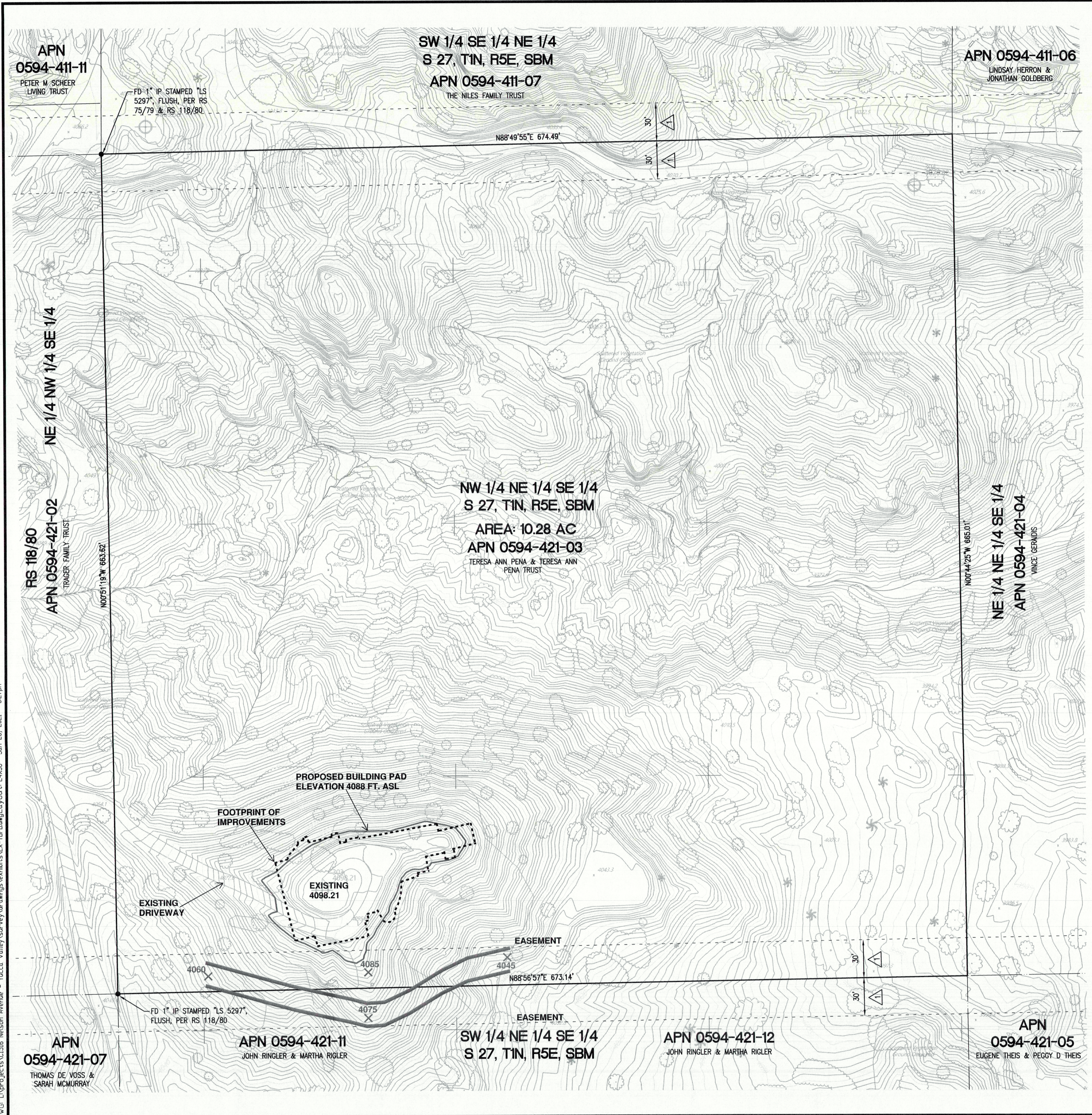


DWG: L:\projects\0316 Nelson Avenue - Yucca Valley\survey\drawings\exhibits\EX-TOPOLAYOUT.dwg Layout: 24X36 Jan 28, 2021 - 3:27pm

