

General Notes

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Utilities and features shown hereon are based upon physical features observed at the time of this survey, such as point markings, overhead wiring, utility poles, and utility boxes. For the location of under ground utilities, a subsurface utility locating company should be contacted.

Contours shown hereon are a 2' (two foot) vertical interval and are shown based upon a field survey performed by Adobe Associates, Inc., on August 15, 2022.

Bench Mark: Found 2" Brass Disc And Punch, Adobe Associates, Inc. Control Point #3, as shown hereon. Elevation = 251.1' This elevation is a GPS derived NAVD 88 elevation based upon static measurements collected August 15, 2022, and adjusted using the NGS OPUS Adjustment tool according to GEOID 18.

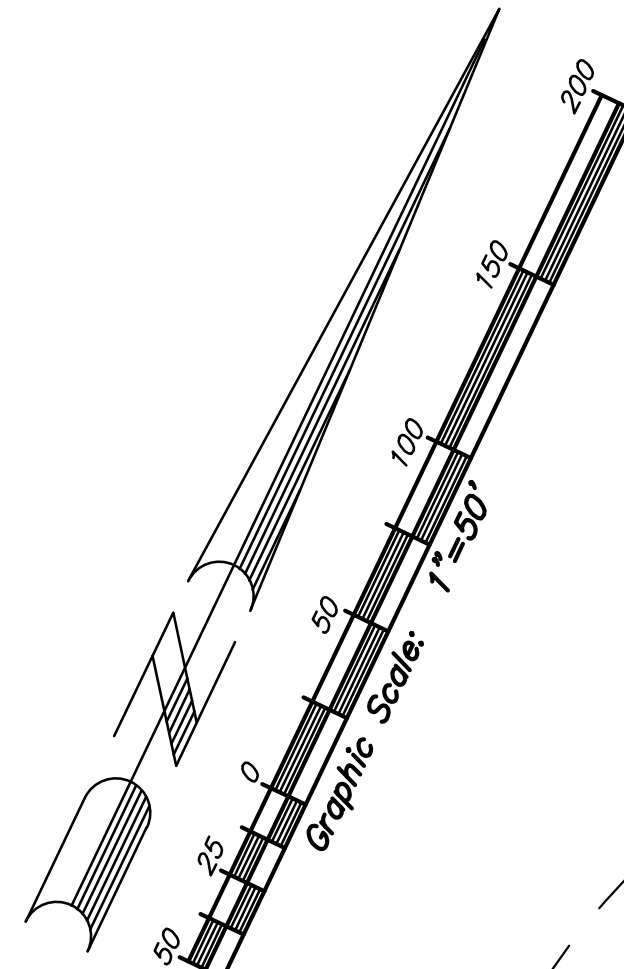
Building Envelope Note

Building Envelopes shown on that map titled "Lafranchi Subdivision" recorded in Book 21 of Maps at Page 10, Marin County Records are not fully dimensioned. Building envelope dimensions labeled "Calc.", as shown hereon, are calculated by scaling of said map.

- EXISTING ZONING: — ARP-7 Agriculture Residential Planned
 SEWAGE DISPOSAL: — On Site
 WATER SUPPLY: — On Site
 UTILITY SERVICE: — P.G.&E.

Legend:

- AB Asphalt Berm
 - CB Catch Basin
 - CPP Corrugated Plastic Pipe
 - EB Electrical Box
 - EP Edge of Pavement
 - FL Flowline
 - GB Grade Break
 - P.G.&E. Pacific Gas & Electric
 - BT Bay Tree
 - Lo Live Oak Tree
 - #F Number of Tree Forks
 - RCP Reinforced Concrete Pipe
 - SDMH Storm Drain Manhole
 - TC Top of Curb
- Found 3/4" Iron Pipe, RCE 18221, Unless Stated Otherwise
 - Found 3/4" Iron Pipe, LS 4206
 - Found 2" Brass Disc And Punch, RCE 18221
 - ⊕ Perc Test
 - x-x- Fence, as noted
 - O- Fire Hydrant
 - - - Flowline
 - ⊕ Sign
 - ⊕ Storm Drain Manhole
 - - - Dripline of trees Unless Stated Otherwise
 - Gravel
 - Pavement

