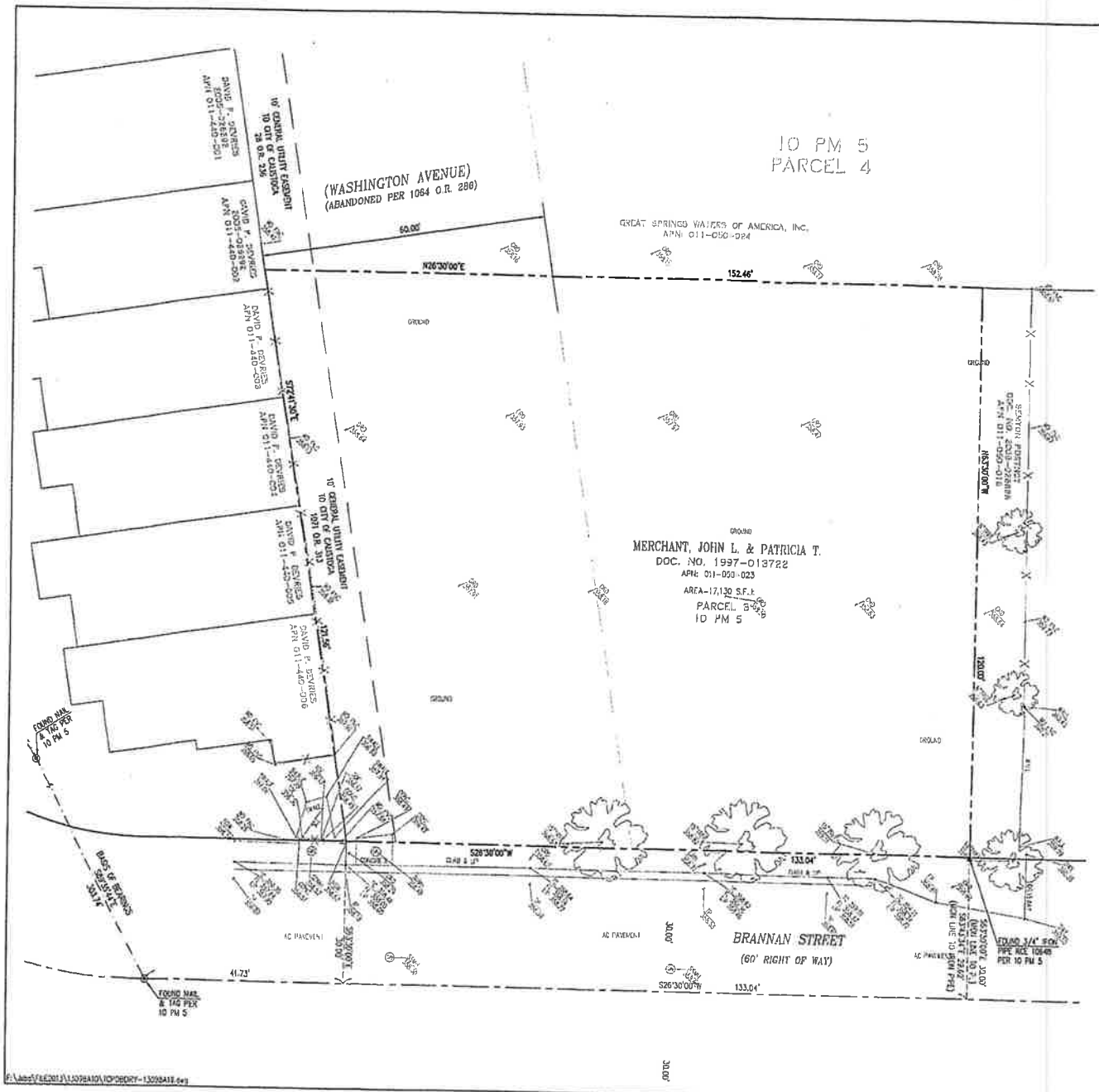

NOTES

1. EASEMENTS AND/OR RIGHTS OF WAY ARE SHOWN HEREON PER THE PTR. OTHER EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, ARE NOT SHOWN HEREON.
2. DATE OF FIELD SURVEY: OCTOBER 31, 2013 AND MARCH 24, 2014 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.
3. THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREIN AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.

UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
STORM DRAINS: CITY OF CALISTOGA
SANITARY SEWER: CITY OF CALISTOGA
WATER: CITY OF CALISTOGA
ELECTRICITY: PACIFIC GAS & ELECTRIC CO.
NATURAL GAS: PACIFIC GAS & ELECTRIC CO.

4. THE TITLE REPORTS USED IN THIS SURVEY WERE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, PRELIMINARY REPORT TITLE NO. 0025900816-LT, DATED SEPTEMBER 27, 2013 AT 7:30 A.M., REFERRED TO HEREON AS THE "PTR".

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF CALISTOGA, COUNTY OF NAPA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 3, AS SHOWN ON THE MAP ENTITLED "PARCEL MAP OF A PORTION OF THE PROPERTY OF PETER A. TEDESCHI AND PETER A. TEDESCHI, TRUSTEE", FILED AUGUST 18, 1978, IN BOOK 10 OF PARCEL MAPS AT PAGE(S) 5, IN THE OFFICE OF THE COUNTY RECORDER OF NAPA COUNTY.

APN 011-050-023

BASIS OF BEARINGS

BASIS OF BEARINGS IS S63°31'43"E, TAKEN BETWEEN TWO FOUND NAILS & TAGS ON BRANNAN STREET AS SHOWN ON THAT CERTAIN MAP FILED IN BOOK 10 OF PARCEL MAPS AT PAGE 5.

REFERENCE MAPS

R1) BOOK 10 OF PARCEL MAPS, PAGE 5, "PARCEL MAP OF A PORTION OF THE PROPERTY OF PETER A. TEDESCHI AND PETER A. TEDESCHI, TRUSTEE"
R2) RECORD OF SURVEY MAP, BOOK 6, PAGE 28.
R3) RECORD OF SURVEY MAP, BOOK 12, PAGE 85.

BENCHMARK

MAG NAIL IN ASPHALT LABELED ET AT THE ENTRANCE TO ROMAN SPRINGS RESORT ON STATE HIGHWAY 29 (LINCOLN AVE) IN THE CITY OF CALISTOGA, ELEVATION=354.65 (DATUM UNKNOWN - SUPPLIED BY ALBION SURVEYS, ST. HELENA, CA)

SURVEYOR'S STATEMENT

THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYORS ACT AT THE REQUEST OF DANIEL MERCHANT IN MARCH 2014.

JACQUELINE LUK, P.L.S. 8934
FOR LUK & ASSOCIATES, INC.

DATE 4/25/2014

LEGEND

SYMBOLS	DESCRIPTION
	BOUNDARY - SUBJECT PROPERTY
	RIGHT-OF-WAY LINE
	ADJOINERS PROPERTY LINE
	EASEMENT LINE
	MONUMENT LINE
(T)	TOTAL
DOC. NO.	DOCUMENT NUMBER
	CENTER LINE
	TIE LINE
	WOOD FENCE
	CATCH BASIN
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	STORM DRAIN MANHOLE
	SANITARY SEWER MANHOLE
	TELEPHONE BOX
	PACIFIC GAS & ELECTRIC BOX
	TREE

SYMBOLS	DESCRIPTION
	CONCRETE ELEVATION
	GROUND ELEVATION
	TOP OF PAVEMENT ELEVATION
	TOP OF CURB ELEVATION
	EDGE OF PAVEMENT ELEVATION
	BACK OF SIDEWALK ELEVATION
	ASPHALT CONCRETE
	BUILDING
	BACK OF SIDEWALK
	TOE OF SLOPE
	CONCRETE
	WOOD FENCE
	DRIVEWAY
	GROUND
	GRADE BREAK
	PROPERTY LINE

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 inch = 10 ft.

NORTH

TOPOGRAPHIC & BOUNDARY SURVEY

FOR

33 BRANNAN STREET

BEING PARCEL 3 AS SHOWN ON THAT CERTAIN MAP FILED AUGUST 18, 1978, IN BOOK 10 OF PARCEL MAPS AT PAGE 5, , AT PAGES 10 AND 11 IN THE OFFICE OF THE COUNTY RECORDER OF NAPA COUNTY, STATE OF CALIFORNIA

CITY OF CALISTOGA, COUNTY OF NAPA, CALIFORNIA

APRIL 2014

PREPARED BY
LUK AND ASSOCIATES
CIVIL ENGINEER - LAND PLANNERS - LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388

JOB NO.: 13098A10 PLOT DATE: APRIL 25, 2014

P:\Jobs\LE2013\13098A10\TOPOBDRY-13098A10.dwg

ATTACHMENT 3