

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%

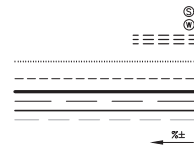
GENERAL PLAN DESIGNATION

RURAL RESIDENTIAL/RURAL LAND

ZONING

RR: RURAL RESIDENTIAL

LEGEND:



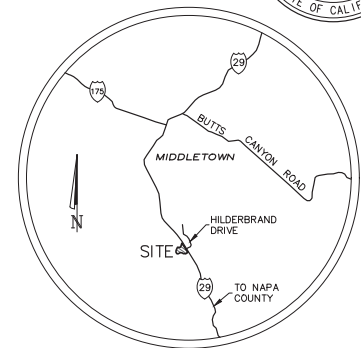
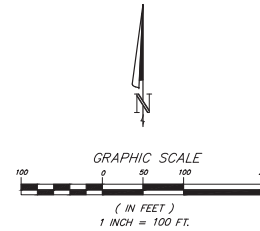
SEPTIC TANK
WELL
SEPTIC FIELD
40' CONTOUR PER USGS QUAD MAP
ELEVATIONS BASED ON NGVD29
30' PROPERTY LINE SETBACK
APPROXIMATE BOUNDARY LINE
APPROXIMATE EASEMENT LINE
BUILDING LINE
EDGE OF VINEYARD BLOCK
APPROXIMATE SLOPE PERCENTAGE

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



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