



PROJECT ID: AG VALLEY RD
SITE ADDRESS: 959 VALLEY RD, ARROYO GRANDE, CA 93420
COUNTY: SAN LUIS OBISPO
APN: 006-087-002
JURISDICTION: CITY OF ARROYO GRANDE
ZONING: PUBLIC FACILITIES
PROJECT: INITIAL BUILD
MDG LOCATION ID: 5000918278
FUZE ID: 17292300

Attachment 4



PROJECT ID: AG VALLEY RD
DRAWN BY: LS
CHECKED BY: SS

REV	DATE	DESCRIPTION	BY
3	08/26/2024	PER BFE	SS
2	07/11/2024	PER SURVEY	SS
1	06/03/2024	PER UG LOCATE	SS
0	05/02/2024	100% ZD's FOR SUBMITTAL	SS
A	04/08/2023	90% ZD's FOR REVIEW	LS

NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

AG VALLEY RD
MONOPINE:
 959 VALLEY RD
 ARROYO GRANDE, CA 93420

SHEET TITLE
 TITLE SHEET

SHEET NUMBER
 T-1

PROJECT DESCRIPTION

PROPOSED VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY ON PROPOSED MONOPINE. TO CONSIST OF THE FOLLOWING:

SCOPE OF WORK

- NEW 30'-0"x30'-0" (900 SQ. FT.) EQUIPMENT LEASE AREA W/ 8'H CHAIN-LINK ENCLOSURE
- NEW 68' MONOPINE WITH NEW BASE PLATE
- INSTALL NEW EQUIPMENT PLATFORM
- NEW 400A METER MAIN W/ 200A VZW METER
- INSTALL (3) NEW EQUIPMENT CABINETS
- INSTALL (1) TELCO CABINET
- INSTALL (1) ILC PANEL
- INSTALL (1) NEW GPS ANTENNA
- INSTALL (5) NEW SERVICE LIGHTS
- INSTALL (1) NEW 30KW DIESEL GENERATOR W/ 210 GAL. SUB-BASE TANK FOR EMERGENCY USE
- INSTALL (3) C-BAND PANEL ANTENNAS
- INSTALL (6) LTE PANEL ANTENNAS
- INSTALL (6) LTE RRS
- INSTALL (2) 4' MW ANTENNAS
- INSTALL (4) SURGE SUPPRESSORS (2 @ EQUIPMENT LOCATION # 2 @ ANTENNA LOCATION)

SITE INFORMATION

LATITUDE (NAD83): 35° 6' 7.56" N (35.1021)
LONGITUDE (NAD83): 120° 34' 51.87" W (-120.581075)

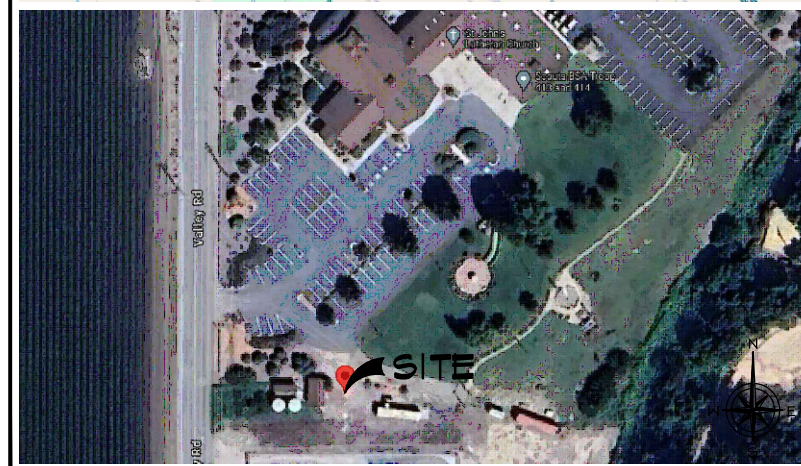
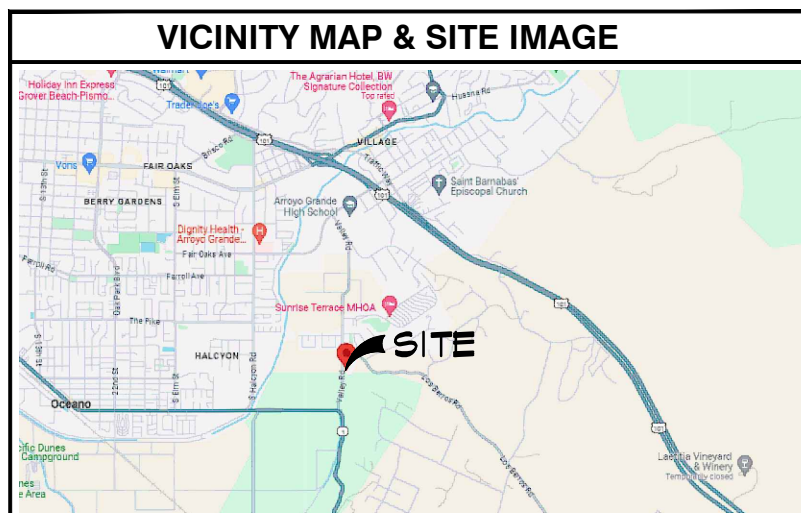
ZONING: PUBLIC FACILITIES
JURISDICTION: CITY OF ARROYO GRANDE
PARCEL NUMBER: 006-087-002
COUNTY: SAN LUIS OBISPO
CONSTRUCTION TYPE: V-B
OCCUPANCY: U
POWER: PG&E

SYMBOLS/ABBREVIATIONS LEGEND

ADD'L	ADDITIONAL	L.	LONG(ITUDINAL)
A.F.G.	ABOVE FINISHED GRADE	MAX.	MAXIMUM
ANT.	ANTENNA	MFR.	MANUFACTURER
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
ASS'Y	ASSEMBLY	(N)	NEW
AWG.	AMERICAN WIRE GAUGE	NTS	NOT TO SCALE
BLDG.	BUILDING	O.C.	ON CENTER
BTCN.	BARE TINNED COPPER WIRE	P.T.	PRESSURE TREATED
CLR.	CLEAR	RAD.(R)	RADIUS
CONN.	CONCRETE CONNECTION(OR)	REQ'D	REQUIRED
CONSTR.	CONSTRUCTION	RGS.	RIGID GALVANIZED STEEL
CONT.	CONTINUOUS	SGH.	SCHEDULE
DBL.	DOUBLE	SIM.	SIMILAR
D.F.	DOUGLAS FIR	SQ.	SQUARE
DIA.	DIAMETER	S.S.	STAINLESS STEEL
DIM.	DIMENSION	STD.	STANDARD
EA.	EACH	TEMP.	TEMPORARY
ELEV.	ELEVATION	THK.	THICK(NESS)
EMT.	ELECTRICAL METALLIC TUBING	TYP.	TYPICAL
(E)	EXISTING	U.G.	UNDER GROUND
F.G.	FINISH GRADE	U.L.	UNDERWRITERS LABORATORY
FT.(')	FOOT (FEET)	U.N.O.	UNLESS NOTED OTHERWISE
GA.	GAUGE	V.I.F.	VERIFY IN FIELD
HT.	HEIGHT	W	WIDE (WIDTH)
IN.('#)	INCH(ES)	w/	WITH
LB.('#)	POUND(S)	WD.	WOOD
L.F.	LINEAR FEET (FOOT)	W.P.	WEATHERPROOF

DRAWING INDEX

SHEET NO:	SHEET TITLE
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C-2	TITLE & EXCEPTIONS INFORMATION
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A-1.1	ENLARGED UTILITY PLAN
A-2	ENLARGED SITE PLAN
A-3	PROPOSED EQUIPMENT LAYOUT PLAN
A-4	ANTENNA LAYOUT PLAN
A-5	ELEVATIONS



PROJECT TEAM

APPLICANT: VERIZON WIRELESS, 2770 SHADELANDS DRIVE, BUILDING II, WALNUT CREEK, CA 94598

LEASING MANAGER: SEQUOIA DEPLOYMENT SERVICES, INC, 1 SPECTRUM POINTE DRIVE, STE 130, LAKE FOREST, CA 92630. CONTACT: PETER W. BABASHOFF, PHONE: (562) 686-3933, EMAIL: peter.babashoff@sequoia-ds.com

ZONING MANAGER: SEQUOIA DEPLOYMENT SERVICES, INC, 1 SPECTRUM POINTE DRIVE, STE 130, LAKE FOREST, CA 92630. CONTACT: BEN HACKSTEDDE, PHONE: (949) 259-3344, EMAIL: ben.hackstedde@sequoia-ds.com

