

All distances shown herein are in U.S. Survey feet and decimals thereof.

2. 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.

3. The types, locations, sizes and/or depths of existing underground utilities as shown on the 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.

4. A.P.N.: 036-054-022 and 036-054-023

5. 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 hereon.

6. Benchmark:  
NGS Monument "E 468 Resett";  
Elevation: 106.4 feet (GPS Observed) (Datum) NAVD 1988










































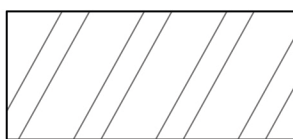
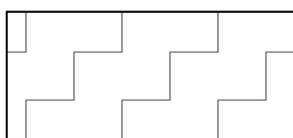

7. Flood Zone Note:  
The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 060205 0413 E, dated September 26, 2008, as being located in Flood Zone "X";

Areas of determined to be outside the 0.2% annual chance flood.

Information was obtained from the FEMA website ([www.fema.gov](http://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                            |    |
| NO-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         |  |

|     |                     |      |                          |
|-----|---------------------|------|--------------------------|
| 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              |

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.

A TOTAL OF 14 PARKING SPACES INCLUDING  
1 VAN-ADA SPACES ARE PROVIDED.

2010-2012 HUMBOLDT STREET  
YOUNTVILLE, CA


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

FARHAD IRANITALAB  
EXPIRES 6/30/2027

PARCEL 1            0.249 ACRES

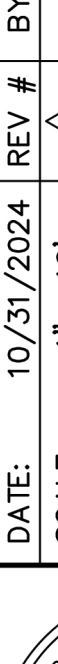
|         |         |  |
|---------|---------|--|
| SHEET   | TMP-1   |  |
|         | OF      |  |
| PROJECT | 22-2640 |  |

**TENTATIVE PARCEL MAP**  
**MIXED-USE BUILDING (FIRST LEVEL)**  
 HUMBOLDT STREET & JEFFERSON STREET  
 YOUNTVILLE NAPA COUNTY CALIFORNIA



801 YGNACIO VALLEY ROAD  
 SUITE 220  
 WALNUT CREEK, CA 94596  
 925-943-2777 FAX 925-943-2778

associates, inc. PLANNING ENGINEERING SURVEYING



DATE: 10/31/2024 REV # BY

SCALE: 1" = 10'

