

**PROJECT INFORMATION**

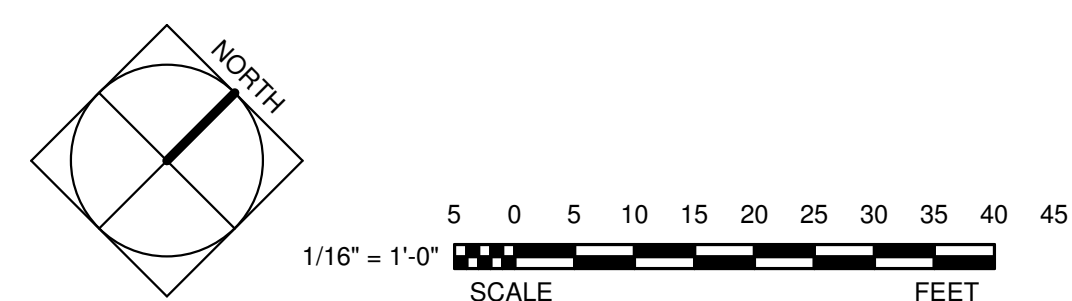
ASSESSOR'S PARCEL: 013-092-014-000  
 JOB SITE ADDRESS: 200 VERNON STREET, ROSEVILLE, CA 95678-2633  
 USE ZONE: I - INDUSTRIAL  
 PARCEL AREA: 22,684 S.F. (0.52 ACRES)  
 FLOOD ZONE: NO

**BUILDING ANALYSIS**

OCC. CLASSIFICATION AND USE: A (ASSEMBLY), B (OFFICE), M (MERCANTILE) & R-3 (RESIDENTIAL)  
 BUILDING CONSTRUCTION TYPE: II-B  
 NUMBER OF STORIES (EXISTING): 2  
 HEIGHT OF BUILDING (EXISTING): +42'-6" (FROM GROUND LEVEL)  
 BUILDING TOTAL GROSS AREA: 66,269 S.F.  
 2ND FLOOR GROSS AREA: 22,523 S.F.  
 1ST FLOOR GROSS AREA: 21,265 S.F.  
 BASEMENT GROSS AREA: 22,481 S.F.  
 SCOPE OF WORK AREA: 43,788 S.F. (1ST & 2ND FLOORS ONLY)  
 SEPARATED OR NON-SEPARATED USE: SEPARATED

**PARKING COUNT**

VEHICULAR PARKING COUNT IS BASED ON CITY OF ROSEVILLE DOWNTOWN CODE. MINIMUM PARKING REQUIREMENTS ARE:  
 DWELLING: 1 PER UNIT (1 UNIT TOTAL)  
 STUDIO: 1 PER UNIT (0 UNITS TOTAL)  
 1 BEDROOM: 1.5 PER UNIT (12 UNITS TOTAL)  
 2+ BEDROOMS: 1 PER 10 UNITS  
 GUEST: 1 PER 10 UNITS  
 BICYCLE PARKING COUNT IS BASED ON A CAL GREEN BUILDING CODE, SEC. 5.106.4.  
 CLEAN AIR/ VAN POOL/ EV PARKING COUNT IS BASED ON CAL GREEN BUILDING CODE, TABLE 5.106.5.2.  
 REQUIRED:  
 SHORT-TERM BICYCLE PARKING: 1 SPACES (5% OF TOTAL VEH. PARKING)  
 LONG-TERM BICYCLE PARKING: 1 SPACES (5% OF TOTAL VEH. PARKING)  
 TOTAL VEHICULAR PARKING: 19 SPACES  
 REGULAR PARKING: 18 SPACES  
 ACCESSIBLE PARKING: 1 SPACES  
 PROVIDED:  
 SHORT-TERM BICYCLE PARKING: 3 SPACES (EXISTING)  
 LONG-TERM BICYCLE PARKING: 8 SPACES (SEE 2ND FLOOR PLAN)  
 TOTAL VEHICULAR PARKING: 47 SPACES  
 REGULAR OFF-STREET: 9 SPACES  
 VAN ACCESSIBLE OFF-STREET: 1 SPACES (PER 2019 CBC, TABLE 11B-208.2)  
 COMPACT OFF-STREET: 3 SPACES  
 MOTORCYCLE OFF-STREET: 4 SPACES  
 REGULAR ON-STREET: 30 SPACES

