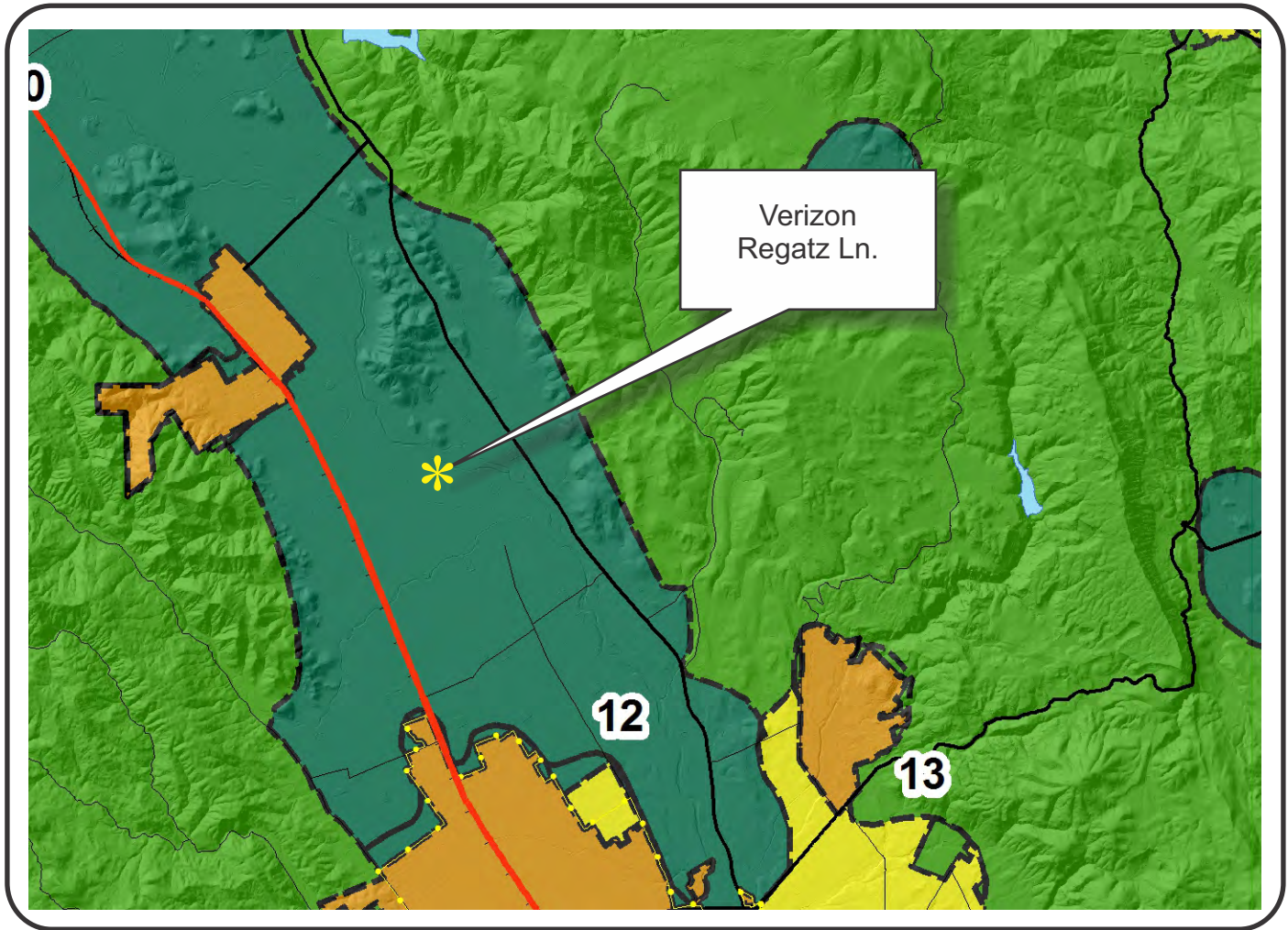


“F”

Graphics

NAPA COUNTY LAND USE PLAN 2008 - 2030



LEGEND



URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional
- Napa Pipe Mixed Use

