

OWNER'S STATEMENT

THAT THE UNDERSIGNED, BEING A PARTY HAVING A RECORD TITLE INTEREST IN THE REAL PROPERTY BEING SUBDIVIDED BY THIS MAP, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND TO THE DEDICATION OF THE EASEMENTS FOR THE PURPOSES AS SHOWN HEREON. THE EXPRESSED RIGHTS TO THE PUBLIC IN GENERAL AND TO THE SEVERAL UTILITY COMPANIES SHALL BE AND SHALL REMAIN INFERIOR TO THE SUPERIOR RIGHTS OF THE COUNTY OF HUMBOLDT.

TOWN OF SCOTIA COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

DATED 2-28-2022

STEVEN T. DEIKE PRESIDENT TOWN OF SCOTIA COMPANY LLC

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA COUNTY OF HUMBOLDT

ON Feb. 28, 2022 BEFORE ME, K.A. Spiers

A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

Steven T. Deike

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT,

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL: MY PRINCIPAL PLACE OF BUSINESS IS IN Humboldt COUNTY

SIGNATURE K.A. Spiers MY COMMISSION EXPIRES 12/25/2023

FURTHER SUBDIVISION NOTE

FURTHER SUBDIVISION OF THE LOTS CREATED BY THIS MAP MAY REQUIRE THE PERFORMANCE OF ADDITIONAL ON-SITE AND OFF-SITE IMPROVEMENTS TO THE ROAD CONNECTING THE SUBDIVISION TO THE COUNTY ROAD OR OTHER PUBLICLY MAINTAINED ROAD. IF THE COUNTY DEEMS NECESSARY, THIS WORK COULD REQUIRE THE ROAD TO BE DEVELOPED TO THE COUNTY ROAD STANDARDS BY THE SUBDIVIDER.

SURVEY NOTES

- I. THIS MAP ILLUSTRATES THE SUBDIVISION OF A PORTION OF PARCEL 4 OF BOOK 68 SURVEYS, PAGES 16 THROUGH 20 (SEE ALSO INSTRUMENT NO. 2010-24819-17). THIS IS PHASE 3 OF THE TOWN OF SCOTIA SUBDIVISION.
II. SEE SHEET 3 FOR BASIS OF BEARINGS NOTE.
III. GARAGE LOTS (IDENTIFIED AS <G.L.>) ARE CREATED FOR GARAGE PURPOSES ONLY AND ARE NOT CREATED FOR RESIDENTIAL PURPOSES.
IV. DISTANCES SHOWN HEREON ARE U.S. SURVEY FEET AND DECIMALS THEREOF.
V. GROSS AREAS SHOWN HEREON ARE THE ENTIRE LOT AREA. NET AREAS EXCLUDE AREAS WITHIN PUBLIC ROADS BUT INCLUDE OTHER EASEMENT AREAS.

TAX COLLECTOR'S CERTIFICATE

I, JOHN BARTHOLOMEW, TAX COLLECTOR OF HUMBOLDT COUNTY, CALIFORNIA, HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THAT THERE ARE NO TAX LIENS CURRENTLY DUE AGAINST THE LAND WITHIN THIS SUBDIVISION OR PARCEL DESCRIPTION DESCRIBED AS ASSESSOR'S PARCEL NO. 205-421-012 FOR ANY UNPAID COUNTY TAXES OR SPECIAL ASSESSMENTS.

I FURTHER CERTIFY THAT TAXES OR ASSESSMENTS WHICH WILL BECOME A LIEN ON THE PROPERTY, BUT WHICH ARE NOT YET CURRENTLY DUE, ARE ESTIMATED AT \$ 18,837 AND THAT A BOND IN THIS AMOUNT HAS BEEN COLLECTED AND DEPOSITED WITH THIS OFFICE ON BEHALF OF THE BOARD OF SUPERVISORS.

JOHN BARTHOLOMEW HUMBOLDT COUNTY TAX COLLECTOR

BY: J. Kandar DEPUTY DATE: 2/28/22

Jessica Kandar PRINT NAME

CLERK OF THE BOARD STATEMENT

I, KATHY HAYES, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THE SAID BOARD OF SUPERVISORS AT A MEETING HELD ON 2022, AT WHICH A QUORUM WAS PRESENT, APPROVED THE SUBDIVISION MAP. SAID BOARD ACCEPTED THOSE PARCELS OF LAND AND EASEMENTS AS OFFERED FOR DEDICATION FOR THE USES SET FORTH ON THE ACCOMPANYING SUBDIVISION MAP IN CONFORMITY WITH THE TERMS AND DEDICATIONS SUMMARIZED AS FOLLOWS:

- MAIN STREET
B STREET
FOURTH STREET
FIFTH STREET
SIXTH STREET
PUE (PUBLIC UTILITY EASEMENT)
PARCEL P (PUBLIC UTILITY EASEMENT)
PARCEL Q (PUBLIC UTILITY EASEMENT)
PARCEL S (PUBLIC UTILITY EASEMENT)
PARCEL W (PUBLIC UTILITY EASEMENT)
ALLEY 9 (PUBLIC UTILITY EASEMENT ONLY)
ALLEY 10 (PUBLIC UTILITY EASEMENT ONLY)
ALLEY 11 (PUBLIC UTILITY EASEMENT ONLY)
ALLEY 12 (PUBLIC UTILITY EASEMENT ONLY)

I FURTHER CERTIFY TO THE ABANDONMENT OF THE EASEMENTS AS DESCRIBED IN THE ABANDONMENT STATEMENT HEREON, BY THE FILING OF THIS MAP, PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE.

KATHY HAYES CLERK OF THE BOARD OF SUPERVISORS

BY: DEPUTY DATE:

PRINT NAME

NOTICE OF DEVELOPMENT PLAN

A NOTICE OF DEVELOPMENT PLAN FOR THE LOTS OF THIS SUBDIVISION HAS BEEN RECORDED. THE REFERENCED DOCUMENT IS ON FILE WITH THE HUMBOLDT COUNTY PLANNING DEPARTMENT UNDER FILE NO. APN 205-351-016, ET AL, CASE NO. FMS 05-01.

ABANDONMENT STATEMENT

PURSUANT TO SECTION 66434 (g) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS FINAL MAP CONSTITUTES ABANDONMENT OF THOSE PORTIONS OF EASEMENTS DESCRIBED IN EASEMENTS OF RECORD [1], [2] AND [4] HEREON WITHIN PHASE 3 LYING OUTSIDE OF THE AREAS DEDICATED BY THIS MAP ARE HEREBY VACATED.

COUNTY RECORDER'S STATEMENT

FILED THIS DAY OF 2022 AT M. IN BOOK OF MAPS, AT PAGES HUMBOLDT COUNTY RECORDS AT THE REQUEST OF KELLY-O'HERN ASSOCIATES.

KELLY E. SANDERS HUMBOLDT COUNTY RECORDER

BY: DEPUTY

PRINT NAME

FEE:

INSTRUMENT NO.

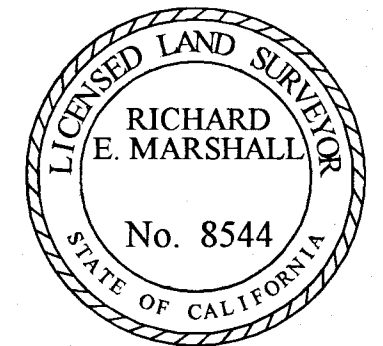
COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION, AS SHOWN, IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL SUBDIVISION ORDINANCES OF THE COUNTY OF HUMBOLDT APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

Richard E. Marshall

RICHARD E. MARSHALL, LS 8544 DEPUTY COUNTY SURVEYOR

DATE: 3/3/2022



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TOWN OF SCOTIA COMPANY, LLC IN DECEMBER 2020. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER, AND OCCUPY THE POSITIONS, INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE TWENTY -FOUR MONTHS FROM THE FILING DATE OF THIS MAP, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I HEREBY STATE THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN.

Michael J. O'Hern

MICHAEL J. O'HERN LS 4829

DATED Feb. 28, 2022



TRACT NO.

