SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT, AT THE REQUEST OF ALLAN MORENO ON OCTOBER 26, 2020.

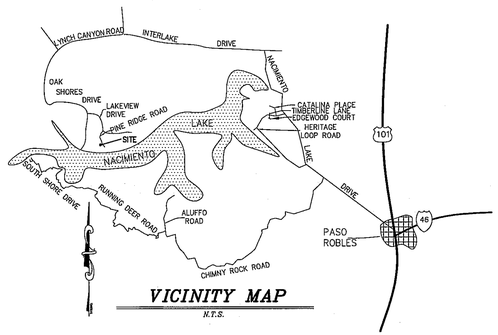
Wm. E. Touchon 10-27-2020

WM. E. TOUCHON P.L.S. 4845 *DATE*

LICENSED LAND SURVEYOR
WM. EDWARD TOUCHON
EXP. 9/30/2022
L.S. 4845
STATE OF CALIFORNIA

LEGAL DESCRIPTION

LOTS 267, OF TRACT 381 – OAK SHORES AS FILED IN BOOK 8, PAGE 5, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.



VICINITY MAP

N.T.S.

LOT 268
8-MB-5
2675 PINE RIDGE ROAD
APN: 012-264-037
PAUL A. & TESSIE M. MACHADO

LOT 267
8-MB-5
2677 PINE RIDGE ROAD
APN: 012-264-038
ALLAN V. MORENO

LOT 266
8-MB-5
2679 PINE RIDGE ROAD
APN: 012-264-039
JACOB R. JACKSON

TR 381 LT 140
8-MB-5
8122 SMITH POINT ROAD
APN: 012-265-040
PJOEL DELAMORA

FOUND 1/2" RBR WITH BROKEN CAP. "LS 3479" IN LIEU OF 3/4" I.P. PER RI. TCS#112 EL=977.54'

FOUND 1/2" RBR. WITH CAP "LS 3479" IN LIEU OF 3/4" I.P. PER RI. TCS#113 EL=956.29'

FOUND 1/2" RBR. WITH MISSING CAP IN LIEU OF 3/4" I.P. PER RI. TCS#114 EL=978.22'

TBM: FOUND 1/2" RBR. WITH MISSING CAP IN LIEU OF 3/4" I.P. PER RI. TCS#115 EL=979.11'

PINE RIDGE ROAD

15' PUBLIC UTILITY EASEMENT PER R1

15' (MINIMUM) SIDE SETBACK PER R1

25' REAR SETBACK PER R1

15' SETBACK LINE PER R1

SSMH RIM=980.71'

SSMH RIM=944.52'

DRAINAGE SWALE

TELEPHONE PEDESTAL

TRANSFORMER

ICV

WV

WHARF HEAD

12" CMP TOP=979.84' INV=978.84'

WATER METER

CONCRETE DRIVEWAY

BUILDING STAKE 977.87'

BUILDING STAKE 977.62'

BUILDING STAKE 966.39'

BUILDING STAKE 973.09'

BUILDING STAKE 972.79'

BUILDING STAKE 976.99'

GARAGE STAKE 974.63'

GARAGE STAKE 978.40'

S 56°27'59" E 133.87'-R1 133.76'-M

N 33°18'33" W 110.17'-M [N33°24'54"W 110.00'-R1]

N 27°10'21" E 112.29'-M [N27°23'E 112.03'-R1]

N 33°18'33" E 224.44'-M [N33°24'54"E 224.00'-R1]

S 33°18'33" E 363.33'-M

10' 5' 0' 10' 20'

SCALE: 1"= 10' FT.

CONTOUR INTERVAL = 1 FOOT

BASIS OF BEARINGS

THE "BASIS OF BEARINGS" FOR THIS MAP AND SURVEY IS GRID NORTH PER CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS 83-ZONE 5). THE MEAN CONVERGENCE ANGLE FOR THIS SITE IS -01°41'58".

BENCH MARK

BM = 2" BRASS DISK STAMPED NAC #1 – 1957 LOCATED ON THE BRIDGE OVER THE SPILLWAY OF THE NACIMIENTO LAKE DAM

ELEVATION = 829.44 FEET (NGVD 1929 PER COUNTY OF MONTEREY)

TEMPORARY BENCH MARK

TBM = TOP OF A FOUND 1/2" REBAR WTH NO CAP AT THE (TCS#115) AS SHOWN AT THE NORTHEAST CORNER OF LOT 267

ELEVATION = 979.11 FEET (NGVD 1929 PER COUNTY OF MONTEREY)

NOTES

1. *A PARTIAL TOPOGRAPHIC SURVEY AND A BOUNDARY CHECK SURVEY WERE PERFORMED.*
2. *ANY POSSIBLE EASEMENTS AFFECTING PROPERTY ARE UNKNOWN EXCEPT AS SHOWN. NO TITLE REPORT WAS PROVIDED.*
3. *UNDERGROUND UTILITIES SHOWN HEREON (IF ANY) ARE BASED ON ABOVE-GROUND STRUCTURES, USA MARKINGS, AND RECORD DRAWINGS ONLY. ACTUAL LOCATION MAY VARY.*
4. *ADDITIONAL UNDERGROUND UTILITY SERVICE LINES TO THE PROPERTY MAY EXIST. FOR INFORMATION REGARDING UTILITY LOCATIONS, SIZE, DEPTH, CONDITION, AND CAPACITY, CONTACT UTILITY OWNERS.*
5. *FIELD SURVEY PERFORMED: 09/28/2020*
6. *PROPERTY OWNERS: ALAN V. MORENO*
7. *SITE ADDRESS: 2677 PINE RIDGE ROAD BRADLEY, CA 93426 APN: 012-264-034*
8. *BOUNDARY INFORMATION SHOWN IS RECORD PER:*

   R = RECORD DATA PER 8-MB-5
   M = MEASURED DATA

LEGEND

- ● = FOUND MONUMENT AS NOTED
- M = MEASURED DATA
- [...] = RECORD DATA
- = CENTERLINE OF ROAD
- = EDGE OF PAVEMENT
- = FLOWLINE
- = TOP OF SLOPE

AC = ASPHALT CONCRETE
BX = BOTTOM OF CURB AT DRIVEWAY OPENING
FL = FLOW LINE
FLACB = FLOW LINE OF ASPHALT BERM
FS = CONCRETE
GD = GROUND
SSMH = SANITARY SEWER MANHOLE
TBRM = TOP OF BERM

TREE LEGEND

- ⊙ = SINGLE TRUNK
- ⊙⊙ = MULTIPLE TRUNK
- 12" = TRUNK SIZE LABEL
- 2P = 2 PRONG
- 3P = 3 PRONG

BO = BLUE OAK
LO = LIVE OAK
SO = SCRUB OAK
PINE = PINE TREE
TREE = UNIDENTIFIED TYPE
VO = VALLEY OAK

NOTE:
ALL TREES SHOWN ARE LIVE OAKS UNLESS NOTED OTHERWISE. SIZE LABEL REPRESENTS TRUNK DIAMETER AT CHEST HEIGHT. DRIP LINE LOCATIONS ARE APPROXIMATE.

TWIN CITIES SURVEYING INC.

615-C MAIN STREET / P.O. BOX 777
TEMPLETON, CALIFORNIA 93465-0777
(805) 434-1834 FAX (805) 434-3684

DRAWING: TOPO-MORENO-PINE RIDGE ROAD
DRAWN BY: R.A.L. JN 20186
FIELD SURVEY: 09/28/2020 SHEET 1 OF 1

N:\2020\Moreno Pine Ridge Road 20186\dwg\Moreno Pine Ridge Road 20186 TOPO.dwg, Layout1, 10/27/2020 7:19:22 AM, jay