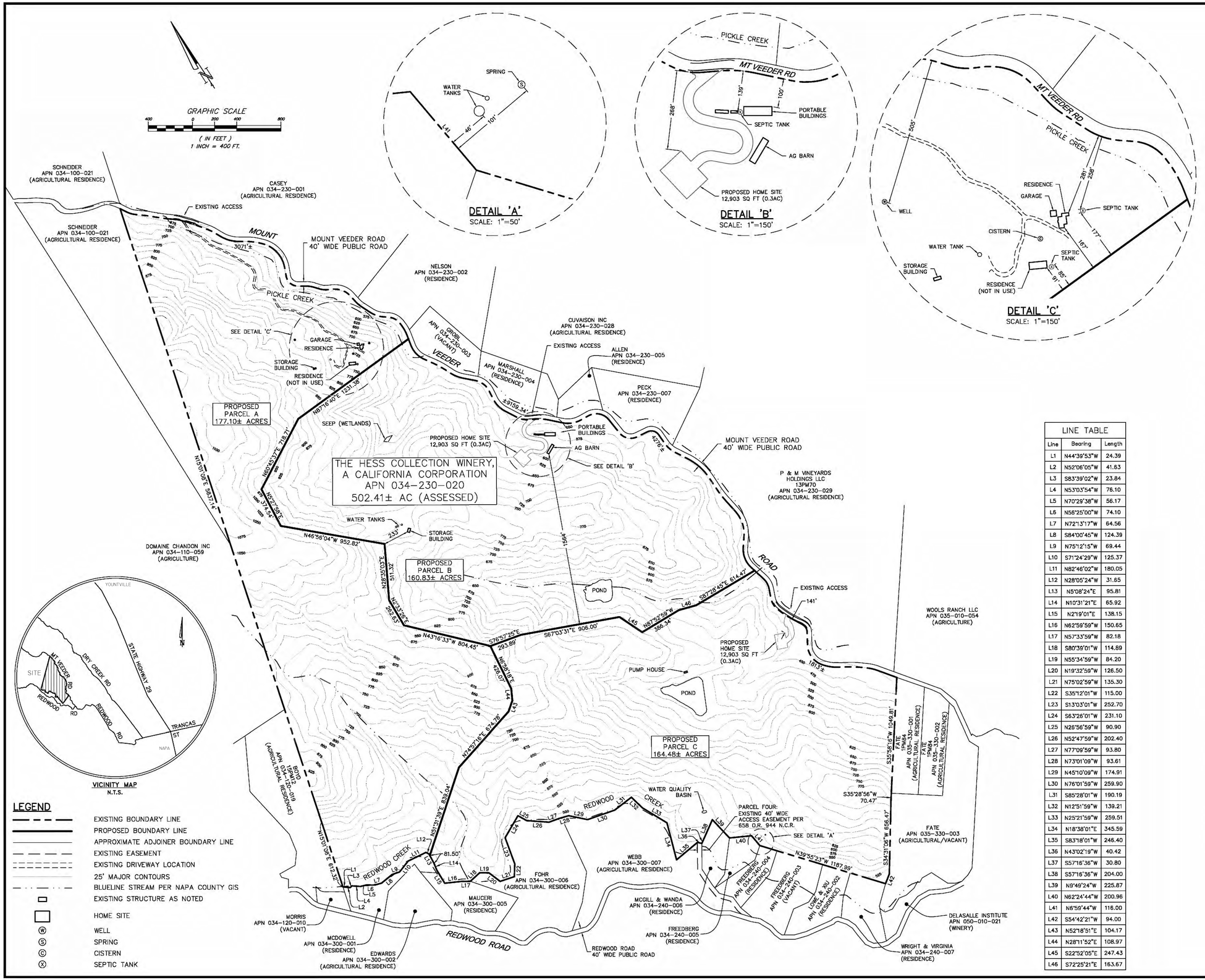

LINE TABLE		
Line	Bearing	Length
L1	N44°39'53"W	24.39
L2	N52°06'05"W	41.83
L3	S83°39'02"W	23.84
L4	N53°03'54"W	76.10
L5	N70°29'38"W	56.17
L6	N58°25'00"W	74.10
L7	N72°13'17"W	64.56
L8	S84°00'45"W	124.39
L9	N75°12'15"W	69.44
L10	S71°24'29"W	125.37
L11	N82°46'02"W	180.05
L12	N28°05'24"W	31.65
L13	N5°08'24"E	95.81
L14	N10°31'21"E	65.92
L15	N2°19'01"E	138.15
L16	N62°59'59"W	150.65
L17	N57°33'59"W	82.18
L18	S80°39'01"W	114.89
L19	N55°34'59"W	84.20
L20	N19°32'59"W	126.50
L21	N75°02'59"W	135.30
L22	S35°12'01"W	115.00
L23	S13°03'01"W	252.70
L24	S63°26'01"W	231.10
L25	N26°56'59"W	90.90
L26	N52°47'59"W	202.40
L27	N77°09'59"W	93.80
L28	N73°01'09"W	93.61
L29	N45°10'09"W	174.91
L30	N76°01'59"W	259.90
L31	S85°28'01"W	190.19
L32	N12°51'59"W	139.21
L33	N25°21'59"W	259.51
L34	N18°38'01"E	345.59
L35	S83°18'01"W	246.40
L36	N43°02'19"W	40.42
L37	S57°16'36"W	30.80
L38	S57°16'36"W	204.00
L39	N9°49'24"W	225.87
L40	N62°24'44"W	200.96
L41	N6°59'44"W	116.00
L42	S54°42'21"W	94.00
L43	N52°18'51"E	104.17
L44	N28°11'52"E	108.97
L45	S22°52'05"E	247.43
L46	S72°25'21"E	163.67

APPLICATION INFORMATION

OWNER:	THE HESS COLLECTION WINERY, A CALIFORNIA CORPORATION
ASSESSOR'S PARCEL NUMBER:	034-230-020
PROPERTY ADDRESS:	1701 MOUNT VEEDER ROAD NAPA, CA 94558
APPLICANT'S CONTACT ADDRESS:	MATT WOOD COO, HESS PERSSON 4411 REDWOOD RD NAPA, CA 94558 PHONE: 707-265-3489 EMAIL: MWOOD@HESSCOLLECTION.COM
EXISTING LAND USE:	VINEYARD & RESIDENCE
PROPOSED LAND USE:	VINEYARD & RESIDENCES
EXISTING WATER SOURCE:	OFFSITE SPRING
