

**EASEMENT NOTES**

EASEMENTS SHOWN ARE BASED ON THE NORTH COAST TITLE COMPANY REPORTS, ORDER NOS. 0110742-001-JS & 00110741-001-JS  
 THE FOLLOWING EASEMENTS ARE NOT PLOTTABLE  
 DN 2003-116271 - WATER SHARING AGREEMENT - NOT TO RUN WITH LAND  
 396 OR 145 S.C.R. - PG&E EASEMENT - NOT LOCATED  
 657 OR 321 S.C.R. - EASEMENT FOR SEMI-CIRCLE ROAD, NOT LOCATEABLE  
 403 OR 121 S.C.R. - PG&E EASEMENT - NOT LOCATED  
 759 OR 358 S.C.R. - PG&E EASEMENT - NOT LOCATED

**LEGEND**

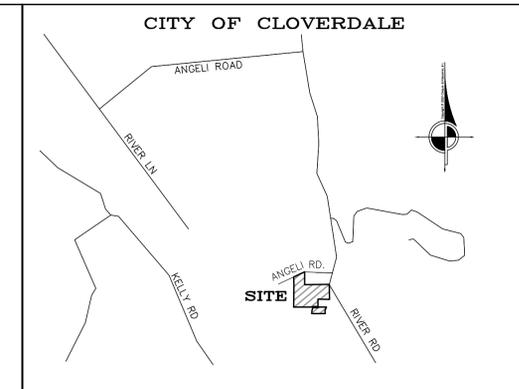
- SUBJECT PROPERTY BOUNDARY
- - - - - PROPOSED LOT LINE
- - - - - LOT LINE TO BE EXTINGUISHED

**BENCHMARK**

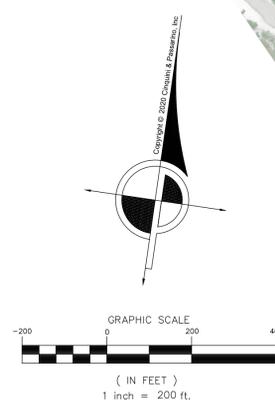
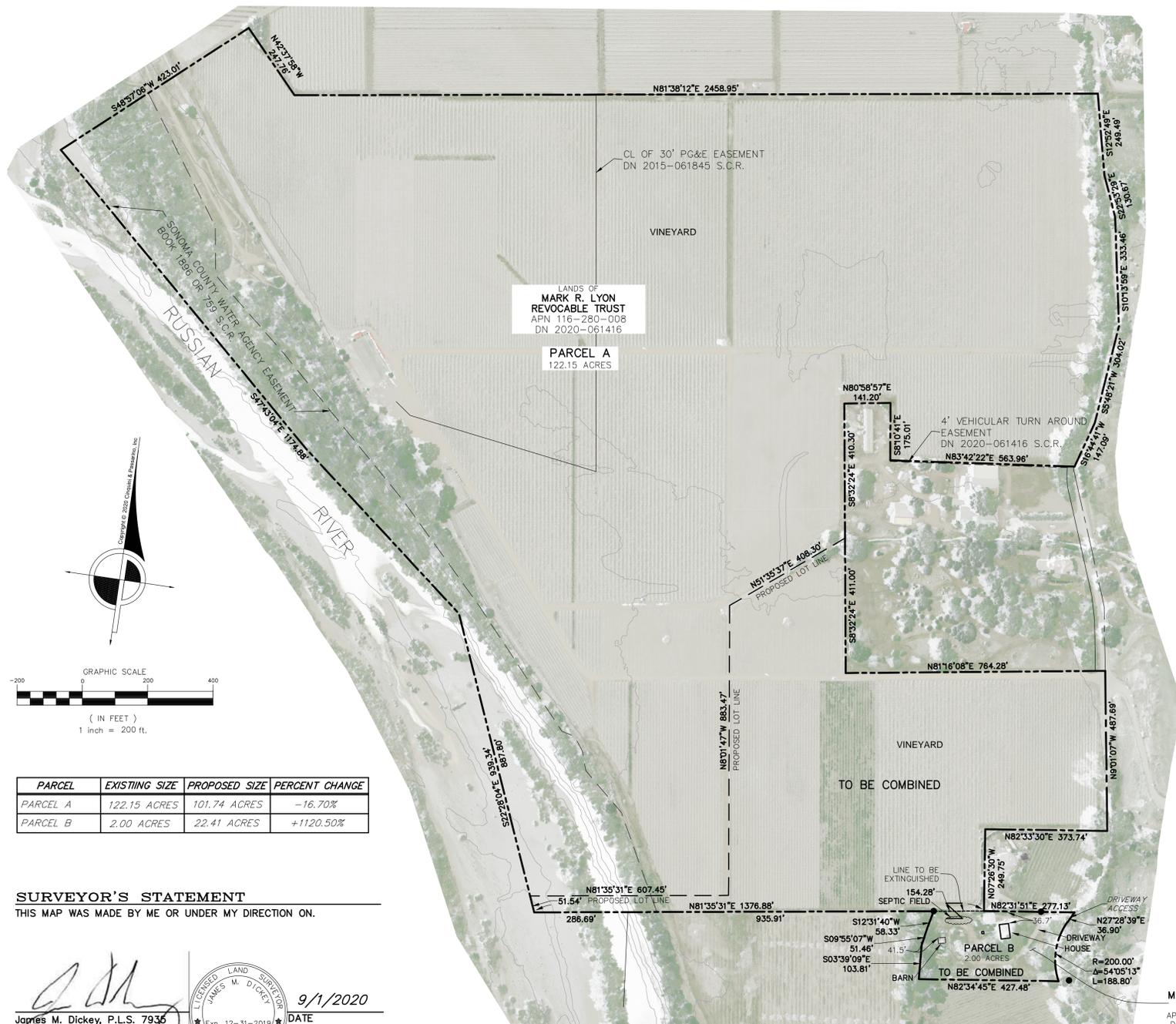
THE ORTHOMETRIC ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND WERE DETERMINED BY STATIC GPS TIES TO CGPS STATIONS HOPB, P188 & P204 WITH PUBLISHED ELLIPSOIDAL HEIGHTS OF (HOPB=1160.453'), (P188=686.840') AND (P204=909.314'), IN ADDITION TO APPLYING THE NGS GEOID HEIGHT MODEL "GEOID2011".

