

CURVE TABLE		
C1	L=106.48' R=195.00' Δ=32°10'10"	
C2	L=31.14' R=250.00' Δ=07°06'13"	
C3	L=31.20' R=190.00' Δ=08°24'27"	
C4	L=201.98' R=190.00' Δ=00°54'29"	
C5	L=21.37' R=75.00' Δ=16°19'32"	

PROPERTY LINES

LINE	BEARING	DISTANCE
L1	N 82°11'30" W	50.00'
L2	N 07°48'30" E	44.27'
L3	S 07°48'30" E	60.82'
L4	S 08°14'30" W	0.97'
L5	S 07°48'30" W	74.20'

SEWER / PUBLIC UTILITY EASEMENTS

LINE	BEARING	DISTANCE
D1	S 82°11'30" E	230.00'
D2	S 10°03'48" E	100.00'
D3	S 17°38'18" E	130.97'
D4	N 79°50'58" E	71.83'
D5	S 44°27'48" E	90.70'

CENTERLINE 22' WIDE DRIVEWAY EASEMENT

DWC1	L=115.58' R=208.00' Δ=32°08'52"	DWC3	L=15.88' R=20.00' Δ=44°54'29"	DWC5	L=82.84' R=40.00' Δ=90°01'03"
DWC2	L=189.84' R=119.00' Δ=81°40'38"	DWC4	L=29.09' R=20.00' Δ=83°20'39"		

LINE	BEARING	DISTANCE
DWL1	N 07°48'30" E	74.20'
DWL2	N 32°35'24" E	63.54'
DWL3	N 01°08'08" E	50.10'
DWL4	N 82°12'33" W	95.48'
DWL5	N 07°48'30" E	128.58'
DWL6	S 82°12'33" E	11.20'

Legend

- Dimensional point only
- Set 5/8" rebar w/plastic cap, LS5121 unless otherwise shown.
- ① Found 1" pipe tagged stamped "L.S.3174" per M.C.2, Dr.39, Pg.22, M.C.R.
- Found 5/8" rebar w/plastic cap, RCE 19461 per M.C.2, Dr.62, Pg.1, M.C.R.
- ◆ Set Mag Spike In Asphalt
- ▨ Bishop Pine Forest/ Environmentally Sensitive Habitat Area (E.S.H.A.)
- ▨ E.S.H.A. Buffer Area
- () PER MC. 2, DR. 62, PG. 1, MCR
- ()² PER INST. # 2013-01250 MCR
- ()³ PER INST. # 1999-11649 MCR
- Easement (SEE BELOW)

Record data agrees with measured unless shown otherwise

Basis of Bearings

The bearing North 82°11'30" West, between found monuments and shown as the basis of bearings shown on that Parcel Survey Recorded in Map Case 2, Drawer 62, Pages 01, Mendocino County Records, was used for the basis of bearings shown hereon.

- Ⓐ 15' PUBLIC UTILITY EASEMENT PER THIS DIVISION
- Ⓑ CENTERLINE 10' UTILITY EASEMENT PER INST. # 1999-11649 MCR
- Ⓒ EXISTING 40' ROADWAY EASEMENT PER MC. 2, DR. 62, PG. 1 MCR
- Ⓓ CENTER LINE EXISTING 10' SEWER EASEMENT PER 946 O.R. 51 MCR AND 2031 O.R. 111 MCR
- Ⓔ CENTER LINE 30' PUBLIC UTILITY EASEMENT PER THIS DIVISION (DENOTED BY COURSES D1-D5)
- Ⓕ 30' AND 20' ACCESS AND PUBLIC UTILITY EASEMENT PER 2031 O.R. 111 MCR AND M.C.2, DR.62, PG. 1, M.C.R.
- Ⓖ 15' PUBLIC UTILITY EASEMENT PER 830 O.R. 259 MCR
- Ⓗ 10' PGE/ PACIFIC BELL UTILITY EASEMENT PER INST. 1999-11649
- Ⓕ 40' ROADWAY EASEMENT PER 577 O.R. 419 MCR
- Ⓖ INGRESS & EGRESS DRIVEWAY FOR PARCEL 1, 2, AND 3 PER _____ O.R. _____ M.C.R.
- Ⓖ AN IRREVOCABLE OFFER TO DEDICATE A 25' PUBLIC ACCESS EASEMENT WITHIN PARCEL ONE, ACCEPTABLE TO THE CITY OF FORT BRAGG AND THE EXECUTIVE DIRECTOR OF THE COASTAL COMMISSION, FOR VERTICAL ACCESS AND PASSIVE RECREATIONAL USE, RECORDED AS INSTRUMENT NUMBER _____ M.C.R.

