NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS 19,754± SQUARE FEET / 0.45± ACRES

BENCHMARK

TOWN OF APTOS BENCHMARK
CITY BM 475
SANTA CRUZ COUNTY SURVEYOR'S BRASS DISK STAMPED BM 475 SET ON THE NORTHEASTERLY CORNER OF THE CONCRETE PAD AT THE RESTROOMS AT SEACLIFF PARK OPPOSITE FROM THE STEPS OF THE CEMENT SHIP
ELEVATION = 22.82'
(NAVD 88 DATUM)

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

LEGEND AND NOTES

- BOUNDARY LINE
- BUILDING OVERHANG LINE
- ETC — ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE
- EASEMENT
- x — FENCE LINE
- FLOW LINE
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- BENCHMARK
- BOL — BOLLARD
- BW — BOTTOM RETAINING WALL
- CATV — CABLE TV BOX
- CB — CATCH BASIN
- EB — ELECTRICAL BOX
- EM — ELECTRICAL METER
- FIRE HYDRANT
- FL — FLOW LINE
- GM — GAS METER
- GUY ANCHOR
- INV — INVERT
- ICV — IRRIGATION CONTROL VALVE
- JOINT POLE
- M — MULTI-TRUNK TREE
- PILLAR, OR SIMILAR
- RP — ROOF PEAK
- SSCO — SANITARY SEWER CLEAN-OUT
- SSMH — SANITARY SEWER MAINTENANCE HOLE
- SDMH — STORM DRAIN MAINTENANCE HOLE
- STREET SIGN
- TC — TOP OF CURB
- TW — TOP OF RETAINING WALL
- WM — WATER METER
- WV — WATER VALVE
- XXX.XX — SPOTGRADE
- ASPHALT
- CONCRETE
- GRAVEL
- PAVERS
- WOOD

VICINITY MAP

NO SCALE

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 107.89'
(NAVD 88 DATUM)

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

EASEMENT NOTE

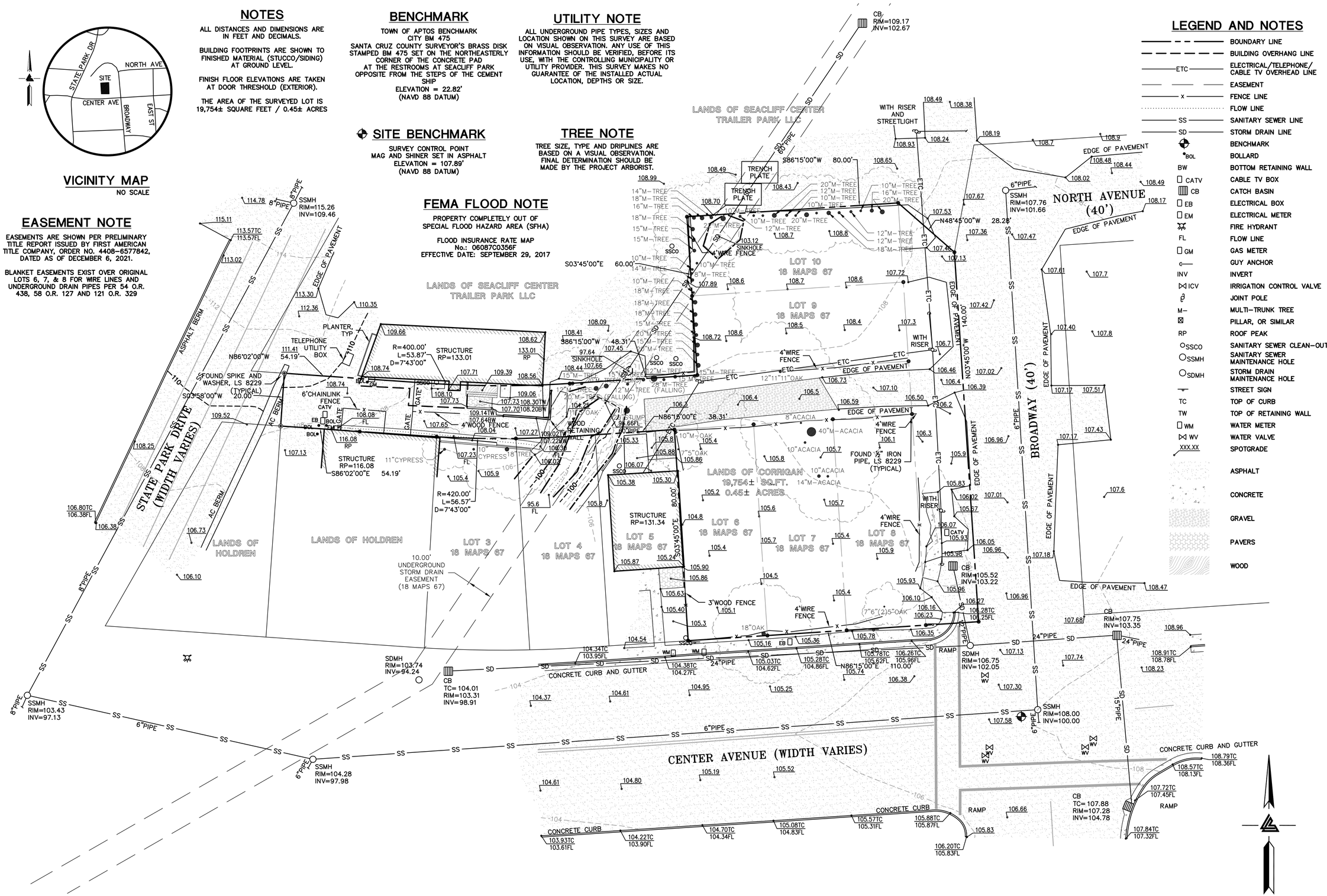
EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 4408-6577842, DATED AS OF DECEMBER 6, 2021.

BLANKET EASEMENTS EXIST OVER ORIGINAL LOTS 6, 7, & 8 FOR WIRE LINES AND UNDERGROUND DRAIN PIPES PER 54 O.R. 438, 58 O.R. 127 AND 121 O.R. 329

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA)

FLOOD INSURANCE RATE MAP
No.: 06087C0356F
EFFECTIVE DATE: SEPTEMBER 29, 2017



LICENSED LAND SURVEYOR GREGORY F. BRAZE No. 7623 STATE OF CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS
MAIN OFFICE: 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (510) 887-4086
REGIONAL OFFICES: ROSEVILLE DUBLIN SAN JOSE
WWW.LEABRAZE.COM

254 CENTER DRIVE APTOS CALIFORNIA

APN: 042-021-13

SANTA CRUZ COUNTY

TOPOGRAPHIC SURVEY

REVISIONS	BY
–	–
–	–
–	–
–	–

JOB NO:	2220371
DATE:	5-4-22
SCALE:	1"=16'
BNDY BY:	RM
FIELD BY:	ES
DRAWN BY:	ZB
SHEET NO:	SU1

1 OF 1 SHEETS