





**PROPERTY INFORMATION**

Owner: NORMAN A. ANDERSON II  
Address: 5207 WOODHAVEN DRIVE  
GRIZZLY FLATS, CA 95363

Site: GRIZZLY FLATS  
Address: 5060 SCIARONI ROAD  
GRIZZLY FLATS, CA 95363

Assessor's Parcel Number: 041-250-27  
Height of Building/Tower: N/A

Title Report:  
TITLE REPORT FOR THIS PROPERTY WAS PROVIDED BY FIRST AMERICAN TITLE COMPANY REPORT NO. 5026900-5360754, DATED AS OF DECEMBER 12, 2016.

Legal Description:  
PROPERTY SITUATED IN THE CITY OF GRIZZLY FLATS, COUNTY OF EL DORADO, STATE OF CALIFORNIA.

**FEMA FLOOD ZONE DESIGNATION** National Flood Insurance Program  
County: EL DORADO Effective Date: SEPTEMBER 26, 2008  
Community-Panel Number: 08017C-0825-E  
The Flood Zone Designation for this site as plotted by scale is:  
ZONE X (no shading) - Areas determined to be outside the 0.2% annual chance floodplain.

**SURVEY DATA**  
NAD 83 Datum:  
Lat: N 38°38'17.03" Long: W 120°31'37.22"  
Datum Base: NAD 83 Equipment Used: CHCX900-OPUS Receiver  
(See Note 2)  
Site Ground Elevation: 3929.0± AMSL (NAVD88) AT SITE LOCATION  
Basis of Elevations:  
GLOBAL POSITIONING SYSTEM (GPS)  
(SEE NOTE 2)  
Basis of Bearings:  
CALIFORNIA COORDINATES ZONE II AND MONUMENTS AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 8 AT PAGE 95 IN THE RECORDS OF EL DORADO COUNTY.  
Date of Field Survey: MARCH 13, 2017

**NOTES**

- This is not a boundary survey. This is a specialized topographic map with property lines and easements being a graphic depiction of various information gathered from preliminary title reports, back-up documents of record, maps and available monuments found during the field survey. No property monuments were set. No title research was performed by Quiet River Land Services, Inc.
- The latitude, longitude and elevation shown hereon were derived from post-processed L1/L2 data collected using Novator Global Positioning System (GPS) and a CHCX900-OPUS Receiver. CHX Navigation specifications report decimeter level accuracy (horizontal) when data is properly collected and processed. (Elevation = ±3.0 feet.)
- Unless otherwise noted, no underground utility locating service company was contacted prior to this map being prepared; therefore, there may be non-visible or obscure utilities existing on the property not shown on this map - so CALL BEFORE YOU DIG.
- Any electronic digital media provided by Quiet River Land Services, Inc. to our client is a courtesy and is not to be reproduced, distributed, sold, altered, revised, edited or amended without the express written consent of an Officer of Quiet River Land Services, Inc. Further, only the final stamped, signed and dated original "hard copy" version of our survey or map is considered to be our legally recognized product.

**SURVEYOR'S STATEMENT**

I, the undersigned, a Registered Professional Land Surveyor licensed under the laws of the State of California do hereby state that the information, measurements, easements, record boundary lines, bearings and distances as shown hereon are based upon a field survey as dated above and upon items of public record and data contained in a title report, as referenced. Furthermore, the Latitude and Longitude coordinates are reported in NAD 83 Datum and are accurate to within ±15 feet horizontally, and the ground elevation, reported in NAVD 1988 Datum, is within ±3 feet vertically. The coordinate values and elevations are within the 1-A Accuracy Code designation as listed in the A.S.A.C. Information Sheet 91-003 and are accurate to the best of my knowledge and belief.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**LEGEND**

APN:	ASSESSOR'S PARCEL NUMBER	ASPHALT
CP	CONTROL POINT	CONCRETE
EL	ELEVATION	CONTROL POINT
FH	FIRE HYDRANT	FOUND MONUMENT
FND.	FOUND	GPS POINT
HT.	HEIGHT	PARAPET/ROOF ELEVATIONS
MON.	MONUMENT	SPOT ELEVATION
(M-M)	MONUMENT TO MONUMENT	TEMPORARY BENCHMARK
P.O.B.	POINT OF BEGINNING	
P.O.C.	POINT OF COMMENCEMENT	
PP	POWER POLE	
(TYP.)	TYPICAL	

DATE: APRIL 24, 2017

DRAWN BY: MAS

FILE NO.: EPIC1719

**REVISIONS**

DATE	DESCRIPTION	INITIAL
3/15/17	90% ISSUE	MAS
4/20/17	100% ISSUE	RO
4/21/17	REVISE ACCESS EASEMENT	RO
04/24/17	REVISE EASEMENT & SITE NAME	MAS

**at&t**  
AT&T MOBILITY  
5001 Executive Parkway  
San Ramon, CA 94583

**QUIET RIVER**  
Land Services Inc.  
11501 Dublin Boulevard, Suite 200  
Dublin, CA 94568  
(925) 734-6788 Phone

**EXISTING SITE CONDITIONS**

**CVL03066**  
GRIZZLY FLATS  
5060 SCIARONI ROAD  
GRIZZLY FLATS, CA 95363

**C1**  
OF 1 SHEET



















