

**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 Kimberly Cooke

ADDRESS 857 Swall Meadows Road CITY/STATE/ZIP Bishop, CA 93514

TELEPHONE [REDACTED] E-MAIL [REDACTED]

OWNER, if other than applicant David and Kimberly Cooke

ADDRESS \\ CITY/STATE/ZIP \\

TELEPHONE () E-MAIL _____

PROJECT DESCRIPTION: Assessor's Parcel# 064-200-006-000 and 064-200-027-000

Proposed lot Merger of two adjacent properties located in the Pinion Ranch Tract PH.1.

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.

David Cooke
Signature

Kimberly Cooke
Signature

1-24-23
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.

064-200-006-000

064-200-027-000

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>Kimberly Rachel Cooke</u>	<u>[Signature]</u>	<u>1-24-23</u>
Name	Notarized signature	Date
<u>DAVID COOKE</u>	<u>[Signature]</u>	<u>1-24-23</u>
Name	Notarized signature	Date

_____	_____	_____
Name	Notarized signature	Date

See attached acknowledgment

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

ATTEST: _____
Signature Date

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

ATTEST _____
Signature Date

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.

State of California
County of Mono

On 24 Jan 2023 before me, Hanna M. Browning, Notary Public
(insert name and title of the officer)

personally appeared David John Cooke & Kimberley Rachel Cooke,
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 Hanna M. Browning (Seal)

