



**PRELIMINARY**

<b>LEGEND</b> --- BOUNDARY LINE SUBJECT PARCEL --- NEW BOUNDARY LINE --- ROAD CENTERLINE --- ROAD RIGHT OF WAY --- STRUCTURE - WALL OUTLINE --- CONCRETE/ASPHALT PAVING --- 6" HIGH WOOD FENCE --- 6" HIGH CHAIN LINK FENCE --- WELDED BARBED WIRE FENCE, ASPHALT/CONCRETE BACK OF CURB, AS NOTED	<b>OWNER:</b> WILLIAMS UNIFIED SCHOOL DISTRICT P.O. BOX 7, WILLIAMS, CA 95987  <b>PROPERTY ADDRESS:</b> 1500 E STREET WILLIAMS CA, 95987  <b>REFERENCES</b> R1 - "NICOLAUS ESTATES SUBDIVISION", BOOK 2 OF SUBDIVISION MAPS, PAGE 18 R2 - "ACOTO SUBDIVISION", BOOK 2 OF SUBDIVISION MAPS, PAGE 7 R3 - VESTING DEED: 2020-0003315	<b>APPLICANT:</b> BERNAU DEVELOPMENT CORPORATION 921 SUTTER STREET, SUITE 100 FOLSOM, CA 95630 916-355-1333  <b>SERVICE AND UTILITY DISTRICTS</b> APN: 005-201-032-000 ZONING: R-U-HD LAND USE: HIGH DENSITY RESIDENTIAL FLOOD ZONE: X POLICE: CITY OF WILLIAMS STORM WATER: CITY OF WILLIAMS FIRE DIST: WILLIAMS CITY FIRE DEPARTMENT REFUSE: RECOLOGY SCHOOL: WILLIAMS UNIFIED SCHOOL DISTRICT SEWER: CITY OF WILLIAMS WATER: CITY OF WILLIAMS ELECTRIC: PG&E GAS: PG&E	<b>SURVEYORS NOTES:</b> 1. THE PURPOSE OF THIS TENTATIVE PARCEL MAP (TPM) IS FOR AN URBAN LOT SPLIT CREATING TWO PARCELS. 2. PROPERTY LINES SHOWN BASED ON LEGAL DESCRIPTION IN VESTING DEED. THIS IS NOT A BOUNDARY SURVEY. DISTANCES FROM PHYSICAL FEATURES TO BOUNDARY LINES ARE APPROXIMATIONS. ADDITIONAL FIELD SURVEY AND RESEARCH WILL BE REQUIRED TO ESTABLISH THE ACTUAL BOUNDARY. NO MONUMENTS WERE SET AS PART OF THIS MAP. 3. ALL REFERENCES TO BOOK AND PAGE ARE PER COLUSA COUNTY RECORDER. 4. AN ARBORIST REPORT HAS NOT BEEN PROVIDED. NO TREES WILL BE REMOVED FOR THIS LOT SPLIT. 5. A WATER EASEMENT WILL BE GRANTED TO PARCEL 1. A PRIVATE WATER EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF A WATER LINE, FROM THE EXISTING WELL AS SHOWN HEREIN, ACROSS PARCEL 2 SHALL BE GRANTED AND RESERVED, AS NECESSARY AND AT NO COST, AT THE TIME OF SALE OR CONVEYANCE OF ANY PARCEL SHOWN IN THIS MAP. 6. CONTOURS BASED ON LOCAL BENCH MARK (BM - 92.7'). 7. BASIS OF BEARING - "WEST" BASED ON CENTERLINE OF E STREET BEING ALSO THE EAST-WEST CENTERLINE OF SECTION 14, T 15 N, R 3 E, MDM AS SHOWN ON RECORD OF SURVEY MAP BK 4, PG 28.	
<b>ABBREVIATIONS</b> APN - ASSESSOR PARCEL NUMBER A - ARC LENGTH CONC - CONCRETE ELECT - ELECTRICAL PUE - PUBLIC UTILITY EASEMENT SS - SANITARY SEWER MH - MAN-HOLE APPROX - APPROXIMATE R - RADIUS DATA - TELEPHONE, CABLE, INTERNET OR - OFFICIAL RECORDS ROW - RIGHT-OF-WAY CO - CLEAN OUT SQ. FT. - SQUARE FEET				<div> <div> <b>G. FRED PERRY</b>            ENGINEERING AND LAND SURVEYING SERVICES            1107 TESS DRIVE, ARBUCKLE, CALIFORNIA 95912            930-902-5249            FREDPERRY@GPSENGR.COM         </div> <div>           REVISIONS            NUMBER    DATE         </div> <div> <b>TENTATIVE PARCEL MAP</b>  <b>1500 "E" STREET LOT SPLIT</b>            A PORTION OF THE NORTH ONE-HALF OF SECTION 14, TOWNSHIP 15 NORTH, RANGE 3 WEST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF WILLIAMS, COUNTY OF COLUSA, STATE OF CALIFORNIA            DECEMBER, 2024         </div> <div>           DATE: 12/9/2024            SHEET 1 OF 1         </div> </div>