

NOTES

- All distances shown hereon are in U.S. Survey feet and decimals thereof.
- This boundary and easements shown on this survey was based solely on the following recorded documents:
Final Map of Whitton Place filed for record on August 20th, 1985 in Book 14 of Maps at Pages 74-76, Napa County Records.
- No liability is assumed for matters of record not shown on said document that may affect the boundary lines, exceptions, or easements affecting the property.
- The types, locations, sizes and/or depths of existing underground utilities as shown on this topographic survey were obtained from sources of varying reliability. The contractor is cautioned that only actual excavation will reveal the types, extent, sizes, locations and depths of such underground utilities. (A reasonable effort has been made to locate and delineate all unknown underground utilities.) However, the surveyor can assume no responsibility for the completeness or accuracy of its delineation of such underground utilities which may be encountered, but which are not shown on these drawings.
- A.P.N.: 036-054-022 and 036-054-023
- Basis of Bearings:
The bearing of North 60°34'50" East taken on the centerline of Webber Street as shown on that certain Final Map of Whitton Place filed for record on August 20th, 1985 in Book 14 of Maps at Pages 74-76, Napa County Records was taken as the Basis of all Bearings shown herein.
- Benchmark:
NGS Monument "E 468 Reset":
Elevation: 106.4 feet (GPS Observed) (Datum) NAVD 1988
- Flood Zone Note:
The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 060205 0413 E, dated September 26, 2008, as being located in Flood Zone "X".
Areas of determined to be outside the 0.2% annual chance flood.

Information was obtained from the FEMA website (www.fema.gov) on July 11, 2022.

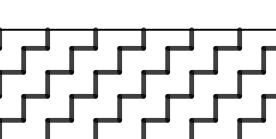
LEGEND

PROPERTY LINE		WATER METER	
ADJACENT PROPERTY LINE		BACK FLOW PREVENTER	
CENTERLINE		UTILITY BOX (SIZE VARIES)	
EASEMENT		SIGN	
NON-ACCESS		RECORD INFORMATION W/ REFERENCE	
BUILDING LINE W/ DOOR		TREE W/ SIZE AND ELEVATION	
BUILDING OVERHANG		SPOT ELEVATION	
FOUND MONUMENT AS NOTED		CONTOUR	
FOUND IRON PIPE OR AS NOTED		INDEX CONTOUR	
BOLLARD LIGHT		CURB	
LIGHT		CURB & GUTTER	
STREET LIGHT		CONCRETE	
TRAFFIC SIGNAL POLE		FENCE	
TRANSFORMER		RETAINING WALL	
FIRE HYDRANT		EDGE OF PAVEMENT	
STORM DRAIN MANHOLE		SANITARY SEWER	
SANITARY SEWER MANHOLE		STORM DRAIN	
CLEAN OUT		WATER	
GAS METER		GAS	
VALVE		UNDERGROUND ELECTRIC	
CATCH BASIN / DROP INLET			

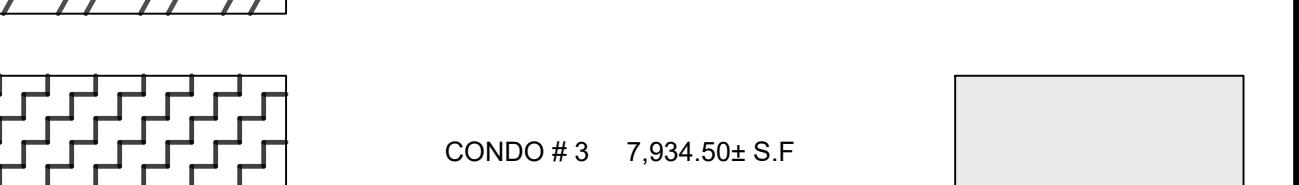
CONDO #1 1,580.25± S.F.



CONDO #2 1,639.25± S.F.



CONDO #3 7,934.50± S.F.



ABBREVIATIONS

BL	BUILDING	GV	GAS VALVE
BRC	BACK OF ROLLED CURB	LIP	LIP OF GUTTER
DI	DROP INLET	MB	MAIL BOX
EB	ELECTRIC BOX	IE	INVERT ELEVATION
EP	EDGE OF PAVEMENT	RE	RIM ELEVATION
EV	ELECTRIC VAULT	SLB	STREET LIGHT BOX
FL	FLOW LINE	SSCO	SANITARY SEWER CLEAN OUT
FNC	FENCE	SSMH	SANITARY SEWER MANHOLE
		TC	TOP OF CURB

PROJECT NARRATIVE

THE PROPOSED SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET SEQ. FOR THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO SUBDIVISION MAP ACT.