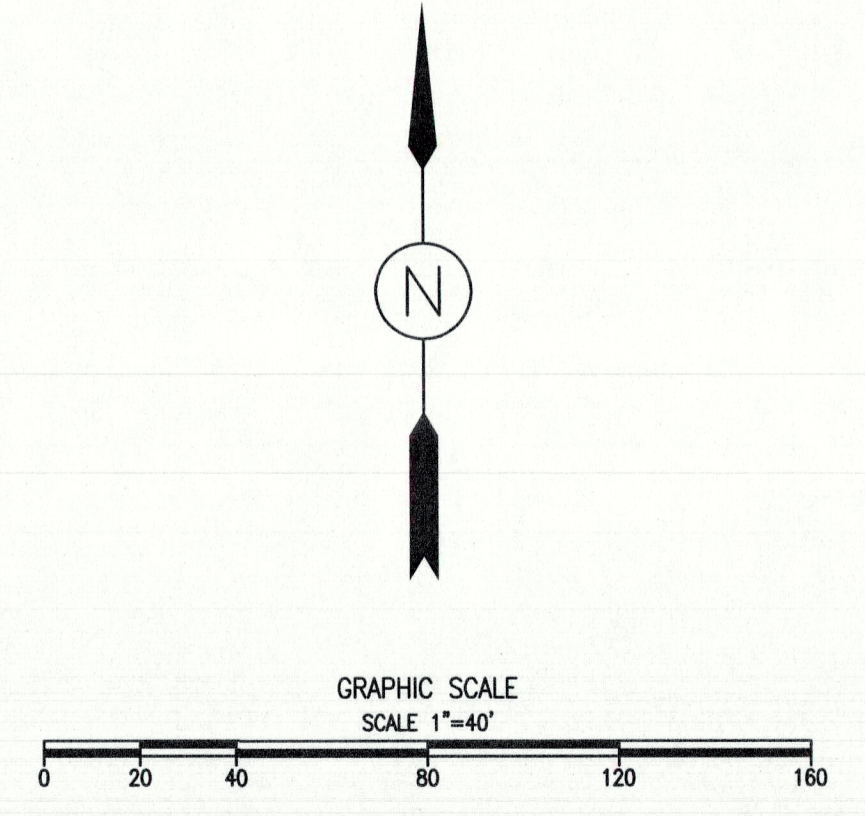


LEGEND

	PROPERTY LINE
	ADJACENT LOT LINE
	STREET CENTERLINE
	EASEMENT
	EXISTING CONCRETE
	EXISTING SPOT ELEVATION
	EXISTING TREE/PALM TREE
	EXISTING FIRE HYDRANT
	EXISTING MANHOLE
	EXISTING CLEAN OUT
	EXISTING DRAIN
	EXISTING UTILITY BOX
	EXISTING WATER VALVE
	EXISTING LIGHT POLE
	EDGE OF PAVEMENT
EP	CHAIN LINK FENCE
CLF	FINISH OF GRADE
FG	FINISH SURFACE
FS	ASPHALT PAVEMENT
TP	FD MONUMENT AS NOTED HEREON.
	EASEMENT FOR INGRESS AND EGRESS AND FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL PURPOSES RECORDED DECEMBER 23, 1968, FILED IN BOOK 7152, PAGE 812, O.R.

EXHIBIT NOTES

1. THE BOUNDARY DETERMINED BY GRANT DEED RECORDED OCTOBER 26, 2020 PER INSTRUMENT NO. 2020-0411606.
2. NO EXISTING UTILITY RESEARCH WAS CONDUCTED, THEREFORE THIS EXHIBIT SHOULD NOT BE RELIED UPON FOR THE DEPICTION OF THE EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UNDERGROUND SERVICE ALERT AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION AND AS OTHERWISE REQUIRED BY LAW.



The Altum Group
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ENGINEERING | PLANNING | SURVEY | ENVIRONMENTAL

TOPOGRAPHIC SURVEY

PROJECT INFORMATION

OWNER: ERIC SERRAS, A SINGLE MAN AND GREGORY SERRAS AND CAROLE SERRAS, HUSBAND AND WIFE, ALL AS JOINT TENANTS

PROJECT NAME: NELSON AVENUE - YUCCA VALLEY

PROJECT ADDRESS: NOT AVAILABLE

CITY: YUCCA VALLEY, CA 92284

CLIENT INFORMATION

CLIENT NAME: ERIC SERRAS

ADDRESS: 74442 PAROSELLA STREET
PALM DESERT, CA 92260

PHONE: 858-212-8400

ASSESSOR'S PARCEL NO.

