

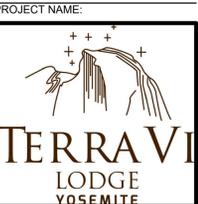
# ALTA/NSPS LAND TITLE SURVEY

OF PARCEL A AND PARCEL B DESCRIBED IN DOCUMENT NUMBER 200400668 ON FILE IN THE OFFICE OF THE TUOLUMNE COUNTY RECORDER, LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 18 EAST, MOUNT DIABLO MERIDIAN, IN THE UNINCORPORATED AREA OF TUOLUMNE COUNTY, STATE OF CALIFORNIA.

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CONSULTANT:  
**Land & Structure**  
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Sonoma, CA 95370  
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**NOT FOR CONSTRUCTION**  
**Terra Vi Lodge**  
**Yosemite**  
**Yosemite, CA 95321**

ISSUE DATES: DESCRIPTION: DATE:  
PROGRESS SET 11.15.2018

PROJECT NO. 00000.00  
AVRPS STUDIOS: 00000.00  
AGENCY #: 00000.00  
DRAWN BY: RHJ  
CHECKED BY: RHJ  
SHEET TITLE:

ALTA  
NSPS LAND TITLE SURVEY  
TITLE SHEET

SHEET NUMBER:

**V1**

## SURVEYOR STATEMENT

TO CAROL L. MANLY, FIDELITY NATIONAL TITLE COMPANY, AND HANSJI CORPORATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1 THROUGH 5, 11, 13, AND 19 THROUGH 21 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 15, 2018.

DATE: \_\_\_\_\_  
RICHARD H. JAMES, P.L.S. 8550

## FIDELITY NATIONAL TITLE COMPANY PRELIMINARY TITLE REPORT ORDER # FSST-TO18000789, DATED MARCH 15, 2018, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM.