TOWN OF SCOTIA SUBDIVISION PHASE 3

FOR TOWN OF SCOTIA COMPANY, LLC

IN SECTIONS 7 AND 8 T1N, R1E, HUMBOLDT MERIDIAN IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY SEPTEMBER 2021

HUMBOLDT COUNTY STATE OF CALIFORNIA

KELLY-O'HERN ASSOCIATES EUREKA, CALIFORNIA

EASEMENTS OF RECORD

THIS PROPERTY MAY BE ENCUMBERED BY THE FOLLOWING RECORDED INSTRUMENTS:

- 1 BOOK 36 OF DEEDS, PAGE 265 - EASEMENT FOR PUBLIC HIGHWAY GRANTED TO THE COUNTY OF HUMBOLDT - SHOWN HEREON.
- 2 BOOK 140 OF DEEDS, PAGE 50 - EASEMENT FOR STATE HIGHWAY GRANTED TO THE STATE OF CALIFORNIA - SHOWN HEREON. CONDITIONS SET FORTH IN BOOK 140 OF DEEDS, PAGE 481 HAVE BEEN RELINQUISHED BY THE RELEASE.
- 3 BOOK 175 OFFICIAL RECORDS, PAGE 322 - THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVE BEEN RELINQUISHED, WAIVER OF ANY CLAIM FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND - SHOWN HEREON.
- 4 BOOK 202 OF DEEDS, PAGE 376 - EASEMENT FOR PUBLIC HIGHWAY GRANTED TO THE STATE OF CALIFORNIA - SHOWN HEREON. WAIVER OF ANY CLAIMS FOR DAMAGES TO LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS CONTAINED IN SAID DEED.
- 5 BOOK 1140 OFFICIAL RECORDS, PAGE 228 - THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVE BEEN RELINQUISHED, WAIVER OF ANY CLAIM FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND - SHOWN HEREON.
- 6 BOOK 1604 OFFICIAL RECORDS, PAGE 513 - THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED - SHOWN HEREON.
- 7 INSTRUMENT NO. 2010-24822-103 O.R. - RECIPROCAL EASEMENT AGREEMENT - SHOWN HEREON.
- 8 INSTRUMENT NO. 2010-24823-128 O.R. - CONSENT TO EASEMENTS GRANTED UNDER RECIPROCAL EASEMENT AGREEMENT - BLANKET IN NATURE - AFFECTS THE PROPERTY BUT IS UNPLOTTABLE.
- 9 INSTRUMENT NO. 2010-24834-26 O.R. - TRANSMISSION LINE AND SUBSTATION EASEMENT AGREEMENT - BLANKET IN NATURE - AFFECTS THE PROPERTY BUT IS UNPLOTTABLE.
- 10 INSTRUMENT NO. 2016-007157 O.R. - EASEMENT FOR PUBLIC UTILITIES GRANTED TO PACIFIC BELL TELEPHONE COMPANY AND AT&T CALIFORNIA - SHOWN HEREON.
- 11 INSTRUMENT NO. 2016-024050 O.R. - EASEMENT FOR PUBLIC UTILITIES GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY - SHOWN HEREON.
- 12 INSTRUMENT NO. 2016-025620 O.R. - EASEMENT FOR PUBLIC UTILITIES GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY - SHOWN HEREON.

EASEMENTS CREATED BY THIS MAP

ALLEY 9 - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING FOR THE BENEFIT OF ALL LOTS IN PHASE 3 AND FUTURE PHASES OF THIS SUBDIVISION.
ALLEY 10 - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING FOR THE BENEFIT OF ALL LOTS IN PHASE 3 AND FUTURE PHASES OF THIS SUBDIVISION.
ALLEY 11 - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING FOR THE BENEFIT OF ALL LOTS IN PHASE 3 AND FUTURE PHASES OF THIS SUBDIVISION.
ALLEY 12 - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING FOR THE BENEFIT OF ALL LOTS IN PHASE 3 AND FUTURE PHASES OF THIS SUBDIVISION.
PARCEL A - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 131 OF THIS SUBDIVISION
PARCEL B - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 133 OF THIS SUBDIVISION.
PARCEL C - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 135 OF THIS SUBDIVISION.
PARCEL D - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 137 OF THIS SUBDIVISION.
PARCEL E - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 141 OF THIS SUBDIVISION.
PARCEL F - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 143 OF THIS SUBDIVISION.
PARCEL G - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 145 OF THIS SUBDIVISION.
PARCEL H - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 148 OF THIS SUBDIVISION.
PARCEL I - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 149 OF THIS SUBDIVISION.
PARCEL J - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 151 OF THIS SUBDIVISION.
PARCEL K - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 192 OF THIS SUBDIVISION.
PARCEL L - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 194 OF THIS SUBDIVISION.
PARCEL M - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 186 OF THIS SUBDIVISION.
PARCEL N - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 176 OF THIS SUBDIVISION.
PARCEL O - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 173 OF THIS SUBDIVISION.
PARCEL Q - A 2 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN ACCESS FOR THE BENEFIT OF LOT 138 OF THIS SUBDIVISION.
PARCEL R - A 2 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN ACCESS FOR THE BENEFIT OF LOT 139 OF THIS SUBDIVISION.
PARCEL T - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 139 OF THIS SUBDIVISION.
PARCEL U - A 2 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN ACCESS FOR THE BENEFIT OF LOT 142 OF THIS SUBDIVISION.
PARCEL V - A 2 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN ACCESS FOR THE BENEFIT OF LOT 141 OF THIS SUBDIVISION.

COUNTY DEDICATIONS

MAIN STREET, B STREET, FOURTH STREET, FIFTH STREET AND SIXTH STREET LYING WITHIN THE LIMITS OF THIS MAP (PHASE 3) ARE HEREBY OFFERED FOR DEDICATION AS EASEMENTS TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC ROAD PURPOSES AND ALL PURPOSES INCIDENTAL THERETO. A PUBLIC UTILITY EASEMENT (PUE) AND SIDEWALK EASEMENT AS SHOWN HEREON IS DEDICATED TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC USE.
ALLEY 9 AS SHOWN HEREON IS DEDICATED AS A PUBLIC UTILITY EASEMENT TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC USE.
ALLEY 10 AS SHOWN HEREON IS DEDICATED AS A PUBLIC UTILITY EASEMENT TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC USE.
ALLEY 11 AS SHOWN HEREON IS DEDICATED AS A PUBLIC UTILITY EASEMENT TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC USE.
ALLEY 12 AS SHOWN HEREON IS DEDICATED AS A PUBLIC UTILITY EASEMENT TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC USE.
PARCEL P AS SHOWN HEREON IS DEDICATED AS A PUBLIC UTILITY EASEMENT TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC USE.
PARCEL Q AS SHOWN HEREON IS DEDICATED AS A PUBLIC UTILITY EASEMENT TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC USE.
PARCEL S AS SHOWN HEREON IS DEDICATED AS A PUBLIC UTILITY EASEMENT TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC USE.
PARCEL W AS SHOWN HEREON IS DEDICATED AS A PUBLIC UTILITY EASEMENT TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC USE.

CORNER NOTES

- 1 SECTION CORNER - FOUND 2 1/2" BRASS CAP, STAMPED "TIN R1E S7 S8 S17 S18 1998 LS 3431", IN CONCRETE IN MONUMENT WELL WITH COVER, DOWN 0.3 FEET FROM TOP OF COVER. PER BOOK 59 OF SURVEYS, PAGE 124. SEE BOOK 68 OF SURVEYS, PAGES 16 - 20 FOR TIES TO REFERENCE POINTS.
- 2 1/4 CORNER S7/S8 - FOUND 2 1/2" BRASS CAP, STAMPED "TIN R1E 1/4 S7 1/4 S8 1990 LS3431", SET IN CONCRETE, UP 0.2 FEET. FALLS IN PARKING AREA IN BACK OF HOSPITAL. PER CORNER RECORD 4-3. SEE BOOK 68 OF SURVEYS, PAGES 16 - 20.
- 3 FOUND BRASS NAIL AND 3/4" BRASS TAG, LS 4829, IN DRILL HOLE IN CONCRETE. PER BOOK 25 OF MAPS, PAGES 79 - 95.
- 4 FOUND 1/2" GALVANIZED IRON PIPE WITH PLASTIC PLUG LS 4289. PER BOOK 25 OF MAPS, PAGES 79 - 95.
- 5 FOUND 2" ALUMINUM CAP, STAMPED "KELLY-O'HERN ASSOCIATES LS 4829", WITH PUNCH MARK IN CONCRETE IN MONUMENT WELL WITH COVER. PER BOOK 25 OF MAPS, PAGES 79 - 95.
- 6 SET MONUMENT BEARS N80°44'40"E 0.14 FEET FROM CALCULATED POSITION SHOWN HEREON. THE ALUMINUM CAP WAS INCORRECTLY SET DURING CONSTRUCTION.
- 7 SET MONUMENT BEARS N85°50'15"E 0.14 FEET FROM CALCULATED POSITION SHOWN HEREON. THE ALUMINUM CAP WAS INCORRECTLY SET DURING CONSTRUCTION.
- 8 SET MONUMENT BEARS N77°19'25"E 0.15 FEET FROM CALCULATED POSITION SHOWN HEREON. THE ALUMINUM CAP WAS INCORRECTLY SET DURING CONSTRUCTION.

