



COUNTY OF HUMBOLDT

AGENDA ITEM NO.

For the meeting of: July 24, 2018

Date: July 2, 2018

To: Board of Supervisors

From: Thomas K. Mattson, Public Works Director *cm*

**SUBJECT: Approval of Town of Scotia Subdivision, Phase 2,
APN 205-351-031, Scotia**

RECOMMENDATION(S): That the Board of Supervisors:

1. Accept and approve the subdivision map for filing with the County Recorder.
2. Accept the dedications to the County of Humboldt of Main Street, Bridge Street, B Street, First Street, Second Street and Third Street for public road purposes; accept the Public Utility Easement (PUE) for public utility and sidewalk easement for public use; accept Alley 2A, Alley 2B, Alley 3, Alley 4, Alley 5, Alley 6, Alley 7, Alley 8 and Parcels A, AH and AI for public utilities.
3. Direct the Clerk of the Board to sign the subdivision map on behalf of the Board of Supervisors and further certify to the vacation of portions those existing easements for public highways within Phase 2 of this subdivision, lying outside the areas dedicated by this map pursuant to section 66434(g) of the Government code. Reference is hereby made to the "Abandonment Note" on the subdivision map for particulars.
4. Authorize the Chair to execute the Conveyance and Agreement

Prepared by Ron Garton, County Surveyor

CAO Approval *E. S. M. d. S.*

REVIEW:

Auditor _____ County Counsel *gn* Human Resources _____ Other _____

TYPE OF ITEM:

☒ Consent
☐ Departmental
☐ Public Hearing
☐ Other _____

PREVIOUS ACTION/REFERRAL:

Board Order No. K-1a, D-8

Meeting of: 11/10/2009, 11/8/2016

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT

Upon motion of Supervisor _____ Seconded by Supervisor _____

Ayes
Nays
Abstain
Absent

and carried by those members present, the Board hereby approves the recommended action contained in this Board report.

Dated: _____

By: _____

Kathy Hayes, Clerk of the Board

5. Direct the Clerk of the Board to transmit the subdivision map and the Conveyance and Agreement to the County Recorder.

SOURCE OF FUNDING: General Fund Land Use 1100-168

DISCUSSION: On November 10, 2009, the Planning Commission approved a tentative map for Town of Scotia Subdivision, being the subdivision of a four hundred and sixty-five (465) acre parcel into three hundred and forty (340) lots to be completed in several phases (FMS-05-001, APN 205-351-031). Also approved at that time were a General Plan Amendment and Zone Reclassification (GPA-05-01) and a Planned Development Permit (PDP-05-01). The subdivision is located in Humboldt County at Highway 101 and Main Street approximately two (2) miles south of Rio Dell. This map represents Phase 2, which is comprised of ninety-six (96) lots. Previously completed phases of Town of Scotia include:

Phase 1 (50 lots) filed November 15, 2016 in Book 25 of Maps, pages 54 through 65.

Pursuant to Government Code Section 66458(a), the subdivider, Town of Scotia, LLC, requests that the Board approve the second phase of the subdivision as complete and accept the subdivision map for filing with the County Recorder.

The Planning Division of the Planning & Building Department has required the subdivider to convey development rights to use garage lots for residential purposes until such time that the County of Humboldt has determined that residential use of garage lots is appropriate due to changed conditions. The subdivider has executed a Conveyance and Agreement for this purpose, which has been approved by the Planning Division.

The Planning Division has provided notice that all conditions of tentative map approval, other than those required by the Department of Public Works, have been satisfied.

The Department of Public Works has inspected and approved all subdivision improvements. All of the improvements have been constructed to the satisfaction of the department with the exception of certain pedestrian facilities. The subdivider has provided the county with security in the amount of \$58,000 for this work. The amount of security is 160 percent of the approved Engineers Cost Estimate pursuant to County Code Section 326-6. Once the department is satisfied with the construction of the pedestrian facilities, the security will be released to the subdivider.

The Department of Public Works and the Planning Division have determined that the subdivider has met all conditions of subdivision approval and within the required time limits.

The Tax Collector or his designee has signed the map indicating that all taxes have been paid or secured to his satisfaction.

Scotia Community Services District will maintain the following in Phase 2: storm drainage, sewer and water services; road maintenance for Alley 2A, Alley 2B, Alley 3, Alley 4, Alley 5, Alley 6, Alley 7 and Alley 8.

It is requested that the Board take the recommended actions.

FINANCIAL IMPACT: There is no impact to the general fund. No new roads are proposed to be brought into the County Maintained Road System.

This item conforms with the Board of Supervisors' Core Role of enforcing laws and regulations to protect residents.

OTHER AGENCY INVOLVEMENT Scotia Community Services District

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board may determine that the map does not conform to all the requirements of the Subdivision Map Act and any local subdivision ordinance applicable at the time of approval or conditional approval of the tentative map and any rulings made thereunder. By doing so the Board shall disapprove the map in accordance with Government Code Section 66458(a).

ATTACHMENTS:

- Subdivision Map (on file with the Clerk of the Board)
- Conveyance and Agreement

Informational note regarding subdivision map noted as attachment: For safekeeping the Land Use Division of Public Works will store the original of the map until approximately 3 working days prior to the Board meeting, at which time it will be transmitted to the Clerk of the Board. For any questions, contact Ron Garton at 268-3762 or Bob Bronkall at 445-7205.

Placeholder

**Conveyance and Agreement
(Pending)**

Placeholder

Final Map

**(Pending. See preliminary copy
attached)**

OWNER'S STATEMENT

THAT THE UNDERSIGNED, BEING A PARTY HAVING A RECORD TITLE INTEREST IN THE REAL PROPERTY BEING SUBDIVIDED BY THIS MAP, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND TO THE DEDICATION OF THE EASEMENTS FOR THE PURPOSES AS SHOWN HEREON. THE EXPRESSED RIGHTS TO THE PUBLIC IN GENERAL AND TO THE SEVERAL UTILITY COMPANIES SHALL BE AND SHALL REMAIN INFERIOR TO THE SUPERIOR RIGHTS OF THE COUNTY OF HUMBOLDT.

TOWN OF SCOTIA COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

DATED _____

FRANK SHAW BACIK PRESIDENT TOWN OF SCOTIA COMPANY LLC

NOTARY 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 HUMBOLDT

ON _____ BEFORE ME, _____

A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

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: MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

SIGNATURE _____ MY COMMISSION EXPIRES _____

FURTHER SUBDIVISION NOTE

FURTHER SUBDIVISION OF THE LOTS CREATED BY THIS MAP MAY REQUIRE THE PERFORMANCE OF ADDITIONAL ON-SITE AND OFF-SITE IMPROVEMENTS TO THE ROAD CONNECTING THE SUBDIVISION TO THE COUNTY ROAD OR OTHER PUBLICLY MAINTAINED ROAD. IF THE COUNTY DEEMS NECESSARY, THIS WORK COULD REQUIRE THE ROAD TO BE DEVELOPED TO THE COUNTY ROAD STANDARDS BY THE SUBDIVIDER.

SURVEY NOTES

- I. THIS MAP ILLUSTRATES THE SUBDIVISION OF A PORTION OF PARCEL 4 OF BOOK 68 SURVEYS, PAGES 16 THROUGH 20 (SEE ALSO INSTRUMENT NO. 2010-24819-17). THIS IS PHASE 2 OF THE TOWN OF SCOTIA SUBDIVISION.
- II. SEE SHEET 3 FOR BASIS OF BEARINGS NOTE.
- III. GARAGE LOTS (IDENTIFIED AS -G.L.-) ARE CREATED FOR GARAGE PURPOSES ONLY AND ARE NOT CREATED FOR RESIDENTIAL PURPOSES.
- IV. DISTANCES SHOWN HEREON ARE U.S. SURVEY FEET AND DECIMALS THEREOF.
- V. GROSS AREAS SHOWN HEREON ARE THE ENTIRE LOT AREA. NET AREAS EXCLUDE ROAD EASEMENT AREAS.

TAX COLLECTOR'S CERTIFICATE

I, JOHN BARTHOLOMEW, TAX COLLECTOR OF HUMBOLDT COUNTY, CALIFORNIA, HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THAT THERE ARE NO TAX LIENS CURRENTLY DUE AGAINST THE LAND WITHIN THIS SUBDIVISION OR PARCEL DESCRIPTION DESCRIBED AS ASSESSOR'S PARCEL NO. 205-351-031, -033 & -034 FOR ANY UNPAID COUNTY TAXES OR SPECIAL ASSESSMENTS.

I FURTHER CERTIFY THAT TAXES OR ASSESSMENTS WHICH WILL BECOME A LIEN ON THE PROPERTY, BUT WHICH ARE NOT YET CURRENTLY DUE, ARE ESTIMATED AT \$ _____ AND THAT A BOND IN THIS AMOUNT HAS BEEN COLLECTED AND DEPOSITED WITH THIS OFFICE ON BEHALF OF THE BOARD OF SUPERVISORS.

JOHN BARTHOLOMEW
HUMBOLDT COUNTY TAX COLLECTOR

BY: _____ DEPUTY DATE: _____

PRINT NAME

CLERK OF THE BOARD STATEMENT

I, KATHY HAYES, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THE SAID BOARD OF SUPERVISORS AT A MEETING HELD ON _____, 2018, AT WHICH A QUORUM WAS PRESENT, APPROVED THE SUBDIVISION MAP. SAID BOARD ACCEPTED THOSE PARCELS OF LAND AND EASEMENTS AS OFFERED FOR DEDICATION FOR THE USES SET FORTH ON THE ACCOMPANYING SUBDIVISION MAP IN CONFORMITY WITH THE TERMS AND DEDICATIONS SUMMARIZED AS FOLLOWS:

MAIN STREET
BRIDGE STREET
B STREET
FIRST STREET
SECOND STREET
THIRD STREET
PUE (UTILITY EASEMENT ONLY)
ALLEY 2A (PUBLIC UTILITY EASEMENT ONLY)
ALLEY 2B (PUBLIC UTILITY EASEMENT ONLY)
ALLEY 3 (PUBLIC UTILITY EASEMENT ONLY)
ALLEY 4 (PUBLIC UTILITY EASEMENT ONLY)
ALLEY 5 (PUBLIC UTILITY EASEMENT ONLY)
ALLEY 6 (PUBLIC UTILITY EASEMENT ONLY)
ALLEY 7 (PUBLIC UTILITY EASEMENT ONLY)
ALLEY 8 (PUBLIC UTILITY EASEMENT ONLY)
PARCEL A (PUBLIC UTILITY EASEMENT ONLY)
PARCEL AH (PUBLIC UTILITY EASEMENT ONLY)
PARCEL AI (PUBLIC UTILITY EASEMENT ONLY)

SAID BOARD REJECTED THOSE PARCELS OF LAND AND EASEMENTS AS OFFERED FOR DEDICATION FOR THE USES SET FORTH ON THE ACCOMPANYING SUBDIVISION MAP SUMMARIZED AS FOLLOWS:

I FURTHER CERTIFY TO THE ABANDONMENT OF THE EASEMENTS AS DESCRIBED IN THE ABANDONMENT STATEMENT HEREON, BY THE FILING OF THIS MAP, PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE.

