

LEGEND

- A.P.N. ASSESSOR'S PARCEL NUMBER
- B.M. BOOK OF MAPS
- P.M. PARCEL MAP
- DIMENSION POINT, NOTHING FOUND
- ⊕ CENTERLINE
- X" T TRUNK SIZE IN INCHES
- WMB WATER METER BOX
- CHAIN LINK FENCE
- WOOD FENCE
- GND GROUND
- SDMH STORM DRAIN MANHOLE
- DI DRAIN INLET
- FS FINISHED SURFACE
- EB ELECTRICAL BOX
- SP SERVICE POLE
- JP JOINT POLE
- GUY GUY WIRE
- ▭ INDICATES PAVEMENT
- ▨ INDICATES WOOD DECK/BALCONY
- GM GAS METER
- OH E OVERHEAD ELECTRICAL LINE
- OH T OVERHEAD TELEPHONE LINE
- TELE TELEPHONE CONNECTION
- SSCO SANITARY SEWER CLEANOUT
- EP EDGE OF PAVEMENT
- FOUND 5/8" REBAR WITH CAP "RCE 33407"

EASEMENT NOTES

- E-1 ... PROPOSED 10' STORM DRAIN EASEMENT TO BE DEDICATED PER THIS PARCEL MAP
- E-2 ... PROPOSED 20' WIDE INGRESS EGRESS EASEMENT TO BE DEDICATED PER THIS PARCEL MAP
- E-3 ... PROPOSED 10' WIDE RECIPROCAL DRAINAGE EASEMENT PER THIS PARCEL MAP
- E-4 ... PROPOSED 10' WIDE PUBLIC UTILITY EASEMENT FOR WATER AND SEWER PER THIS PARCEL MAP
- E-5 ... 20' ROADWAY EASEMENT PER C MAPS 38

LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF PLACER, CITY OF ROSEVILLE, DESCRIBED AS FOLLOWS:
 COMMENCING AT A POINT ON THE SOUTH LINE OF BEN EZRA AVENUE, DISTANT 110 FEET WEST FROM THE SOUTHWEST CORNER OF DONNER AVENUE AND BEN EZRA AVENUE, AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF BEN EZRA AVENUE 100 FEET; THENCE AT A RIGHT ANGLE SOUTH 220 FEET; THENCE AT A RIGHT ANGLE EAST 100 FEET; AND THENCE AT A RIGHT ANGLE NORTH 220 FEET TO A POINT OF COMMENCEMENT; ALL AS PER MAP OF SCHELLHUIS TRACT NO. 1 AND KING AND JENNINGS SUBDIVISION ON FILE IN THE OFFICE OF THE RECORD OF SAID PLACER COUNTY.
 A.P.N. 013-192-024

NOTES

- THE TYPES, LOCATION, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. IT IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UTILITIES). HOWEVER, THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THIS PLAN.
- THIS SURVEY WAS PREPARED IN PART WITH INFORMATION TAKEN FROM THE PRELIMINARY TITLE REPORT PREPARED BY PLACER TITLE COMPANY, ORDER NO. P-631524, DATED MAY 14, 2024.

SURVEYOR'S STATEMENT

THIS DRAWING/EXHIBIT WAS PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH SECTION 8761.1 OF THE PROFESSIONAL LAND SURVEYOR'S ACT.
 GARY TIMOTHY WONG, P.L.S. 5035 _____ DATE _____

SITE INFORMATION

- OWNER/SUBDIVIDER: JOSH ALVA
106 BEN EZRA AVENUE
ROSEVILLE, CA 95678
TELEPHONE:
EMAIL: JOSH@PACONSTRUCTION.NET
- SURVEYOR: WONG & ASSOCIATES
11344 COLOMA ROAD, SUITE 235-A
RANCHO CORDOVA CA, 95670
CONTACT: GARY TIMOTHY WONG
TELEPHONE: (916) 283-4800
EMAIL: GTWONG5035@GMAIL.COM
- IMPROVEMENTS: AS REQUIRED BY THE CITY OF ROSEVILLE DEPARTMENT OF PUBLIC WORKS
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: RESIDENTIAL
- EXISTING ZONING: R1
- PROPOSED ZONING: R1
- ASSESSOR'S PARCEL NO.: A.P.N. 013-192-024
- DRAINAGE: CITY OF ROSEVILLE
- FIRE DISTRICT: ROSEVILLE CITY FIRE DEPARTMENT
- PARK DISTRICT: CITY OF ROSEVILLE
- SCHOOL DISTRICT: ROSEVILLE CITY SCHOOL DISTRICT
- SEWER DISTRICT: CITY ROSEVILLE
- WATER DISTRICT: CITY ROSEVILLE
- ACREAGE: 0.515± ACRES (22,451 SQ. FT)
- EXISTING LOTS: ONE
- PROPOSED LOTS: TWO
- LOT SIZE: PARCEL A
0.215 ACRES (9,359 SQ. FT)
PARCEL B
0.301 ACRES (13,092 SQ. FT)

