

BENCH MARK

JOB
City of Sacramento BM #37-E/C, Hill Nail in
Traffic Light Base SE Corner of 24th St. Bypass
Elev. 128.50
SITE
SE Flange Bolt Fire Hydrant:
Elev. 12.81



ZONING INFORMATION

SURVEYOR'S NOTES

- No observable evidence of earth moving, building construction or building additions within recent months.
- No changes in street right of way lines, completed or proposed, and no evidence of recent street or sidewalk construction or changes in street layout.
- No observable evidence of site use as a solid waste dump, stump or sanitary landfill.
- Subtract 0.5' from Curb Elevation to get gutter elevation.
- Unable to set property corners as per California State Law.

POSSIBLE ENCROACHMENTS

None.

LAND AREA

AREA:
34,055 Sq. Ft.
0.782 Acres

BASIS OF BEARINGS

S 01°02'06" W, being the East line of Parcel 2, Book 48, page 50.

PARKING INFORMATION

REQUIRED	OBSERVED
Regular 1 per 250 Sq. Ft.	63
Handicap 1 per 25	3
Total	66

LEGEND

- = Cor. Find #5
- = Cor. Set #5
- Rebor w/cop
- HC = Handl Copied
- (M) = Meas. Dist.
- (F) = Plat Dist.
- (D) = Deed Dist.
- (R) = Record Dist.
- E— = Underground Electric
- T— = Underground Telephone
- W— = Underground Water
- G— = Underground Gas
- S— = Sanitary Sewer
- OH— = Overhead Utilities
- ⊖ = Catch Basin
- ⊕ = Electric Manhole
- ⊖ = Electric Pedestal
- ⊖ = Fire Hydrant
- ⊖ = Gas Manhole
- ⊖ = Gas Meter
- ⊖ = Light Pole
- ⊖ = Post
- ⊖ = Water Meter
- ⊖ = Telephone Pedestal
- ⊖ = Telephone Manhole
- ⊖ = Water Valve
- ⊖ = Sanitary Manhole
- ⊖ = Storm Manhole
- ↔ = Traffic Flow Direction

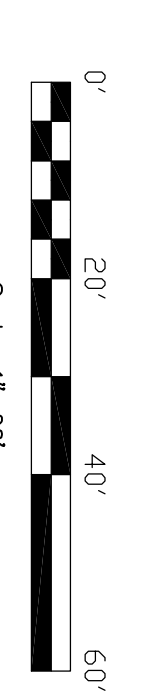
FLOOD INFORMATION

Property falls within a Zone "X" or "AE" as determined by FEMA Flood Map. For further information contact the City of Sacramento (916)264-5011, effective 7/6/98.

UTILITY NOTES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND LOCATED TO THE BEST OF OUR KNOWLEDGE AND BELIEF. THE INFORMATION IS PROVIDED FOR YOUR INFORMATION ONLY. THE UNDERSIGNED DOES NOT WARRANT THE EXACT LOCATION INDICATED THROUGH THE LINES. THE UNDERSIGNED WILL NOT BE RESPONSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SCALE



UTILITY CONTACTS

TELEPHONE: Telephone
TRI Counties Sacramento Municipal Utility
1400 J St. CA 95814
(916) 448-3324

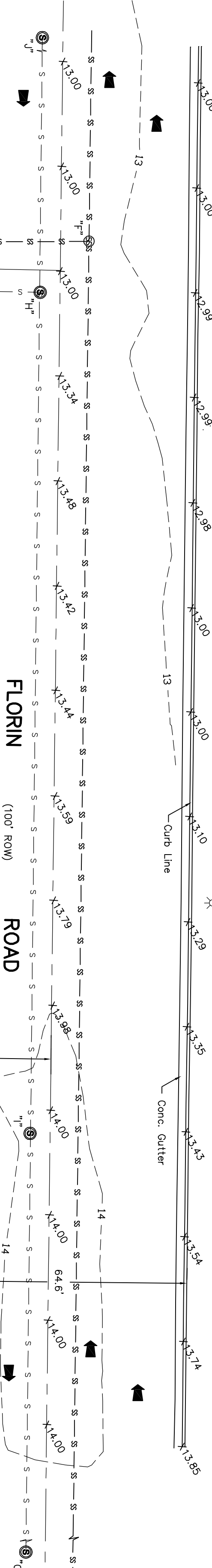
ELECTRIC: Sacramento Municipal Utility
6201 S St. CA 95817
(916) 452-3211