KATHY HAYES
CLERK OF THE BOARD OF SUPERVISORS

BY: _____ DEPUTY DATE: _____

PRINT NAME

NOTICE OF DEVELOPMENT PLAN

A NOTICE OF DEVELOPMENT PLAN FOR THE LOTS OF THIS SUBDIVISION HAS BEEN RECORDED. THE REFERENCED DOCUMENT IS ON FILE WITH THE HUMBOLDT COUNTY PLANNING DEPARTMENT UNDER FILE NO. APN 205-351-016, ET AL, CASE NO. FMS 05-01.

ABANDONMENT NOTE

PURSUANT TO SECTION 66434 (g) OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA, THE FILING OF THIS FINAL MAP CONSTITUTES ABANDONMENT OF THOSE PORTIONS OF EASEMENTS DESCRIBED IN EASEMENTS OF RECORD [] [] AND [] HEREON WITHIN PHASE 2 LYING OUTSIDE OF THE AREAS DEDICATED BY THIS MAP ARE HEREBY VACATED.

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____ 2018 AT _____ M.
IN BOOK _____ OF MAPS, AT PAGES _____ HUMBOLDT
COUNTY RECORDS AT THE REQUEST OF KELLY-O'HERN ASSOCIATES.

KELLY E. SANDERS
HUMBOLDT COUNTY RECORDER

BY: _____ DEPUTY

PRINT NAME

FEE: _____

INSTRUMENT NO. _____

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION, AS SHOWN, IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL SUBDIVISION ORDINANCES OF THE COUNTY OF HUMBOLDT APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

RONALD C. GARTON PLS 7177
HUMBOLDT COUNTY SURVEYOR

DATED _____



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 TOWN OF SCOTIA COMPANY, LLC ON JANUARY 2017. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER, AND OCCUPY THE POSITIONS, INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE TWENTY-FOUR MONTHS FROM THE FILING DATE OF THIS MAP, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I HEREBY STATE THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN.

MICHAEL J. O'HERN LS 4829

DATED _____



PRELIMINARY

KELLY-O'HERN ASSOCIATES

BY: _____ TRACT NO. _____

TOWN OF SCOTIA SUBDIVISION
PHASE 2

FOR
TOWN OF SCOTIA COMPANY, LLC

IN
SECTIONS 7 AND 8 T1N, R1E, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
JUNE 2018

HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA

SHEET 1 OF 17 SHEETS

BOOK _____ OF MAPS, PAGE _____

EASEMENTS OF RECORD

THIS PROPERTY MAY BE ENCUMBERED BY THE FOLLOWING RECORDED INSTRUMENTS:

- 1 NOT USED
- 2 NOT USED
- 3 RIGHTS OF THE PUBLIC AS TO ANY PORTION OF THE LAND LYING WITHIN THE AREA COMMONLY KNOWN AS ALL ESTABLISHED HIGHWAYS, SIDEWALKS, PARKING AREAS, PARKS AND ANY OTHER UNIMPROVED AREAS OF THE TOWN OF SCOTIA COMMONLY USED BY THE PUBLIC, INCLUDING BOTH RIGHTS OF WAYS DEEDED TO THE COUNTY OR STATE AND AREAS ESTABLISHED BUT NOT DEEDED OF RECORD. BLANKET IN NATURE - AFFECTS THE PROPERTY BUT IS UNPLOTTABLE.
- 4 RIGHTS OF WAY CONVEYED TO THE COUNTY OF HUMBOLDT FOR PUBLIC HIGHWAYS AND INCIDENTS THERE TO, AS FOLLOWS:
 - A. BY DEED RECORDED APRIL 13, 1891 IN BOOK 38 OF DEEDS, PAGE 40.
 - B. BY DEED RECORDED NOVEMBER 25, 1890 IN BOOK 36 OF DEEDS, PAGE 265.
- 5 PUBLIC UTILITY EASEMENTS INCLUDING, BUT NOT LIMITED TO, POLE AND TOWER LINES AND INCIDENTS THERE TO, AND UNDERGROUND WIRES, CONDUITS AND RELATED FACILITIES, AS CONVEYED BY THE FOLLOWING DEEDS:
 - A. DEED TO SUNSET TELEPHONE AND TELEPHONE COMPANY, RECORDED OCTOBER 4, 1906 IN BOOK 96 OF DEEDS, PAGE 266.
 - B. DEED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED APRIL 8, 1965 IN BOOK 831, OFFICIAL RECORDS, PAGE 592.
- 6 RIGHTS OF WAY AND INCIDENTS THERE TO FOR PUBLIC HIGHWAYS AS CONVEYED TO THE STATE OF CALIFORNIA BY THE FOLLOWING DEEDS:
 - A. DEED RECORDED AUGUST 1, 1918 IN BOOK 140 OF DEEDS, PAGE 50. BY AN INSTRUMENT RECORDED MARCH 23, 1920 IN BOOK 140 OF DEEDS, PAGE 481, CONDITIONS IN SAID DEED WERE RELEASED.
- 7 RELEASE AND RELINQUISHMENT OF ANY AND ALL ABUTTERS RIGHTS OF ACCESS AND WAIVER AND RELEASE FROM ANY AND ALL CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A HIGHWAY, ALL CONTAINED IN DEEDS TO THE STATE OF CALIFORNIA, CONVEYING LANDS TO BE USED FOR FREEWAY PURPOSES, WHICH DEEDS ARE AS FOLLOWS:
 - A. RECORDED: JUNE 5, 1972, BOOK 1140, PAGE 228, OF OFFICIAL RECORDS
- 8 RELEASE AND RELINQUISHMENT OF ANY AND ALL ABUTTERS RIGHTS OF ACCESS APPURTENANT TO CERTAIN PROPERTIES AS EXCEPTED IN DEEDS FROM THE STATE OF CALIFORNIA TO THE PACIFIC LUMBER COMPANY, WHICH DEEDS ARE AS FOLLOWS:
 - A. RECORDED: FEBRUARY 21, 1980, BOOK 1604, PAGE 513, OF OFFICIAL RECORDS
- 9 INSTRUMENT NO. 2008-14562-13 O.R. - UTILITY EASEMENT AGREEMENT - NOT SHOWN HEREON.
- 10 NOT USED
- 11 INSTRUMENT NO. 2008-18474-15 O.R. - EASEMENT AGREEMENT (ACCESS RIGHTS) - BLANKET IN NATURE - AFFECTS THE PROPERTY BUT IS UNPLOTTABLE.
- 12 INSTRUMENT NO. 2010-22660-18 O.R. - COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL TOWN OF SCOTIA, LLC AND COUNTY OF HUMBOLDT - BLANKET IN NATURE - AFFECTS THE PROPERTY BUT IS UNPLOTTABLE.
- 13 INSTRUMENT NO. 2013-5578-3 O.R. - QUITCLAIM AND PARTIAL RECONVEYANCE - BLANKET IN NATURE - AFFECTS THE PROPERTY BUT IS UNPLOTTABLE.
- 14 NOTES, EASEMENTS, ENCUMBRANCES, SURVEY MATTERS AND ANY OTHER MATTERS SHOWN OR DISCLOSED BY THE RECORD OF SURVEY MAP REFERRED TO IN THE LEGAL DESCRIPTION HEREIN.
- 15 INSTRUMENT NO. 2010-24820-9 O.R. - NEIGHBOR EASEMENT - SHOWN HEREON.
- 16 INSTRUMENT NO. 2010-24822-103 O.R. - RECIPROCAL EASEMENT AGREEMENT - SHOWN HEREON.
- 17 INSTRUMENT NO. 2010-24823-128 O.R. - CONSENT TO EASEMENTS GRANTED UNDER RECIPROCAL EASEMENT AGREEMENT - BLANKET IN NATURE - AFFECTS THE PROPERTY BUT IS UNPLOTTABLE.
- 18 NOT USED
- 19 INSTRUMENT NO. 2010-24834-26 O.R. - TRANSMISSION LINE AND SUBSTATION EASEMENT AGREEMENT - SHOWN HEREON.
- 20 INSTRUMENT NO. 2016-007157 O.R. - EASEMENT FOR PUBLIC UTILITIES GRANTED TO PACIFIC BELL TELEPHONE COMPANY AND AT&T CALIFORNIA - SHOWN HEREON.
- 21 INSTRUMENT NO. 2016-024850 O.R. - EASEMENT FOR PUBLIC UTILITIES GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY - SHOWN HEREON.
- 22 INSTRUMENT NO. 2016-025620 O.R. - EASEMENT FOR PUBLIC UTILITIES GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY - SHOWN HEREON.
- 23 INSTRUMENT NO. 2016-016143 O.R. - IRREVOCABLE OFFER OF DEDICATION OF EASEMENT FOR DRAINAGE PURPOSES EXECUTED BY TOWN OF SCOTIA COMPANY, LLC, THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT
- 24 NOT USED

EASEMENTS CREATED BY THIS MAP

ALLEY 2A - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND STORM WATER DRAINAGE FOR THE BENEFIT OF LOT 104 OF THIS SUBDIVISION.

ALLEY 2B - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING FOR THE BENEFIT OF ALL LOTS IN PHASE 2 AND FUTURE PHASES OF THIS SUBDIVISION.