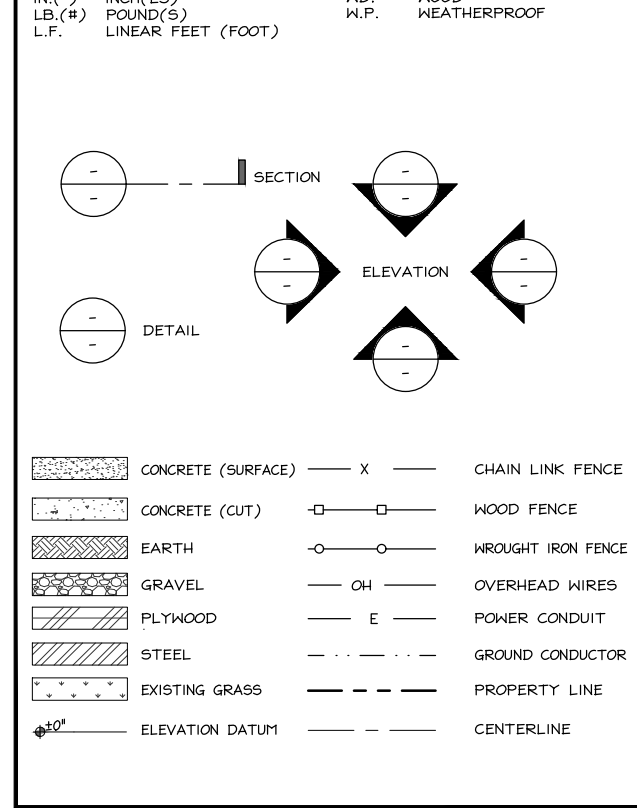
A/E PROJECT MANAGER: ALL STATES ENGINEERING & SURVEYING, 23675 BIRTCHE DRIVE, LAKE FOREST, CA 92630. CONTACT: SILVIA SANDOVAL, PHONE: (949) 273-0996 X107, EMAIL: silvia@zatzall.com

PROPERTY OWNER: ST. JOHN'S LUTHERAN CHURCH, 959 VALLEY RD, ARROYO GRANDE CA 93420. GREG WALLACE, PHONE: (805) 489-1259, EMAIL: greg@saintjohnsag.com

CODE COMPLIANCE

CONSTRUCTION WORKS AND MATERIALS MUST COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY LOCAL JURISDICTION, INCLUDING BUT NOT LIMITED TO:

- CALIFORNIA CODE OF REGULATIONS
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRIC CODE
- 2022 CALIFORNIA FIRE CODE
- CALIFORNIA EXISTING BUILDING CODE
- CALIFORNIA HISTORICAL BUILDING CODE
- CALIFORNIA RESIDENTIAL CODE
- CALIFORNIA GREEN BUILDING CODE
- 2022 EDITION OF TITLE 24 ENERGY STANDARDS
- ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE CITY / COUNTY ORDINANCES



ADMINISTRATIVE REQUIREMENTS

CONTRACTOR SHALL VERIFY ALL PLANS & (E) DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME IF USING 11"X17" PLOT, DRAWINGS WILL BE HALF SCALE.

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



LEGEND			
— x —	CHAIN LINK FENCE	□	U.G. UTILITY VAULT
—	WOOD FENCE	⊕	MANHOLE
— OH —	OVERHEAD LINE	○	UTILITY POLE
—	METAL FENCE	●	SPOT ELEVATION
---	GRADE BREAK	⊙	WATER VALVE
---	RIGHT OF WAY LINE	⊙	FOUND MONUMENT
---	CENTER LINE	⊙	GEODETIC MARKER
---	EASEMENT LINE	⊙	ROAD SIGN
---	BOUNDARY LINE		
VLT	U.G. UTILITY VAULT	AC	ASPHALTIC CONCRETE
AP	ASPHALT PAVING	R.O.W.	RIGHT OF WAY
R/W	RIGHT OF WAY	PUE	PUBLIC UTILITY EASEMENT
BCM	BRASS CAP MONUMENT	NG	NATURAL GRADE
UP	UTILITY POLE	LP	LIGHT POLE
WLP	WOOD LIGHT POLE	LUM	LUMINAIRE
OH	OVERHEAD	CONC	CONCRETE
PED	PEDESTAL	MON	MONUMENT
VZV	VERIZON WIRELESS		

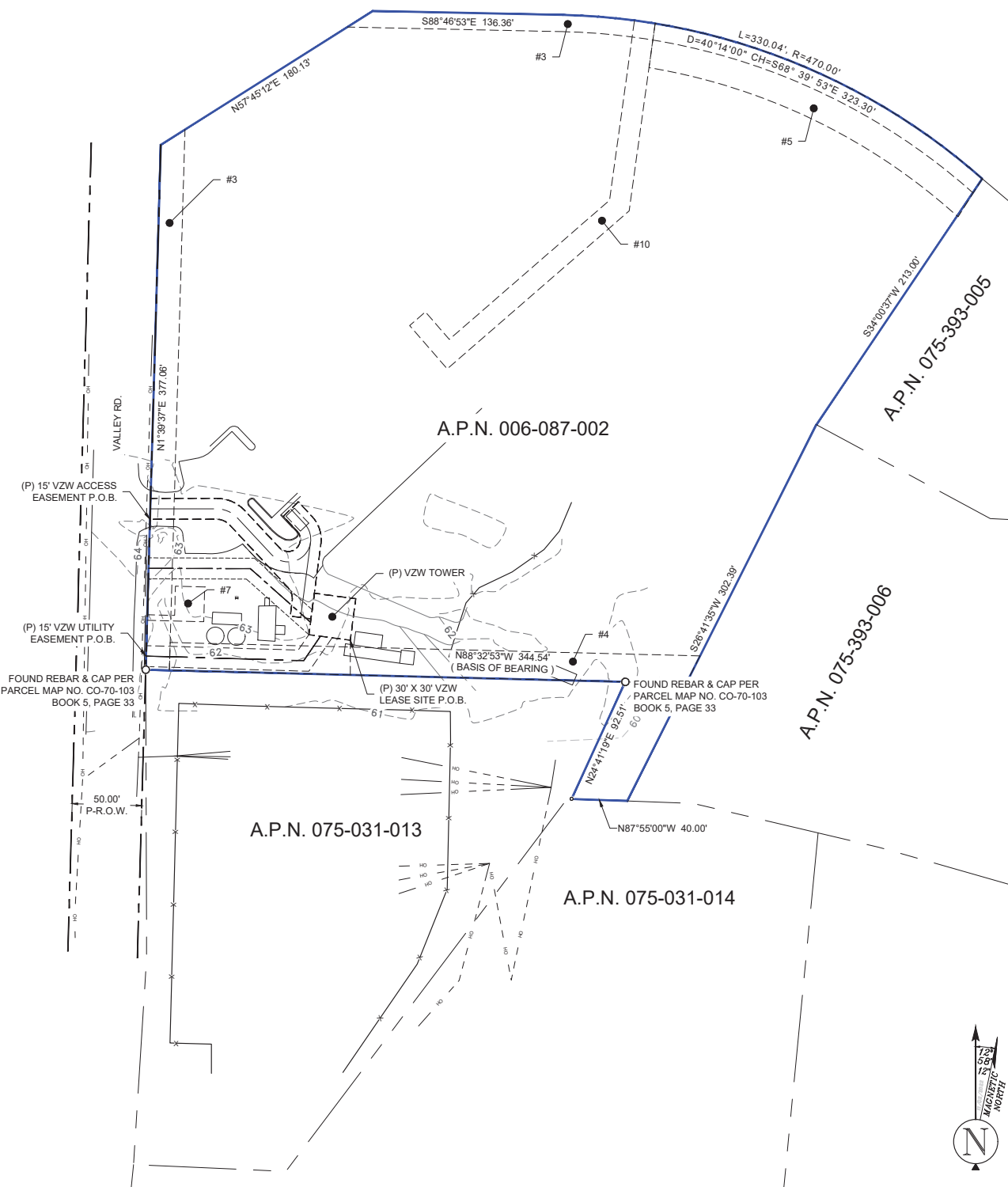
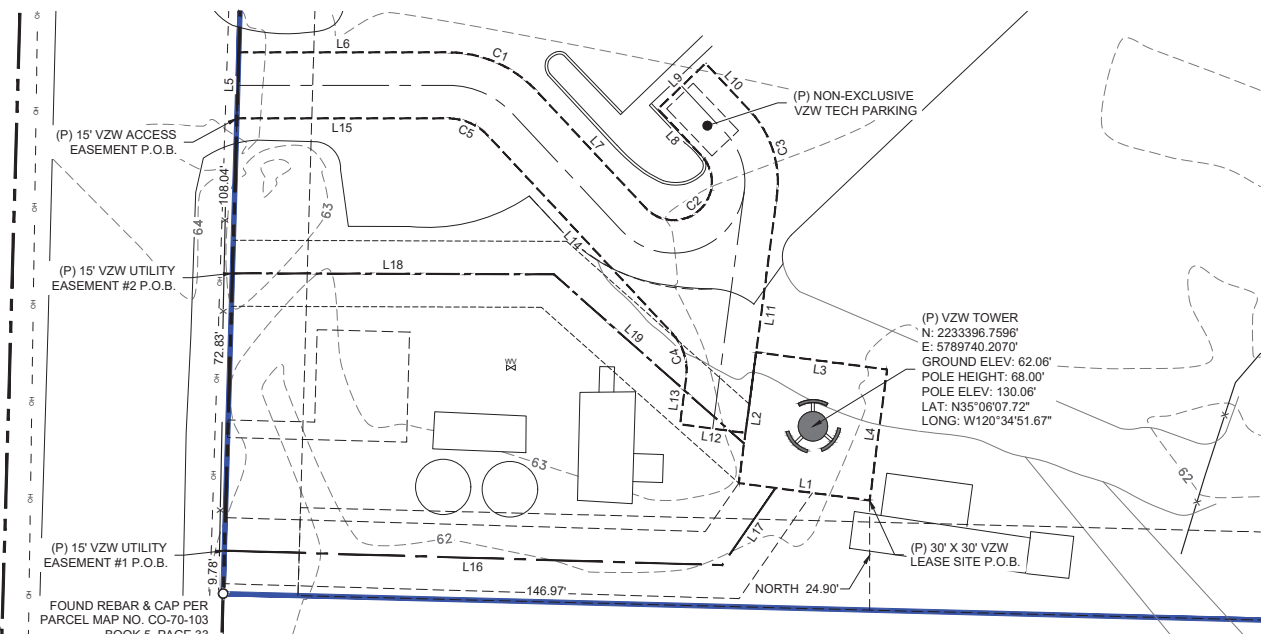
- NOTES:**
- THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. THIS SURVEY IS INTENDED FOR EXHIBIT PURPOSES AND NOT FOR RECORDATION AS AN OFFICIAL RECORD OF SURVEY DRAWING. ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC. TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING MONUMENT(S)/LANDMARK(S) SHOWN HEREON. NO TITLE RESEARCH WAS PERFORMED BY ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC.
 - ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC. RELIEVES ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC. OF ANY AND ALL LIABILITY.
 - THESE DRAWINGS & SPECIFICATIONS ARE THE PROPERTY & COPYRIGHT OF ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC. & SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE SURVEYOR, AND BY WRITTEN PERMISSION FROM ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC.
 - WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE NOTICED TO THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.
 - THIS SITE IS PROPOSED TO BE DEVELOPED ON A PARCEL OF PROPERTY LOCATED WITHIN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.
 - TITLE INFORMATION SHOWN HEREON IS PER A 'REPORT OF TITLE' PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY; ORDER NO.: 7131850; CUSTOMER REFERENCE NUMBER: AG VALLEY ROAD; AND DATED: MAY 30, 2024.
 - THIS DRAWING IS NOT INTENDED TO VERIFY OWNERSHIP OR USAGE. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.

