LEGEND

— x —	CHAIN LINK FENCE		U.G. UTILITY VAULT	VLT	U.G. UTILITY VAULT	UP	UTILITY POLE
	WOOD FENCE	MH	MANHOLE	AC	ASPHALTIC CONCRETE	LP	LIGHT POLE
— O/H —	OVERHEAD LINE	-O-	UTILITY POLE	AP	ASPHALT PAVING	WLP	WOOD LIGHT POLE
	METAL FENCE	XXXX	SPOT ELEVATION	R.O.W.	RIGHT OF WAY	LUM	LUMINAIRE
·	GRADE BREAK	w	WATER VALVE	R/W	RIGHT OF WAY	ОН	OVERHEAD
	RIGHT OF WAY LINE	\bigcirc	FOUND MONUMENT	PUE	PUBLIC UTILITY EASEMENT	CONC	CONCRETE
	CENTER LINE	lack	GEODETIC MARKER	ВСМ	BRASS CAP MONUMENT	PED	PEDESTAL
- — — -	EASEMENT LINE		ROAD SIGN	NG	NATURAL GRADE	MON	MONUMENT
	BOUNDARY LINE					VZW	VERIZON WIRELESS

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. THIS SURVEY IS INTENDED FOR EXHIBIT PURPOSES AND NOT FOR RECORDATION AS AN OFFICIAL RECORD OF SURVEY DRAWING. ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC. TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING MONUMENT(S)/LANDMARK(S) SHOWN HEREON. NO TITLE RESEARCH WAS PERFORMED BY ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC.

2. ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC. RELIEVES ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC. OF ANY AND ALL LIABILITY.

3. THESE DRAWINGS & SPECIFICATIONS ARE THE PROPERTY & COPYRIGHT OF ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC. & SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE SURVEYOR, AND BY WRITTEN PERMISSIN FROM ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC.

4. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE NOTICED TO THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.

5. THIS SITE IS PROPOSED TO BE DEVELOPED ON A PARCEL OF PROPERTY LOCATED WITHIN THE CITY OF GRASS VALLEY, COUNTY OF NEVADA, STATE OF CALIFORNIA.

6. TITLE INFORMATION SHOWN HEREON IS PER A 'CLTA-GUARANTEE FORM NO. 28-CONDITION OF TITLE' PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY; ORDER NO.: 5026900-6970044; CUSTOMER REFERENCE NUMBER: DOG BAR; AND DATED:

7. THIS DRAWING IS NOT INTENDED TO VERIFY OWNERSHIP OR USAGE. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.

TITLE INFORMATION

TITLE INFORMATION SHOWN HEREON IS PER A 'REPORT OF TITLE' PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY; ORDER NO.: 5026900-6970044; CUSTOMER REFERENCE NUMBER: DOG BAR; AND DATED: March 21, 2023 AT 7:30 A.M.

LEGAL DESCRIPTION:

SEE SHEET C-2 FOR A COMPLETE LEGAL DISCRIPTION FROM THE TITLE GURANTEE PROVIDED BY THE CLIENT.

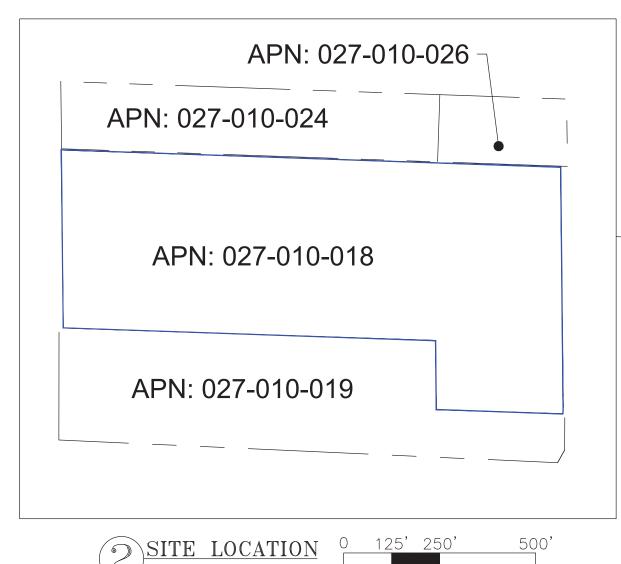
EXCEPTIONS:

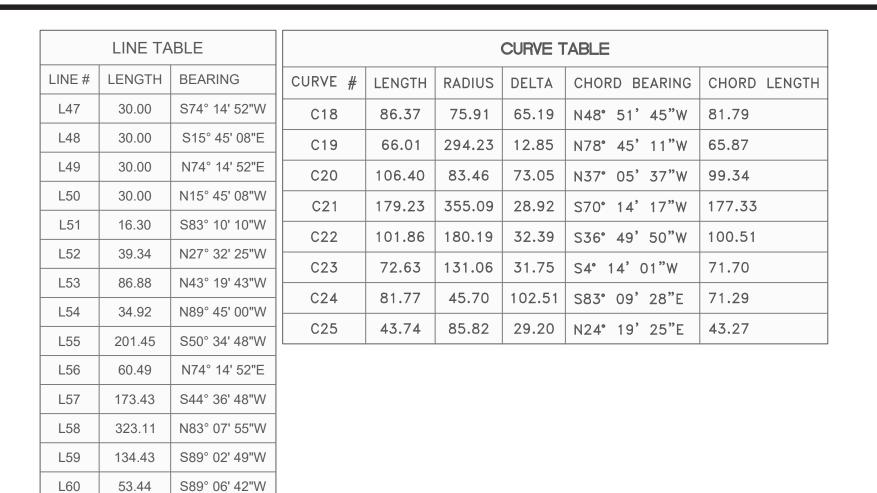
NO PLOTTABLE EXCEPTIONS AFFECTING THE PROPOSED LEASE WERE PROVIDED AS A PART OF THE TITLE REPORT FOR INCLUSION INTO THIS SURVEY DRAWING. SEE SHEET C-2 FOR A COMPLETE LIST OF TILE EXCEPTIONS FROM THE TITLE GURANTEE PROVIDED BY THE CLIENT.

UTILITY NOTE:

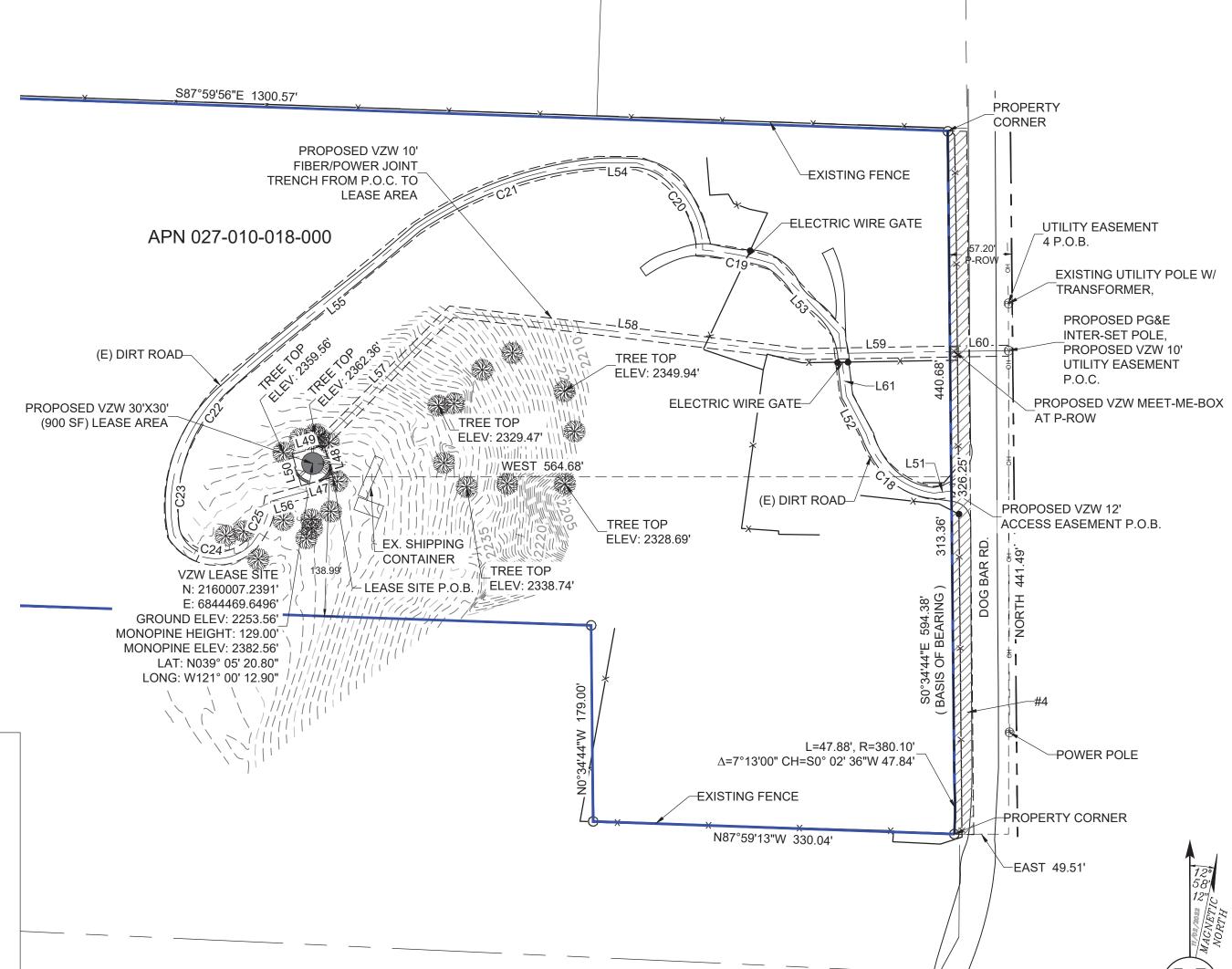
SURVEYOR DOES NOT GUARANTEE THE LOCATION, EXISTENCE, SIZE OR DEPTH, OF ANY PUBLIC OR PRIVATE UTILITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811-CALIFORNIA USA (UNDERGROUND SERVICE ALERT), BLUE STAKE, AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. PROTECTION, REMOVAL, RELOCATION AND/OR REPLACEMENT OF UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.







L61 57.82 N6° 53' 00"W





BASIS OF BEARING BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM

CALIFORNIA STATE PLANE COORDINATE ZONE TWO, DETERMINED BY GPS OBSERVATIONS.

SURVEY DATE 3/30/2023

BENCHMARK

SE PROP COR. OPUS POSITION NORTHING: 2159658.7120 EASTING: 6845063.1360 +2176.59' (A.M.S.L.)

2770 SHADELANDS DR BUILDING 11 WALNUT CREEK, CA 94598



LAKE FOREST, CA 92630



PROJECT NO: DOG BAF DRAWN BY: ZQ/BC/DW/WDI CHECKED BY:

<u> </u>			
4	07/31/2024	LEASE AREA RELOCATION	NC
3	08/08/2023	REVISED POLE HEIGHT	NC
2	06/15/2023	FINAL SURVEY (PTR)	NC
1	06/06/2023	REVISED UTIL PATH	NC
0	04/21/2023	FINAL SURVEY	KT
А	04/09/2023	SURVEY FIRST DRAFT	KT
REV	DATE	DESCRIPTION	



IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS HEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DOG BAR A.P.N. 027-010-018 20896 DOG BAR RD, GRASS VALLEY, CA 95949 SITE EXHIBIT

SHEET TITLE

SITE SURVEY

SHEET NUMBER

VICINITY MAP

LEGAL DESCRIPTION:

THE LAND REFERRED TO IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE SOUTHWEST ONE QUARTER OF SOUTHWEST ONE QUARTER OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 9, EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT IN THE WEST LINE OF SAID SECTION 5, FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS SOUTH 0° 03' WEST 406.6 FEET; THENCE FROM SAID POINT OF BEGINNING FOLLOWING SAID WESTERLY LINE NORTH 0° 03' EAST 742.4 FEET; THENCE LEAVING SAID WESTERLY LINE SOUTH 87° 23' EAST 1317.80 FEET TO A POINT IN THE EASTERLY LINE OF SAID SOUTHWEST ONE—QUARTER OF THE SOUTHWEST ONE—QUARTER OF SECTION 5; THENCE FOLLOWING SAID EASTERLY LINE SOUTH 0° 03' WEST 710.00 FEET; THENCE LEAVING SAID EASTERLY LINE SOUTH 28° 38' WEST 37.60 FEET; THENCE NORTH 87°

WEST 1300.2 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION CONVEYED BY THE DEED DATED JULY 22, 1968, RECORDED SEPTEMBER 10, 1968, IN BOOK 456, PAGE 13, OFFICIAL RECORDS, EXECUTED BY REGINALD J. CLEMENS ET UX TO WALTER W. HENDRIX ET UX, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE SOUTHWEST ONE—QUARTER OF THE SOUTHWEST ONE—QUARTER OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 9 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

BEGINNING AT POINT ON THE WESTERLY LINE OF SAID SECTION 5, FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS SOUTH 0° 03' WEST 406.6 FEET; THENCE FROM SAID POINT OF BEGINNING NORTH 0° 03' EAST 279.0 FEET ALONG THE WEST LINE OF SAID SECTION 5; THENCE SOUTH 87° 23' EAST 970.0 FEET; THENCE SOUTH 0° 03' WEST 179.0 FEET; THENCE SOUTH 87° 23' EAST 347.80 FEET TO A POINT TO ON THE EAST LINE OF THE SOUTHWEST ONE—QUARTER OF THE SOUTHWEST ONE—QUARTER OF SAID SECTION 5; THENCE SOUTH 0° 03' WEST 67.8 FEET ALONG SAID EAST LINE OF THE SOUTHWEST ONE—QUARTER OF THE SOUTHWEST ONE—QUARTER OF SAID SECTION 5 TO THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO GERALD R. KORHONEN ET UX BY DEED DATED JULY 23, 1963, RECORDED JULY 25, 1963, IN BOOK 339, PAGE 529, OFFICIAL RECORDS OF NEVADA COUNTY; THENCE SOUTH 28° 38' WEST 37.6 FEET AND NORTH 87° 23' WEST 1300.02 FEET ALONG THE NORTHERLY BOUNDARY OF THE KORHONEN PARCEL TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION OF SAID LAND AS DESCRIBED IN THE GRANT DEED RECORDED AUGUST 14, 2002 AS DOCUMENT NO. 2002-00031849, OFFICIAL RECORDS CONVEYING LANDS FOR DOG BAR ROAD.

PARCEL ID: 027-010-018-000

THIS BEING THE SAME PROPERTY CONVEYED TO JENNIFER N. GOODWIN, AN UNMARRIED WOMAN BY A DEED FROM WILLIAM J. BRUTON AND LINDA BRUTON, HUSBAND AND WIFE DATED OCTOBER 6, 2010 AND RECORDED OCTOBER 13, 2010 IN INSTRUMENT 20100024719 IN THE COUNTY OF NEVADA, STATE OF CALIFORNIA.

