

RECORDING REQUESTED BY

Dan Moran

MAIL TO

Mono County Planning Division

P.O. Box 347

Mammoth Lakes, CA 93546

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

LOT MERGER

21-004 MC

NOTICE OF APPROVAL

DESCRIPTION	Lot merger of four adjacent parcels near Benton, CA
ASSESSOR'S PARCELS #	024-310-001, 024-310-002, 024-310-003 and 024-310-005
NEW ASSESSOR PARCEL #	024-310-006
RECORD TITLE OWNER(S)	Moran Trust

NOTICE IS HEREBY GIVEN that the Mono County Land Development Technical Advisory Committee (LDTAC) has reviewed the attached exhibits for **Lot Merger 21-004 MC** and finds that they conform with applicable provisions of the Mono County Code and the Subdivision Map Act, California Government Code, Sec. 66410 (et seq.). The subject Lot Merger is therefore accepted by the LDTAC subject to the following:

- 1) The new grant deed(s) with property descriptions shall be provided for concurrent recording of the Lot Merger. Failure to record new deed descriptions will result in no recordation from the county until such descriptions are provided or recorded. Deed descriptions shall substantially conform to the attached exhibit(s) and shall be prepared in conformance with applicable provisions of the California Land Surveyors Act.
- 2) The merged parcel shall retain their prior land use designations and any easements.
- 3) Recordation of this Lot Merger shall serve as constructive notice.

Approved for filing by the Mono County LDTAC on 12/20/2021

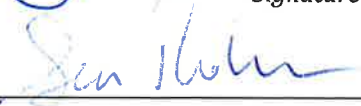
Attest by CDD staff 

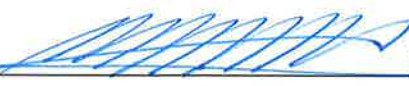
Attachments (list attachments):

- 1) Request for Merger (Lot Merger Notice)
- 2) Owner's Notary
- 3) Merger Map- Exhibit A

Required Department Signatures for Recording LM 21-004-MC: Failure to acquire all signatures will prevent the recordation of the lot merger.

Mono County Environmental Health Department:  Date: 6/21/2022
Signature

Public Works Department:  Date: 6/12/22
Signature

Treasurer / Tax Collector:  Date: 6/30/22
Signature

Assessor's Office: _____ Date: _____
Signature

RECORDING REQUESTED BY

Moran Trust
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.

024-310-001, 024-310-002, 024-310-003, 024-310-005

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.

DANIEL E. MORAN, TRUSTEE
Name

[Signature]
Notarized signature

3/24/21
Date

TONI K MORAN, TRUSTEE
Name

[Signature]
Notarized signature

3/24/21
Date

Name

Notarized signature

Date

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

ATTEST: [Signature]
Signature

6/20/22 (12/20/21)
Date

Treasurer / Tax Collector certifying pre-payment of property taxes for Lot Merger _____ MC

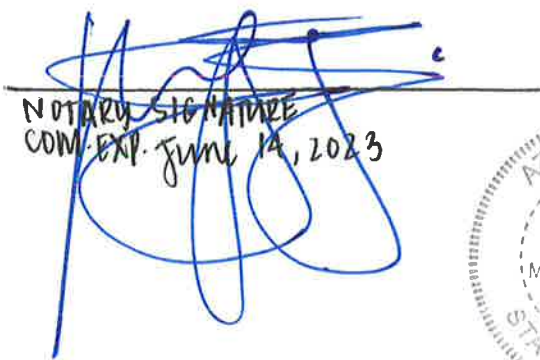
ATTEST _____
Signature

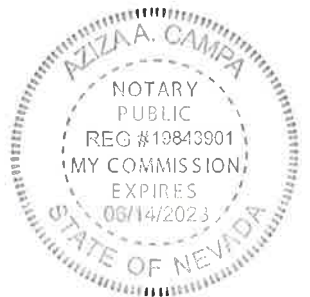
Date

State of Nevada

County of Clark

Subscribed and sworn before me
this 24 day of March 20 21
by Daniel and Toni Moran