TITLE INFORMATION
 TITLE INFORMATION SHOWN HEREON IS PER A 'REPORT OF TITLE' PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY; ORDER NO.: 5026900-7131850; CUSTOMER REFERENCE NUMBER: AG VALLEY ROAD. AND DATED: MAY 30, 2024 AT 7:30 A.M.

LEGAL DESCRIPTION:
 SEE SHEET C-2 FOR A COMPLETE LEGAL DISCRPTION FROM THE TITLE GURANTEE PROVIDED BY THE CLIENT.

EXCEPTIONS:
 NO PLOTTABLE EXCEPTIONS AFFECTING THE PROPOSED LEASE WERE PROVIDED AS A PART OF THE TITLE REPORT FOR INCLUSION INTO THIS SURVEY DRAWING. SEE SHEET C-2 FOR A COMPLETE LIST OF TITLE EXCEPTIONS FROM THE TITLE GURANTEE PROVIDED BY THE CLIENT.

UTILITY NOTE:
 SURVEYOR DOES NOT GUARANTEE THE LOCATION, EXISTENCE, SIZE OR DEPTH, OF ANY PUBLIC OR PRIVATE UTILITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811-CALIFORNIA USA (UNDERGROUND SERVICE ALERT), BLUE STAKE, AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. PROTECTION, REMOVAL, RELOCATION AND/OR REPLACEMENT OF UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.



1 SITE LOCATION
 1 inch = 50 ft.

BASIS OF BEARING
 BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE FIVE, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK
 SW PROP COR OPUS POSITION
 NORTHING: 2233358.7380
 EASTING: 5789606.1850
 +61.64' (A.M.S.L.)

SURVEY DATE
 04/05/2024

verizon
 2770 SHADELANDS DR
 BUILDING 11
 WALNUT CREEK, CA 94598

SEQUOIA
 DEPARTMENT SERVICES, INC.
 1 SPECTRUM POINTE DRIVE, SUITE 130
 LAKE FOREST, CA 92630

ALLSTATES
 ENGINEERING & SURVEYING
 23675 BIRTCHE DRIVE
 LAKE FOREST, CA 92630

PROJECT NO:	AG VALLEY ROAD
DRAWN BY:	KT
CHECKED BY:	ZQ/BC/DW/WDL

REV	DATE	DESCRIPTION	BY
O	07/08/2024	FINAL SURVEY (PTR)	KT
A	04/17/2024	SURVEY FIRST DRAFT	KT

PROFESSIONAL LAND SURVEYOR
 JAMES R. TARBET
 No. 7129
 STATE OF CALIFORNIA

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

AG VALLEY ROAD
 A.P.N. 006-087-002
 959 VALLEY RD,
 ARROYO GRANDE,
 CA 93420,

SHEET TITLE
 SITE SURVEY

SHEET NUMBER
C-1

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP NO. CO-70-103 IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED DECEMBER 3, 1970 IN BOOK 5 OF PARCEL MAPS AT PAGE 33, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM AN UNDIVIDED 50% OF ALL OIL, GAS, MINERAL AND OTHER HYDROCARBON SUBSTANCES IN, UNDER OR UPON SAID LAND WITHOUT, HOWEVER ANY RIGHT TO ENTER ON THE SURFACE OF SAID LAND, OR ANY PART OF THE SUB-SURFACE OF SAID LAND, LYING ABOVE A HORIZONTAL PLANE 500 FEET BELOW THE SURFACE THEREOF, TO EXPLORE FOR, EXTRACT, OR REMOVE SAME, AS RESERVED IN THE DEED FROM MARGARET LOURENCO RECORDED JANUARY 21, 1971 IN BOOK 1602, PAGE 537 OF OFFICIAL RECORDS.

APN: 006-087-002

LEASE SITE DESCRIPTION:

BEGINNING AT A POINT S.88°32'53"E., A DISTANCE OF 146.97 FEET, AND NORTH, A DISTANCE OF 24.90 FEET, FROM THE FOUND SOUTHWEST PROPERTY CORNER, PER PARCEL MAP NO. CO-70-103, BOOK: 5, PAGE: 33, SAID POINT ALSO HAVING A BASIS OF BEARING N.88°32'53"W., 344.54 FEET, BETWEEN THE SAID FOUND PROPERTY CORNERS PER PARCEL MAP NO. CO-70-103, BOOK: 5, PAGE: 33.; RUNNING THENCE N.82°26'29"W., 30.00 FEET, THENCE N.07°33'31"E., 30.00 FEET, THENCE S.82°26'29"E., 30.00 FEET, THENCE S.07°33'31"W., 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 900.00 SQFT MORE OR LESS

UTILITY EASEMENT #1 DESCRIPTION:

AN EASEMENT, 15.00 FEET IN WIDTH, BEING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT N.01°39'37"E., A DISTANCE OF 9.78 FEET, FROM THE FOUND SOUTHWEST PROPERTY CORNER, PER PARCEL MAP NO. CO-70-103, BOOK: 5, PAGE: 33, SAID POINT ALSO HAVING A BASIS OF BEARING N.88°32'53"W., 344.54 FEET, BETWEEN THE SAID FOUND PROPERTY CORNERS PER PARCEL MAP NO. CO-70-103, BOOK: 5, PAGE: 33.; RUNNING THENCE S.88°20'23"E., A DISTANCE OF 113.18 FEET; THENCE N.34°44'31"E., A DISTANCE OF 21.32 FEET TO THE POINT OF TERMINUS.