- ITEM 5. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND. SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT RECORDED MARCH 10, 1960 IN VOLUME 111 OF OFFICIAL RECORDS AT PAGE 521, TUOLUMNE COUNTY RECORDS.
- ITEM 6. WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS CONTAINED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED MARCH 10, 1960 IN VOLUME 111 OF OFFICIAL RECORDS AT PAGE 521, TUOLUMNE COUNTY RECORDS.
- ITEM 8. WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS CONTAINED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED JUNE 18, 1962 IN VOLUME 144 OF OFFICIAL RECORDS AT PAGE 70, TUOLUMNE COUNTY RECORDS.
- ITEM 12. COVENANTS AND RESTRICTIONS IMPOSED BY A LAND CONSERVATION CONTRACT EXECUTED PURSUANT TO SECTION 51200 ET SEQ. CALIFORNIA GOVERNMENT CODE (WILLIAMSON ACT) AUTHORIZING THE ESTABLISHMENT OF AGRICULTURAL PRESERVES, THE USE OF THE LAND WITHIN THE PRESERVE MAY BE RESTRICTED BY THE CONTRACT TO AGRICULTURAL, RECREATIONAL, OPEN-SPACE, AND OTHER APPROVED COMPATIBLE USES. DATED FEBRUARY 26, 1969 IN VOLUME 267 OF OFFICIAL RECORDS AT PAGE 223 AND AMENDED FEBRUARY 22, 1972 IN VOLUME 350 OF OFFICIAL RECORDS AT PAGE 271. CONTRACT DOES NOT NAME THIS PROPERTY. THESE PARCELS ARE NOT CURRENTLY UNDER A LAND CONSERVATION CONTRACT AND CANNOT ENTER INTO A NEW CONTRACT WITHOUT THE COMPLETION OF A GENERAL PLAN AMENDMENT AND ZONE CHANGE AS THE CURRENT ZONING AND GENERAL PLAN ARE NOT CONSISTENT WITH THE REQUIRED ZONING AND GENERAL PLAN FOR A LAND CONSERVATION CONTRACT.
- ITEM 14. COVENANTS AND RESTRICTIONS IMPOSED BY A LAND CONSERVATION CONTRACT EXECUTED PURSUANT TO SECTION 51200 ET SEQ. CALIFORNIA GOVERNMENT CODE (WILLIAMSON ACT) AUTHORIZING THE ESTABLISHMENT OF AGRICULTURAL PRESERVES, THE USE OF THE LAND WITHIN THE PRESERVE MAY BE RESTRICTED BY THE CONTRACT TO AGRICULTURAL, RECREATIONAL, OPEN-SPACE, AND OTHER APPROVED COMPATIBLE USES. DATED FEBRUARY 22, 1972 IN VOLUME 350 OF OFFICIAL RECORDS AT PAGE 264 AND AMENDED FEBRUARY 28, 1974 IN VOLUME 406 OF OFFICIAL RECORDS AT PAGE 120. THESE PARCELS ARE NOT CURRENTLY UNDER A LAND CONSERVATION CONTRACT AND CANNOT ENTER INTO A NEW CONTRACT WITHOUT THE COMPLETION OF A GENERAL PLAN AMENDMENT AND ZONE CHANGE AS THE CURRENT ZONING AND GENERAL PLAN ARE NOT CONSISTENT WITH THE REQUIRED ZONING AND GENERAL PLAN FOR A LAND CONSERVATION CONTRACT.
- ITEM 18. THE PROVISIONS OF AN INSTRUMENT ENTITLED NOTICE OF ACTION TO AMEND THE GENERAL PLAN LAND USE DESIGNATION OF TWO PARCELS TOTALING 149 +/- ACRES FROM TPZ TO R/P AND REZONE THE SITE FROM TPZ TO 112.0 +/- ACRES OF C-K. 25.3 +/- ACRES OF O AND 1.7 +/- ACRES OF O-1 BY AND BETWEEN THE PARTIES NAMED BELOW, UPON THE TERMS, PROVISIONS AND CONDITIONS THEREIN PROVIDED. FIRST PARTY: COUNTY OF TUOLUMNE PLANNING DEPARTMENT SECOND PARTY: TIMOTHY AND CAROL MANLY RECORDED: AUGUST 23, 1991 IN VOLUME 1076 AT PAGE 232 OF OFFICIAL RECORDS.
- ITEM 19. THE PROVISIONS OF AN INSTRUMENT ENTITLED NOTICE OF ACTION TO AMEND THE GENERAL PLAN LAND USE DESIGNATION OF TWO PARCELS TOTALING 149 +/- ACRES FROM TPZ TO R/P AND REZONE THE SITE FROM TPZ TO 112.0 +/- ACRES OF C-K. 25.3 +/- ACRES OF O AND 1.7 +/- ACRES OF O-1 BY AND BETWEEN THE PARTIES NAMED BELOW, UPON THE TERMS, PROVISIONS AND CONDITIONS THEREIN PROVIDED. FIRST PARTY: BOARD CLERK, COUNTY ADMINISTRATION CENTER SECOND PARTY: TIMOTHY AND CAROL MANLY RECORDED: AUGUST 29, 1991 IN BOOK 1076 AT PAGE 405 OF OFFICIAL RECORDS.
- ITEM 20. THE PROVISIONS OF AN INSTRUMENT ENTITLED NOTICE OF ACTION TO AMEND THE GENERAL PLAN LAND USE DESIGNATION OF TWO PARCELS TOTALING 149 +/- ACRES FROM TPZ TO R/P AND REZONE THE SITE FROM TPZ TO 112.0 +/- ACRES OF C-K. 25.3 +/- ACRES OF O AND 1.7 +/- ACRES OF O-1 BY AND BETWEEN THE PARTIES NAMED BELOW, UPON THE TERMS, PROVISIONS AND CONDITIONS THEREIN PROVIDED. FIRST PARTY: BOARD CLERK, COUNTY ADMINISTRATION CENTER SECOND PARTY: TIMOTHY AND CAROL MANLY RECORDED: OCTOBER 9, 1991 IN VOLUME 1083 AT PAGE 485 OF OFFICIAL RECORDS.