LEASE SITE DESCRIPTION:

BEGINNING AT A POINT N 00° 34' 44" W A DISTANCE OF 32.25 FEET AND WEST A DISTANCE OF 564.68 FEET FROM THE SOUTHEAST PROPERTY CORNER, SAID POINT ALSO HAVING A BEARING AND DISTANCE N 00° 34' 44" E, 642.40' ALONG HE EAST SIDE PROPERTY LINE,; RUNNING THENCE S 74° 14' 52" W A DISTANCE OF 30.00 FEET, THENCE N 15° 45' 08" W A DISTANCE OF 30.00 FEET, THENCE N 74° 14' 52" E A DISTANCE OF 30.00 FEET, THENCE S 15° 45' 08" E FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 900.00 SQFT MORE OR LESS

ACCESS EASEMENT DESCRIPTION:

AN EASEMENT, 12.00 FEET IN WIDTH, BEING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT N 00° 34' 44" W A DISTANCE OF 313.36 FEET FROM THE SOUTHEAST PROPERTY CORNER, SAID POINT ALSO HAVING A BEARING AND DISTANCE N 00° 34' 44" E, 642.40' ALONG THE EAST SIDE PROPERTY LINE,; RUNNING THENCE SOUTH 83°10'10" WEST, A DISTANCE OF 16.30 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF CURVE TO THE RIGHT A DISTANCE OF 86.37 FEET HAVING A RADIUS OF 75.91 FEET A CENTRAL ANGLE OF 65°11'39" AND CHORD BEARING AND DISTANCE OF NORTH 48°51'45" WEST 81.79 FEET;; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 27°32'25" WEST, A DISTANCE OF 39.34 FEET: THENCE NORTH 06°53'00" WEST. A DISTANCE OF 57.82 FEET: THENCE NORTH 43°19'43" WEST. A DISTANCE OF 86.88 FEET; THENCE WESTERLY ALONG THE ARC OF CURVE TO THE LEFT A DISTANCE OF 66.01 FEET HAVING A RADIUS OF 294.23 FEET A CENTRAL ANGLE OF 12°51'12" AND CHORD BEARING AND DISTANCE OF NORTH 78°45'11" WEST 65.87 FEET; ; THENCE NORTHWESTERLY ALONG THE ARC OF CURVE TO THE LEFT A DISTANCE OF 106.40 FEET HAVING A RADIUS OF 83.46 FEET A CENTRAL ANGLE OF 73°02'59" AND CHORD BEARING AND DISTANCE OF NORTH 37°05'37" WEST 99.34 FEET;; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 89°45'00" WEST, A DISTANCE OF 34.92 FEET; THENCE WESTERLY ALONG THE ARC OF CURVE TO THE LEFT A DISTANCE OF 179.23 FEET HAVING A RADIUS OF 355.09 FEET A CENTRAL ANGLE OF 28°55'08" AND CHORD BEARING AND DISTANCE OF SOUTH 70°14'17" WEST 177.33 FEET;; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 50°34'48" WEST, A DISTANCE OF 201.45 FEET THENCE SOUTHWESTERLY ALONG THE ARC OF CURVE TO THE LEFT A DISTANCE OF 101.86 FEET HAVING A RADIUS OF 180.19 FEET A CENTRAL ANGLE OF 32°23'19" AND CHORD BEARING AND DISTANCE OF SOUTH 36°49'50" WEST 100.51 FEET; ; THENCE SOUTHERLY ALONG THE ARC OF CURVE TO THE LEFT A DISTANCE OF 72.63 FEET HAVING A RADIUS OF 131.06 FEET A CENTRAL ANGLE OF 31°45'00" AND CHORD BEARING AND DISTANCE OF SOUTH 04°14'01" WEST 71.70 FEET; ; THENCE EASTERLY ALONG THE ARC OF CURVE TO THE LEFT A DISTANCE OF 81.77 FEET HAVING A RADIUS OF 45.70 FEET A CENTRAL ANGLE OF 102°30'41" AND CHORD BEARING AND DISTANCE OF SOUTH 83°09'28" EAST 71.29 FEET; ; THENCE NORTHEASTERLY ALONG THE ARC OF CURVE TO THE LEFT A DISTANCE OF 43.74 FEET HAVING A RADIUS OF 85.82 FEET A CENTRAL ANGLE OF 29°12'16" AND CHORD BEARING AND DISTANCE OF NORTH 24°19'25" EAST 43.27 FEET;; THENCE ALONG A LINE NON—TANGENT TO SAID CURVE, NORTH 74°14'52" EAST, A DISTANCE OF 60.49 FEET TO THE POINT OF TERMINUS.