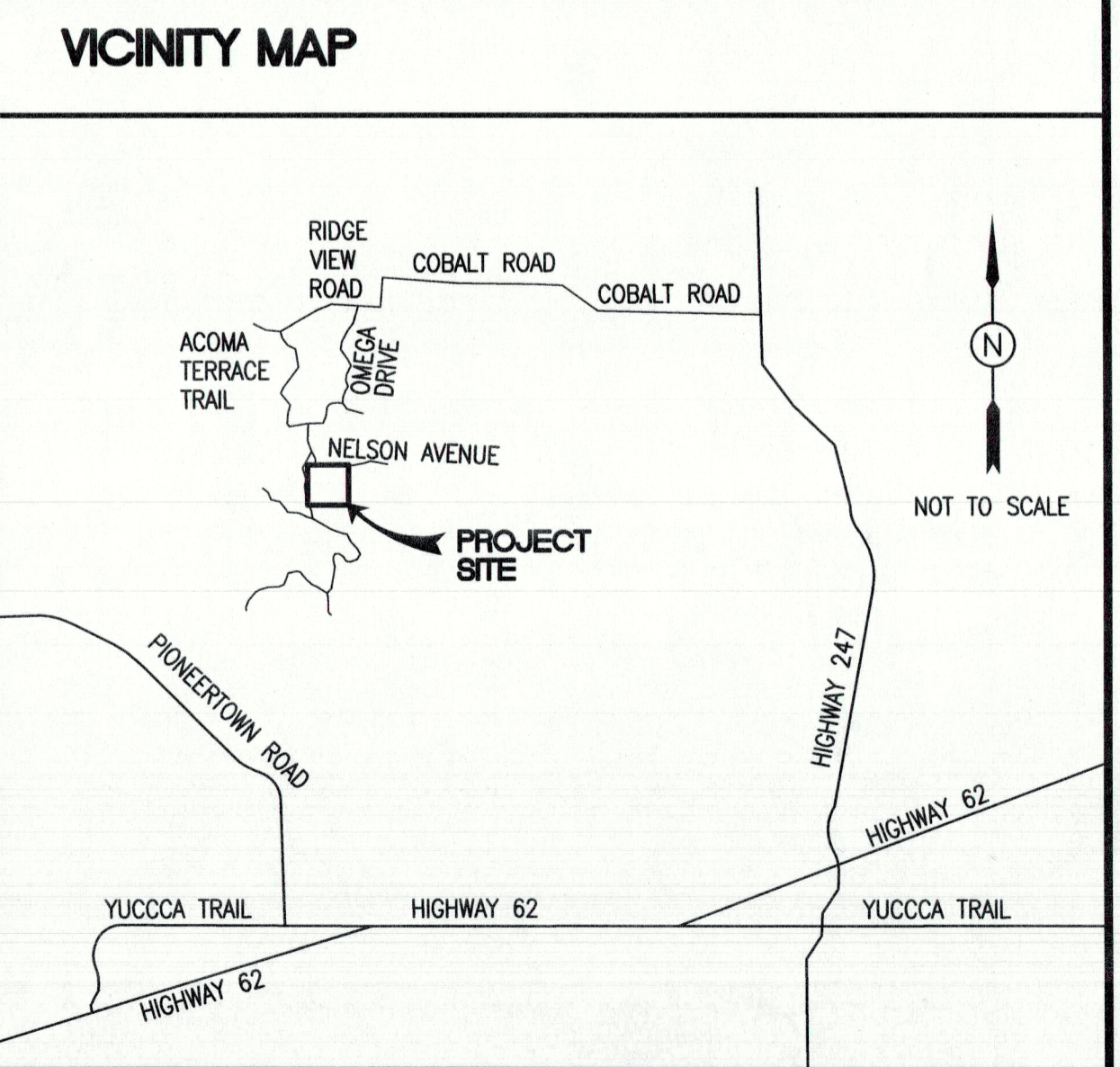
APN 0594-421-03

BENCHMARK

NGS MONUMENT PID: EV0391
 DESCRIPTION: 2.25 MILES NORTH ALONG OLD WOMAN SPRINGS ROAD FROM THE JUNCTION OF STATE HIGHWAY 62 AT YUCCA VALLEY, AT THE T JUNCTION OF GRIFFIS DRIVE LEADING WEST, 55.5' WEST OF THE CENTER LINE OF THE ROAD, 91.5' SOUTH OF POWER POLE 2073044 E WITH A GUY WIRE, 54' SOUTH OF THE CENTER LINE OF GRIFFIS DRIVE, IN THE TOP OF A SMALL EMBEDDED BOULDER PROJECTING 4 INCHES.
 NAVD 88 ELEVATION: 3768.35

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM CCS83, ZONE 5, BASED LOCALLY ON CONTROL STATION "P598" AND "BMHL" NAD 83(NSRS 2011) EPOCH 2010.00 AS PER NGS DATE SHEET. BEING N82°54'43"E



DATE: JANUARY 05, 2021	DRAWN BY: TJH
CHECKED BY: AD	DRAWING NO.: EX-TOPO
JOB NO.: C1516	SHEET 1 OF 1