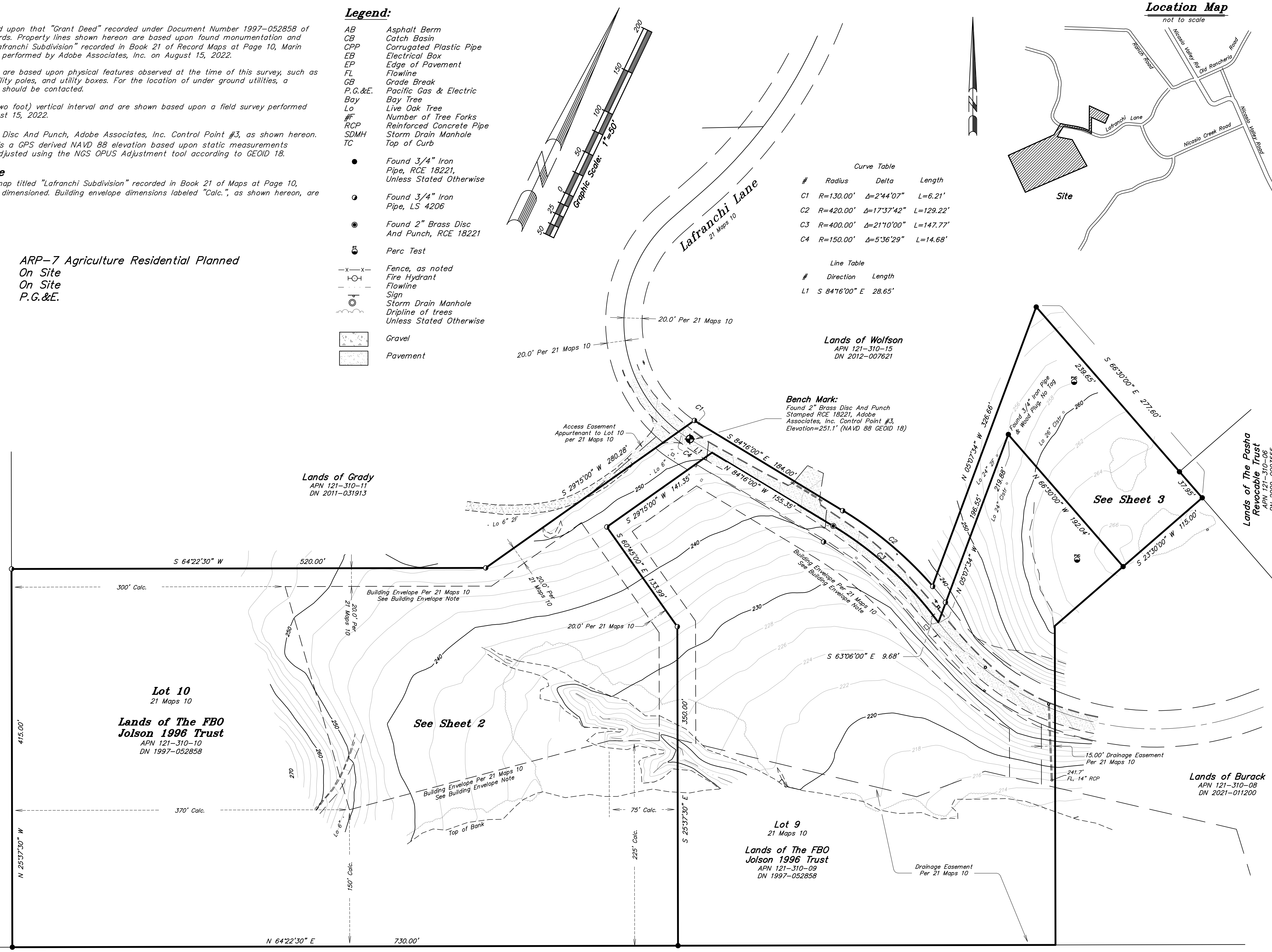
