

**Mono County  
Community Development Department**

P.O. Box 347  
Mammoth Lakes, CA 93546  
(760) 924-1800, fax 924-1801  
commdev@mono.ca.gov

**Planning Division**

P.O. Box 8  
Bridgeport, CA 93517  
(760) 932-5420, fax 932-5431  
[www.monocounty.ca.gov](http://www.monocounty.ca.gov)

**PLOT PLAN  
CHECKLIST**

Lack of a plot plan or any of the required information will delay the review of your plans by the Planning Division.

**PLOT PLANS MUST INCLUDE:**

- Name/address/phone number of owner, applicant, plan preparer
- North arrow, scale (1"=20', etc.)
- Assessor's Parcel Number
- Location/name of boundary streets, surface waters and recorded easements on property (include type and size of any easements)
- Dimensioned property lines/project boundary lines
- Location/outside dimensions/use of proposed structures, driveways, parking areas -- distance between structures and setbacks to all property lines and surface waters
- Contour lines if the property is in a flood zone

**PLOT PLANS MUST ALSO INCLUDE THE FOLLOWING**, if applicable:

- Location/outside dimensions/use of existing structures: distance between structures and setbacks to all property lines and surface waters
- Location and name of surface waters within 50 feet of property
- Location of utility lines 115 kV or greater within 35 feet of property
- Unusual site features (e.g., hilly terrain, drainages) on property

**NOTE:** New development in the Wheeler Crest area requires additional information for the Wheeler Crest Design Review District.

The items checked above have been included on the submitted plot plan.

William Boute  
Signature of Applicant

5/9/19  
Date

**Mono County  
Community Development Department**

P.O. Box 347  
Mammoth Lakes, CA 93546  
(760) 924-1800, fax 924-1801  
commdev@mono.ca.gov

**Planning Division**

P.O. Box 8  
Bridgeport, CA 93517  
(760) 932-5420, fax 932-5431  
www.monocounty.ca.gov

**LOT MERGER  
APPLICATION**

APPLICATION # _____	FEE \$ _____
DATE RECEIVED _____	RECEIVED BY _____
RECEIPT # _____	CHECK # _____ (NO CASH)

**APPLICANT/AGENT** William + SERENA BANTA  
**ADDRESS** P.O. Box 102 **CITY/STATE/ZIP** LEE VINING 93541  
**TELEPHONE** (760) 209-3052 **E-MAIL** Thinair52@aol.com

**OWNER**, if other than applicant \_\_\_\_\_  
**ADDRESS** \_\_\_\_\_ **CITY/STATE/ZIP** \_\_\_\_\_  
**TELEPHONE** ( \_\_\_\_\_ ) \_\_\_\_\_ **E-MAIL** \_\_\_\_\_

**PROJECT DESCRIPTION:** Assessor's Parcel # 021-170-016-000  
MERGE LOT 021-170-016-000 WITH  
LOT 021-170-017-000

**APPLICATION PACKET SHALL INCLUDE:**

- A. Plot Plan: A reproducible Plot Plan map, preferably on 8.5" x 11" (maximum size 11" x 17") drawn to a legible scale that illustrates the lot merger. The Plot Plan must contain sufficient detail to verify conformance with existing zoning and building regulations. The Plot Plan must illustrate the following items where applicable: (a) existing and proposed lot areas; (b) existing surface and subsurface structures and improvements; (c) existing septic system and well locations; (d) streams and waterways; (e) existing/proposed easements and access routes; and (f) any unusual topographic features or other information (such as compliance with minimum setback requirements) that may be pertinent to review and approval of the application.
- B. Appropriate application fee: See Development Fee Schedule.
- C. Signed Lot Merger Notice form.

I/We certify that I/we are the owners of the subject property or that I/we have been authorized by the owners to process this application.

