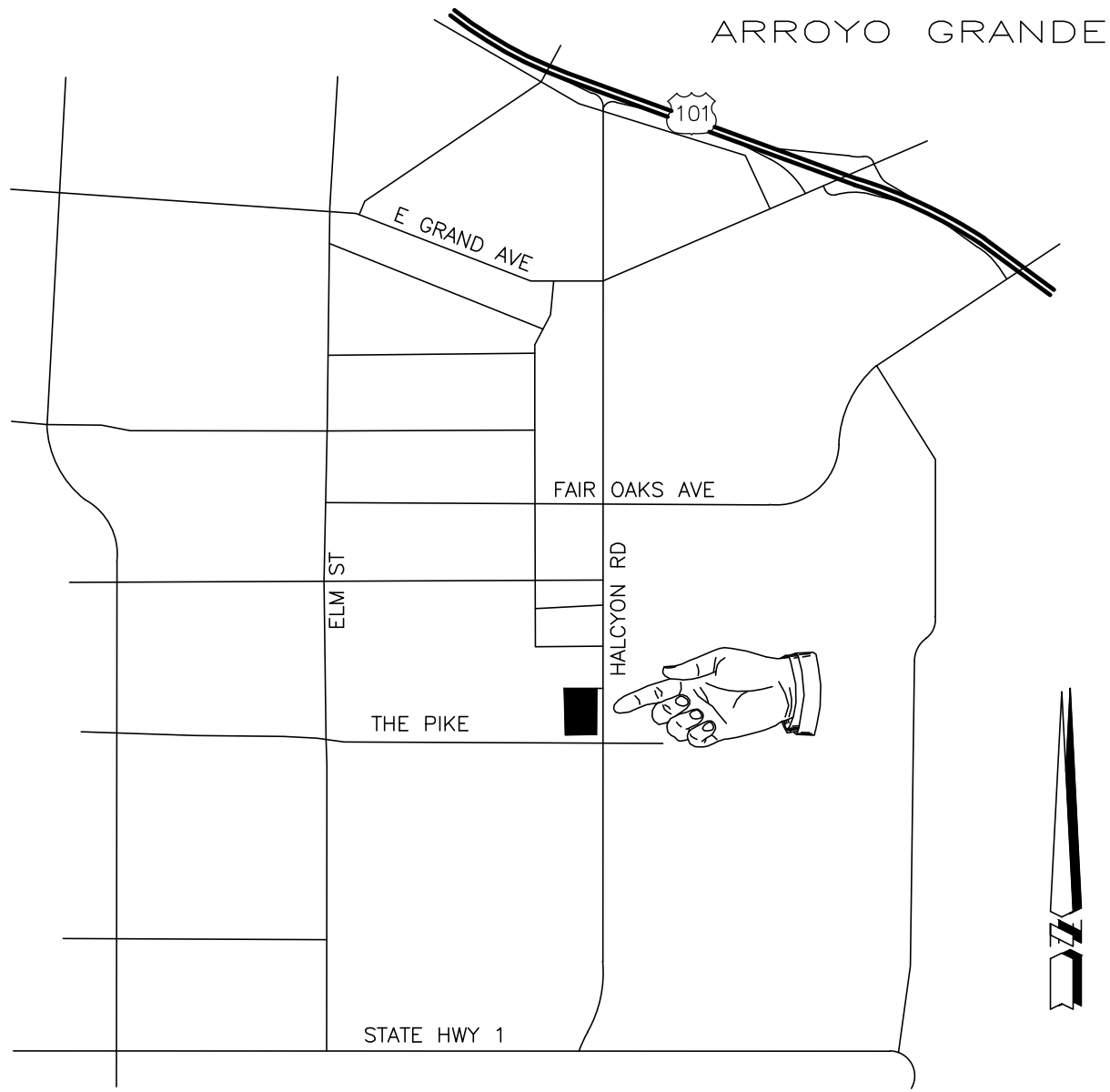
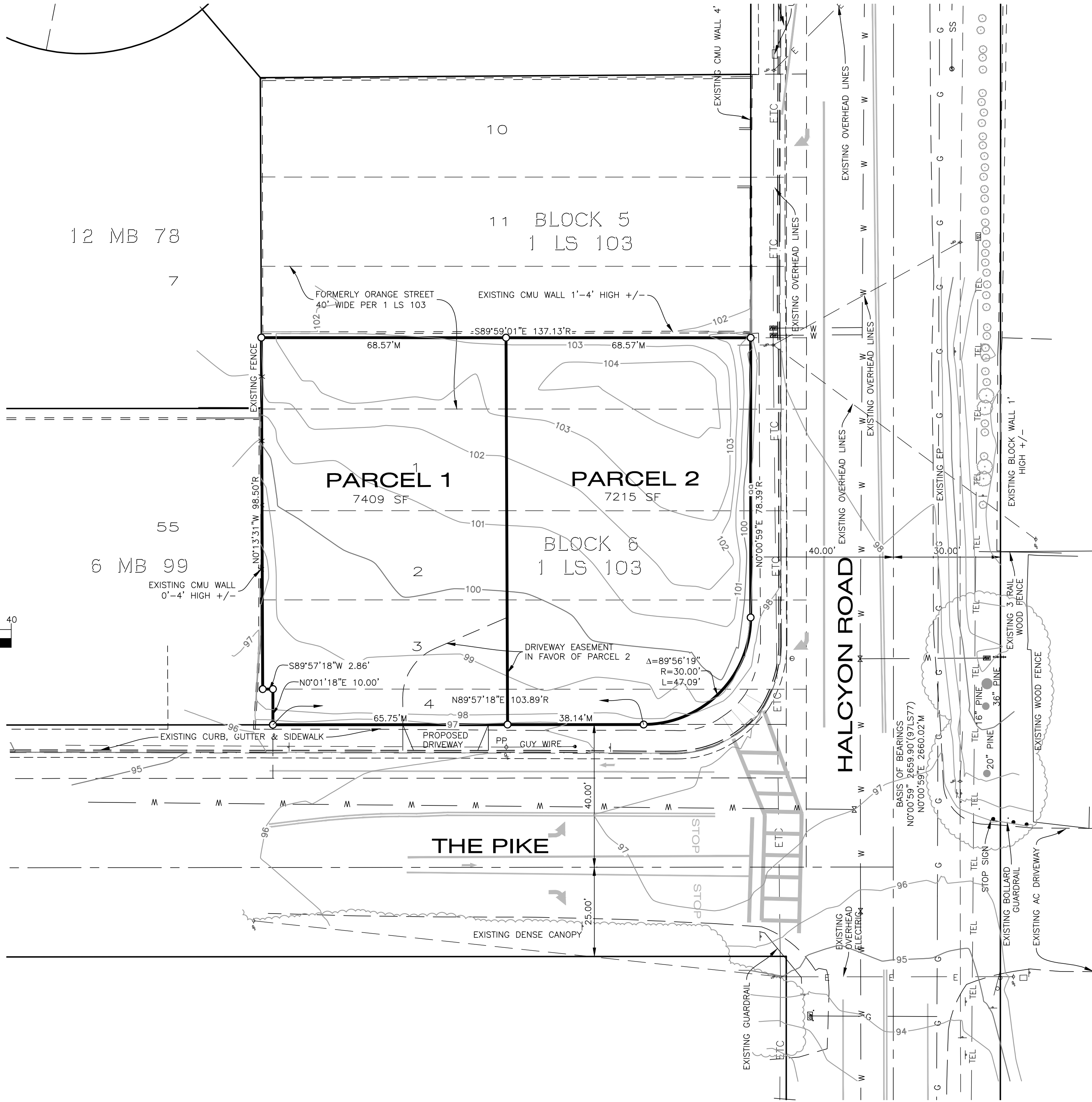