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

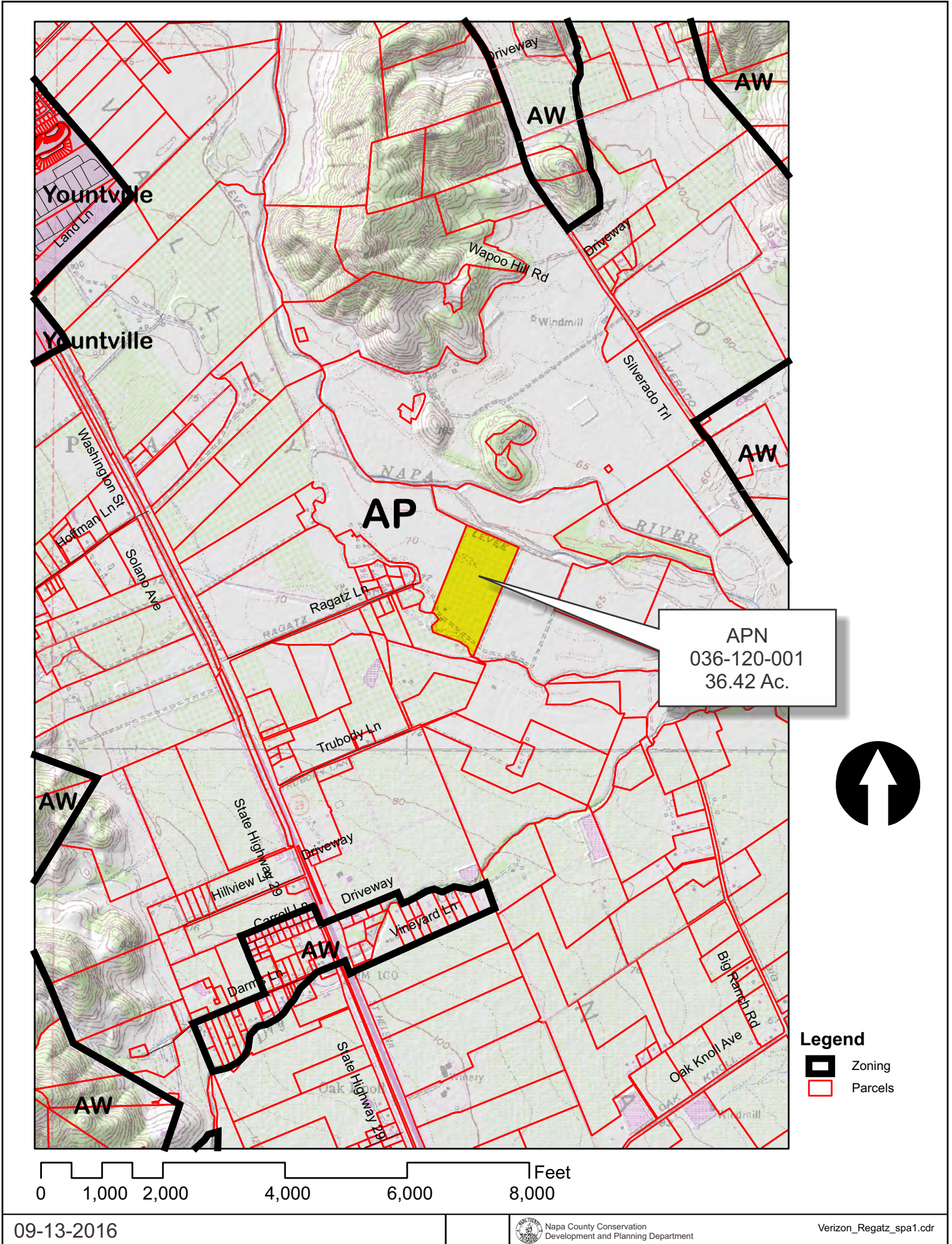
TRANSPORTATION

- Mineral Resource
- Limited Access Highway
- Major Road
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Secondary Road
- Airport
- Railroad
- Airport Clear Zone

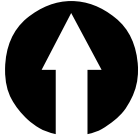
APN
036-120-001
09-13-2016

* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

VERIZON REGATZ LN



APN
036-120-001
36.42 Ac.



Legend
[Black outline] Zoning
[Red outline] Parcels

VERIZON REGATZ LN



Existing Conditions

Lease Area Description

All that certain lease area being a portion of that certain parcel of land labeled "Lease of Basile Suber" as is shown on that certain Record of Survey filed for record at Book 8 of Record of Surveys, Page 43, Official Records of Napa County, being located in the County of Napa, State of California and being a portion of the Napa Ranch, being more particularly described as follows:

Commencing at a found 1-bar monument set for the most northerly corner of the above referenced parcel from which a similar monument bears South 21°35' West 1533.83 feet; thence from said point of commencement South 02°25'58" West 1742.00 feet to the True Point of Beginning; thence from said point of beginning South 67°47'53" East 22.00 feet; thence South 21°12'05" West 22.00 feet; thence North 68°47'53" West 22.00 feet; thence North 21°12'05" East 22.00 feet to the point of beginning.