William Banta  
Signature

Serena Banta  
Signature

5/9/19  
Date

**RECORDING REQUESTED BY**

Community Development Department

**AND WHEN RECORDED MAIL TO:**

Mono County Planning Division  
P.O. Box 8  
Bridgeport CA 93517

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**LOT MERGER NOTICE  
FOR REAL PROPERTY IN MONO COUNTY**

**PARCELS TO BE MERGED:** Assessor's Parcel Numbers and/or deed reference.

021-170-016-000 + 021-170-017-000

**SIGNATURE OF RECORD TITLE OWNERS:** This document will be recorded. All record title owners must sign below, and their signatures must appear as reflected on the recorded deeds. *All signatures must be notarized.*

I/we hereby attest by my/our signature(s) hereon that I/we am/are all the record title owner/owners of the above-referenced real property. I/we also affirm that said property consists of two or more continuous lots under our common ownership and that I/we understand that recordation of this Merger Notice shall cause the subject parcels to be merged into one parcel and that further actions to sell, lease or finance portions of said parcel shall be subject to applicable provisions of the county subdivision regulations.

I/we hereby attest by our signature(s) hereon that I/we have initiated this merger and are requesting that the County record this Merger Notice; therefore, I/we do not wish to have a protest hearing to present evidence as to why this Merger Notice should not be recorded; and by our signature hereon I/we understand and expressly waive any and all rights to such a hearing.

<u>William D. BANTA</u> Name	<u>William D Banta</u> Notarized signature	<u>5/29/19</u> Date
<u>Serena A Banta</u> Name	<u>Serena A. Banta</u> Notarized signature	<u>5-29-19</u> Date

_____ Name	_____ Notarized signature	_____ Date
---------------	------------------------------	---------------

_____ Name	_____ Notarized signature	_____ Date
---------------	------------------------------	---------------

**COUNTY APPROVAL:** This Merger Notice has been reviewed and approved by the Mono County Planning Division.

ATTEST: \_\_\_\_\_  
Signature Date

**SEE ATTACHED  
NOTARIAL CERTIFICATE**

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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.

State of California )  
County of Inyo )

On 05-29-2019 before me, C. Benner, notary public,  
Date Here Insert Name and Title of the Officer

personally appeared William D Banta and Serena A Banta  
Name(s) of Signer(s)

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.



Signature C Benner  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Lot merger 21-170-16+21-170-17 Document Date: 05-29-19  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer -- Title(s): \_\_\_\_\_  
 Partner --  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer -- Title(s): \_\_\_\_\_  
 Partner --  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**SCHEDULE B  
(continued)**

Assessment No: 21-170-17 Bill #6933

C 4. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the Revenue and Taxation Code of the State of California.

D 5. An easement for the purpose shown below and rights incidental thereto as reserved in a document

Purpose: right to set power poles and guy wires and to construct, maintain and repair power lines on, over and across said property, together with the right of ingress to and egress from the same, and the right to prune or trim trees at any time growing on said property, in such manner as to prevent interference of the same with any electric, telephone or telegraph lines of said City and Department whether operated on or over said property or on or over streets or highways  
Recorded: March 25, 1980 in Book 294 Page 58 of Official Records  
Affects: not disclosed

E The exact location and extent of said easement is not disclosed of record.

F 6. An easement for the purpose shown below and rights incidental thereto as shown or as offered for dedication on the recorded map shown below.

Purpose: snow storage  
Affects: 10 feet wide as shown on map  
Purpose: temporary cul-de-sac  
Affects: varying widths as shown on map

G 7. An easement for the purpose shown below and rights incidental thereto as set forth in a document

Granted to: Southern California Edison Company, a corporation and Continental Telephone Company of California, a corporation  
Purpose: underground electrical supply systems and communication systems  
Recorded: June 18, 1982 in Book 357 Page 484 of Official

**SCHEDULE B  
(continued)**

Affects: **Records**  
 All streets and alleys together with various strips of land, 6 feet in width, lying within all the lots bounded on one or more sides by roads or highways as shown on Tract No. 34-08 on file in Book 9 Page 50-50B of Maps, in the office of the Recorder of said County, the sidelines of said strips shall in all cases be coincidental with the right of way lines of said roads and highways. Also various strips of land, 6 feet in width, lying on each side of all side lot lines of said tract.

H 8. Covenants, conditions and restrictions (deleting therefrom any restrictions based on race, color or creed) as set forth in the document

Recorded: June 18, 1982 in Book 357 Page 486 of Official Records

I Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.

J END OF SCHEDULE B

K NOTE NO. 1: The charge for a policy of title insurance, when issued through this title order, will be based on the basic (not short-term) title insurance rate.

