

OWNER'S STATEMENT

THE UNDERSIGNED, NAPA REDEVELOPMENT PARTNERS, LLC, HEREBY STATES THAT THEY ARE THE ONLY ENTITY HAVING RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION HEREON ENTITLED "NAPA PIPE - BLOCK 16" CONSISTING OF 6 SHEETS; THAT IT DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

THE REAL PROPERTY BELOW IS DEDICATED AS AN EASEMENT TO THE CITY OF NAPA OR ITS SUCCESSOR FOR PUBLIC PURPOSES:

- 1) THE AREAS DESIGNATED AS "PUBLIC UTILITY EASEMENT" OR "PUE".
- 2) THE AREAS DESIGNATED AS "EMERGENCY VEHICLE ACCESS EASEMENT" OR "EVAE" FOR THE PURPOSE OF INGRESS AND EGRESS OF EMERGENCY VEHICLES.

THE REAL PROPERTY SHOWN ON THIS SUBDIVISION MAP ON THE VARIOUS LOTS AS PUE IS HEREBY DEDICATED TO THE CITY OF NAPA AS A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT FOR THE PURPOSES OF CONSTRUCTION, OPERATION AND MAINTENANCE OF APPLICABLE STRUCTURES AND APPURTENANCES THERETO INCLUDING BUT NOT LIMITED TO ELECTRICAL, GAS AND TELECOMMUNICATION FACILITIES. SAID AREAS SHALL BE KEPT FREE OF BUILDINGS AND HABITABLE STRUCTURES OF ANY KIND EXCEPT FOR APPLICABLE UTILITY STRUCTURES AND APPURTENANCES THERETO, LAWFUL FENCES, AND LAWFUL SUPPORTED OVERHANGS. IT IS UNDERSTOOD AND AGREED THAT THE CITY OF NAPA AND ITS SUCCESSORS OR ASSIGNS SHALL INCUR NO LIABILITY WITH RESPECT TO SUCH DEDICATION AND SHALL NOT ASSUME ANY RESPONSIBILITY FOR THE EASEMENT OR ANY IMPROVEMENTS THEREON OR THEREIN.

THE REAL PROPERTY SHOWN ON THIS SUBDIVISION MAP ON THE VARIOUS LOTS AS "EVAE" IS HEREBY DEDICATED TO THE CITY OF NAPA AS A NON-EXCLUSIVE EMERGENCY VEHICLE ACCESS EASEMENT. IT IS UNDERSTOOD AND AGREED THAT THE CITY OF NAPA AND ITS SUCCESSORS OR ASSIGNS SHALL INCUR NO LIABILITY WITH RESPECT TO SUCH DEDICATION AND SHALL NOT ASSUME ANY RESPONSIBILITY FOR THE EASEMENT OR ANY IMPROVEMENTS THEREON OR THEREIN.

THE DESIGNATED PRIVATE STREETS ON THIS MAP ARE NOT PART OF THE CITY OF NAPA'S STREET SYSTEM AND ARE NOT OFFERED NOR ACCEPTED FOR PUBLIC MAINTENANCE. SAID STREETS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS CREATED FOR THIS SUBDIVISION.

ALL SANITARY SEWER, STORM DRAIN, AND DOMESTIC WATER UTILITIES WITHIN THE DISTINCTIVE BOUNDARY LINE OF THIS MAP ARE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALL DRY UTILITIES (GAS, ELECTRIC, TELEPHONE, CABLE, ETC.) WITHIN THE DISTINCTIVE BOUNDARY LINE OF THIS MAP ARE OWNED AND MAINTAINED BY THE RESPECTIVE UTILITY COMPANY.

AS OWNER:

NAPA REDEVELOPMENT PARTNERS, LLC
A DELAWARE LIMITED LIABILITY COMPANY:

BY: NAPA REDEVELOPMENT JV, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

BY: NAPA RIVER INVESTORS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS MEMBER

BY: FARALLON CAPITAL MANAGEMENT, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: Richard B. Fried

NAME: Richard B. Fried

TITLE: Managing Member

DATE: 6/26/2023

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA, SS.
COUNTY OF SAN FRANCISCO

ON JUNE 26, 2023, BEFORE ME, Pamela L. Daniel, NOTARY PUBLIC, PERSONALLY APPEARED Richard B. Fried, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: Pamela L. Daniel

NAME (PRINT): PAMELA L. DANIEL

PRINCIPAL COUNTY OF BUSINESS: NAPA

MY COMMISSION NUMBER: 2346539

MY COMMISSION EXPIRES: 2-12-2025

3439-010

**FINAL MAP
NAPA PIPE - BLOCK 16**

CONSISTING OF 6 SHEETS
BEING A SUBDIVISION OF PARCEL 6, ON THE MAP ENTITLED
"FINAL MAP, NAPA PIPE, EASTERN RESIDENTIAL LARGE LOTS"
FILED IN BOOK 29 OF MAPS,
PAGE 33, NAPA COUNTY RECORDS
CITY OF NAPA, NAPA COUNTY, CALIFORNIA



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SURVEYORS • PLANNERS
JUNE 2023

BENEFICIARY'S STATEMENT

MIF LENDER LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS BENEFICIARY UNDER THAT CERTAIN CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FUTURE FILING, RECORDED DECEMBER 30, 2021, AS DOCUMENT NUMBER 2021-0039224, NAPA COUNTY OFFICIAL RECORDS, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND JOINS IN ALL DEDICATIONS HEREON.

AS BENEFICIARY: MIF LENDER LLC, A WASHINGTON LIMITED LIABILITY COMPANY.