Together with a non-exclusive easement for access purposes sixteen feet in width from the above described lease area and running thence southerly to the existing access easement; thence over and across the underlying parcel and adjoining landward way as is shown on the "Overall Project Area" to the public right of way more commonly known as Ragatz Lane.

Also together with a non-exclusive easement for utility purposes six feet in width the easements of which is described as follows: beginning at the midpoint on the Southwest boundary of the above described lease area and running thence South 0°54'00" West 78.22 feet; thence South 11°25'41" East 87 feet more or less to the existing utility pole.

Geod Engineering
 Engineering • Surveying • Planning
 1228 High Street
 Auburn, California 95603-5015
 Phone: (530) 885-0428 • Fax: (530) 823-1309

Verizon Wireless
 P.O. Equipment, A.S.A.C. Survey Firm

Project Name: Hwy 29 - Trubody

Project Site Location: 1181 Ragatz Lane
 Napa, CA 94558
 Napa County

Date of Observation: 10-12-15

Equipment/Procedure Used to Obtain Coordinates: Trimble Geo-XL post processed with RealTime Office software.

Type of Antenna Mount: Precessed Fels Water Tower

NAD 83 Coordinates
 Latitude: N 39° 22' 48.94"
 Longitude: W 122° 19' 52.48"

NAD 27 Coordinates
 Latitude: N 39° 22' 49.28"
 Longitude: W 122° 19' 48.56"

ELEVATION of Ground at Base of Structure: 69.6' AMSL

CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed I-A Standards as defined in the FAA ASAC Information Sheet 81103A, and that they are true and accurate to the best of my knowledge and belief.

Kenneth D. Gel, California RCE 14803

DATE OF SURVEY: 10-12-15

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEL, R.C.E. 14803

CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.

LOCATED IN THE COUNTY OF NAPA, STATE OF CALIFORNIA

REMARKS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.C.S. M.A.S.D. 88 DATUM, ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.

N.G.A.D. 1983 CORRECTION: SUBTRACT 2.67' FROM ELEVATIONS SHOWN.