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH 2011.00 AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING SYSTEMS (CGPS) STATION HOPB AND STATION P195; BEING NORTH 14°38'11" EAST AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC).



LOCATION MAP NOT TO SCALE



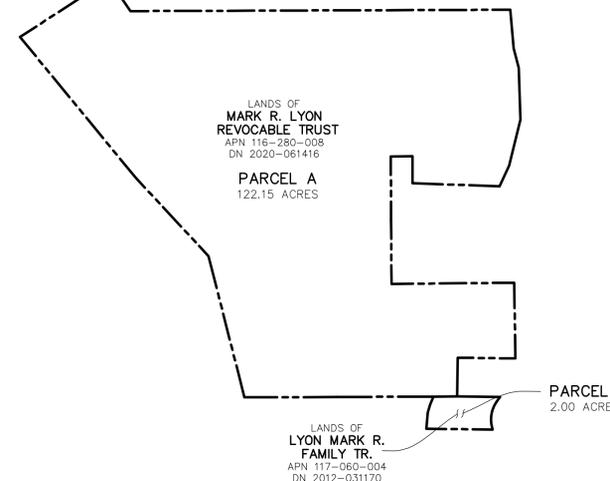
PARCEL	EXISTING SIZE	PROPOSED SIZE	PERCENT CHANGE
PARCEL A	122.15 ACRES	101.74 ACRES	-16.70%
PARCEL B	2.00 ACRES	22.41 ACRES	+1120.50%

