

### OWNER'S STATEMENT

The undersigned being all parties having any record title interest in the land within this division, hereby consent to the preparation and recordation of this map.

B. Ke  
Marietta Vineyards, LLC  
Ben Kalsi, agent

12-19-16  
Date

### ACKNOWLEDGEMENT

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 Mendocino

On Dec 19th 2016 before me, Lisa Foster  
a notary public in and for said County and State, residing therein,  
duly commissioned and sworn, personally appeared Ben Kalsi

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person 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

Lisa Foster  
Name

July 31st 2019  
My commission expires

Notary Public in and for the

County of Mendocino

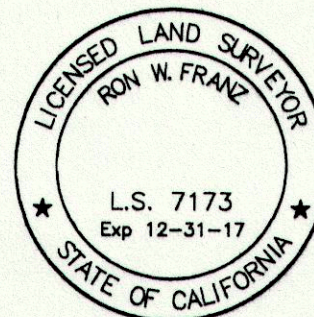
State of California

Lisa Foster  
Signature  
Commission # 2121626

### ACCURACY STATEMENT

I, Ron W. Franz, hereby state that all survey work required in the preparation of this map and related monumentation was performed to a minimum accuracy of 1:5000.

Ron W. Franz 12-19-16  
Ron W. Franz L.S. 7173  
My license expires 12-31-17

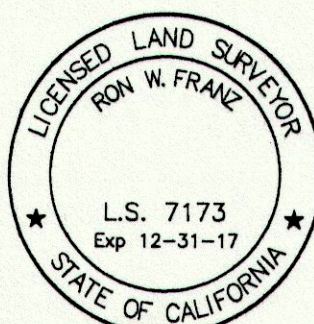


### SURVEYOR'S STATEMENT

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 Ben Kalsi, Marietta Vineyards

I hereby state that this Parcel Map substantially conforms to the approved, or conditionally approved, tentative map, if any. I further state that all monuments are of the character and occupy the positions indicated and that said monuments are sufficient to enable the survey to be retraced.

Ron W. Franz 12-19-16  
Ron W. Franz L.S. 7173  
My license expires 12-31-17



### DIRECTOR OF PLANNING'S STATEMENT

This map substantially conforms to the approved tentative map and the conditions of approval thereof.

Dated this 21 day of December, 2016.

Steve Dunicliff, Director of Planning and Building Services  
Mendocino County, State of California

Steve Dunicliff  
Steve Dunicliff

### PROOF OF OWNERSHIP STATEMENT

I hereby state that the proof of ownership report made by Fidelity National Title this 29 day of December, 2016, conforms to the provisions of the Subdivision Map Act.

Susan M. Ranochak, County Recorder  
Mendocino County, State of California

By: Trichelle Clump  
Deputy

### BOND STATEMENT

I, Carmel J. Angelo, Clerk of the Board of Supervisors of the County of Mendocino, State of California, hereby state that the bond or deposit as required by the "Subdivision Map Act", Section 66464 of Title 7 of the Government Code, Division 2, has been filed.

Dated this 21 day of December, 2016.

Carmel J. Angelo, Clerk, Board of Supervisors

By: Kim F. L.  
Deputy



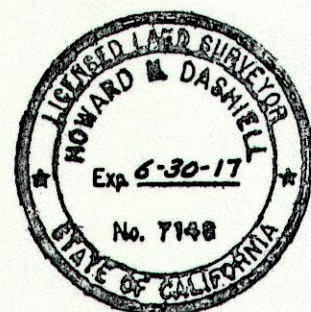
### COUNTY SURVEYOR'S STATEMENT

I have examined this map; the subdivision as shown is substantially the same as it appeared on the tentative map and any approved alterations thereof; 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 this 21 day of December, 2016.

