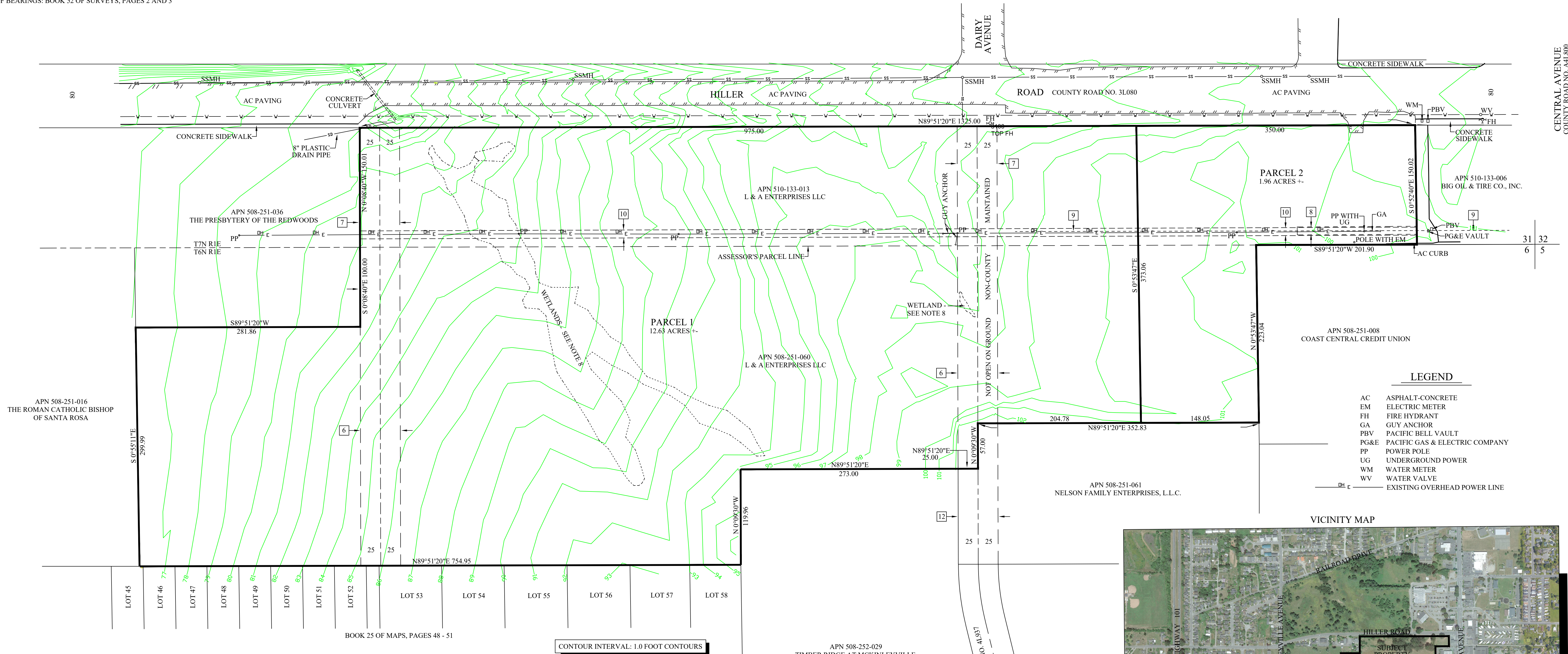




NOTES

1. THIS TENTATIVE MAP PROPOSES THE SUBDIVISION OF AN EXISTING 14.59 ACRE PARCEL INTO TWO PARCELS.
2. WATER AND SEWER SERVICES: PARCEL 1 - AVAILABLE FROM MCSD
PARCEL 2 - AVAILABLE FROM MCSD
3. TOPOGRAPHIC INFORMATION SHOWN ON SHEET 2 IS PER A FIELD SURVEY BY GUTIERREZ LAND SURVEYING IN JUNE 2019, DATUM OF SAID SURVEY IS ASSUMED. ONE FOOT CONTOURS ARE SHOWN ON SHEET 2.
4. PROPERTY LINE INFORMATION: PROPERTY LINES ARE SHOWN PER BOOK 77 OF SURVEYS, PAGES 17 AND 18.
5. ADDRESS: NO ADDRESS HAS BEEN ASSIGNED AT THIS TIME.
6. 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.
7. BEFORE ANY EARTHWORK IS PERFORMED ON SUBJECT PROPERTY, PROPERTY OWNER IS ADVISED TO CONTACT UNDERGROUND SERVICES ALERT (USA) FOR ACCURATE LOCATION OF UNDERGROUND UTILITIES (811).
8. WETLAND AREAS SHOWN HEREON ARE PER A WETLAND STUDY BY GHD.
9. THIS PROPERTY MAY BE ENCUMBERED BY THE FOLLOWING RECORDED INSTRUMENTS. NUMBERS ARE FROM A PRELIMINARY REPORT FOR THIS PROPERTY:
 - 6 BOOK 1182 O.R., PAGE 13 - NON-RESTRICTIVE, NON-EXCLUSIVE COMMERCIAL RIGHTS OF WAY FOR ROADWAY AND PUBLIC UTILITY PURPOSES - SHOWN HEREON.
 - 7 BOOK 1182 O.R., PAGE 17 - A TRANSFERABLE, NON-RESTRICTIVE, NON-EXCLUSIVE, COMMERCIAL RIGHTS OF WAY FOR ROADWAY AND PUBLIC UTILITY PURPOSES GRANTED TO THE MILLER FARMS, A CO-PARTNERSHIP - SHOWN HEREON.
 - 8 BOOK 1550 O.R., PAGE 654 - EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY - SHOWN HEREON.
 - 9 BOOK 1588 O.R., PAGE 432 - EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY - SHOWN HEREON.
 - 10 INSTRUMENT NO. 1996-22975-2 - 10 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY - SHOWN HEREON.
 - 11 INSTRUMENT NO. 1998-29076-7 AND INSTRUMENT NO. 1998-29197-12 - MATTERS CONTAINED IN THESE CERTAIN DOCUMENTS - BLANKET IN NATURE - AFFECTS THE PROPERTY BUT UNPLOTTABLE. THESE LEASES ARE FOR THE GROCERY STORE THAT IS NORTH OF HILLER ROAD BUT THE LEGAL DESCRIPTION INCLUDES PARCEL A OF THIS MAP.
