

EASEMENTS OF RECORD STATEMENT

- [1] AN EXISTING EASEMENT FOR RECREATION AND ACCESS PURPOSES DESIGNATED AS PARCEL A PER PARCEL MAP NO. 3190 UNDER BOOK 30 OF PARCEL MAPS PAGES 7 - 8, HUMBOLDT COUNTY RECORDS.
- [2] A 50-FOOT EASEMENT FOR SEWER AND WATER PIPE PURPOSES PER INSTRUMENT #1992-13117-6, IN BLACKHAWK LANE OFF-SITE ROW, NOT SHOWN, SEE DOCUMENT FOR PARTICULARS.
- [3] A 20-FOOT EASEMENT FOR SEWER AND WATER PIPELINE PURPOSES PER INSTRUMENT #1992-13118-6, IN BLACKHAWK LANE ROW ON-SITE, NOT SHOWN, SEE DOCUMENT FOR PARTICULARS.
- [4] A 50-FOOT AND 33-FOOT EASEMENT FOR SEWER AND WATER PIPELINE PURPOSE PER INSTRUMENT #1996-6648-6, IN BLACKHAWK LANE ROW ON-SITE, SUPERCEDES ITEM 3 ABOVE.
- [5] A 10-FOOT WIDE EASEMENT FOR DRAINAGE PURPOSES PER INSTRUMENT #2002-26444 AND AS SHOWN AS PARCEL D ON PARCEL MAP NO. 3190 IN BOOK 30 OF PARCEL MAPS PAGES 7-8.
- [6] A 5-FOOT WIDE EASEMENT FOR INGRESS, EGRESS, INSTALLATION AND MAINTENANCE OF AN EXISTING CONCRETE WALL AND FENCE, AS SHOWN AS PARCEL C ON PARCEL MAP NO. 3190 IN BOOK 30 OF PARCEL MAPS PAGES 7-8.
- [7] A 25-FOOT WIDE EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES, SHOWN AS PARCEL B ON PARCEL MAP NO. 3190 IN BOOK 30 OF PARCEL MAPS PAGES 7-8.

LEGEND

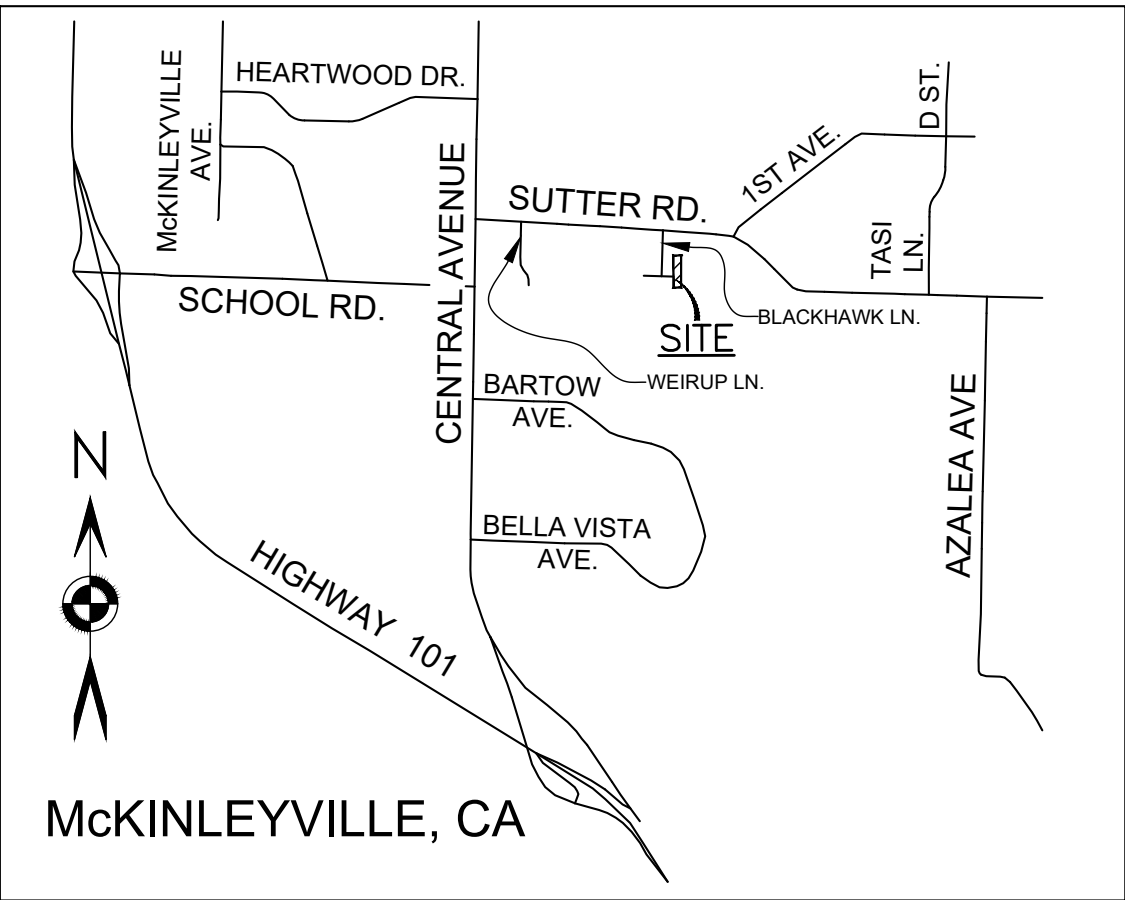
- <E> LOT LINES OF SUBJECT PROPERTY
- - - <P> LOT LINE TO BE ADDED BY THIS PROJECT
- <E> ADJACENT APARTMENT COMPLEX LOT LINE
- - - EXISTING EASEMENTS
- DRAINAGE FLOW ARROW
- [1] EXISTING EASEMENT OF RECORD
- (PAR. #) PROPOSED PARCEL AFTER LOT SPLIT