River View

Division # 4-02/14
being a portion of Section 18
Township 18 North, Range 17 West,
Mount Diablo Base and Meridian

City of Fort Bragg Mendocino County California
Sheet two of two Sheet two of two February, 2016

Prepared by:
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Scale as shown

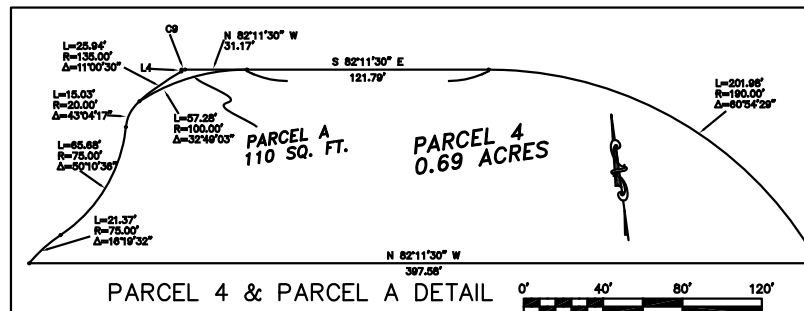
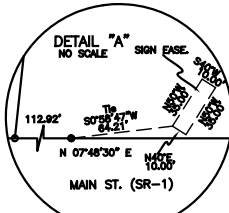
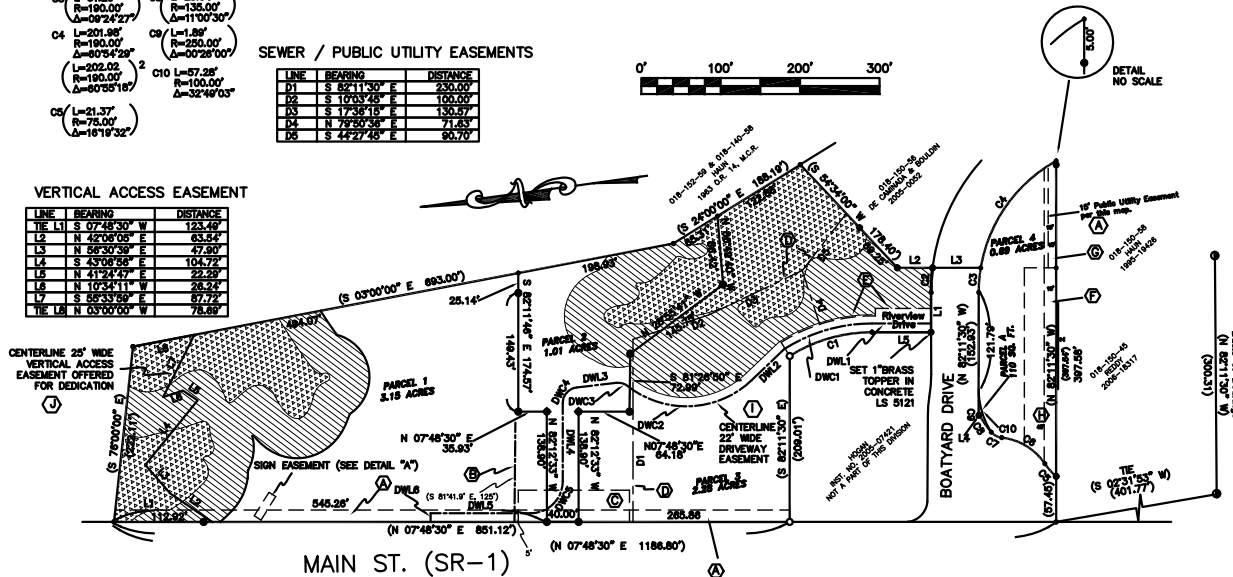
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VERTICAL ACCESS EASEMENT

LINE	BEARING	DISTANCE
VE L1	S 07°48'30" W	123.49'
L2	N 42°08'08" E	63.54'
L3	N 06°30'39" E	47.90'
L4	S 43°09'59" E	104.72'
L5	N 41°24'47" E	22.59'
L6	N 10°24'11" E	22.59'
L7	S 05°33'59" E	87.72'
VE L8	N 03°00'00" W	78.69'

CENTERLINE 25' WIDE VERTICAL ACCESS EASEMENT OFFERED FOR DEDICATION



Notes

- Subject to the determination of the Public Works Director, a right turn only sign may be required for the northern most driveway upon additional site development.
- A minimum Environmentally Sensitive Habitat Area buffer area of 50 feet wide associated with the Northern Bishop Pine Forest ESHA on Parcel 1 and Parcel 2; and that the ESHA buffer extends over the entire eastern portion of Parcel 3 west of the driveway. This buffer is conceptual and that future development proposals will need to include a resource study to set an appropriate buffer for that development given resources that may be located on the parcel at that time.
- Ground disturbances in Parcel 3 shall require the presence of a Native American Monitor. A Native American Monitor shall be required during ground disturbing activities associated with installation of frontage improvements on Parcel 3.