

REQUESTED BY AND AFTER RECORDING

Attachment 3

Please Return To:
Max Stockton
Lake County Community Development Department
255 N. Forbes Street
Lakeport, CA 95453

CONDITIONAL CERTIFICATE OF COMPLIANCE

(Section 66499.35, Government Code)

PROPERTY OWNER: Alexander Johnson

 1521 Soap Rock Lane

 Temple TX 76502

REAL PROPERTY:

ALL THAT REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LAKE, STATE OF CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See Attached Exhibit "A"

APN: 122-251-08

CCC 24-01

The Lake County Community Development Director, acting pursuant to Section 66499.35 of the Subdivision Map Act and local ordinances enacted pursuant thereto, hereby finds, determines and certifies:

- (1) that upon the fulfillment and implementation of the conditions set forth below, the real property described herein, or the division thereof will be in compliance with the applicable provisions of the Subdivision Map Act and local ordinances enacted pursuant thereto; and
- (2) that the conditions imposed in granting this Conditional Certificate of Compliance are as follows:
 - A) Offer of dedication for roadway and public utility easement purposes, fifty (50) feet in width from the herein above-described Exhibit "A" to Morgan Valley Road, County Road 140.
 - B) The parcel must meet the Lake County Environmental Health Division

requirements regarding on-site sewage disposal and water supply.

- C) All roads shall meet the minimum requirements of the County's Road standard, for minor roads.
- (3) that this Conditional Certificate of Compliance shall serve as notice to the property owner who has applied for the certificate, a grantee of the property owner, or any subsequent transferee or assignee of the property that the fulfillment and implementation of such conditions shall be required prior to the subsequent issuance of a permit or other grant of approval for development of the property. Compliance with such conditions shall not be required until such time as a permit or other grant of approval for development of such property is issued by the County of Lake; and
- (4) that the issuance and recordation of this certificate of Compliance has been duly authorized and approved by the Community Development Director of the County of Lake.
- (5) This Certificate relates only to issues of compliance or noncompliance with the Subdivision Map Act or any local ordinances enacted pursuant thereto. The parcel described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Development of the parcel may require issuance of a permit or permits, or other grants or approval.

Date of Issuance: XX XX, 2025

COMMUNITY DEVELOPMENT DEPARTMENT
Mireya G. Turner, Director

By: _____
Max Stockton, Assistant Planner

A notary public or other officer completing this certification 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 LAKE)

On _____ before me, _____, personally appeared Max Stockton, 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 her 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.

WITNESS my hand and official seal.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

WITNESS my hand and official seal.

ATTEST: Jenavive Harrington
 County Clerk-Auditor

By: _____
Deputy County Clerk

Exhibit "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF LAKE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 12 NORTH, RANGE 6 WEST, M.D.M.

PARCEL TWO:

TOGETHER WITH A NON-EXCLUSIVE RIGHT OF WAY AND EASEMENT FOR ROADWAY AND UTILITY PURPOSES OVER THE FOLLOWING DESCRIBED PROPERTY:

1. THE WESTERLY 60 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;
2. THE WESTERLY 60 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;

SAID RIGHT OF WAY AND EASEMENT AS DESCRIBED AS ALL BEING TOWNSHIP 12 NORTH, RANGE 6 WEST, M.D.M.

PARCEL 3:

ALSO TOGETHER WITH A RIGHT OF WAY AND EASEMENT FOR ROADWAY AND UTILITY PURPOSES AS CONTAINED IN THAT CERTAIN DEED FROM RL & SD CORPORATION, A CALIFORNIA CORPORATION, ET. AL, TO COLONIAL TITLE GUARANTY COMPANY, DATED NOVEMBER 16, 1971, RECORDED NOVEMBER 19, 1971 IN BOOK 680 OF OFFICIAL RECORDS AS PAGE 668, LAKE COUNTY RECORDS.

THE EASEMENT(S) DESCRIBED ABOVE AS PARCEL(S) TWO AND THREE ARE SHOWN HEREIN SOLELY FOR THE PURPOSES OF CONVEYANCE, AND NO INSURANCE WILL BE ISSUED, IF PARCEL(S) TWO AND THREE ARE TO BE INCLUDED WITHIN THE LAND TO BE DESCRIBED IN THE CONTEMPLATED POLICY, AN AMENDED REPORT INCLUDING ITEMS AFFECTING PARCEL(S) TWO AND THREE MUST BE ISSUED.