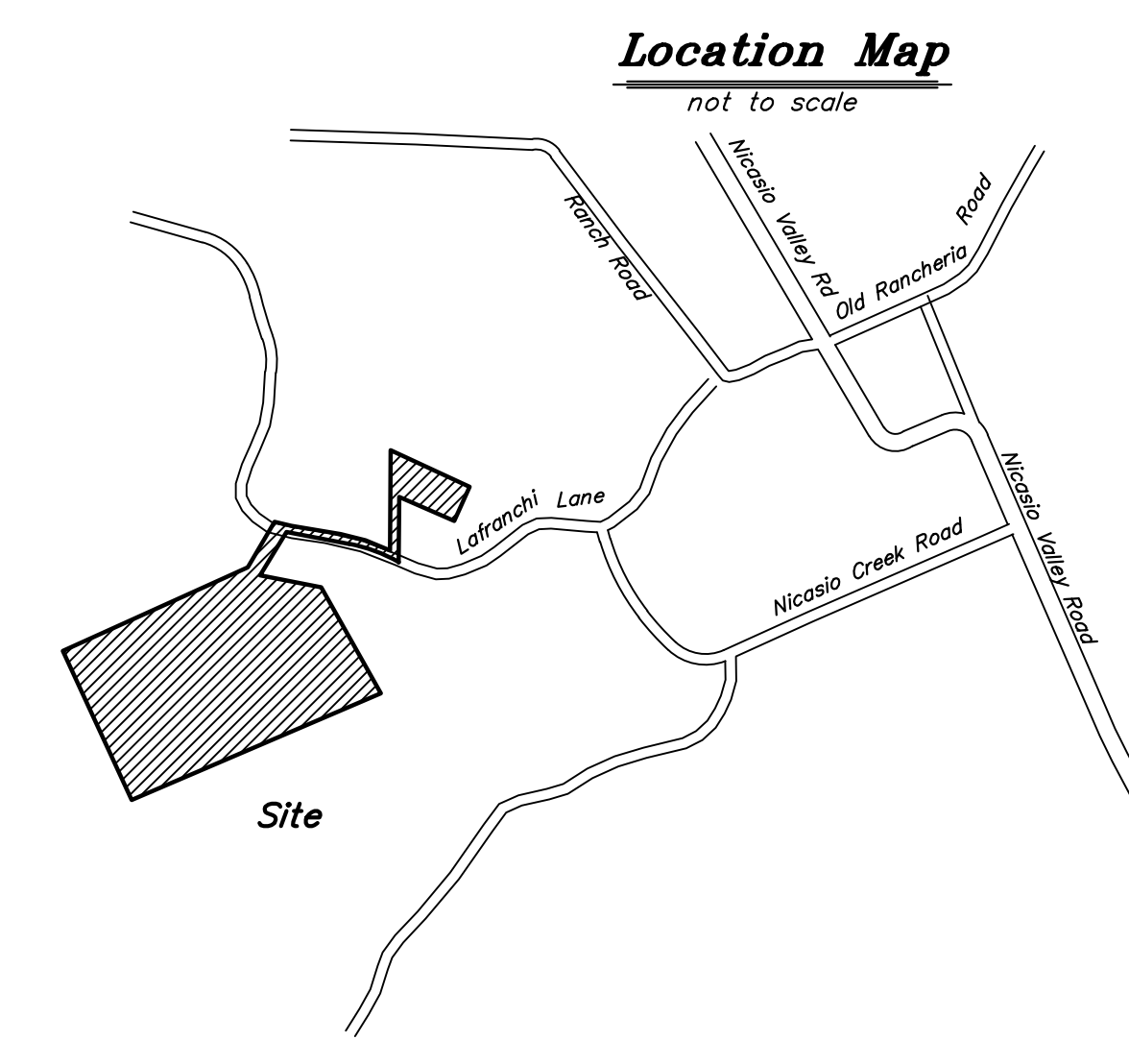