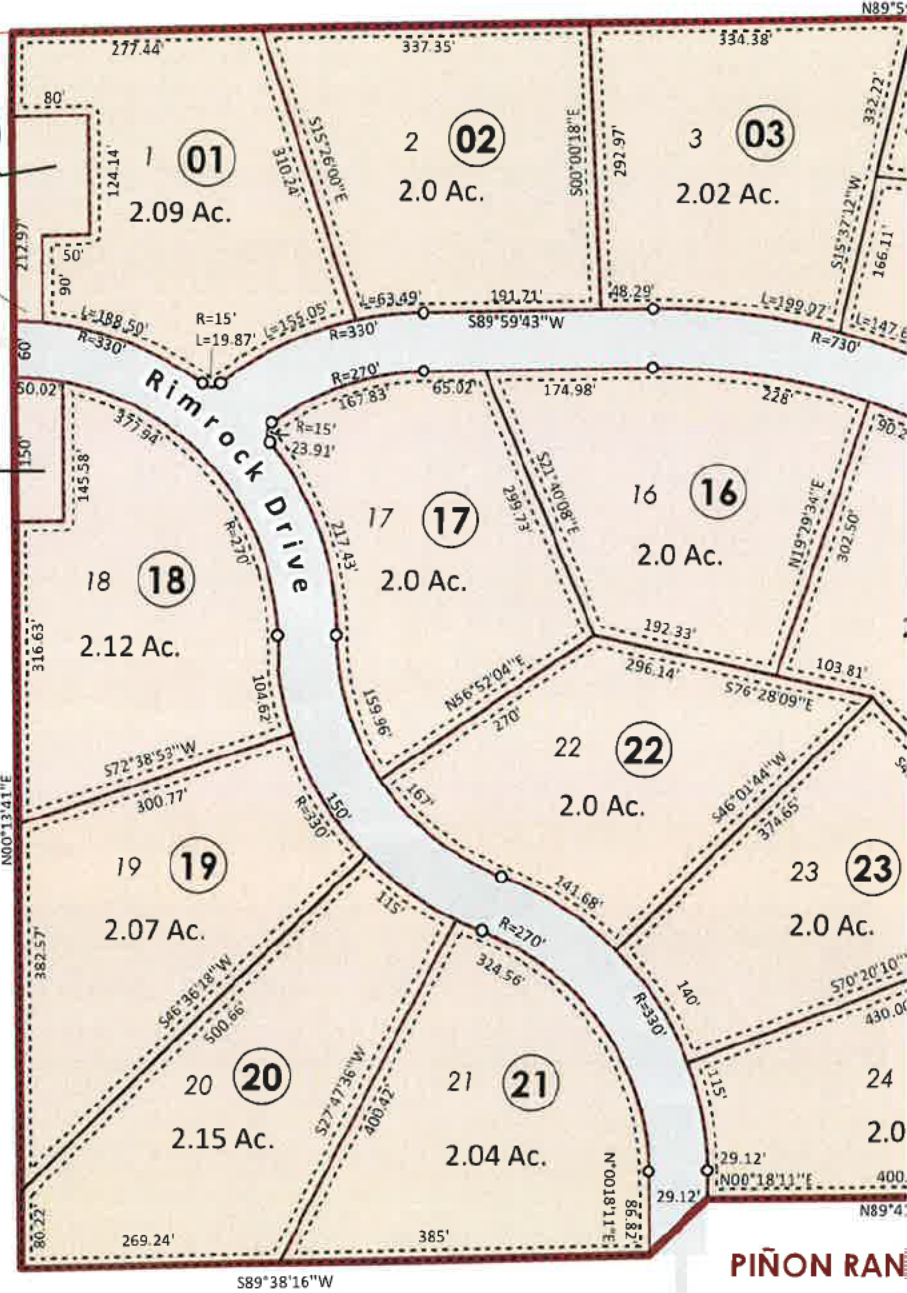


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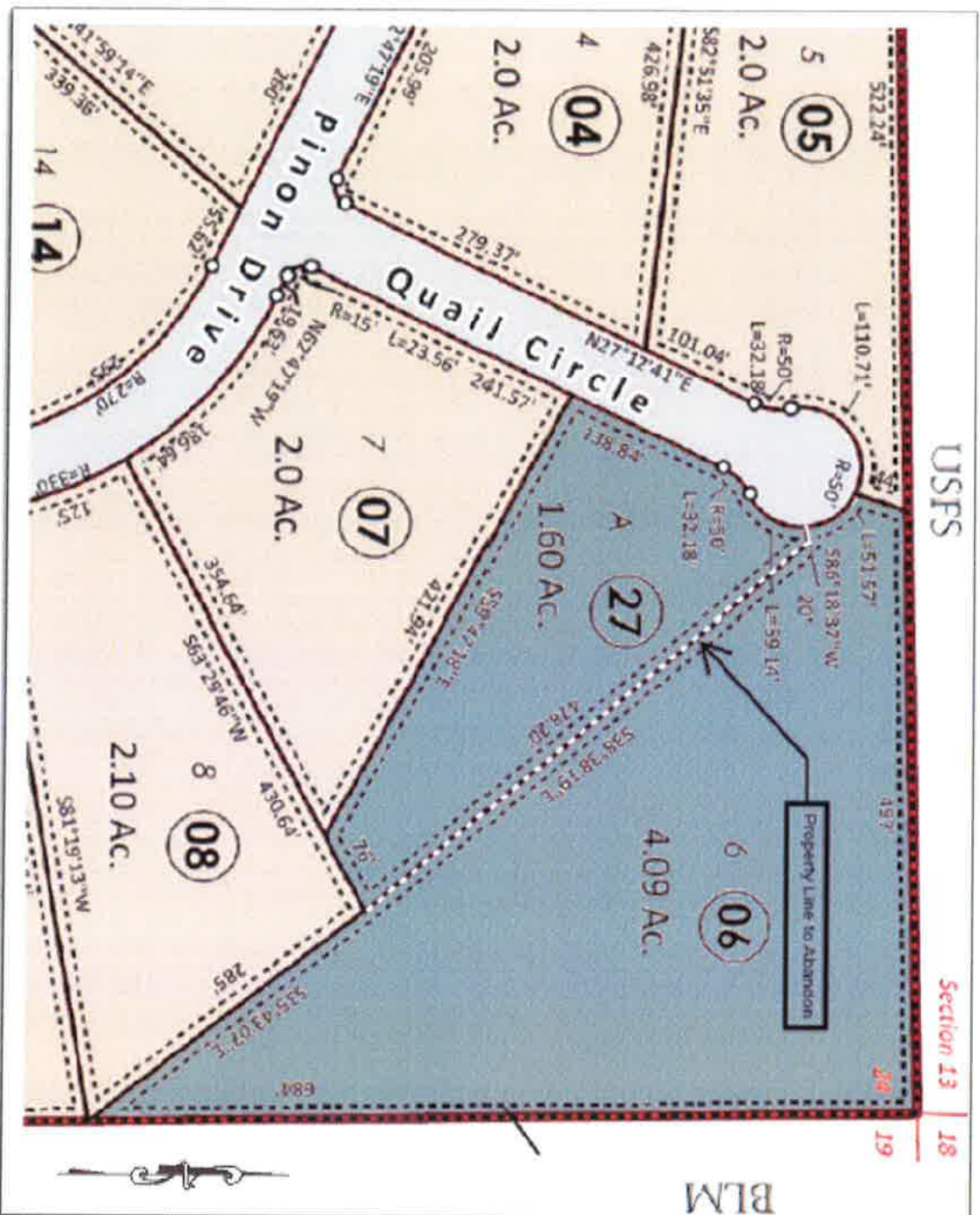
C 25
0.17 Ac.

