

LINE	BEARING	LENGTH
L1	N63°53'45"E	0.23'
L2	N24°13'13"W	27.15'
L3	N32°22'47"W	79.76'
L4	N32°22'47"W	36.98'

CONTOUR INFORMATION:

CONTOURS AND TOPOGRAPHIC FEATURES SHOWN ON THIS TENTATIVE MAP WERE CREATED BY RUIZICKA ASSOC., ON OR BEFORE 6-12-2008, CONTOUR INTERVALS= 1 FOOT.

FLOOD ZONE INFORMATION:

FLOOD ZONE LINES SHOWN HEREON HAVE BEEN SCALED IN OF THE LAKE COUNTY GIS MAP AND ARE FOR REFERENCE PURPOSES ONLY.

FD. 1/2" REBAR, TAGGED 14961, PER 62 R/S 10.

THIS PARCEL IS TO BE DONATED TO THE LAKE COUNTY LAND TRUST
PARCEL 4
 AREA= 8.20± AC

PARCEL 3
 AREA= 6.20± AC

PARCEL 2
 AREA= 8.23± AC

PARCEL 1
 AREA= 3.58± AC

STORM WATER NOTE:

STORM WATER FACILITIES AND "B.M.P." (BEST MANAGEMENT PRACTICES). STRUCTURAL SOURCES AND TREATMENT CONTROLS WILL BE DESIGNED "BY OTHERS" TO THE STANDARDS AS SET FORTH IN THE CURRENT IMPROVEMENT STD'S AND APPROVAL BY THE LOCAL AGENCY. NO MAJOR GRADING PLANNED FOR THIS PROJECT.

FLOOD PLAIN NOTE:

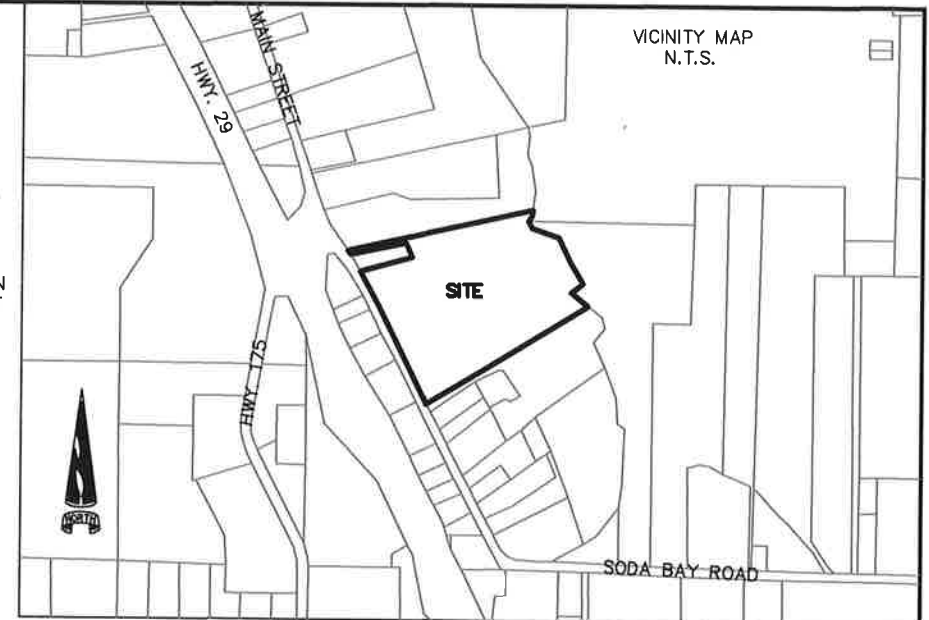
ACCORDING TO THE FLOOD INSURANCE RATE MAP DATED SEPT. 30, 2005 THE SITE IS LOCATED IN THE ZONE "X" AREA DETERMINED TO BE AREAS OF MINIMAL FLOODING. ZONE "AO", AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; AVERAGE DEPTHS OF INUNDATION ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED. ZONE "AE", AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD FACTORS DETERMINED. (06033C0493 "D", COUNTY OF LAKE COMMUNITY NO. 060090).

WATER EASEMENT NOTE:

- (A) PROPOSED 15 FOOT WIDE WATERLINE EASEMENT FROM PARCEL 1 TO PARCEL 3.
- (B) PROPOSED 15 FOOT WIDE WATERLINE EASEMENT FROM PARCEL 1 TO PARCEL 2.

EXISTING ACREAGE:

26.21 ACRES



OWNER:
 TEGTMEIER ASSOCIATES, INC.
 14 MAISON COURT
 MENLO PARK, CALIFORNIA 94025

ASSESSOR'S PARCEL NUMBER:

008-001-25

ZONING:

"C3", SERVICE COMMERCIAL DISTRICT

WATER SUPPLY:

PRIVATE INDIVIDUAL WELLS

SEWAGE DISPOSAL:

LAKE COUNTY SPECIAL DISTRICTS

FIRE PROTECTION:

NORTH SHORE FIRE PROTECTION DISTRICT

SURVEYOR:

MICHAEL S. CONSER PLS 8383

LEGEND:

- x-x-x- INDICATES FENCE
- ⊕ INDICATES POWER POLE
- ⊙ INDICATES SEWER MAN HOLE
- INDICATES FOUND MONUMENTS AS NOTED
- ▲ INDICATES FOUND 1/2" REBAR, NO TAG PER 62 R/S 10.
- ⊕ INDICATES EXISTING WELL
- INDICATES EXISTING INTERSEPTOR
- - - - - INDICATES FLOOD ZONES
- * INDICATES EXISTING FIRE HYDRANT IN ACCORDANCE WITH THE FIRE PROTECTION STANDARDS FOR LAKE COUNTY.
- - - - - INDICATES APPROXIMATE 30 FOOT SETBACK ALONG MANNINGS CREEK.

RECEIVED

DEC 10 2019

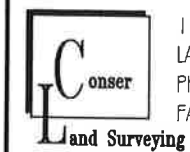
LAKE COUNTY COMMUNITY DEVELOPMENT DEPT.

TENTATIVE PARCEL MAP FOR TEGTMEIER ASSOCIATES, INC.

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31 TOWNSHIP 14 NORTH, RANGE 9 WEST, M.D.B. & M.

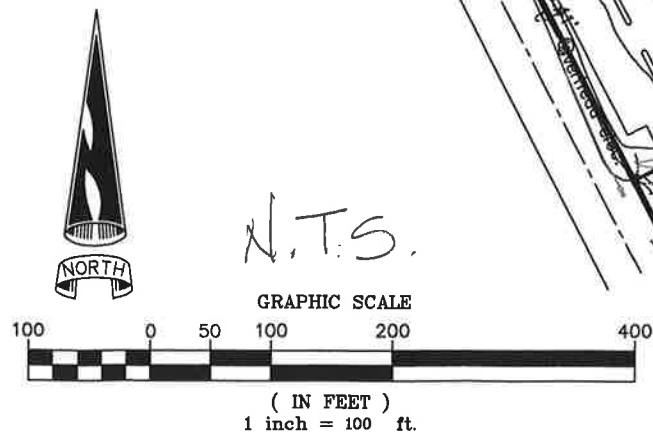
COUNTY OF LAKE,

CALIFORNIA



125 PARK STREET
 LAKEPORT, CALIFORNIA 95453
 PHONE (707) 263-5512
 FAX (707) 263-0455

JOB NO.	18-76
ACAD FILE	TEG_TPM
DESIGNED	C3
CAD BY	C3
CHECKED	C4
DATE	6-22-18
SHEET NO.	1 OF 1 SHEETS



N.T.S.