PARCEL MAP

of Minor Subdivision MS 2014-0010

portion of Lot 36 of Sanel Rancho

Mendocino County, California

December 19, 2016

Sheet 2 of 3 sheets

MAPS DRAWER 81 PAGE 8

Serial # 124

14-22

SEE SHEET 3

MC 2, Dr 38, Pg 54, MCR

Easement Detail

Scale: 1"=240'

Centerline of 20' easement to Murray per Book 1636 OR, Page 420, MCR, see below

Line	Direction	Distance
L1	S27°46'40"E	24.37'
L2	S04°46'56"W	50.61'
L3	S13°07'35"E	46.65'
L4	S29°54'17"E	87.03'
L5	S00°35'15"W	148.69'
L6	S10°17'42"E	22.19'

Curve	Length	Delta	Radius
C1	42.62'	32°33'36"	75.00'
C2	31.26'	17°54'31"	100.00'
C3	29.28'	16°46'42"	100.00'
C4	39.91'	30°29'32"	75.00'
C5	18.99'	10°52'57"	100.00'
C6	23.85'	45°33'18"	30.00'

47.61'; S48°06'27"E 821.31' total; 773.70'; Property line; S00°35'51"E 99.97'; 243.57' S62°13'20"W 221.85'; S12°37'31"E 352.61'; S17°20'53"E 124.03'; S22°46'30"E 300.80'; 135.97'; 189.25'; N31°38'00"W 325.22'; S23°21'25"E 404.98'; 196.46' S23°58'55"E; 151.61' S40°42'31"E; 128.00' S37°26'26"E; 190.98' S43°31'47"E; S41°12'00"E 165.40'; S33°56'30"E 323.92'; S46°00'57"E 439.38'; S45°33'19"E 364.14'; S46°34'53"E 174.37'; S44°05'33"E 125.10'; S15°49'08"E 68.37'; 261.73'; 151.57'; S72°41'20"W 413.30'

Utility lines go on and off of this property and the County right of way

Centerline of Pacific Telephone easement per Book 274, OR, Page 194, MCR, along existing pole line

County road right of way and property line (see below)

County road right of way and property line (see below)

Largo Ruddick 2498 OR 334

(S46°53'51"E 2325.66')[1]

Northern corner Lot 36 Sanel Rancho

Found 3/4" iron pipe per map reference 3

(S48°35'20"E 821.31')[3] S48°06'27"E 821.31'

Crofoot IN 2001-23223 Map ref. 3

Spring

S45°34'09"E 147.85' (S46°03'02"E)[3]

Found 5/8" rebar tagged LS 4518 per map ref. 3

Fence line per deed

S47°38'51"E 1363.75'

30" White Oak per 2498/334 not found, nothing set.

107.17'

(S38°54'05"E 2068.44')[1] S38°00'46"E 2068.44' 1961.27'

Held old fence line along this section for property line

Murray IN 2005-15962

(S62°15'00"W)[1] (242.92')[1]

243.57' S62°13'20"W

Found 3/4" iron pipe tagged RCE 17796 on County right of way Point "A"

695.31')[2]

L=28.53' D=06°03'15" R=270.00' (L=30.62')[1] (D=06°29'55")[1]

L=45.54' D=02°32'00" R=1030.00'

L=58.13' D=03°14'00" R=1030.00'

Water pipeline easement per 155 Deeds 12, along existing waterline, approx location

Parcel 1 40.01 acres

Parcel 2 40.01 acres

N73°30'25"E 890.58'

N34°10'00"W 315.11'

N31°38'00"W 325.22'

239.81' N28°24'00"W

L=208.90' D=22°35'00" R=530.00'

S84°11'00"W 10.00'

L=258.52' D=32°12'00" R=460.00'

S51°59'00"W 20.00'

L=126.19' D=07°41'30" R=940.00'

N45°42'30"W 106.09'

L=36.00' D=01°56'46" R=1060.00'

N53°33'30"E 20.00'

L=186.61' D=16°12'00" R=660.00'

N37°21'30"E 5.00'

N52°38'30"W 169.37' (169.00')[1] See 262/326

L=510.40' D=46°03'13" R=635.00' (L=516.91')[1] (D=46°38'25")[1]

Found 1/2" iron pipe tagged RCE 10430 per map reference 7

(N10°06'46"W)[7] 139.54'

N07°11'54"E 70.78' (N07°09'50"E)[7]

(S72°39'19"W)[7] 133.30' 160.41' S72°41'20"W 184.89'

N06°10'11"W 463.48' (N06°12'15"W)[7]

(N12°38'52"E)[7] N12°40'56"E 111.77'

(N22°51'20"E)[7] N22°53'24"E 59.91'

(N00°26'19"E)[7] N00°28'23"E 346.05'