L nje

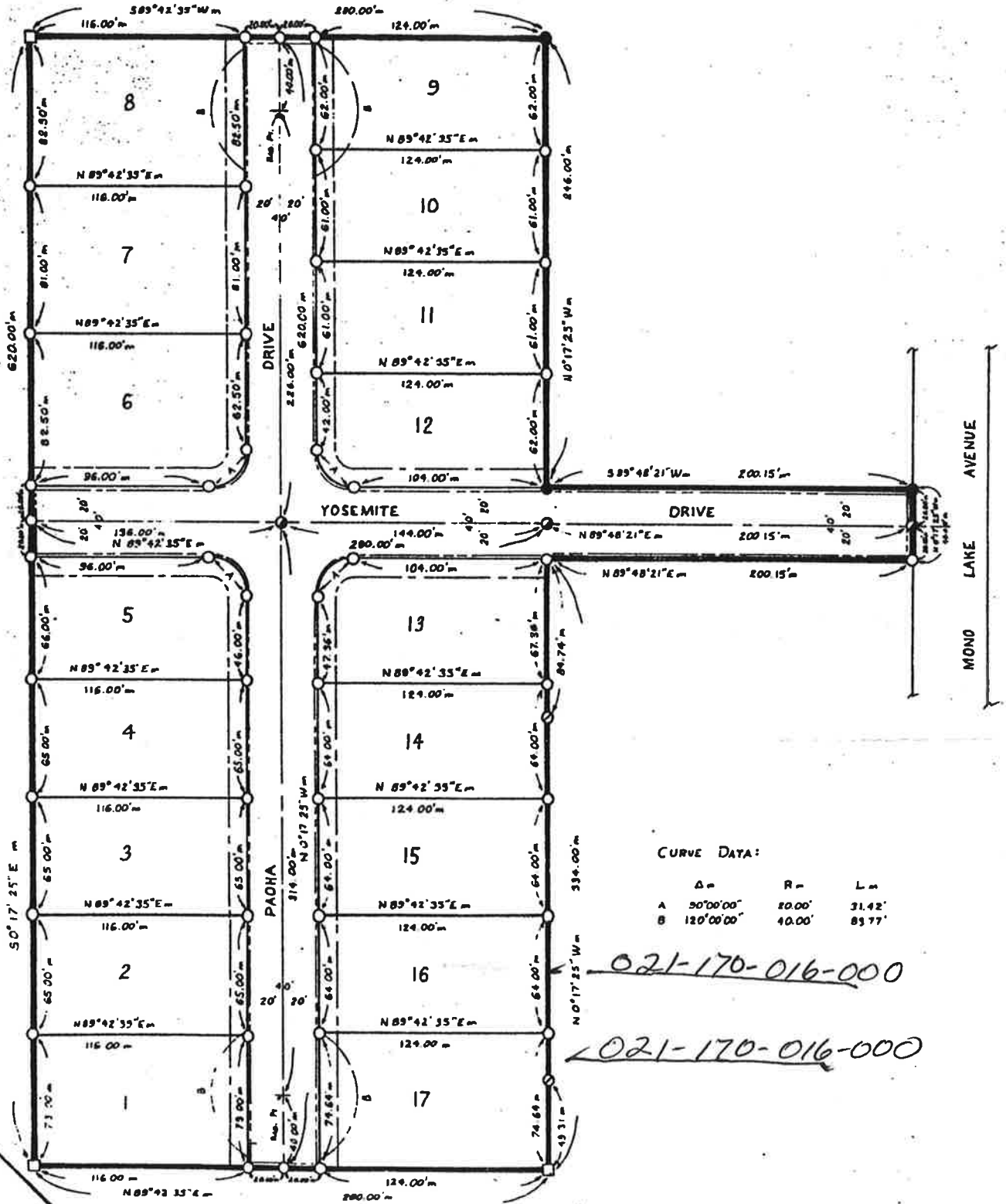


William BANTA

# FINAL MAP NO. 34-08 LEE VINING ESTATES

A DIVISION OF A PORTION OF THE SW1/4 OF SEC 9, T1N,  
R26 E, MDB&M, MONO COUNTY, CALIFORNIA.