TRACT NO. _____
TOWN OF SCOTIA SUBDIVISION
PHASE 3
FOR
TOWN OF SCOTIA COMPANY, LLC
IN
SECTIONS 7 AND 8 T1N, R1E, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
SEPTEMBER 2021

HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA

SHEET 2 OF 10 SHEETS

BOOK _____ OF MAPS, PAGE _____



BASIS OF BEARINGS NOTE:
 THE EAST LINE OF THE SOUTHEAST QUARTER
 OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1
 EAST, HUMBOLDT MERIDIAN, BEING N 0°49'11"E
 PER BOOK 25 OF MAPS, PAGES 54 - 65

PARCEL 1
 BOOK 68 SURVEYS,
 PAGES 16 - 20
 INSTRUMENT NO.
 2013-015279-10 O.R.
 INSTRUMENT NO.
 2013-015280-4 O.R.

PARCEL 3
 BOOK 68 SURVEYS,
 PAGES 16 - 20

PARCEL 4
 BOOK 68 OF SURVEYS,
 PAGES 16 - 20
 FUTURE
 SUBDIVISION

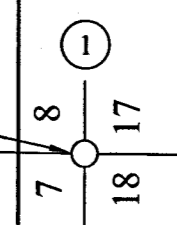
PHASE 1
 BOOK 25 OF MAPS,
 PAGES 54 - 65

INSTRUMENT NO.
 2008-14561-4 O.R.

BASIS OF BEARINGS
 N 0°49'11"E 2670.63 R1&M

PHASE 3
 PORTION OF PARCEL 4
 BOOK 68 OF SURVEYS,
 PAGES 16 - 20

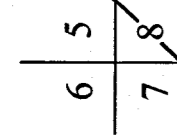
PHASE 2
 BOOK 25 OF MAPS,
 PAGES 79 - 95



U.S.

STATE

HIGHWAY



PARCEL 4
 BOOK 68 OF SURVEYS,
 PAGES 16 - 20
 FUTURE
 SUBDIVISION

SHEETS 4 & 7

SHEETS 5 & 8

SHEETS 6 & 9

PARCEL 1
 BOOK 68 OF SURVEYS,
 PAGES 16 - 20
 INSTRUMENT NO.
 2013-015279-10 O.R.
 INSTRUMENT NO.
 2013-015280-4 O.R.

PARCEL 2
 BOOK 68 OF SURVEYS,
 PAGES 16 - 20
 INSTRUMENT NO.
 2010-24821-5 O.R.

PARCEL 4
 BOOK 68 OF SURVEYS,
 PAGES 16 - 20
 FUTURE
 SUBDIVISION

RAILROAD
 RIGHT OF WAY

EEL RIVER

EEL RIVER

APPROXIMATE LOCATION
 LOW-WATER MARK
 OF THE EEL RIVER

INDEX SHEET

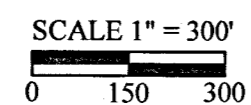
LOT BOUNDARIES AND DIMENSIONS ARE SHOWN ON
 SHEETS 4 THROUGH 6
 EASEMENTS AND DEDICATIONS ARE SHOWN ON SHEETS
 7 THROUGH 10

TRACT NO. _____
 TOWN OF SCOTIA SUBDIVISION
 PHASE 3
 FOR
 TOWN OF SCOTIA COMPANY, LLC

IN
 SECTIONS 7 AND 8 T1N, R1E, HUMBOLDT MERIDIAN
 IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
 SEPTEMBER 2021 SCALE 1" = 300'

HUMBOLDT COUNTY
 STATE OF CALIFORNIA

KELLY-O'HERN ASSOCIATES
 EUREKA, CALIFORNIA



TRACT NO. _____
 TOWN OF SCOTIA SUBDIVISION
 PHASE 3
 FOR
 TOWN OF SCOTIA COMPANY, LLC

IN
 SECTIONS 7 AND 8 T1N, R1E, HUMBOLDT MERIDIAN
 IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
 SEPTEMBER 2021 SCALE 1" = 40'

HUMBOLDT COUNTY
 STATE OF CALIFORNIA

KELLY-O'HERN ASSOCIATES
 EUREKA, CALIFORNIA

LOT BOUNDARIES AND DIMENSIONS ARE SHOWN
 ON SHEETS 4 THROUGH 6
 EASEMENTS AND DEDICATIONS ARE SHOWN ON
 SHEETS 7 THROUGH 10



LEGEND

- ○ FOUND MONUMENT AS NOTED IN CORNER NOTES, SEE SHEET 2
 - △ ○ SET 2" ALUMINUM CAP, STAMPED "KELLY-O'HERN ASSOCIATES LS 4829", WITH PUNCH MARK IN CONCRETE IN MONUMENT WELL WITH COVER
 - SET 1/2" GALVANIZED IRON PIPE +/- 31" LONG WITH PLASTIC PLUG LS 4829
 - ▲ SET BRASS NAIL AND 3/4" BRASS TAG LS 4829 IN DRILL HOLE IN CONCRETE
 - SET MAG NAIL WITH 1 1/2" STAINLESS STEEL WASHER LS 4829 IN ASPHALT-CONCRETE PAVING
 - ◆ SET 80D SPIKE WITH 1 1/2" STAINLESS STEEL WASHER LS 4829
 - () RECORD DIMENSION
 - R1 BOOK 25 OF MAPS, PAGES 79 - 95
 - R2 BOOK 68 OF SURVEYS, PAGES 16 - 20
 - R&M RECORD DIMENSION, AS SHOWN ABOVE, AND MEASURED
 - CORNER NOTE NUMBER, SEE SHEET 2
 - <G.L.> GARAGE LOT, NOT FOR RESIDENTIAL USE
 - L1 SEE LINE TABLE ON SHEET 9
 - C1 SEE CURVE TABLE ON SHEET 9
 - PLS1 SEE INSTRUMENT NO. 2016-024050 O.R.
 - T1,U1
 - O.R. OFFICIAL RECORDS, HUMBOLDT COUNTY
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

U.S. STATE HIGHWAY 101

LOT 235
BOOK 25 OF MAPS,
PAGES 79 - 95

LOT 236
BOOK 25 OF MAPS,
PAGES 79 - 95

LOT 237
BOOK 25 OF MAPS,
PAGES 79 - 95

LOT 238
BOOK 25 OF MAPS,
PAGES 79 - 95

LOT 239
BOOK 25 OF MAPS,
PAGES 79 - 95

LOT 240
BOOK 25 OF MAPS,
PAGES 79 - 95

PARCEL 2
BOOK 68 OF SURVEYS,
PAGES 16 - 20
INSTRUMENT NO.
2010-24821-5 O.R.



LOT 240
BOOK 25 OF
MAPS, PAGES
79-95

SHEET 4
FOURTH STREET



PARCEL 2
BOOK 68 OF SURVEYS,
PAGES 16 - 20
INSTRUMENT NO.
2010-24821-5 O.R.

EAST LINE OF BOOK 1604 O.R., PAGE 513.
SEE BOOK 68 OF SURVEYS, PAGES 16 - 20.

U.S. STATE HIGHWAY 101

LEGEND

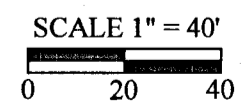
- ○ FOUND MONUMENT AS NOTED IN CORNER NOTES, SEE SHEET 2.
- △ ○ SET 2" ALUMINUM CAP, STAMPED "KELLY-O'HERN ASSOCIATES LS 4829", WITH PUNCH MARK IN CONCRETE IN MONUMENT WELL WITH COVER
- SET 1/2" GALVANIZED IRON PIPE + 31" LONG WITH PLASTIC PLUG LS 4829
- ▲ SET BRASS NAIL AND 3/4" BRASS TAG LS 4829 IN DRILL HOLE IN CONCRETE
- SET MAG NAIL WITH 1 1/2" STAINLESS STEEL WASHER LS 4829 IN ASPHALT-CONCRETE PAVING
- ◆ SET 80D SPIKE WITH 1 1/2" STAINLESS STEEL WASHER LS 4829
- () RECORD DIMENSION
- R1 BOOK 25 OF MAPS, PAGES 79 - 95
- R2 BOOK 68 OF SURVEYS, PAGES 16 - 20
- R&M RECORD DIMENSION, AS SHOWN ABOVE, AND MEASURED
- CORNER NOTE NUMBER, SEE SHEET 2
- <G.L.> GARAGE LOT, NOT FOR RESIDENTIAL USE
- L1 SEE LINE TABLE ON SHEET 9
- C1 SEE CURVE TABLE ON SHEET 9
- P1,S1 SEE INSTRUMENT NO. 2016-024050 O.R.
- T1,U1
- O.R. OFFICIAL RECORDS, HUMBOLDT COUNTY

LOT BOUNDARIES AND DIMENSIONS ARE SHOWN ON SHEETS 4 THROUGH 6
EASEMENTS AND DEDICATIONS ARE SHOWN ON SHEETS 7 THROUGH 10

TRACT NO. _____
**TOWN OF SCOTIA SUBDIVISION
PHASE 3**
FOR
TOWN OF SCOTIA COMPANY, LLC

IN
SECTIONS 7 AND 8 T1N, R1E, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
SEPTEMBER 2021 SCALE 1" = 40'

HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA



SHEET 5 OF 10 SHEETS

PARCEL 2
BOOK 68 OF SURVEYS,
PAGES 16 - 20
INSTRUMENT NO.
2010-24821-5 O.R.