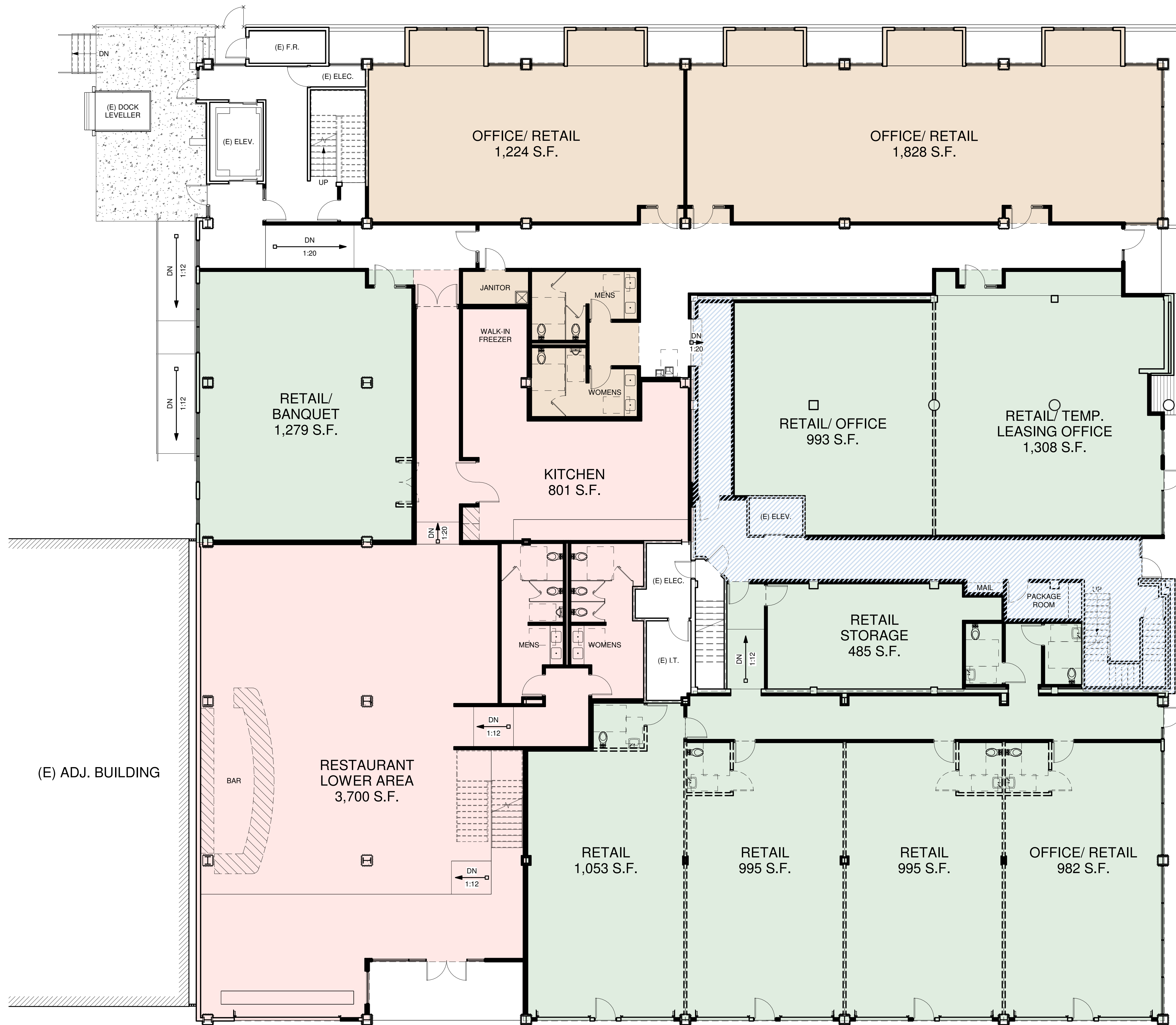


Preliminary Design For:  
**200 VERNON ST. MIXED USE REDEVELOPMENT**  
 200 VERNON ST.  
 ROSEVILLE, CA 95678-2633

**P1**

JJR /YT 2022096.00 14 DEC 2022

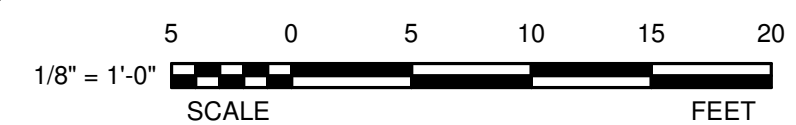
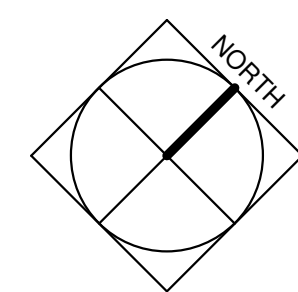




**OCC. USE BREAKDOWN - 1ST FLOOR**

OCCUPANCY CLASSIFICATION:

<span style="display:inline-block; width:15px; height:15px; background-color:#f8d7da;"></span>	A - RESTAURANT/ KITCHEN GROSS	5,029 S.F.
<span style="display:inline-block; width:15px; height:15px; background-color:#fff3cd;"></span>	B - OFFICE	3,673 S.F.
<span style="display:inline-block; width:15px; height:15px; background-color:#d4edda;"></span>	M - RETAIL	9,245 S.F.
<span style="display:inline-block; width:15px; height:15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, #d6d8db 2px, #d6d8db 4px);"></span>	R-3 - CIRCULATION/ COMMON GROSS	1,038 S.F.
<span style="display:inline-block; width:15px; height:15px; border: 1px solid black;"></span>	CIRCULATION/ COMMON	2,280 S.F.
	<b>1ST FLOOR TOTAL GROSS AREA</b>	<b>21,265 S.F.</b>