## NOTES

- ALL BEARINGS AND DISTANCES SHOWN ARE MEASURED UNLESS OTHERWISE NOTED.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- PRELIMINARY TITLE REPORT FIDELITY NATIONAL TITLE COMPANY ORDER # FSST-TO18000789, AMENDMENT (b), DATED MARCH 15, 2018.
- SURVEY WAS COMPLETED ON MAY 15, 2018.
- THIS AREA IS IN ZONE D (AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE) PER FEMA FIRM MAP NUMBER 06109C1275C, EFFECTIVE DATE APRIL 16, 2009

## SUBJECT PARCEL VESTING

CAROL L. MANLY, TRUSTEE OF THE MANLY SURVIVING SPOUSE TRUST, UNDER INSTRUMENT DATED APRIL 14, 2003  
DOC. # 2006010230

## LEGAL DESCRIPTIONS

### PARCEL A

A PARCEL OF LAND IN THE STATE OF CALIFORNIA, COUNTY OF TUOLUMNE, LYING WITHIN A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 18 EAST, MOUNT DIABLO MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 26, MARKED BY A STANDARD U. S. F. S. MONUMENT AS SHOWN IN VOLUME 25 OF RECORD OF SURVEYS AT PAGE 81, ON FILE IN THE OFFICE OF THE TUOLUMNE COUNTY RECORDER,

- THENCE; S 88° 57' 28" E ALONG THE NORTHERLY BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 26, A DISTANCE OF 1313.49 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 26 MARKED BY A STANDARD U. S. F. S. MONUMENT AS SHOWN IN VOLUME 25 OF RECORD OF SURVEYS AT PAGE 81,  
THENCE; S 03° 55' 49" E ALONG THE EASTERLY BOUNDARY OF THE WEST 1/2 OF THE SOUTHEAST 1/4, A DISTANCE OF 984.24 FEET TO THE NORTHERLY BOUNDARY OF STATE HIGHWAY 120,  
THENCE; N 83° 19' 26" W ALONG THE NORTHERLY BOUNDARY OF HIGHWAY 120, A DISTANCE OF 1092.40 FEET TO A 3-INCH U. S. B. P. R. BRASS CAP,  
THENCE; N 82° 03' 10" W ALONG THE NORTHERLY BOUNDARY OF HIGHWAY 120, A DISTANCE OF 292.70 FEET TO THE WESTERLY BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 26,  
THENCE; N 00° 24' 01" W ALONG THE WESTERLY BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 26, A DISTANCE OF 838.37 FEET TO THE POINT OF BEGINNING.

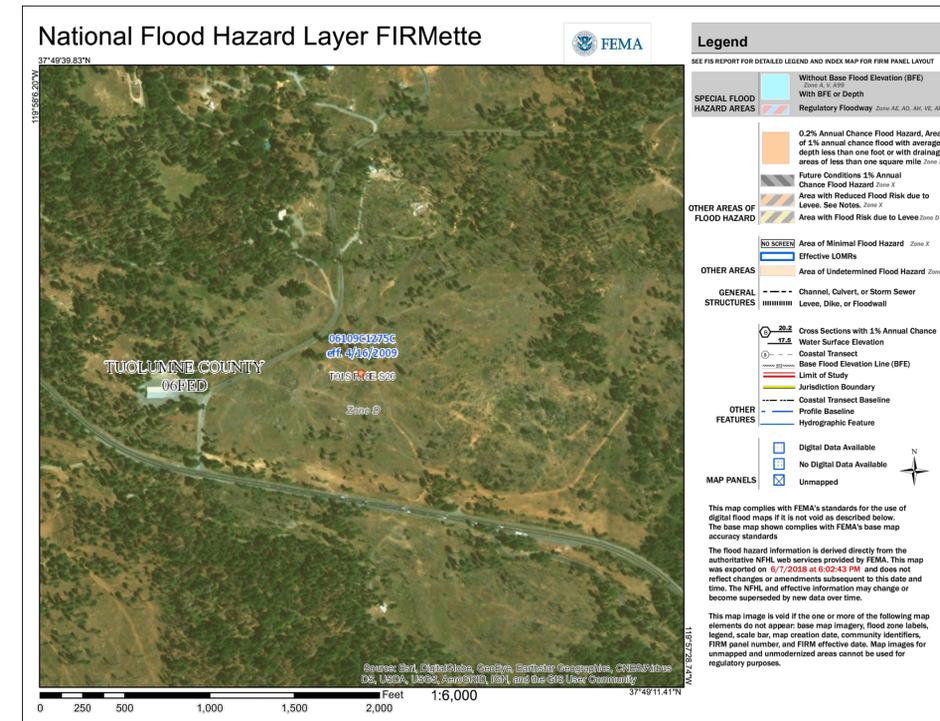
THE ABOVE-DESCRIBED PARCEL A CONTAINS 28.08 ACRES MORE OR LESS.