PARCEL 1
BOOK 68 OF SURVEYS,
PAGES 16 - 20
INSTRUMENT NO.
2013-015279-10 O.R.
INSTRUMENT NO.
2013-015280-4 O.R.

EAST LINE OF BOOK 1604 O.R., PAGE 513.
SEE BOOK 68 OF SURVEYS, PAGES 16 - 20.

U.S. STATE HIGHWAY 101

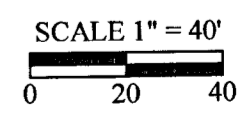
LEGEND

- ○ FOUND MONUMENT AS NOTED IN CORNER NOTES, SEE SHEET 2.
- △ ○ SET 2" ALUMINUM CAP, STAMPED "KELLY-O'HERN ASSOCIATES LS 4829", WITH PUNCH MARK IN CONCRETE IN MONUMENT WELL WITH COVER
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- ▲ SET BRASS NAIL AND 3/4" BRASS TAG LS 4829 IN DRILL HOLE IN CONCRETE
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- R1 BOOK 25 OF MAPS, PAGES 79 - 95
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- R&M RECORD DIMENSION, AS SHOWN ABOVE, AND MEASURED
- CORNER NOTE NUMBER, SEE SHEET 2
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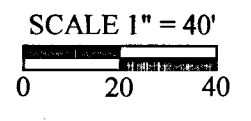
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 STATE OF CALIFORNIA

KELLY-O'HERN ASSOCIATES
 EUREKA, CALIFORNIA



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- O.R. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

U.S. STATE HIGHWAY 101

- LOT 235
BOOK 25 OF MAPS,
PAGES 79 - 95
- LOT 236
BOOK 25 OF MAPS,
PAGES 79 - 95
- LOT 237
BOOK 25 OF MAPS,
PAGES 79 - 95
- LOT 238
BOOK 25 OF MAPS,
PAGES 79 - 95
- LOT 239
BOOK 25 OF MAPS,
PAGES 79 - 95
- LOT 240
BOOK 25 OF MAPS,
PAGES 79 - 95

PARCEL 2
BOOK 68 OF SURVEYS,
PAGES 16 - 20
INSTRUMENT NO.
2010-24821-5 O.R.



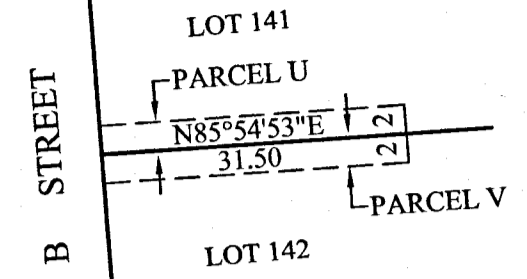
SHEET 8

SHEET 7 OF 10 SHEETS

LOT 240
BOOK 25 OF
MAPS, PAGES
79 - 95

SHEET 7

DETAIL 23
-NOT TO SCALE-



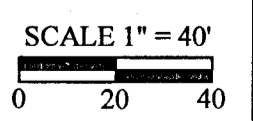
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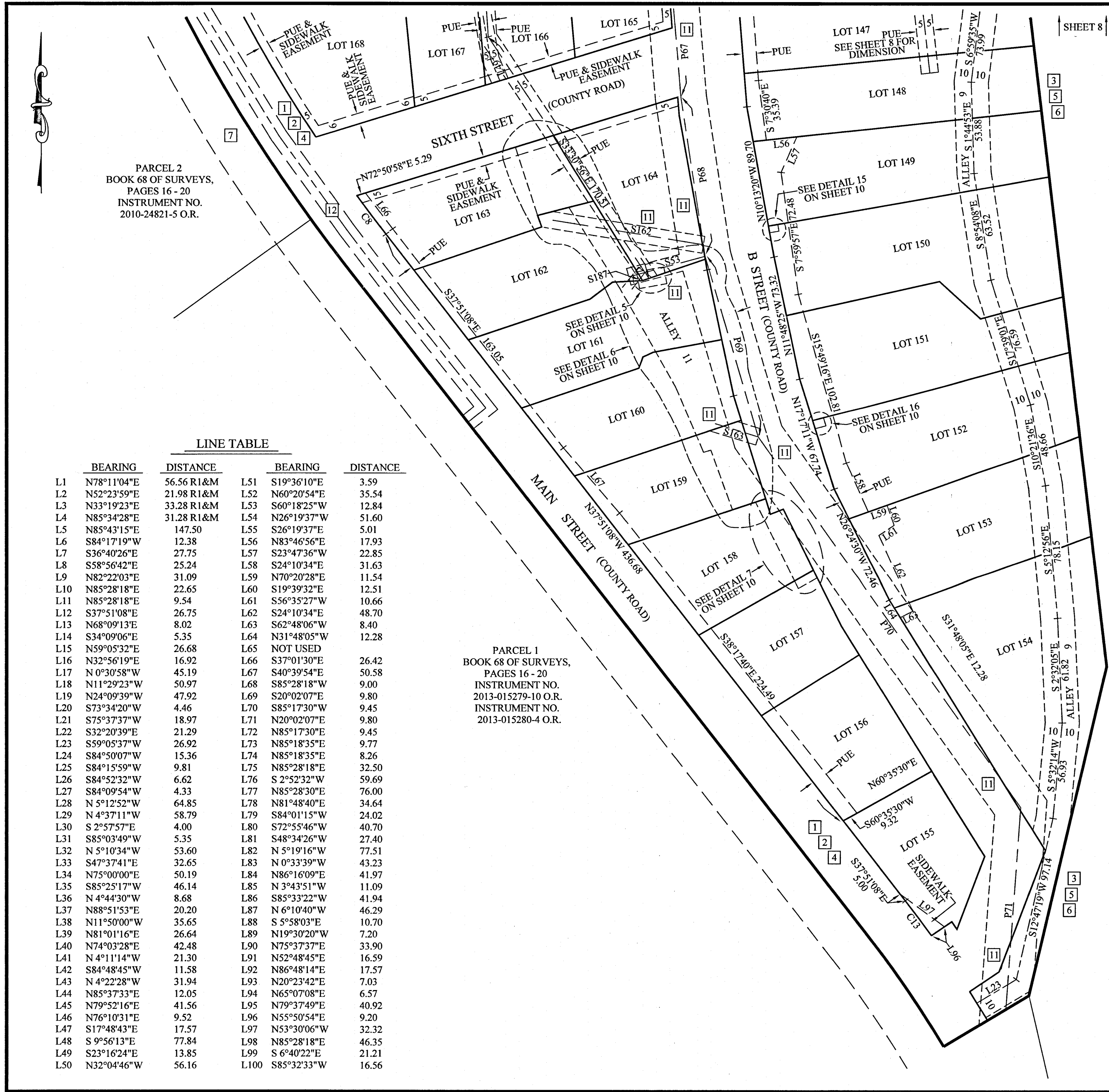


SHEET 8 OF 10 SHEETS

U.S. STATE HIGHWAY 101



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PAGES 16 - 20
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PARCEL 1
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INSTRUMENT NO.
2013-015279-10 O.R.
INSTRUMENT NO.
2013-015280-4 O.R.