Exhibit A - Tree Identification (see "Tree Summary" in Tree Inventory)

Tree #	Botanical Name	Common Name	dbh (") (1) (3)	DL (r in ft) (2)	Canopy Area (sf)	Structure Rating-1 to 3 (5)	Condition Rating-0 to 5	Comments (4)
633	Pittosporum tobira	Pittosporum	4	4	50	2	3	Retain: Saprocker damage, on property line
634	Pittosporum tobira	Pittosporum	6	4	50	2	3	Retain: Saprocker damage, on property line
635	Eriobotrya japonica	Loquat	6	3	28	2	3	Retain: Sprouting, dieback in branches, prune dead wood and for fruit production
636	Eriobotrya japonica	Loquat	3,3,3	6	113	2	4	Retain: Multi-stemmed, prune for fruit production
637	Diospyros kaki	Persimmon	4	5	79	3	4	Retain: Single stem, good fruit production, subordinate-inadequate sun exposure
638	Ficus carica	Fig	8	5	79	1	1	Remove: Dead, decayed, bark clough
639	Prunus	Fruit	6	6	113	3	3	Remove: Subordinate, minimal foliage development due to lack of sun exposure
640	Prunus	Fruit	18	12	452	3	3	Retain: Prune for fruit production
641	Lagerstroemia indica	Myrtle	2,2,1	6	113	1	2	Remove: due to poor structure and sprouting
A	Quercus wizenii	Live Oak	24-36	—	—	—	—	Off Site: Canopy extends 20' over property line
B	Quercus wizenii	Live Oak	8	—	—	—	—	Off Site: Canopy extends 4' over property line
C	Platanus acerfolia	Plane Tree	24-36	—	—	—	—	Off Site: Canopy extends 8' over property line
D	Quercus lobata	Valley Oak	24-36	—	—	—	—	Off Site: Canopy extends 0' over property line
E	Pistache chinensis	Pistache	12-Aug	—	—	—	—	Off Site: Canopy extends 10' over property line

(1) dbh is estimated and rounded by circumference method.
 (2) Dripline may be irregular due to forest crowding and subordinate growth. DL is est. Subject property has intermixed tree crowns
 (3) (-) (-) indicates there are separate trees in the grouping
 (4) see "General Recommendations for Trees and Site", remove all defects, inclusions, dead wood, hangers, hazards to persons and property
 (5) Tree structure of 1 and 2 have increased failure potential. A risk assessment should be performed on all retained trees to reduce risk

Indicates PROTECTED Tree Species

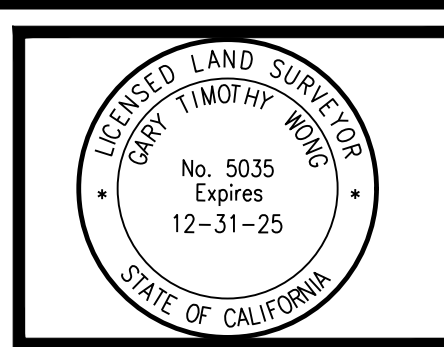
PRELIMINARY

REVISED: 05-30-2025

BENCHMARK ELEVATION: 171.50' (NAVD88)
 NGS BENCHMARK PID: 54669
 ON ORLANDO ROAD FOR 0.42 MITO SLIGHT CURVE RIGHT AND STATION ON THE LEFT. STATION MARK IS A DISK ON A ROD ENCASED IN A PVC PIPE WITH LOGO CAP SET IN A CONCRETE POST IT IS 4.3' SOUTHEAST OF THE RIGHT-OF-WAY FENCE, 45.3' NORTHWEST OF AND SLIGHTLY LOWER THAN THE ROAD CENTERLINE 68' WEST OF THE SOUTHWEST END OF THE ROAD CURB

WONG & ASSOCIATES
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 11344 COLOMA ROAD, SUITE 235A
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DESIGNED: N/A SCALE: 1" = 10'
 DRAWN: TW
 CHECKED: GTW
 SUBMITTED: GARY TIMOTHY WONG L.S. 5035



NO	DATE	REVISION	BY

TENTATIVE PARCEL MAP
 OF
106 BEN EZRA AVENUE
A.P.N. 013-192-024
 CITY OF ROSEVILLE COUNTY OF PLACER STATE OF CALIFORNIA

DATE: 03-15-2025
 SHEET: 1 / 1
 JOB NO: 2024-054