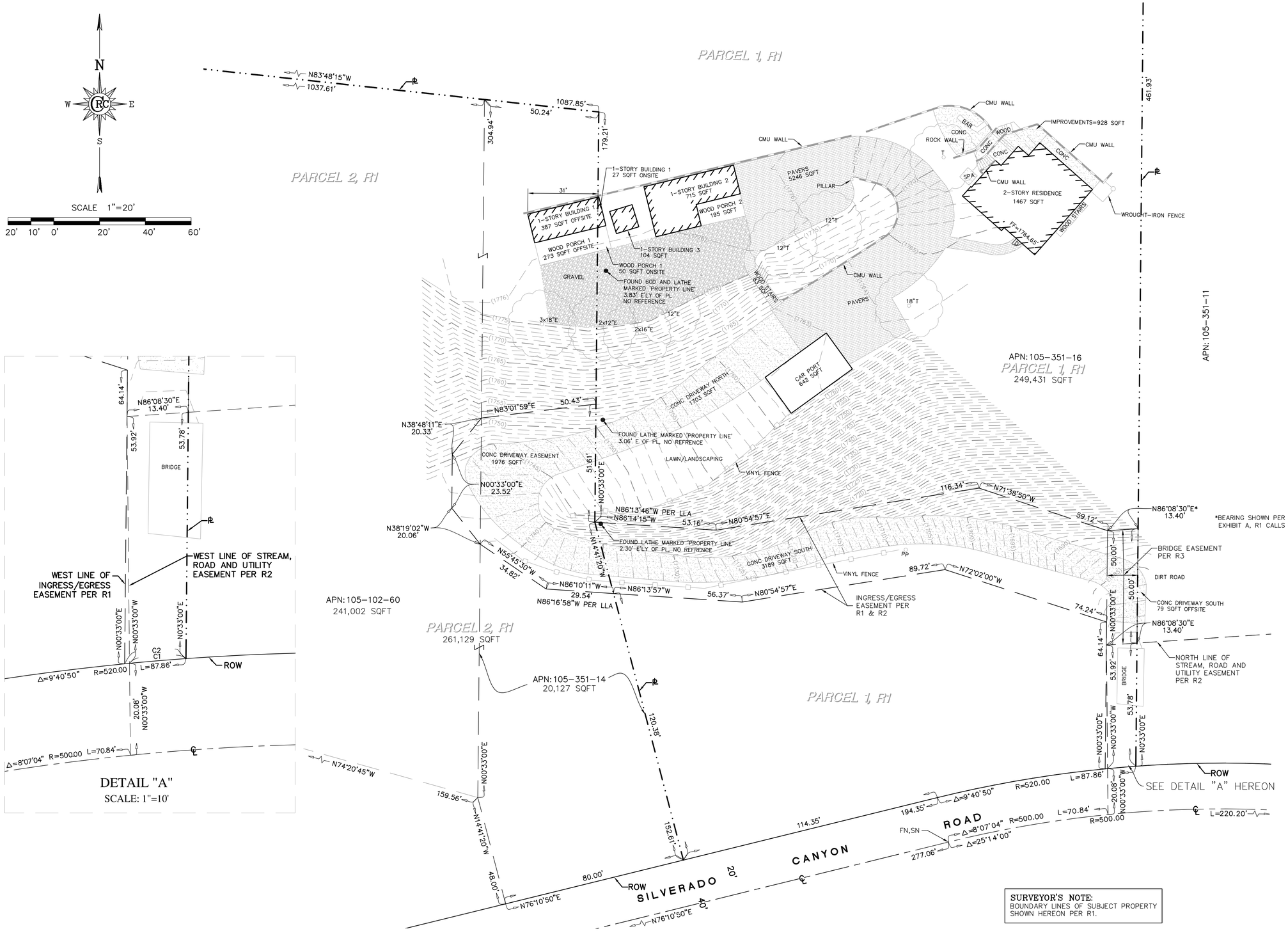


PARCEL AREAS	
PARCEL	AREA(SQFT)
PARCEL 1, R1	249,431
PARCEL 2, R1	261,129
LLA TOTAL	310,560
105-351-14	20,127
105-102-60	241,002
OFFSITE PORTION OF DRIVEWAY EASEMENT	4,243

ONSITE IMPROVEMENTS	
ITEM	AREA(SQFT)
BUILDING 1	27
BUILDING 2	715
BUILDING 3	104
RESIDENCE	1,467
CAR PORT	642
WOOD PORCH 1	50
WOOD PORCH 2	195
PAVERS	5,246
YARD HARDSCAPE	928
WOOD STAIRS	83
DRIVEWAY NORTH	1,703
DRIVEWAY IN EASMENT	1,976
DRIVEWAY SOUTH	3,189
TOTAL	16,325

ENCROACHMENTS	
ITEM	AREA(SQFT)
BUILDING 1	387
WOOD PORCH 1	273
TOTAL	660
DRIVEWAY SOUTH	79

CURVE DATA			
	DELTA	RADIUS	LENGTH
C1	1°21'51"	520.00'	12.38'
C2	1°28'53"	520.00'	13.44'

LEGEND

CL	=	CENTERLINE
CMU	=	CONCRETE MASONRY UNIT
CONC	=	CONCRETE
D	=	DOOR
E	=	EUCALYPTUS TREE
FF	=	FINISH FLOOR
FN,SN	=	FOUND NOTHING, SET NOTHING
FS	=	FINISH SURFACE
G	=	GROUND
PL	=	PROPERTY LINE
PP	=	POWER POLE
ROW	=	RIGHT OF WAY
SQFT	=	SQUARE FEET
T	=	TREE
R1	=	LLA NO. 90-092 RECORDED AS INSTRUMENT NO. 91-124582 O.R.
R2	=	GRANT DEED RECORDED 11/09/2016 AS INSTRUMENT NO. 20160005667339 O.R.
R3	=	EXHIBIT "D" OF GRANT DEED RESERVING EASEMENTS APPURTENANT RECORDED MAY 1, 1992 AS INSTRUMENT NO. 92-288386 O.R.

SURVEYOR'S NOTE:
BOUNDARY LINES OF SUBJECT PROPERTY SHOWN HEREON PER R1.

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SURVEYOR'S NOTES

1. This map is not a boundary survey. No property corners have been set as part of this work.

2. Survey monuments found in the course of this mapping have been set by others, and used only as reference for purposes of topographic mapping, without the verification of its agreement with applicable legal descriptions and seniority of deeds.

3. Relation of topographic features (fences, walls, trees, power poles, etc.) to property lines shown on this map subject to the adjustments to any boundary survey that is to be done on the property.

4. This survey was prepared without the benefit of a title report. Easements, if any, are not shown.

LICENSED LAND SURVEYOR
RONALD N. KOESTER
NO. 5930
STATE OF CALIFORNIA

PLANS PREPARED UNDER THE DIRECTION OF

DECEMBER 20, 2022

RON KOESTER LS 5930 DATE

REVISIONS

DATE

AS-BUILT SURVEY MAP

CRC 3985

SHEET 2 OF 2 SHEETS

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