SHEET 8

LINE TABLE

BEARING	DISTANCE	BEARING	DISTANCE
L1 N78°11'04"E	56.56 R1&M	L51 S19°36'10"E	3.59
L2 N52°23'59"E	21.98 R1&M	L52 N60°20'54"E	35.54
L3 N33°19'23"E	33.28 R1&M	L53 S60°18'25"W	12.84
L4 N85°34'28"E	31.28 R1&M	L54 N26°19'37"W	51.60
L5 N85°43'15"E	147.50	L55 S26°19'37"E	5.01
L6 S84°17'19"W	12.38	L56 N83°46'56"E	17.93
L7 S36°40'26"E	27.75	L57 S23°47'36"W	22.85
L8 S58°56'42"E	25.24	L58 S24°10'34"E	31.63
L9 N82°22'03"E	31.09	L59 N70°20'28"E	11.54
L10 N85°28'18"E	22.65	L60 S19°39'32"E	12.51
L11 N85°28'18"E	9.54	L61 S56°35'27"W	10.66
L12 S37°51'08"E	26.75	L62 S24°10'34"E	48.70
L13 N68°09'13"E	8.02	L63 S62°48'06"W	8.40
L14 S34°09'06"E	5.35	L64 N31°48'05"W	12.28
L15 N59°05'32"E	26.68	L65 NOT USED	
L16 N32°56'19"E	16.92	L66 S37°01'30"E	26.42
L17 N 0°30'58"W	45.19	L67 S40°39'54"E	50.58
L18 N11°29'23"W	50.97	L68 S85°28'18"W	9.00
L19 N24°09'39"W	47.92	L69 S20°02'07"E	9.80
L20 S73°34'20"W	4.46	L70 S85°17'30"W	9.45
L21 S75°37'37"W	18.97	L71 N20°02'07"E	9.80
L22 S32°20'39"E	21.29	L72 N85°17'30"E	9.45
L23 S59°05'37"W	26.92	L73 N85°18'35"E	9.77
L24 S84°50'07"W	15.36	L74 N85°18'35"E	8.26
L25 S84°15'59"W	9.81	L75 N85°28'18"E	32.50
L26 S84°52'32"W	6.62	L76 S 2°52'32"W	59.69
L27 S84°09'54"W	4.33	L77 N85°28'30"E	76.00
L28 N 5°12'52"W	64.85	L78 N81°48'40"E	34.64
L29 N 4°37'11"W	58.79	L79 S84°01'15"W	24.02
L30 S 2°57'57"E	4.00	L80 S72°55'46"W	40.70
L31 S85°03'49"W	5.35	L81 S48°34'26"W	27.40
L32 N 5°10'34"W	53.60	L82 N 5°19'16"W	77.51
L33 S47°37'41"E	32.65	L83 N 0°33'39"W	43.23
L34 N75°00'00"E	50.19	L84 N86°16'09"E	41.97
L35 S85°25'17"W	46.14	L85 N 3°43'51"W	11.09
L36 N 4°44'30"W	8.68	L86 S85°33'22"W	41.94
L37 N88°51'53"E	20.20	L87 N 6°10'40"W	46.29
L38 N11°50'00"W	35.65	L88 S 5°58'03"E	10.70
L39 N81°01'16"E	26.64	L89 N19°30'20"W	7.20
L40 N74°03'28"E	42.48	L90 N75°37'37"E	33.90
L41 N 4°11'14"W	21.30	L91 N52°48'45"E	16.59
L42 S84°48'45"W	11.58	L92 N86°48'14"E	17.57
L43 N 4°22'28"W	31.94	L93 N20°23'42"E	7.03
L44 N85°37'33"E	12.05	L94 N65°07'08"E	6.57
L45 N79°52'16"E	41.56	L95 N79°37'49"E	40.92
L46 N76°10'31"E	9.52	L96 N55°50'54"E	9.20
L47 S17°48'43"E	17.57	L97 N53°30'06"W	32.32
L48 S 9°56'13"E	77.84	L98 N85°28'18"E	46.35
L49 S23°16'24"E	13.85	L99 S 6°40'22"E	21.21
L50 N32°04'46"W	56.16	L100 S85°32'33"W	16.56

CURVE TABLE

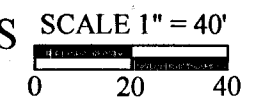
	RADIUS	DELTA	LENGTH
C1	950.09	31°53'04"	528.72 R2&M
C2	950.09	11°31'37"	191.14
C3	950.09	16°52'04"	279.70
C4	950.09	3°29'23"	57.88
C5	920.09	3°31'38"	56.64
C6	920.09	3°56'39"	63.34
C7	920.09	6°44'17"	108.20
C8	920.09	1°45'42"	28.29
C9	675.06	6°56'41"	81.82 R2&M
C10	675.06	3°42'02"	43.60
C11	675.06	3°14'39"	38.22
C12	705.06	1°37'07"	19.92
C13	705.06	2°04'30"	25.53
C14	920.09	1°14'46"	20.01
C15	920.09	3°05'48"	49.73
C16	920.09	3°02'55"	48.96
C17	920.09	3°17'04"	52.74
C18	920.09	10°40'33"	171.44
C19	915.09	1°11'59"	19.145