EXISTING LOT AREA (GROSS)	
PARCEL #	EXISTING Ac.
'A'	0.62

PROPOSED LOT AREA (GROSS)	
PARCEL #	EXISTING Ac.
1	0.40
2	0.22

NOTES:

1. PROPOSED PARCELS 1 & 2 ARE THE SPLIT OF EXISTING PARCEL 'A'.



VICINITY MAP

SCALE: N.T.S.

NOTES

1. THIS TENTATIVE MAP REPRESENTS A LOT SPLIT OF PARCEL 'A', AS SHOWN ON BOOK 60 OF SURVEYS, PAGE 26, BACK INTO TWO SEPARATE PARCELS, FORMERLY KNOWN AS PARCEL 3 & PARCEL 4, AS SHOWN ON BOOK 30 OF PARCEL MAPS PAGE 8, HUMBOLDT COUNTY RECORDS.
2. PARCEL 'A' CURRENTLY HAS A SINGLE-FAMILY RESIDENCE, WHICH IS A MANUFACTURED HOME ON A PERMANENT FOUNDATION, AND A WOOD FRAMED STORAGE SHED. SITE ACCESS IS OFF OF SUTTER ROAD (COUNTY RD C4L810) VIA BLACKHAWK LANE ON PUBLIC RIGHT- OF- WAY WITH WIDTHS SHOWN HEREON.
3. ALL UTILITIES ARE UNDERGROUND AND ARE IN PUBLIC RIGHT-OF-WAY IN BLACKHAWK LANE. THEY ARE NOT SHOWN ON THIS TENTATIVE MAP FOR CLARITY. NO NEW UTILITY SERVICES ARE BEING PROPOSED.
4. ALL EASEMENTS OF RECORD AND NEW EASEMENTS SHOWN ON THE TENTATIVE MAP WILL BE SHOWN ON THE PARCEL MAP.
5. ELEVATION CONTOURS NOT SHOWN IN LIEU OF SHOWING DRAINAGE FLOW ARROWS AS NO SITE DEVELOPMENT ACTIVITIES ARE BEING PROPOSED (GRADING ETC.).
6. EXISTING UTILITIES & OWNER:
- |                     |   |                               |
|---------------------|---|-------------------------------|
| 6.1. WATER & SEWER  | - | MCSD                          |
| 6.2. SEWER          | - | MCSD                          |
| 6.3. CABLE TV       | - | OPTIMUM (FORMERLY SUDDENLINK) |
| 6.4. ELECTRIC & GAS | - | PG & E                        |
| 6.5. GAS            | - | PG & E                        |
| 6.6. TELEPHONE      | - | AT&T                          |
| 6.7. STORM DRAIN    | - | PRIVATE ON-SITE               |

PROJECT DATA

OWNER / APPLICANT: JAMES L. FURTADO

ENGINEER / AGENT: JAKOB SCHILLINGER

SURVEYOR: MAX SCHILLINGER

APN: 509-201-047

ADDRESS: 1643 & 1645 BLACKHAWK LANE  
MCKINLEYVILLE, CA 95519

GENERAL PLAN: RL 1-7 (MCCP) RURAL RESIDENTIAL

ZONING: R-1-B-2-T-WR

TENTATIVE MAP

FOR

JIM FURTADO

In the Unincorporated Area of the County of Humboldt  
Within the NW/4 Sec. 5, T6N, R1E, H.M.

HUMBOLDT COUNTY  
STATE OF CALIFORNIA

SCHILLINGER  
ENGINEERING

5/09/2024

SCALE: 1" = 30'

SHEET 1 OF 1