

OWNER:
LAKEPORT BOAT RENTALS, INC.
401 SOUTH MAIN STREET
LAKEPORT, CALIFORNIA 95453

ASSESSOR'S PARCEL NUMBER:
A.P.N. 026-031-29

ZONING:
"R5" DISTRICT, HIGH DENSITY RESIDENTIAL

WATER SUPPLY:
CITY OF LAKEPORT

SEWAGE DISPOSAL:
CITY OF LAKEPORT

FIRE PROTECTION:
CITY OF LAKEPORT

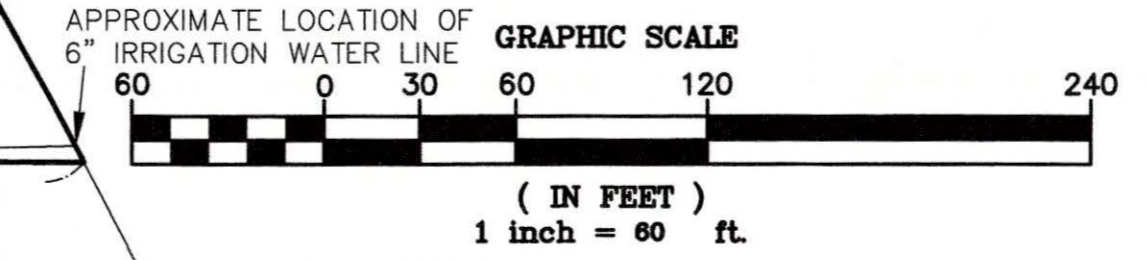
SURVEYOR:
MICHAEL S. CONSER PLS 8383



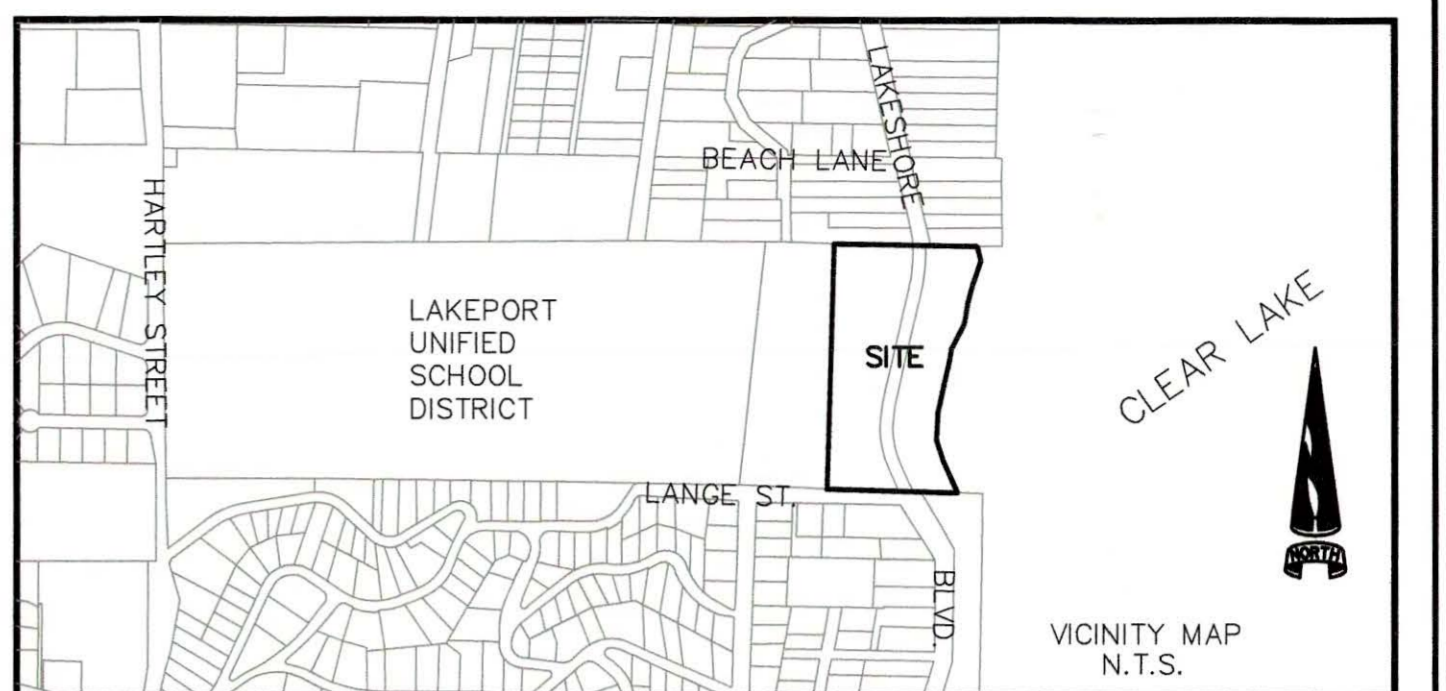
APPROXIMATE 7.79 LINE= 1326.05', TO BE VERIFIED IN THE FINAL PARCEL MAP PROCESS.