ALLEY 3 - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING FOR THE BENEFIT OF ALL LOTS IN PHASE 2 AND FUTURE PHASES OF THIS SUBDIVISION.

ALLEY 4 - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING FOR THE BENEFIT OF ALL LOTS IN PHASE 2 AND FUTURE PHASES OF THIS SUBDIVISION.

ALLEY 5 - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING FOR THE BENEFIT OF ALL LOTS IN PHASE 2 AND FUTURE PHASES OF THIS SUBDIVISION.

ALLEY 6 - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING FOR THE BENEFIT OF ALL LOTS IN PHASE 2 AND FUTURE PHASES OF THIS SUBDIVISION.

ALLEY 7 - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING FOR THE BENEFIT OF ALL LOTS IN PHASE 2 AND FUTURE PHASES OF THIS SUBDIVISION.

ALLEY 8 - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING FOR THE BENEFIT OF ALL LOTS IN PHASE 2 AND FUTURE PHASES OF THIS SUBDIVISION.

PARCEL A - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING FOR THE BENEFIT OF ALL LOTS IN PHASE 2 AND FUTURE PHASES OF THIS SUBDIVISION.

PARCEL B - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 103 OF THIS SUBDIVISION.

PARCEL C - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 106 OF THIS SUBDIVISION.

PARCEL D - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 109 OF THIS SUBDIVISION.

PARCEL E - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 92 OF THIS SUBDIVISION.

PARCEL F - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 91 OF THIS SUBDIVISION.

PARCEL G - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 117 OF THIS SUBDIVISION.

PARCEL H - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 115 OF THIS SUBDIVISION.

PARCEL I - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 96 OF THIS SUBDIVISION.

PARCEL J - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 242 OF THIS SUBDIVISION.

PARCEL K - A 7 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN ACCESS FOR THE BENEFIT OF ALL LOTS IN PHASE 2 AND FUTURE PHASES OF THIS SUBDIVISION.

PARCEL L - A 6 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN ACCESS FOR THE BENEFIT OF ALL LOTS IN PHASE 2 AND FUTURE PHASES OF THIS SUBDIVISION.

PARCEL M - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 88 OF THIS SUBDIVISION.

PARCEL N - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 224 OF THIS SUBDIVISION.

PARCEL O - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 227 OF THIS SUBDIVISION.

PARCEL P - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 214 OF THIS SUBDIVISION.

PARCEL Q - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 215 OF THIS SUBDIVISION.

PARCEL R - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 217 OF THIS SUBDIVISION.

PARCEL S - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 207 OF THIS SUBDIVISION.

PARCEL T - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 211 OF THIS SUBDIVISION.

PARCEL U - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 203 OF THIS SUBDIVISION.

PARCEL V - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 128 OF THIS SUBDIVISION.

PARCEL W - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 126 OF THIS SUBDIVISION.

PARCEL X - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 124 OF THIS SUBDIVISION.

PARCEL Y - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 122 OF THIS SUBDIVISION.

PARCEL Z - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 130 OF THIS SUBDIVISION.

PARCEL AA - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 236 OF THIS SUBDIVISION.

PARCEL AB - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 238 OF THIS SUBDIVISION.

PARCEL AC - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 240 OF THIS SUBDIVISION.

PARCEL AD - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND STORM WATER DRAINAGE FOR THE BENEFIT OF LOT 230 OF THIS SUBDIVISION.

PARCEL AE - A 40 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF LOT 242 OF THIS SUBDIVISION.

PARCEL AF - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND STORM WATER DRAINAGE FOR THE BENEFIT OF LOT 104 OF THIS SUBDIVISION.

EASEMENTS CREATED BY THIS MAP

PARCEL AG - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND STORM WATER DRAINAGE FOR THE BENEFIT OF LOT 104 OF THIS SUBDIVISION.

PARCEL AH - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING FOR THE BENEFIT OF ALL LOTS IN PHASE 2 AND FUTURE PHASES OF THIS SUBDIVISION.

PARCEL AI - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING FOR THE BENEFIT OF ALL LOTS IN PHASE 2 AND FUTURE PHASES OF THIS SUBDIVISION.

PARCEL AJ - A 4 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN ACCESS FOR THE BENEFIT OF LOT 103 OF THIS SUBDIVISION.

PARCEL AK - A 2 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN ACCESS FOR THE BENEFIT OF LOT 107 OF THIS SUBDIVISION.

PARCEL AL - A 2 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN ACCESS FOR THE BENEFIT OF LOT 106 OF THIS SUBDIVISION.

PARCEL AM - A 2 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN ACCESS FOR THE BENEFIT OF LOT 110 OF THIS SUBDIVISION.

PARCEL AN - A 1.5 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN ACCESS FOR THE BENEFIT OF LOT 92 OF THIS SUBDIVISION.

PARCEL AO - A 1.5 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN ACCESS FOR THE BENEFIT OF LOT 91 OF THIS SUBDIVISION.

PARCEL AP - A 2 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN ACCESS FOR THE BENEFIT OF LOT 228 OF THIS SUBDIVISION.

PARCEL AQ - A 1.25 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN ACCESS FOR THE BENEFIT OF LOT 230 OF THIS SUBDIVISION.

COUNTY DEDICATIONS

MAIN STREET, BRIDGE STREET, B STREET, FIRST STREET, SECOND STREET AND THIRD STREET LYING WITHIN THE LIMITS OF THIS MAP (PHASE 2) ARE HEREBY OFFERED FOR DEDICATION AS EASEMENTS TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC ROAD PURPOSES AND ALL PURPOSES INCIDENTAL THERE TO.

A PUBLIC UTILITY EASEMENT (PUE) AND SIDEWALK EASEMENT AS SHOWN HEREON IS DEDICATED TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC USE.

ALLEY 2A AS SHOWN HEREON IS DEDICATED AS A PUBLIC UTILITY EASEMENT TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC USE.

ALLEY 2B AS SHOWN HEREON IS DEDICATED AS A PUBLIC UTILITY EASEMENT TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC USE.

ALLEY 3 AS SHOWN HEREON IS DEDICATED AS A PUBLIC UTILITY EASEMENT TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC USE.

ALLEY 4 AS SHOWN HEREON IS DEDICATED AS A PUBLIC UTILITY EASEMENT TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC USE.

ALLEY 5 AS SHOWN HEREON IS DEDICATED AS A PUBLIC UTILITY EASEMENT TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC USE.

ALLEY 6 AS SHOWN HEREON IS DEDICATED AS A PUBLIC UTILITY EASEMENT TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC USE.

ALLEY 7 AS SHOWN HEREON IS DEDICATED AS A PUBLIC UTILITY EASEMENT TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC USE.

ALLEY 8 AS SHOWN HEREON IS DEDICATED AS A PUBLIC UTILITY EASEMENT TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC USE.

PARCEL A AS SHOWN HEREON IS DEDICATED AS A PUBLIC UTILITY EASEMENT TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC USE.

PARCEL AH AS SHOWN HEREON IS DEDICATED AS A PUBLIC UTILITY EASEMENT TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC USE.

PARCEL AI AS SHOWN HEREON IS DEDICATED AS A PUBLIC UTILITY EASEMENT TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC USE.

PARCEL AJ AS SHOWN HEREON IS DEDICATED AS A PUBLIC UTILITY EASEMENT TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC USE.