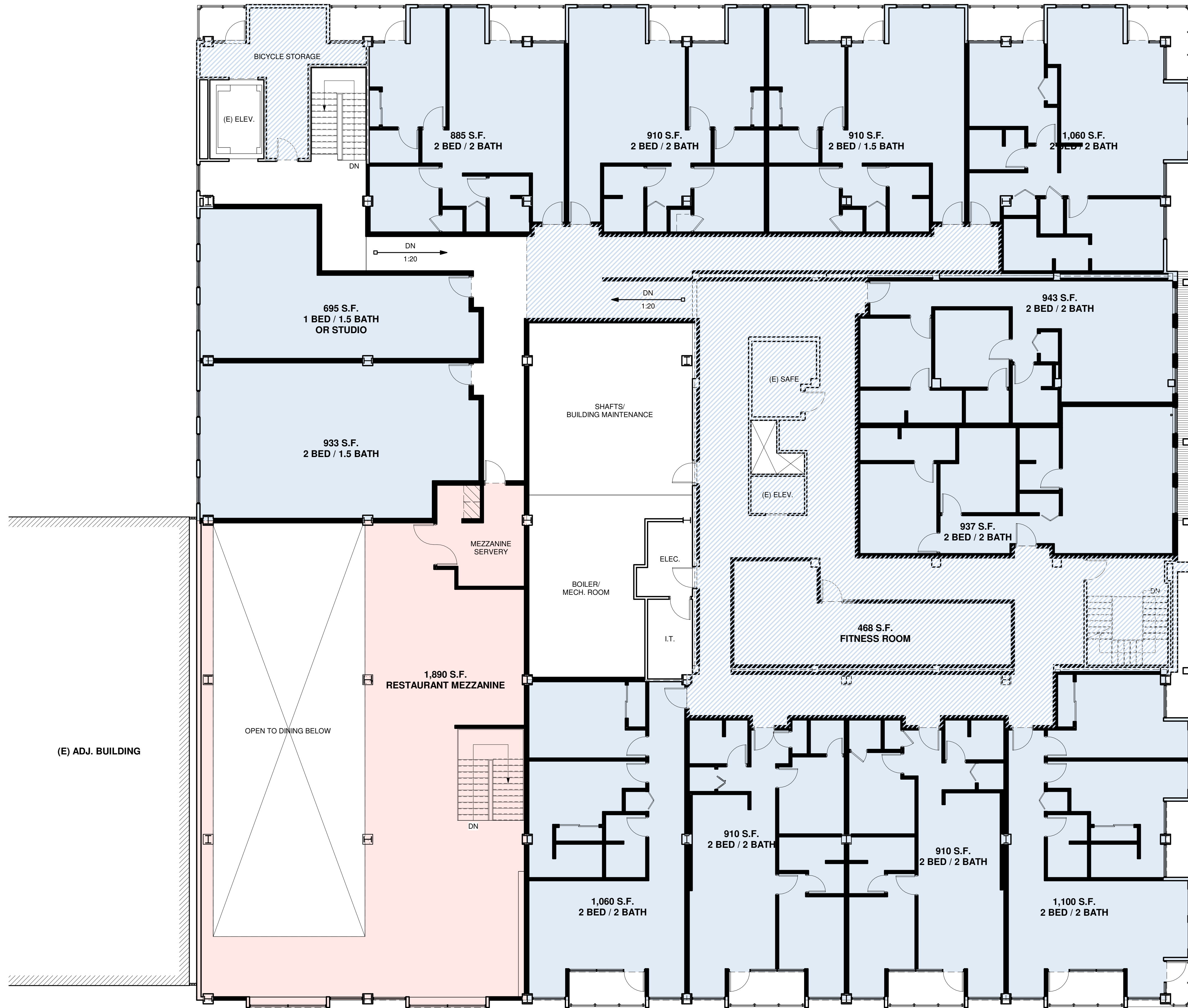


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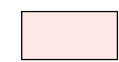


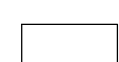
**P2.1**

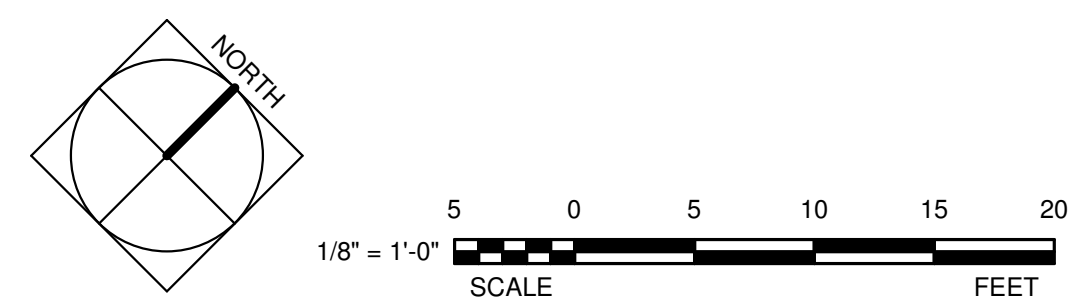
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**OCC. USE BREAKDOWN - 2ND FLOOR**

OCCUPANCY CLASSIFICATION:		
	A - RESTAURANT MEZZANINE GROSS	2,258 S.F.
	R-3 - 2 BD. FLAT/ 1 BD. STUDIO GROSS	11,970 S.F.
	R-3 - CIRCULATION/ COMMON GROSS	3,093 S.F.
	CIRCULATION/ COMMON GROSS	5,202 S.F.
	<b>2ND FLOOR TOTAL GROSS AREA</b>	<b>22,523 S.F.</b>