### PARCEL B

A PARCEL OF LAND IN THE STATE OF CALIFORNIA, COUNTY OF TUOLUMNE, LYING WITHIN A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 18 EAST, MOUNT DIABLO MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 26, MARKED BY A STANDARD U. S. F. S. MONUMENT AS SHOWN IN VOLUME 25 OF RECORD OF SURVEYS AT PAGE 81, ON FILE IN THE OFFICE OF THE TUOLUMNE COUNTY RECORDER,  
THENCE; S 07° 16' 59" E ALONG THE EASTERLY BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 26, A DISTANCE OF 1617.18 FEET TO THE NORTHEASTERLY BOUNDARY OF HIGHWAY 120,  
THENCE; N 68° 23' 50" W ALONG THE NORTHEASTERLY BOUNDARY OF HIGHWAY 120, A DISTANCE OF 33.70 FEET,  
THENCE; N 49° 39' 03" W ALONG THE NORTHERLY BOUNDARY OF HIGHWAY 120, A DISTANCE OF 798.58 FEET,  
THENCE; N 80° 39' 03" W ALONG THE NORTHERLY BOUNDARY OF HIGHWAY 120, A DISTANCE OF 481.25 FEET,  
THENCE; N 83° 19' 26" W ALONG THE NORTHERLY BOUNDARY OF HIGHWAY 120, A DISTANCE OF 337.42 FEET,  
THENCE; N 03° 55' 49" W A DISTANCE OF 984.24 FEET TO THE NORTHERLY BOUNDARY OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 26,  
THENCE; S 88° 59' 33" E ALONG THE NORTHERLY BOUNDARY OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 26, A DISTANCE OF 1314.35 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL B CONTAINS 35.96 ACRES MORE OR LESS.

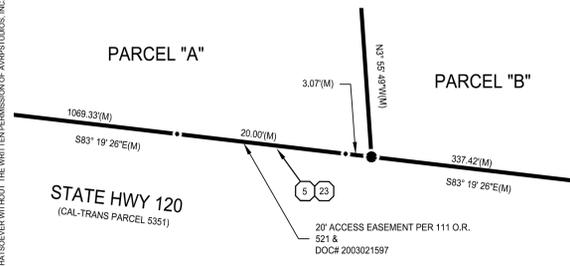


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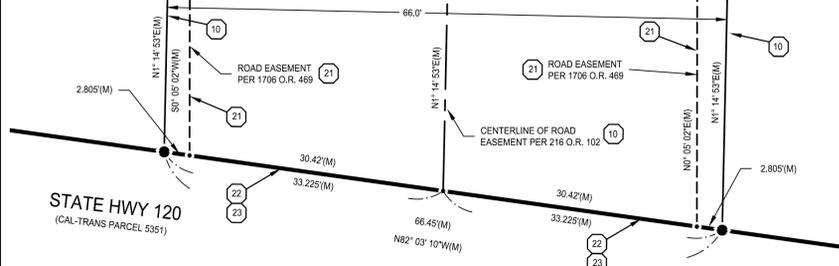
# DETAIL "A"

