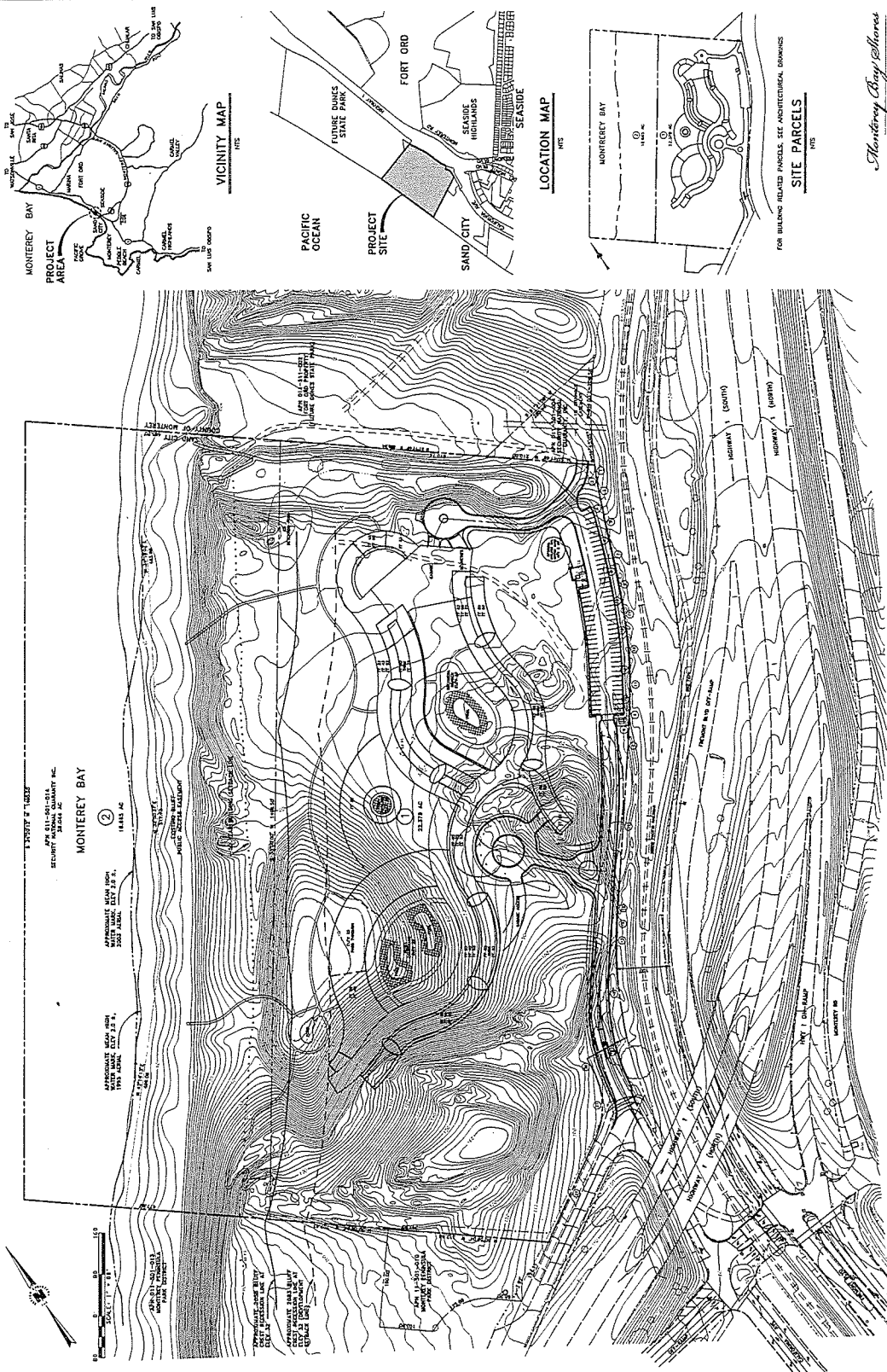


MONTEREY BAY SHORES VESTING TENTATIVE MAP

OCTOBER 15, 2008



- NOTES:**
- EXISTING ZONING: G2-45, G2-42, G2-39 AND G2-35. PRESENT LAND USE: VACANT LAND. PROPOSED LAND USE: MED-USE RESIDENT.
 - PROPOSED SHORES DEVELOPMENT: STANISLAUS COUNTY SANBORN DISTRICT MAP 100-100-01A, MONTEREY BAY, 1988.
 - ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE DEVELOPER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 - THE FINAL RANGE SURVEY SHALL INCLUDE SURVEY POINTS FROM ALL ADJACENT PARCELS AND SHALL BE CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS OF 1907 AND 1941 AND THE CALIFORNIA PROFESSIONAL LAND SURVEYORS ACT OF 1927.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA PUBLIC WORKS ACT AND THE CALIFORNIA PUBLIC CONTRACTS ACT.
 - PROPOSED DEVELOPMENT TO BE DESCRIBED TO THEIR RESPECTIVE LIMITS:
 - SANITARY SEWER - MONTEREY REGIONAL WATER POLLUTION CONTROL
 - WATER MAIN - CONCRETE WELL SERVICE MAIN AND/OR GALV.
 - ELECTRIC AND GAS - PACIFIC GAS & ELECTRIC COMPANY
 - SEWER, WATER, PUBLIC PUBLIC PARCELS - PARKING.
 - THE MONTEREY BAY SHORES OWNERS SHALL RETAIN ACCESS RIGHTS OVER ALL PUBLIC ACCESS AND PARKING SHALL BE PROVIDED AS PART OF PHASE 1.
 - ACCESS TO AND FROM THE PROJECT SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE AVAILABLE TO ALL ADJACENT PARCELS.
 - EXISTING PARKING AREAS AND ACCESSIBLE PARKING SHALL BE MAINTAINED AND IMPROVED AS NECESSARY TO ACCOMMODATE THE PROPOSED DEVELOPMENT.
 - THE FINAL DEVELOPMENT MAP WAS PREPARED AND APPROVED BY THE SAN FRANCISCO PUBLIC WORKS DEPARTMENT ON 07-18-08.
 - PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE CALIFORNIA PUBLIC CONTRACTS ACT.
 - FINAL CONFORMS TO BE SUBMITTED TO MANAGE GRADING INSURANCE.
 - THE DEVELOPMENT ATTACHE LINE (HALF CREST REVISION LINE) USES A 500' (ROAD MARKING STATION) THAT CORRELATES WITH THE 500' (ROAD MARKING STATION).