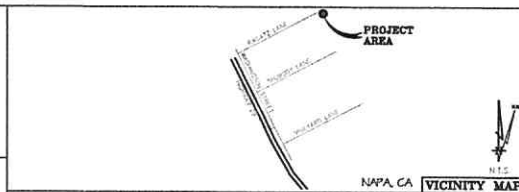
CONTOUR INTERVAL: N/A

ASSESSOR'S PARCEL NUMBER: 038-120-001

OWNER(S): LISA SCHEER, WENDY A. WELCH, KELLY S. KLING, JOSEPH R. AND MARGARET A. WELCH
 1171 RAGATZ LANE
 NAPA, CA 94558

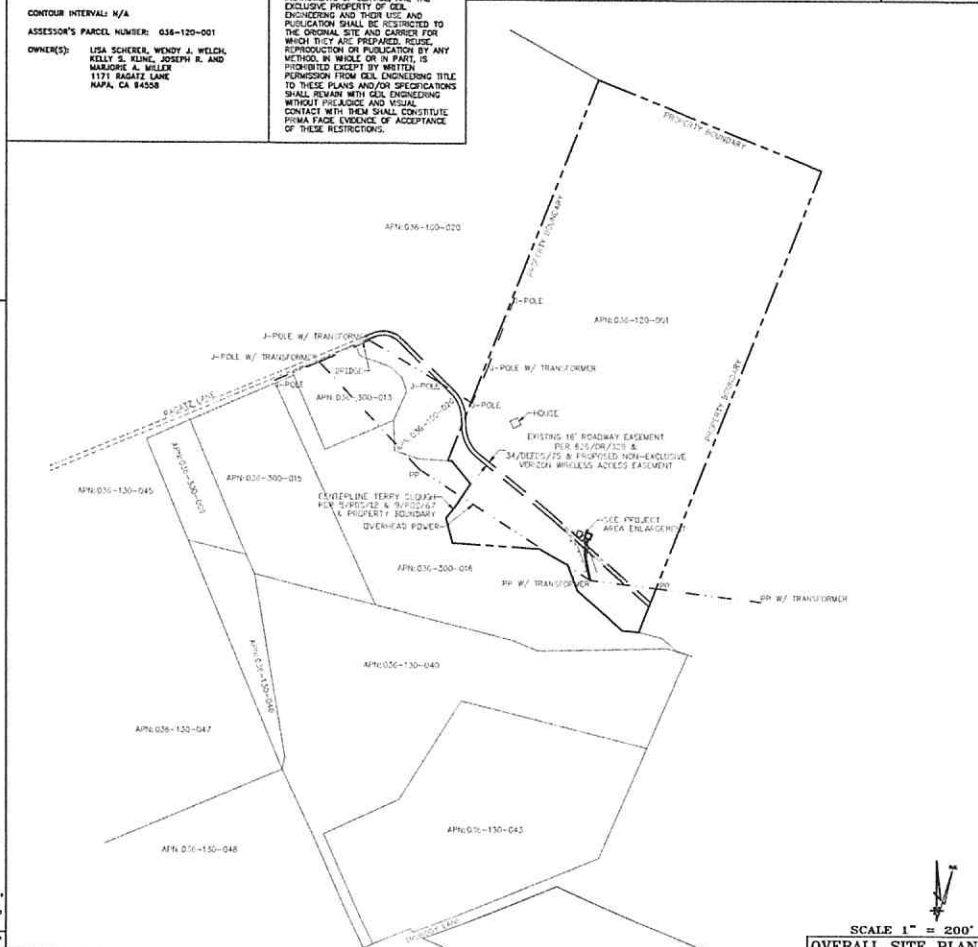
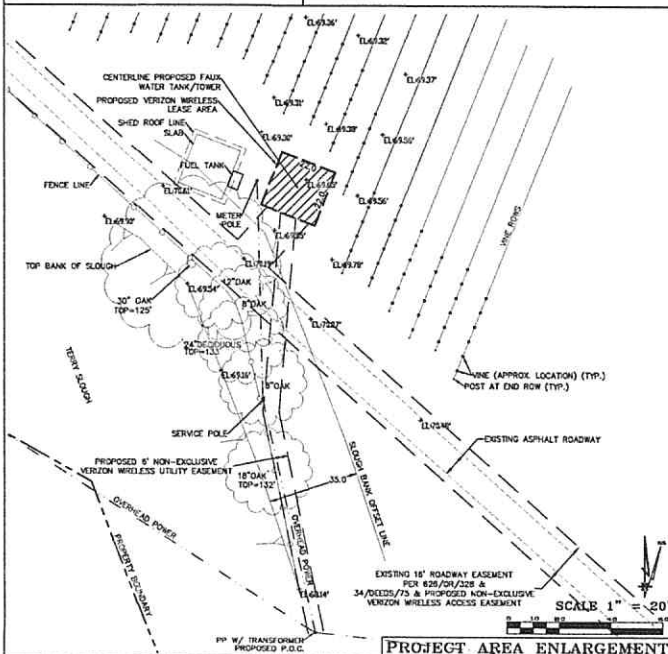
BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEL ENGINEERING. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEL ENGINEERING WITHOUT PRELIMINARY AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



DEPT	APPROVED DATE
ANC	
REC	
INT	
LEV	
OPS	
ELV	

Surveyor: **Kenneth D. Gel**
 License No: 14803
 State of California
 Registration No: 14803