Curve Table

#	Radius	Delta	Length
C1	R=130.00'	Δ=2°44'07"	L=6.21'
C2	R=420.00'	Δ=17°37'42"	L=129.22'
C3	R=400.00'	Δ=21°10'00"	L=147.77'
C4	R=150.00'	Δ=5°36'29"	L=14.68'

Line Table

#	Direction	Length
L1	S 84°16'00" E	28.65'



Revisions

No.	Date	Description	Approved

adobe associates, inc.
 civil engineering | land surveying | wastewater
 1220 N. Dutton Ave., Santa Rosa, CA 95401
 P. (707) 541-2300 F. (707) 541-2301
 Website: www.adobeinc.com
 "A Service You Can Count On!"

Site Topography
 Lands of Jolson
 26 Lafranchi Lane,
 Nicasio, Ca.
 Assessor's Parcel Number 121-310-10

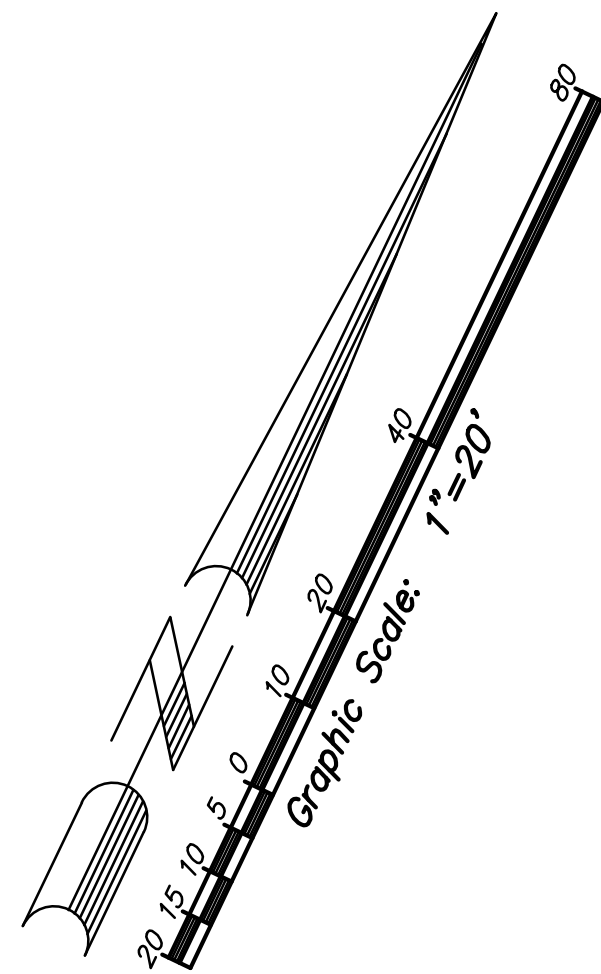
Scale: 1" = 50'
 Date: August 25, 2022
 Drawn by: SJM
 Checked by: DPL