**SURVEYOR'S STATEMENT**

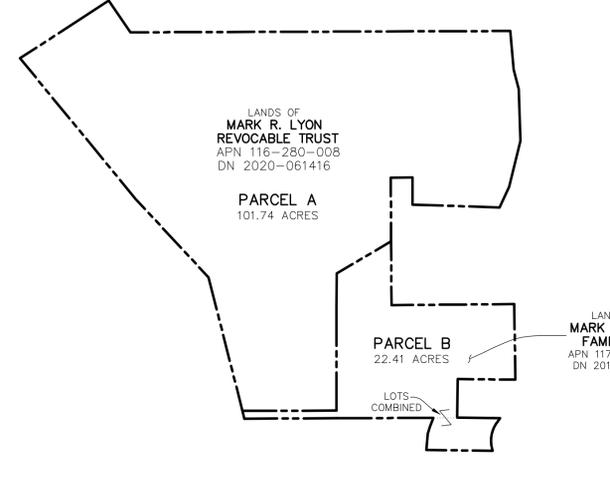
THIS MAP WAS MADE BY ME OR UNDER MY DIRECTION ON.

*James M. Dickey*  
 James M. Dickey, P.L.S. 7935  
 DATE: 9/1/2020  
 LICENSED LAND SURVEYOR  
 JAMES M. DICKEY  
 No. 7935  
 STATE OF CALIFORNIA

**EXISTING CONFIGURATION**



**PROPOSED CONFIGURATION**



**PARCEL A**

OWNER	MARK R. LYON REVOCABLE TRUST
ADDRESS	RIVER ROAD, CLOVERDALE CALIFORNIA 95425
PHONE NUMBER	(707)-894-4520
SITE ADDRESS	28225 RIVER RD, CLOVERDALE, CA 95425
APN	116-280-008
EXISTING SIZE	122.15 ACRES (RECORD)
PROPOSED SIZE	101.74 ACRES
PERCENT CHANGE	-16.70%
ZONING	COMMERCIAL/VINEYARD

**PARCEL B**

OWNER	MARK R. LYON FAMILY TRUST
ADDRESS	28021 RIVER RD, CLOVERDALE, CA 95425
PHONE NUMBER	(707)-894-6435
SITE ADDRESS	28021 RIVER RD, CLOVERDALE, CA 95425
APN	117-060-004
EXISTING SIZE	2.00 ACRES (RECORD)
PROPOSED SIZE	22.41 ACRES
PERCENT CHANGE	+1120.50%
ZONING	RESIDENTIAL / SFR