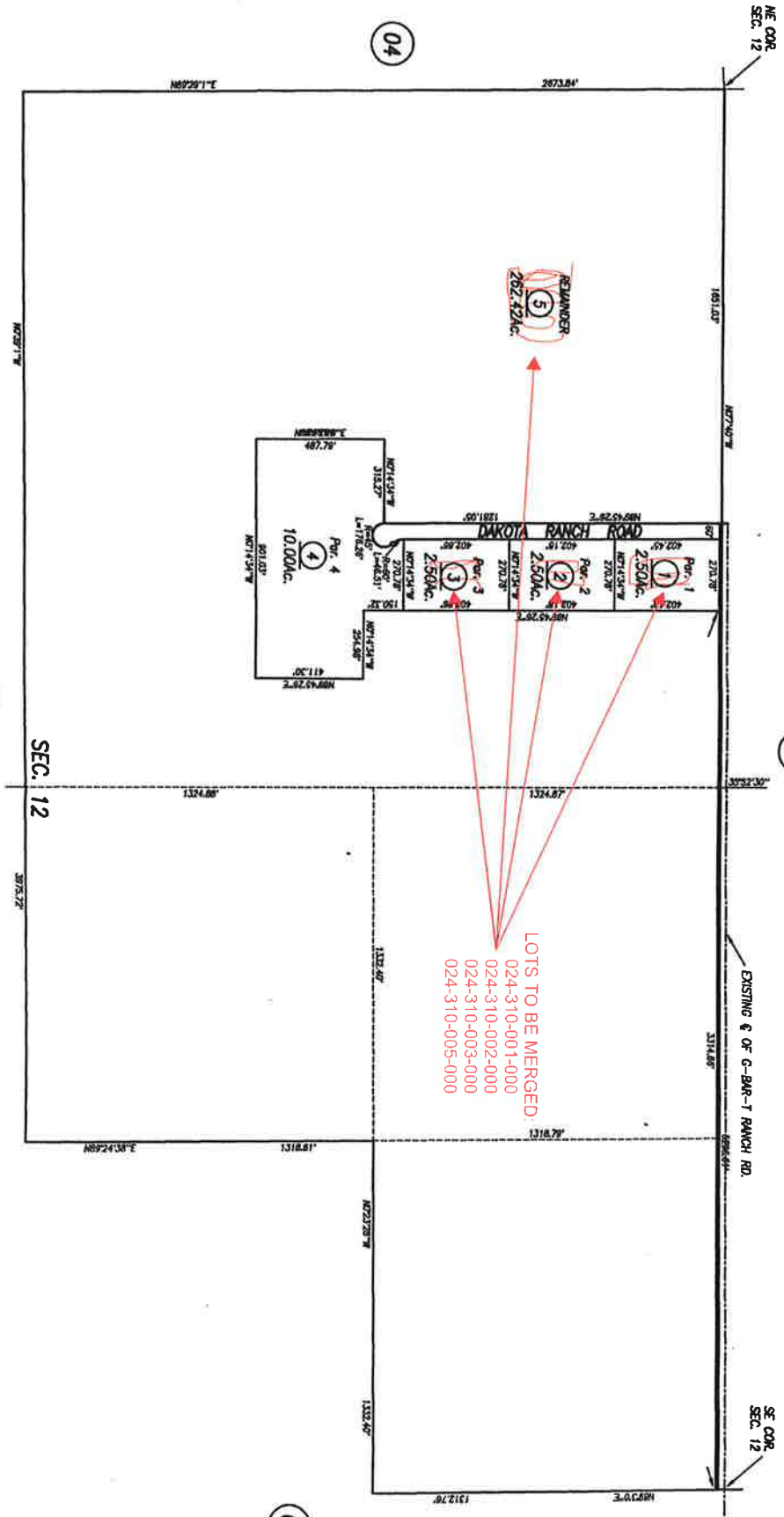
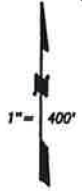

NOTARY SIGNATURE
COM. EXP. JUNE 14, 2023



NE 1/4, N1/2 SE1/4, SE1/4 SE1/4 SEC. 12, T.1S, R.31E, M.D.B.&M.

Tax Rate Area
51-23

24-31



LOTS TO BE MERGED:
 024-310-001-000
 024-310-002-000
 024-310-003-000
 024-310-005-000

DAKOTA RANCH, P.M.35-33, P.M.B. 4, PG. 166 (24-310-01 thru 05)

Note: This map is prepared for the use of the Mono County Assessor, for assessment purposes only. It does not necessarily represent a survey of the premises. No liability is assumed as to the accuracy or security of the data shown herein.

Book 24, Page 31
 Mono County Assessor's Map
 Assessor's Parcel Numbers Shown in Circles.
 Assessor's Block Numbers Shown in Ellipses.
 Created By: P. Elertsen | Created On: 9-26-2007
 File Name: BK24Pg31 Revised On: 9-26-2007

