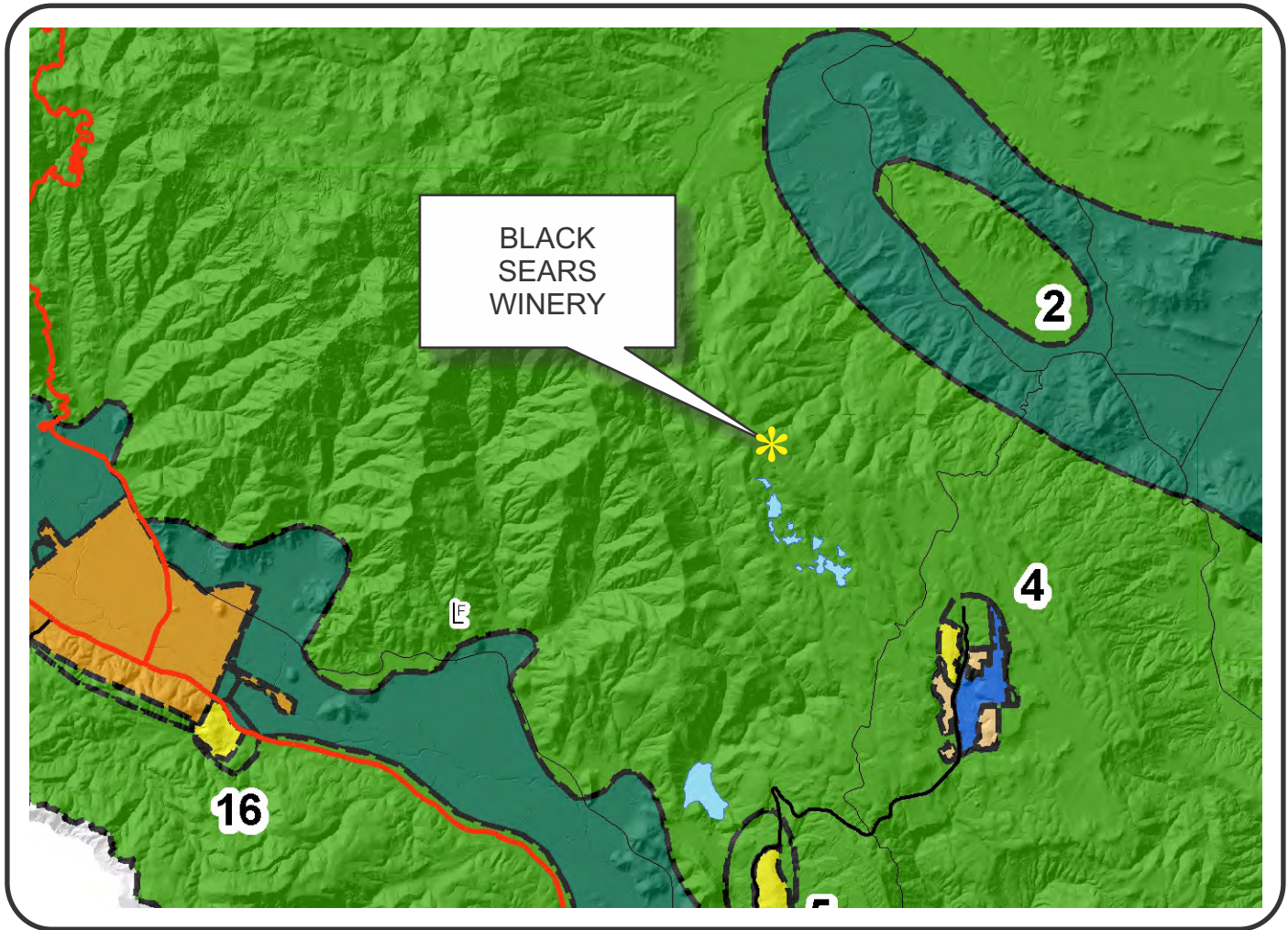


“J”