COURSE TABLE

COURSE NO.	BEARING	DISTANCE	ANGLE	COORDINATES
1	N 12° 00' 00" W	633.40	24.35	12.18
2	S 74° 11' 17" W	1004.89	12.02	8.02
3	N 75° 02' 07" W	1333.24	31.18	15.59
4	S 75° 02' 07" W	2666.50	30.38	15.20
5	N 12° 00' 00" E	31.00	-	-
6	S 74° 11' 17" W	2079.32	32.75	11.87
7	N 12° 00' 00" E	1363.26	21.65	14.48
8	S 75° 02' 07" W	1092.93	29.89	11.35
9	N 12° 00' 00" E	1653.78	23.17	14.61
10	S 74° 11' 17" W	1653.78	23.17	14.61
11	S 37° 45' 16" W	281.99	41.85	24.43
12	S 75° 02' 07" W	2311.66	30.92	15.28
13	N 12° 00' 00" E	1056.88	31.37	15.79
14	N 14° 05' 07" W	788.35	171.88	86.20
15	N 87° 02' 07" W	-	64.32	-
16	S 75° 02' 07" W	150.00	154.13	74.50
17	S 75° 02' 07" W	-	218.52	-

OWNER / DEVELOPER: SECURITY NATIONAL GUARANTY, INC (SNG) 1919 SAN FRANCISCO, CA 94111 TEL: 415.781.4752

ARCHITECT: DEN ARCHITECTS 1000 MARKET STREET, SUITE 200 SAN FRANCISCO, CA 94103 TEL: 415.775.4110

CIVIL ENGINEER: BESTOR ENGINEERS, INC. 1000 MARKET STREET, SUITE 200 MONTEREY, CA 93940 TEL: 831.375.1341

TRAFFIC ENGINEER: ASSOCIATED TRANSPORTATION ENGINEERS SANTA BARBARA, CA 93110 TEL: 805.887.4418

PLUMBING, ELECTRICAL AND MECHANICAL ENGINEER: TIMMONS DESIGN ENGINEERS SAN FRANCISCO, CA 94103 TEL: 415.897.8298

GEOTECHNICAL AND COASTAL ENGINEER: BARR, HANCOCK & ASSOCIATES 145 CALIFORNIA STREET SAN FRANCISCO, CA 94102 TEL: 415.772.4176

ECOLOGICAL CONSULTANT AND LANDSCAPE ARCHITECT: RANA CREEK CONSULTING GROUP 3000 E. VALLEY ROAD SAN FRANCISCO, CA 94134 TEL: 415.593.2620

BIOLOGICAL CONSULTANT: BAC PLANNING GROUP 301 LEBLANCHE AVENUE SAN FRANCISCO, CA 94116 TEL: 415.848.1799

GREEN BUILDING CONSULTANT: SHAW & ASSOCIATES, INC. 208 BURNHAM STREET, 4TH FLOOR SAN FRANCISCO, CA 94107 TEL: 415.893.3237

MONTEREY BAY SHORES
Central Valley, CA, with Resolutions

SCALE: AS SHOWN
DATE: OCT 15, 2008
SHEET: TM-1
OF 4 SHEETS