UTILITY EASEMENT DESCRIPTION:

AN EASEMENT, 10.00 FEET IN WIDTH, BEING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT EAST, A DISTANCE OF 49.51 FEET AND NORTH A DISTANCE OF 441.49 FEET FROM THE SOUTHEAST PROPERTY CORNER, SAID POINT ALSO HAVING A BEARING AND DISTANCE N 00° 34′ 44″ E, 642.40′ ALONG HE EAST SIDE PROPERTY LINE,; RUNNING THENCE S 89° 03′ 55″ W A DISTANCE OF 46.49 FEET TO THE WEST RIGHT-OF-WAY OF DOG BAR RD., SAID RIGHT-OF-WAY ALSO BEING THE EAST PROPERTY LINE; THENCE S 89° 03′ 55″ W A DISTANCE OF 141.39 FEET; THENCE N 83° 07′ 55″ W A DISTANCE OF 323.11 FEET; THENCE S 44° 36′ 48″ W FOR A DISTANCE OF 173.43 FEET TO THE POINT OF TERMINUS.

EXCEPTIONS:

- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2023-2024, A LIEN NOT YET DUE OR PAYABLE.
 (NOT A SURVEY MATTER)
- 2. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2022-2023. FIRST INSTALLMENT: \$1,763.27, PAID PENALTY: \$0.00 SECOND INSTALLMENT: \$1,763.27, OPEN PENALTY: \$0.00 TAX RATE AREA: 072-036

A. P. NO.: 027-010-018-000

(NOT A SURVEY MATTER)

- 3. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

 (NOT A SURVEY MATTER)
- 4. AN EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 14, 2002 AS INSTRUMENT NO. 2002031849 OF OFFICIAL RECORDS.

 (AFFECTS SUBJECT PARCEL, AS SHOWN HEREON)
- 5. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$213,000.00 RECORDED OCTOBER 13, 2010 AS INSTRUMENT NO. 2010024720 OF OFFICIAL RECORDS.

 DATED: OCTOBER 06, 2010

TRUSTOR: JENNIFER N. GOODWIN, AN UNMARRIED WOMAN

TRUSTEE: PROVIDENT FINANCIAL CORP., A CALIFORNIA CORPORATION

BENEFICIARY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. LENDER: PROVIDENT SAVINGS BANK, F. S. B.

LENDER: PROVIDENT SAVINGS BANK, F. S. B.

(NOT A SURVEY MATTER)

- 6. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY. (BLANKET IN NATURE)
- 7. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (BLANKET IN NATURE)

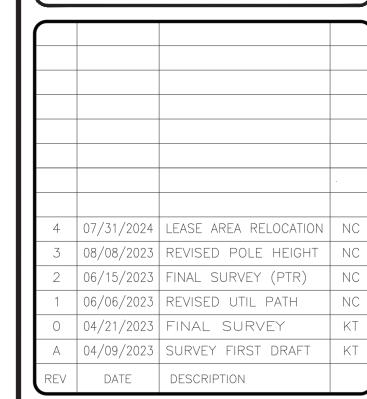


2770 SHADELANDS DR BUILDING 11 WALNUT CREEK, CA 94598





	PROJECT NO:	DOG BAR
П	DRAWN BY:	KT
	CHECKED BY:	ZQ/BC/DW/WDL





IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSE PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DOG BAR
A.P.N. 027-010-018
20896 DOG BAR RD,
GRASS VALLEY, CA 95949
SITE EXHIBIT

SHEET TITLE
TITLE & EXCEPTIONS
INFORMATION

SHEET NUMBER

C-2