BY: WASHINGTON CAPITAL MANAGEMENT, INC., A WASHINGTON CORPORATION

ITS MANAGER

BY: Betty Chilese

NAME (PRINT): Betty Chilese

ITS: SVP, Real Estate Dept

DATE: 6-26-2023

BENEFICIARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA, SS.
COUNTY OF SAN FRANCISCO

ON JUNE 26, 2023, BEFORE ME, Pamela L. Daniel, NOTARY PUBLIC, PERSONALLY APPEARED Betty Chilese, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

NOTARY'S SIGNATURE: Pamela L. Daniel

NAME (PRINT): PAMELA L. DANIEL

PRINCIPAL COUNTY OF BUSINESS: NAPA

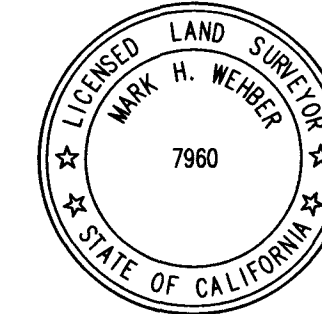
MY COMMISSION NUMBER: 2346539

MY COMMISSION EXPIRES: 2-12-2025

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF NAPA REDEVELOPMENT PARTNERS, LLC, IN OCTOBER 2022. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2025, AND THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

6/16/2023
DATE

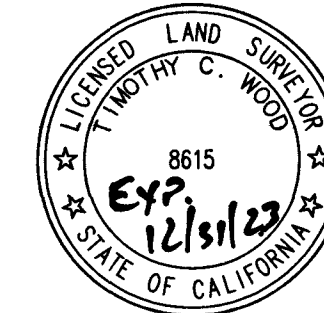


Mark H. Wehber
MARK H. WEHBER, P.L.S.
L.S. NO. 7960

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP ENTITLED "NAPA PIPE-BLOCK 16" THAT SAID MAP AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT SECTIONS OF THE GOVERNMENT CODE AS APPROVED BY THE GOVERNOR SEPTEMBER 27, 1974, AND AMENDMENTS THERETO, AND ALL LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

6/24/2023
DATE



Timothy C. Wood
TIMOTHY C. WOOD, P.L.S. NO. 8615
CITY SURVEYOR, CITY OF NAPA
STATE OF CALIFORNIA

MAYOR'S AND CITY CLERK'S STATEMENT

WE, SCOTT SEDGLEY, MAYOR AND TIFFANY CARRANZA, CITY CLERK, RESPECTIVELY, OF THE CITY OF NAPA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT ON THE ____ DAY OF ____, 2023, THIS MAP ENTITLED "NAPA PIPE-BLOCK 16", CONSISTING OF 6 SHEETS, WAS FILED WITH THE CITY COUNCIL FOR APPROVAL AS REQUIRED BY LAW; THAT BY RESOLUTION DULY ADOPTED AT THE MEETING HELD ON THE DAY OF ____, 2023, SAID COUNCIL APPROVED SAID MAP AND ACCEPTED THE FOLLOWING OFFERS OF DEDICATION TO THE CITY OF NAPA: EASEMENT FOR PUBLIC UTILITY PURPOSES DESIGNATED ON SAID MAP AS "PUE", AND EASEMENT FOR EMERGENCY VEHICLE ACCESS DESIGNATED ON SAID MAP AS "EVAE".

IN WITNESS THEREOF, WE HAVE HEREUNTO SET OUR HAND AND AFFIXED THE SEAL OF THE CITY OF NAPA THIS ____ DAY OF ____, 2023.

SCOTT SEDGLEY
MAYOR, CITY OF NAPA
STATE OF CALIFORNIA

TIFFANY CARRANZA
CITY CLERK, CITY OF NAPA
STATE OF CALIFORNIA

RECORDER'S STATEMENT

FILED FOR RECORD THIS ____ DAY OF ____, 2023, AT ____ M., IN

BOOK ____ OF RECORD MAPS AT PAGES ____ THROUGH ____, INCLUSIVE, COUNTY OF

NAPA, STATE OF CALIFORNIA, AT THE REQUEST OF FIDELITY NATIONAL TITLE COMPANY.

FILE NO. _____ FEES: _____

JOHN TUTEUR
COUNTY RECORDER IN AND FOR THE COUNTY
OF NAPA, STATE OF CALIFORNIA.