PROPOSED WATER SOURCE:	EACH PARCEL WILL DEVELOP ITS OWN WELL FOR DOMESTIC USE
PROPOSED AGRICULTURAL WATER:	OFFSITE SPRING
EXISTING SEWAGE DISPOSAL:	SEPTIC
PROPOSED SEWAGE DISPOSAL:	ON-SITE SEPTIC
ZONING:	AW
GENERAL PLAN DESIGNATION:	AWOS
AGRICULTURAL CONTRACT:	NONE
PROPOSED ACCESS:	PARCELS B & C WILL DEVELOP THEIR OWN ACCESS DRIVEWAY TO MT. VEEDER RD.

NOTES

PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD DATA.

THIS MAP WAS PREPARED AT THE REQUEST OF MATT WOOD.

THIS TENTATIVE PARCEL MAP SHOWS THE TRUE LOCATIONS OF GROUND FEATURES IN RELATION TO THE EXISTING PROPERTY LINES OF RECORD AND THE PROPOSED PARCEL LINES.

THE APPLICATION PARCEL IS NOT WITHIN A FEMA FLOOD ZONE.

THE CURRENT AND PLANNED USE IS AGRICULTURE AND SINGLE FAMILY RESIDENTIAL.

THE PROPOSED PARCELS CONFORM WITH THE 5:1 DEPTH/WIDTH RATIO PARCEL DESIGN REQUIREMENT PER SECTION 18.104.110.0. SEE SEPARATE SHEET FOR CALCULATIONS.

THIS TENTATIVE PARCEL MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

PARCEL TWO: WATER PIPELINE RIGHT OF WAY PER 442 OR 20, EXACT LOCATION IS NOT DISCLOSED OF RECORD (UN-LOCATABLE).

PARCEL THREE: WATER PIPELINE RIGHT OF WAY PER 588 OR 641, EXACT LOCATION IS NOT DISCLOSED OF RECORD (UN-LOCATABLE).

PRELIMINARY

TENTATIVE PARCEL MAP

OF THE LANDS OF

THE HESS COLLECTION WINERY, A CALIFORNIA CORPORATION, SUCCESSOR BY MERGER TO NAPA MOUNTAIN VINEYARDS INC., A CALIFORNIA CORPORATION

COUNTY OF NAPA, STATE OF CALIFORNIA

BY
ALBION SURVEYS
ST. HELENA, CALIFORNIA

APN 034-230-020
FEBRUARY 19, 2026

PREPARED BY: GEORGE J. NYSTROM, PLS 8108
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