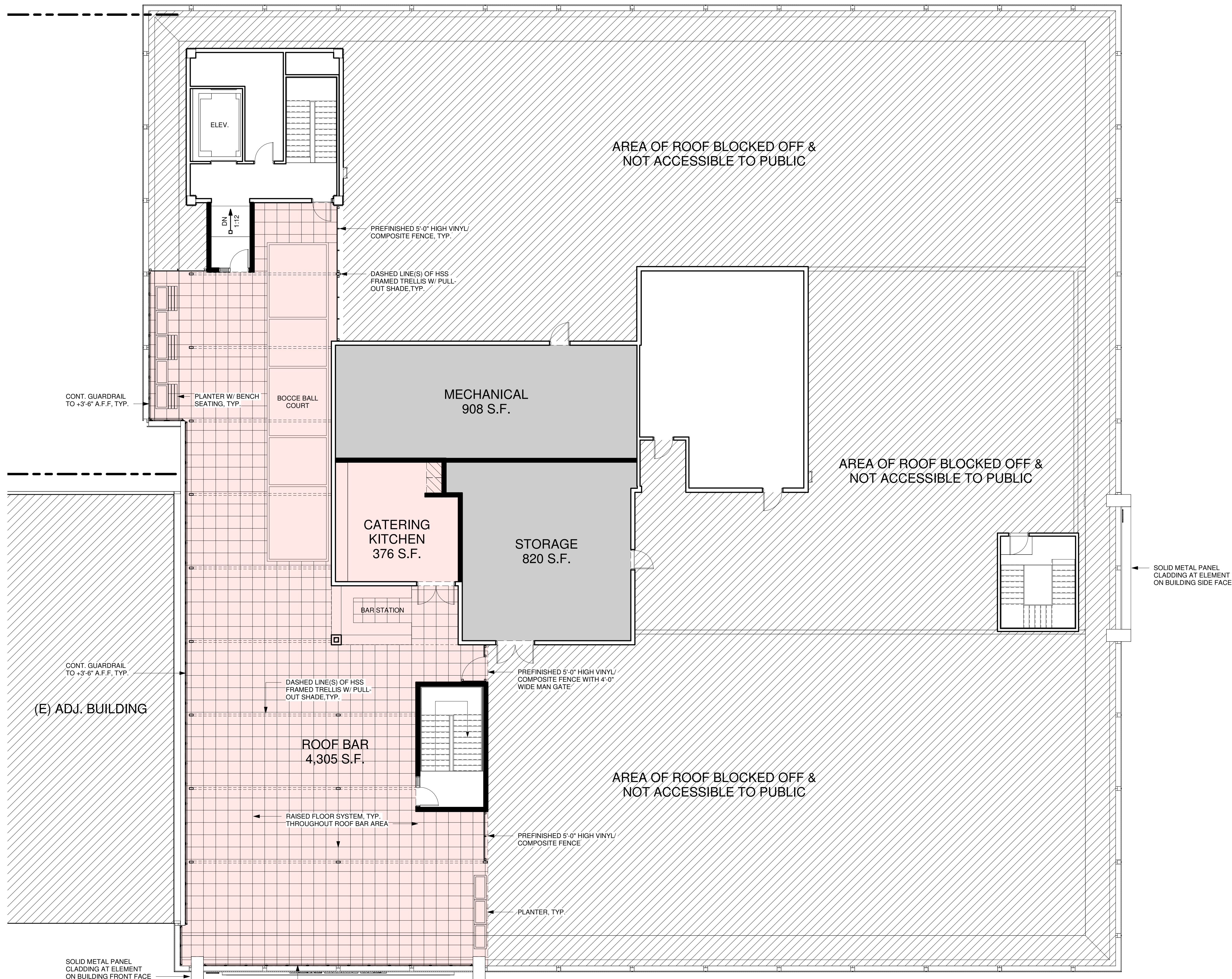


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**P2.2**

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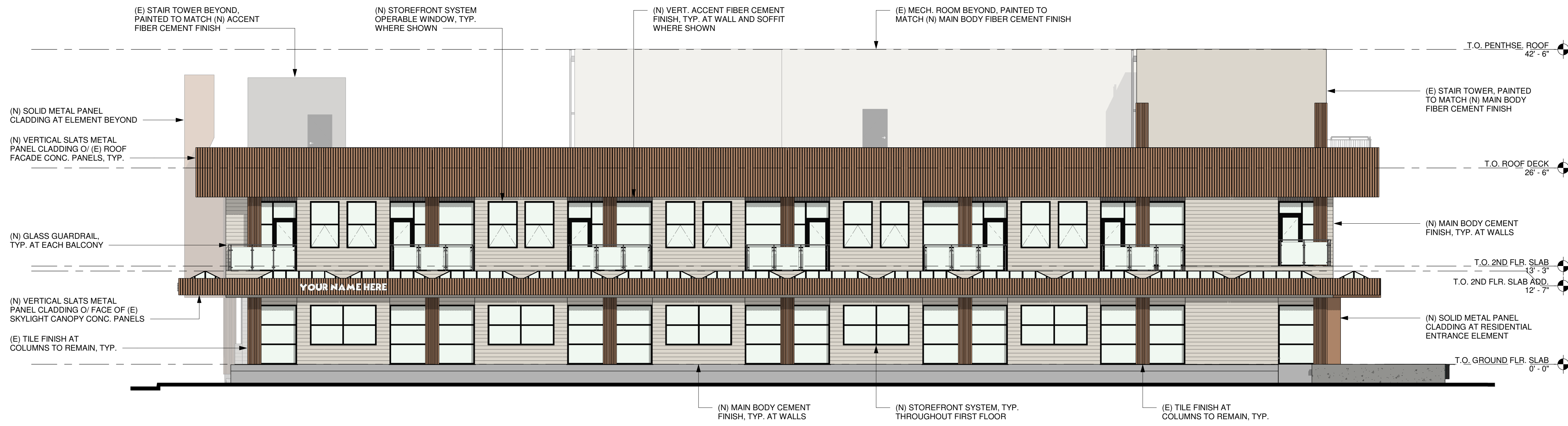


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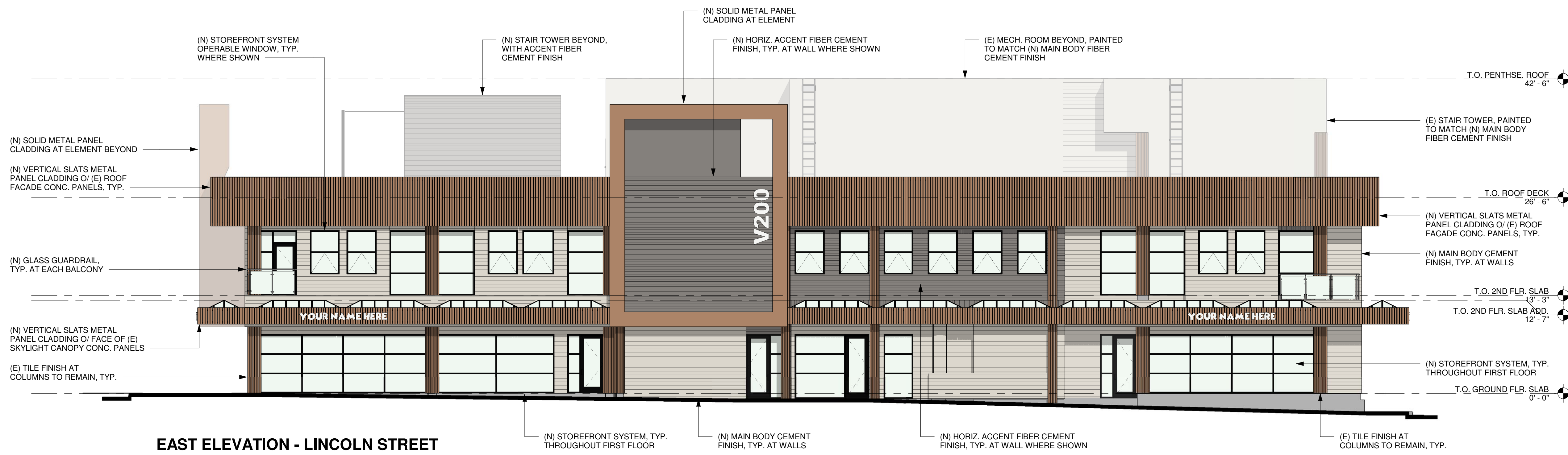
**P3**