Howard N. Dashiell, County Surveyor  
Mendocino County, State of California

By: Howard N. Dashiell  
Howard N. Dashiell, PLS 7148  
License Expires 6-30-17



### COUNTY RECORDER'S STATEMENT

Filed this 29 day of December 2016, at 2:34 p. M. in Maps

Drawer 86, Pages 7-9, M.C.R., at the request of Ron W. Franz

Susan M. Ranochak, County Recorder  
Mendocino County, State of California

By: Trichelle Clump Fee: \$13-  
Deputy

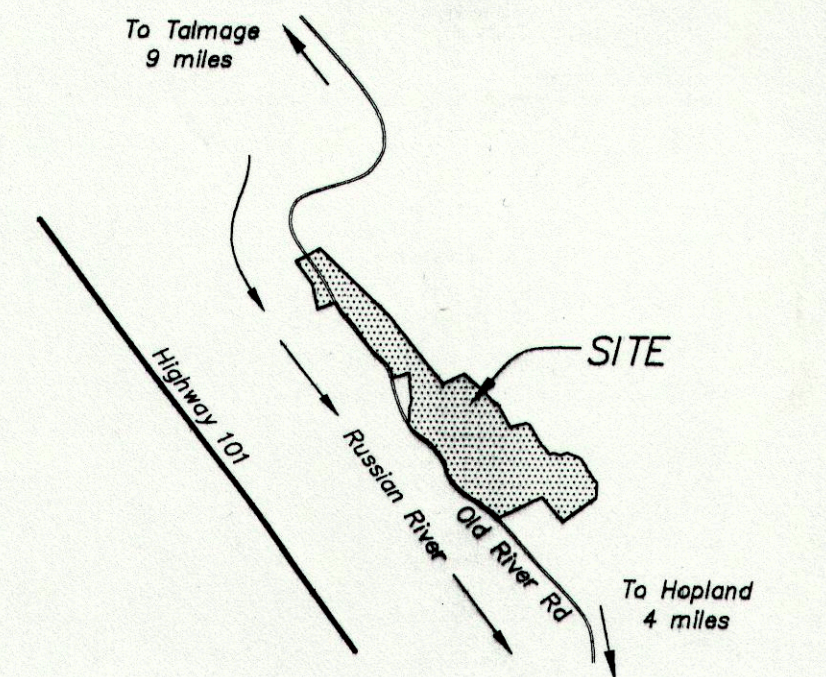
### SIGNATURE OMISSIONS

Signatures of parties owning the following types of record title interest have been omitted pursuant to applicable provisions of the California Government Code Section 66436. Their interest are such that they cannot ripen into fee.

Name	Record Data	Nature of interest
Crawford, now Crofoot	Book 155 of Deeds Page 12, MCR	Water pipe line (approx location shown)
Pacific Gas & Electric	Book 152 OR, Page 76 Book 254 OR, Page 6 MCR	Public utilities (not on this property)
Pacific Telephone & Telegraph Co	Book 258 OR, Page 295 Book 274 OR, Page 194 MCR	Public utilities (partially shown hereon)
Russian River Flood Control District	Book 747 OR, Page 170 MCR	Channel Stabilization (not on this property)
Fetzer Vineyards	Book 1631 OR, Page 688, MCR	Water pipe line (not on this property)
Murray	Book 1636 OR, Page 420, MCR	Road right of way (Shown hereon)

### TITLE REPORT

Reference for this Parcel Map should be made to the Title Report prepared for this property entitled Preliminary Report dated Nov 10, 2016, Escrow Number FSNX-9041500013-NA prepared by Fidelity National Title Company, Rancho Cordova CA



Vicinity Map

No Scale

### NOTES

- All future external lighting, whether installed for security, safety or landscape design purposes, shall be shielded, downcast or shall be positioned in a manner that it will not shine or allow light glare to exceed the boundaries of the parcel on which it is placed.
- The property is within, adjacent to, or within 300 feet of Agricultural Preserve or Timber Production Zoning and residents of the property may be subject to inconvenience or discomfort arising from use of agricultural chemicals, and from the pursuit of agricultural and timber operations including, but not limited to, cultivation, plowing, spraying, pruning, harvesting, crop protection, which occasionally generate dust, smoke, noise and odor, and protecting animal husbandry from depredation, and should be prepared to accept such inconvenience or discomfort as normal and necessary to farming and timber harvesting operations.
- All structures (proposed) shall maintain a minimum setback of 200 feet from all property boundaries contiguous with lands classified Agricultural Lands or Range Lands.
- Second Residential units shall not be allowed on any of the parcels per Contract Rezone #R4-2006.
- Prior to development phase of the project, the subdivider shall contact the Mendocino County Air Quality Management District for a determination as to the need for an Asbestos Dust Mitigation Plan and/or Geologic Survey to comply with CCR section 93105 and 93106 relating to naturally occurring asbestos. Written verification from the Air Quality Management District shall be submitted to the Department of Planning and Building Services stating that the project is in compliance with State and Local regulations relating to naturally occurring asbestos.
- No development shall be allowed that would disturb any of the Biological or Natural Communities as delineated on Attachment A-2 of the Botanical Survey prepared by WRA, dated June 4, 2015 and revised August 18, 2015 on file with the Department of Planning and Building Services.
- In the event that archaeological resources are encountered during development of the property, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied. Those "Recommendations" outlined in the Archaeological Report dated 1/29/2015, prepared by Origer/Holten, Registered Professional Archaeologist shall be complied with.
- Development within the floodplain as identified on this map is subject to those restrictions in the Flood Plain Regulations of the Mendocino County Code.
- No future development or disturbance of riparian vegetation shall occur on the portion of Parcel 1 between Old River Road and the Russian River.

PARCEL MAP  
of Minor Subdivision MS 2014-0010  
portion of Lot 36 of Sanel Rancho  
Mendocino County, California

December 19, 2016

Sheet 1 of 3 sheets

Serial #124

MAPS  
DRAWER 86  
PAGE 7