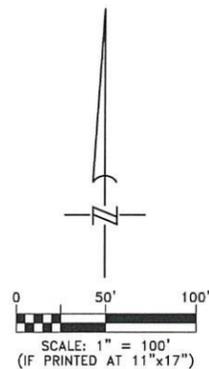
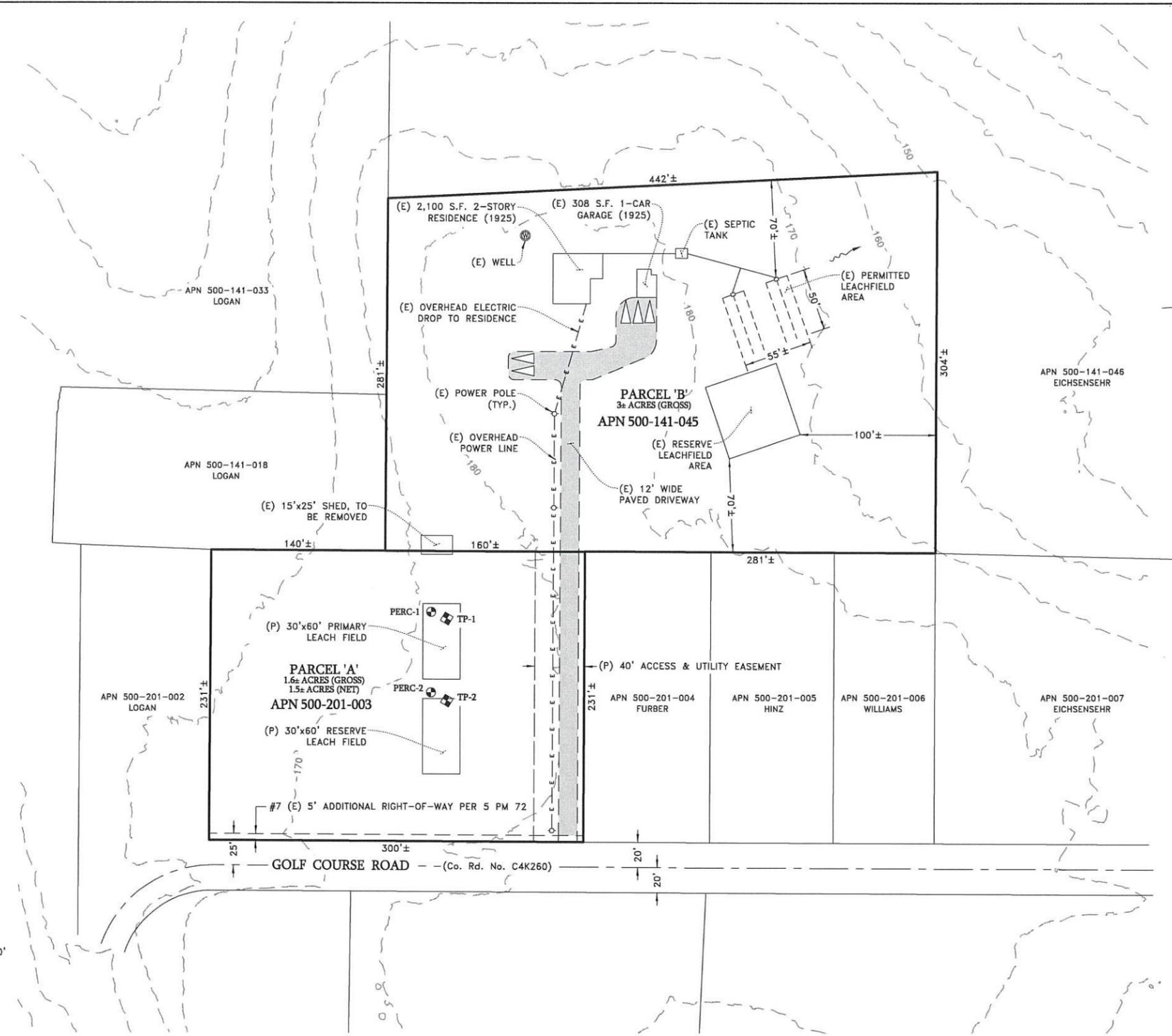


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Kimberly D. Preston 4-22-25
KIMBERLY D. PRESTON DATE
P.L.S. 9153



EASEMENTS & ENCUMBRANCES

- (PER PRELIMINARY REPORT BY HUMBOLDT LAND TITLE COMPANY, DATED MARCH 6, 2025)
- #7. EASEMENT FOR THE PURPOSE OF PUBLIC ROAD IN BOOK 1299 OF OFFICIAL RECORDS, PAGE 369, HUMBOLDT COUNTY RECORDS (HCR).
- #9. SHARED WELL WATER AGREEMENT RECORDED 1/26/2016 PER 2016-002051-8, HCR.

