



PROJECT DATA
 Applicant/Owner: Celine Pele
 Mailing Address: 2424 Bolier Avenue
 McKinleyville, CA 95519
 Phone: 707-267-8305
 Status Address: 2424 Bolier Avenue
 McKinleyville, CA 95519
 APN: 510-371-010
 AREA: 87,408 SQ. FT. (0.01 Acres) gross
 General Plan: RE Residential Estates
 Principal Zoning: RS-20-M-G
 Building setbacks: Front: 20'
 Side: 5'
 Rear: 10'
 Maximum Building Height: 35'

Agent: Jesse Burffington
 Points West Surveying
 5201 Carlton Park Dr., Ste 3
 Arcata, CA 95521
 (707) 840-9510
 Email: burffington@pointswestsurveying.com

SURVEYOR'S STATEMENT

This map correctly represents a survey made by me or under my direction and conforms with the requirements of the Professional Land Surveyor's Act at the request of Celine Pele in 2023.



SIGNED: [Signature]
 DATED: Revised 3/26/2026
 Jesse N. Burffington
 P.L.S. 9339

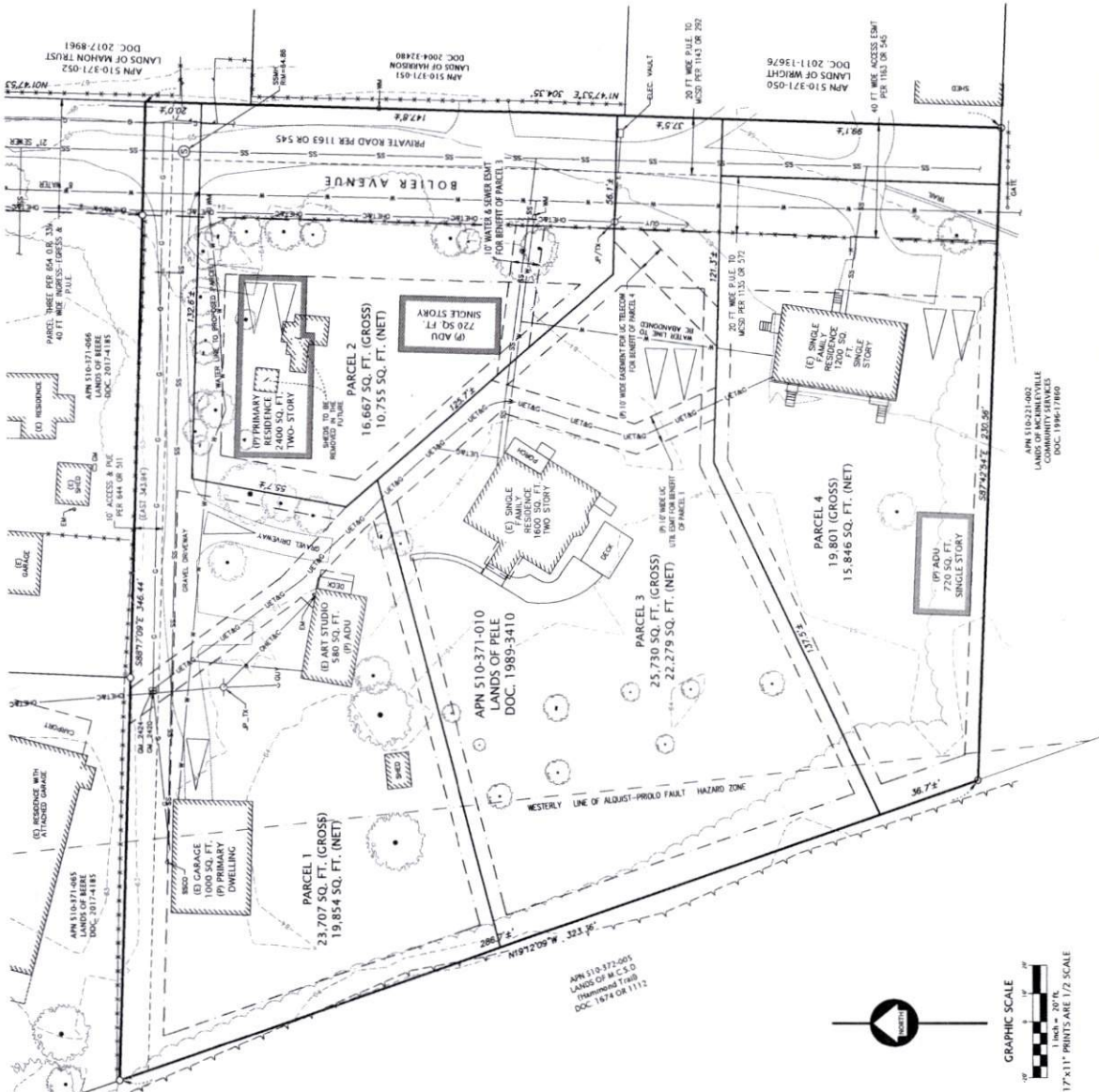
TENTATIVE MAP

for
Celine Pele
 NE 1/4 Section 16, T.17N.,
 R.10W.,
 Humboldt Meridian

IN THE UNINCORPORATED AREA OF MCKINLEYVILLE
 HUMBOLDT COUNTY, STATE OF CALIFORNIA
 SCALE: 1" = 20'
 MARCH, 2025

SHEET 1 OF 1

POINTS WEST SURVEYING CO.
 5201 Carlton Park Dr., Suite 3 - Arcata, CA 95521
 707-840-9510 - Phone 707-840-9542 - Fax



- SURVEY NOTES**
- This map represents a proposed minor subdivision of APN 510-371-010 into four (4) parcels and a Coastal Development of two accessory dwelling units (ADUs), the conversion of an existing studio into an ADU and the conversion of a garage into a size modification. Proposed Parcel 1 will contain the detached garage to be converted to a primary residence and the detached ADU has two existing sheds, which will be demolished to accommodate a two-story primary residence with an attached garage. Proposed Parcel 2 is currently developed with an existing primary residence and no additional development is proposed. Proposed Parcel 3 is currently developed with an existing primary residence and a single story ADU (720 sq. ft.) is proposed.