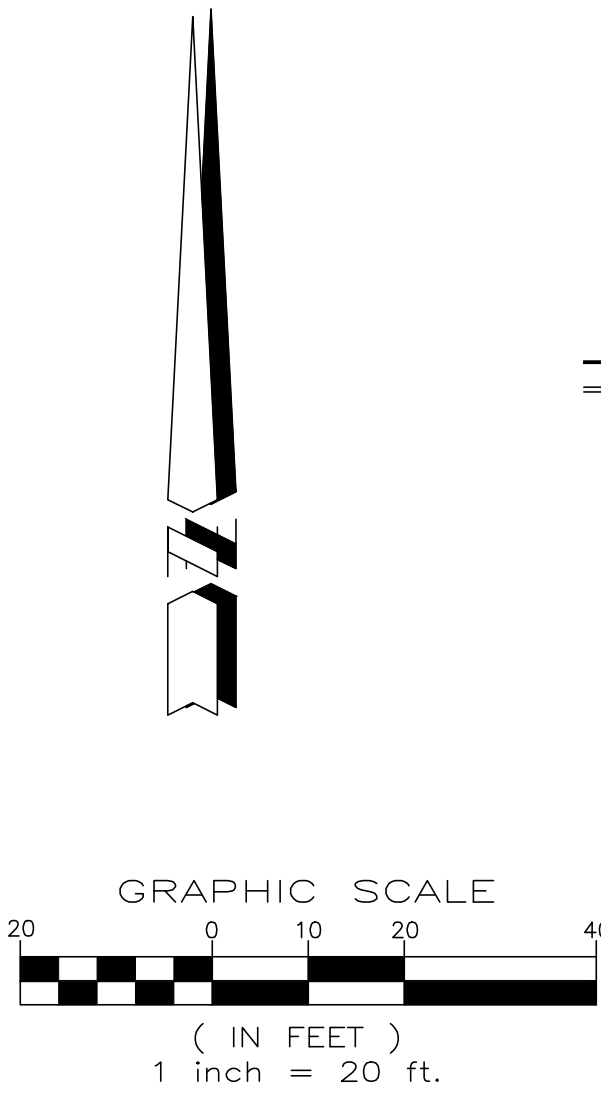


