

PARCEL MAP NO. 12097

IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN
BEING A DIVISION OF A PORTION OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 30 EAST,
M.D.B. & M., IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA.
4 PARCELS
472.61 ACRES GROSS

OWNER'S STATEMENT:

I HEREBY STATE THAT I AM THE OWNER OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, AND THAT EXCEPT AS SHOWN ON THIS MAP AND CERTIFICATES MADE A PART HEREOF, I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY AND I CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINES.

WE ALSO HEREBY GRANT TO THE COUNTY OF KERN, AN IRREVOCABLE OFFER OF DEDICATION OF AN EASEMENT FOR INGRESS, EGRESS AND ROAD PURPOSES, OVER AND ACROSS GRANITE ROAD, AS SHOWN UPON SAID MAP WITHIN SAID SUBDIVISION.

WE ALSO HEREBY ABANDON ALL RIGHTS OF VEHICULAR INGRESS AND EGRESS FROM PARCELS 1, 2, AND 3 TO GRANITE ROAD AS SHOWN UPON SAID MAP WITHIN SAID SUBDIVISION.

THE ABOVE DESCRIBED EASEMENTS TO BE KEPT OPEN, CLEAR, AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND.

Fred L. Beard
FRED L. BEARD

DATE: 5-18-15

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 } SS
COUNTY OF KERN }

ON 5-18-15, 2015 BEFORE ME, OFELIA FERNANDEZ, A NOTARY PUBLIC, PERSONALLY APPEARED FRED L. BEARD PERSONALLY KNOWN TO ME (OR 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

SIGNATURE Ofelia Fernandez

PRINT NAME OFELIA FERNANDEZ

COUNTY OF PRINCIPAL PLACE OF BUSINESS KERN

MY COMMISSION EXPIRES 11-18-16 MY COMMISSION NO. IS 1996387

FARM CREDIT WEST, FLCA AS BENEFICIARY UNDER
DEED OF TRUST RECORDED APRIL 27, 2007,
AS INSTRUMENT NO. 0207090581, OF OFFICIAL RECORDS

Albert Idolymates 5-18-15
Albert Idolymates, Vice President DATE

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 } SS
COUNTY OF KERN }

ON 5-18-15, 2015 BEFORE ME, OFELIA FERNANDEZ

A NOTARY PUBLIC, PERSONALLY APPEARED ALBERT IDOLYMATIS PERSONALLY KNOWN TO ME (OR 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/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY AND THAT BY HIS/HER 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

SIGNATURE Ofelia Fernandez

PRINT NAME OFELIA FERNANDEZ

COUNTY OF PRINCIPAL PLACE OF BUSINESS KERN

MY COMMISSION EXPIRES 11-18-16 MY COMMISSION NO. IS 1996387

FARM CREDIT WEST, PCA AS BENEFICIARY UNDER
DEED OF TRUST RECORDED OCTOBER 5, 2007,
AS INSTRUMENT NO. 0207203473, OF OFFICIAL RECORDS

Albert Idolymates 5-18-15
Albert Idolymates, Vice President DATE

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 } SS
COUNTY OF KERN }

ON 5-18-15, 2015 BEFORE ME, OFELIA FERNANDEZ

A NOTARY PUBLIC, PERSONALLY APPEARED ALBERT IDOLYMATIS PERSONALLY KNOWN TO ME (OR 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/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY AND THAT BY HIS/HER 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

SIGNATURE Ofelia Fernandez

PRINT NAME OFELIA FERNANDEZ

COUNTY OF PRINCIPAL PLACE OF BUSINESS KERN

MY COMMISSION EXPIRES 11-18-16 MY COMMISSION NO. IS 1996387

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OF UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF FRED BEARD ON APRIL 29TH, 2013. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

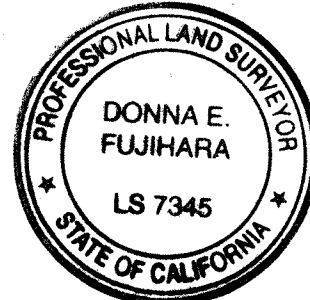
Ronald J. Nelms 6/17/15
RONALD J. NELMS P.L.S. 5804 DATE:



COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND APPROVED ALTERATIONS THEREOF; THAT ALL THE PROVISIONS OF LAW HAVE BEEN COMPLIED WITH, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

Donna E. Fujihara
DONNA E. FUJIHARA
COUNTY SURVEYOR
P.L.S. 7345 EXPIRES: _____
DATE: 7/10/15



PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S STATEMENT:

THE MAP IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED TENTATIVE MAP. A NOTICE OF EXEMPTION, IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970, AS AMENDED, HAS BEEN FILED WITH THE COUNTY CLERK.

THE ADVISORY AGENCY CONSENTS TO THE MAKING OF THE IRREVOCABLE OFFER OF DEDICATION OF GRANITE ROAD, TO THE COUNTY OF KERN AND CONSENTS TO THE RECORDING THEREOF.

THE ADVISORY AGENCY ACCEPTS THE OFFER OF ABANDONMENT OF ALL RIGHTS OF VEHICULAR INGRESS AND EGRESS FROM PARCELS 1, 2, AND 3 TO GRANITE ROAD AS SHOWN UPON SAID MAP WITHIN SAID SUBDIVISION.

DATED THIS 30TH DAY OF JUNE, 2015.

Lorelei H. Oviatt, AICP
LORELEI H. OVIATT, AICP
ADVISORY AGENCY
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, WE, THE OWNERS NAMED ABOVE, HEREBY REQUEST THE WAIVER OF THE SIGNATURE OF THE FOLLOWING:

NAME:	NATURE OF INTEREST
SOUTHERN CALIFORNIA EDISON COMPANY <u>PUBLIC IN GENERAL</u>	EASEMENT HOLDER PER BOOK 1696, PAGE 377, O.R. <u>ACCESS EASEMENT PER BOARD OF SUPERVISORS MINUTE BOOK VOL 4 PAGE 22</u>

ADDITIONAL MAP INFORMATION:

- ALL EASEMENTS SHALL BE KEPT OPEN, CLEAR, AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND PURSUANT TO CHAPTERS 18.50 AND 18.55 OF THE KERN COUNTY LAND DIVISION ORDINANCE. ALL OBSTRUCTIONS, INCLUDING UTILITY POLES AND LINES, TREES, POLE SIGNS, FENCES, OR SIMILAR OBSTRUCTIONS, SHALL BE REMOVED FROM THE ULTIMATE ROAD RIGHTS-OF-WAY. COMPLIANCE WITH THIS REQUIREMENT IS THE RESPONSIBILITY OF THE APPLICANT AND MAY RESULT IN SIGNIFICANT FINANCIAL EXPENDITURES.
- ANY ROAD OR EASEMENT OR RIGHT-OF-WAY FOR ROAD OR HIGHWAY PURPOSES SHOWN OR REFERRED TO ON THIS MAP, INCLUDING, BUT NOT LIMITED TO, ANY DEDICATED OR OFFERED FOR DEDICATION TO THE PUBLIC OR TO THE COUNTY, IS NOT A COUNTY HIGHWAY AND IS NOT SUBJECT TO MAINTENANCE OR IMPROVEMENT BY THE COUNTY OF KERN, UNTIL AND UNLESS THE COUNTY OFFICIALLY ACCEPTS SAME INTO THE COUNTY ROAD SYSTEM BY RESOLUTION OF THE BOARD OF SUPERVISORS, EXCEPTING ANY EXPRESSLY SHOWN HEREON AS BEING A COUNTY HIGHWAY.
- THE LAND COVERED BY THIS PARCEL MAP IS RESTRICTED BY A WILLIAMSON ACT LAND USE CONTRACT EXECUTED BY J.L. BEARD ON FEBRUARY 26, 1968, AND RECORDED IN BOOK 4134, PAGES 175 TO 181, INCLUSIVE, OF THE KERN COUNTY OFFICIAL RECORDS. DURING THE TERM OF THIS CONTRACT, OR ANY RENEWALS THEREOF, THE HEREIN DESCRIBED LAND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN AGRICULTURAL USES AND THOSE USES COMPATIBLE WITH AGRICULTURAL USES. NO STRUCTURES SHALL BE ERECTED UPON SAID LAND EXCEPT SUCH STRUCTURES AS MAY BE DIRECTLY RELATED TO AGRICULTURAL USES, PURSUANT TO THE TERMS OF THE CONTRACT.
- PARKS AND RECREATION FEES (AS REQUIRED BY SECTION 18.50.080 OF THE LAND DIVISION ORDINANCE) WERE NOT COLLECTED AT THE TIME OF RECORDATION BECAUSE THIS MAP IS FOR AGRICULTURAL PURPOSES. PRIOR TO THE ISSUANCE OF ANY PERMIT FOR RESIDENTIAL USE, THE APPLICABLE PARK FEE SHALL BE PAID, TO THE KERN COUNTY PARKS AND RECREATION DEPARTMENT, FOR THE PARCEL BEING DEVELOPED. HOWEVER, NO FEE IS DUE IF THE PERMIT IS ISSUED MORE THAN FOUR YEARS AFTER RECORDATION OF THIS MAP. THE AMOUNT TO BE PAID SHALL BE CALCULATED BY THE APPLICABLE RECREATION DISTRICT.
- PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR PARCEL 1, THE DEVELOPER, UNDER ENCROACHMENT PERMIT ISSUED BY THE KERN COUNTY ROADS DEPARTMENT, SHALL CONSTRUCT A PAVED PRIVATE ROAD APPROACH CONNECTION ON THE NORTH SIDE OF GRANITE ROAD FOR PARCEL 1. LOCATION TO BE APPROVED BY THE ROADS DEPARTMENT.
- NOTES SHALL APPEAR ON ALL GRADING, CONSTRUCTION, AND/OR IMPROVEMENT PLANS AS REQUIRED BY THE NOTICE OF DECISION.
- NOTICE IS HEREBY GIVEN THAT THE SUBDIVIDER WAS NOT REQUIRED TO CONSTRUCT EMERGENCY ACCESS OR FIRE PROTECTION IMPROVEMENTS. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, EMERGENCY AND FIRE PROTECTION FACILITIES SHALL BE APPROVED IN ACCORDANCE WITH THE REQUIREMENTS OF THE KERN COUNTY FIRE DEPARTMENT/FIRE PREVENTION UNIT. A CONSULTATION WITH THE FIRE PREVENTION UNIT, TO DISCUSS THESE REQUIREMENTS, IS RECOMMENDED PRIOR TO THE SUBMITTAL OF IMPROVEMENT PLANS, AS THERE ALSO MAY BE A FEE REQUIREMENT.
- IF, DURING GRADING OR CONSTRUCTION, ANY PLUGGED, ABANDONED, OR UNRECORDED WELL(S) ARE UNCOVERED OR DAMAGED, THE DEPARTMENT OF CONSERVATION/DIVISION OF OIL, GAS, AND GEOTHERMAL RESOURCES SHALL BE CONTACTED TO INSPECT AND APPROVE ANY REMEDIATION REQUIRED.
- IF ANY PREVIOUSLY UNKNOWN ARCHAEOLOGICAL OR CULTURAL RESOURCES ARE DISCOVERED, WORK IN THE AREA OF DISCOVERY SHALL BE STOPPED AND A QUALIFIED ARCHAEOLOGIST CONTRACTED TO EVALUATE THE FIND. A COPY OF THE ARCHAEOLOGIST'S EVALUATION SHALL BE SUBMITTED TO THE KERN COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT UPON ITS ISSUANCE AND ANY MEASURES RECOMMENDED BY THE ARCHAEOLOGIST SHALL BE IMPLEMENTED PRIOR TO RESUMPTION OF WORK IN THE AREA OF DISCOVERY.
- IF HUMAN REMAINS ARE DISCOVERED AT ANY TIME ON THIS PROPERTY, WORK MUST HALT IN THE AREA OF THE FIND, AND THE KERN COUNTY CORONER MUST BE NOTIFIED IMMEDIATELY (HEALTH AND SAFETY CODE SECTION 7050.5).
- IF ANY ABANDONED WATER WELL(S) ARE LOCATED WITHIN THE DEVELOPMENT OR DISCOVERED DURING EXCAVATION OR GRADING, THE KERN COUNTY PUBLIC HEALTH SERVICES DEPARTMENT/ENVIRONMENTAL HEALTH DIVISION MUST BE CONTACTED TO OBTAIN INFORMATION FOR THE PROPER PERMITTING AND DESTRUCTION PROCEDURES.