Sheet
1
 of 3 sheets
 Job No. 22215

File: T:\2022 PROJECTS\22215\topo-topo-26-Lafranchi.dwg Time: Aug 25, 2022 10:31am

Legend:

- AB Asphalt Berm
 - CB Catch Basin
 - CPP Corrugated Plastic Pipe
 - EB Electrical Box
 - EP Edge of Pavement
 - FL Flowline
 - GB Grade Break
 - P.G.&E. Pacific Gas & Electric
 - Bay Bay Tree
 - Lo Live Oak Tree
 - #F Number of Tree Forks
 - RCP Reinforced Concrete Pipe
 - SDMH Storm Drain Manhole
 - TC Top of Curb
-
- Found 3/4" Iron Pipe, RCE 18221, Unless Stated Otherwise
 - Found 3/4" Iron Pipe, LS 4206
 - Found 2" Brass Disc And Punch, RCE 18221
 - 4" Perforated PVC Riser
 - x-x- Fence, as noted
 - O- Fire Hydrant
 - - - Flowline
 - - - Sign
 - - - Dripline of trees Unless Stated Otherwise
 - Gravel
 - Pavement

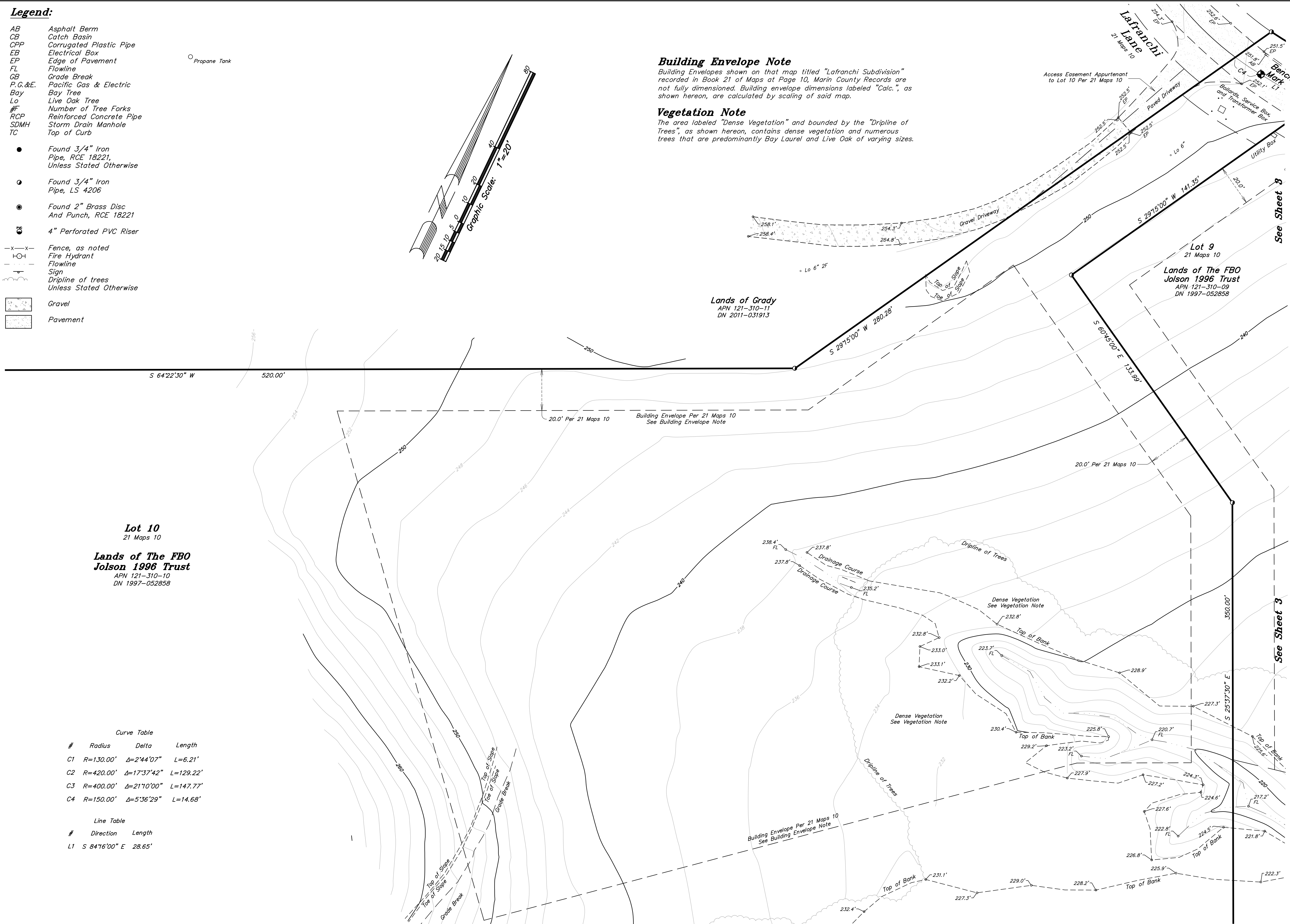


Building Envelope Note

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Vegetation Note

The area labeled "Dense Vegetation" and bounded by the "Dripline of Trees", as shown hereon, contains dense vegetation and numerous trees that are predominantly Bay Laurel and Live Oak of varying sizes.



Lot 10
21 Maps 10

Lands of The FBO Jolson 1996 Trust
APN 121-310-10
DN 1997-052858

Curve Table

#	Radius	Delta	Length
C1	R=130.00'	Δ=2°44'07"	L=6.21'
C2	R=420.00'	Δ=17°37'42"	L=129.22'
C3	R=400.00'	Δ=21°10'00"	L=147.77'
C4	R=150.00'	Δ=5°36'29"	L=14.68'

Line Table

#	Direction	Length
L1	S 84°16'00" E	28.65'

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Site Topography
Lands of Jolson
26 Lafranchi Lane,
Nicasio, Ca.
Assessor's Parcel Number 121-310-10

