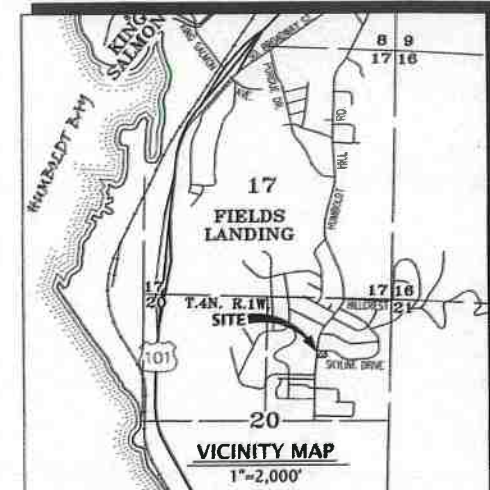


PROJECT NOTES

- 1) This map represents a proposed Minor Subdivision of the lands described in Document 2010-1323-1 into 2 parcels.
- 2) The existing parcel size of APN 306-102-01 is 21,867 square feet. The proposed Parcel 1 would contain 13,794 square feet; proposed Parcel 2 would contain 8,073 square feet.
- 3) Easements of record shown hereon are based on a Title Report by Fidelity National Title Company, Order No. FHBT-FTO2300104G, dated 3/10/2023. Boundary lines are based on ties to record monuments shown on Book 12 of Maps, Page 129-131 and Book 59 of Surveys, Page 6. **All easements of record are shown on this Tentative Map and will appear on the recorded subdivision map.**
- 4) Current and intended use of the parcels to be created would be residential; no new development is proposed.
- 5) Utilities - Water and sewer are provided by Humboldt Community Services District, electricity and gas are supplied by PG&E. Telephone is supplied by Pacific Bell.
- 6) Contours and elevations shown hereon are on an assumed datum holding an elevation of 100' at the northerly monument on Humboldt Hill Road.
- 7) This parcel falls within an area of minimal flood hazard per FEMA panel 06023C1005G, effective date 6/21/2017.

EASEMENT NOTES

One easement exists on the parcel shown hereon per the Preliminary Title Report referenced in Survey Note 2.
 1425 O.R.. 329 - Easement for public road purposes conveyed to County of Humboldt, shown as Parcel 9 on Book 33 of Surveys, Pages 96-99



SURVEYOR'S STATEMENT

This map was prepared by me, or under my direction, and is based upon a field survey.

SIGNED: *[Signature]*
 DATED: 5/5/2023



Michael D. Pulley
 L.S. No. 7793

PROJECT DATA

Owner/Applicant: John Kooy and Jennifer Karr-Kooy
Mailing Address: 2819 Skyline Drive, Eureka, CA 95503-7143
Phone: 707.296.5226
Agent: Michael Pulley, Points West Surveying Company
Mailing Address: 5201 Carlson Park Drive Suite 3, Arcata CA 95521
Phone: 707.840.9510
Fax: 707.840.9542
Email: Pulley@PointsWestSurveying.com

PARCEL INFORMATION

APN: 306-201-001
Address: 2819 Skyline Drive, Eureka CA 95503-7143
Zoning: R1 (Residential single family)
General Plan: RL1-7
Minimum Lot Size: 5000 sf
Front Setback: 20 feet
Side Setback - Interior: 5 feet (or average of adjacent lots)
Rear Setback: 10 feet

**TENTATIVE MAP
 APN 306-102-001**

for **JOHN KOOY & JENNIFER KARR-KOOY**

NE 1/4 SECTION 20, T4N, R1W,
 HUMBOLDT MERIDIAN
 IN THE COMMUNITY OF HUMBOLDT HILL,
 IN THE UNINCORPORATED AREA OF
 HUMBOLDT COUNTY, STATE OF CALIFORNIA
 Date: March 2023
 PWS Jn 1467-22

SCALE: 1" = 15' SHEET 1 OF 1

POINTS WEST SURVEYING Co.
 5201 Carlson Park Dr., Suite 3 - Arcata, CA 95521
 707-840-9510 - Phone 707-840-9542 - Fax

LEGEND

- PROPOSED PROPERTY LINES
- EXISTING PROPERTY LINES
- ADJACENT PROPERTY LINES
- SETBACK LINES
- CONCRETE
- BUILDING FOOTPRINT
- EDGES OF ASPHALT PAVEMENT
- EXISTING GROUND CONTOURS
- FENCE LINE
- GAS LINE
- UNDERGROUND JOINT TRENCH
- OVERHEAD ELECTRIC & TELEPHONE LINES
- SANITARY SEWER LINE
- WATER LINE
- GAS METER
- UTILITY POLE WITH GUY ANCHOR
- JOINT UTILITY POLE
- STREET LAMP
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SANITARY SEWER CLEANOUT