RECORDER'S STATEMENT

FILED THIS 21 DAY OF July, 20 15, AT BOOK 600
OF PARCEL MAPS AT PAGE 28 AT THE REQUEST OF RONALD J. NELMS.
Jon Lifquist
ASSESSOR/RECORDER
BY: Debra D. Dracals
DEPUTY RECORDER

#215095545

28

IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN
BEING A DIVISION OF A PORTION OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 30 EAST, M.D.B. & M., IN THE
UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA.
4 PARCELS 472.61 ACRES GROSS

() RECORD OR CALCULATED FROM RECORD PER PARCEL MAP
NO. 10285 RECORDED IN BK. 48 OF PARCEL MAPS AT PG. 105.

[] RECORD OR CALCULATED FROM RECORD PER RECORD OF SURVEY
NO. 2993 RECORDED IN BK. 29, PG. 179.

○ FOUND MONUMENT AS NOTED

□ SET 2" IRON PIPE "L.S. 5804", UNLESS OTHERWISE NOTED.

◻ CALC POSITION NOTHING FOUND OR SET

△ FOUND 1" CAPPED IRON PIPE MARKED "L.S. 5453" PER
R/S NO. 2993 RECORDED IN BK. 29, PG. 179.

BK. BOOK

K.C.S. KERN COUNTY SURVEYOR

O.R. OFFICIAL RECORD

PG. PAGE

P.M.B. PARCEL MAP BOOK

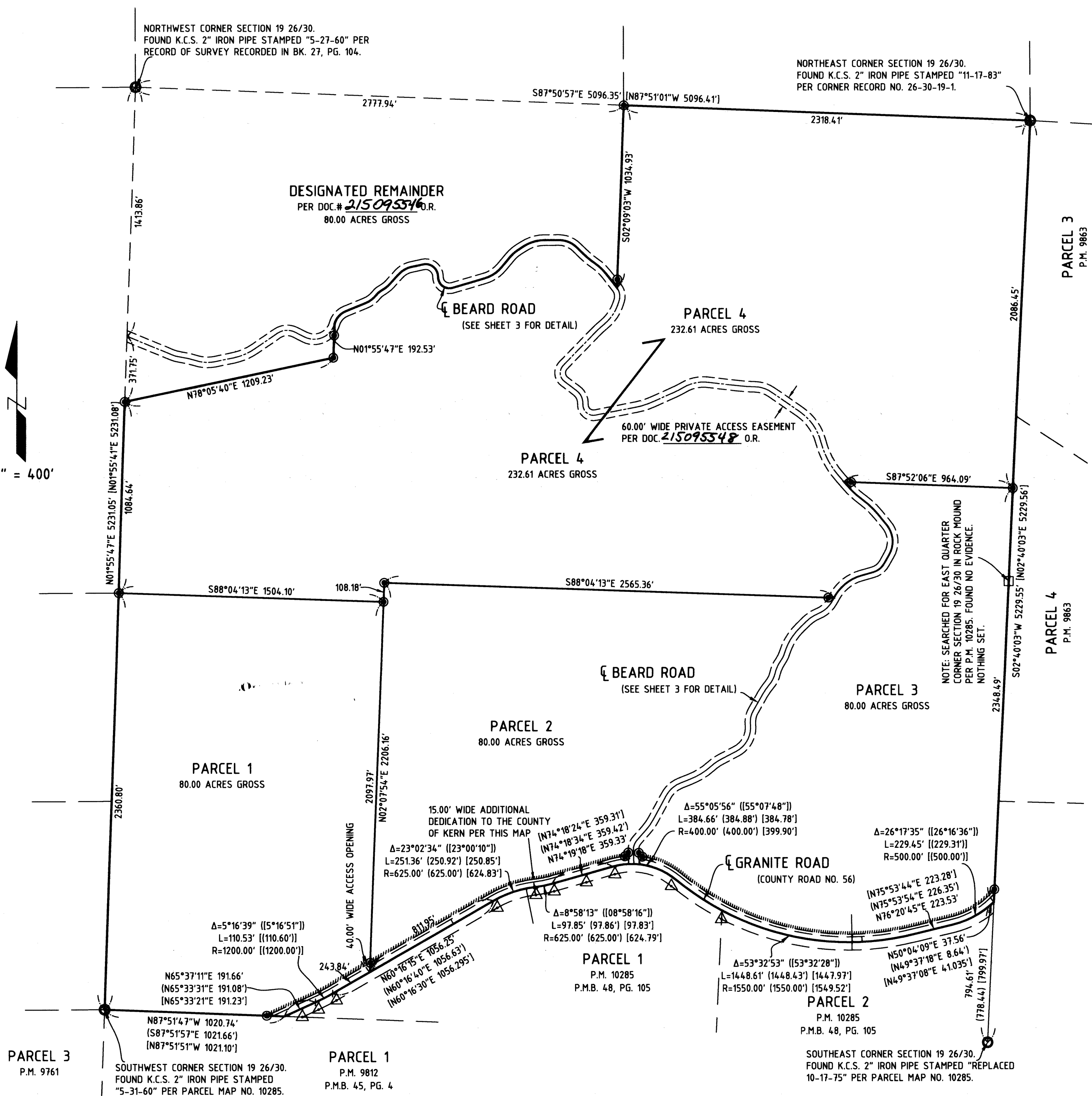
R/S RECORD OF SURVEY

1. THE OWNER'S STATEMENT ALONG WITH ADDITIONAL INFORMATION DESCRIBING CONDITIONS REGARDING THIS MAP AS OF THE DATE OF FILING, WHICH DOES NOT AFFECT RECORD TITLE INTEREST, IS SHOWN ON SHEET 1.

2. ALL DISTANCES AND DIMENSIONS SHOWN HEREON
AND IN FEET AND DECIMALS THEREOF.

3. THE DISTINCTIVE BORDER INDICATES THE
BOUNDARIES OF LAND SUBDIVIDED BY THIS MAP

THE BEARING OF N02°40'03"E AS SHOWN FOR THE EAST LINE OF SECTION 19 26/30 PER RECORD OF SURVEY NO. 2993 RECORDED IN BOOK 29 OF RECORDS OF SURVEY AT PAGE 179 WAS USED FOR THE BASIS OF BEARINGS FOR THIS MAP.



FILED THIS 21 DAY OF July, 20 15, AT BOOK 60
OF PARCEL MAPS AT PAGE 29 AT THE REQUEST OF RONALD J. NELMS.
2:20pm
JON LIFQUIST BY: Sabrina Morales
ASSESSOR/RECORDER DEPUTY RECORDER

