAY FOR CROSSING WITH TEAMS - THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
[2] BOOK 13 OF PARCEL MAPS, PAGE 61 - EASEMENT FOR PUBLIC ROAD AND PUBLIC UTILITIES, SHOWN AS PARCEL "B" THEREON - SHOWN HEREON.
[3] BOOK 13 OF PARCEL MAPS, PAGE 61 - EASEMENT FOR PUBLIC ROAD AND PUBLIC UTILITIES - SHOWN HEREON.
[4] BOOK 1564 OFFICIAL RECORDS, PAGE 598 - EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES - SHOWN HEREON.
[5] BOOK 1592 OFFICIAL RECORDS, PAGE 1250 - EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES - SHOWN HEREON.
[6] BOOK 1808 OFFICIAL RECORDS, PAGE 620 - EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES - SHOWN HEREON.
[7] INSTRUMENT NO. 1991-30862-3 - EASEMENT FOR PUBLIC UTILITIES - SHOWN HEREON.
[8] INSTRUMENT NO. 1998-33527-4 - EASEMENT FOR PUBLIC ROADS - SHOWN HEREON.
[9] INSTRUMENT NO. 1999-31638-4 - EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS - SHOWN HEREON.
[10] INSTRUMENT NO. 2001-3527-3 - EASEMENT FOR INGRESS, EGRESS, PUBLIC AND PRIVATE UTILITIES AND PUBLIC ROAD - SHOWN HEREON.
ALL EASEMENTS OF RECORD ARE SHOWN ON THIS TENTATIVE MAP AND WILL APPEAR ON THE RECORDED PARCEL MAP.
9. THE EXISTING SEWER AND WATER LATERALS FOR THE REMAINDER PARCEL WILL BE RELOCATED TO THE EASEMENT TO BE CREATED ON PARCEL 2.
10. GROSS AREAS SHOWN ARE THE ENTIRE PARCEL AREAS. NET AREAS EXCLUDE ACCESS EASEMENT AREAS BUT INCLUDE OTHER EASEMENT AREAS.

LEGEND

- AC ASPHALT-CONCRETE
CONC CONCRETE
DI DRAIN INLET
SSMH SANITARY SEWER MANHOLE
SW SIDEWALK
WM WATER METER
WV WATER VALVE
- - - EXISTING WOOD FENCE

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Michael J. O'Hern
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DATED: FEBRUARY 14, 2024

APN 509-321-018
TENTATIVE PARCEL MAP
FOR
ROBERT W. & CINDI L. SUTTER
IN
SECTIONS 4 & 5 T6N, R1E, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
FEBRUARY 2024 SCALE 1" = 20'
HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA