

LEGEND:

CONC	CONCRETE
CP	CONTROL POINT
DI	DROP INLET
DWY	DRIVEWAY
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
EPB	ELECTRICAL PULLBOX
EVL	ELECTRICAL VAULT
FF	FINISH FLOOR
FH	FIRE HYDRANT
GM	GAS METER
GUY	GUY ANCHOR
JP	JOINT UTILITY POLE
MON	MONUMENT
P	PROPERTY LINE
P.S.E.	PUBLIC SERVICE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
S.B.L.	SETBACK LINE
SCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
UTILITY	UTILITY
WM	WATER METER
WV	WATER VALVE

NOTES:

- 1.) THE BOUNDARY AND TOPOGRAPHY SHOWN HEREON IS BASED UPON A FIELD SURVEY COMPLETED FEBRUARY 12, 2024.
- 2.) THIS DRAWING WAS PREPARED WITH THE BENEFIT OF A "CONDITION OF TITLE GUARANTEE" REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED MARCH 6, 2024, GUARANTEE NO. 7096894, FOR LAL REAL ESTATE & DEVELOPMENT, LLC, AND THEREFORE, EASEMENTS SHOWN HEREON ARE BASED ON THE EXCEPTIONS TO TITLE STATED IN SAID GUARANTEE.
- 3.) THE LOT BOUNDARY WAS ESTABLISHED BY GRANT DEED AND WAS PLACED BY FOUND MONUMENTS ALONG FOLSOM BOULEVARD (CR4155, CR4281, 36 RS 35, 105 PM 18) AND BY FOUND MONUMENTS IN THE CENTERLINE OF KELLINGWORTH COURT NORTH OF SUBJECT PARCEL (CR 5097, CR 5098, 169 BM 9).
- 4.) DEED DESCRIPTION DOES NOT CLOSE AND DOES NOT FOLLOW LINES OF OCCUPATION AT THE NORTH LINE. THE 10" SEWER EASEMENT LISTED AS THE NORTH 10 FEET OF SUBJECT PARCEL IS PLACED ASSUMING THE NORTH LINE IS COINCIDENT WITH THE SOUTH LINE OF THE SHEFFIELD SUBDIVISION FILED IN BOOK 169 OF MAPS, PAGE 9, SACRAMENTO COUNTY RECORDS.
- 5.) THERE IS NO EASEMENT KNOWN, OR LISTED IN THE GUARANTEE FOR THE EXISTING 15" STORM DRAIN LINE SHOWN HEREON.



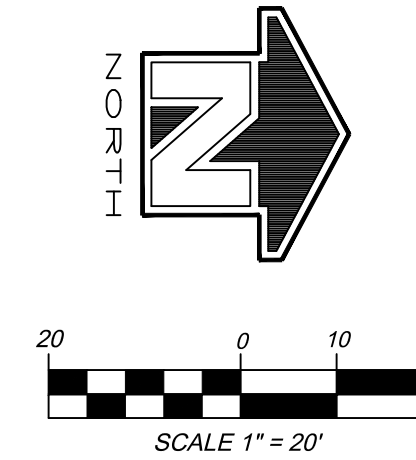
APN: 075-0040-042

FRESNO CHESTNUT BUILDING LLC
DOC 201910300853 OR
LOT AREA = 2.009±AC (87,523± SF)
APN: 075-0040-005

APN: 075-0040-006

LOT 38
169 BM 9

LOT 37
169 BM 9



NO.	REVISIONS DESCRIPTION	DATE	BY

BENCH MARK BM 22-92 ELEV. 65.23' (NAVD88)
2" BRASS DISK STAMPED "SACRAMENTO CO. DEPT. OF PUBLIC WORKS CO. B.M. 22-92" LOCATED NEAR THE SOUTHWEST CORNER OF CONCRETE BASE OF TRAFFIC SIGNAL STANDARD IN TRIANGULAR TRAFFIC ISLAND AT THE NORTHEAST CORNER OF FOLSOM BLVD. AND BRADSHAW RD. (SACRAMENTO COUNTY BENCHMARK - NAVD88 DATUM)

FIELD BOOK
SCALE: 1" = 20'

UNINCORPORATED COUNTY OF SACRAMENTO

DRAWN BY: DLH	DESIGNED BY:	PROJECT MANAGER: —
DATE 12/08/24	DATE	R.C.E. — DATE —

TOPOGRAPHIC SURVEY
9509 FOLSOM BOULEVARD

APN#: 075-0040-005

SACRAMENTO



PREPARED BY:
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SHEET
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