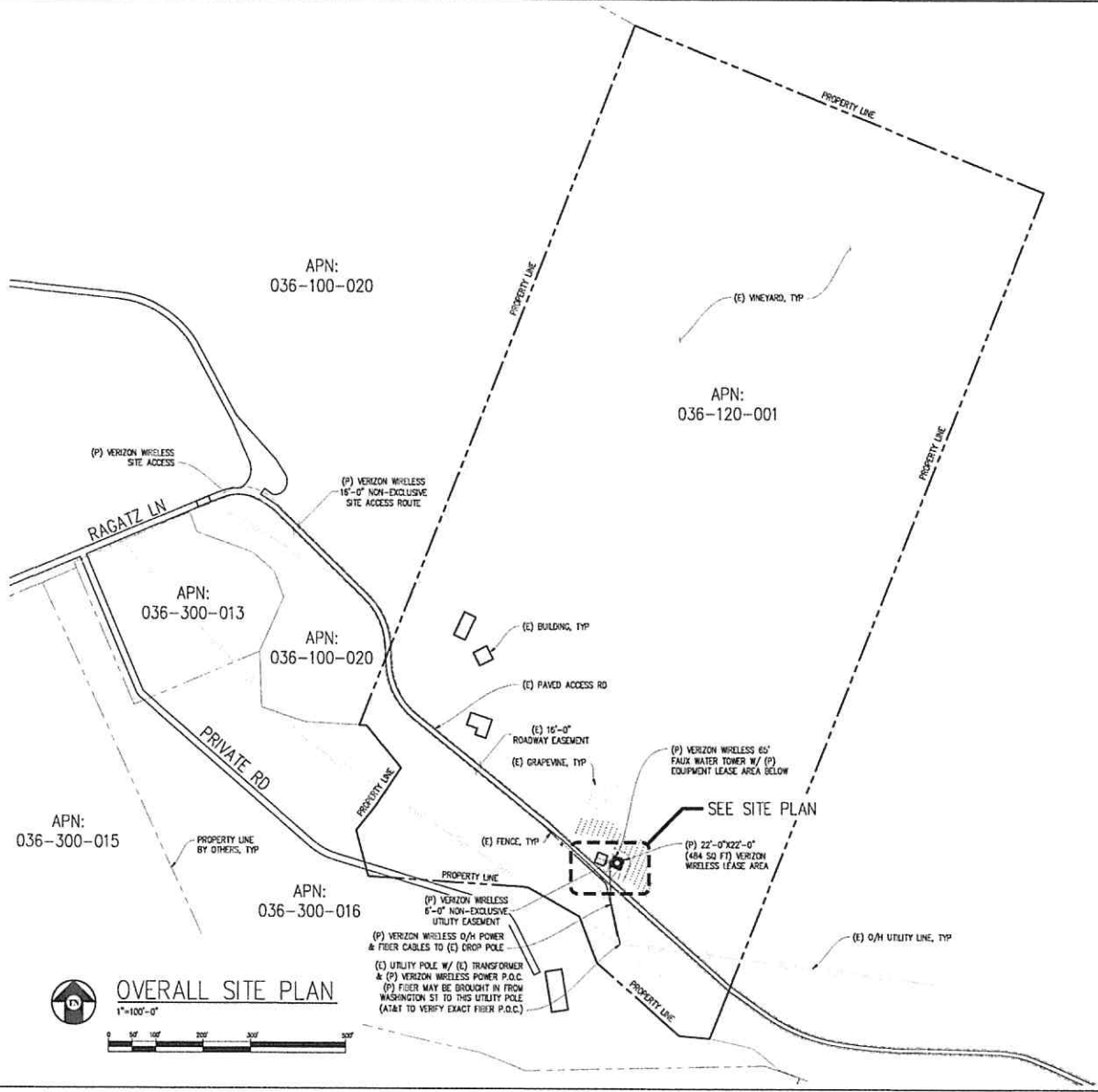
HWY 29 - TRUBODY
1181 RAGATZ LANE
NAPA, CA 94558

PLOT PLAN AND SITE TOPOGRAPHY

NO.	DATE	DESCRIPTION
1	10/12/15	PROJECT AREA ENLARGEMENT
2		
3		
4		
5		

Sheet: **C-1**

SCALE 1" = 200'
OVERALL SITE PLAN



OVERALL SITE PLAN
 1"=100'-0"
 0 50' 100' 200' 300' 400'

**HWY 29
 &
 TRUBODY**
 283591
 1181 RAGATZ LN
 NAPA, CA 94558



2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

Streamline Engineering
 8445 Sierra College Blvd., Suite E, Colusa, CA 95611
 Phone: 916-451-1111
 Fax: 916-451-1848
 E-Mail: info@streamlineeng.com

