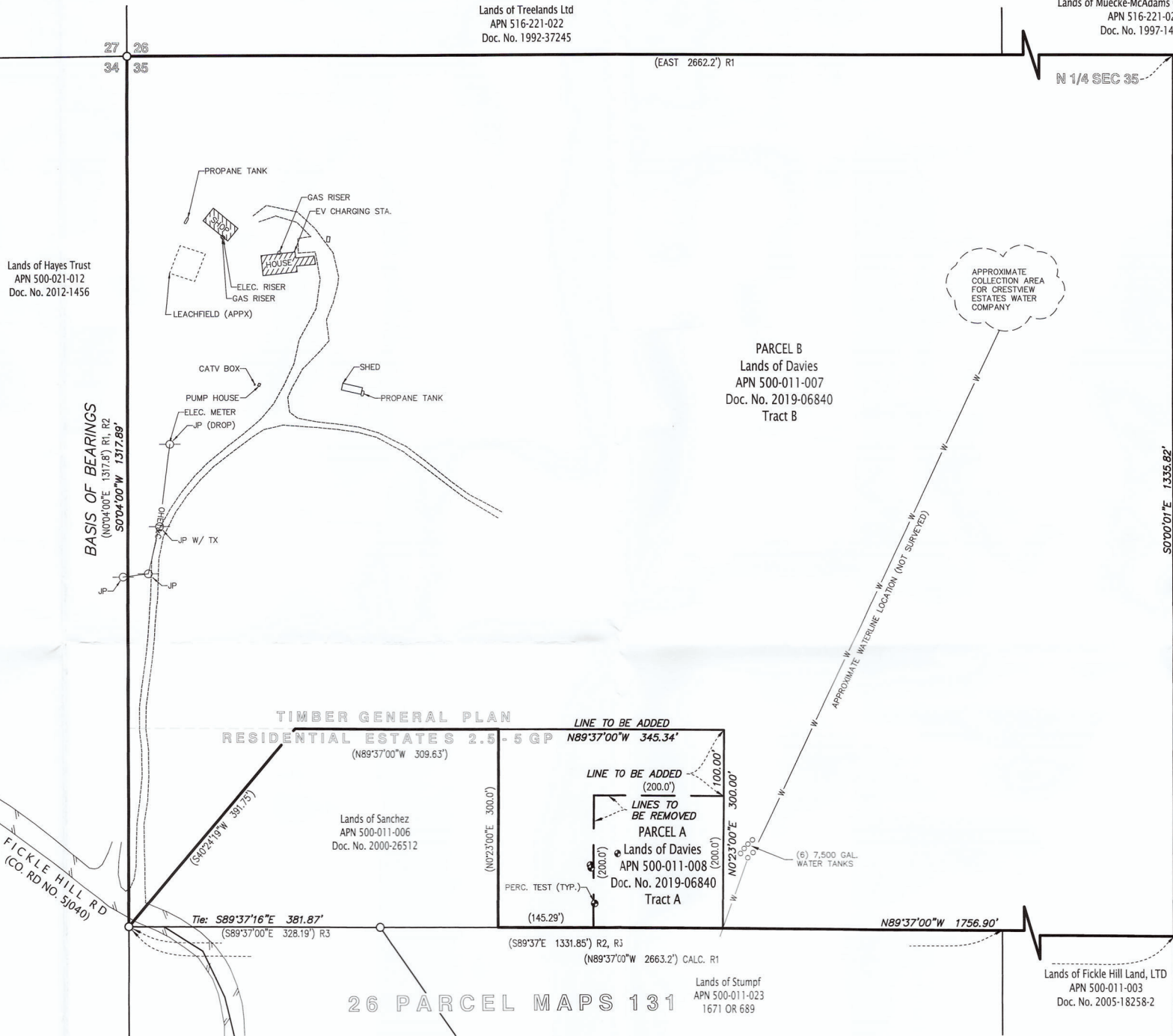


PROJECT NOTES

- 1) This map represents a proposed Lot Line Adjustment (LLA) and Zone Boundary Adjustment (ZBA) between two parcels, APN 500-011-007 (Parcel B) & 500-011-008 (Parcel A), both owned by Robert Scott Davies. The purpose of this LLA is to move the existing property line to match the current General Plan boundary between the Timber (T) and Residential Estates (RE 2.5-5) plan designation. This LLA will also provide a more logical layout between the two parcels. The Zone Boundary Adjustment will move the zoning line to match existing General Plan Designation. Upon completion of this adjustment a conservation easement for forest management will be gifted to the City of Arcata over the majority of Parcel B.
- 2) This mapping is based on field surveys performed by Points West Surveying Company, dated January 18 and 20, 2022. All measurements are in feet and decimals thereof.
- 3) Parcel A is currently undeveloped, though sewage disposal testing was performed by Omsberg & Preston in 2006. Parcel B is currently developed with a single family residence and associated outbuildings as shown hereon.
- 4) The existing boundary lines and easements are based on a Preliminary Title Report prepared by Humboldt Land Title Co., Order No. FTB-T02200035, dated January 14, 2022. See Easement Notes hereon for easements not mapped.
- 5) Boundary lines shown hereon are based on ties to monuments shown on the Record of Survey for Ethan Heifetz prepared by Book 52 of Surveys Page 67 (R2 hereon), and the Survey by Oscar Larson in Book 18 of Surveys, Page 71 for Robert Barnum (R1 hereon).
- 6) The property is in Flood Zone X, area of minimal flood hazard, as shown Firm Community Panel No. 06023 C 0860 F, dated November 4, 2016.
- 7) These properties are served by the following utilities:
 Water: Crestview Estates Water Company
 Sewer: On Site
 Electric: Pacific Gas and Electric
 Gas: On Site