UTILITY EASEMENT #2 DESCRIPTION:

AN EASEMENT, 15.00 FEET IN WIDTH, BEING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT N.01°39'37"E., A DISTANCE OF 9.78 FEET, FROM THE FOUND SOUTHWEST PROPERTY CORNER, PER PARCEL MAP NO. CO-70-103, BOOK: 5, PAGE: 33, SAID POINT ALSO HAVING A BASIS OF BEARING N.88°32'53"W., 344.54 FEET, BETWEEN THE SAID FOUND PROPERTY CORNERS PER PARCEL MAP NO. CO-70-103, BOOK: 5, PAGE: 33.; RUNNING THENCE S.89°48'44"E., A DISTANCE OF 73.10 FEET; THENCE S.48°19'00"E., A DISTANCE OF 57.83 FEET TO THE POINT OF TERMINUS.

ACCESS EASEMENT DESCRIPTION:

AN EASEMENT, 15.00 FEET IN WIDTH, BEING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

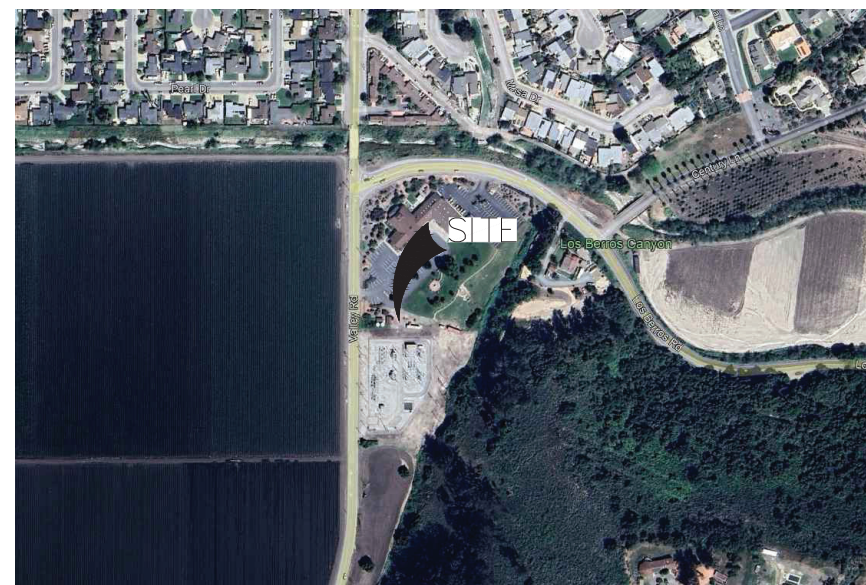
BEGINNING AT A POINT N.01°39'37"E., A DISTANCE OF 9.78 FEET, FROM THE FOUND SOUTHWEST PROPERTY CORNER, PER PARCEL MAP NO. CO-70-103, BOOK: 5, PAGE: 33, SAID POINT ALSO HAVING A BASIS OF BEARING N.88°32'53"W., 344.54 FEET, BETWEEN THE SAID FOUND PROPERTY CORNERS PER PARCEL MAP NO. CO-70-103, BOOK: 5, PAGE: 33.; RUNNING THENCE N.01°39'37"E., A DISTANCE OF 15.01 FEET; THENCE EAST., A DISTANCE OF 47.54 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 27.50 FEET AND A CENTRAL ANGLE OF 47°00'39"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 22.56 FEET; THENCE S.42°59'13"E., A DISTANCE OF 36.37 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 8.70 FEET AND A CENTRAL ANGLE OF 180°00'00"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 27.32 FEET; THENCE N.42°59'13"W., A DISTANCE OF 14.55 FEET; THENCE N.46°17'06"E., A DISTANCE OF 15.00 FEET; THENCE S.42°59'13"E., A DISTANCE OF 14.74 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 23.70 FEET AND A CENTRAL ANGLE OF 50°32'52"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 20.91 FEET; THENCE S.07°33'31"W., A DISTANCE OF 54.41 FEET; THENCE N.82°26'29"W., A DISTANCE OF 15.00 FEET; THENCE N.07°33'31"E., A DISTANCE OF 10.66 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 12.50 FEET AND A CENTRAL ANGLE OF 50°32'52"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 11.03 FEET; THENCE N.42°59'21"W., A DISTANCE OF 61.23 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 12.50 FEET AND A CENTRAL ANGLE OF 47°00'39"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 10.26 FEET; THENCE WEST., A DISTANCE OF 47.97 FEET TO THE POINT OF BEGINNING.

EXCEPTIONS:

- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2024-2025, A LIEN NOT YET DUE OR PAYABLE.
- THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
- AN IRREVOCABLE AND PERPETUAL OFFER TO DEDICATE AN EASEMENT FOR PUBLIC ROADS AND INCIDENTAL PURPOSES AFFECTING 12 FEET ADJACENT TO COUNTY ROAD NO. 134, RECORDED NOVEMBER 25, 1970 IN BOOK 1594 PAGE 669 OF OFFICIAL RECORDS, AND ANY OTHER PRIVATE EASEMENT OF INGRESS AND EGRESS AND FOR ROAD PURPOSES AFFECTING SAID PORTION OF THE HEREIN DESCRIBED PROPERTY AS PROVIDED IN SAID OFFER TO DEDICATE.
" AFFECTS SUBJECT PARCEL, AS SHOWN HERE ON "
- AN EASEMENT FOR WATER WELL SITE INCLUDING A PIPELINE, ELECTRICAL SERVICE AND APPURTENANCES, TOGETHER WITH THE RIGHT TO ENTER ON SAID EASEMENT TO INSTALL, REPAIR AND MAINTAIN SAID WATER WELL AND APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED JULY 28, 1978 AS BOOK 2089, PAGE 59 OF OFFICIAL RECORDS.
IN FAVOR OF: KATHLEEN ELIZABETH GARING
" AFFECTS SUBJECT PARCEL, AS SHOWN HERE ON "
- AN EASEMENT FOR WATER WELL SITE INCLUDING A PIPELINE, ELECTRICAL SERVICE AND APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1995 AS INSTRUMENT NO. 1995-016972 OF OFFICIAL RECORDS.
IN FAVOR OF: ROBERT JAMES GARING AND KATHLEEN ELIZABETH GARING, AS TRUSTEES OF THE ROBERT AND KATHLEEN GARING TRUST DATED JULY 24, 1987
" AFFECTS SUBJECT PARCEL, AS SHOWN HERE ON "
- AN EASEMENT FOR CONSTRUCT, RECONSTRUCT, INSTALL, INSPECT, MAINTAIN, REPLACE, REMOVE, ADD TO, AND REPAIR, AT ANY TIME AND FROM TIME TO TIME, POLES, AERIAL WIRES, CABLES, ELECTRICAL CONDUCTORS WITH ASSOCIATED CROSSARMS, BRACES, TRANSFORMERS, ANCHORS, GUY WIRES AND CABLES, FIXTURES, AND APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1995 AS INSTRUMENT NO. 1995-016973 OF OFFICIAL RECORDS.
IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY
AFFECTS: A PORTION OF THE LAND THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- AN EASEMENT FOR SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, RECORDED APRIL 13, 2000 AS INSTRUMENT NO. 2000-019711 OF OFFICIAL RECORDS.
IN FAVOR OF: PACIFIC BELL, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
AFFECTS: A PORTION OF THE LAND DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED SEPTEMBER 26, 2000 AS INSTRUMENT NO. 2000-055279 OF OFFICIAL RECORDS.
- A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$330,000.00 RECORDED FEBRUARY 02, 2000 AS INSTRUMENT NO. 2000-005631 OF OFFICIAL RECORDS.
DATED: JANUARY 27, 2000
TRUSTOR: ST. JOHN'S LUTHERAN CHURCH OF GROVER CITY, A CALIFORNIA CORPORATION
TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY
BENEFICIARY: AID ASSOCIATION FOR LUTHERANS ("AAL"), A WISCONSIN CORPORATION
a. IF THIS DEED OF TRUST IS TO BE ELIMINATED IN THE POLICY OR POLICIES CONTEMPLATED BY THIS REPORT/COMMITMENT, THE COMPANY WILL REQUIRE THE FOLLOWING FOR REVIEW PRIOR TO THE RECORDATION OF ANY DOCUMENTS OR THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE:
i. ORIGINAL NOTE AND DEED OF TRUST.
ii. PAYOFF DEMAND STATEMENT SIGNED BY ALL PRESENT BENEFICIARIES.
iii. REQUEST FOR RECONVEYANCE OR SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE MUST BE SIGNED BY ALL PRESENT BENEFICIARIES AND MUST BE NOTARIZED BY A FIRST AMERICAN APPROVED NOTARY.
b. IF THE PAYOFF DEMAND STATEMENT OR THE REQUEST FOR RECONVEYANCE IS TO BE SIGNED BY A SERVICER, WE WILL ALSO REQUIRE A FULL COPY OF THE LOAN SERVICING AGREEMENT EXECUTED BY ALL PRESENT BENEFICIARIES.
c. IF ANY OF THE BENEFICIAL INTEREST IS PRESENTLY HELD BY TRUSTEES UNDER A TRUST AGREEMENT, WE WILL REQUIRE A CERTIFICATION PURSUANT TO SECTION 18100.5 OF THE CALIFORNIA PROBATE CODE IN A FORM SATISFACTORY TO THE COMPANY.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION NO. 2006-110, RESOLUTION OF THE SAN LUIS OBISPO COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT ANNEXING CERTAIN PARCELS IN THE COUNTY OF SAN LUIS OBISPO TO FLOOD CONTROL ZONE 1" RECORDED AUGUST 30, 2006 AS INSTRUMENT NO. 2006061723 OF OFFICIAL RECORDS.
- A DOCUMENT ENTITLED "CERTIFICATE OF ACCEPTANCE FOR PUBLIC WATER MAIN EASEMENT" RECORDED MARCH 02, 2007 AS INSTRUMENT NO. 2007014306 OF OFFICIAL RECORDS.
" AFFECTS SUBJECT PARCEL, AS SHOWN HERE ON "
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION NO. 2006-472, RESOLUTION AUTHORIZING EXECUTION OF CONVEYANCE OF WATERLINE EASEMENT DEED TO THE CITY OF ARROYO GRANDE, SUPERVISORIAL DISTRICT NO. 4" RECORDED MARCH 02, 2007 AS INSTRUMENT NO. 2007014308 OF OFFICIAL RECORDS.
" OUTSIDE SUBJECT AREA, NOT A SURVEY MATTER "
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION NO. 2008-194, RESOLUTION TO AUTHORIZE TWO OFFERS OF DEDICATION FOR EASEMENTS FOR A PUBLIC ROAD (LOS BERROS ROAD) WITHIN THE CITY OF ARROYO GRANDE AND WITHIN THE UNINCORPORATED AREA OF THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA" RECORDED JUNE 23, 2008 AS INSTRUMENT NO. 2008032342 OF OFFICIAL RECORDS.
A DOCUMENT ENTITLED "CERTIFICATE OF ACCEPTANCE" RECORDED NOVEMBER 05, 2008 AS INSTRUMENT NO. 2008055768 OF OFFICIAL RECORDS.
A DOCUMENT ENTITLED "RESOLUTION NO. 2008-341, RESOLUTION ACCEPTING A 17-FOOT WIDENING OF A CERTAIN ROAD PRESENTLY IN THE COUNTY ROAD SYSTEM COUNTY ROAD NO. 1140" RECORDED NOVEMBER 12, 2008 AS INSTRUMENT NO. 2008056693 OF OFFICIAL RECORDS.
" OUTSIDE SUBJECT AREA, NOT A SURVEY MATTER "
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION NO. 2010-137, RESOLUTION TO LEVY ASSESSMENTS FOR COSTS OF SAN LUIS OBISPO COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT ZONE 1-A (LOS BERROS DIVERSION CHANNEL OF ARROYO GRANDE CREEK)" RECORDED MAY 12, 2010 AS INSTRUMENT NO. 2010022263 OF OFFICIAL RECORDS.
- RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN LOS BERROS ROAD AND VALLEY ROAD.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	30.00	N82° 26' 29"W
L2	30.00	N7° 33' 31"E
L3	30.00	S82° 26' 29"E
L4	30.00	S7° 33' 31"W
L5	15.01	N1° 39' 37"E
L6	47.54	N90° 00' 00"E
L7	36.37	S42° 59' 21"E
L8	14.55	N42° 59' 13"W
L9	15.00	N46° 17' 06"E
L10	14.74	S42° 59' 13"E
L11	54.41	S7° 33' 31"W
L12	15.00	N82° 26' 29"W
L13	10.66	N7° 33' 31"E
L14	61.23	N42° 59' 21"W
L15	47.97	N90° 00' 00"W
L16	113.18	S88° 20' 23"E
L17	21.32	N34° 44' 31"E
L18	73.10	S89° 48' 44"E
L19	57.83	S48° 19' 00"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	22.56	27.50	47.01	S66° 29' 41"E	21.94
C2	27.32	8.70	180.00	N47° 00' 39"E	17.40
C3	20.91	23.70	50.55	S17° 42' 55"E	20.24
C4	11.03	12.50	50.55	N17° 42' 55"W	10.67
C5	10.26	12.50	47.01	N66° 29' 41"W	9.97



VICINITY MAP



2770 SHADELANDS DR
BUILDING 11
WALNUT CREEK, CA 94598



1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92630



23675 BIRTCOHER DRIVE
LAKE FOREST, CA 92630

PROJECT NO: AG VALLEY ROAD
DRAWN BY: KT
CHECKED BY: ZQ/BC/DW/WDL

REV	DATE	DESCRIPTION	BY
0	07/08/2024	FINAL SURVEY (PTR)	KT
A	04/17/2024	SURVEY FIRST DRAFT	KT



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

AG VALLEY ROAD
A.P.N. 006-087-002
959 VALLEY RD,
ARROYO GRANDE,
CA 93420,

SHEET TITLE
TITLE & EXCEPTIONS
INFORMATION

SHEET NUMBER
C-2

verizon

2770 SHADELANDS DR.
BUILDING 11
WALNUT CREEK, CA 94598

SEQUOIA
DEPLOYMENT SERVICES, INC.

1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92630-2283

ALLSTATES
ENGINEERING & SURVEYING

23675 BIRTCHE DRIVE
LAKE FOREST, CA 92630

PROJECT ID: AG VALLEY RD
DRAWN BY: LS
CHECKED BY: SS

REV	DATE	DESCRIPTION	BY
3	08/26/2024	PER BFE	SS
2	07/11/2024	PER SURVEY	SS
1	06/03/2024	PER UG LOCATE	SS
0	05/02/2024	100% ZD's FOR SUBMITTAL	SS
A	04/08/2023	90% ZD's FOR REVIEW	LS

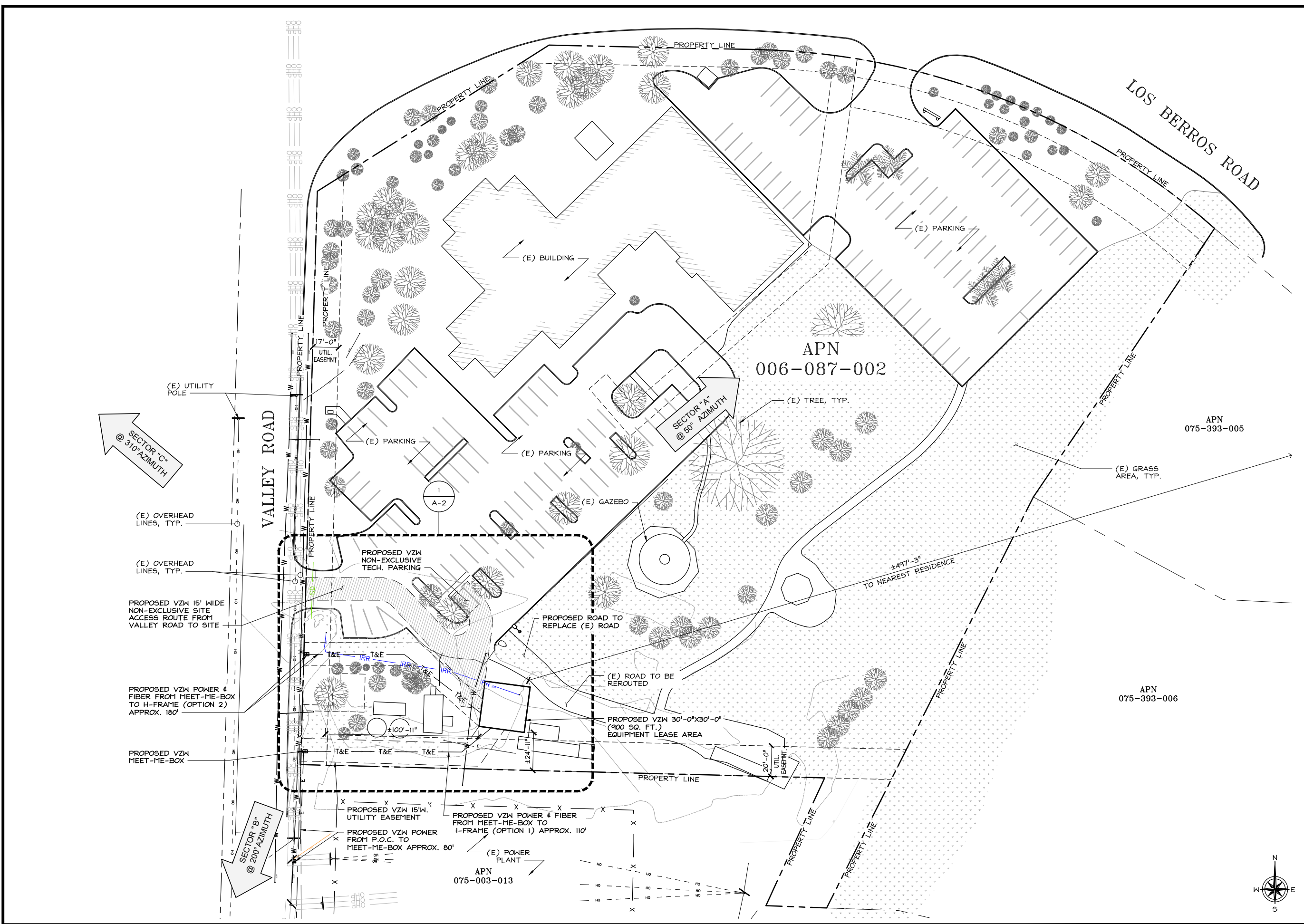
**NOT TO BE USED
FOR CONSTRUCTION**

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**AG VALLEY RD
MONOPINE:**
959 VALLEY RD
ARROYO GRANDE, CA 93420

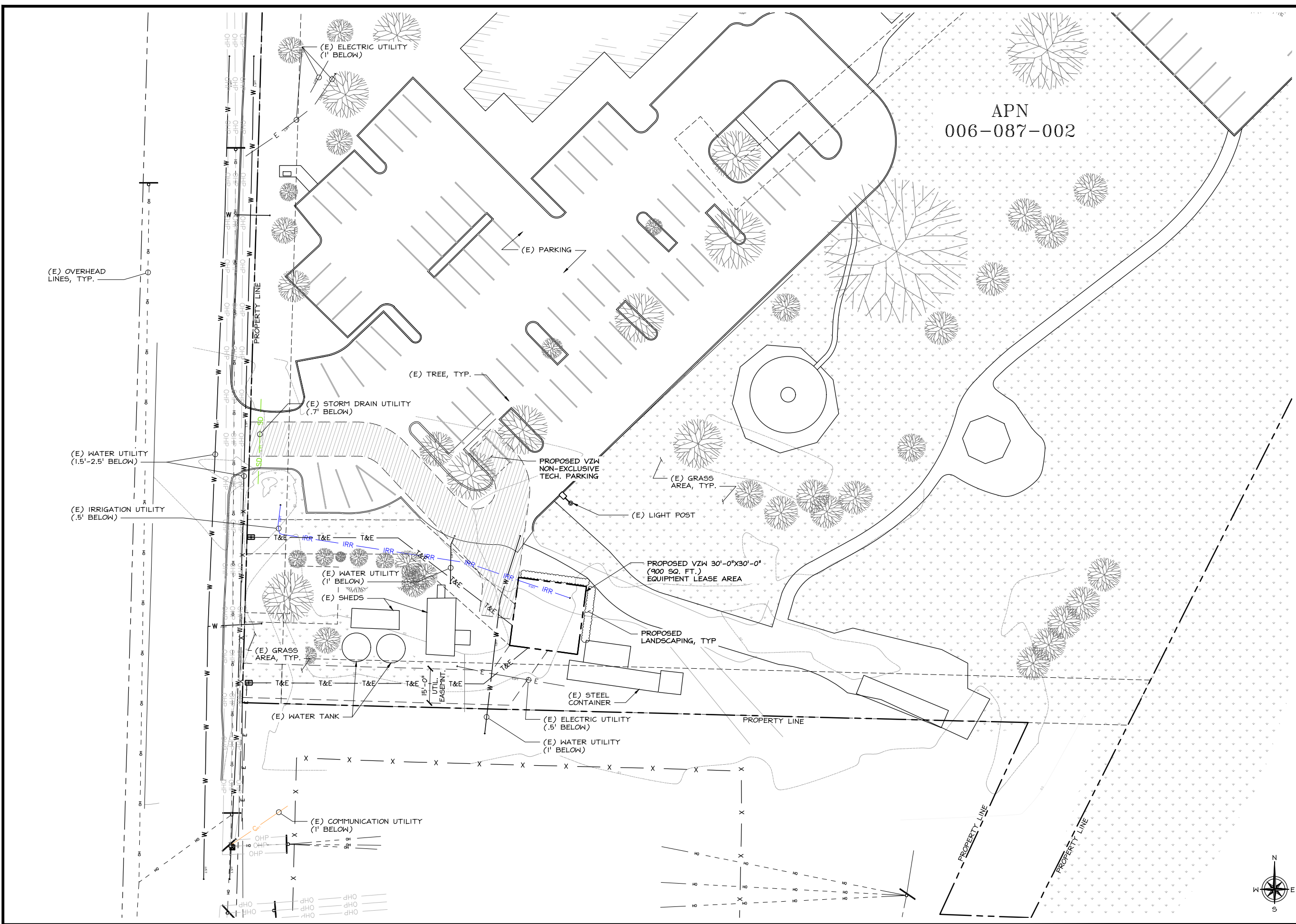
SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-1



OVERALL SITE PLAN

24"x36" SCALE: 1" = 30'-0"
11"x17" SCALE: 1" = 60'-0"
30' 15' 0' 30' 1



APN
006-087-002

verizon

2770 SHADELANDS DR.
BUILDING II
WALNUT CREEK, CA 94598

SEQUOIA
DEPLOYMENT SERVICES, INC.

1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92630-2283

ALLSTATES
ENGINEERING & SURVEYING

23675 BIRTCHE DRIVE
LAKE FOREST, CA 92630

PROJECT ID: AG VALLEY RD
DRAWN BY: LS
CHECKED BY: SS

REV	DATE	DESCRIPTION	
3	08/26/2024	PER BFE	SS
2	07/11/2024	PER SURVEY	SS
1	06/03/2024	PER UG LOCATE	SS
0	05/02/2024	100% ZD's FOR SUBMITTAL	SS
A	04/08/2023	90% ZD's FOR REVIEW	LS