THE PROJECT PROPOSES THREE CONDOS. THE PROJECT CONSIST OF CONSTRUCTION OF TWO STORY MIX USE BUILDING WITH PARKING LOT, UTILITIES, STORM DRAIN LINES, LANDSCAPING AND IRRIGATION. NO ADDITIONAL IMPROVEMENTS HAVE BEEN PROPOSED. ADDITIONALLY PROJECT REQUIRES CONSTRUCTION OF STREET IMPROVEMENTS ON CITY'S RIGHT-OF-WAY.

THE MAINTENANCE OF PRIVATE WATER, SEWER AND OTHER UTILITIES TO SERVE THE PROPERTY SHALL BE GOVERNED BY PRIVATE COVENANTS, CONDITIONS AND RESTRICTIONS.

FIRST FLOOR IS 2,413± S.F. WITH AN ADDITION OF 583.50 S.F. FOR 2 GARAGES. SECOND FLOOR IS 3,794.50± S.F.

PARKING NOTES

A TOTAL OF 12 PARKING SPACES INCLUDING 1 VAN-ADA SPACES ARE PROVIDED.

SITE ADDRESS

2010-2012 HUMBOLDT STREET
YOUNTVILLE, CA

APPLICANT/OWNER

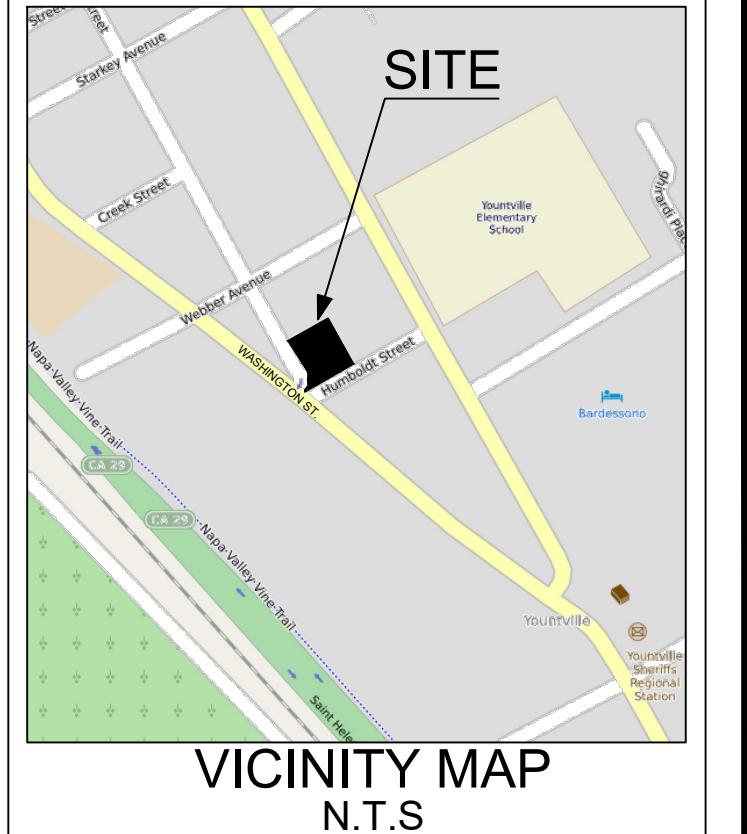
YOUNTVILLE PACIFIC LLC.
P.O.BOX 2176
CHICO, CA 95927

PROFESSIONAL ENGINEER

FARHAD IRANITALAB
EXPIRES 6/30/2027

PARCEL SUMMARY

PARCEL 1 0.249 ACRES



SHEET	TENTATIVE PARCEL MAP	MIXED-USE BUILDING (FIRST LEVEL)	PROFESSIONAL ENGINEER
TMP-1			
OF			
PROJECT			
22-2640	YOUNTVILLE	HUMBOLDT STREET & JEFFERSON STREET, CALIFORNIA	FARHAD IRANITALAB
			EXPIRES 6/30/2027

FILE PATH: C:\USERS\TIANYU\YAMS ASSOCIATES\YAMS ASSOCIATES - DOCUMENTS\PRODUCTION\22-2640 - YOUNTVILLE\PARCEL MAP - TEN MAP - TITLE REPORT\23-11-17\2640TPM.DWG