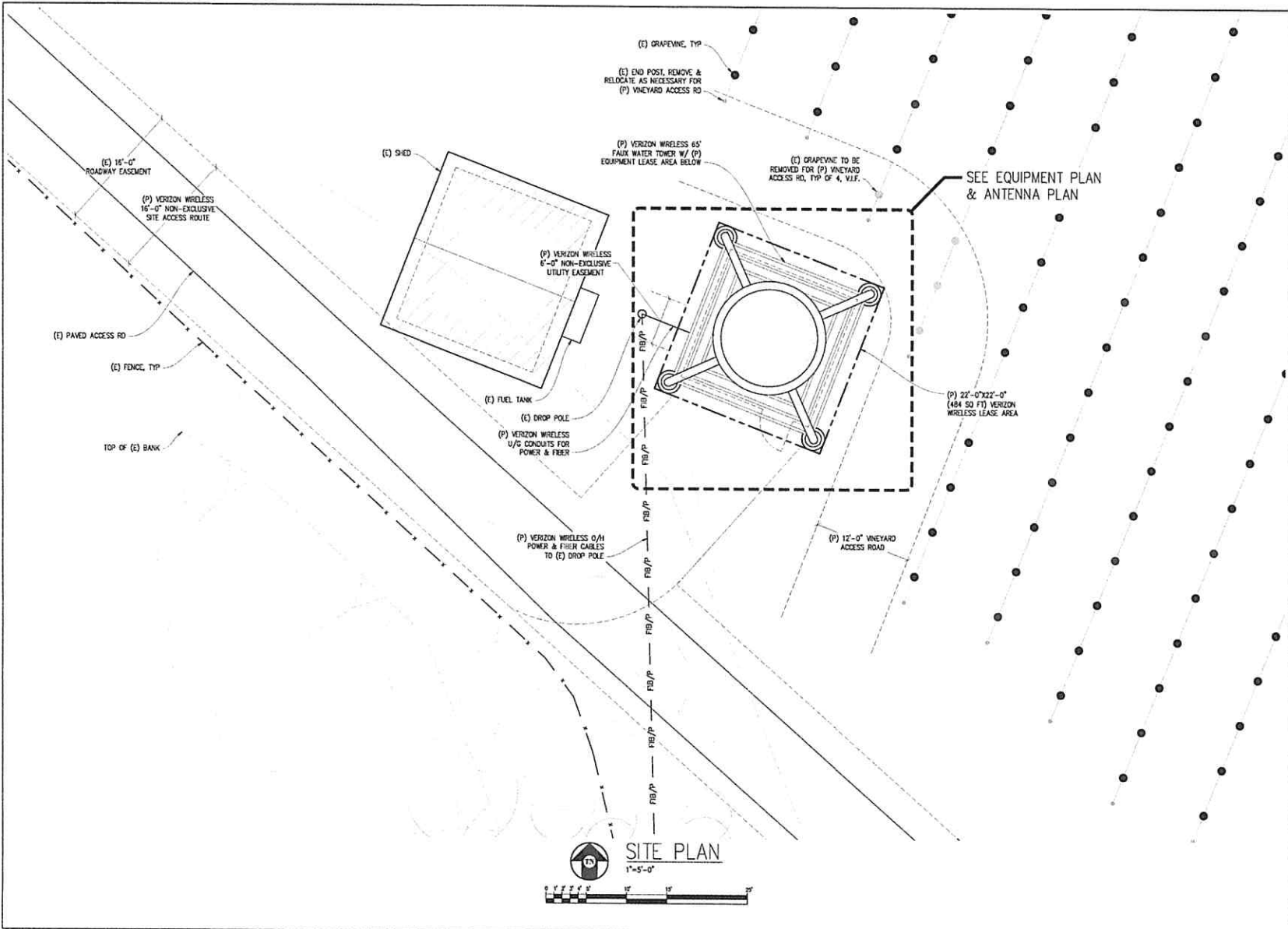
**PRELIMINARY:
 NOT FOR
 CONSTRUCTION**
 KEVIN R. SORENSEN
 54465

ISSUE STATUS

Δ	DATE	DESCRIPTION	REV.
	10/20/15	2D EIR	C.C.
	12/04/15	2D 100% C.C.	
	04/06/16	CLEAR REV.	2.S.

DRAWN BY: C. CODY
 CHECKED BY: L. HOUGHTBY
 APPROVED BY: -
 DATE: 04/06/16

SHEET TITLE:
 OVERALL
 SITE PLAN
SHEET NUMBER:
 A-1



HWY 29
&
TRUBODY
283591
1111 RAGAZZINI
NAPA, CA 94558

verizon
2788 MITCHELL DRIVE, ELDORADO
WALNUT CREEK, CA 94598

Streamline Engineering
AND DESIGN, INC.
8445 Sierra College Blvd, Suite E, Orinda, CA 94661
E-Mail: info@streamlineeng.com Fax: 925-930-1841