DEPUTY COUNTY RECORDER
COUNTY OF NAPA
STATE OF CALIFORNIA

APN 046-820-009 SHEET 1 OF 6

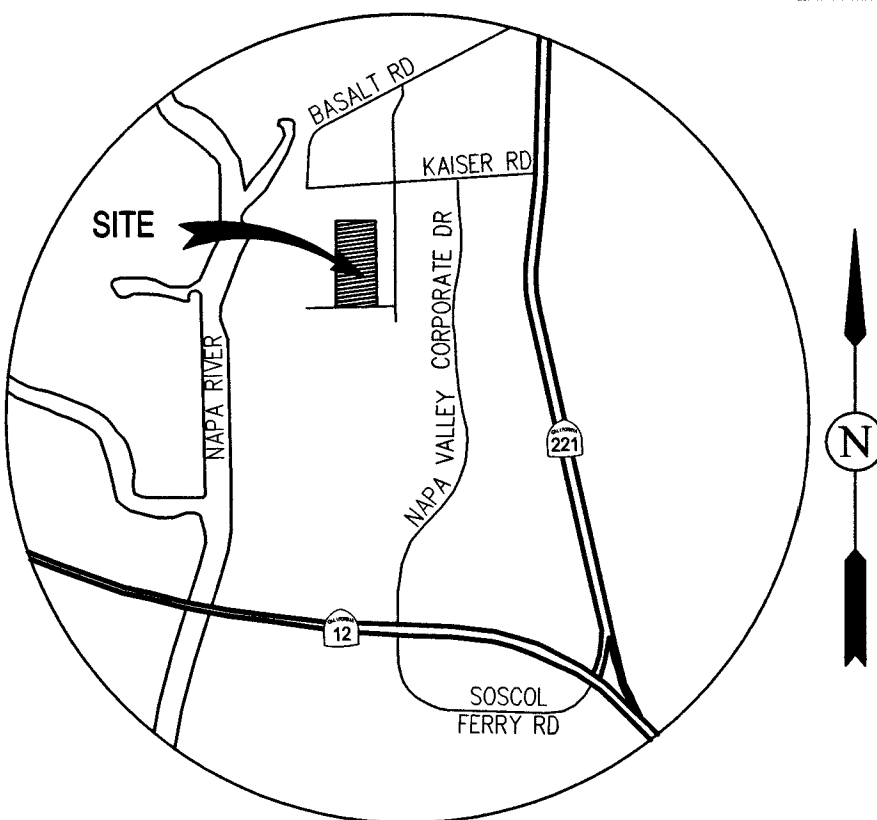
FINAL MAP
NAPA PIPE - BLOCK 16

CONSISTING OF 6 SHEETS
BEING A SUBDIVISION OF PARCEL 6, ON THE MAP ENTITLED
"FINAL MAP, NAPA PIPE, EASTERN RESIDENTIAL LARGE LOTS"
FILED IN BOOK 29 OF MAPS,
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CIVIL ENGINEERS SURVEYORS PLANNERS
JUNE 2023

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VICINITY MAP
NOT TO SCALE

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISIONS MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED. THEIR INTEREST CANNOT RIPEN INTO FEE TITLE.

COUNTY OF NAPA, OWNER OF AN EASEMENT FOR AVIGATION AND HAZARD PURPOSES:
RECORDED JUNE 28, 2022, AS DOCUMENT NUMBER 2022-0012735, OFFICIAL RECORDS.

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN SUBDIVISION MAP ENTITLED "NAPA PIPE-BLOCK 16", THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP HAVE BEEN COMPLIED WITH.

JULIE B. LUCIDO, CITY ENGINEER
CITY OF NAPA, CALIFORNIA
R.C.E 66200

8/25/2023
DATE

PLANNING COMMISSION STATEMENT

I HEREBY STATE THAT THE CITY OF NAPA PLANNING COMMISSION HAS RECOMMENDED APPROVAL OF THE TENTATIVE MAP OF THE SUBDIVISION UPON WHICH THIS FINAL MAP IS BASED.

SECRETARY OF THE PLANNING COMMISSION
CITY OF NAPA, CALIFORNIA

8/30/2023
DATE

CITY AUDITOR'S STATEMENT

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS FOR UNPAID STATE TAXES, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES (EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE) AGAINST ANY PART OF THE LAND INCLUDED IN THE WITHIN SUBDIVISION.

JOY RIESENBERG, CITY AUDITOR
CITY OF NAPA, CALIFORNIA

DATE

COUNTY TAX COLLECTOR AND
REDEMPTION OFFICER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES (EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE) AGAINST ANY PART OF THE LAND INCLUDED IN THE WITHIN SUBDIVISION, AND THAT SECURITY IN THE AMOUNT OF \$ 183,670.00 HAS BEEN FILED WITH THE COUNTY TAX COLLECTOR AND REDEMPTION OFFICER TO GUARANTEE THE PAYMENT OF ALL TAXES AND ASSESSMENTS COLLECTED AS TAXES, WHICH ARE NOT A LIEN AGAINST THE PROPERTY IN THE WITHIN SUBDIVISION, BUT WHICH ARE NOT YET PAYABLE.

ROBERT G. MINAHEN
COUNTY TAX COLLECTOR AND
REDEMPTION OFFICER
COUNTY OF NAPA, STATE OF CALIFORNIA

08/14/23
DATE

DEPUTY

08/14/23
DATE

SOILS REPORT

PER "FINAL MAP, NAPA PIPE, EASTERN RESIDENTIAL LARGE LOTS," A FINAL GEOTECHNICAL INVESTIGATION REPORT PREPARED BY ROCKRIDGE GEOTECHNICAL, DATED JULY 11, 2022, PROJECT NUMBER 16-1163, PERTAINING TO THIS SUBDIVISION IS ON FILE AT THE BUILDING DEPARTMENT.

AREA SUMMARY	
LOTS 1 THROUGH 28	1.923 ACRES±
PARCEL A (PRIVATE STREET)	0.164 ACRES±
PARCEL B (PRIVATE STREET)	0.164 ACRES±
TOTAL	2.251 ACRES±

TITLE NOTES:

THE LANDS INCLUDED WITHIN SUBDIVISION ARE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS THAT ARE NOT SHOWN HEREON:

- PENDING ASSESSMENT FOR THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY COMMUNITY FACILITIES DISTRICT, DISTRICT NO. 2016-01 (NAPA PIPE), DISCLOSED BY AMENDED NOTICE OF SPECIAL TAX LIEN, RECORDED APRIL 7, 2022 AS INSTRUMENT NO. 2022-0007161 OF OFFICIAL RECORDS.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "AGREEMENT" RECORDED SEPTEMBER 16, 1975 AS BOOK 973, PAGE 99, OF OFFICIAL RECORDS.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "MEMORANDUM OF RIGHT OF WAY AGREEMENT" DATED MARCH 5, 1989, AND RECORDED APRIL 19, 1989, AS BOOK 1651, PAGE 445, OF OFFICIAL RECORDS.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "ORDER CREATING NAPA RIVER WATERMASTER SERVICE AREA NAPA COUNTY, CALIFORNIA, AND DESCRIPTION OF LANDS WITHIN SAID SERVICE AREA" DATED JUNE 25, 2008, AND RECORDED JULY 24, 2008, AS INSTRUMENT NO. 2008-0018850, OF OFFICIAL RECORDS.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "SECOND AMENDMENT AND FIRST RESTATEMENT OF DEVELOPMENT AGREEMENT" RECORDED AS INSTRUMENT NO. 2020-0005272, OF OFFICIAL RECORDS.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "ANNEXATION CONSENT, PROTEST WAIVER, AND WATER SERVICE AGREEMENT" RECORDED AS INSTRUMENT NO. 2015-0022852, OF OFFICIAL RECORDS.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "GRANT OF RESERVATION FOR FUTURE ACCESS" RECORDED AS INSTRUMENT NO. 2016-0023531, OF OFFICIAL RECORDS.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "COVENANT AND ENVIRONMENTAL RESTRICTION ON PROPERTY" RECORDED AS INSTRUMENT NO. 2020-0008890, OF OFFICIAL RECORDS.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "PRIVATE RECYCLED WATER MAIN AGREEMENT" RECORDED AS INSTRUMENT NO. 2022-0010521, OF OFFICIAL RECORDS.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "AVIGATION AND HAZARD EASEMENT DEED" RECORDED JUNE 28, 2022 AS INSTRUMENT NO. 2022-0012735, OF OFFICIAL RECORDS.
- MATTER CONTAINED IN THAT CERTAIN DOCUMENT "AMENDED AND RESTATE SCHOOL FACILITIES FUNDING AGREEMENT BETWEEN NAPA VALLEY UNIFIED SCHOOL DISTRICT AND NAPA REDEVELOPMENT PARTNERS, LLC" DATED DECEMBER 12, 2022, AND RECORDED DECEMBER 20, 2022, AS INSTRUMENT NO. 2022-0022299, OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF EASEMENTS AND MAINTENANCE AGREEMENT (POST CONSTRUCTION STORM WATER BEST PRACTICES/PRIVATE STREET)" RECORDED AS INSTRUMENT NO. _____ OF OFFICIAL RECORDS (CURRENTLY UNRECORDED).
- THE DEVELOPMENT CONTAINS 28 NUMBERED LOTS AND TWO LETTERED PARCELS.

SHEET INDEX

SHEET 1 - CERTIFICATIONS AND STATEMENTS
SHEET 2 - CERTIFICATIONS AND STATEMENTS CONTINUED
SHEET 3 - BOUNDARY DETAILS AND BASIS OF BEARINGS
SHEET 4 - SHEET INDEX
SHEET 5 - LOTS 15-28 AND PARCEL A
SHEET 6 - LOTS 1-14 AND PARCEL B

FINAL MAP
NAPA PIPE - BLOCK 16

CONSISTING OF 6 SHEETS
BEING A SUBDIVISION OF PARCEL 6, ON THE MAP ENTITLED
"FINAL MAP, NAPA PIPE, EASTERN RESIDENTIAL LARGE LOTS"
FILED IN BOOK 29 OF MAPS,
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CITY OF NAPA, NAPA COUNTY, CALIFORNIA



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SCALE: 1" = 40' JUNE 2023



LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	TIE LINE
(T)	TOTAL
(R)	RADIAL BEARING
(CL-CL)	CENTERLINE TO CENTERLINE
(PL-PL)	PROPERTY LINE TO PROPERTY LINE
(M-CL)	MONUMENT TO CENTERLINE
⊙	SET STANDARD STREET MONUMENT PER S-13 CITY OF NAPA STANDARD PLANS, LS 7960
●	STANDARD STREET MONUMENT, TO BE SET PER (1), OR AS NOTED
○	SET 5/8" REBAR AND CAP OR 1" BRASS DISH LS 7960
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT DEDICATED HEREON
EX	EXISTING
PAE	EXISTING PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT DEDICATED HEREON
PSDE	PRIVATE STORM DRAIN EASEMENT
SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT

REFERENCES:

- (#) INDICATES REFERENCE NUMBER OR AS INDICATED OTHERWISE
(1) FINAL MAP, NAPA PIPE, EASTERN RESIDENTIAL LARGE LOTS (29 M 33)
(2) FINAL MAP, NAPA PIPE LARGE LOTS (29 M 19)
(3) RECORD OF SURVEY, CITY OF NAPA CONTROL NETWORK (41 RS 44)

NOTES:

1. DIMENSIONS SHOWN HEREON ARE IN US SURVEY FEET AND DECIMALS THEREOF AND ARE GROUND LEVEL DISTANCES.
2. BOUNDARY DIMENSIONS SHOWN HEREON ARE RECORD PER (R1) SHOWN ON "FINAL MAP, NAPA PIPE, EASTERN RESIDENTIAL LARGE LOTS."
3. ALL FRONT AND REAR CORNERS TO BE SET WITH 5/8" REBAR AND CAP 18" LONG OR NAIL AND TAG LS 7960.
4. LOT SQUARE FOOTAGE SHOWN IS GROSS.

EXISTING EASEMENT NOTES:

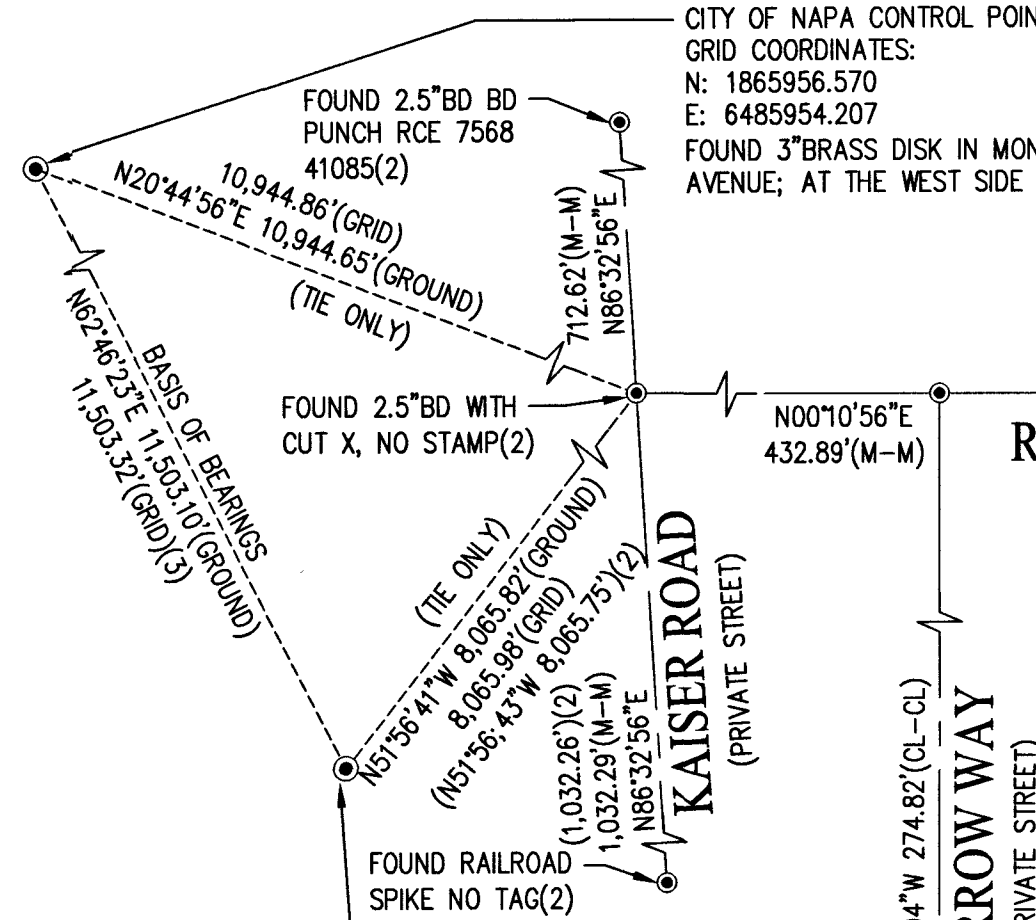
THE FOLLOWING EASEMENTS AFFECT THE SUBJECT PROPERTY, BUT CANNOT BE PLOTTED:

1. EASEMENT FOR AVIGATION AND HAZARD TO THE COUNTY OF NAPA PER INSTRUMENT NO. 2022-0012735 OF OFFICIAL RECORDS.

LINE TABLE		
NO	BEARING	LENGTH
L1	N89°49'04"W	9.00' (M-CL)
L2	N89°49'04"W	9.00' (M-CL)
L3	N89°49'04"W	9.00' (M-CL)
L4	N89°49'04"W	9.00' (M-CL)

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	15.00'	90°00'00"	23.56'
C2	15.00'	90°00'00"	23.56'
C3	15.00'	90°00'00"	23.56'
C4	15.00'	90°00'00"	23.56'

CITY OF NAPA CONTROL POINT NO. 51
GRID COORDINATES:
N: 1865956.570
E: 6485954.207
FOUND 3"BRASS DISK IN MONUMENT WELL ON THE CENTERLINE OF KANSAS AVENUE; AT THE WEST SIDE OF SHURLEFF AVENUE. STAMPING IS A PUNCH.



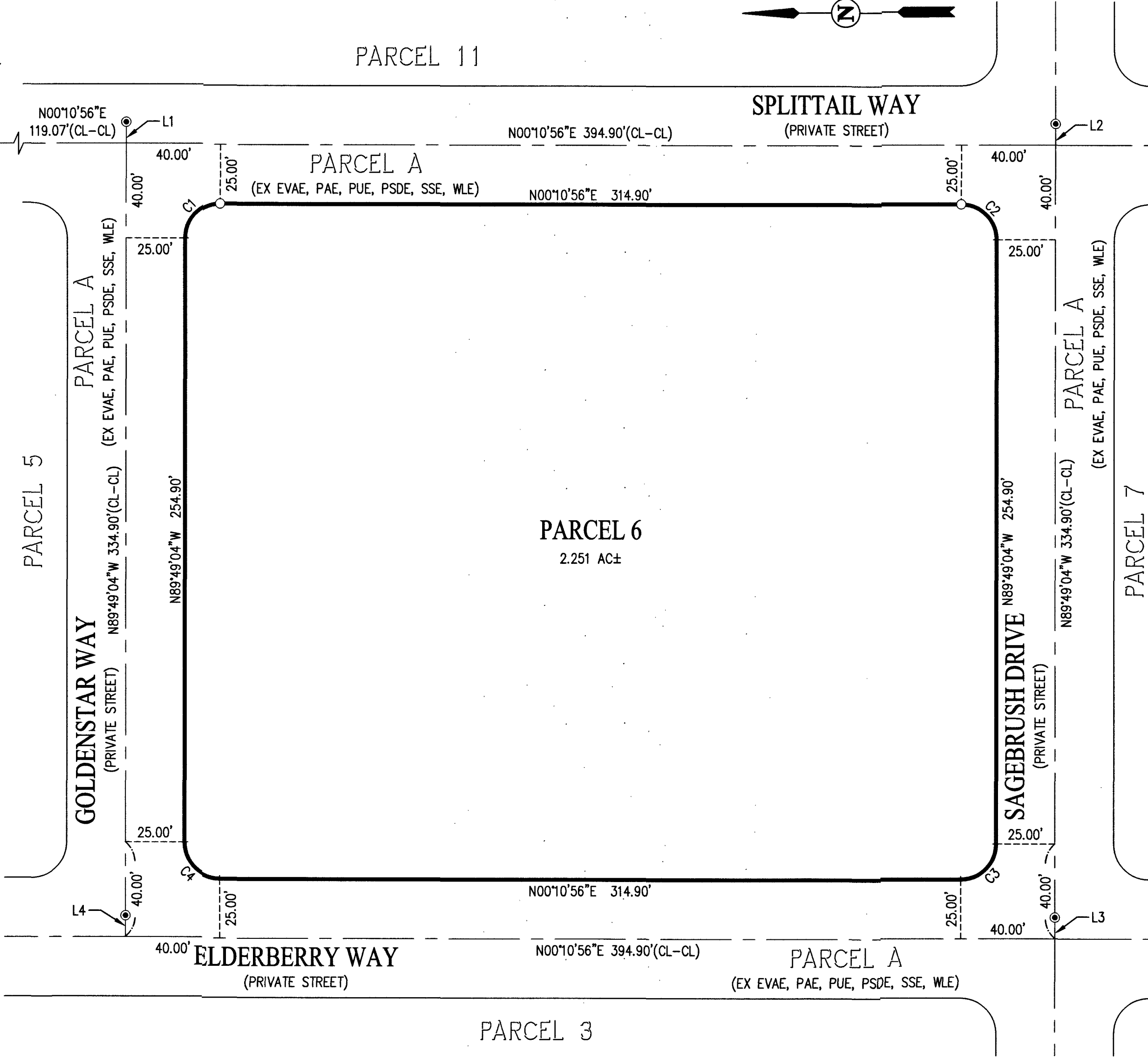
CITY OF NAPA CONTROL POINT NO. 1
GRID COORDINATES:
N: 1860693.638
E: 6475725.429
ELEV. 9.935
ELLIPSOID HEIGHT -93.906
LATITUDE: N38°16'15.97988"
LONGITUDE: W122°17'57.62073"
CONVERGENCE ANGLE: 0°11'19"
FOUND NGS POINT PID JT9621
DESIGNATION HPGN D CA 04 LG
3"ALUMINUM DISK IN PVC PIPE WITH ACCESS COVER SET IN CONCRETE 2.4" BELOW COVER

