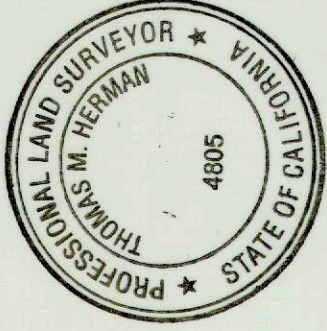
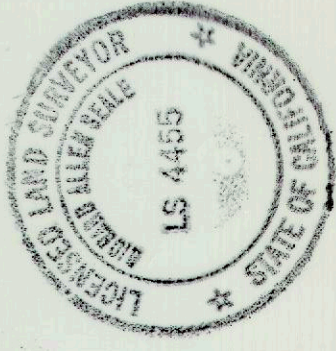


**Surveyor's Statement**

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Steven Channel in December, 2022. I hereby state that this Parcel Map substantially conforms to the conditionally approved Tentative Map, if any. I further state that all monuments are of the character and further occupy the positions indicated and that said monuments are sufficient to enable the survey to be retraced.

*Richard A. Seale*  
Richard A. Seale  
L.S. 4455  
30 Sept 2023



**City Surveyor's Statement**

I have examined this map; the subdivision as shown is substantially the same as it appeared on the Tentative Map and any approved alterations thereto; all provisions of Chapter 2, Division 2 of the Subdivision Map Act and any local ordinances applicable at the time of approval of the Tentative Map have been complied with; I am satisfied the map is technically correct.

Dated 7/17/23  
*Thomas M. Herman*  
Thomas M. Herman, P.L.S. 4805  
Exp Date 9/30/24

Notes:  
1. Sewer and water connections for both parcels are located in the alley  
2. Parcel 2 shall be required to pay sewer and water Capacity Fees in effect at the time of development.  
3. This division was processed under SB 9 guidelines.

**Basis of Bearings**

Bearings are based on locally found monuments along the West line of Parcel 1 as shown on that Parcel Map recorded in M.C. 2, Dr. 46, Pg. 84, M.C.R. Bearings have been rotated from Grid North to True North.

**City Clerk's Statement**

I, June Lemos, City Clerk of the City of Fort Bragg, hereby state that the City Council of the City of Fort Bragg by minute order on the \_\_\_\_\_ day of \_\_\_\_\_, 2023 approved this map and accepted 14 foot wide public access and utility easement as shown on this map.

Dated \_\_\_\_\_

*Diana Sanchez*  
Diana Sanchez, City Clerk, City of Fort Bragg

**Parcel Map**

Of 311 South Harold Street, Fort Bragg being a portion of Section 7, Township 18 North, Range 17 West, Mount Diablo Base and Meridian. DIV 1-22, A.P.# 008-244-54

City of Fort Bragg  
Scale 1" = 30'

Mendocino County  
California  
December, 2022

Sheet one of one

Maps  
Drawer  
Page

**Owner's Statement**

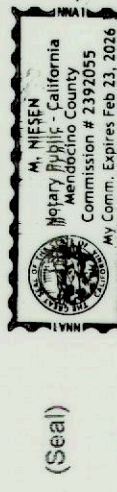
The undersigned being all parties having any record interest in the land within this division, hereby consent to the preparation and recordation of this map, and offer of dedication a 14 foot wide public access and utility easement lying all Westerly of the East line of Parcel 1 as shown on this map.

*Steven Channel*  
Steven Channel

**Acknowledgement**

State of California  
County of Mendocino  
on 11/16/2023 before  
me M. Nielsen, a Notary Public  
in and for the County and State, personally appeared  
Steven Channel, who proved to me on the basis of satisfactory  
evidence to be the persons whose name is subscribed to the  
within instrument and acknowledged to me that they executed  
the same in their authorized capacities, and that by their signature  
on the instrument the person or the entity on behalf of which the  
person acted, executed the instrument

Witness my hand and official seal  
Signature M. Nielsen



**Proof of Ownership Statement**

I, hereby state that the proof of ownership report made by this \_\_\_\_\_ conforms to the provisions of the Subdivision Map Act.  
Katrina Bartolome, County Recorder

by \_\_\_\_\_ Deputy

**County Recorder's Statement**

Filed this \_\_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_ M. in Maps  
Drawer \_\_\_\_\_, Page \_\_\_\_\_, M.C.R. at the request of  
Richard A. Seale.

Katrina Bartolome, County Recorder

Fee: \_\_\_\_\_ by \_\_\_\_\_ Deputy

**Public Utility Easement Statement**

A public utility easement is an easement to construct, install, inspect, maintain, replace, remove and use facilities of the type hereinafter specified, including but not necessarily limited to the following:

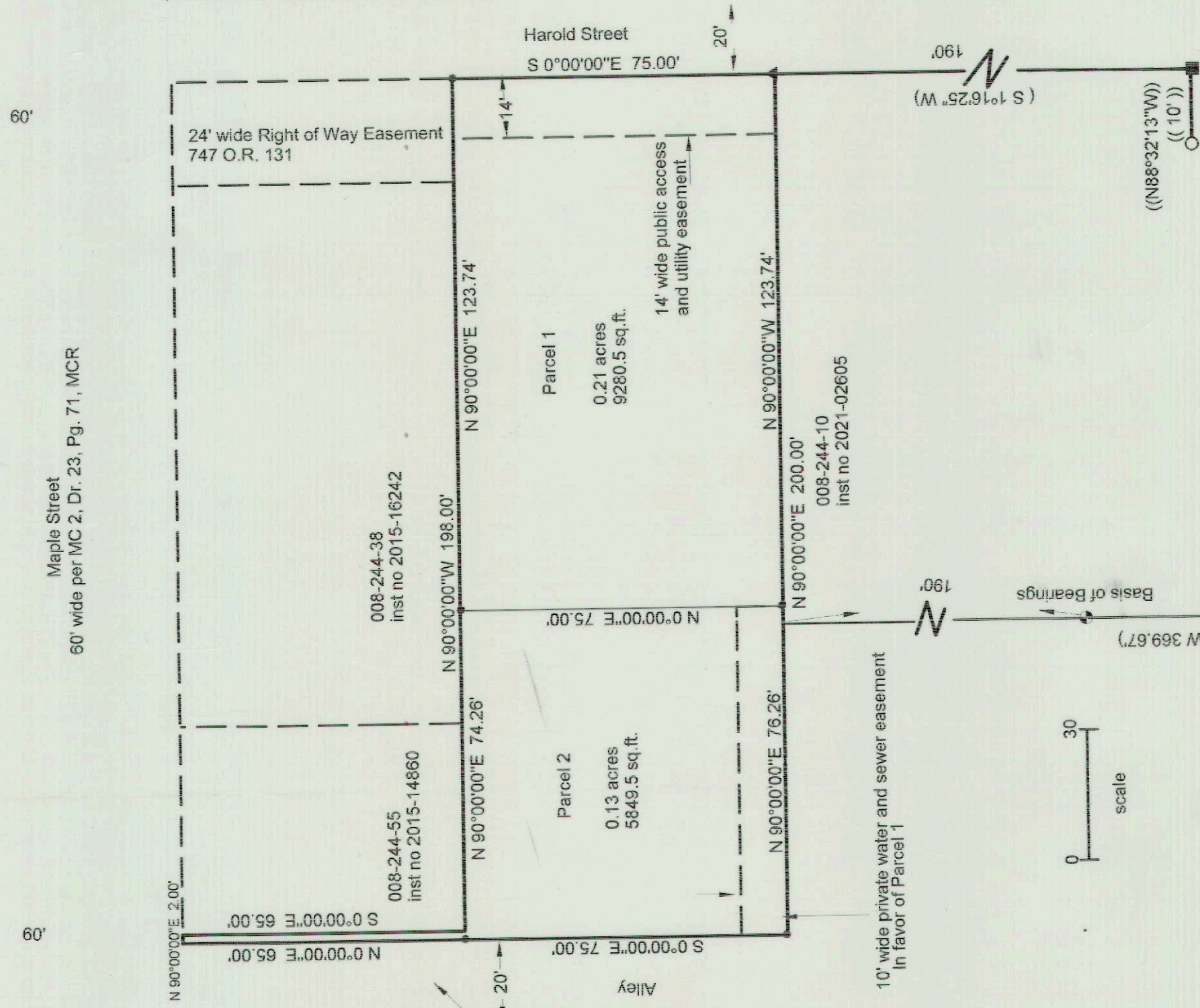
Construct curb, gutter and sidewalk, installation of transmission and distribution facilities such as electrical, gas, water, telephone, cable television, sewer, street lighting, drainage, roadway, landscaping; also uses for pedestrian, equestrian, and non-powered vehicle purposes.

Said easement shall also include the right to excavate or fill the easement for the full width and to a reasonable depth thereof.

**Bond Statement**

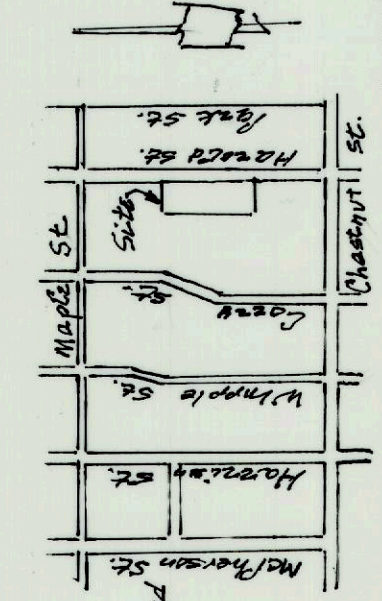
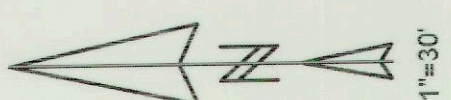
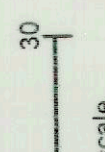
*I, Clerk of the Board of Supervisors of the County of Mendocino, hereby state that the deposit as required by the Subdivision Map Act, Section 66464 of Title 7, of the Government Code, Division 2, has been filed.*

*Clerk of the Board of Supervisors*



**Legend**

- ▲ = Set nail and tag L.S. 4455
- = Set 1/2" rebar tagged L.S. 4455
- ⚡ = found 3/4" rebar L.S. 4455 per MC2, DR46, PG84 MCR
- ( ) = Record Data per MC2, DR46, PG84, MCR
- = 3/4" rebar per M.C. 2, Dr. 46, Pg. 84 MCR
- = 3/4" rebar L.S. 4455 per MC 2, Dr. 46, Pg 84 MCR
- (( )) = Record data per MC 2, Dr. 59, Pg. 30, MCR
- (( )) = Record data per MC2, Dr. 23, Pg. 71 MCR
- ⊙ = 3/4" rebar L.S. 3184 per MC 2, Dr. 23, Pg. 71 MCR
- = lead plug L.S. 3184 per MC 2, Dr. 23, Pg. 71 MCR



Vicinity Map Scale 1" = 800'