JJR /YT 2022096.00 14 DEC 2022





**NORTH ELEVATION - ATLANTIC STREET**



**EAST ELEVATION - LINCOLN STREET**

**MATERIALS & COLOR BOARD**

**PROPOSED NEW BUILDING FINISH:**

**MAIN BODY FIBER CEMENT FINISH:**  
 MANUFACTURER: EQUITONE  
 PRODUCT: TECTIVA  
 COLOR: TE00  
 APPLICATION: HORIZONTAL  
 EXISTING CEMENT PLASTER FINISH AT ELEVATOR/ STAIR TOWER WALLS SHALL BE PAINTED TO MATCH.

**ACCENT FIBER CEMENT FINISH:**  
 MANUFACTURER: EQUITONE  
 PRODUCT: LINEA  
 COLOR: LT20  
 APPLICATION: HORIZONTAL & VERTICAL AT WALLS; VERTICAL AT SOFFIT  
 EXISTING CEMENT PLASTER FINISH AT STAIR TOWER SHALL BE PAINTED TO MATCH.

**SOLID METAL PANEL CLADDING:**  
 MANUFACTURER: ALIVA  
 PRODUCT: ALUCOVERING PIANA  
 COLOR: SATIN BRONZE OR SIMILAR  
 APPLICATION: HORIZONTAL

**VERTICAL SLATS METAL PANEL CLADDING:**  
 MANUFACTURER: T.B.D.  
 PRODUCT: T.B.D.  
 COLOR: SATIN BRONZE OR SIMILAR  
 APPLICATION: VERTICAL

**PROPOSED NEW STOREFRONT SYSTEM:**

**STOREFRONT FRAME:**  
 MANUFACTURER: ARCADIA, OLDCASTLE OR APPROVED EQUAL  
 PRODUCT: CENTER GLAZED 2" x 4 1/2" SYSTEM WITH 1" DUAL PANE GLAZING  
 COLOR: BLACK

**STOREFRONT GLAZING:**  
 MANUFACTURER: PPG  
 THICKNESS: 1" GLASS UNIT (TWO 1/4" LITES WITH 1/2" AIRSPACE IN BETWEEN)  
 COLOR: SOLARBAN 60 (2) CLEAR + CLEAR

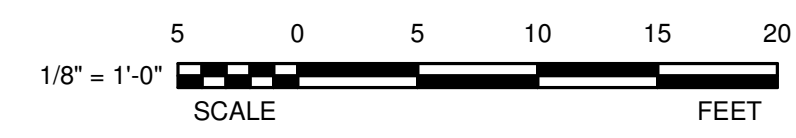
**PROPOSED NEW OUTDOOR RAISED FLOOR SYSTEM (ROOF BAR AREA):**

MANUFACTURER: OUTDOOR FLOOR SYSTEM OR SIMILAR  
 PRODUCT: PK41: ADJUST TO LEVEL PEDESTAL PLATFORM WITH GLUE-DOWN SURFACE MATERIAL  
 SURFACE: CONCRETE  
 COLOR: T.B.D.

**EXTERIOR LIGHTING:**

**LED FLOOD LIGHTING:**  
 MANUFACTURER: PERFORMANCE IN LIGHTING  
 MODEL: TYK-10  
 COLOR: BLACK  
 INSTALLATION: SURFACE MOUNTED ON TOP AND UNDER EACH EXISTING SKYLIGHT CANOPY UNIT

**LED SOFFIT LIGHTING:**  
 MANUFACTURER: RAYON LIGHTING  
 MODEL: RBC6 (6" BUILDER PLUS COMMERCIAL DOWNLIGHT)  
 COLOR: BLACK  
 INSTALLATION: SOFFIT