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PIÑON RAN



LEGAL DESCRIPTION OF MERGED PARCEL:

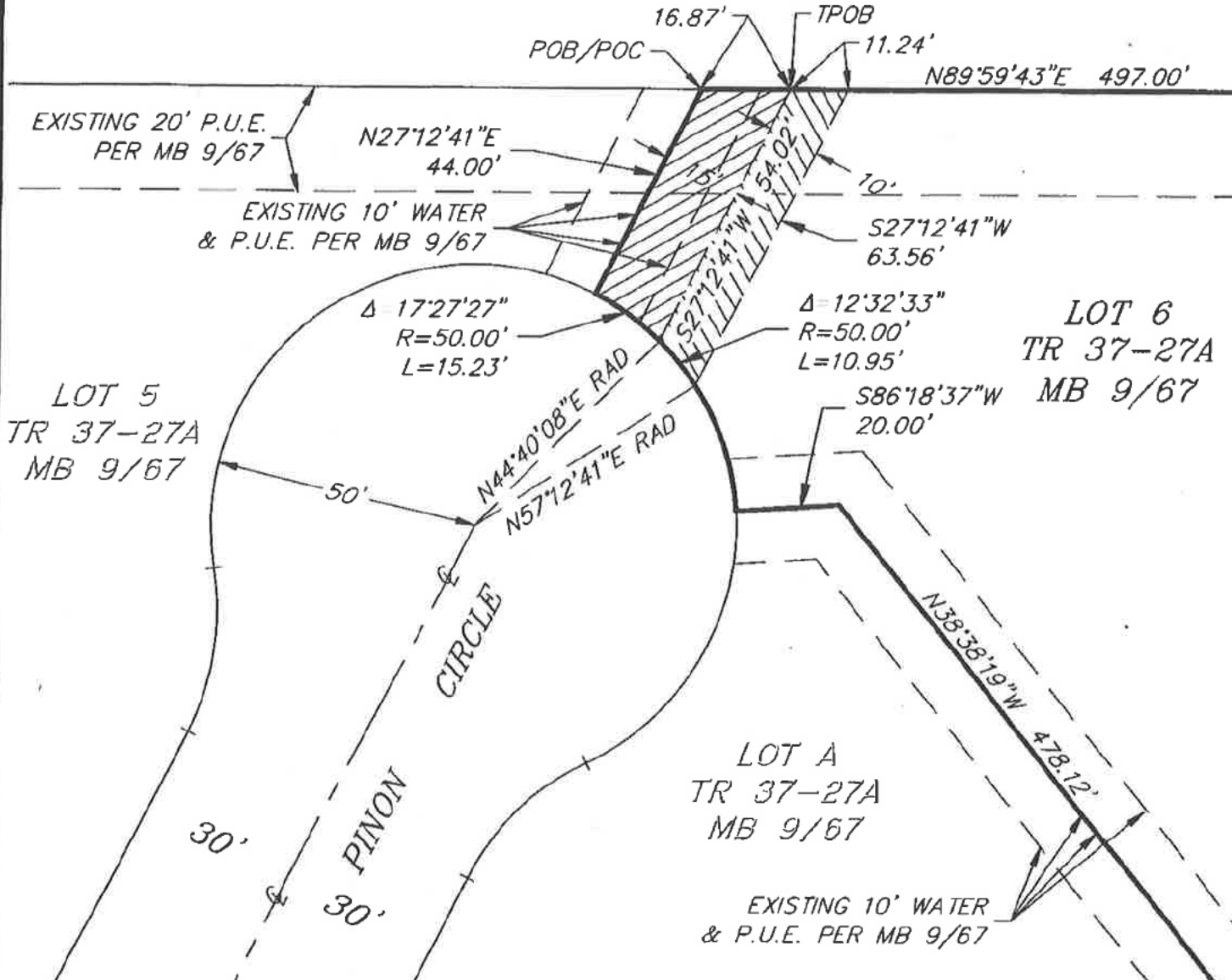
THAT CERTAIN real property located in the County of Mono, State of California, described as Lot 6 and Lot A of Tract No. 37-27A per the map recorded in Book 9 of Maps at Pages 67 through 67B inclusive, in the Office of the County Recorder of said County.

CONTAINING 247,856 square feet of land, more or less.

= Parcels To Be Merged

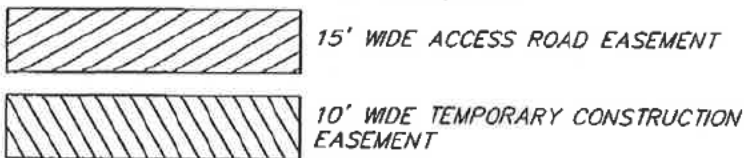
EXHIBIT B
ACCESS EASEMENT AND CONSTRUCTION EASEMENT OVER
LOT 6 PINON RANCH
 IN THE UNINCORPORATED TERRITORY OF MONO COUNTY, CALIFORNIA