Aaron R. Smith
Aaron R. Smith, PLS 7901

Scale: 1" = 20'
Date: August 24, 2022
Drawn by: SJM
Checked by: DPL

Sheet
2
of 3 sheets
Job No. 22215

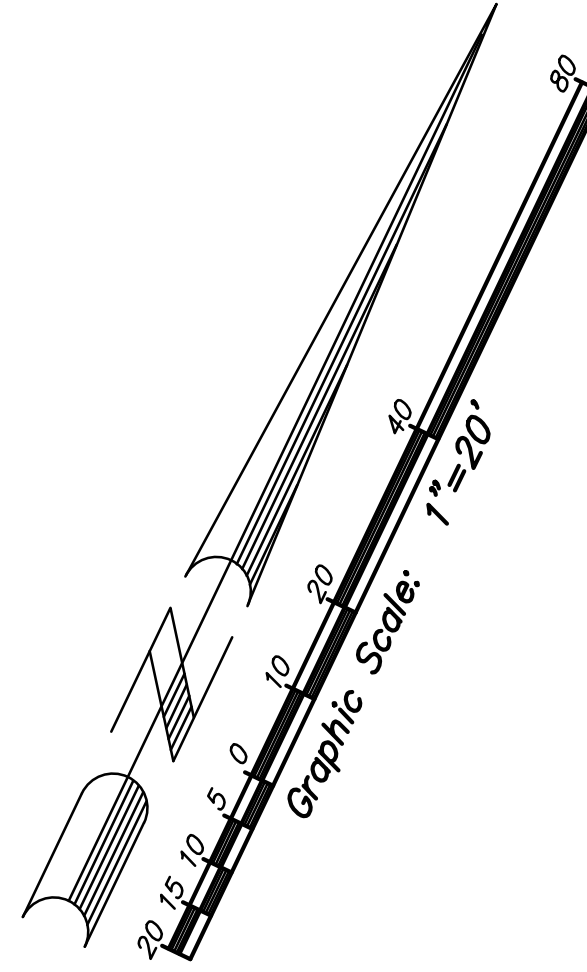
No.	Date	Description	Approved

Curve Table

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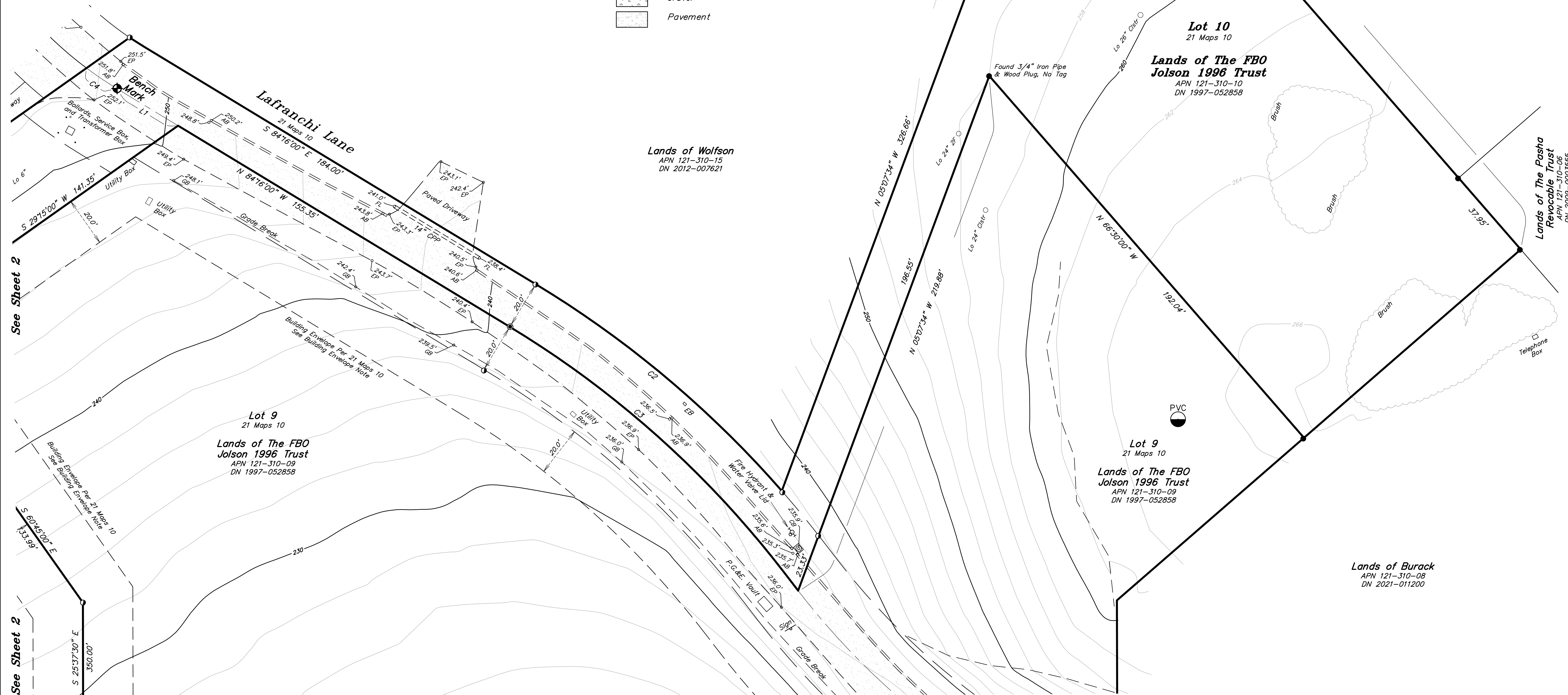
Line Table

#	Direction	Length
L1	S 84°16'00" E	28.65'



Legend:

- AB Asphalt Berm
 - CB Catch Basin
 - CPP Corrugated Plastic Pipe
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 - Bay Bay Tree
 - Lo Live Oak Tree
 - # Number of Tree Forks
 - RCP Reinforced Concrete Pipe
 - SDMH Storm Drain Manhole
 - TC Top of Curb
- Found 3/4" Iron Pipe, RCE 18221, Unless Stated Otherwise
 - Found 3/4" Iron Pipe, LS 4206
 - ⊙ Found 2" Brass Disc And Punch, RCE 18221
 - ⊘ 4" Perforated PVC Riser
 - x-x- Fence, as noted
 - ⊕ Fire Hydrant
 - - - Flowline
 - - - Sign
 - ~ Dripline of trees Unless Stated Otherwise
 - Gravel
 - Pavement



No.	Date	Description	Approved

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Site Topography
 Lands of Jolson
 26 Lafranchi Lane,
 Nicasio, Ca.
 Assessor's Parcel Number 121-310-10

Scale: 1" = 20'
 Date: August 24, 2022
 Drawn by: SLM
 Checked by: DPL

Sheet
3
 of 3 sheets
 Job No. 22215

General Notes

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Wetlands Note

Wetlands are shown based upon field survey to tie the locations of flags set by Project Biologist, Lucy MacMillan, in April, 2023.