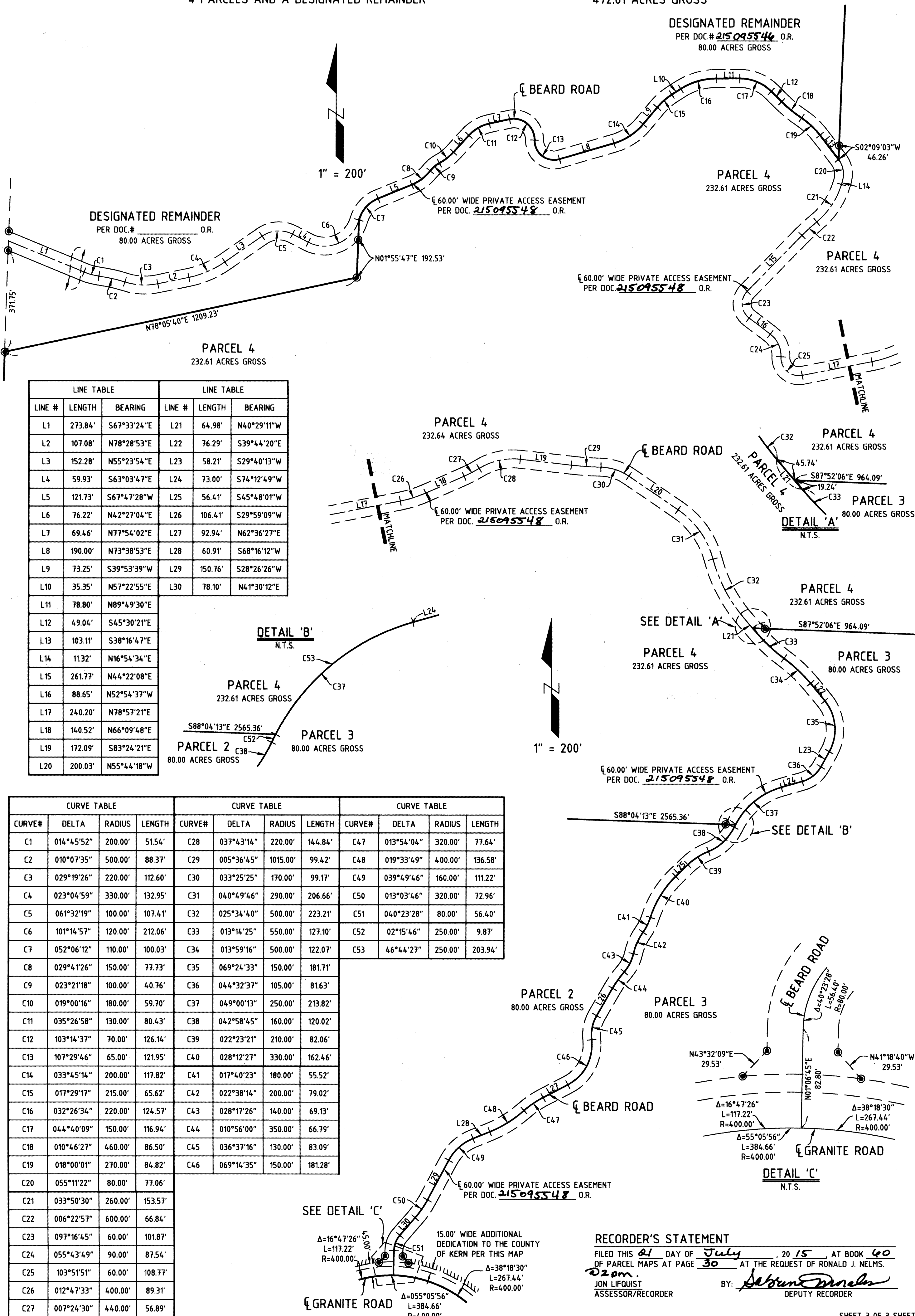
AN EASEMENT AFFECTS THE NORTH HALF OF SECTION 19 AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR THE PURPOSE OF PUBLIC UTILITIES AS RECORDED IN BOOK 1696, PAGE 377 O.R. - ALSO, EASEMENT CANNOT BE PLOTTED FROM AVAILABLE RECORD INFORMATION.

#215095545

29

PARCEL MAP NO. 12097

IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN
BEING A DIVISION OF A PORTION OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 30 EAST, M.D.B. & M., IN THE
UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA.
4 PARCELS AND A DESIGNATED REMAINDER 472.61 ACRES GROSS



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