INYO NATIONAL FOREST



LEGEND

POB POINT OF BEGINNING
 TPOB TRUE POINT OF BEGINNING
 P.U.E. PUBLIC UTILITY EASEMENT
 TR TRACT NUMBER
 MB MAP BOOK/PAGE



SCALE: 1"=30' SHEET 3 OF 3

triad/holmes associates

EXHIBIT B

LEGAL DESCRIPTION

**ACCESS ROAD EASEMENT OVER
LOT 6 PINON RANCH, TRACT NO. 37-27A**

BEING a fifteen (15.00) foot wide easement for access road purposes over, upon and across a portion of that certain real property located in the County of Mono, State of California, said real property being further described as Lot 6 of Tract No. 37-27A per the map recorded in Book 9 of Maps at Pages 67 through 67B inclusive, in the Office of the County Recorder of said County, and finally said easement also being further described as follows:

BEGINNING at the northwest corner of said Lot 6, as shown on said Tract Map, said corner also being a point on the north tract line of said Tract No. 37-27A;
THENCE easterly along said north line, North 89°59'43" East, 16.87 feet;
THENCE leaving said north line, South 27°12'41" West, 54.02 feet to the beginning point of a non-tangent curve, concave southwesterly and having a radius of 50.00 feet, a radial line to said point bears North 44°40'08" East, said point also being a point along the westerly line of said Lot 6 and further being a point on the right of way line of Pinon Circle as shown on said Tract Map;
THENCE northwesterly along said non-tangent curve, through a central angle of 17°27'27", an arc length of 15.23 feet to the most westerly corner of said Lot 6;
THENCE along the northwesterly line of said Lot 6, North 27°12'41" East, 44.00 feet to the POINT OF BEGINNING.

The above described easement is shown on the following Page 3 and by reference hereto made a part hereof.



Legal Description Prepared
Under the Supervision of

A handwritten signature in black ink, appearing to read "Alan C. Eder".

Alan C. Eder, PLS 8466

EXHIBIT B

LEGAL DESCRIPTION

**TEMPORARY CONSTRUCTION EASEMENT OVER
LOT 6 PINON RANCH, TRACT NO. 37-27A**

BEING a ten (10.00) foot wide easement for temporary construction purposes over, upon and across a portion of that certain real property located in the County of Mono, State of California, said real property being further described as Lot 6 of Tract No. 37-27A per the map recorded in Book 9 of Maps at Pages 67 through 67B inclusive, in the Office of the County Recorder of said County, and finally said easement also being further described as follows:

COMMENCING at the northwest corner of said Lot 6, as shown on said Tract Map, said corner also being a point on the north line of said Tract No. 37-27A;
THENCE easterly along said north line, North 89°59'43" East, 16.87 feet to the TRUE POINT OF BEGINNING;

THENCE continuing along said north line North 89°59'43" East, 11.24 feet;
THENCE leaving said north line, South 27°12'41" West, 63.56 feet to the beginning point of a non-tangent curve, concave southwesterly and having a radius of 50.00 feet, a radial line to said point bears North 57°12'41" East, said point also being a point along the westerly line of said Lot 6 and further being a point on the right of way line of Pinon Circle as shown on said Tract Map;
THENCE northwesterly along said non-tangent curve, through a central angle of 12°32'33", an arc length of 10.95 feet;
THENCE leaving said westerly line and said right of way line, North 27°12'41" East, 54.02 feet to the TRUE POINT OF BEGINNING.

The above described easement is shown on the following Page 3 and by reference hereto made a part hereof.



Legal Description Prepared
Under the Supervision of

A handwritten signature in black ink, appearing to read "Alan C. Eder".

Alan C. Eder, PLS 8466

EXHIBIT "A"
Legal Description

LOT "A" OF TRACT NO. 37-27A, IN THE COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9 PAGES 67-67B OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING, TO THE UNITED STATES ALL THE COAL AND OTHER MINERALS IN THE LAND SO ENTERED AND PATENTED, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE, AND REMOVE THE SAME PURSUANT TO THE PROVISIONS AND LIMITATIONS ON THE ACT OF DECEMBER 29, 1916 (39 STAT. 862). ALSO RESERVING UNTO THE UNITED STATES, ITS PERMITTEE OR LICENSEE THE RIGHT TO ENTER UPON, OCCUPY AND USE, ANY PART OR ALL OF THE SAID LANDS FOR THE PURPOSES PROVIDED IN THE ACT OF JUNE 10, 1920 (41 STAT., 1063) AND SUBJECT TO THE CONDITIONS AND LIMITATIONS OF SECTION 24 OF SAID ACT. AS DISCLOSED IN THE PATENT FOR SAID LAND RECORDED OCTOBER 31, 1929 IN BOOK 3, PAGE 406, OFFICIAL RECORDS.