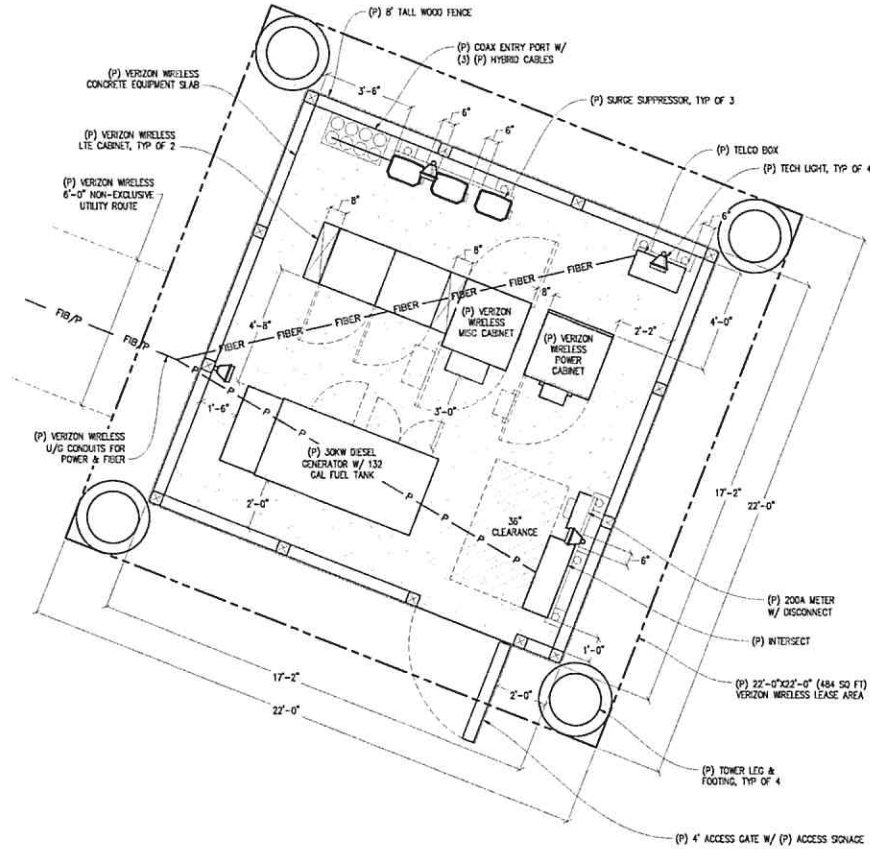
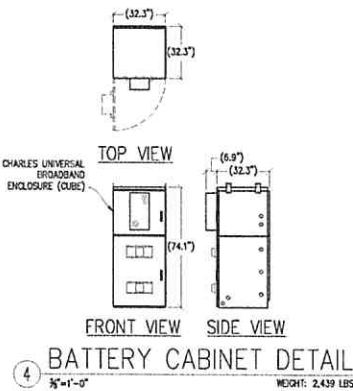
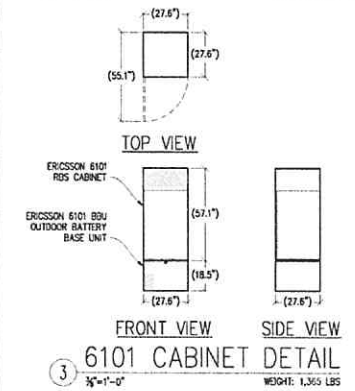
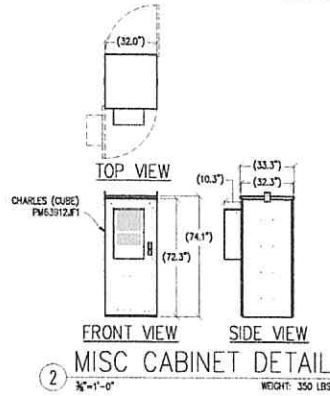
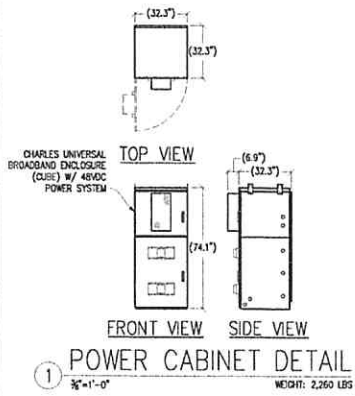
PRELIMINARY:
NOT FOR
CONSTRUCTION
KEVIN R. SORENSON
S4469

ISSUE STATUS

Δ	DATE	DESCRIPTION	REV.
	10/20/15	2D 100%	C.C.
	12/04/15	2D 100%	C.C.
	04/09/16	CLIENT REV	J.S.

DRAWN BY: C. COOY
CHECKED BY: L. HOUGHTBY
APPROVED BY: -
DATE: 04/06/16

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
A-2



5 TYPICAL ADDRESS SIGN DETAIL
 (@ LEASE AREA ACCESS GATE)

HWY 29 & TRUBODY
 283591
 1181 RAGATZ LN
 NAPA, CA 94558



Streamline Engineering
 CONSULTING ENGINEERS
 8446 Santa Chappa Blvd, Suite E, Colusa, CA 95611
 E-Mail: larry@streamlineeng.com Fax: 916-600-1941