1" = 10'



# DETAIL "B"

1" = 10'



## LEGEND

- - FOUND 1/2" IRON PIPE TAGGED L.S. 8550 PER \_\_ R/S \_\_, OR AS NOTED.
- ▲ - FOUND STANDARD U. S. F. S. MONUMENT PER 25 R/S 81, OR AS NOTED.
- - FOUND 3" U. S. B. P. R. BRASS CAP, OR AS NOTED.
- - FOUND 6" BY 6" CONCRETE MONUMENT.
- - FOUND MONUMENT AS NOTED.
- - CALCULATED POINT, NOTHING FOUND OR SET.
- (M) - MEASURED PER THIS SURVEY.
- (R1) - RECORD PER 25 R/S 81.
- (R2) - RECORD PER DOCUMENT NUMBER 2003021597
- ⑤ - EXEMPTION NUMBER IN FIDELITY NATIONAL TITLE COMPANY TITLE REPORT NO. FSST-1018000789, DATED MARCH 15, 2018

## NOTES

- 1) - ALL BEARINGS AND DISTANCES SHOWN ARE RECORD UNLESS OTHERWISE NOTED.
- 2) - ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- 3) - PRELIMINARY TITLE REPORT FIDELITY NATIONAL TITLE COMPANY ORDER # FSST-1018000789, DATED MARCH 15, 2018.
- 4) - SURVEY WAS COMPLETED ON MAY 15, 2018.
- 5) - THIS AREA IS IN ZONE D (AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE) PER FEMA FIRM MAP NUMBER 06109C1275C, EFFECTIVE DATE APRIL 16, 2009.
- 6) - THIS PORTION OF UTILITY IS UNDERGROUND AND COULD NOT BE LOCATED ON THE SURFACE. POT HOLEING AND FIELD VERIFICATION IS REQUIRED PRIOR TO CONSTRUCTION.
- 7) - SEE SHEET 3 OF 3 FOR UTILITY LOCATIONS.

## SUBJECT PARCEL VESTING

CAROL L. MANLY, TRUSTEE OF THE MANLY SURVIVING SPOUSE TRUST, UNDER INSTRUMENT DATED APRIL 14, 2003 DOC. # 2006010230

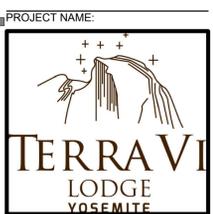
## BASIS OF BEARINGS

AS MEASURED BETWEEN FOUND MONUMENTS AS INDICATED HEREON

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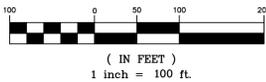
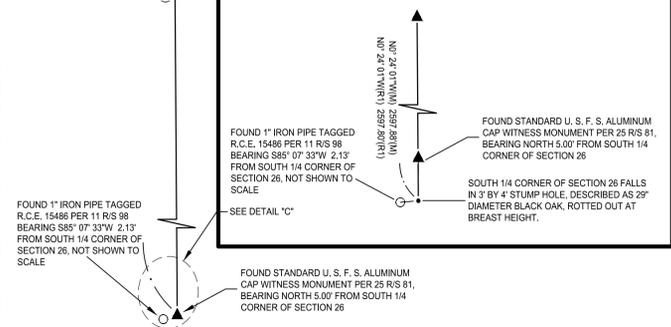
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**Yosemite, CA 95321**

ISSUE DATES: DESCRIPTION: DATE:  
PROGRESS SET 11.15.2018

PROJECT NO: 00000.00  
AVRPSTUDIOS: 00000.00  
AGENCY #: RHJ  
DRAWN BY: RHJ  
CHECKED BY: RHJ  
SHEET TITLE:  
ALTA  
NSPS LAND TITLE SURVEY  
BOUNDARY AND  
EASEMENT SURVEY  
SHEET NUMBER: V2