PRELIMINARY

KELLY O'HERN ASSOCIATES

BY _____

TRACT NO. _____

TOWN OF SCOTIA SUBDIVISION

PHASE 2

FOR

TOWN OF SCOTIA COMPANY, LLC

IN

SECTIONS 7 AND 8 T1N, R1E, HUMBOLDT MERIDIAN

IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY

JUNE 2018

HUMBOLDT COUNTY

STATE OF CALIFORNIA

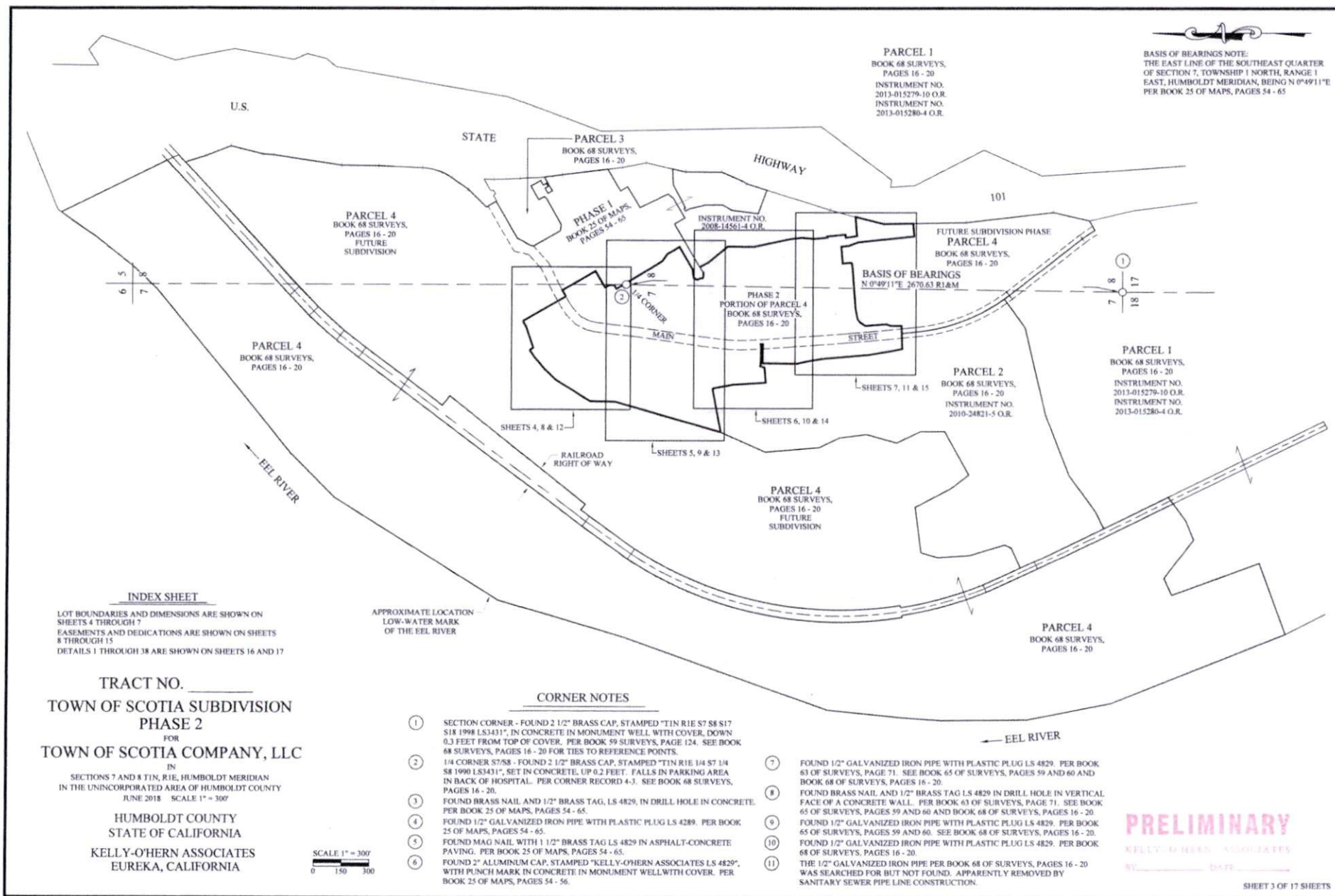
KELLY O'HERN ASSOCIATES

EUREKA, CALIFORNIA

SHEET 2 OF 17 SHEETS

BOOK _____ OF MAPS, PAGE _____

CHECK 04





LEGEND

- FOUND MONUMENT AS NOTED IN CORNER NOTES, SEE SHEET 2.
- SET 2" ALUMINUM CAP, STAMPED "KELLY-O'HERN ASSOCIATES LS 4829", WITH PUNCH MARK IN CONCRETE IN MONUMENT WELL WITH COVER
- SET 1/2" GALVANIZED IRON PIPE + 31" LONG WITH PLASTIC PLUG LS 4829
- ▲ SET BRASS NAIL AND 1/2" BRASS TAG LS 4829 IN DRILL HOLE IN CONCRETE
- SET MAG NAIL WITH 1 1/2" BRASS TAG LS 4829 IN ASPHALT-CONCRETE PAVING
- () RECORD DIMENSION
- R1 BOOK 25 OF MAPS, PAGES 54 - 65
- R2 BOOK 68 OF SURVEYS, PAGES 16 - 20
- R3 BOOK 63 OF SURVEYS, PAGE 71
- R4 BOOK 65 OF SURVEYS, PAGES 59 & 60
- R6 INSTRUMENT NO. 2017-009269 O.R.
- R6 INSTRUMENT NO. 2016-019773 O.R.
- RAM RECORD DIMENSION, AS SHOWN ABOVE, AND MEASURED
- CORNER NOTE NUMBER, SEE SHEET 3
- GARAGE LOT, NOT FOR RESIDENTIAL USE
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF. GROSS AREAS ARE THE ENTIRE LOT AREA, NET AREAS EXCLUDE ROAD EASEMENT AREAS BUT INCLUDE OTHER EASEMENT AREAS.
- LI SEE LINE TABLE ON SHEET 17
- CI SEE CURVE TABLE ON SHEET 17
- PI, SI SEE INSTRUMENT NO. 2016-024050 O.R.
- TI, UI OFFICIAL RECORDS, HUMBOLDT COUNTY

PRELIMINARY

KELLY-O'HERN ASSOCIATES

BY _____ DATE _____

LOT BOUNDARIES AND DIMENSIONS ARE SHOWN ON SHEETS 4 THROUGH 7
EASEMENTS AND DEDICATIONS ARE SHOWN ON SHEETS 8 THROUGH 15
DETAILS 1 THROUGH 38 ARE SHOWN ON SHEETS 16 AND 17

TRACT NO. _____

**TOWN OF SCOTIA SUBDIVISION
PHASE 2**
FOR
TOWN OF SCOTIA COMPANY, LLC

IN
SECTIONS 7 AND 8 T1N, R1E, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
JUNE 2018 SCALE 1" = 40'

**HUMBOLDT COUNTY
STATE OF CALIFORNIA**
**KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA**

SCALE 1" = 40'

SHEET 4 OF 17 SHEETS

BOOK _____ OF MAPS, PAGE _____

CHECK 114

PARCEL 2 - LOG POND
SCOTIA COMMUNITY
SERVICES DISTRICT
INSTRUMENT NO.
2017-009269 O.R.
CERTIFICATE OF COMPLIANCE
INSTRUMENT NO.
2017-007702 O.R.

SEE DETAIL 1
ON SHEET 16

TOWN OF SCOTIA COMPANY, LLC
PARCEL 4
BOOK 68 SURVEYS,
PAGES 16 - 20
FUTURE SUBDIVISION PHASE

PARCEL 2 - WHEAT
SCOTIA COMMUNITY
SERVICES DISTRICT
INSTRUMENT NO.
2017-009269 O.R.
CERTIFICATE OF
COMPLIANCE
INSTRUMENT NO.
2017-019773 O.R.

PARCEL 1 - MUSEUM
SCOTIA COMMUNITY
SERVICES DISTRICT
INSTRUMENT NO.
2017-009269 O.R.
CERTIFICATE OF
COMPLIANCE
INSTRUMENT NO.
2017-019773 O.R.

LOT 98
GROSS: 98,256 SF
NET: 89,073 SF

LOT 30
43,413 SF

LOT 32
28,660 SF

LOT 33
BOOK 25 OF MAPS,
PAGES 54 - 65

LOT 34
BOOK 25 OF MAPS,
PAGES 54 - 65

LOT 85
BOOK 25 OF MAPS,
PAGES 54 - 65

LOT 84
BOOK 25 OF MAPS,
PAGES 54 - 65

LOT 83
BOOK 25 OF MAPS,
PAGES 54 - 65

LOT 101

LOT 100
<G.L.>

LOT 99

LOT 98

LOT 97

LOT 96

LOT 95

LOT 94

LOT 93

LOT 92

LOT 91

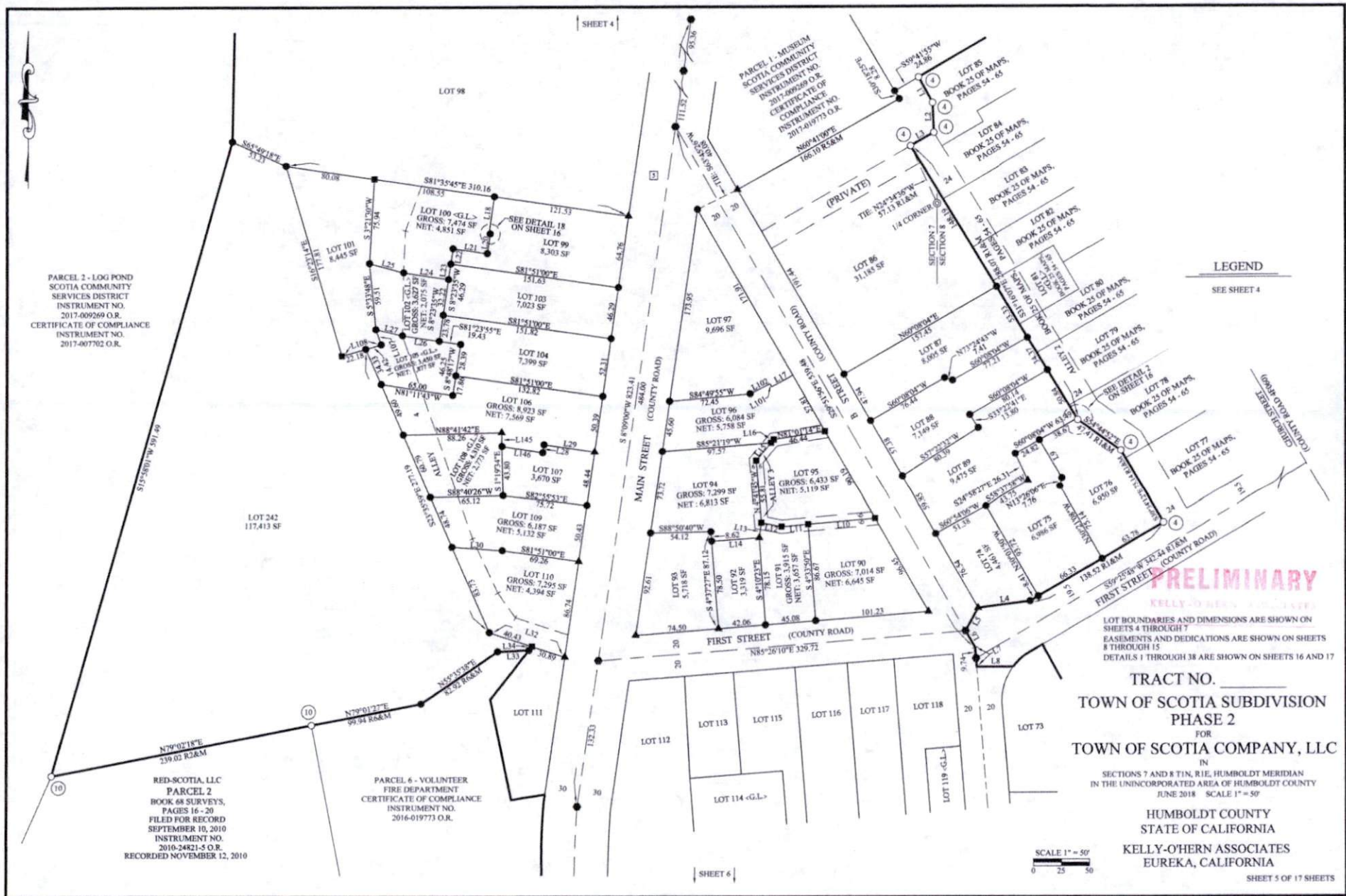
LOT 90

LOT 89

LOT 88

LOT 87

LOT 86





CHECK 104

RED-SCOTIA, LLC
PARCEL 2
BOOK 68 SURVEYS,
PAGES 16 - 20
FILED FOR RECORD
SEPTEMBER 10, 2010
INSTRUMENT NO.
2010-24821-S O.R.
RECORDED
NOVEMBER 12, 2010

TOWN OF SCOTIA COMPANY, LLC
PARCEL 4
BOOK 68 SURVEYS,
PAGES 16 - 20
FUTURE SUBDIVISION PHASE

LEGEND

SEE SHEET 4

LOT BOUNDARIES AND DIMENSIONS ARE SHOWN ON
SHEETS 4 THROUGH 7
EASEMENTS AND DEDICATIONS ARE SHOWN ON SHEETS
8 THROUGH 15
DETAILS 1 THROUGH 38 ARE SHOWN ON SHEETS 16 AND 17

TRACT NO. _____
TOWN OF SCOTIA SUBDIVISION
PHASE 2
FOR
TOWN OF SCOTIA COMPANY, LLC

IN
SECTIONS 7 AND 8 T1N, R1E, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
JUNE 2018 SCALE 1" = 40'

HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA

PRELIMINARY
KELLY-O'HERN ASSOCIATES
BY _____ DATE _____

SCALE 1" = 40'
0 20 40
SHEET 7 OF 17 SHEETS

BOOK ____ OF MAPS, PAGE ____

CHECK #14

PARCEL 2 - LOG POND
SCOTIA COMMUNITY
SERVICES DISTRICT
INSTRUMENT NO.
2017-009269 O.R.
CERTIFICATE OF COMPLIANCE
INSTRUMENT NO.
2017-007702 O.R.