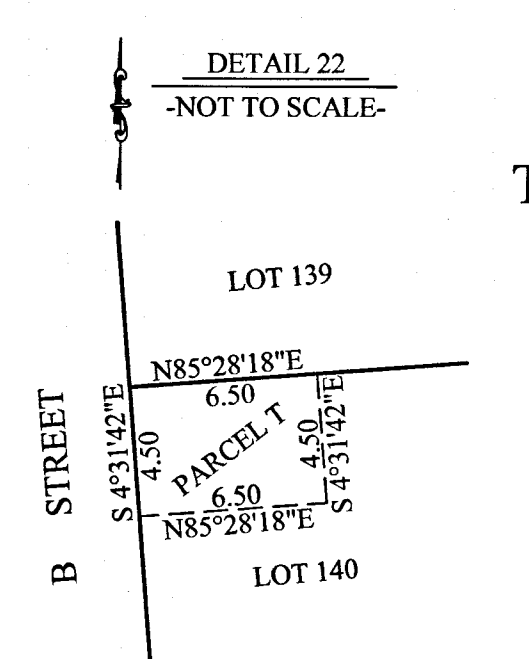
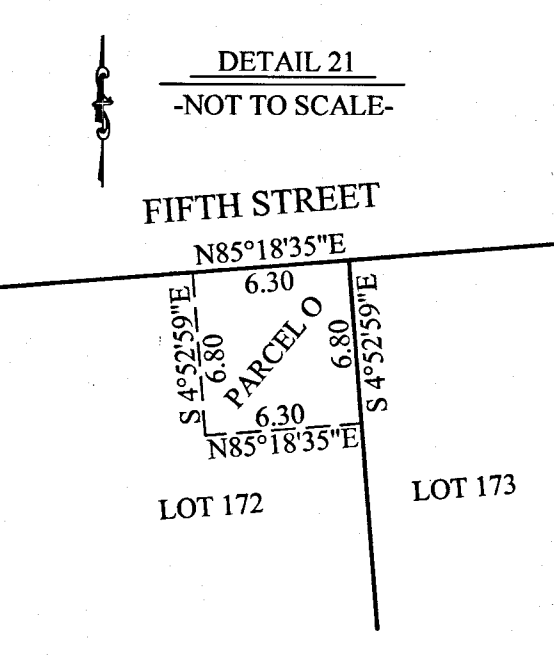
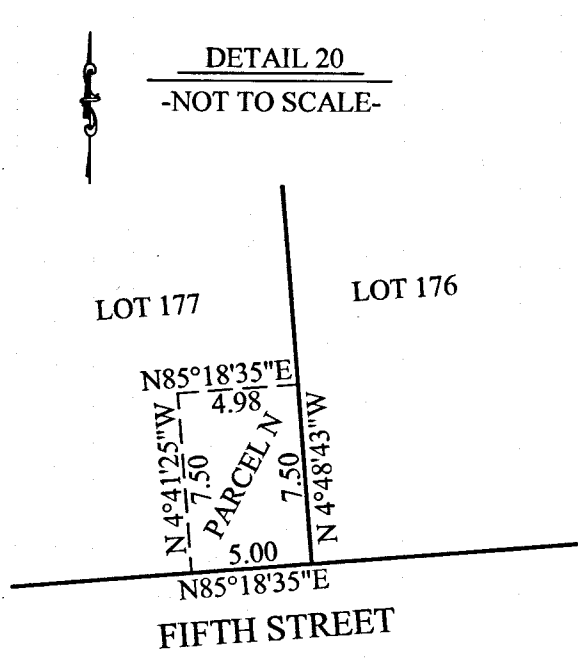
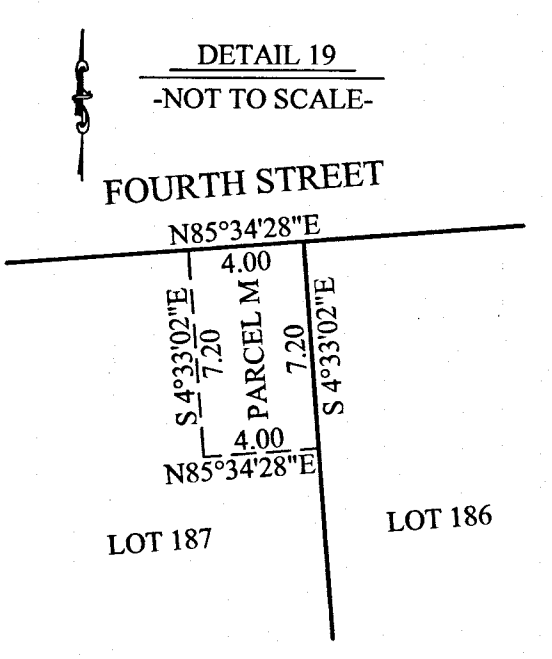
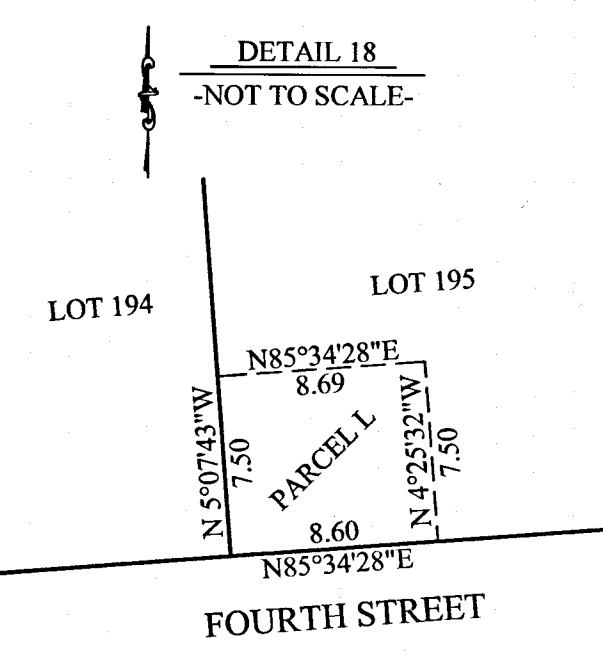
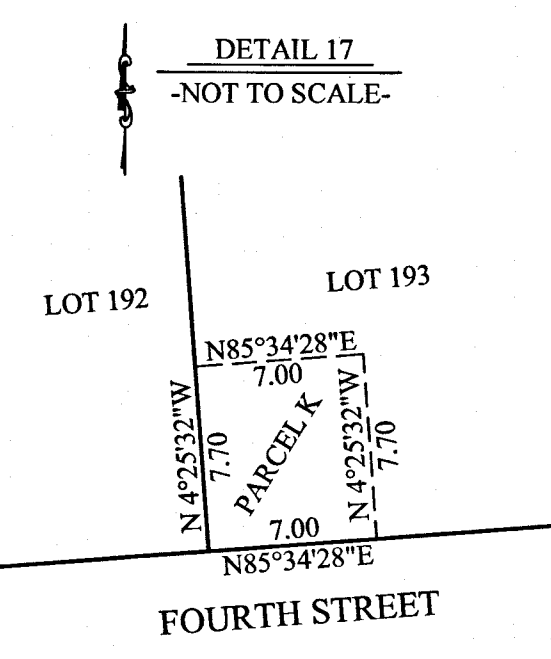
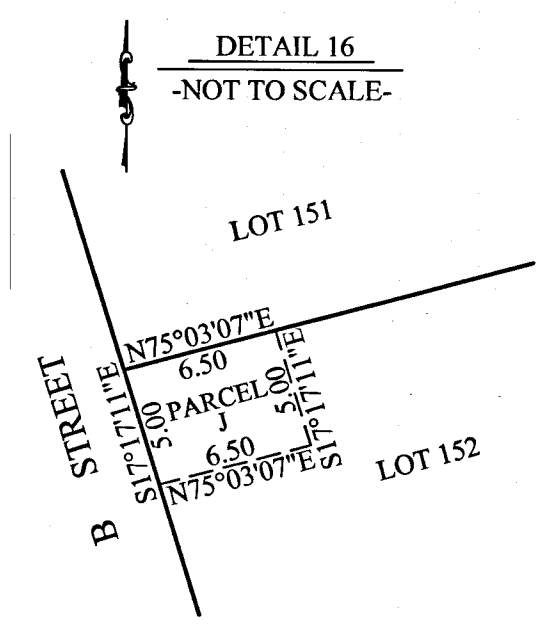
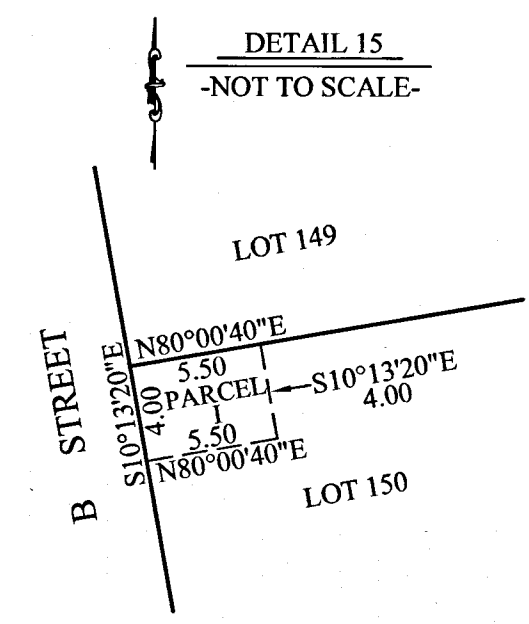