OWNER/APPLICANT
HENDERSON REVOCABLE TRUST OF 2007
c/o LARRY DEAN HENDERSON, TRUSTEE
1933 GOLF COURSE ROAD
BAYSIDE, CA 95524
(707) 845-7855

UTILITIES

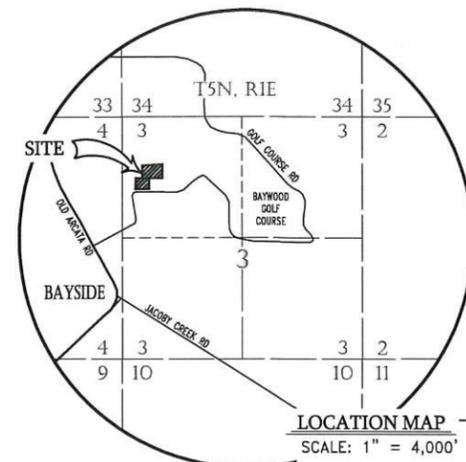
WATER	ON-SITE WELL
SEWER	ON-SITE SEPTIC
GAS & ELECTRIC	PACIFIC GAS & ELECTRIC

LEGEND

SYMBOL	INDICATES
	EXISTING PARKING SPACES
	DIRECTION OF SURFACE WATER RUNOFF
(P)	PROPOSED
(E)	EXISTING
TYP.	TYPICAL
S.F.	SQUARE FEET
(YEAR)	YEAR CONSTRUCTED/INSTALLED
	CONTOURS AT 10-FOOT INTERVALS
	EXISTING POWER POLE
	EXISTING OVERHEAD POWER LINE
	EXISTING PAVED DRIVEWAY
	EXISTING WELL
	PERC TEST HOLE LOCATION
	TEST PIT HOLE LOCATION