RED-SCOTIA, LLC
PARCEL 2
BOOK 68 SURVEYS,
PAGES 16 - 20
FILED FOR RECORD
SEPTEMBER 10, 2010
INSTRUMENT NO.
2010-24821-5 O.R.
RECORDED NOVEMBER 12, 2010

PARCEL 6 - VOLUNTEER
FIRE DEPARTMENT
CERTIFICATE OF COMPLIANCE
INSTRUMENT NO.
2016-019773 O.R.

SHEET 8

SHEET 10

SCALE 1" = 50'
0 25 50

BOOK ____ OF MAPS, PAGE ____

CHECK 4

PRELIMINARY

KELLY-O'HERN ASSOCIATES

BY _____ DATE _____

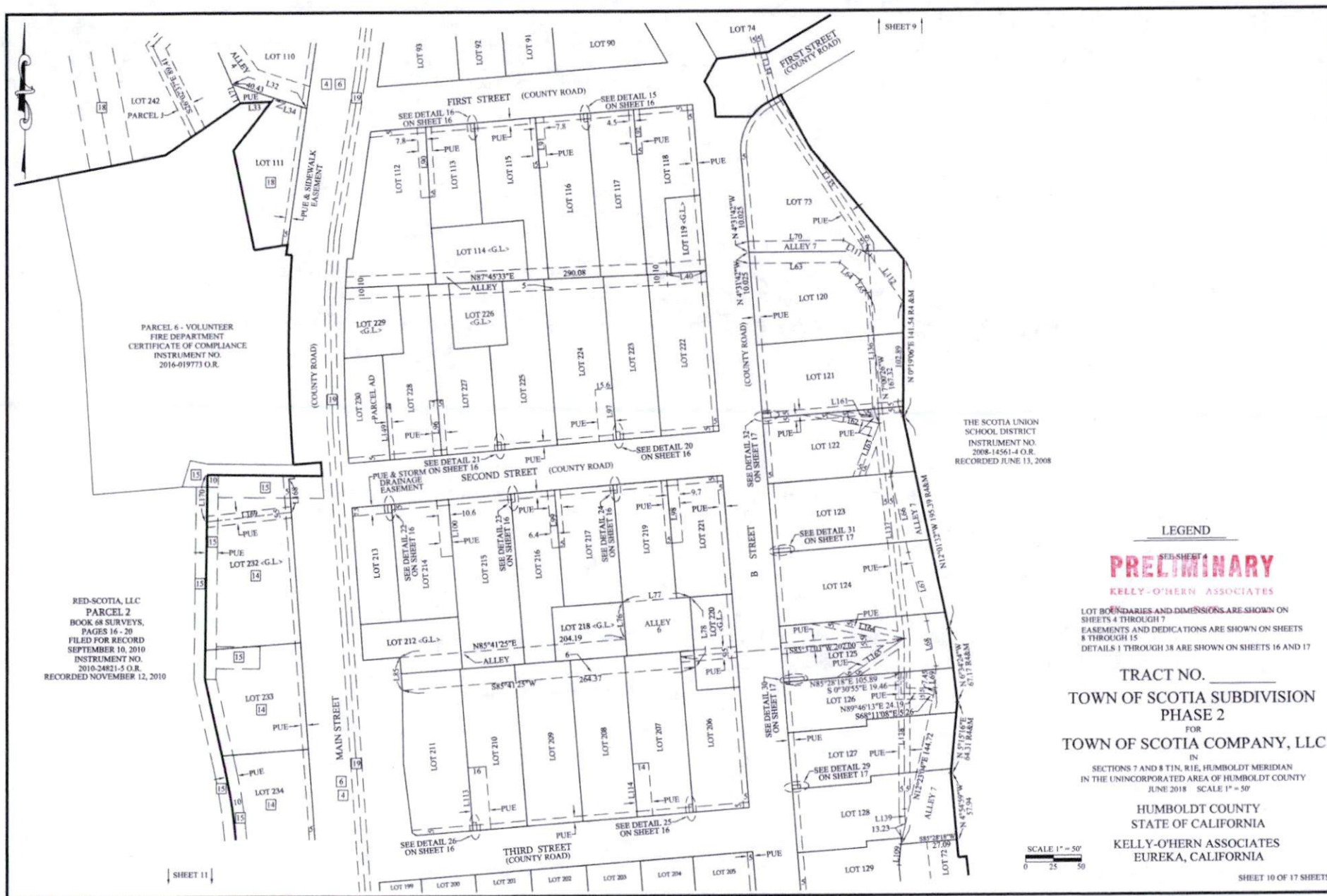
LOT BOUNDARIES AND DIMENSIONS ARE SHOWN ON
SHEETS 4 THROUGH 7
EASEMENTS AND DEDICATIONS ARE SHOWN ON SHEETS
8 THROUGH 15
DETAILS 1 THROUGH 38 ARE SHOWN ON SHEETS 16 AND 17

TRACT NO. _____
TOWN OF SCOTIA SUBDIVISION
PHASE 2
FOR
TOWN OF SCOTIA COMPANY, LLC
IN

SECTIONS 7 AND 8 T1N, R1E, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
JUNE 2018 SCALE 1" = 50'

HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA

SHEET 9 OF 17 SHEETS



LEGEND
PRELIMINARY
 KELLY-O'HERN ASSOCIATES

LOT BOUNDARIES AND DIMENSIONS ARE SHOWN ON SHEETS 4 THROUGH 7
 EASEMENTS AND DEDICATIONS ARE SHOWN ON SHEETS 8 THROUGH 15
 DETAILS 1 THROUGH 38 ARE SHOWN ON SHEETS 16 AND 17

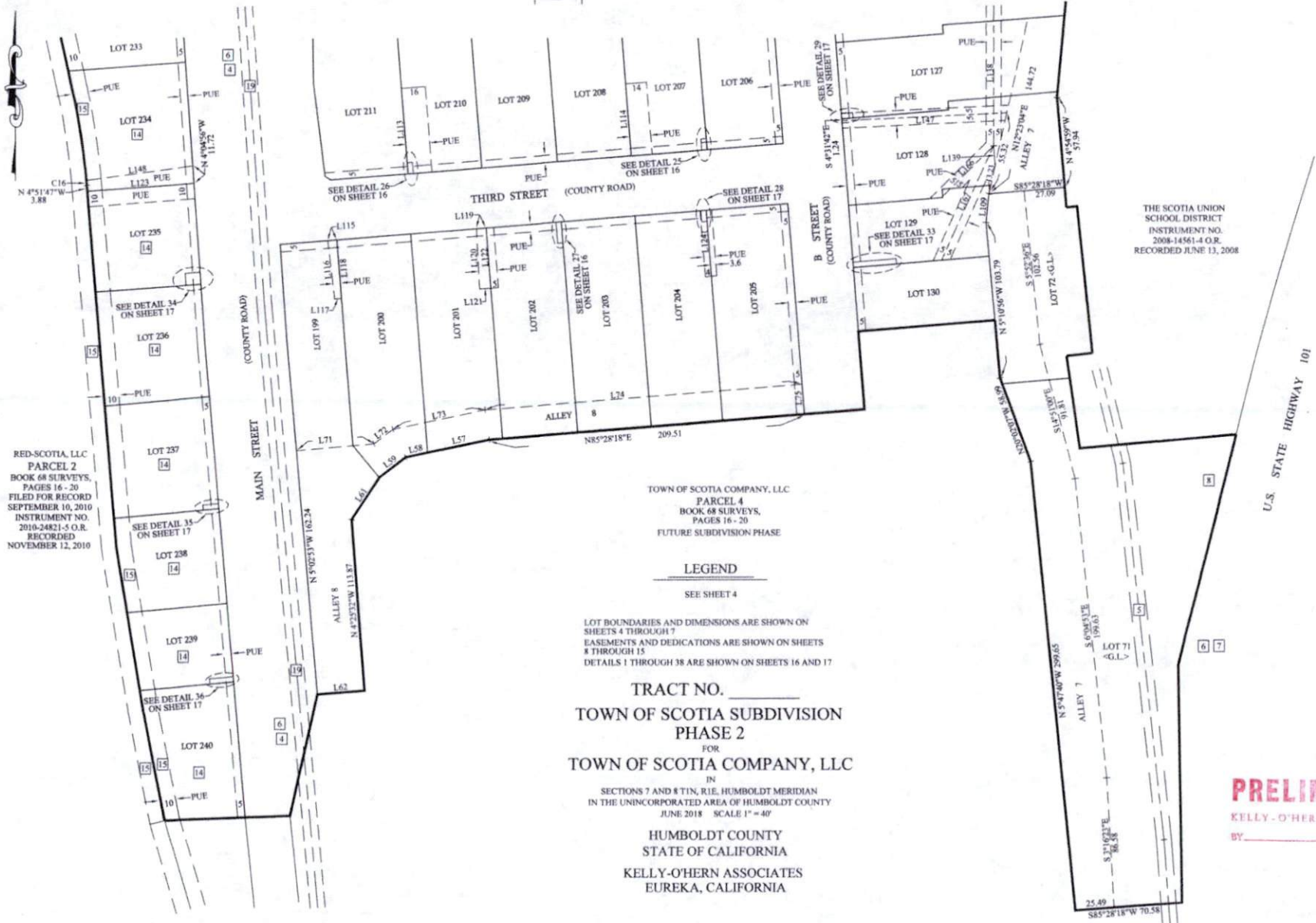
TRACT NO. _____
 TOWN OF SCOTIA SUBDIVISION
 PHASE 2
 FOR
 TOWN OF SCOTIA COMPANY, LLC
 IN
 SECTIONS 7 AND 8 T1N, R1E, HUMBOLDT MERIDIAN
 IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
 JUNE 2018 SCALE 1" = 50'
 HUMBOLDT COUNTY
 STATE OF CALIFORNIA
 KELLY-O'HERN ASSOCIATES
 EUREKA, CALIFORNIA