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

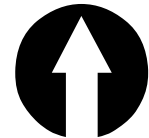
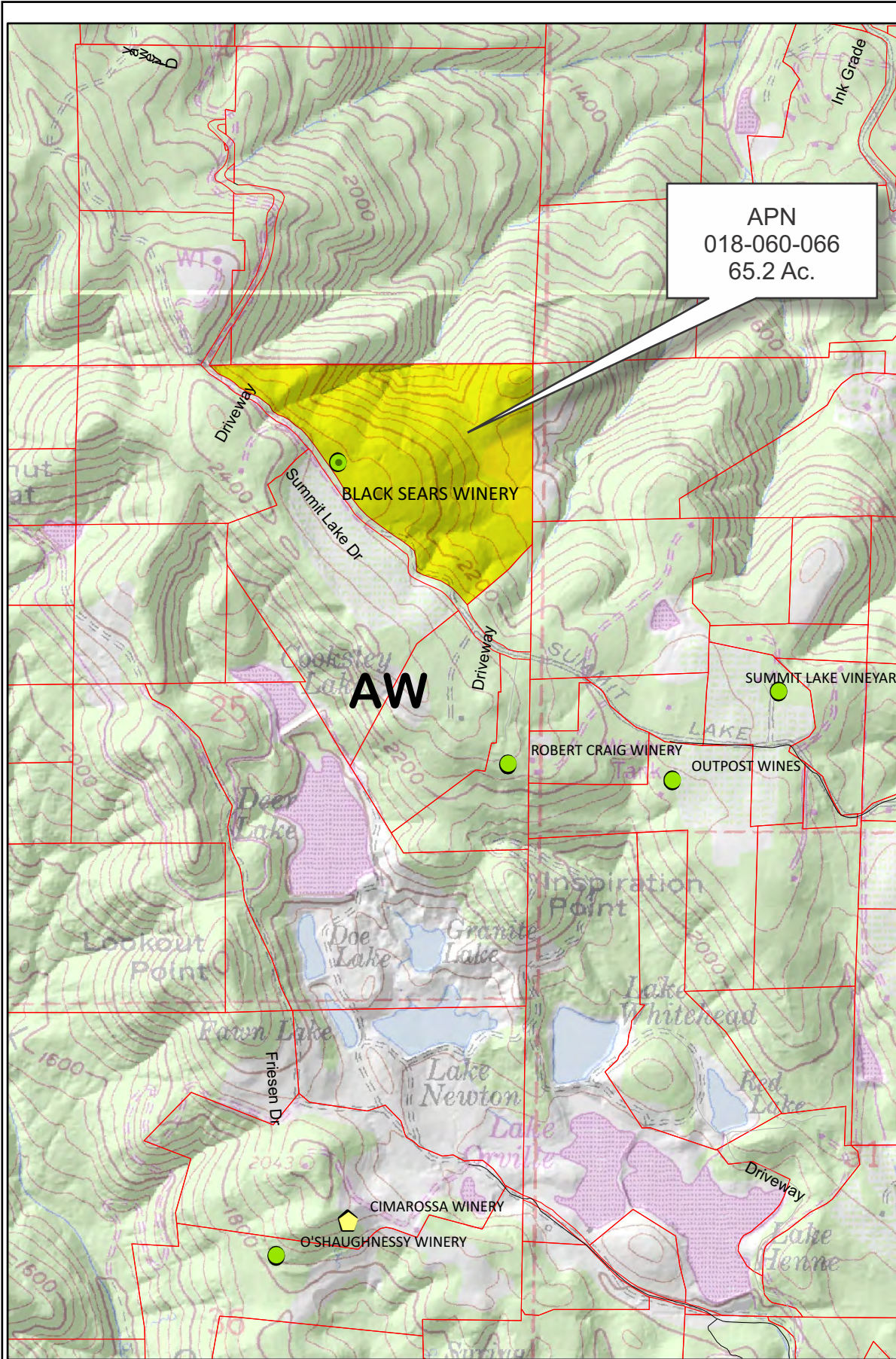
TRANSPORTATION

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

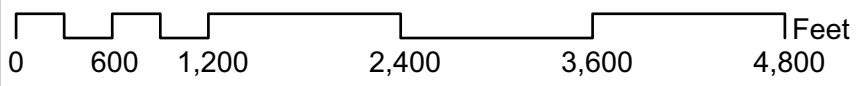
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
018-060-066
02-14-2017