 - 12 INSTRUMENT NO. 2007-28971-2 - EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES, INCLUDING THE RIGHT TO DEDICATE THE EASEMENT TO THE COUNTY OF HUMBOLDT, IN FAVOR OF TIMBER RIDGE AT MCKINLEYVILLE LLC - SHOWN HEREON.
 - 13 INSTRUMENT NO. 2007-28972-4 - NOTICE OF LOT LINE ADJUSTMENT - BLANKET IN NATURE - AFFECTS THE PROPERTY BUT IS UNPLOTTABLE.
 - 14 BOOK 36 OF PARCEL MAPS, PAGES 146 - 147 - RECITALS, NOTES AND LEGENDS, AS SHOWN THEREON - BLANKET IN NATURE - AFFECTS THE PROPERTY BUT IS UNPLOTTABLE.
 - 15 INSTRUMENT NO. 2020-009916 - MATTERS CONTAINED IN SAID DOCUMENT - BLANKET IN NATURE - REFERS TO A DEVELOPMENT PLAN FOR THE SUBJECT PROPERTY ON FILE WITH THE HUMBOLDT COUNTY PLANNING AND BUILDING DEPARTMENT.

ALL EASEMENTS OF RECORD ARE SHOWN ON THE TENTATIVE MAP AND WILL APPEAR ON THE RECORDED SUBDIVISION MAP.

CONTOUR INTERVAL: 1.0 FOOT CONTOURS

APN 508-252-029
TIMBER RIDGE AT MCKINLEYVILLE
ASSISTED LIVING FACILITY

SURVEYOR/AGENT:
MICHAEL O'HERN
KELLY-O'HERN ASSOCIATES
3240 MOORE AVENUE
EUREKA, CA 95501
707-442-7283

APPLICANT:
LIFE PLAN HUMBOLDT
ATTN: ANN LINDSAY
1585 HEARTWOOD DRIVE
MCKINLEYVILLE, CA 95519
707-267-4741

OWNER:
L & A ENTERPRISES LLC
ATTN: GREG PIERSON
3116 HARRISON AVENUE
EUREKA, CA 95503
707-268-1800



Michael J. O'Hern
MICHAEL J. O'HERN LS 4829
DATED: APRIL 28, 2025

APN 508-251-060
APN 510-133-013
TENTATIVE PARCEL MAP
FOR
LIFE PLAN HUMBOLDT
IN
N 1/2 NE 1/4 SECTION 6 T6N, R1E, HUMBOLDT MERIDIAN
& S 1/2 SE 1/4 SECTION 31 T7N, R1E, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
APRIL 2025 SCALE 1" = 60'

HUMBOLDT COUNTY
STATE OF CALIFORNIA

KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA

SCALE 1" = 60'
0 30 60