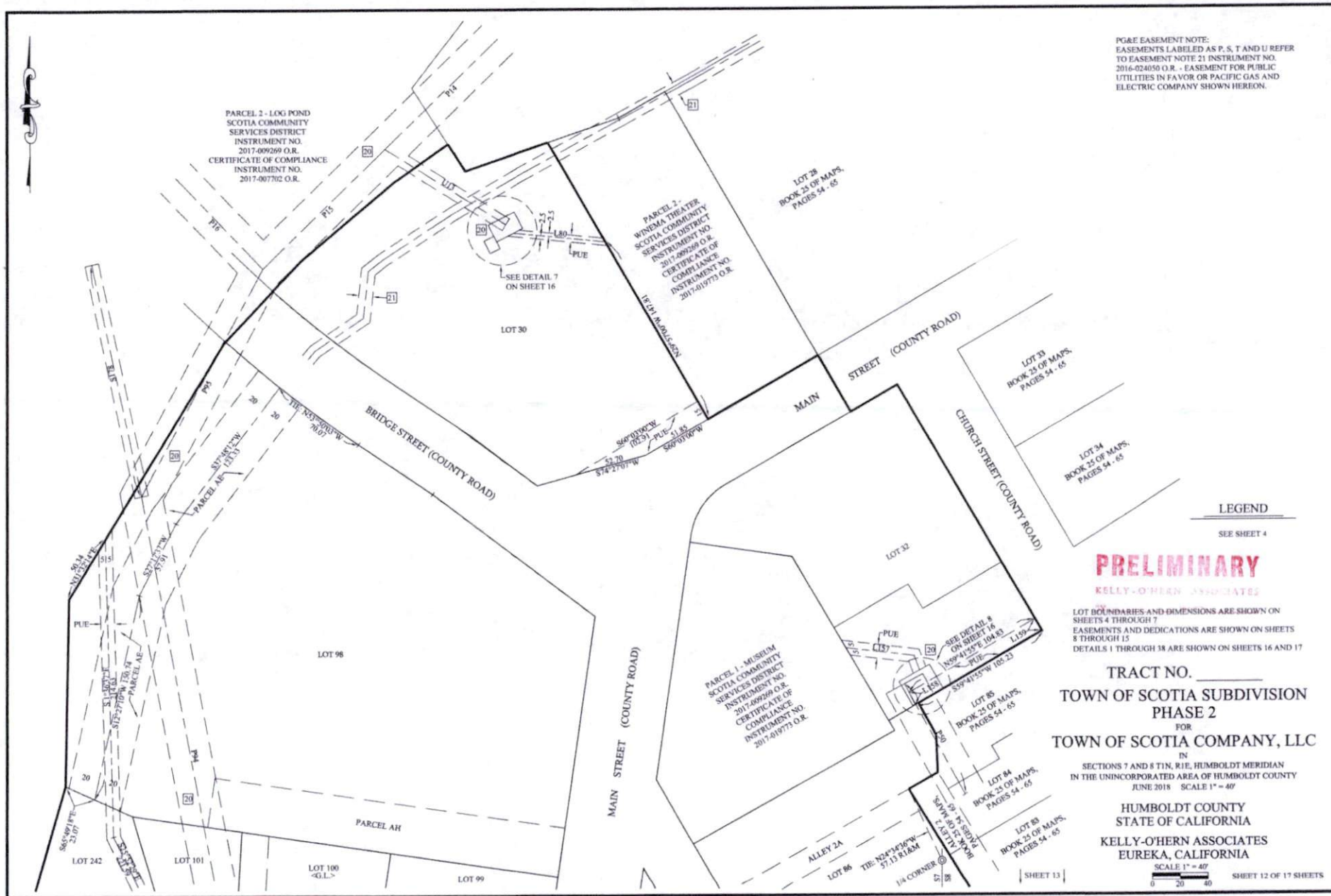
SCALE 1" = 50'
 0 25 50

SHEET 10 OF 17 SHEETS

BOOK _____ OF MAPS, PAGE _____

CHECK #4





PG&E EASEMENT NOTE:
EASEMENTS LABELED AS P, S, T AND U REFER
TO EASEMENT NOTE 21 INSTRUMENT NO.
2016-024050 O.R. - EASEMENT FOR PUBLIC
UTILITIES IN FAVOR OF PACIFIC GAS AND
ELECTRIC COMPANY SHOWN HEREON.

PARCEL 2 - LOG POND
SCOTIA COMMUNITY
SERVICES DISTRICT
INSTRUMENT NO.
2017-009269 O.R.
CERTIFICATE OF COMPLIANCE
INSTRUMENT NO.
2017-007702 O.R.

PARCEL 2 -
WINEMA THEATER
SCOTIA COMMUNITY
SERVICES DISTRICT
INSTRUMENT NO.
2017-009269 O.R.
CERTIFICATE OF
COMPLIANCE NO.
INSTRUMENT NO.
2017-019773 O.R.

LOT 28
BOOK 25 OF MAPS,
PAGES 54 - 65

LOT 33
BOOK 25 OF MAPS,
PAGES 54 - 65

LOT 34
BOOK 25 OF MAPS,
PAGES 54 - 65

LEGEND

SEE SHEET 4

PRELIMINARY

KELLY-O'HERN ASSOCIATES

LOT BOUNDARIES AND DIMENSIONS ARE SHOWN ON
SHEETS 4 THROUGH 7
EASEMENTS AND DEDICATIONS ARE SHOWN ON SHEETS
8 THROUGH 15
DETAILS 1 THROUGH 38 ARE SHOWN ON SHEETS 16 AND 17

TRACT NO. _____
TOWN OF SCOTIA SUBDIVISION
PHASE 2
FOR
TOWN OF SCOTIA COMPANY, LLC
IN
SECTIONS 7 AND 8 T1N, R1E, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
JUNE 2018 SCALE 1" = 40'
HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA
SCALE 1" = 40'
SHEET 12 OF 17 SHEETS

BOOK _____ OF MAPS, PAGE _____

PARCEL 2 - LOG POND
SCOTIA COMMUNITY
SERVICES DISTRICT
INSTRUMENT NO.
2017-009269 O.R.
CERTIFICATE OF COMPLIANCE
INSTRUMENT NO.
2017-007702 O.R.

RED-SCOTIA, LLC
PARCEL 2
BOOK 68 SURVEYS,
PAGES 16 - 20
FILED FOR RECORD
SEPTEMBER 10, 2010
INSTRUMENT NO.
2010-24821-5 O.R.
RECORDED NOVEMBER 12, 2010

PARCEL 6 - VOLUNTEER
FIRE DEPARTMENT
CERTIFICATE OF COMPLIANCE
INSTRUMENT NO.
2016-019773 O.R.

PG&E EASEMENT NOTE:
EASEMENTS LABELED AS P, S, T AND U REFER
TO EASEMENT NOTE 21 INSTRUMENT NO.
2016-024050 O.R. - EASEMENT FOR PUBLIC
UTILITIES IN FAVOR OF PACIFIC GAS AND
ELECTRIC COMPANY SHOWN HEREON.

LEGEND
SEE SHEET 4
PRELIMINARY
KELLY-O'HERN ASSOCIATES
LOT BOUNDARIES AND DIMENSIONS ARE SHOWN ON
SHEETS 4 THROUGH 7
EASEMENTS AND DEDICATIONS ARE SHOWN ON SHEETS
8 THROUGH 15
DETAILS 1 THROUGH 38 ARE SHOWN ON SHEETS 16 AND 17