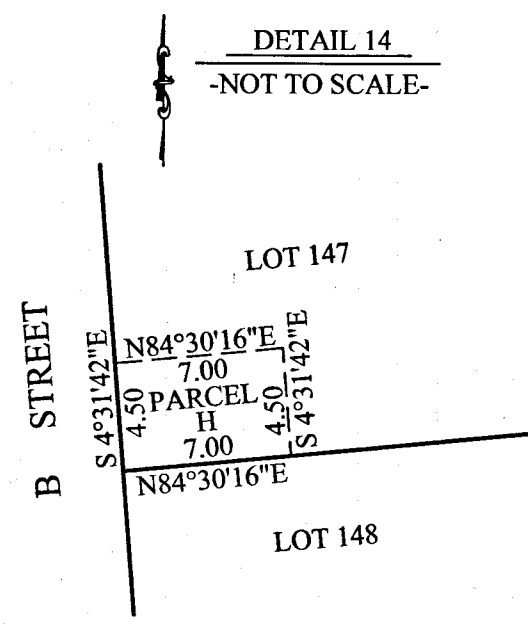
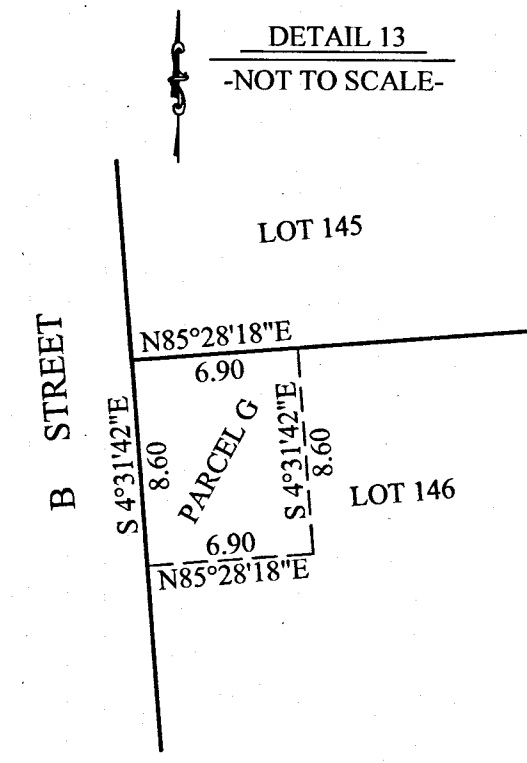
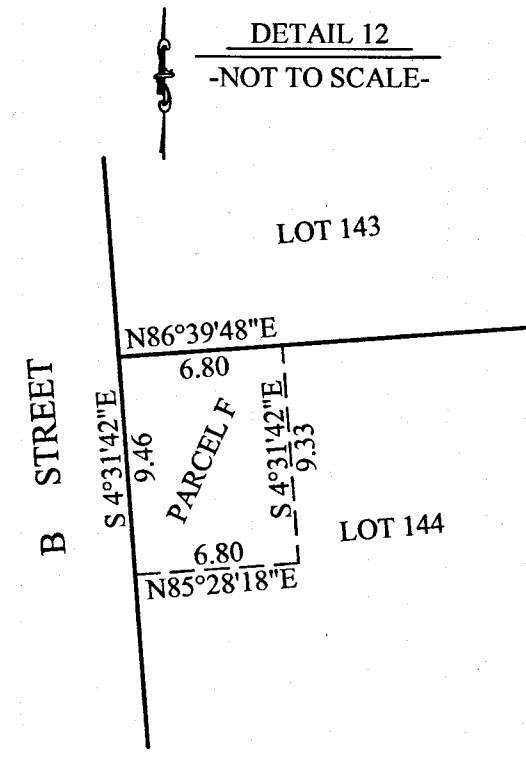
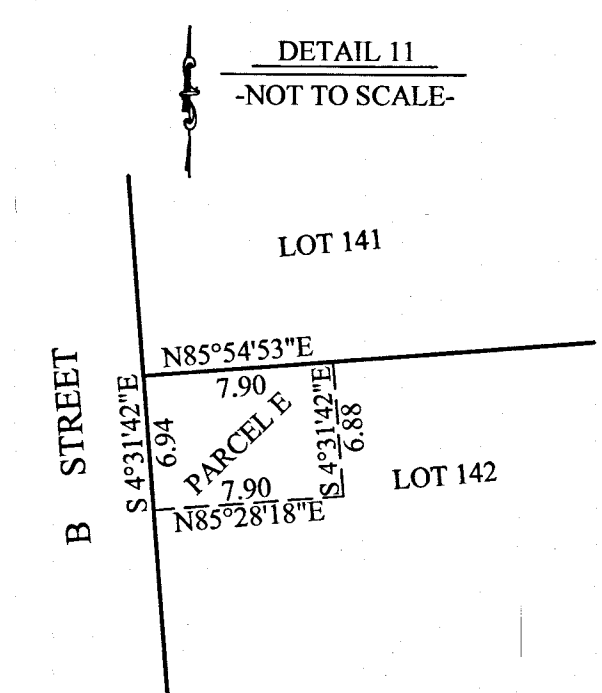
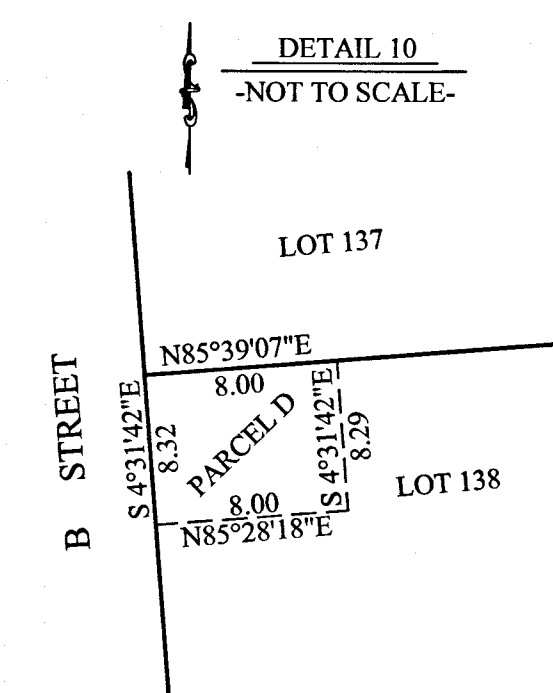
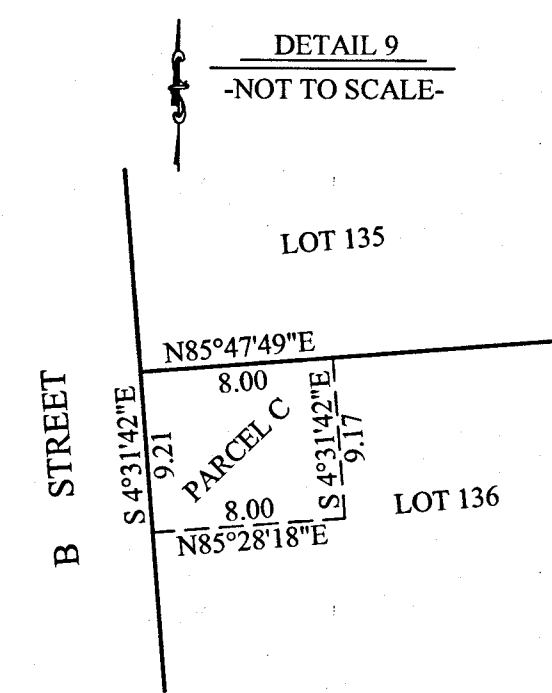
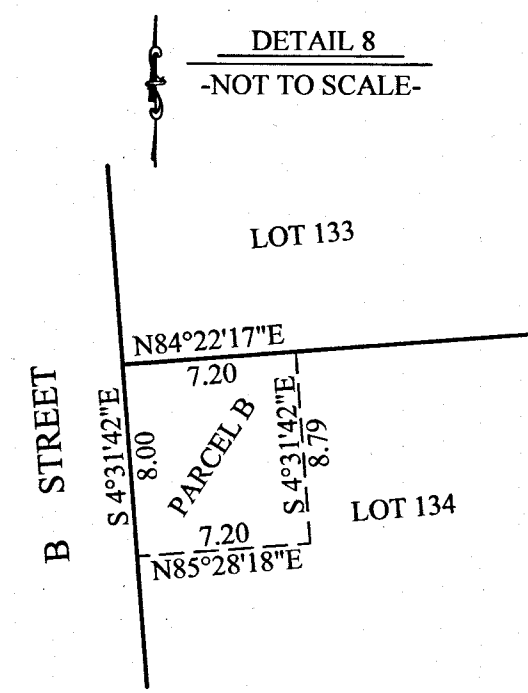
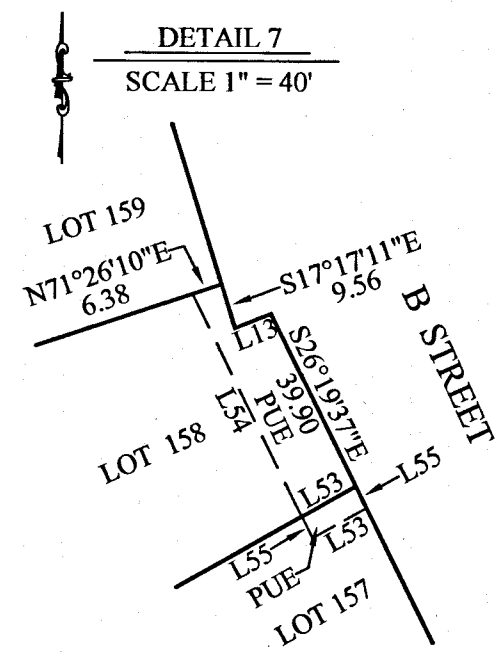