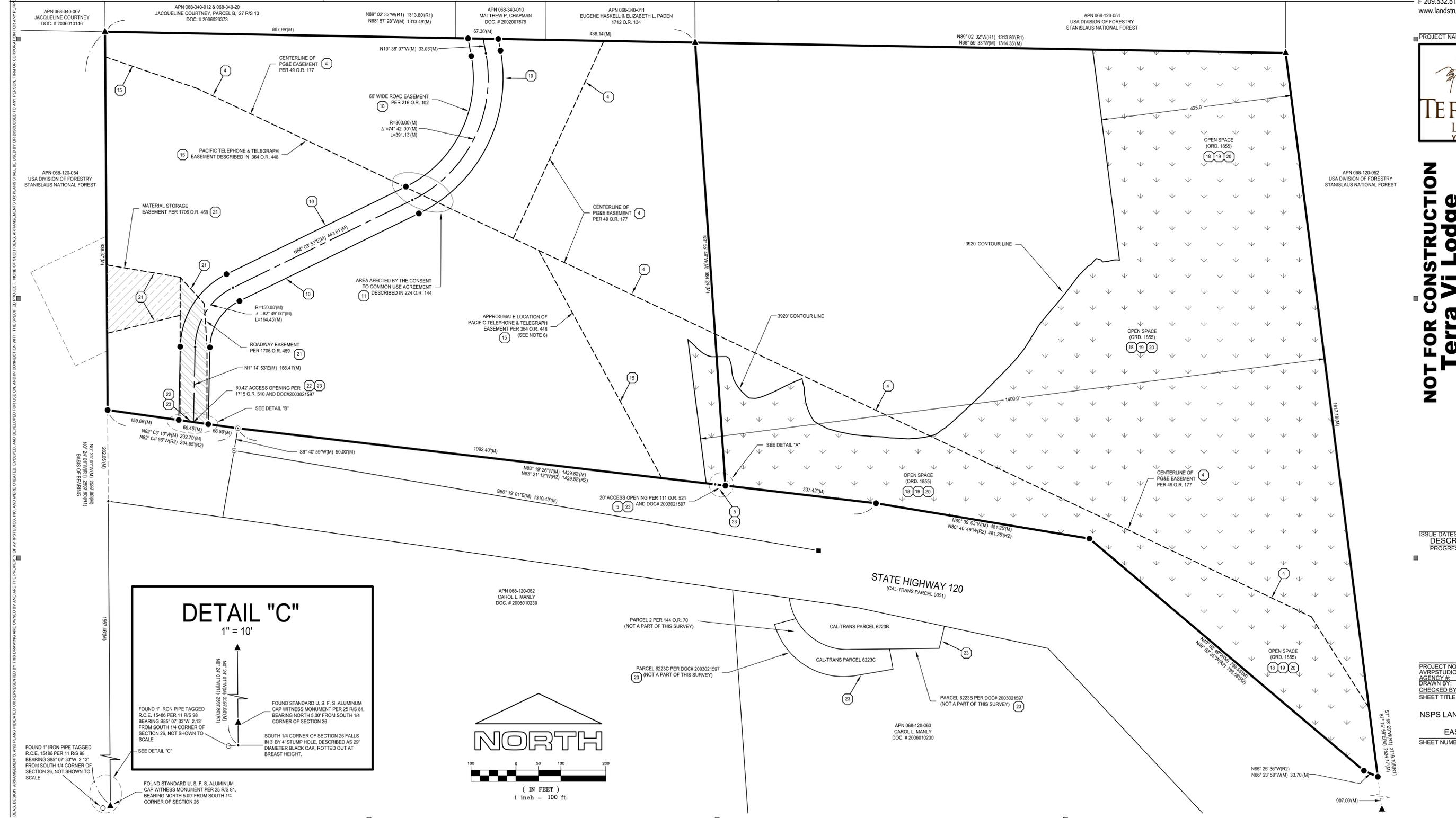
# DETAIL "C"

1" = 10'



## STATE HIGHWAY 120

(CAL-TRANS PARCEL 5351)



