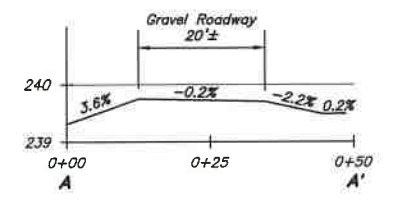
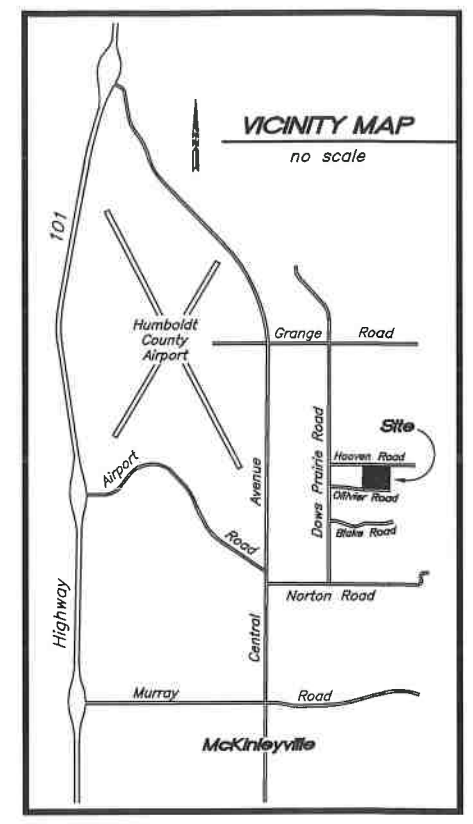
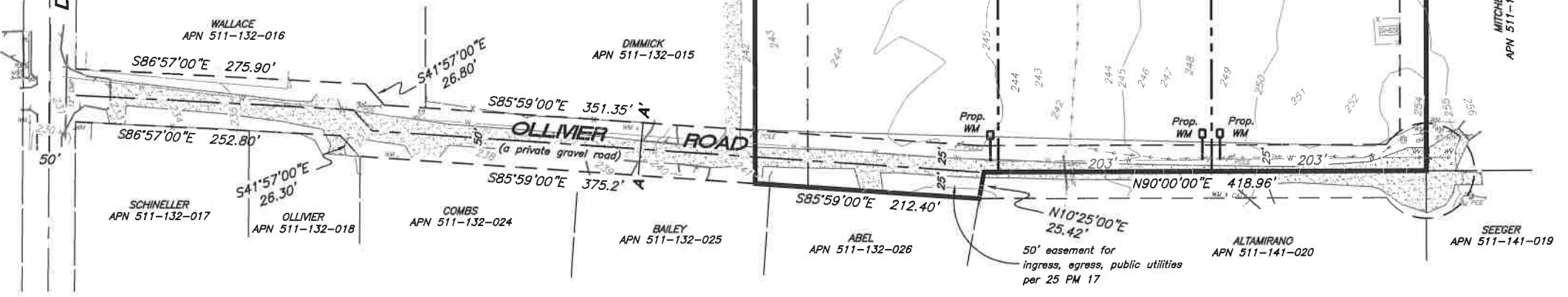


LEGEND

	Lands of Mitchell Trust
	Proposed lot line, this subdivision
	Adjoining parcel line
	Existing easement, as noted
	Drainage flowline
	Fenceline, type varies
	Approx. location existing water main
	Major contour
	Minor contour
	Gravel surface/roadway
OR Official Records of Humboldt County	
	25 PM 17 Parcel Map No. 2759, filed Nov. 15, 1990 in Book 25 of Parcel Maps, Page 17
	WM Water meter
	WV Water valve

DOW'S FRAIRIE ROAD
(Co. Rd. 4M220)



PROJECT DATA

Current Owner:
Michael & Karen Mitchell Family Trust
2007-7754-2 OR

Current Owner Mailing Address:
2055 Ollivier Road
McKinleyville, CA 95519

Parcel Information:
APN 511-141-017
1975 Ollivier Road
McKinleyville, CA 95519
Parcel 1, 25 PM 17
8.12 acres total
Vacant
Zoned AG-B-7(1)

Applicant/Surveyor:
LACO Associates
776 South State Street, Suite 103
Ukiah, CA 95482

- NOTES**
1. Bearings and distances shown hereon are per 25 PM 17.
 2. Topographic mapping from a survey by LACO Associates in November of 2019.
 3. Elevations are referenced to NAVD83, derived from static GPS occupation processed using NGS OPUS. Contour interval is one foot.
 4. Distances in US Survey Feet and decimals thereof.
 5. Locations of subsurface utilities are based on surveyed locations of aboveground features and require verification.
 6. Conditions shown are existing unless noted otherwise.
 7. All easements of record which are locatable and disclosed in the title report are shown on the tentative map and will appear on the recorded subdivision map.
 8. The parcel lies within the Calfire State Responsibility Area wherein the minimum yard setback is 30' on all sides of the proposed lots.
 9. A 40% open space requirement exists and will be configured and dedicated concurrently with preparation of improvement plans and final map.

Prepared under the supervision of:

Bradley A. Thomas, PLS 5520
License expires 9-30-2020

Date: March 2, 2020



TENTATIVE MAP
OF
MINOR SUBDIVISION
OF
THE LANDS OF
THE MICHAEL & KAREN
MITCHELL FAMILY TRUST

APN 511-141-017
CITY OF MCKINLEYVILLE
COUNTY OF HUMBOLDT STATE OF CALIFORNIA
SCALE 1"=80' NOVEMBER 2019

BY
LACO ASSOCIATES
1-800-515-5054 www.lacoassociates.com

DRAWN BY DJC
MARCH 2, 2020

FILE No. 6849.09
SHEET 1 OF 1