NOTES

1. THIS TENTATIVE MAP PROPOSES A MINOR SUBDIVISION OF APN's 500-141-045 & 500-201-003, A PARCEL ROUGHLY 4.6-ACRES IN SIZE, INTO TWO (2) RESULTANT PARCELS. RESULTANT PARCELS 'A' AND 'B' WILL BE ROUGHLY 1.6- AND 3.0-ACRES IN SIZE, RESPECTIVELY.
2. THE PRESENT-DAY CONFIGURATION OF THE PROPERTY IS COMPRISED OF APNS 500-141-045 & 500-201-003, COMBINED. THIS SINGLE PARCEL HAS BEEN LAWFULLY CREATED; ITS PRESENT-DAY CONFIGURATION BEING THE RESULT OF AN ALTERATION OF PARCEL 1 OF PARCEL MAP 2301 (20 PM 67) VIA AN APPROVED LOT LINE ADJUSTMENT (LLA 18-86) (REFER TO THAT NOLLA RECORDED APRIL 3, 1987, AS INSTRUMENT NO. 10994 (1876 OR 72), HUMBOLDT COUNTY RECORDS).
3. THE SUBJECT PROPERTY HAS A GENERAL PLAN DESIGNATION OF RESIDENTIAL ESTATES (RE2.5-5), SPECIFYING 2.5 - 5 ACRES PER UNIT, AND IS ZONED RESIDENTIAL SUBURBAN (RS-B-5 (2.5)), WITH A SPECIAL BUILDING SITE COMBINING ZONE AREA OF 2.5 ACRES, SUBJECT TO THE JACOBY CREEK COMMUNITY PLAN.
4. PROPOSED PARCEL 'B' IS CURRENTLY DEVELOPED WITH A 2,100 S.F. TWO-STORY SINGLE-FAMILY RESIDENCE (SFR), A DETACHED 1-CAR GARAGE, ON-SITE SEPTIC AND WELL, AND A 375 S.F. SHED WHICH IS PROPOSED TO BE REMOVED. PROPOSED PARCEL 'A' IS CURRENTLY VACANT, WITH NO PLANS FOR DEVELOPMENT AT THIS TIME.
5. THE PROPERTY'S EXISTING RESIDENCE IS SERVED BY A PERMITTED ON-SITE SEWAGE SYSTEM AND WELL. THE WELL IS CURRENTLY PROVIDING WATER TO TWO (2) LEGAL PARCELS. ON-SITE SEPTIC TESTING AND REPORT PREPARATION FOR THE UNDEVELOPED PARCEL WAS PERFORMED BY THIS OFFICE AND HAS BEEN SUBMITTED WITH THE APPLICATION PACKAGE.
6. THE PROPERTY IS ACCESSED FROM GOLF COURSE ROAD, COUNTY ROAD NO. C4K260, WHICH WILL REMAIN THE POINT OF ACCESS FOR BOTH PROPOSED PARCELS. AN 40-FOOT WIDE ACCESS AND UTILITY EASEMENT OVER AND ACROSS PARCEL 'A', FOR THE BENEFIT OF PARCEL 'B', WILL BE SHOWN ON THE PARCEL MAP PREPARED FOLLOWING PROJECT APPROVAL.
7. MUCH OF THE PARCEL IS RELATIVELY FLAT, WITH CONTOURS SHOWN HEREON AT 10-FOOT INTERVALS BASED ON USGS QUAD MAPPING, WITH LOW INSTABILITY (E1) PER COUNTY GIS MAPPING.
8. THE PROPERTY IS RATED MODERATE IN FIRE HAZARD SEVERITY, IT IS LOCATED WITHIN THE STATE RESPONSIBILITY AREA (SRA), WITH FIRST RESPONSE PROVIDED BY ARCATA FIRE PROTECTION DISTRICT.
9. THE PROPERTY IS NOT LOCATED WITHIN A MAPPED ALQUIST-PRIOLO FAULT HAZARD ZONE, NOR A 100-YEAR FLOOD HAZARD ZONE AND IS NOT SUBJECT TO FLOODING. NO OTHER HAZARDOUS AREAS, SENSITIVE HABITATS, HISTORIC BUILDINGS, OR ARCHAEOLOGICAL SITES ARE KNOWN TO EXIST ON OR ADJACENT TO THE PROPERTY. NO TREE REMOVAL IS PROPOSED WITH THIS PROJECT.
10. AN INITIAL BIOLOGICAL ASSESSMENT PREPARED BY HOHMAN & ASSOCIATES HAS BEEN SUBMITTED WITH THE APPLICATION PACKAGE.
11. ALL EASEMENTS OF RECORD ARE SHOWN OR REFERENCED HEREON AND WILL APPEAR ON THE RECORDED PARCEL MAP.
12. THIS TENTATIVE MAP IS BASED ON RECORD INFORMATION. LOT BEARINGS AND DISTANCES SHOWN HEREON MAY HAVE BEEN COMPILED FROM ASSESSOR'S MAPS, DEEDS, PARCEL MAPS, ETC., AND SHOULD BE CONSIDERED APPROXIMATE IN NATURE.
13. THIS TENTATIVE MAP IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES.



DIRECTIONS TO THE SITE

FROM US HIGHWAY 101 NORTH, EXIT AT THE BAYSIDE CUTOFF IN BAYSIDE, TURNING LEFT ON OLD ARCATA ROAD, THEN RIGHT ON GOLF COURSE ROAD. THE PROJECT SITE IS LOCATED AT 1933 GOLF COURSE ROAD, APPROXIMATELY 0.4 MILES NORTHEAST OF THE INTERSECTION OF GOLF COURSE / OLD ARCATA ROADS.



DESIGNED BY	KC	DATE	03/13/25
DRAWN BY	CWB	DATE	03/13/25
CHECKED BY	KDP	DATE	04/22/25

APN's 500-141-045 & 500-201-003

TENTATIVE MAP	
for HENDERSON REVOCABLE TRUST OF 2007 In the unincorporated area of Humboldt County Section 3, T.5N., R.1E., H.B.M.	
SCALE AS SHOWN	JOB NO.
24-979-1	
SHEET	OF
1	1