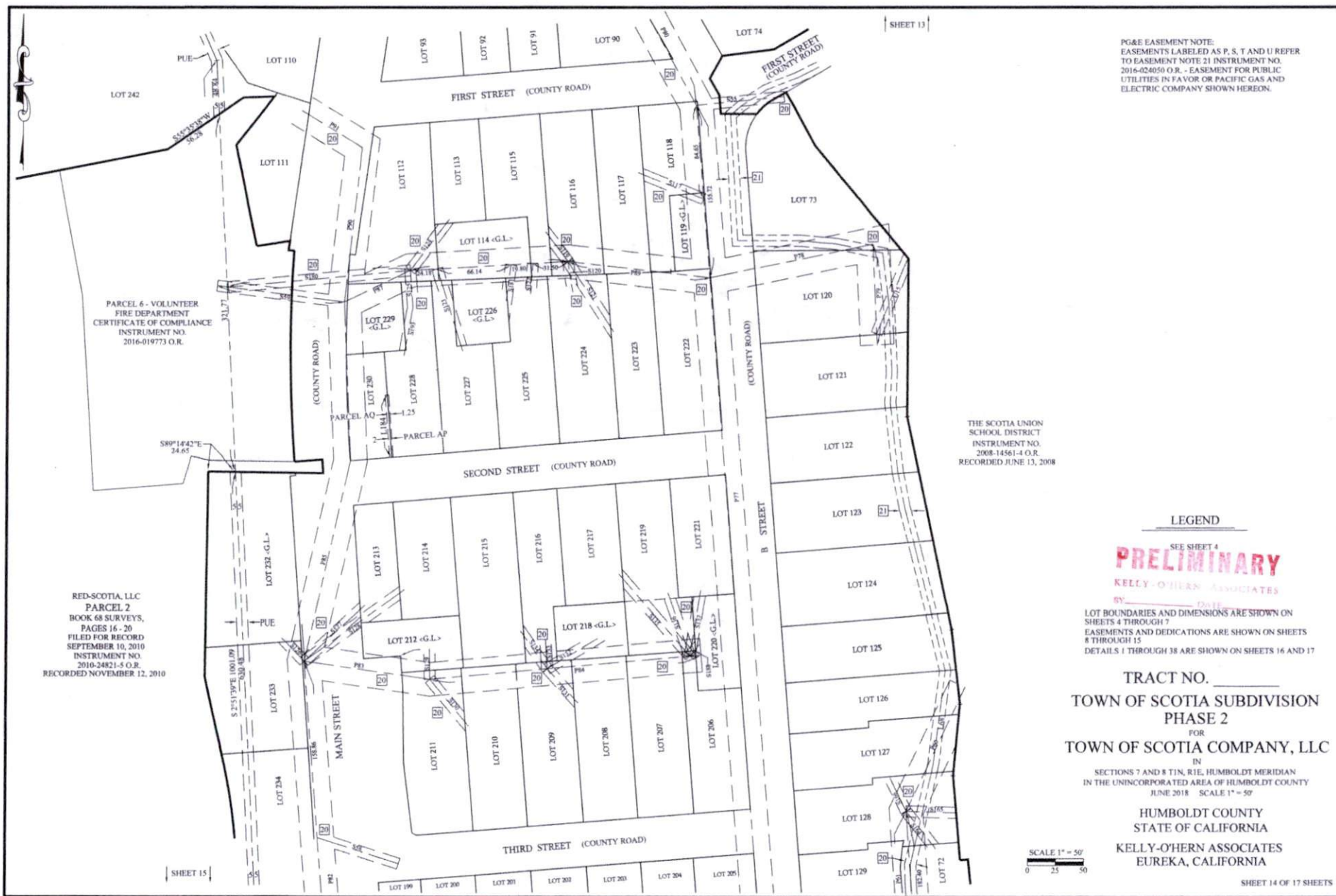
TRACT NO. _____
TOWN OF SCOTIA SUBDIVISION
PHASE 2
FOR
TOWN OF SCOTIA COMPANY, LLC
IN
SECTIONS 7 AND 8 T1N, R1E, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
JUNE 2018 SCALE 1" = 50'
HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA

SCALE 1" = 50'
0 25 50

SHEET 13 OF 17 SHEETS

BOOK _____ OF MAPS, PAGE _____

CHECK PL



RED-SCOTIA, LLC
PARCEL 2
BOOK 68 SURVEYS,
PAGES 16 - 20
FILED FOR RECORD
SEPTEMBER 10, 2010
INSTRUMENT NO.
2010-24821-5 O.R.
RECORDED
NOVEMBER 12, 2010

LOT BOUNDARIES AND DIMENSIONS ARE SHOWN ON
SHEETS 4 THROUGH 7
EASEMENTS AND DEDICATIONS ARE SHOWN ON SHEETS
8 THROUGH 15
DETAILS 1 THROUGH 38 ARE SHOWN ON SHEETS 16 AND 17

TRACT NO. _____
TOWN OF SCOTIA SUBDIVISION
PHASE 2
FOR
TOWN OF SCOTIA COMPANY, LLC

IN
SECTIONS 7 AND 8 T1N, R1E, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
JUNE 2018 SCALE 1" = 40'

HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA

LEGEND

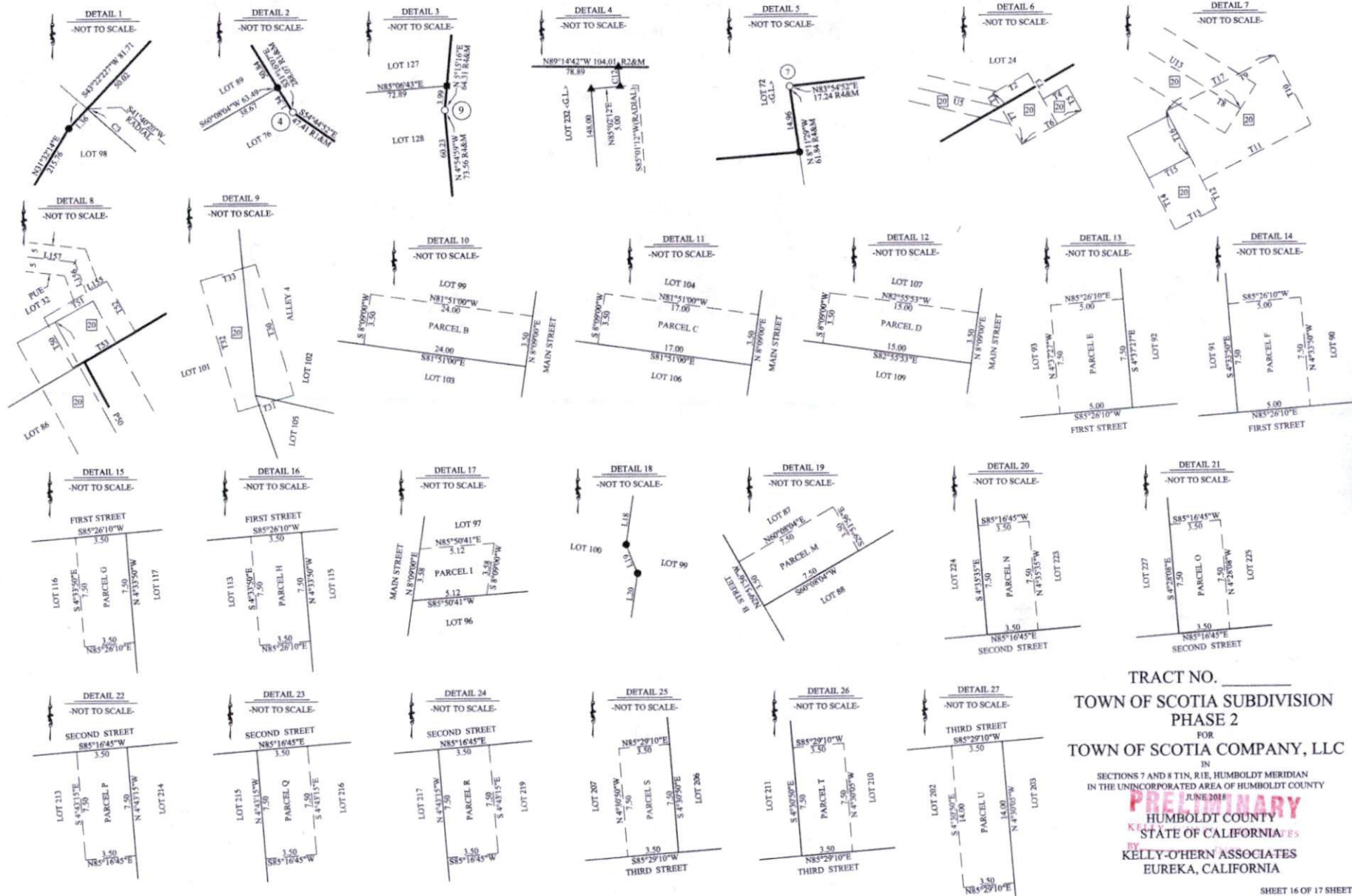
SEE SHEET 4

PG&E EASEMENT NOTE:
EASEMENTS LABELED AS P, S, T AND U REFER
TO EASEMENT NOTE 21 INSTRUMENT NO.
2016-024050 O.R. - EASEMENT FOR PUBLIC
UTILITIES IN FAVOR OF PACIFIC GAS AND
ELECTRIC COMPANY SHOWN HEREON.

THE SCOTIA UNION
SCHOOL DISTRICT
INSTRUMENT NO.
2008-14561-4 O.R.
RECORDED JUNE 13, 2008

PRELIMINARY
KELLY-O'HERN ASSOCIATES

SCALE 1" = 40'
0 20 40
SHEET 15 OF 17 SHEETS

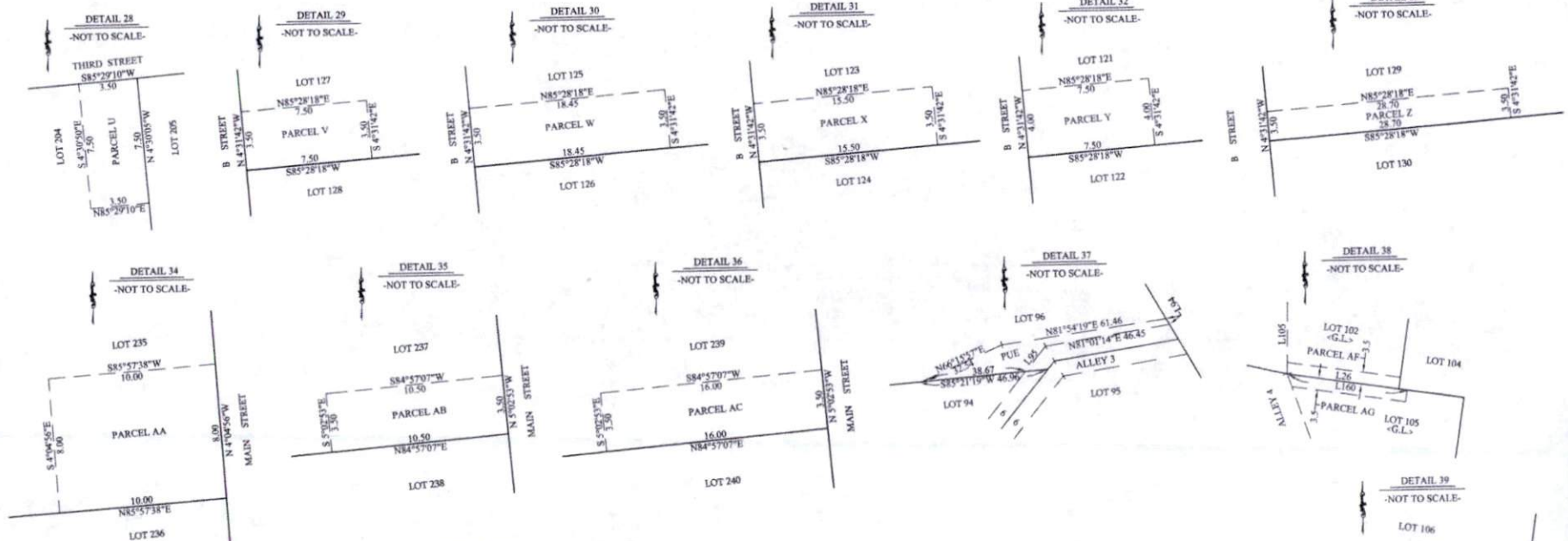


TRACT NO. _____
 TOWN OF SCOTIA SUBDIVISION
 PHASE 2
 FOR
 TOWN OF SCOTIA COMPANY, LLC
 IN
 SECTIONS 7 AND 8 T1N, R1E, HUMBOLDT MERIDIAN
 IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
 JUNE 2018
PRELIMINARY
 HUMBOLDT COUNTY
 STATE OF CALIFORNIA
 BY
 KELLY O'HERN ASSOCIATES
 EUREKA, CALIFORNIA

