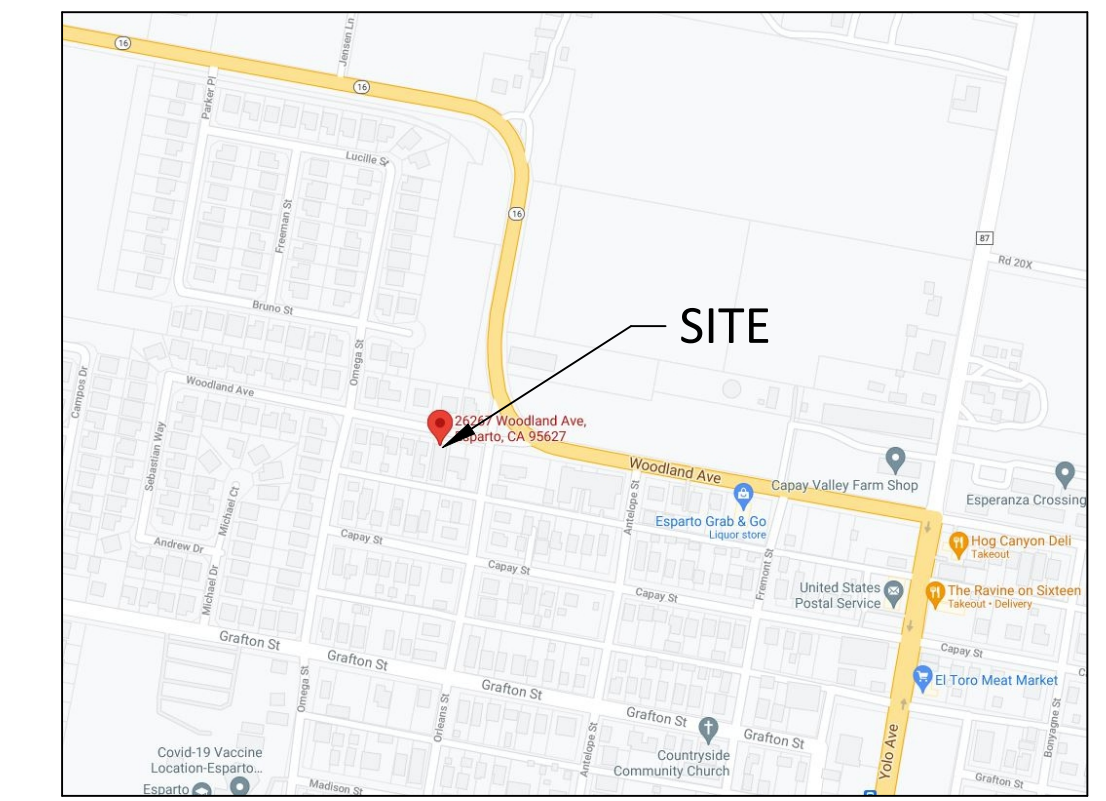


TENTATIVE PARCEL MAP  
26253 and 26267 WOODLAND AVENUE  
ESPARTO, CALIFORNIA 95627

FOUND 3" BRASS  
DISC IN MONUMENT  
WELL PER (2)

FOUND 3" BRASS  
DISC IN MONUMENT  
WELL PER (2)



VICINITY MAP (NTS)

PROJECT INFORMATION:

SITE DESCRIPTION: LOTS 3 and 4 PER R1  
 AREA: 0.18 ACRES LOT 3, 0.18 ACRES LOT 4  
 ASSESSORS PARCEL No: 049-262-007(LOT 3) and 049-262-006(LOT 4)  
 OWNER: Chad Qi  
 APPLICANT: Xiaopei Qi 636 JEROME STREET, DAVIS, CA 95616  
 SURVEYOR: Nicholas Labedzki, LS8827, 5629 Rickey Dr., Sacramento, CA 95822  
 (916)747-5505  
 ZONING: RESIDENTIAL MEDIUM DENSITY  
 EXISTING USE: Single-Family Residential, 1 duplex on Lot 3 and 1 duplex on Lot 4  
 PROPOSED USE: Single-Family Residential  
 EXISTING ZONING: R-M (RESIDENTIAL MEDIUM DENSITY)  
 PROPOSED ZONING: R-M  
 FIRE DISTRICT: ESPARTO FIRE PROTECTION DISTRICT  
 SCHOOL DISTRICT: ESPARTO UNIFIED SCHOOL DISTRICT  
 REGIONAL SEWER DISTRICT: ESPARTO COMMUNITY SERVICE DISTRICT  
 LOCAL SEWER DISTRICT: ESPARTO COMMUNITY SERVICE DISTRICT  
 ELECTRICITY: Pacific Gas & Electric Company  
 TELEPHONE: AT&T  
 GAS: Pacific Gas & Electric Company  
 CABLE: Comcast  
 NUMBER OF LOTS: 2, PROPOSED 4 NEW LOTS (3-A, 3-B, 4-A & 4-B)