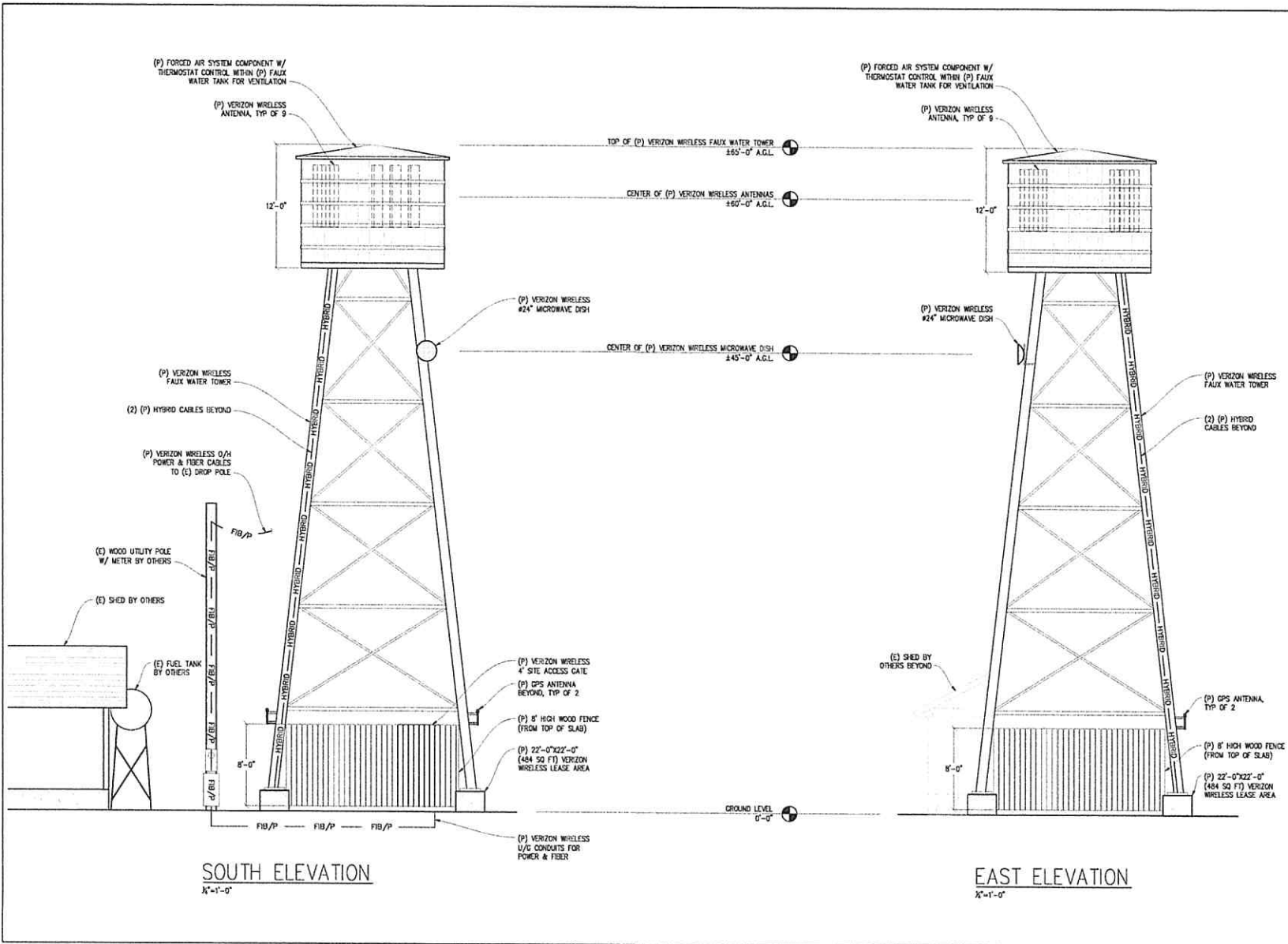
PRELIMINARY:
 NOT FOR CONSTRUCTION
 KEVIN R. SOKENSEN
 54469

ISSUE STATUS

Δ	DATE	DESCRIPTION	REV
	10/30/15	20 85%	C.C.
	12/04/15	20 100%	C.C.
	04/06/16	CLIENT REV	J.S.

DRAWN BY: C. COOY
 CHECKED BY: L. HOUGHTBY
 APPROVED BY: -
 DATE: 04/06/16

SHEET TITLE:
EQUIPMENT PLAN & DETAILS
 SHEET NUMBER:
A-3



**HWY 29
&
TRUBODY**

283591
1181 RAGLATT LN
NAPA, CA 94558

2785 MITCHELL DRIVE BLDG 9
WALNUT CREEK, CA 94598

Streamline Engineering

3445 Sierra College Blvd, Suite E Colusa, CA 95611
 Phone: 916-835-7418
 Fax: 916-835-1941
 E-Mail: larry@streamlineeng.com

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

KEVIN R. SORENSEN
S4469

ISSUE STATUS			
Δ	DATE	DESCRIPTION	REV
	10/30/15	2D ELEV	C/C
	12/04/15	2D 100%	C/C
	04/06/16	CLIENT REV	J/S

DRAWN BY: C. COOBY
 CHECKED BY: L. HONZIKBY
 APPROVED BY: -
 DATE: 04/06/16

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-5