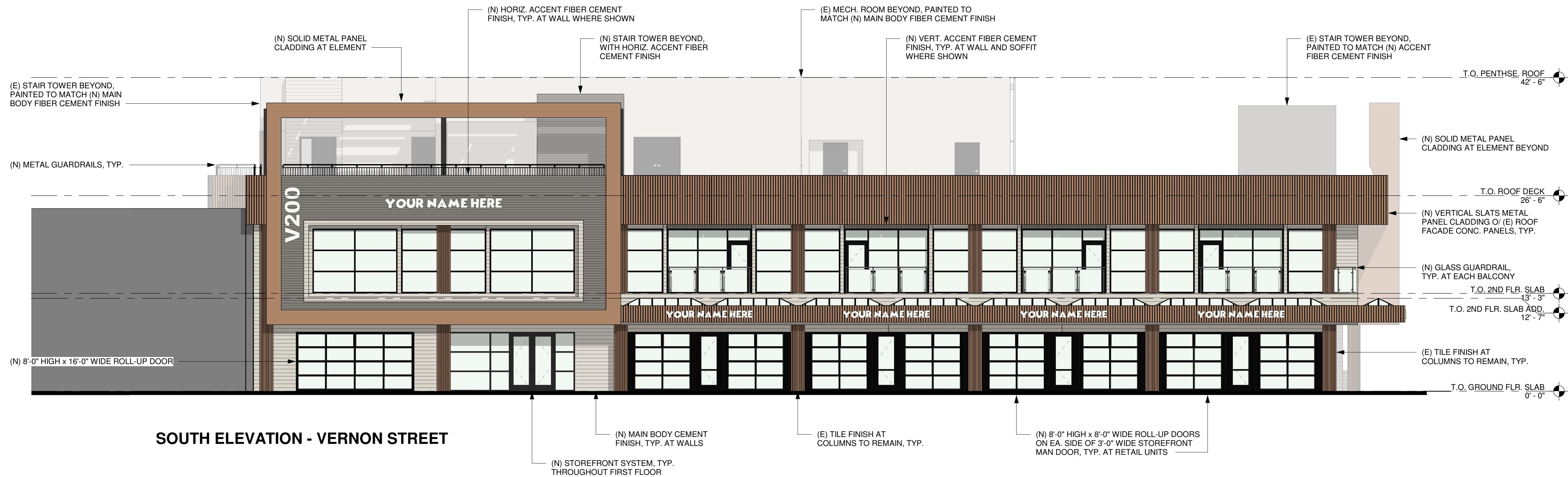


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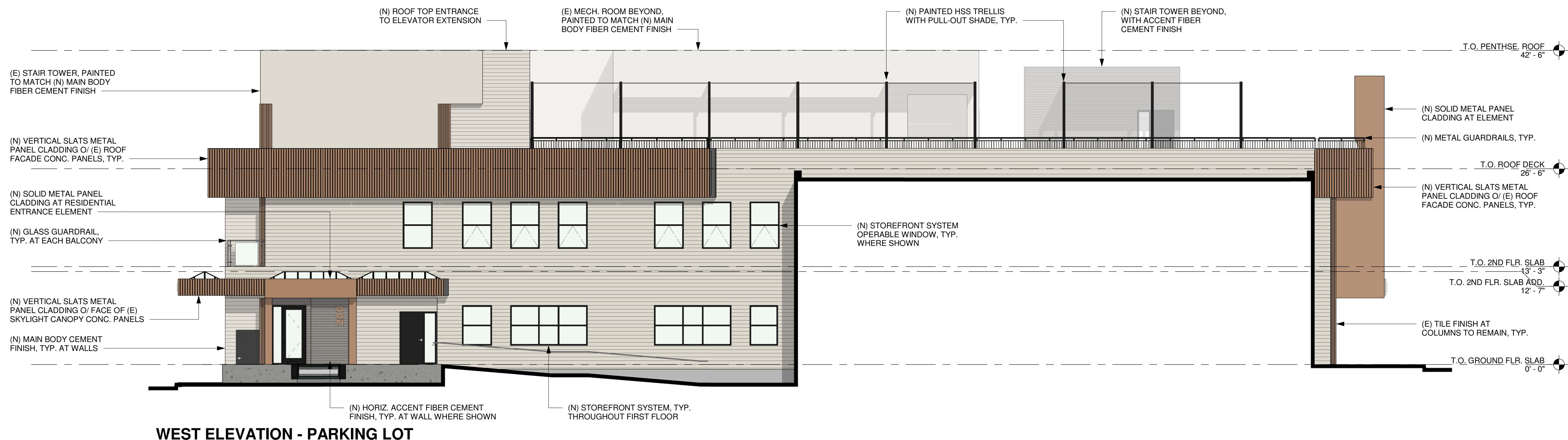
**P4.1**

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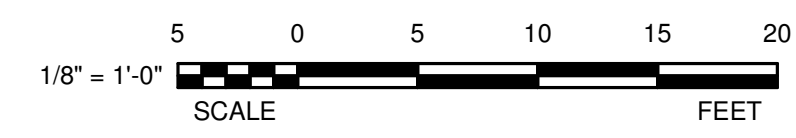




**SOUTH ELEVATION - VERNON STREET**



**WEST ELEVATION - PARKING LOT**



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**P5**  
 JJR /YT 2022096.00 14 DEC 2022



**TITLE COMMITMENT INFORMATION**

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN OLD REPUBLIC TITLE COMPANY, COMMITMENT FILE NO.: 2121047679-TR, WITH AN EFFECTIVE DATE OF AUGUST 20, 2021 AT 7:30 AM.

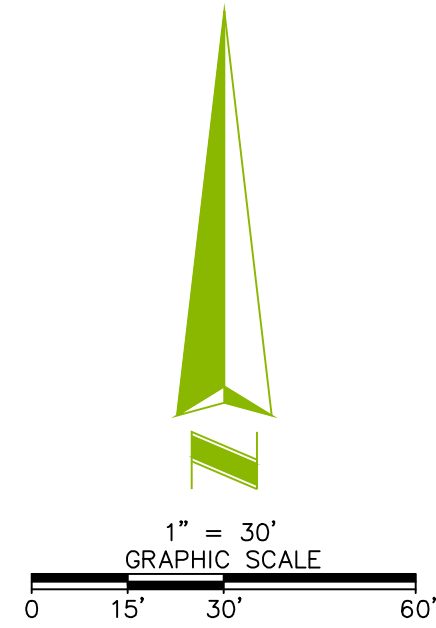
**LEGAL DESCRIPTION**

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF PLACER, CITY OF ROSEVILLE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