S59°42'30"W 5.00'

N30°17'30"W 491.76'

N18°52'00"W 77.01'

N34°52'00"E 5.00'

N55°08'00"W 384.83'

L=265.85' D=36°16'00" R=420.00

L=105.68' D=11°25'30" R=530.00'

See Detail B

Found 3/4" iron pipe tagged RCE 17796 per map ref 2

Centerline Russian River

Water pipeline easement per 155 Deeds 12, along existing waterline, approx. location

S37°16'05"E 672.81' (675'±)[1]

S12°26'25"E 590.00'

N70°48'01"E 410.00'

235.00'

Tangent N17°25'00"W

See Detail A

See Flood Detail above and right

L=35.22' D=06°06'54" R=330.00' (L=37.34')[1] (D=06°29'02")[1]

L=42.89' D=02°32'00" R=970.00'

L=54.74' D=03°14'00" R=970.00'

L=185.25' D=22°35'00" R=470.00'

L=106.99' D=11°34'00" R=530.00'

204.59' N38°01'00"W

N38°01'00"W 103.00'

L=135.44' D=07°19'14" R=1060.00' To pipe

Tangent at pipe N38°23'16"W

Old River Road

Right of way per Book 262, OR, Page 326, MCR (Co Rd 201)

Patianna IN 2011-04195

Tangent at pipe N06°35'17"W (N06°00'05"W)[1]

L=93.98' D=08°28'47" R=635.00'

S88°06'30"E 10.00'

N01°53'30"E 74.62'

L=379.15' D=32°11'00" R=675.00'

Fetzer IN 2014-09627

67.90' (73.57')[1]

Maps, Dr 69, Pg 13, MCR

Found 9" fence post at fence corner, fits deeds, accepted as the corner. (1/2" pipe not found)[1]

Lot 37 Sanel Rancho / Lot 36 Sanel Rancho Parsons Lang

Wagner IN 2003-25510

S48°58'08"E 729.11' along fence line

Largo Ruddick 2498 OR 334

N6°08'20"E 563.18'

Found 3/4" iron pipe with old plug, laying on side at this location (set new corner) Southwest corner of Lot 37 Sanel Rancho

N69°51'08"E 281.99'

N11°47'50"E 179.01'

N39°34'23"E 817.24'

Parcel 3 133.64 acres

Patianna IN 2011-04195

Floodplain and Floodway limits per the FEMA Flood Insurance Rate Map Panel 06045C1694F, dated June 2, 2011 and the flood report. Area west of Floodway line is to be a drainage easement. Area west of the Floodplain line is in the 100 year floodplain.

Flood Detail

Not to scale

Old River Road; Property line; Eastern limits of Floodway; Eastern limits of Floodplain This area is subject to flooding.; Russian River

LEGEND

IN = Instrument Number
MCR = Mendocino County Records
2000-00000 = Instrument Number, MCR
MC, Dr, Pg = Map Case, Drawer, Page
O.R. = Official Records

BASIS OF BEARINGS

N35°45'25"W 7816.86' between found monuments shown as Point "A", accepted as on County right of way to Point "B" as shown on Detail C, per map reference 4, calculated to fit County right of way.

LEGEND

- ● Set 1/2" iron pipe with plastic plug insert stamped L.S. 7173
- ○ Found 5/8" rebar tagged LS 4518 per map reference 7
- △ Found monument as noted
- ⊡ Found 1/2" rebar with aluminum cap stamped Brunner PLS 4206 per map ref 4

Bearings and distances agree with record unless otherwise nated.

Reference maps and deeds:

( )1 = IN 2012-19935, MCR = this property deed
( )2 = MC 2, Dr 38, Pg 54, MCR
( )3 = Maps, Dr 66, Pg 97, MCR
( )4 = Maps, Dr 75, Pg 42, MCR
( )5 = MC 2, Dr 21, Pg 38, MCR
( )6 = MC 2, Dr 12, Pg 68, MCR
( )7 = Maps, Dr 69, Pg 13, MCR

Point "A"; N35°45'25"W 7816.86'; Basis of Bearings; Point "B"

Not to Scale

Detail A

Not to scale

Radial; Right of way; 10.00' S84°11'00"W; N05°49'00"W 0.33'; 60.00'; N05°49'00"W 0.33'; Right of way; Radial

Detail B

Not to scale

Parcel 2; N00°28'23"E 346.05'; N39°34'23"E 817.24'; Parcel 3; Fetzer; Property line; (N68°09'48"E)[7] 28.04'; N69°11'50"E 25.17'; 2.87'; BC 12.42'; N18°52'00"W 94.43'; N18°52'00"W 77.01' Right of way

240 0 240 480

Scale: 1" = 240 ft