FEMA Flood Zone: X  
 FEMA Panel No. 06113C0384G  
 FEMA Panel No. Date: 06/18/2010

NOTES:

- Lot dimensions and square footage/accreages are approximate. Actual lot dimensions will be established with the Final Parcel Map, subject to the approval of County of Yolo.
- Lot lines and lot areas may be adjusted at the time of the Final Parcel Map provided no additional lots are created, subject to the approval of the County of Yolo.
- Units are US Survey Feet and Elevations are based on NAVD88 Datum
- At the dimension points nothing was found or set. Monuments may be set during the Final Parcel Map phase.
- The areas are subject to minor rounding errors and closure calculations will be provided at the Final Condo. Plan Phase.
- The purpose of this plan is to subdivide the 2 duplexes into 4 lots (3-A, 3-B, 4-A & 4-B) separated by the centerline of the existing common wall. The location of the line dividing the units shall be controlled by the physical location of the common wall in the event measurements shown hereon differ.
- WATER LINE IS 1-1/2" and SEWER LINE IS 4", INFORMATION REGARDING SIZES AND LOCATION ARE BASED ON ENGINEERING DRAWINGS AND FIELD DETERMINATIONS. CALL USA PRIOR TO ANY DIGGING FOR ANY UTILITY.

BUILDING AND LAND AREAS

LOT No.	BLDG AREA	LAND AREA
LOT 3-A	±1718.5 Sq Ft	±3815.6 Sq Ft
LOT 3-B	±1718.5 Sq Ft	±3691.7 Sq Ft
LOT 4-A	±1713.7 Sq Ft	±3814.5 Sq Ft
LOT 4-B	±1713.7 Sq Ft	±3692.5 Sq Ft

LEGEND

- FENCE
- BUILDING
- FOUND MONUMENT (AS NOTED)
- DIMENSION POINT
- OVERHEAD LINES & POWER POLE

ABBREVIATIONS:  
 NTS - NOT TO SCALE  
 SQ. FT - SQUARE FEET  
 D - DELTA  
 A - ARC LENGTH  
 R - RADIUS  
 CB - CHORD BEARING  
 CD - CHORD DISTANCE  
 FND - FOUND  
 IP - IRON PIPE  
 DBH - DIAMETER BREST HEIGHT  
 PUE - PUBLIC UTILITY EASEMENT  
 SCO - SEWER CLEAN OUT  
 UTIL - UTILITY  
 WM - WATER METER  
 WV - WATER METER  
 CONC - CONCRETE  
 M - MEASURED

SURVEYOR'S STATEMENT

This map correctly represents a survey made by me in August 8, 2021 in conformance with the requirements of the Professional Land Surveyors' Act at the request of Xiaopei Qi in October 8, 2021.



Nicholas Fyodor Labedzki, PLS 8827

CONTROL NO.: ZF2021-0006 QI TENTATIVE  
PARCEL MAP



REFERENCES:  
 (1) - FINAL MAP BOOK 1 OF MAPS AT PAGE 23, DATED 11/22/1888  
 (2) - RECORD OF SURVEY BOOK 2002 OF MAPS AT PAGE 166, DATED 12/24/2002



LABEDZKI SURVEYING AND MAPPING  
 5629 RICKEY DRIVE  
 SACRAMENTO, CA 95822  
 916.747.5505  
 NICK@NFLSM.COM WWW.NFLSM.COM

DATE : 10/29/2021  
 SCALE : 1"=10'  
 CHECKED BY: NFL  
 DRAFTED BY: NFL

REVISIONS	DATE	BY

PREPARED FOR:  
 XIAOPEI QI  
 636 JEROME STREET  
 DAVIS, CA 95616

TENTATIVE PARCEL MAP  
 26253 and 26267 WOODLAND AVENUE  
 ESPARTO, CALIFORNIA 95627

SHEET  
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 OF 1