DESIGNED: AS

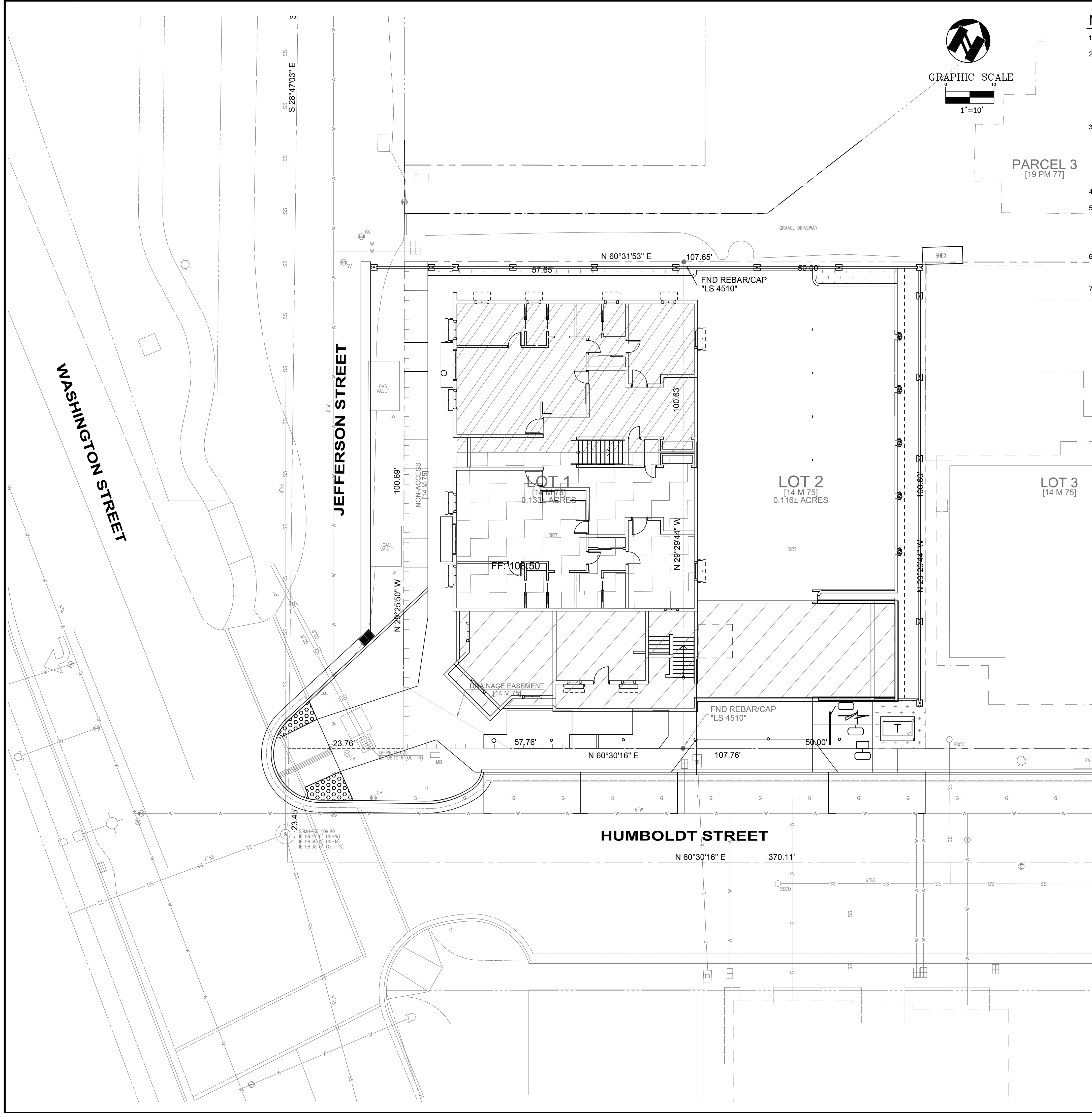
DRAWN: TY

CHECKED: AS

APPROVED: CAROL MGR: AS

| DATE:     | 10/31/2024 | REV # | BY | DESCRIPTION |
|-----------|------------|-------|----|-------------|
| SCALE:    | 1" = 10'   |       |    |             |
| DESIGNED: | AS         |       |    |             |
| DRAWN:    | TY         |       |    |             |
| CHECKED:  | AS         |       |    |             |
| APPROVED: | CAROL      |       |    |             |
| MGR:      | AS         |       |    |             |





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LEGEND

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

ABBREVIATIONS

|     |                     |      |                          |
|-----|---------------------|------|--------------------------|
| BL  | BUILDING            | GV   | GAS VALVE                |
| BRC | BACK OF ROLLED CURB | LIP  | LIP OF GUTTER            |
| DI  | DROP INLET          | MB   | MAIL BOX                 |
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PROJECT NARRATIVE

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A TOTAL OF 14 PARKING SPACES INCLUDING  
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SITE ADDRESS

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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 | TMP-1.2<br>OF<br>PROJECT | 22-2640 | TENTATIVE PARCEL MAP<br>MIXED-USE BUILDING (SECOND LEVEL) |  | 801 YGNACIO VALLEY ROAD<br>SUITE 220<br>WALNUT CREEK, CA 94596<br>925-943-2777 FAX 925-943-2778 |  | associates, inc. PLANNING ENGINEERING SURVEYING |  | DATE: 10/31/2024 |  | BY | REV # | SCALE: 1"= 10' | DESIGNED: AS | DRAWN: TY | CHECKED: AS | PROJ. MGR: AS | DESCRIPTION |
|       |                          |         | YOUNTVILLE NAPA COUNTY CALIFORNIA                         |  |   |  |   |  |                  |  |    |       |                |              |           |             |               |             |