BASIS OF BEARINGS:

THE BEARING OF NORTH 62°46'23" EAST (CALCULATED AND MEASURED) BETWEEN CITY OF NAPA CONTROL POINT NO. 1 AND POINT NO. 51 AS SHOWN ON THAT RECORD OF SURVEY "CITY OF NAPA CONTROL NETWORK", FILED FOR RECORD ON APRIL 6, 2012, IN BOOK 41 OF SURVEYS AT PAGES 44-47, NAPA COUNTY RECORDS.

COORDINATE NOTES:

1. COORDINATES SHOWN ARE BASED ON THE NAD83 CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, EPOCH 2008. MULTIPLY GROUND DISTANCES BY 1.00001917 TO OBTAIN GRID (COMBINED SCALE FACTOR LISTED FOR POINT 1 ON SAID RECORD OF SURVEY 41 RS 44)
2. PER REFERENCE (3) COORDINATE ELEVATIONS LISTED ARE BASED ON NAVD 1988. THESE VALUES WERE DETERMINED BY USING THE CENTRAL COAST HEIGHT MODERNIZATION PRODUCT PUBLISHED BY THE CALIFORNIA SPACIAL REFERENCE CENTER.



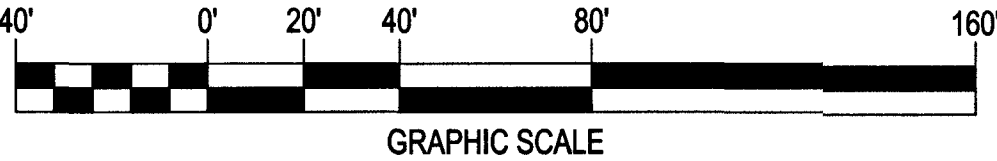
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NAPA PIPE - BLOCK 16

CONSISTING OF 6 SHEETS
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SCALE: 1" = 40' JUNE 2023



BASIS OF BEARINGS:

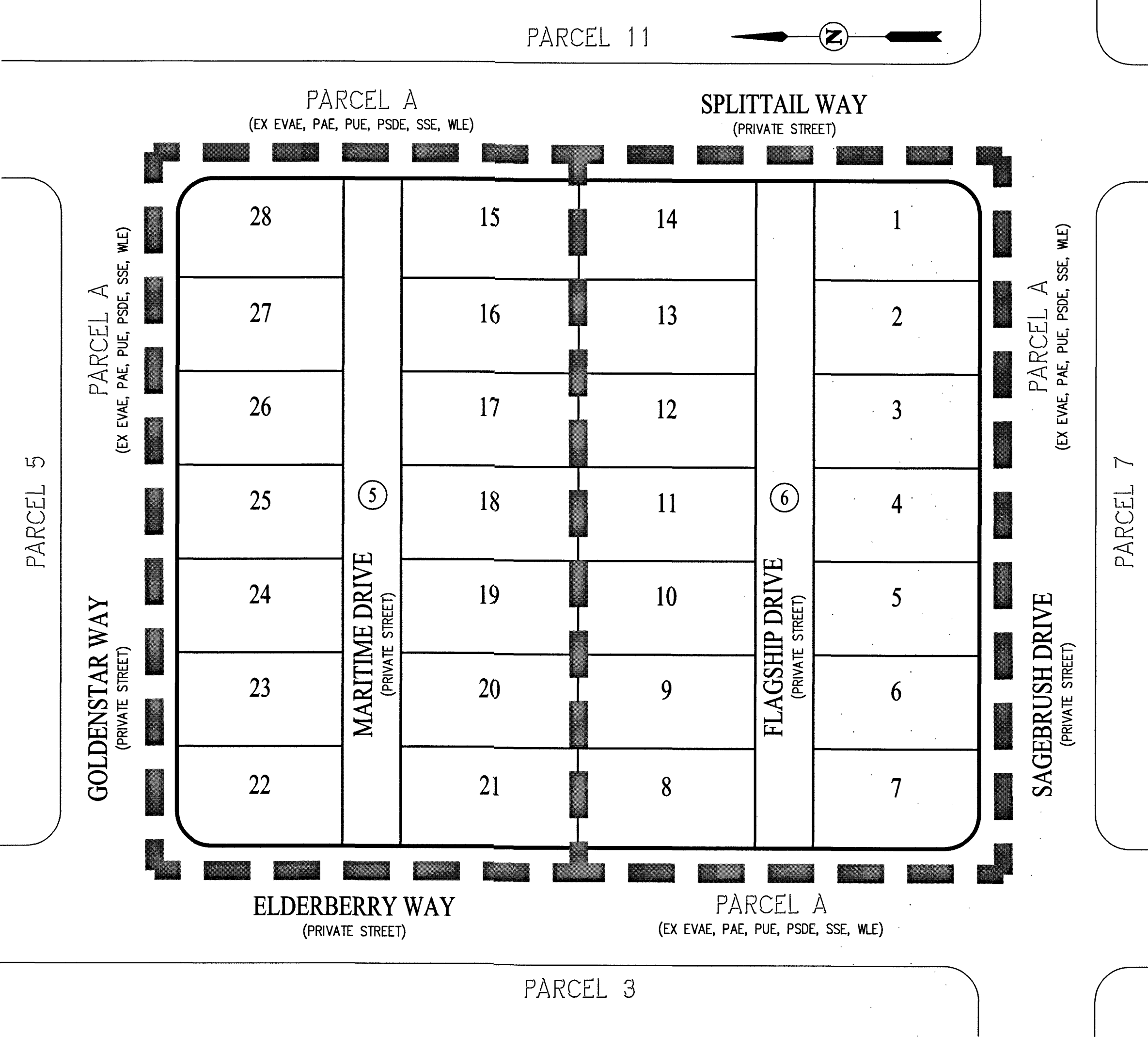
THE BEARING OF NORTH 62°46'23" EAST (CALCULATED AND MEASURED) BETWEEN
CITY OF NAPA CONTROL POINT NO. 1 AND POINT NO. 51 AS SHOWN ON THAT
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APRIL 6, 2012, IN BOOK 41 OF SURVEYS AT PAGES 44-47, NAPA COUNTY RECORDS.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	TIE LINE
(T)	TOTAL
(R)	RADIAL BEARING
(CL-CL)	CENTERLINE TO CENTERLINE
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EVAE	EMERGENCY VEHICLE ACCESS EASEMENT DEDICATED HEREON
EX	EXISTING
PAE	EXISTING PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT DEDICATED HEREON
PSDE	PRIVATE STORM DRAIN EASEMENT
SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT
#	SHEET NUMBER
	SHEET LIMITS

REFERENCES:

- (#) INDICATES REFERENCE NUMBER OR AS INDICATED OTHERWISE
- (1) FINAL MAP, NAPA PIPE, EASTERN
RESIDENTIAL LARGE LOTS (29 M 33)
- (2) FINAL MAP, NAPA PIPE LARGE LOTS (29 M 19)
- (3) RECORD OF SURVEY, CITY OF NAPA CONTROL NETWORK (41 RS 44)



SHEET INDEX MAP

FINAL MAP
NAPA PIPE - BLOCK 16

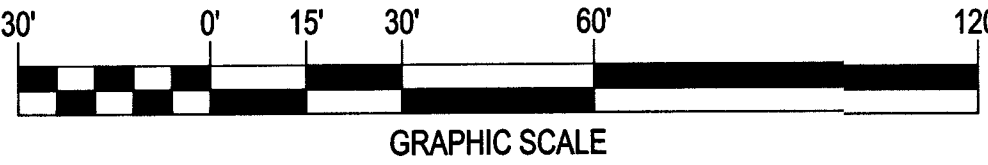
CONSISTING OF 6 SHEETS
BEING A SUBDIVISION OF PARCEL 6, ON THE MAP ENTITLED
"FINAL MAP, NAPA PIPE, EASTERN RESIDENTIAL LARGE LOTS"
FILED IN BOOK 29 OF MAPS,
PAGE 33, NAPA COUNTY RECORDS
CITY OF NAPA, NAPA COUNTY, CALIFORNIA



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 30' JUNE 2023



BASIS OF BEARINGS:

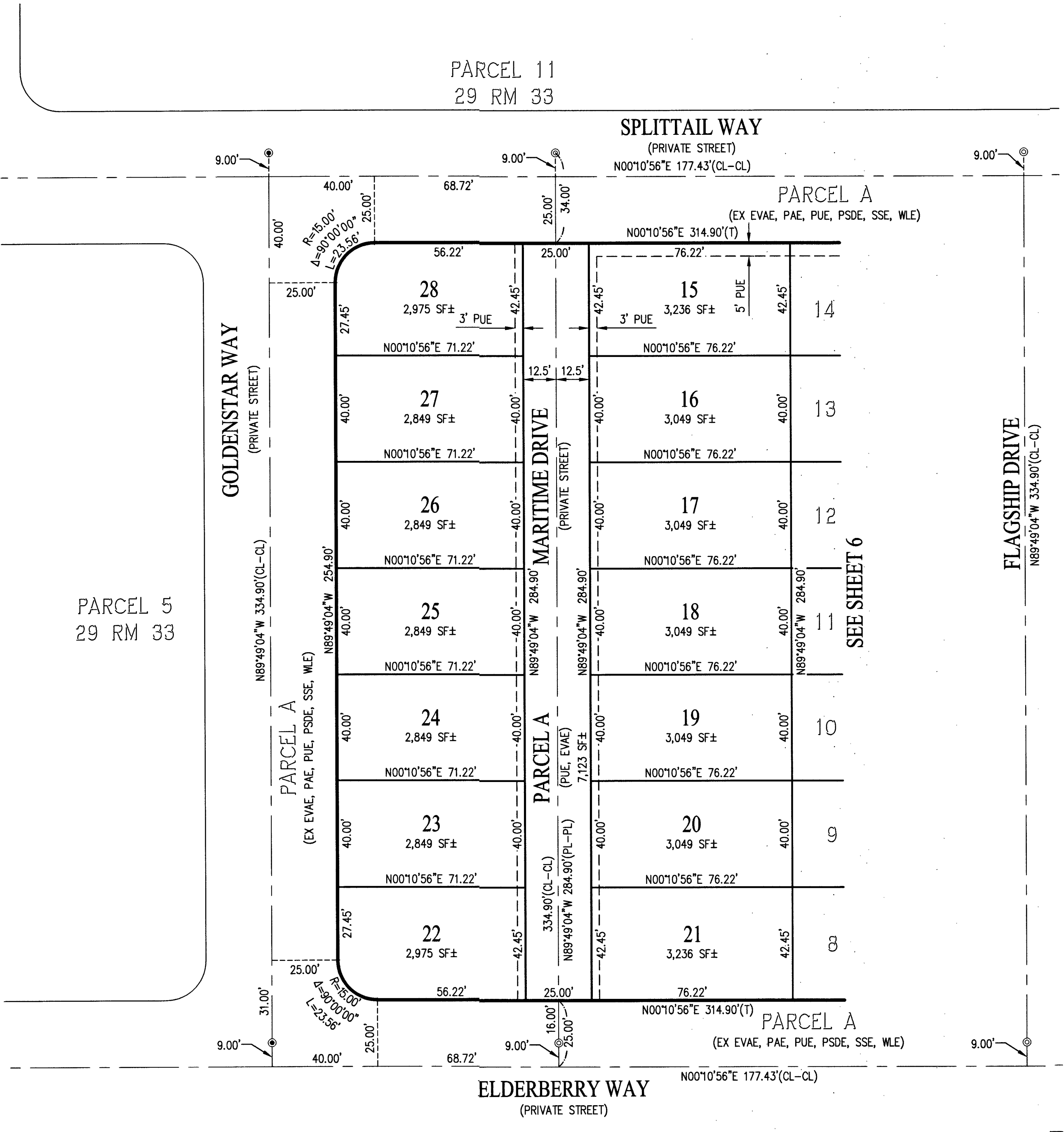
THE BEARING OF NORTH 62°46'23" EAST (CALCULATED AND MEASURED) BETWEEN
CITY OF NAPA CONTROL POINT NO. 1 AND POINT NO. 51 AS SHOWN ON THAT
RECORD OF SURVEY "CITY OF NAPA CONTROL NETWORK", FILED FOR RECORD ON
APRIL 6, 2012, IN BOOK 41 OF SURVEYS AT PAGES 44-47, NAPA COUNTY RECORDS.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	TIE LINE
(T)	TOTAL
(R)	RADIAL BEARING
(CL-CL)	CENTERLINE TO CENTERLINE
(PL-PL)	PROPERTY LINE TO PROPERTY LINE
(M-CL)	MONUMENT TO CENTERLINE
⊙	SET STANDARD STREET MONUMENT PER S-13 OF CITY OF NAPA STANDARD PLANS, LS 7960
⊙	STANDARD STREET MONUMENT, TO BE SET PER (1), OR AS NOTED
○	SET 5/8" REBAR AND CAP OR 1" BRASS DISK, LS 7960
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT DEDICATED HEREON
EX	EXISTING
PAE	EXISTING PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT DEDICATED HEREON
PSDE	PRIVATE STORM DRAIN EASEMENT
SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT

REFERENCES:


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(3) RECORD OF SURVEY, CITY OF NAPA CONTROL NETWORK (41 RS 44)



SEE SHEET 6

FINAL MAP
NAPA PIPE - BLOCK 16

CONSISTING OF 6 SHEETS
BEING A SUBDIVISION OF PARCEL 6, ON THE MAP ENTITLED
"FINAL MAP, NAPA PIPE, EASTERN RESIDENTIAL LARGE LOTS"
FILED IN BOOK 29 OF MAPS,
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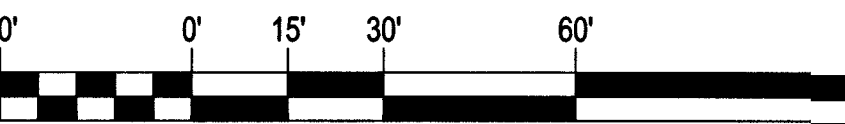
CIVIL ENGINEERS

SURVEYORS

PLANNERS

SCALE: 1" = 30'

JUNE 2023




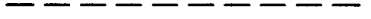







GRAPHIC SCALE

BASIS OF BEARINGS:

THE BEARING OF NORTH 62°46'23" EAST (CALCULATED AND MEASURED) BETWEEN CITY OF NAPA CONTROL POINT NO. 1 AND POINT NO. 51 AS SHOWN ON THAT RECORD OF SURVEY "CITY OF NAPA CONTROL NETWORK", FILED FOR RECORD ON APRIL 6, 2012, IN BOOK 41 OF SURVEYS AT PAGES 44-47, NAPA COUNTY RECORDS.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	TIE LINE
(T)	TOTAL
(R)	RADIAL BEARING
(CL-CL)	CENTERLINE TO CENTERLINE
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