GAS: Gas Company
9203 Beatty Dr. Sacramento, CA 95826
(916) 384-4100

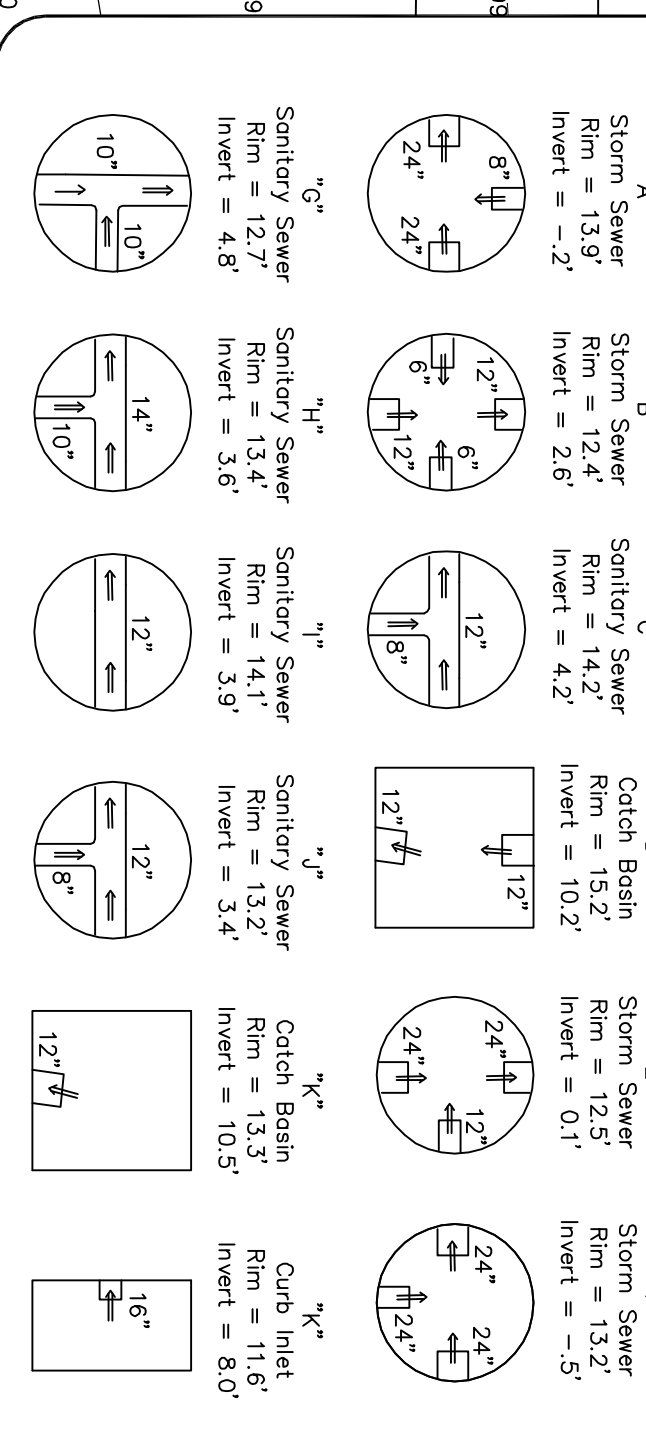
WATER: Sacramento
915 1/2 Street Sacramento, CA 95814
(916)264-5011

CABLE TV: Above All Communications
2765 Crocker Way
(916) 951-0770

SEWER: Sacramento
915 1/2 Street Sacramento, CA 95814
(916)264-5011



MANHOLE DETAILS



OWNER:

Womona Trust, Marianne Osali
P.N. 049-0021-042-0000
X15.10

OTR Investments LLC
P.N. 049-0021-038-0000
X15.16

PARCEL 1 BK 41, PG 13

OWNER:
Womona Trust, Marianne Osali
P.N. 049-0021-042-0000
X15.10

TITLE DESCRIPTION

The Land referred to herein below is situated in the City of Sacramento, County of Sacramento, State of California and is described as follows:
Parcel 2 as shown on that certain Parcel Map entitled "Portion of Lots 2 & 3, Plat of Recorder's 10 B.M. 23" and Parcel "D" 12 P.M. 5" filed for record in the office of the Recorder of Sacramento County, California, on June 15, 1979, in Book 48 f Parcel Maps, Map No. 50.
Above description is intended to be the same as the description contained in Chicago title Company Commitment for Title No. 07-6030577-RN, dated April 12, 2007.

PARCEL DESCRIPTION (Meas and Bounds)

Lot A, City of Sacramento Resolution No. 2006-316, Part of Parcel 2 as shown on that certain Parcel Map entitled "Portion of Lots 2 & 3, Plat of Recorder's 10 B.M. 23" and Parcel "D" 12 P.M. 5" filed for record in the office of the Recorder of Sacramento County, California, on June 15, 1979, in Book 48 f Parcel Maps, Map No. 50, and being more particularly described as follows:
Beginning of the Northeast corner of said Parcel 2, said Point being on the South Right of 1560.00 feet; hence westerly N 89°57'54" W, 225.74 feet to a point of the East Right of Way line of Loma Verde Way; thence northerly N 01°02'06" E, on said East Right of Way line, 130.59 feet to a point of curvature; thence along a curve to the right with a radius of 20.00 feet, a length of 2.82 feet and a central angle of 1.14° (bearing South Right of Way 215.67 feet to the Point of Beginning) Containing a total calculated area of 34,055 Square feet, or 0.782 Acres, more or less.

EASEMENTS (Per Schedule B)

As per Chicago Title Company Commitment for Title No. 07-6030577, dated April 12, 2007, the following are of Survey interest:
5. Easement(s) for Right of Way purpose(s) shown below and rights thereto as granted in a document:
Granted to: County of Sacramento
Purpose: Public Highway of road and all necessary utilities
Recorded: Public Highway Map, Book 2414, Page 227, of Official Records
Affects: North 50 feet
Affects subject property and is shown hereon.
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document:
Granted to: Sacramento Municipal Utility District
Purpose: Electrical facilities
Recorded: February 28, 1980, Book 800228, Page 847, of Official Records
Affects subject property and is shown hereon.

SURVEYORS CERTIFICATE

This is to certify, that this map or plat and the survey on which it is based were made in accordance with the provisions of the Surveyors and Land Surveyors Act of 1989, and I, the undersigned, a duly Licensed Professional Surveyor in California, have supervised the work. (except in states that require record monument platting 2, 3, 4, 5, 6, 7(O), 7(b), 7(c), (except vacant properties), 8, 9, 10, 11(O) (location of utilities per visible, above-ground, on-site observation), 11(b) (location of underground utilities per utility co. as-built plans and data) or 11(c) (location of utilities per utility co. as-built plans and data) and the undersigned, a duly Licensed Professional Surveyor in California, and ACSM and Tolls A, Pursuant to the Act, have supervised further certifies that the Position and the boundaries of the parcels shown on this map or plat were measured as shown on this map or plat and the undersigned, a duly Licensed Professional Surveyor in California, do not exceed the undersigned's professional responsibility.

CLIENT DATA

Client Name	Address
SACRAMENTO	2730 FLORIN ROAD
SACRAMENTO	2730 FLORIN ROAD

REVISIONS

NO.	REVISIONS	DATE	REV. BY
1	Add in Curb Cuts & HC Ramps	6/5/07	TEG