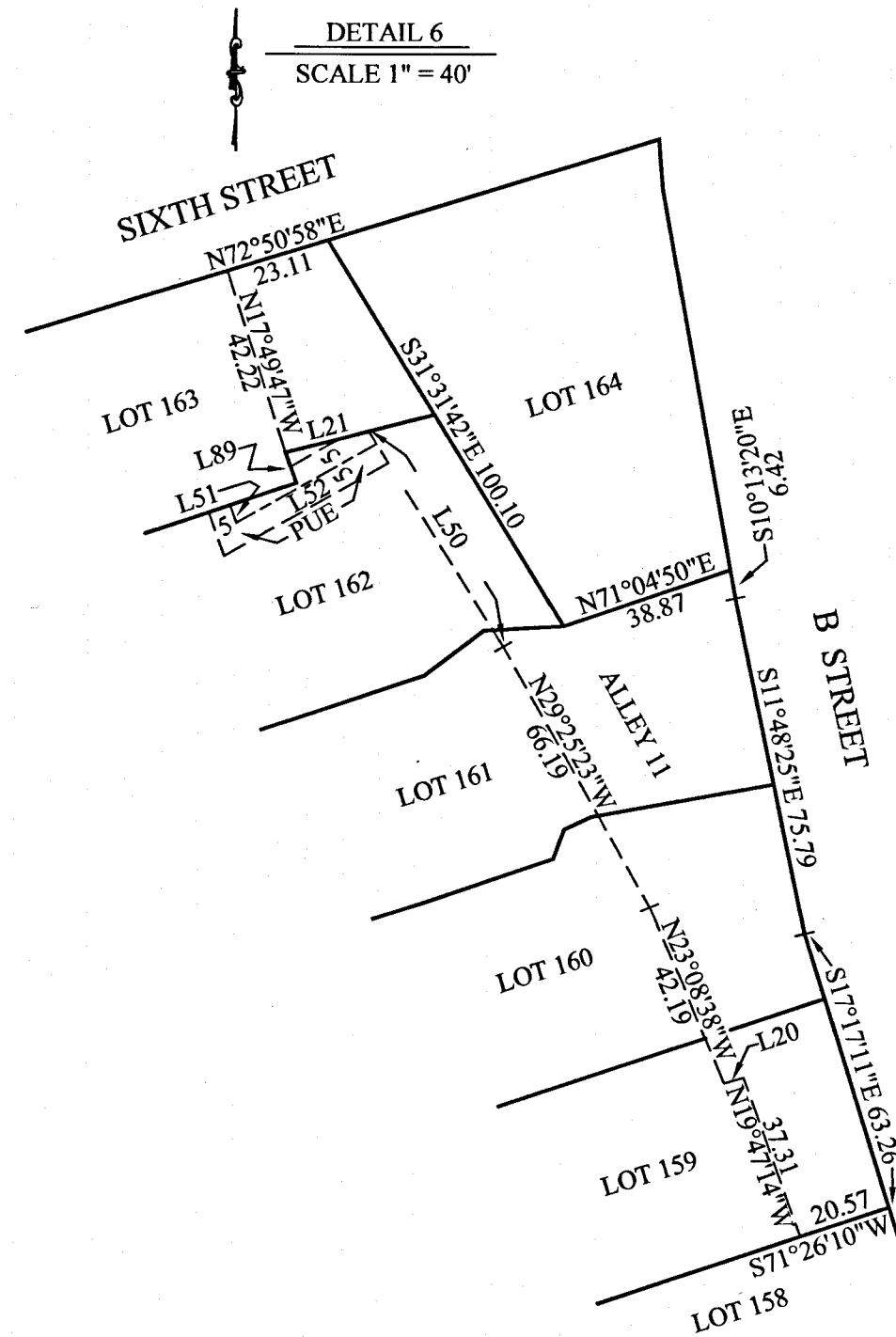
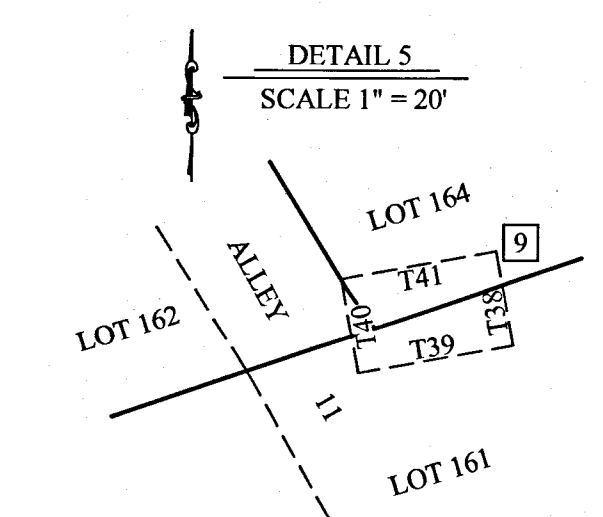
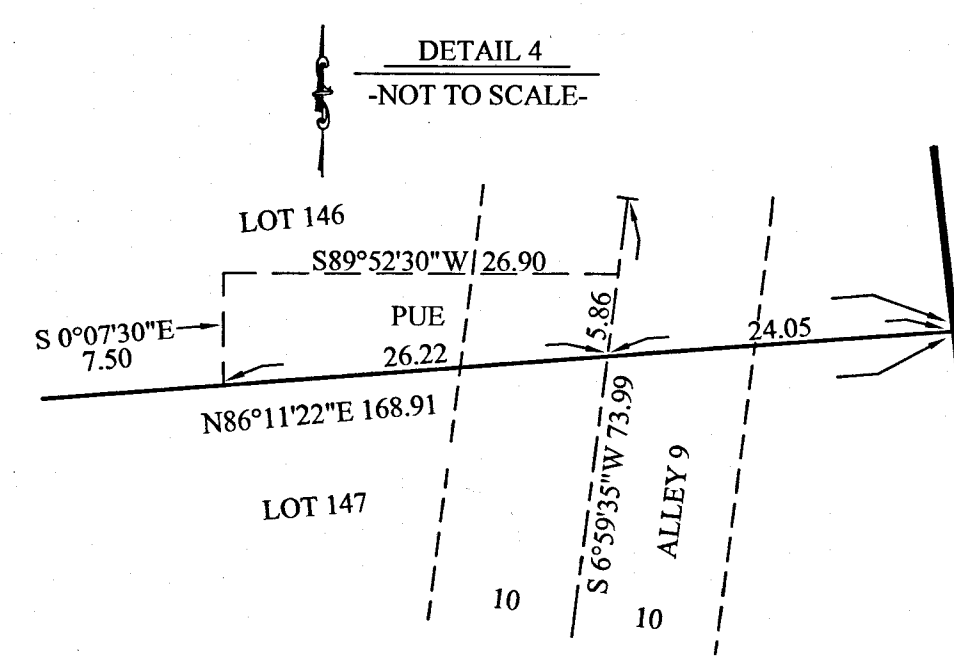
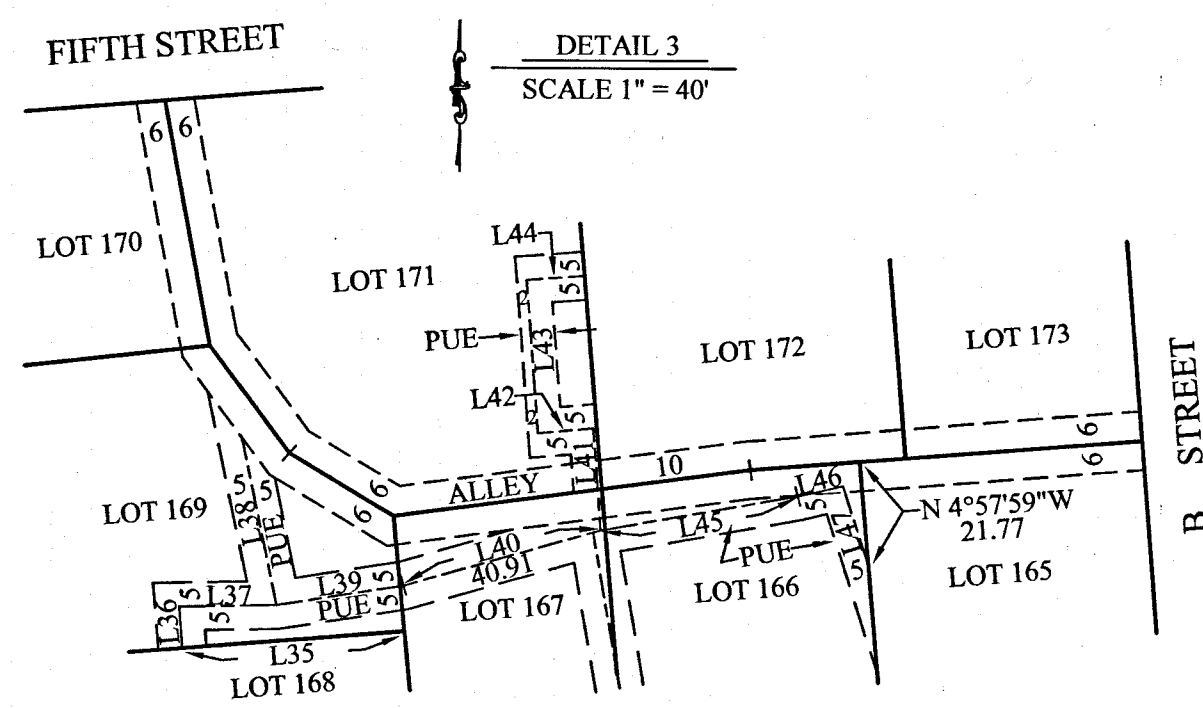
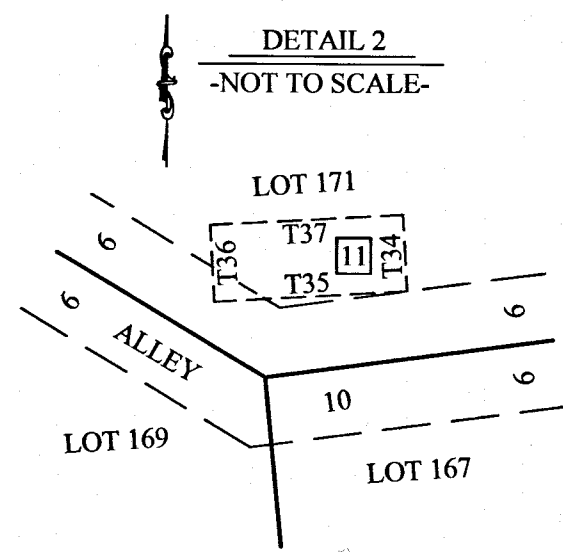
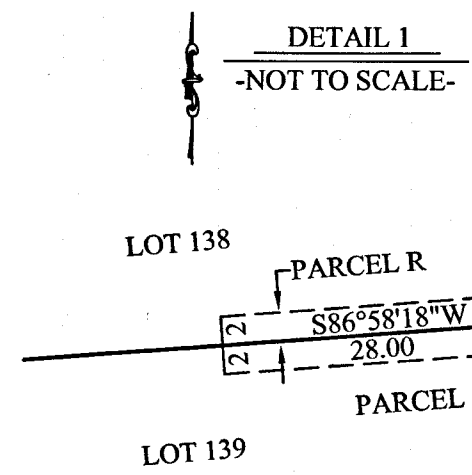
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