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AG VALLEY RD
MONOPINE:
959 VALLEY RD
ARROYO GRANDE, CA 93420

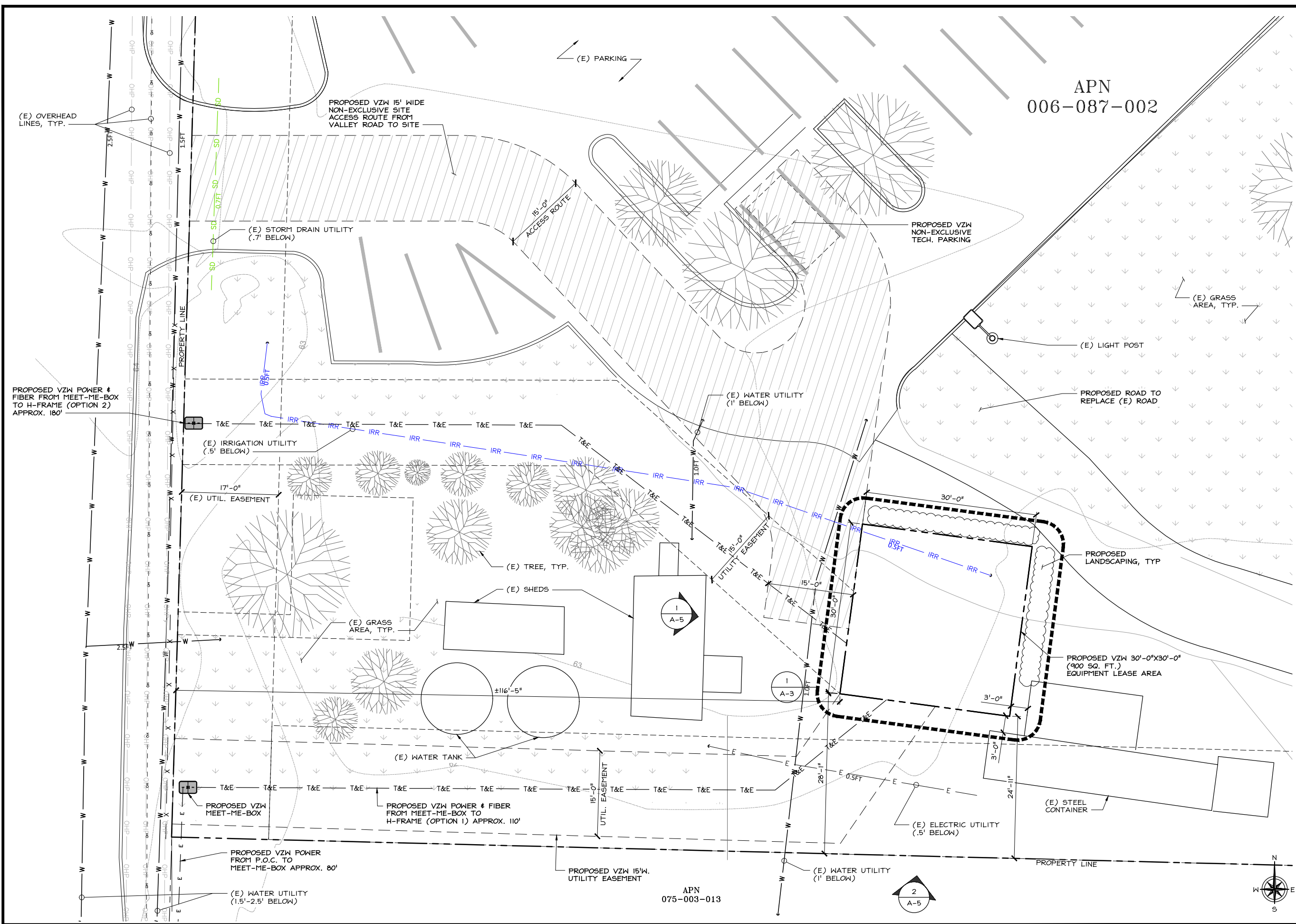
SHEET TITLE
ENLARGED UTILITY PLAN

SHEET NUMBER
A-1.1

ENLARGED UTILITY PLAN

24"x36" SCALE: 1" = 20'-0"
11"x17" SCALE: 1" = 40'-0"
20' 10' 0' 20' 1





APN
006-087-002

APN
075-003-013

verizon

2770 SHADELANDS DR.
BUILDING II
WALNUT CREEK, CA 94598

SEQUOIA
DEPLOYMENT SERVICES, INC.

1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92630-2283

ALLSTATES
ENGINEERING & SURVEYING

23675 BIRTCHE DRIVE
LAKE FOREST, CA 92630

PROJECT ID: AG VALLEY RD
DRAWN BY: LS
CHECKED BY: SS

REV	DATE	DESCRIPTION	
3	08/26/2024	PER BFE	SS
2	07/11/2024	PER SURVEY	SS
1	06/03/2024	PER UG LOCATE	SS
0	05/02/2024	100% ZD's FOR SUBMITTAL	SS
A	04/08/2023	90% ZD's FOR REVIEW	LS

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AG VALLEY RD
MONOPINE:
959 VALLEY RD
ARROYO GRANDE, CA 93420

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
A-2

ENLARGED SITE PLAN

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"
8' 6' 4' 2' 0' 8' 1



2770 SHADELANDS DR.
BUILDING II
WALNUT CREEK, CA 94598



1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92630-2283



23675 BIRTCHE DRIVE
LAKE FOREST, CA 92630

PROJECT ID: AG VALLEY RD

DRAWN BY: LS

CHECKED BY: SS

3	08/26/2024	PER BFE	SS
2	07/11/2024	PER SURVEY	SS
1	06/03/2024	PER UG LOCATE	SS
0	05/02/2024	100% ZD's FOR SUBMITTAL	SS
A	04/08/2023	90% ZD's FOR REVIEW	LS
REV	DATE	DESCRIPTION	

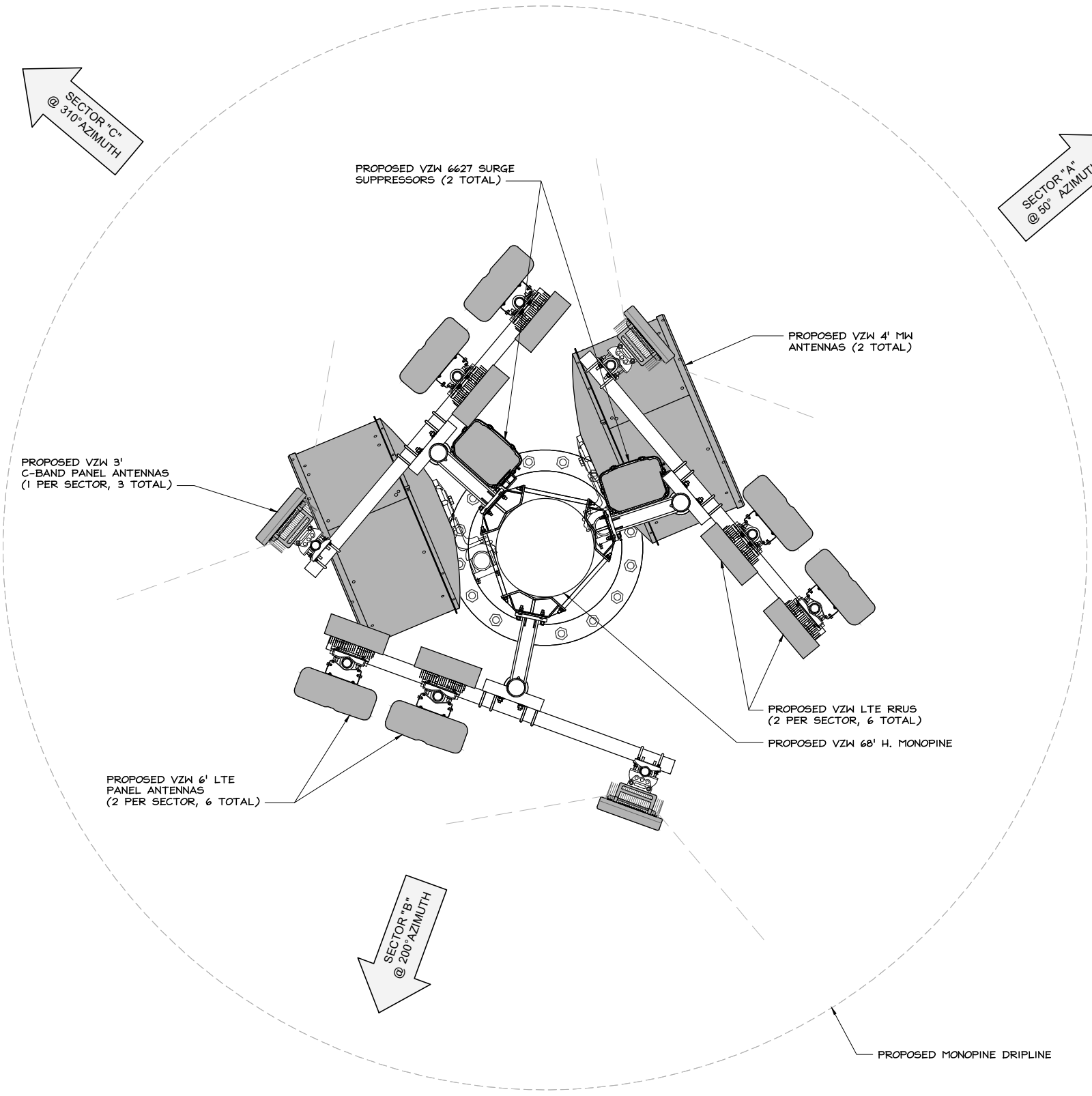
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AG VALLEY RD
MONOPINE:
959 VALLEY RD
ARROYO GRANDE, CA 93420

SHEET TITLE
ANTENNA LAYOUT PLAN

SHEET NUMBER
A-4



PANEL ANTENNAS RAD CENTER: 60'-0"
MW ANTENNAS RAD CENTER: 53'-0"