R-1



**CURVE DATA:**

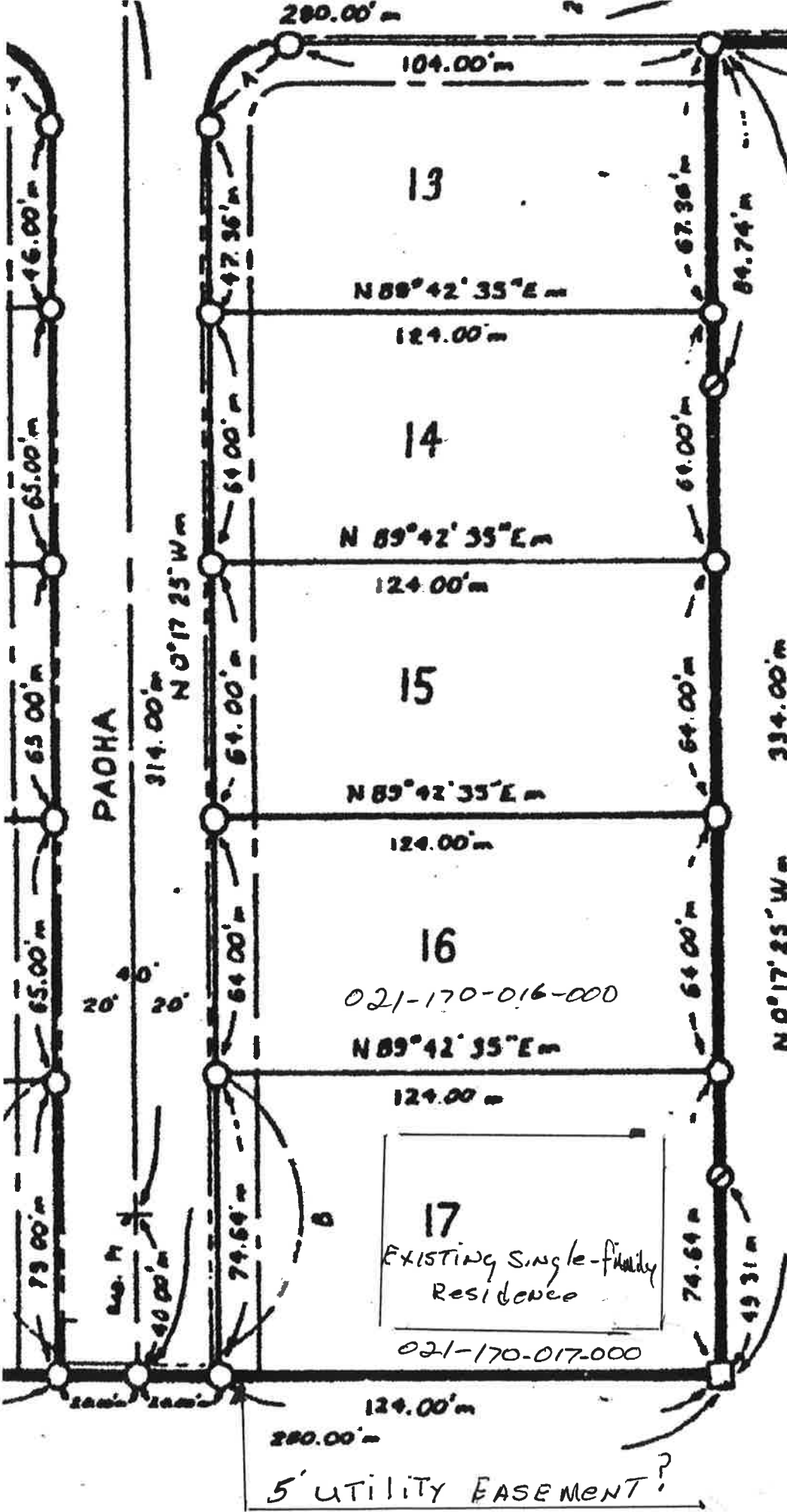
	Δm	Rm	Lm
A	50°00'00"	20.00'	31.42'
B	120°00'00"	40.00'	89.77'

021-170-016-000

021-170-016-000

W. B. HATH

200



CURVE DATA:

	$\Delta$
A	90°00'00"
B	120°00'00"