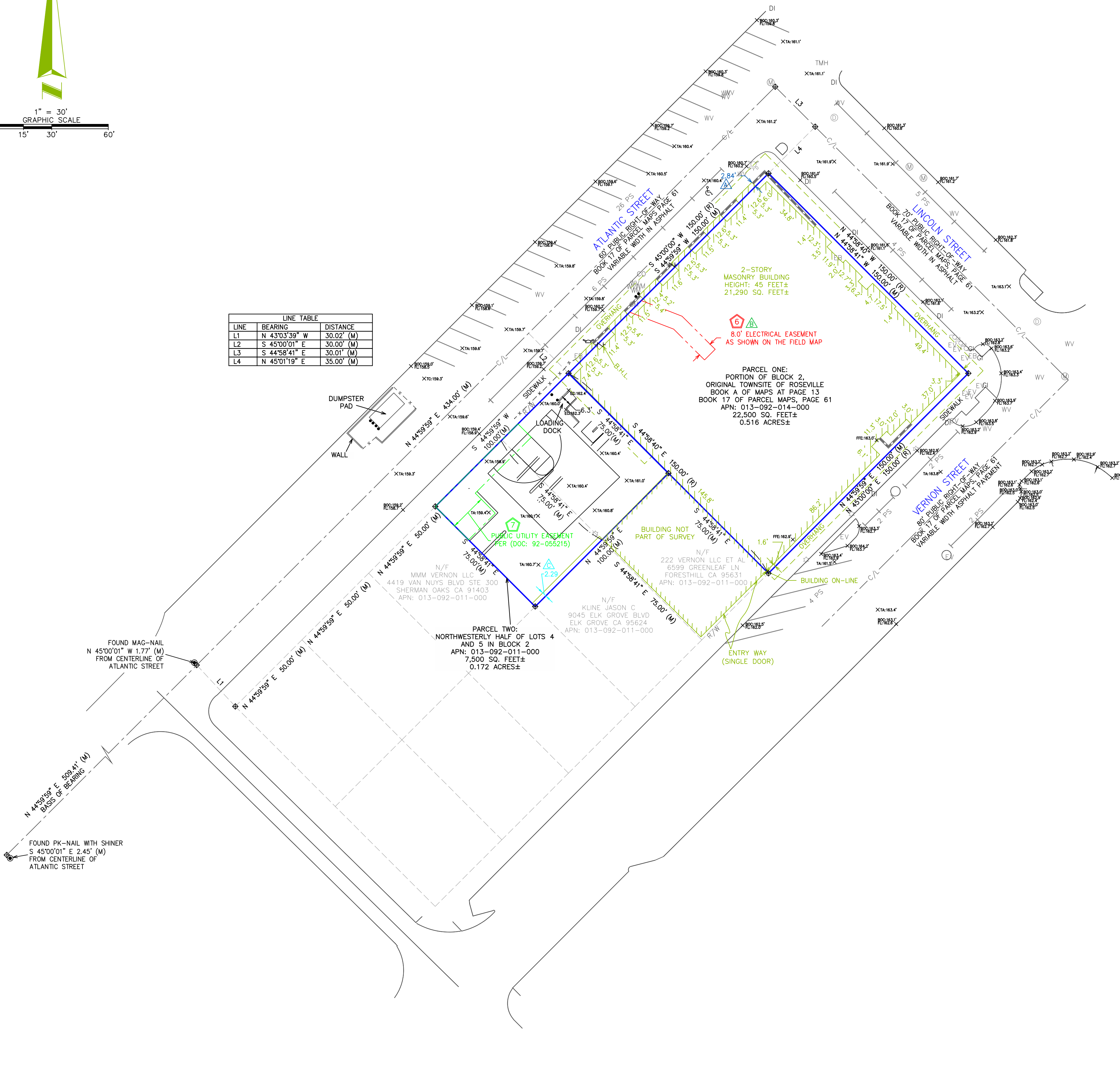
PARCEL ONE:  
 THAT PORTION OF BLOCK 2, ORIGINAL TOWNSITE OF ROSEVILLE, FILED IN THE OFFICE OF THE RECORDER OF PLACER COUNTY IN BOOK A OF MAPS AT PAGE 13 THAT IS SHOWN ON THE PARCEL MAP ENTITLED "REVERSION TO ACREAGE", RECORDED OCTOBER 5, 1980, BOOK 17 OF PARCEL MAPS, PAGE 61, PLACER COUNTY RECORDS.  
 APN: 013-092-014-000  
 PARCEL TWO:  
 THE NORTHWESTERLY HALF OF LOTS 4 AND 5 IN BLOCK 2, OF THE ORIGINAL TOWNSITE OF THE TOWN (NOW CITY) OF ROSEVILLE.  
 APN: 013-092-011-000

**NOTES CORRESPONDING TO SCHEDULE B**

- 5 - REDEVELOPMENT PLAN, AS FOLLOWS:  
 ENTITLED: REDEVELOPMENT PLAN FOR THE ROSEVILLE REDEVELOPMENT PROJECT  
 RECORDED: OCTOBER 24, 1989 IN BOOK 3743 OF OFFICIAL RECORDS, PAGE 177 UNDER RECORDER'S SERIAL NUMBER 59730 (AFFECTS, BLANKET IN NATURE)
- 6 - AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS SHOWN ON THE FILED MAP.  
 FOR: ELECTRICAL  
 AFFECTS: AS SHOWN ON MAP (AFFECTS, PLOTTED AS SHOWN)
- 7 - AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING GRANTED TO: CITY OF ROSEVILLE  
 FOR: PUBLIC UTILITIES  
 RECORDED: JULY 17, 1992 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 92-055215 AFFECTS: A PORTION OF PARCEL TWO (AFFECTS PARCEL TWO, PLOTTED AS SHOWN)
- 8 - MATTERS AS CONTAINED OR REFERRED TO IN AN INSTRUMENT.  
 ENTITLED: TRANSPORTATION SYSTEMS MANAGEMENT (TSM) AGREEMENT EXECUTED BY: CITY OF ROSEVILLE, A MUNICIPAL CORPORATION AND ROSEVILLE COMMUNICATIONS COMPANY, A CALIFORNIA CORPORATION  
 RECORDED: FEBRUARY 1, 2001 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 001-008639 WHICH AMONG OTHER THINGS PROVIDES: TERMS AND PROVISIONS CONTAINED THEREIN (AFFECTS, BLANKET IN NATURE)