**LEGEND (ALL SYMBOLS MAY NOT APPLY)**

- |  |  |  |   |   |  |   |   |
|--|--|--|---|---|--|---|---|
| <ul style="list-style-type: none"> <li>——— SUBJECT PROPERTY BOUNDARY</li> <li>——— GAS LINE</li> <li>—O—O— OVERHEAD ELECTRIC LINE</li> <li>—OHT— OVERHEAD TELEPHONE LINE</li> <li>—OHU— OVERHEAD UTILITY LINES (MULTIPLE)</li> <li>—OHE—HW— OVERHEAD ELECTRIC (HIGH VOLTAGE)</li> <li>—OHU—HW— OVERHEAD UTILITY LINES (HIGH VOLTAGE)</li> <li>—SD— STORM DRAIN LINE</li> <li>—SS— SANITARY SEWER LINE</li> <li>—W— WATER LINE</li> <li>—UGTS— UNDERGROUND TRAFFIC SIGNAL WIRE</li> <li>—O—O— CHAINLINK FENCE</li> <li>—P—P— WOOD FENCE</li> </ul> | <ul style="list-style-type: none"> <li>—X—X— WIRE FENCE</li> <li>CONCRETE PERIMETER OF BUILDING</li> <li>△ SURVEY CONTROL POINT</li> <li>+ 100.00 SPOT ELEVATION</li> <li>○ SANITARY SEWER CLEANOUT</li> <li>○ SANITARY SEWER MANHOLE</li> <li>○ STORM DRAIN MANHOLE</li> <li>○ STORM DRAIN CATCH BASIN</li> <li>○ DRAINAGE INLET</li> <li>○ DRAINAGE INLET</li> <li>○ DRAINAGE DOWNSPOUT</li> </ul> | <ul style="list-style-type: none"> <li>● JOINT POLE W/STREET LIGHT</li> <li>● TRAFFIC SIGNAL</li> <li>● TRAFFIC SIGNAL POLE W/STREET LIGHT</li> <li>● STREET LIGHT</li> <li>● LANDSCAPE LIGHT</li> <li>● STREET LIGHT BOX</li> <li>● TRAFFIC SIGNAL LIGHT BOX</li> <li>● TRAFFIC DETECTOR LID</li> <li>● TELEPHONE BOX</li> <li>● TELEPHONE MANHOLE</li> <li>● CABLE TV BOX</li> </ul> | <ul style="list-style-type: none"> <li>TEL TELEPHONE VAULT</li> <li>● GAS VALVE</li> <li>● GAS METER</li> <li>● BOLLARD</li> <li>● SIGN</li> <li>● MAILBOX</li> <li>● FOUND IRON PIPE, SIZE AND TAGGED AS NOTED</li> <li>● FOUND MONUMENT, SIZED AND STAMPED, AS NOTED</li> <li>● TREE SYMBOL AND DRIP LINE</li> <li>● BIRCH</li> </ul> | <ul style="list-style-type: none"> <li>B.O. BLACK OAK</li> <li>EUC EUCALYPTUS</li> <li>L.A. LIQUID AMBER</li> <li>L.O. LIVE OAK</li> <li>MAD MADRONE</li> <li>ORN ORNAMENTAL</li> <li>RWD REDWOOD</li> <li>W.O. WHITE OAK</li> <li>SYC SYCAMORE</li> <li>WLL WILLOW</li> <li>AC ASPHALT</li> <li>B.F.P.C.V. BACK FLOW PREVENTION CHECK VALVE</li> </ul> | <ul style="list-style-type: none"> <li>BLDG BUILDING</li> <li>BSW BACK OF SIDEWALK</li> <li>CMP CORRUGATED METAL PIPE</li> <li>DI DRAINAGE INLET</li> <li>DN DOCUMENT NUMBER</li> <li>DW DRIVEWAY</li> <li>DYBUT DOUBLE YELLOW BUTTON</li> <li>EP EDGE PAVING</li> <li>ER EDGE OF ROAD</li> <li>ETW EDGE TRAVELED WAY</li> <li>EXIST EXISTING</li> </ul> | <ul style="list-style-type: none"> <li>FL FLOWLINE</li> <li>FG FINISH GRADE</li> <li>GB GRADE BREAK</li> <li>HC HANDICAPPED PARKING SPACE</li> <li>HDPE HIGH DENSITY POLYETHYLENE (ITEM NO.)</li> <li>JB JUNCTION BOX</li> <li>LIP LIP OF GUTTER</li> <li>NG NATURAL GROUND</li> <li>O.R. OFFICIAL RECORDS</li> <li>PL PROPERTY LINE</li> <li>ROP REINFORCED CONCRETE PIPE</li> </ul> | <ul style="list-style-type: none"> <li>RWB RETAINING WALL BOTTOM</li> <li>RWT RETAINING WALL TOP</li> <li>SD STORM DRAIN</li> <li>SLB STREET LIGHT BOX</li> <li>SMBUT SINGLE WHITE BUTTON</li> <li>SYBUT SINGLE YELLOW BUTTON</li> <li>TB TOP OF BANK</li> <li>TOE TOE OF BANK</li> <li>TC TOP OF CURB</li> <li>BRC BACK OF ROLLED CURB</li> <li>TSB TRAFFIC SIGNAL BOX</li> <li>TW TOP OF WALL</li> <li>OH OVERHEAD</li> </ul> |
|--|--|--|---|---|--|---|---|

Job Name: 28021 RIVER ROAD

DESCRIPTION: LOT LINE ADJUSTMENT

DRAWN BY: CAF CHECKED BY: JMD

SCALE: 1"=200'

SHEET: 1 OF 2 JOB NUMBER: 7844-18

DWG. FILE: X:\7844\2020\7844\_LLA.dwg

DATE: Sep 01, 2020

TIME: 9:14am

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 LAND SURVEYING  
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