Legend:

- AB Asphalt Berm
- CB Catch Basin
- CP Corrugated Plastic Pipe
- EB Electrical Box
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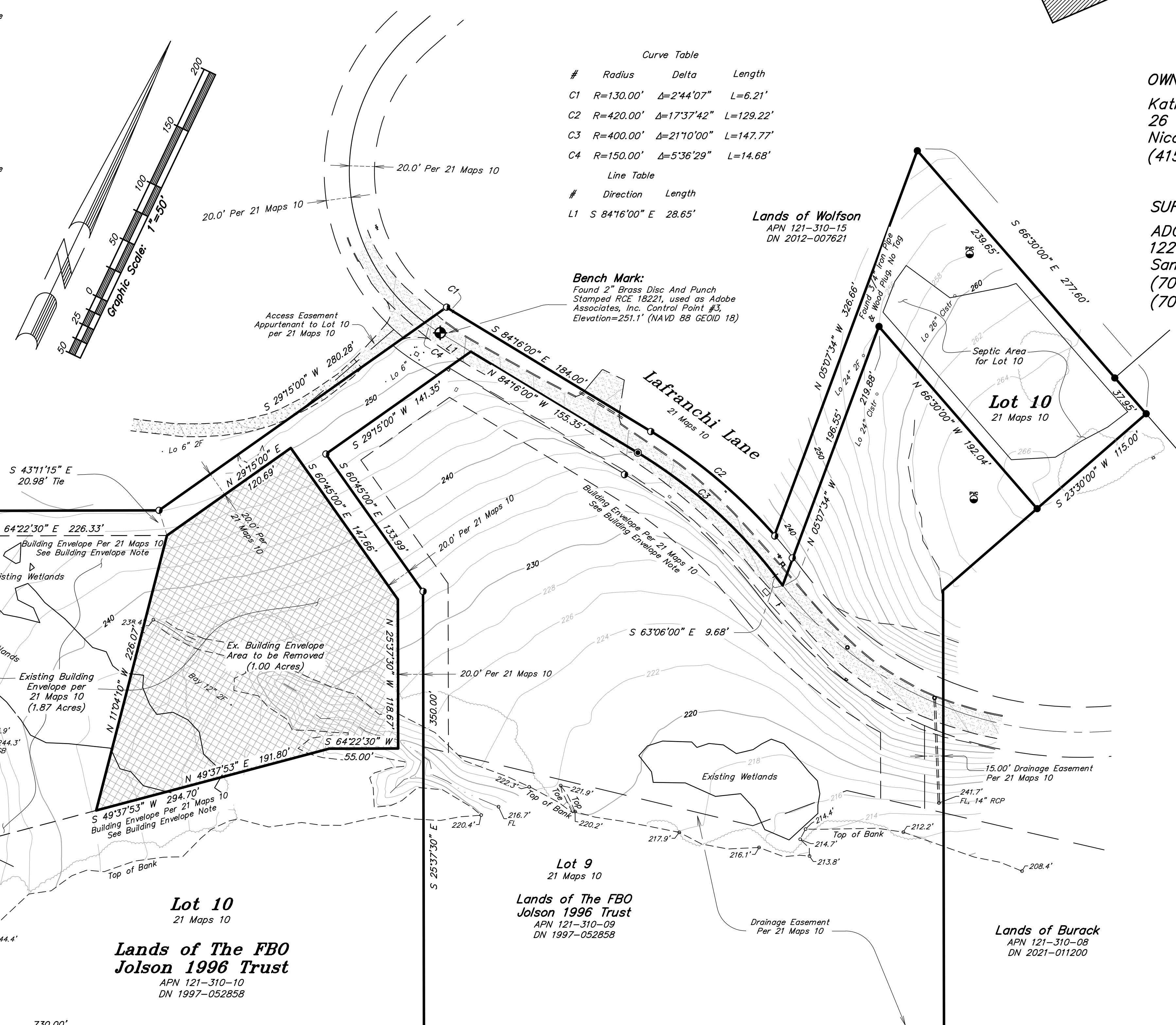
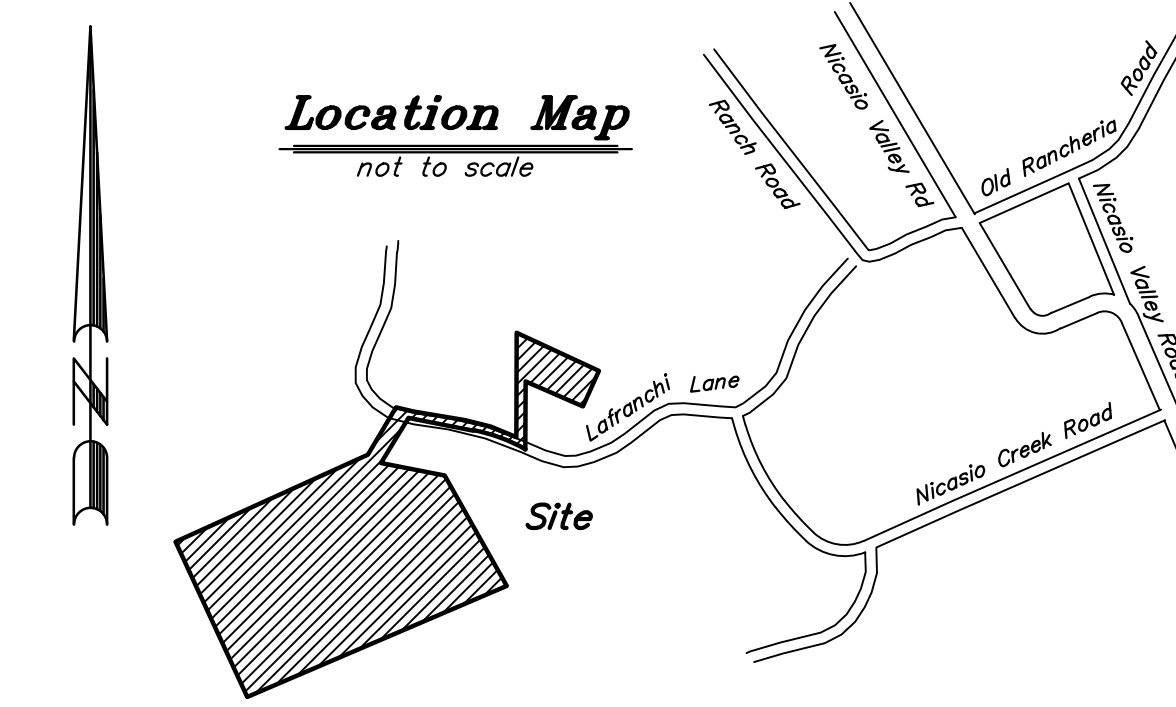
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- Found 3/4" Iron Pipe, LS 4206
- Found 2" Brass Disc And Punch, RCE 18221
- Perc Test