LINE	BEARING	DISTANCE
L1	N 43°03'39" W	30.02' (M)
L2	S 45°00'01" E	30.00' (M)
L3	S 44°58'41" E	30.01' (M)
L4	N 45°01'19" E	35.00' (M)



**VICINITY MAP**  
 NOT TO SCALE

**LAND AREA**  
 PARCEL ONE:  
 22,500± SQUARE FEET  
 0.516± ACRES  
 PARCEL TWO:  
 7,500± SQUARE FEET  
 0.172± ACRES

**OFFSITE PARKING**  
 REGULAR= 51  
 HANDICAP= 1  
 TOTAL= 52

**FLOOD INFORMATION**  
 FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV. AND BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 06061C1031H, WHICH BEARS AN EFFECTIVE DATE OF 11/02/2016 AND IS IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

**BEARING BASIS**  
 THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER CALIFORNIA STATE PLANE COORDINATE SYSTEM, SECOND ZONE, NAD83-2011, AS MEASURED ALONG THE CENTERLINE OF ATLANTIC STREET WHICH BEARS N44°59'59" E. PER GPS COORDINATE OBSERVATIONS:  
 LATITUDE: 31°05'46.2089"  
 LONGITUDE: -142°57'13.2268"  
 CONVERGENCE ANGLE: -13°12'38.2609"

- GENERAL NOTES**
- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
  - ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
  - THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
  - THE SUBJECT PROPERTY HAS PEDESTRIAN ACCESS TO ATLANTIC STREET, LINCOLN STREET AND VERNON STREET. ALL DEDICATED PUBLIC STREETS OR HIGHWAYS.
  - THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
  - THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
  - THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
  - BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
  - NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
  - THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF ATLANTIC STREET AND LINCOLN STREET, WHICH IS ABUTS THE NW CORNER OF THE SUBJECT PROPERTY.
  - THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENTS.
  - ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING, VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD83) IN US SURVEY FEET.

**ALTA/NSPS LAND TITLE SURVEY**  
 AEI JOB # 440242  
 VERNON STREET  
 200 VERNON ST  
 PLACER COUNTY ROSEVILLE, CALIFORNIA, 95678



**AEI Consultants**  
 COORDINATED BY:  
 AEI CONSULTANTS  
 2500 CAMINO DIABLO  
 WALNUT CREEK, CA, 94597  
 TELEPHONE: 925.746.6000  
 EMAIL: SURVEYS@AEICONSULTANTS.COM

**SURVEYOR'S CERTIFICATE**  
 TO: OLD REPUBLIC TITLE COMPANY:  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 09/20/2021. DATE OF PLAT OR MAP: 09/20/2021.

**PRELIMINARY**

REGISTERED SURVEYOR: BUCKLEY D. BLEW  
 PROFESSIONAL LAND SURVEYOR NO.: 9272  
 STATE OF CALIFORNIA

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER: 21-3764.01
			SCALE: 1" = 30'
			DRAWN BY: MLB
			APPROVED BY: AM

SURVEYED BY:  
 BLEW & ASSOCIATES, P.A.  
 3825 N SHILOH DRIVE  
 FAYETTEVILLE, AR 72703.  
 SURVEY@BLEWINC.COM

**LEGEND**

SQ.FT.	SQUARE FEET	GM	GAS METER
⊕	HANDICAP PARKING SPACE	GI	GRATED INLET
PS	PARKING SPACE(S)	DI	DRAINAGE INLET
R/W	RIGHT-OF-WAY	WV	WATER VALVE
C/L	CENTERLINE	EB	ELECTRIC BOX
N/F	NOW OR FORMERLY	EV	ELECTRIC VALVE
WM	WATER METER	⊙	MANHOLE
EM	ELECTRIC METER	⊙	STORM MANHOLE
TMH	TELEPHONE MANHOLE	⊙	UTILITY POLE
CO	CLEAN OUT	⊙	LIGHT POLE
V	VALVE	⊙	FIRE HYDRANT
BHL	BUILDING HEIGHT LOCATION	⊙	BOLLARD
(R)	RECORD DIMENSION	⊙	FIRE DEPARTMENT CONNECTION
(M)	MEASURED/CALCULATED DIMENSION	⊙	BACK FLOW PREVENTER
BOC	BACK OF CURB	---	BOUNDARY LINE
FL	FLOW LINE	- - - - -	FENCE
TC	TOP OF CONCRETE	- x - x -	CENTERLINE ROAD
TA	TOP OF ASPHALT	- - - - -	RIGHT-OF-WAY LINE
EC	EDGE OF CONCRETE	=====	WALL
FFE	FINISHED FLOOR ELEVATION		
⊕	FOUND MONUMENT AS NOTED		
⊕	COMPUTED/MEASURED POINT		

**STATEMENT OF ENCROACHMENTS**

- ▲ BUILDING APPEARS TO EXTEND OVER BOUNDARY BY AS MUCH AS 2.84'
- ▲ ELECTRICAL EASEMENT RUNS THROUGH BUILDING
- ▲ BUILDING APPEARS TO EXTEND OVER BOUNDARY BY AS MUCH AS 2.29'