BLACK SEARS WINERY

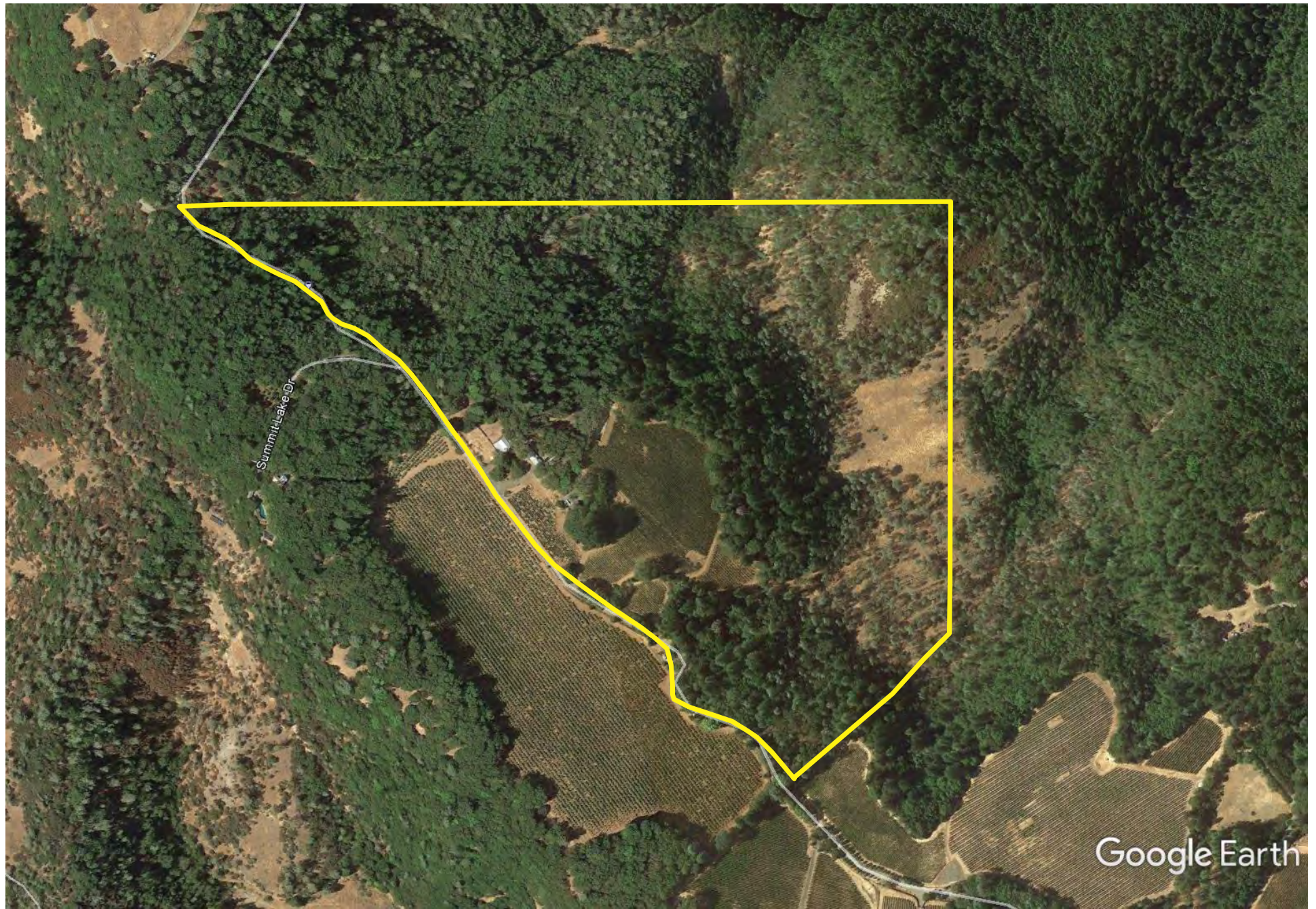


- Legend**
- Wineries**
- Status
- Producing
 - Producing, with pending major mod
 - ▭ Approved, not yet producing
 - ▭ Pending
 - Unknown
 - Zoning
 - Parcels