LEGEND

OR	OFFICIAL RECORDS, HUMBOLDT COUNTY RECORDS
HCR	HUMBOLDT COUNTY OFFICIAL RECORDS
PM	PARCEL MAPS, HUMBOLDT COUNTY RECORDS
S	SURVEYS, HUMBOLDT COUNTY RECORDS
(N74°15'19"W 98.70') R1	RECORD BEARING AND DISTANCE PER REFERENCE 1
N74°15'19"W 98.70'	MEASURED BEARING AND DISTANCE
O	FOUND RECORD MONUMENTS AS SHOWN HEREON
=====	BOUNDARY LINES OF LANDS OF DAVIES
=====	LINE TO BE ADDED BY LOT LINE ADJUSTMENT
=====	LINE TO BE REMOVED BY LOT LINE ADJUSTMENT
-----	ADJACENT BOUNDARY LINES
-----	GENERAL PLAN DESIGNATION BOUNDARY
=====	EDGE OF TRAVELED WAY (GRAVEL ROAD)
- x - x - x - x -	FENCE
EM	ELECTRIC METER
OHET&C	OVERHEAD ELECTRIC, TELEPHONE & CABLE LINE
E	UNDERGROUND ELECTRIC LINE
JP	JOINT UTILITY POLE
W	WATER LINE



EASEMENT NOTES

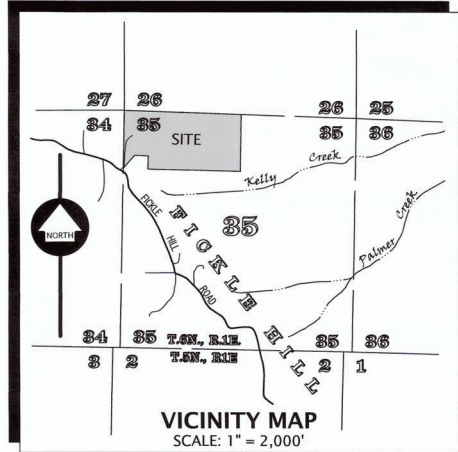
- 1) Item 9 of the Preliminary Title Report references matters contained in three separate documents: 1884 OR 397, 1989-20670 OR and 1991-29403-12 OR. These three documents relate to the creation, maintenance and financing of the Crestview Estates Water Company.
- 2) Item 10 references an easement granted to the Crestview Water Company over the "Southeasterly portion" of Tract A (Parcel A hereon) for an existing water line as well as ingress and egress for repair and maintenance of said line.

LOT LINE ADJUSTMENT PARCEL SIZES

	BEFORE LLA	AFTER LLA
PARCEL A APN 500-011-008	0.9 ACRES +/-	2.4 ACRES +/-
PARCEL B APN 500-011-007	80 ACRES +/-	78.5 ACRES +/-

REFERENCE MAPS

R1	18 Surveys 71	by Larson	for Barnum	5/31/1960
R2	52 Surveys 67	by Schillinger	for Heifetz	9/12/1991
R3	26 Parcel Maps 131	by Hunt	for Stumpf	11/3/1992



SURVEYOR'S STATEMENT

This map was prepared by me, or under my direction and is based on a field survey.

SIGNED: *Jesse N. Buffington*
 DATED: 5/10/2022

Jesse Buffington
 PLS 9339



PROJECT DATA

Owner / Applicant: Robert Scott Davies
 APNs: 500-011-008 & 500-011-007
 Mailing Address: 2242 Fickle Hill Road, Arcata, CA 95521
 Phone: 707-499-5410

Agent: Jesse Buffington
 Points West Surveying Co.
 Mailing Address: 5201 Carlson Park Dr, Ste 3, Arcata, CA 95521
 Phone: 707-840-9510
 Email: buffington@pointswestsurveying.com

General Plan Designation: Timber (Framework General Plan)/RE2.5-5
 Zoning: Timber Production Zone (TPZ)/Unclassified (U)

Building Setbacks: Front: 30'
 Side: 30'
 Rear: 30'

LOT LINE ADJUSTMENT PLOT PLAN

for
Scott Davies
 N 1/2 NW 1/4 SECTION S 35, T6N, R1E,
 HUMBOLDT MERIDIAN
 IN THE UNINCORPORATED AREA OF ARCATA,
 HUMBOLDT COUNTY, STATE OF CALIFORNIA
 Date: December 2021

SCALE: 1" = 100' SHEET 1 OF 1

POINTS WEST SURVEYING CO.
 5201 Carlson Park Dr., Suite 3 - Arcata, CA 95521
 707-840-9510 - Phone 707-840-9542 - Fax