- LEGEND:**
- x-x-x- INDICATES FENCE
 - - - - - INDICATES FLOW LINE
 - ⊕ INDICATES POWER POLE
 - ⊕ INDICATES FIRE HYDRANT
 - ⊕ INDICATES WATER VALVE
 - ⊕ INDICATES SEWER MANHOLE
 - ⊕ INDICATES SIGN
 - ⊕ INDICATES GUY ANCHOR
 - ⊕ INDICATES EXISTING TREE
 - - - - - INDICATES PROPOSED 60' ROADWAY AND PUBLIC UTILITY EASEMENT
 - ⊕ INDICATES TELEPHONE MANHOLE
 - ⊕ INDICATES RED UTILITY MARKING FLAGS
 - ⊕ INDICATES SAND BAG WING WALL
 - L.W. INDICATES LOW WATER LINE

CURVE TABLE			LINE TABLE			
CURVE	LENGTH	RADIUS	DELTA	LINE	BEARING	LENGTH
C1	232.35'	350.00'	38°02'11"	L1	N04°30'22"W	13.45'
C2	48.54'	350.00'	07°56'48"			
C3	101.84'	350.00'	16°40'15"			
C4	81.97'	350.00'	13°25'08"			
C5	148.00'	500.00'	16°57'32"			



BENCH MARK:
CONTROL POINT # 100= 5/8" REBAR WITH A RED PLASTIC CAP
STAMPED CONSER CONTROL, ELEVATION= 1328.46.



BASIS OF BEARINGS:
NORTH 14°11'05" WEST BETWEEN FOUND MONUMENTS ON THE WEST SIDE OF LAKESHORE BLVD. AS SHOWN ON BOOK 82, RECORD OF SURVEY AT PAGE 25.

CONTOURS:
ONE FOOT

LEGEND:
▲ MONUMENTS FOUND AS NOTED
Ⓐ DENOTES PROPOSED 10' SEWER EASEMENT IN FAVOR OF THE CITY OF LAKEPORT

REFERENCES:
() RECORD DATA PER 82 R/S 25, LAKE COUNTY RECORDS
[] RECORD DATA PER BK. 771, PG. 117, LAKE COUNTY RECORDS

NOTE:
UNDERGROUND UTILITIES MAY EXIST, BUT WERE NOT LOCATED THIS SURVEY.
THIS IS NOT A BOUNDARY SURVEY, BOUNDARIES SHOWN ARE RECORD.
EASEMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST. VERIFY RECORD EASEMENTS PRIOR TO SITE DESIGN, NONE SHOWN IN THE TITLE REPORT.

PROPOSED 60' ROADWAY AND PUBLIC UTILITY EASEMENT ALONG LAKESHORE AND THE NORTH LINE OF LANGE STREET WAS ESTABLISHED BY 30' HALF WIDTH FROM CENTERLINE OF EXISTING CURB AND GUTTER.
DUE TO THE GROSS MISCLOSURES IN THE EXCEPTION DESCRIPTIONS FOR THIS TRACT BEING IN EXCESS OF 15 FEET, THE EXISTING FENCE IS THE BEST EVIDENCE OF THE INTENDED LOCATION OF THE EAST BOUNDARY LINE OF THE UNIFIED SCHOOL DISTRICT TRACT. THE NORTHEAST CORNER OF THE UNIFIED SCHOOL DISTRICT TRACT AS SHOWN HEREON IS 2121.53 FEET FROM THE CENTER OF SECTION 13. THE CALCULATED DISTANCE PER SAID DEEDS IS 2123.46 FEET.

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 2 FEET; (AVERAGE DEPTHS OF INUNDATION ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED, ZONE AE AREAS OF 100-YEAR FLOOD; FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED (06033C0491 "D", COUNTY OF LAKE COMMUNITY NO. 065038).

TENTATIVE PARCEL MAP
FOR
LAKEPORT BOAT RENTALS, INC.

BEING A PORTION OF SECTION 13, TOWNSHIP 14 NORTH, RANGE 10 WEST, M.D.M.
AS DESCRIBED IN DOCUMENT # 2021020743.

CITY OF LAKEPORT, COUNTY OF LAKE, CALIFORNIA

	650 SOUTH MAIN STREET LAKEPORT, CALIFORNIA 95453 PHONE (707) 263-5512 FAX (707) 263-0455	JOB NO. 22-44
		ACAD FILE 22-44-TENT
		DESIGNED C3
		CAD BY C3
		CHECKED C1
	DATE 6-3-22	
	SHEET NO. 1 OF 1 SHEETS	