N:\2023\23-140 S. Halcyon & The Pike - Preliminary LLA (23-140).dwg, 24X35 PRELIM LLA MAP, Jun 22, 2023 10:18am, LRichardson



VICINITY MAP
NOT TO SCALE

SYMBOL LEGEND:

— x —	FENCE LINE	—	RETAINING WALL
— ss —	SEWER MAIN	—	PG&E BOX
— w —	WATER MAIN	—	GAS METER
— g —	GAS MAIN	—	TELEPHONE BOX
— etc —	ELEC/TELEPHONE/CABLE	—	SIGNAL BOX
— ohe —	OVERHEAD ELECTRIC	—	CABLE T.V. BOX
—	DROP INLET AT CURB	—	ELECTRIC BOX
—	DROP INLET	—	TELEPHONE MANHOLE
—	STORM DRAIN MANHOLE	—	STREET LIGHT
—	FIRE HYDRANT	—	JOINT POLE
—	WATER WELL	—	POWER POLE
—	WATER VALVE	—	GUY WIRE
—	WATER METER	—	
—	SEWER MANHOLE	—	
—	SEWER CLEANOUT	—	
—	MONITORING WELL	—	

ABBREVIATIONS

AC	ASPHALT CONCRETE	IP	IRON PIPE
AP	ANGLE POINT	GB	GRADE BREAK
BM	BENCH MARK	GM	GAS METER
BLDG	BUILDING	HP	HIGH POINT
BOW	BACK OF WALK	LT	LIGHT
CB	CATCH BASIN	MH	MANHOLE
CF	CURB FACE	PP	POWER POLE
CO	CLEAN OUT	PVC	POLYVINYL PIPE
COL	COLUMN	REBAR	REBAR
COR	CORNER	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	R10	CANOPY RADIUS
CMP	CORRUGATED METAL PIPE	SD	STORM DRAIN
CMU	CONCRETE MASONRY UNITS	SL	POINT ON SLOPE
CRN	CROWN OF STREET	SS	SEWER
DI	DROP INLET	STP	STEP
EG	EXISTING GRADE	STR	STAIRS
EP	EDGE OF PAVEMENT	TOP	TOP OF SLOPE
FD	FOUND	TOE	TOE OF SLOPE
FL	FLOW LINE	TW	TOP OF WALL
FF	FINISH FLOOR	W	WATER
FW	FACE OF WALL	WL	WALL
HSE	HOUSE COR	WM	WATER METER
GR	GRASS	WV	WATER VALVE
GM	GAS METER		
IP	IRON PIPE		

DI—1.5FL TOP OF GRATE —1.5' FLOW LINE

SURVEYOR'S STATEMENT:

THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON 6-10-2022.