 - This map is based on a field survey performed by Points West Surveying Company in 2023 and 2024. Survey horizontal datum is NAD 83. All distances shown are in feet. All bearings shown are true bearings shown counter-clockwise 1° 23' 48" to obtain as determined from the top of the fire hydrant at Bolier and Eucalyptus being 71.09 feet. Contours shown hereon are 0.5 foot intervals due to the flat nature of the site.
 - Utilities shown hereon are based on visible appearances and utility maps shown per MCD drawings and are of unknown accuracy. On-site routing of underground utilities is approximate and does not take into account existing underground utilities in the district.
 - The water services that currently serve the subject property, the sewerly one of these will serve proposed Parcel 1 and the southerly will serve proposed Parcel 3. New services to proposed Parcels 2 and 4 will be required.
 - The subject property lies within Zone X, defined as areas of minimal flood hazard, per FEMA Community Panel 06023C-680 G dated June 21, 2017.
 - The north corner of the property falls within the Aquist Humboldt County GE. A Fault Hazard Evaluation performed by SHN is being submitted with this Tentative Map.
 - An Special Permit is requested and an exception request for Lot Size Modification has been submitted with this application. The subject property is a single lot with a net size of 87,408 square feet with a net size less than 20,000 square feet net.
 - No grading over 50 cubic yards or removal of trees larger than 12" dbh is proposed. There are no known wetlands, creeks or drainage courses on the subject property.

EASEMENT NOTES

1. Easements of record are noted hereon per Preliminary Title Report by Humboldt Land Title Co., under the No. HMCCT03001786, dated 12/17/2023. All easements noted in the title report are shown hereon.

- LEGEND**
- BOUNDARY LINES OF APN 510-371-010
 - PROPOSED LOT LINES
 - EXISTING EASEMENT LINES
 - PROPOSED EASEMENT LINE
 - EXISTING RIGHT OF WAY
 - EXISTING RETAINING WALL
 - GRAVEL ROADWAY / DRIVEWAY
 - EDGE OF ASPHALT PAVEMENT
 - FENCE LINE
 - EDGE OF TREES VEGETATION
 - EXISTING GROUND CONTOURS
 - TOP OF SLOPE
 - GAS LINE
 - SANITARY SEWER LINE
 - JOINT UTILITY POLE
 - COP
 - WATER METER
 - SANITARY SEWER MANHOLE
 - FOUND BOUNDARY MARKING

