

PREPARED IN JANUARY, 2020
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POWER POLE
Missing

APPROXIMATE R/W

GROSS AREAS (ACRES)
PROPOSED PARCEL 1 = 2.56 +/-
PROPOSED PARCEL 2 = 2.56 +/-

~~PARCEL 2 PER 14 PM 01~~

PROPOSED —
SINGLE STORY
2200 SQ.FT.
RESIDENCE,
28' HEIGHT

APPROX. R/W
STATE HWY.
US - 101
(FRWY) \

NOTES:

1) THE LOCATIONS OF THE SEPTIC TANK AND LEACH FIELD SERVING RESID. # 1080 ARE APPROXIMATE, BASED ON SKETCH DATED 12/07/1982 ON FILE WITH HUMBOLDT CO. DEPT. OF HEALTH & HUMAN SERVICES, AND INFORMATION FROM OWNER, WITHOUT VERIFICATION.

2) RIGHT OF WAY EASEMENT, FOR INGRESS & EGRESS, PUBLIC UTILITIES AND APPURTENANCES, PER 11 O.R. 335 AND 1627 O.R. 363. SAID EASEMENT BEING FOR THE BENEFIT OF 515-061-000. UNDERLYING FEW OWNERSHIP ATTACHED TO PARCEL 2 PER 14 PM 01 BY LOT LINE ADJUSTMENT PROCESSED AS LLA- 18-016 AND THE FOLLOWING DEEDS: NOTICE OF LOT LINE ADJUSTMENT (NOLA) RECD AS 2019-003075, NOLA RECD AS 2019-003076, AND GRANT DEED RECD AS 2019-003077, OFFICIAL RECORDS OF HUMBOLDT COUNTY.

3) ELEVATIONS AND CONTOURS SHOWN HEREON ARE ON AN ASSUMED DATUM, BASED ON AN ELEVATION OF 351 FOR THE APPARENT INTERSECTION OF WESTHAVEN DRIVE WITH OLD WAGON ROAD. CONTOURS SHOWN ARE APPROXIMATE, TO INDICATE GENERAL PATTERNS OF DRAINAGE, AND ARE NOT INTENDED FOR THE PURPOSE OF ARCHITECTURAL OR ENGINEERING DESIGN.

4) THE EXISTING WELL AND APPURTENANT STRUCTURES ARE TO BE MUTUALLY USED AND MAINTAINED BY BOTH PARCELS PROPOSED BY THIS DIVISION. DEPICTED HEREON ARE THE APPROX. LIMITS OF A PROPOSED 30' X 40' EASEMENT TO SERVE BOTH PARCELS.

5) ALL EASEMENTS OF RECORD AS LISTED IN PRELIMINARY TITLE REPORT BY HUMBOLDT TITLE CO., File No. FHBT-0022000128G, DATED 02/14/2020, ARE SHOWN HEREON. FORMER STREETS AS SHOWN ON MAP OF "SOUTH TRINIDAD" PER 11 M 029, ABANDONED PER BK. 256-174, 1942, ARE NOT SHOWN.

LEGEND

® LIVE REDWOOD TREE

(A) ALDER TREE

⑦ FIR TREE

⑤ SPRUCE TREE

Stump REDWOOD STUMP

VICINITY MAP

NO SCALE

WESTHAVEN

SUBJECT

PROPERTY

WESTHAVE
DRIVEDRIVE
(SOUTH)

AVE

WESTHAVEN

DRIVE
Exit

XII