Michael B. Stanton 6/22/2023
MICHAEL B. STANTON, PLS 5702 DATE
STATE OF CALIFORNIA

BENCH MARK

THE BENCH MARK FOR THIS PROJECT IS A FOUND CITY OF ARROYO GRANDE 2017 VERTICAL BENCH MARK NUMBER 8. BEING A 1" BRASS DISK STAMPED "AG 6" IN THE TOP OF THE EASTERLY CORNER OF THE SOUTHEASTERLY CURB RETURN OF SANDALWOOD AVENUE & ALDER STREET.

ELEVATION= 92.995' NGVD 29

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG THE CENTERLINE OF HALCYON ROAD AS SHOWN. BEARING N 0° 00' 59" E PER 97 LS 77.

SITE DATA:

ADDRESS: 902 THE PIKE, ARROYO GRANDE

ASSESSOR'S PARCEL NO. APN 077-353-014 AND 015

SUBDIVISION NOTES:

OWNER: NW INVESTMENT PARTNERS, LLC
ZACH WILSON
1065 HIGUERA STREET
SAN LUIS OBISPO, CA 93401
805-459-7579

ASSESSOR'S PARCEL NUMBER
077-353-014 AND 015

ZONING:
SFR - MEDIUM DENSITY

SURVEYOR:
MICHAEL STANTON, PLS
MBS LAND SURVEYS
3559 SOUTH HIGUERA STREET
SAN LUIS OBISPO, CA 93401
805-594-1960
ATTN: KERRY MARGASON
kerry@mbslandsurveys.com

UTILITIES:
WATER & SEWER: CTY OF ARROYO GRANDE
ELECTRIC: PG&E
TELEPHONE: AT&T
CABLE TV: SPECTRUM
GAS: SOUTHERN CAL GAS

SURVEYOR'S NOTES:

- NO TITLE SEARCH (TITLE REPORT) WAS PROVIDED TO THE SURVEYOR. EASEMENTS OR OTHER FEE CONVEYANCES WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN PLOTTED.
- ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTY AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-642-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.
- THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.
- THE BOUNDARY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION (I.E. RECORDED MAPS OR DEEDS) AND ARE NOT INTENDED TO REPRESENT THE TRUE OR ACTUAL BOUNDARY LINES OF THE SUBJECT PROPERTY. TO DETERMINE THE ACTUAL BOUNDARIES OF THE PARCEL WILL REQUIRE A COMPLETE BOUNDARY SURVEY, THE SETTING OF PROPERTY MONUMENTS AND THE FILING OF A CORNER RECORD OR RECORD OF SURVEY IN CONFORMANCE WITH THE STATE LAW (LS ACT SEC. 8762). APPROXIMATE DIMENSIONAL TIES FROM THE BOUNDARY LINES SHOWN TO PHYSICAL FEATURES (E.G. BUILDINGS, FENCES, WALLS OR TREES, ETC.) SHOWN ON THIS MAP CAN BE DERIVED BY SCALING THE FINISHED WORK PRODUCT WHICH IS PLOTTED AT THE SCALE INDICATED. HOWEVER, DIMENSIONAL TIES DERIVED DIRECTLY FROM THE DIGITAL PRODUCT (AUTOCAD DRAWING) ARE NOT ACCURATE AND CANNOT BE RELIED UPON FOR DETERMINING BUILDING SETBACKS OR THE PLACEMENT OF NEW CONSTRUCTION. THE LOCATION OF NEW CONSTRUCTION CAN ONLY BE PROPERLY DESIGNED WHEN IT IS BASED ON AN ACTUAL BOUNDARY SURVEY OF THE PARCEL, OTHERWISE, MODIFICATIONS TO THE STRUCTURE MAY BE NECESSARY DURING CONSTRUCTION TO COMPLY WITH AGENCY SETBACK REQUIREMENTS.

PRELIMINARY
LOT LINE ADJUSTMENT
MAP AGAL 23-0029

LOTS 1, 2, 3, AND A PORTION OF LOT 4 AND THE PORTION OF ORANGE STREET IN BLOCK 6 OF BECKETT'S ADDITION TO OCEANO AS SHOWN ON MAP FILED IN BOOK 1 AT PAGE 103, OF RECORDS OF SURVEY, IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF DONNIE MYRICK AND JOHN WILSON

MBS LAND SURVEYS
MICHAEL B. STANTON, PLS 5702
3559 SOUTH HIGUERA ST.
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June 22, 2023 JOB #23-140