24"x36" SCALE: 3/4" = 1'-0"
11"x17" SCALE: 3/8" = 1'-0"



PROJECT ID: AG VALLEY RD

DRAWN BY: LS

CHECKED BY: SS

REV	DATE	DESCRIPTION	
3	08/26/2024	PER BFE	SS
2	07/11/2024	PER SURVEY	SS
1	06/03/2024	PER UG LOCATE	SS
0	05/02/2024	100% ZD'S FOR SUBMITTAL	SS
A	04/08/2023	90% ZD'S FOR REVIEW	LS

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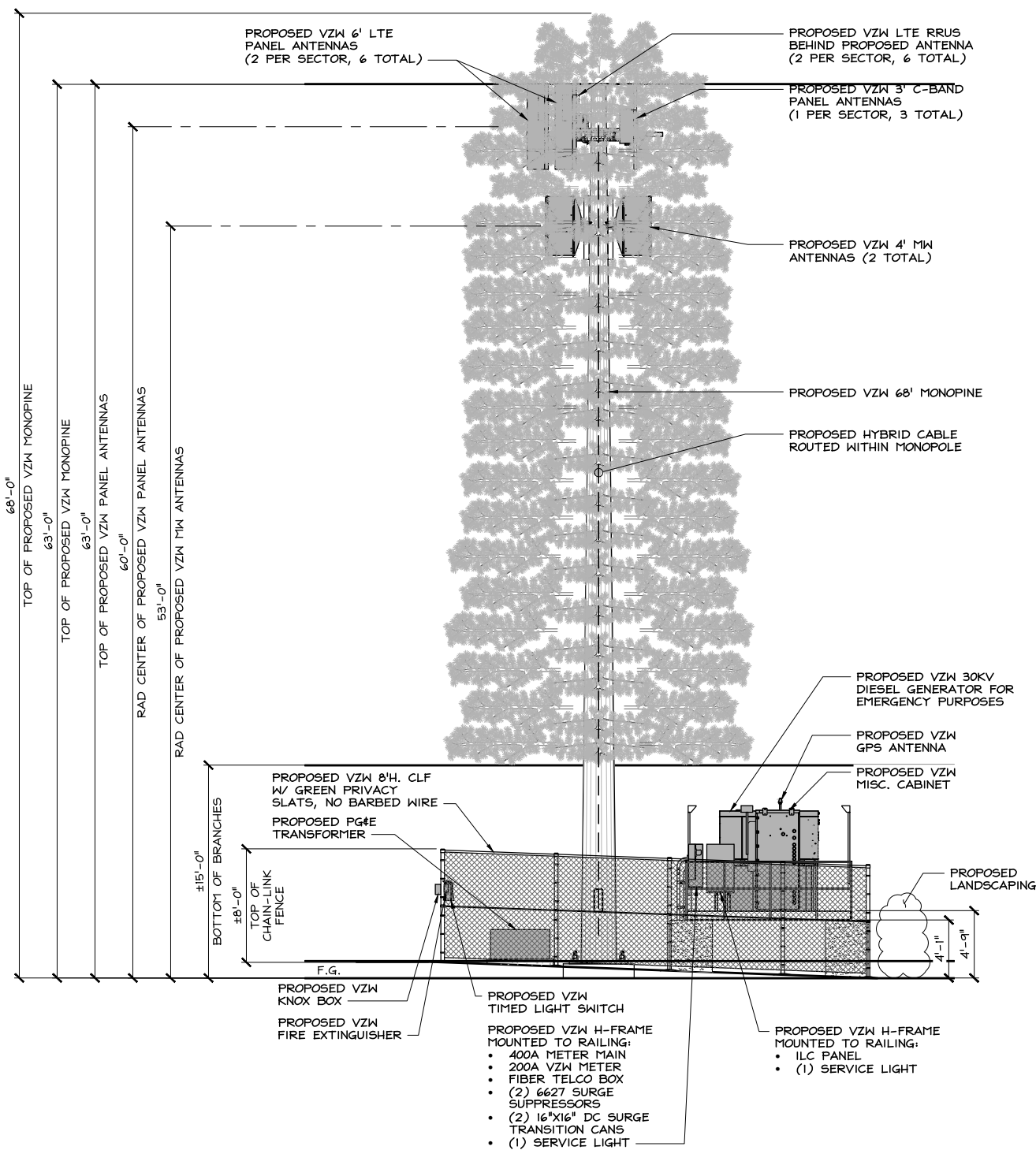
AG VALLEY RD
MONOPINE:
959 VALLEY RD
ARROYO GRANDE, CA 93420

SHEET TITLE

ELEVATIONS

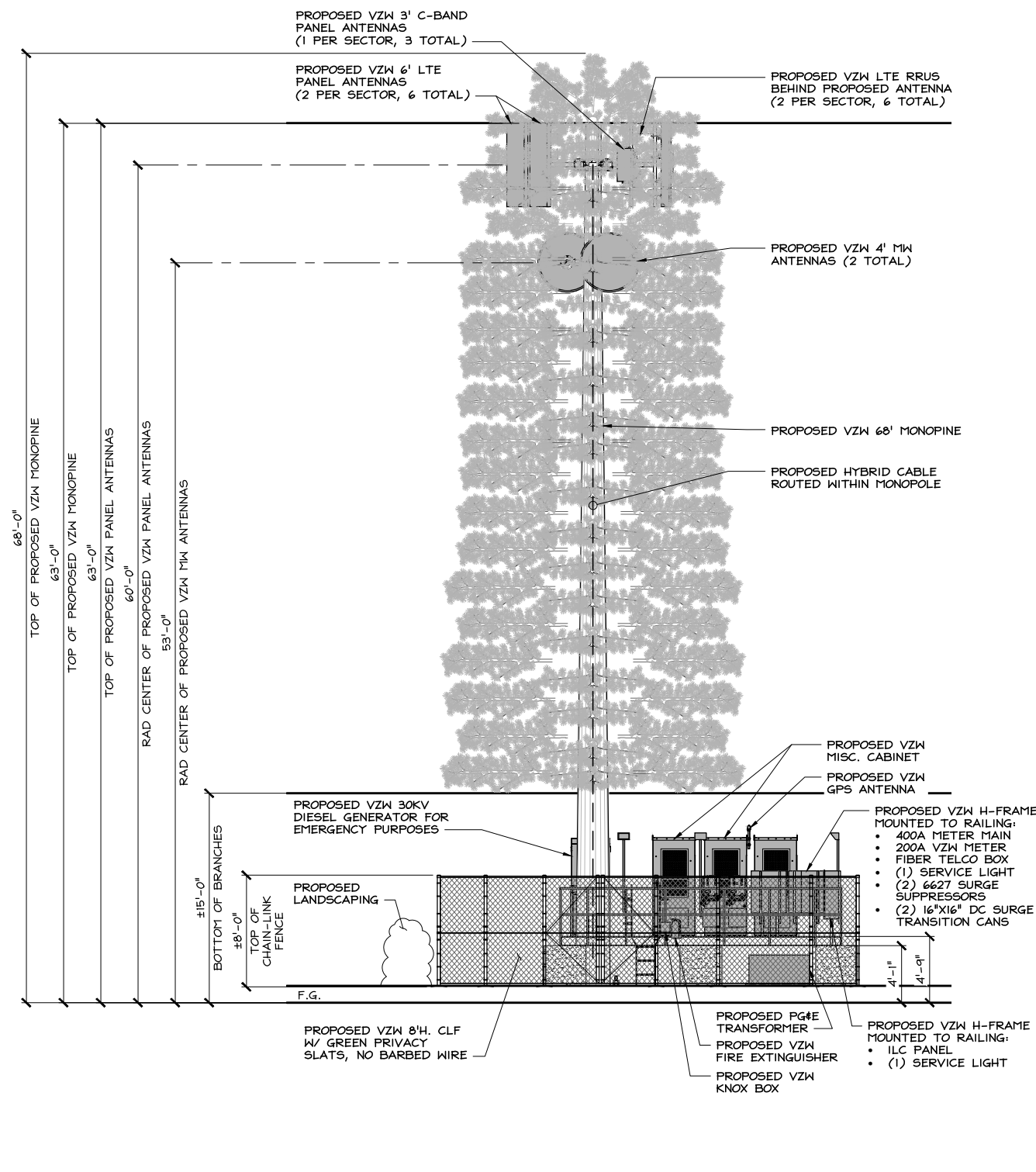
SHEET NUMBER

A-5



PROPOSED SOUTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"



PROPOSED WEST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"