

**CURRENT OWNER**

RICHARD AND GAIL BRAND  
 ASSessor'S PARCEL NO. 013-028-81-10  
 SITE ADDRESS:  
 23987 HIGHWAY 29  
 MIDDLETOWN, CA 95461

**LAND SURVEYOR**

ALBION SURVEYS  
 1113 HUNT AVENUE  
 ST. HELENA, CA 94574  
 (707) 963-1217  
 ATTN: JON WEBB, PLS 6709

**PARCEL AREAS**

PARCEL ONE: 10.02 AC± ( 9.09 AC± NET)  
 PARCEL TWO: 5.00 AC± ( 4.75 AC± NET)  
 PARCEL THREE: 8.40 AC± ( 7.58 AC± NET)  
 PARCEL FOUR: 5.93 AC± ( 5.22 AC± NET)  
 TOTAL ACREAGE: 29.35 AC±

**LAND USE**

**PARCEL ONE:**  
 EXISTING - RESIDENTIAL  
 PROPOSED - RESIDENTIAL

**PARCEL TWO:**  
 EXISTING - RESIDENTIAL  
 PROPOSED - RESIDENTIAL

**PARCEL THREE:**  
 EXISTING - AGRICULTURAL  
 PROPOSED - AGRICULTURAL

**PARCEL FOUR:**  
 EXISTING - VACANT  
 PROPOSED - VACANT

**UTILITIES & ACCESS**

**PARCEL ONE:**  
 WATER - EXISTING WELL ON APN 013-028-082-00  
 SANITARY SEWAGE - EXISTING SEPTIC  
 ACCESS - PRIVATE ROAD TO STATE HIGHWAY 29

**PARCEL TWO:**  
 WATER - EXISTING WELL ON APN 013-028-082-00  
 SANITARY SEWAGE - EXISTING SEPTIC  
 ACCESS - PRIVATE ROAD TO STATE HIGHWAY 29

**PARCEL THREE:**  
 WATER - NONE  
 SANITARY SEWAGE - NONE  
 ACCESS - PRIVATE ROAD TO STATE HIGHWAY 29

**PARCEL FOUR:**  
 WATER - NONE  
 SANITARY SEWAGE - NONE  
 ACCESS - PRIVATE ROAD TO STATE HIGHWAY 29

**AVERAGE CROSS SLOPES**

PARCEL ONE: 17%  
 PARCEL TWO: 17%  
 PARCEL THREE: 19%  
 PARCEL FOUR: 29%

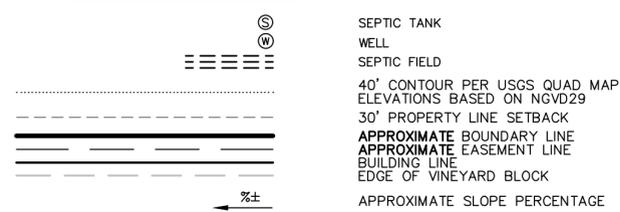
**GENERAL PLAN DESIGNATION**

RURAL RESIDENTIAL/RURAL LAND

**ZONING**

RR: RURAL RESIDENTIAL

**LEGEND:**

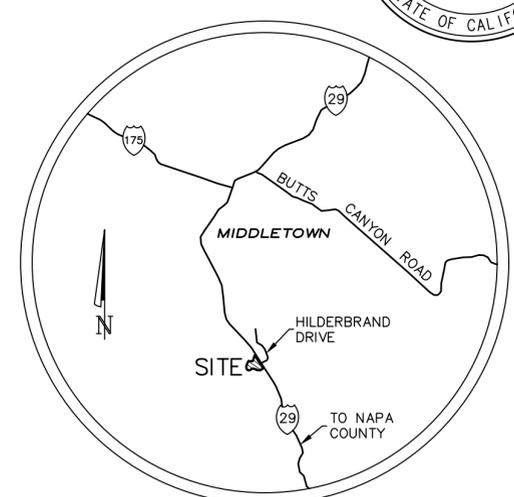
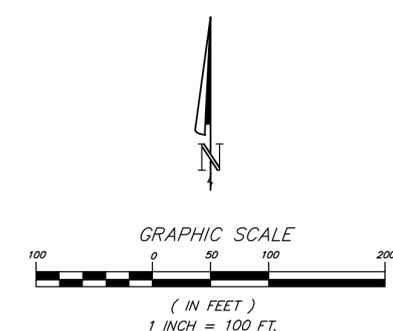


NOTE:  
 THIS IS NOT A BOUNDARY SURVEY. BOUNDARY SHOWN HEREON IS APPROXIMATE AND SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION OR CRITICAL DESIGN. BEARINGS AND DISTANCES SHOWN CALCULATED USING 12 PM 18, LAKE COUNTY RECORDS.

PREPARED BY ALBION SURVEYS AT THE REQUEST OF  
 RICHARD BRAND

*Jon M Webb*  
 JON M. WEBB, PLS 6709

11-23-2020  
 DATE



LOCATION MAP  
 NOT TO SCALE

**STORM WATER NOTE**

STORM WATER FACILITIES AND BEST MANAGEMENT PRACTICES (BMP). STRUCTURAL SOURCES AND TREATMENT CONTROLS WILL BE DESIGNED "BY OTHERS" AS SET FORTH IN THE CURRENT IMPROVEMENT STANDARDS AND APPROVAL BY THE LOCAL AGENCY AT THE TIME OF SITE DEVELOPMENT. NO MAJOR GRADING IS PLANNED FOR THIS PROJECT.

**MANZANITA SHRUB AREA NOTE**

AREA MAY CONTAIN JEPSON NAVARRERIA - A SURVEY OF THIS AREA WILL BE PERFORMED BY A QUALIFIED BOTANIST PRIOR TO DEVELOPMENT

**TENTATIVE PARCEL MAP**  
 OF THE LANDS OF  
**BRAND**

BEING A PORTION OF SEC. 23, T.10N., R.7W., M.D.B.&M.  
 AND A PORTION OF THE CALLAYOMI RANCHO  
 COUNTY OF LAKE, STATE OF CALIFORNIA

BY  
 ALBION SURVEYS  
 ST. HELENA, CALIFORNIA



LAKE COUNTY A.P.N. 013-028-81  
 NOVEMBER 23, 2020