- X-X- Fence, as noted
- HO Fire Hydrant
- Flowline
- Sign
- Storm Drain Manhole
- Dripline of trees Unless Stated Otherwise
- Gravel
- Pavement

Certificate Of Modification Site Map

Lands Of Jolson
26 La Franchi Lane,
Assessor's Parcel Number
Nicasio, Ca.
121-310-10

Location Map
not to scale



Curve Table

#	Radius	Delta	Length
C1	R=130.00'	Δ=2'44'07"	L=6.21'
C2	R=420.00'	Δ=17'37'42"	L=129.22'
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Line Table

#	Direction	Length
L1	S 84°16'00" E	28.65'

OWNER/SUBDIVIDER:
Kathleen & Joe Jolson
26 La Franchi Lane
Nicasio, Ca. 94946
(415) 290-7601 phone

SURVEYOR/ENGINEER:
ADOBE ASSOCIATES, INC.
1220 N. Dutton Avenue
Santa Rosa, CA. 95401
(707)541-2300 phone
(707)541-2301 fax

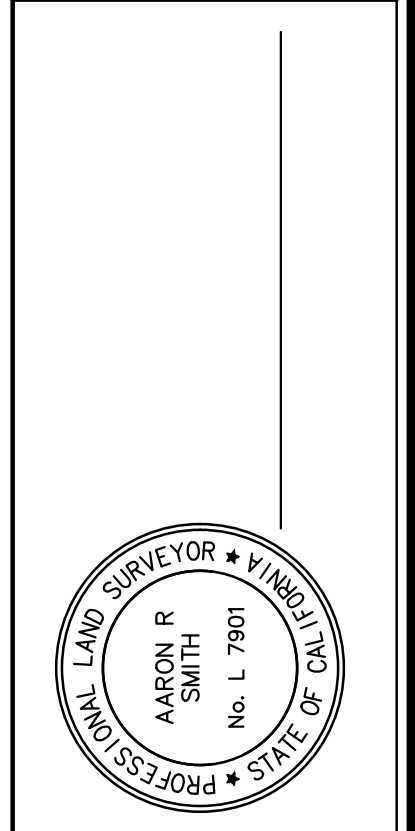
- EXISTING ZONING:** — ARP-7 Agriculture Residential Planned
- SEWAGE DISPOSAL:** — On Site
- WATER SUPPLY:** — Private Mutual
- UTILITY SERVICE:** — P.G.&E.

Rathmann Company, LLC
APN 121-070-09
DN 2011-060376

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No.	Date	Description	Approved

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1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
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CMO Site Map
Lands of Jolson
26 Lafranchi Lane,
Nicasio, Ca.
Assessor's Parcel Number 121-310-10

Scale: 1" = 50'
Date: May 4, 2024
Drawn by: RBT
Checked by: ARS

Sheet
1
of 1 sheets
Job No. 22215