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### LEGEND

- 5 FOOT CONTOUR
- APPROXIMATE 5 FOOT CONTOUR
- 5 FOOT CONTOUR DEPRESSION
- APPROXIMATE 5 FOOT CONTOUR DEPRESSION
- EDGE OF PAVEMENT
- DIRT ROAD / GRAVEL ROAD
- JEEP/FOOT TRAIL
- CURB LINE
- GUTTER (CONCRETE EDGE)
- EDGE OF CONCRETE
- FENCE
- INTERMITTENT DRAINAGE
- MISCELLANEOUS BOUNDARIES
- TREE LINE
- BRUSH
- DECIDUOUS TREE
- CONIFEROUS TREE
- POWER POLE
- POLE ANCHOR
- POST / POLE
- SIGN
- MISC. OBJECT
- UTILITY VAULT/BOX
- TEST PIT LOCATIONS, EVIDENCE OF RECENT DIRT MOVING
- PHOTO CONTROL (XYZ)
- BUILDING

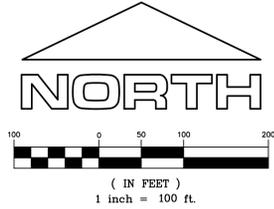
### NOTES

MAPPING OUTSIDE OF CONTROL PERIMETER MAY NOT MEET MAP ACCURACY STANDARDS.  
 DASHED LINES MAY NOT MEET MAP ACCURACY STANDARDS.  
 BUILDING OUTLINES INDICATE DRIP LINE AS ALSO INCLUDE STAIRS AND ATTACHMENTS.  
 FEATURES IN SHADOW AND VEGETATION AREAS OR NEAR TALL OBJECTS MAY BE OBSCURED DUE TO PHOTOGRAPHIC ANGLE.  
 SMALL SHADOW AND OBSCURED AREAS NOT SHOWN FOR CLARITY.  
 THIS MAP HAS BEEN PREPARED BY PHOTOGRAMMETRIC METHODS AND CONFORMS TO THE ASPRS STANDARDS OF 1990.

Prepared By:  
**SYNERGY MAPPING, INC.**  
 6551 S. REVERE PKWY., SUITE 235 - CENTENNIAL, CO 80111  
 Phone: (303) 663-4483

### NOTES

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- 6) - THIS PORTION OF UTILITY IN UNDERGROUND AND COULD NOT BE LOCATED ON THE SURFACE. POT HOLES AND FIELD VERIFICATION IS REQUIRED PRIOR TO CONSTRUCTION.
- 7) - SEE SHEET 3 OF 3 FOR UTILITY LOCATIONS.
- 8) - A DIRT ROAD AND A GRAVEL ROAD ENCROACHMENT HAVE BEEN LOCATED, NO EASEMENTS ARE RECORDED FOR THESE.
- 9) - THE UNDERGROUND COMMUNICATION LINES APPEAR TO RUN NORTHERLY ALONG THE WEST EDGE OF THE EXISTING PAVED ROAD TO THE UTILITY PEDESTALS LOCATED AT THE FORK OF THE DIRT AND GRAVEL DRIVEWAYS. I WAS UNABLE TO FIND AND EASEMENT TO COVER SAID UNDERGROUND COMMUNICATION LINES.
- 10) - THE EXISTING DIRT ROAD IS CALLED OUT AS PARCEL 3 IN THE TITLE REPORT, HOWEVER THE EXISTING ROAD DOES NOT CROSS THE RIGHT-OF-WAY LINE AT THE POINT OF THE APPROVED 20 FOOT ACCESS OPENING.



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ISSUE DATES:  
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 DATE: 11.15.2018

PROJECT NO: 00000.00  
 AGENCY #: 03000.00  
 DRAWN BY: RHJ  
 CHECKED BY: RHJ  
 SHEET TITLE:

ALTA  
 NSPS LAND TITLE SURVEY  
 TOPOGRAPHIC SURVEY

SHEET NUMBER:

**V3**