SHEET 16 OF 17 SHEETS

BOOK _____ OF MAPS, PAGE _____

CHECK #14



LINE TABLE

BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE
L1 S 82°21'04"E	26.37 R1&M	L38 S 4°33'50"E	50.78	L75 S 4°31'42"E	20.00	L112 S 35°05'55"E	51.89	L149 N 4°07'05"W	50.72
L2 S 2°25'27"E	26.83 R1&M	L39 S 4°33'50"E	54.16	L76 N 4°43'15"W	33.52	L113 N 4°36'50"W	57.04	L150 S 29°57'00"E	52.88
L3 S 60°08'04"W	24.01 R1&M	L40 N 85°28'18"E	35.13	L77 N 85°53'31"E	60.45	L114 N 4°36'50"W	48.15	L151 S 60°51'35"W	114.97
L4 S 82°42'22"W	46.82 R1&M	L41 N 4°30'52"W	10.00	L78 S 4°06'33"E	63.31	L115 S 85°29'10"W	5.99	L152 S 49°15'51"W	57.57
L5 S 28°38'32"W	23.45 R1&M	L42 N 85°16'00"E	31.89	L79 S 5°33'48"E	59.51	L116 S 4°44'46"E	38.86	L153 S 37°28'39"W	24.58
L6 S 29°51'56"E	17.25 R1&M	L43 N 4°46'49"W	57.34	L80 N 84°21'31"W	66.36	L117 N 87°04'25"E	4.48	L154 N 29°08'25"W	33.18
L7 S 4°31'42"E	17.32 R1&M	L44 N 85°21'33"E	46.29	L81 N 79°18'36"W	55.71	L118 N 4°30'50"W	38.96	L155 S 60°24'18"W	8.11
L8 EAST	32.53 R1&M	L45 N 4°46'49"W	59.28	L82 S 80°34'30"W	27.46	L119 S 85°29'10"W	6.36	L156 N 20°29'00"W	11.21
L9 N 30°34'12"W	39.48	L46 N 85°21'33"E	53.75	L83 S 4°18'35"E	15.00	L120 S 2°52'47"E	39.99	L157 N 83°11'00"W	49.44
L10 S 84°55'52"W	60.01	L47 N 4°35'20"W	61.27	L84 N 85°06'31"W	12.05	L121 N 86°49'31"E	7.50	L158 N 28°01'53"W	10.02
L11 S 84°55'52"W	23.95	L48 S 85°53'23"W	38.74	L85 N 4°18'35"W	30.00	L122 N 4°30'50"W	40.15	L159 S 30°18'05"E	10.00
L12 N 78°52'33"W	18.45	L49 N 4°06'33"W	38.74	L86 N 1°56'10"E	50.07	L123 S 85°57'38"W	71.54	L160 N 81°23'55"W	35.87
L13 S 7°29'04"W	13.60	L50 N 85°53'31"E	50.09	L87 S 38°55'29"W	22.23	L124 N 6°17'13"E	46.89	L161 N 33°16'28"W	15.22
L14 S 85°54'41"W	42.68	L51 S 4°43'15"E	48.52	L88 N 81°51'00"W	37.42	L125 S 26°41'44"E	224.65	L162 N 79°22'36"W	50.89
L15 N 38°57'11"E	20.87	L52 N 85°53'31"E	64.11	L89 N 4°37'27"W	66.86	L126 S 45°14'48"W	23.39	L163 S 21°06'04"W	50.94
L16 N 18°57'11"E	3.82	L53 N 4°25'43"W	48.75	L90 S 3°05'55"E	61.56	L127 N 26°11'14"E	23.44	L164 N 77°23'01"W	39.05
L17 S 61°04'00"W	21.52	L54 N 4°43'15"W	47.27	L91 S 4°33'50"E	45.49	L128 S 73°53'36"W	14.42	L165 S 55°59'08"W	61.42
L18 S 8°20'07"W	31.81	L55 S 85°41'25"W	88.22	L92 S 4°33'50"E	40.61	L129 S 81°18'58"W	27.05	L166 S 45°18'53"W	48.87
L19 S 21°55'00"E	2.12	L56 N 85°41'25"E	33.19	L93 N 60°08'04"E	32.56	L130 S 7°23'49"E	27.59	L167 S 24°26'20"W	83.32
L20 S 8°26'36"W	17.90	L57 N 78°11'04"E	41.77	L94 S 29°51'56"E	2.49	L131 N 78°52'33"W	4.46	L168 S 4°04'56"E	29.84
L21 N 81°37'56"W	30.91	L58 N 78°11'04"E	14.79	L95 S 38°57'11"E	11.84	L132 S 7°29'04"W	7.59	L169 S 34°42'26"W	77.22
L22 S 8°23'35"W	13.87	L59 S 85°23'59"E	21.98	L96 N 4°28'08"W	50.06	L133 S 15°32'24"E	96.62	L170 S 0°43'20"W	42.08
L23 S 8°23'35"W	14.07	L60 S 39°42'05"E	27.50	L97 N 4°33'55"W	46.90	L134 S 15°32'24"E	137.45	L171 S 23°37'24"E	18.64
L24 N 81°23'55"W	40.73	L61 N 13°19'23"E	33.28	L98 S 4°43'15"E	56.80	L135 S 32°45'12"E	157.29	L172 S 31°16'07"E	17.51
L25 N 74°50'34"W	31.56	L62 N 85°34'28"E	31.28	L99 S 4°43'15"E	51.81	L136 S 3°42'18"E	161.21	L173 N 29°51'56"W	17.50
L26 N 81°23'55"W	33.40	L63 S 89°38'22"W	81.14	L100 S 4°43'15"E	51.05	L137 S 6°32'02"E	195.12	L174 S 60°08'04"W	77.21
L27 N 79°56'03"W	24.39	L64 N 48°48'08"W	24.39	L101 N 29°00'50"W	3.09	L138 S 0°02'52"W	154.16	L175 S 33°24'07"E	148.33
L28 N 8°38'05"E	7.12	L65 S 29°52'22"W	13.31	L102 S 86°27'54"W	19.88	L139 S 4°10'46"E	13.30	L176 N 59°22'54"E	54.53
L29 S 81°51'00"E	45.76	L66 N 11°00'22"E	69.97	L103 N 13°19'23"E	27.26	L140 N 3°02'23"W	6.06	L177 N 29°59'42"W	20.16
L30 S 85°52'49"E	45.14	L67 N 15°09'14"W	64.01	L104 N 25°12'36"W	53.84	L141 N 3°57'39"W	5.83	L178 S 29°59'42"W	20.16
L31 N 71°51'51"W	49.63	L68 N 11°12'52"W	41.53	L105 N 0°56'26"E	56.50	L142 N 5°45'58"W	5.54	L179 S 29°41'47"E	49.98
L32 S 71°51'51"E	71.32	L69 N 1°57'56"E	86.00	L106 N 2°12'47"E	37.68	L143 N 85°34'12"E	32.48	L180 S 32°07'07"W	43.93
L33 N 87°39'19"E	28.35 R2&M	L70 N 89°18'22"E	86.00	L107 S 19°16'14"E	14.52	L144 S 12°23'04"W	5.74	L181 N 81°51'00"W	60.50
L34 N 78°16'52"E	4.24	L71 N 84°57'07"E	51.44	L108 S 73°55'36"W	36.60	L145 S 0°53'49"E	12.42	L182 N 81°51'00"W	42.00
L35 N 85°34'45"E	25.00 R2&M	L72 N 52°23'59"E	15.86	L109 N 5°45'18"E	19.08	L146 S 81°09'47"E	37.10	L183 N 4°37'22"W	76.50
L36 N 28°27'45"W	55.04 R3&M	L73 N 78°11'04"E	62.41	L110 N 85°28'18"E	44.94	L147 N 87°26'52"E	109.59	L184 N 4°07'05"W	56.00
L37 N 85°57'38"E	20.33	L74 N 85°28'18"E	210.78	L111 S 59°50'37"E	27.92	L148 N 82°25'02"E	71.79		

CURVE TABLE

RADIUS	DELTA	LENGTH
C1 875.00	10°23'59"	154.05
C2 850.00	7°38'15"	113.30
C3 900.00	7°44'15"	121.54
C4 50.00	51°54'00"	45.29
C5 50.00	22°39'56"	19.78 R1&M
C6 50.00	63°57'30"	55.81
C7 1275.12	1°11'51"	26.65
C8 1275.12	0°44'47"	16.61
C9 1275.12	2°51'25"	63.58
C10 1275.12	2°24'22"	53.55
C11 1275.12	4°16'02"	94.97
C12 1325.12	0°00'30"	2.50
C13 1300.12	0°32'33"	12.31 R2&M
C14 500.05	7°43'54"	67.48 R2&M
C15 2077.19	0°20'50"	12.58 R3&M
C16 500.05	2°23'24"	3.40

PRELIMINARY

KELLY-O'HERN ASSOCIATES

BY TRACT NO. _____

TOWN OF SCOTIA SUBDIVISION
PHASE 2
FOR
TOWN OF SCOTIA COMPANY, LLC
IN
SECTIONS 7 AND 8 T1N, R1E, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
JUNE 2018

HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA

SHEET 17 OF 17 SHEETS