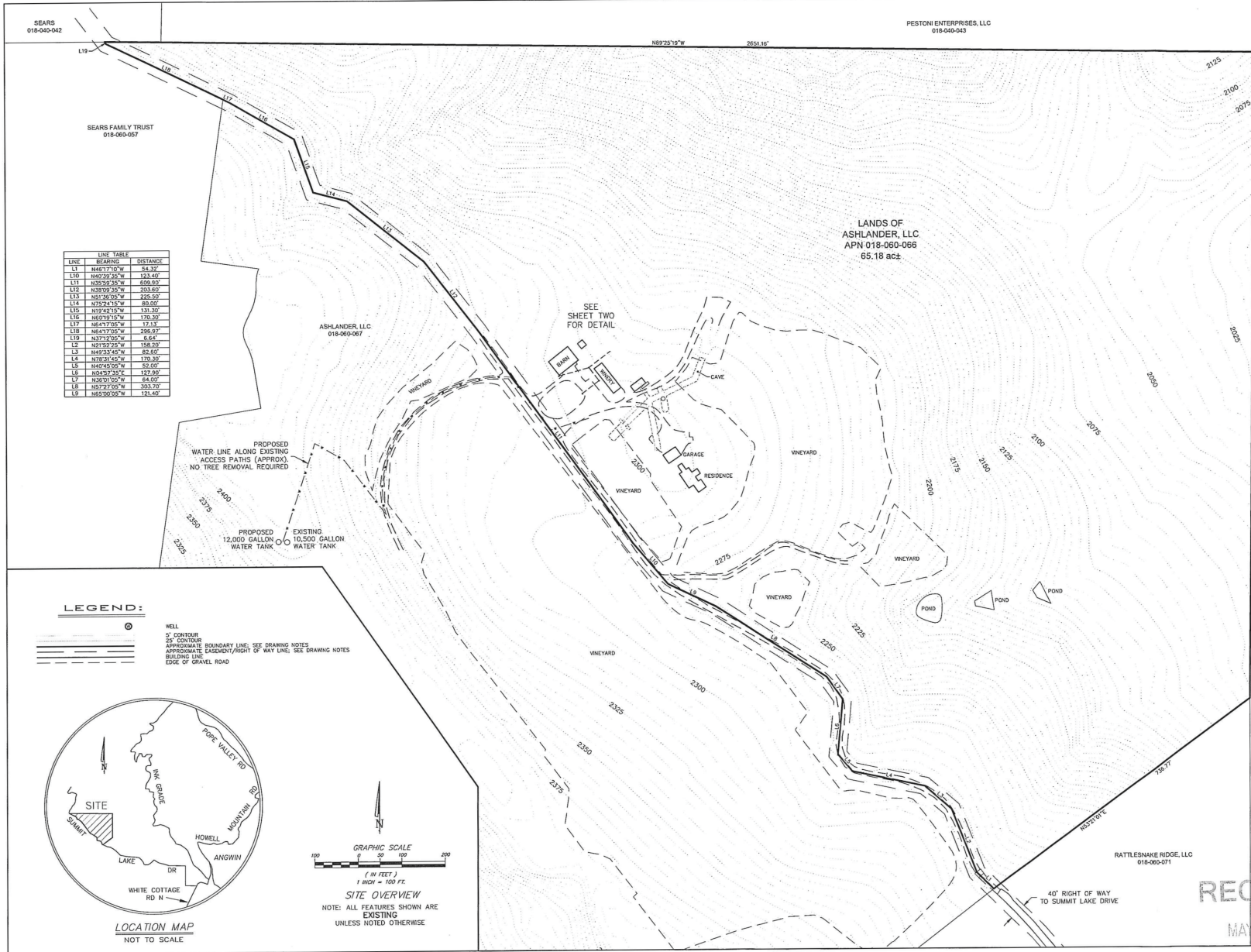


02-14-2017

BLACK SEARS WINERY



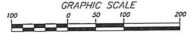
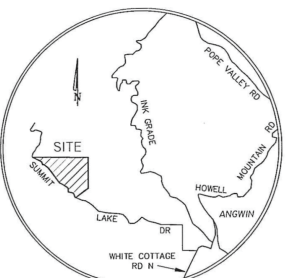
Existing Conditions



LINE	BEARING	DISTANCE
L1	N89°17'00"W	54.32'
L10	N40°59'20"W	123.40'
L11	N00°28'20"W	699.95'
L12	N38°59'35"W	203.60'
L13	N0°36'00"W	225.50'
L14	N75°24'15"W	89.00'
L15	N1°24'25"W	131.30'
L16	N69°18'15"W	179.30'
L17	N64°17'05"W	12.13'
L18	N64°17'05"W	298.93'
L19	N31°12'00"W	6.64'
L2	N0°32'25"W	199.20'
L3	N49°33'45"W	82.60'
L4	N18°38'40"W	120.30'
L5	N40°43'00"W	52.00'
L6	N43°28'24"W	122.60'
L7	N30°31'00"W	64.00'
L8	N0°27'00"W	303.70'
L9	N00°30'00"W	131.60'

LEGEND:

- WELL
- 5' CONTOUR
- 25' CONTOUR
- APPROXIMATE BOUNDARY LINE: SEE DRAWING NOTES
- APPROXIMATE EASEMENT/RIGHT OF WAY LINE: SEE DRAWING NOTES
- BUILDING LINE
- EDGE OF GRAVEL ROAD



SITE OVERVIEW

NOTE: ALL FEATURES SHOWN ARE EXISTING UNLESS NOTED OTHERWISE

LOCATION MAP

NOT TO SCALE

ALBION SURVEYS
CONSULTING LAND SURVEYORS
1113 HUNY AVENUE
ST. HELENA, CA 94574
(707) 963-1217
www.albionsurveys.com

DRAWING NOTES

THIS MAP IS NOT A BOUNDARY SURVEY. IT IS PROVIDED TO LOCATE THE SUBJECT PROPERTY IN RELATION TO ADJACENT LOTS, HIGHWAYS, ROADS, STREETS AND NOT TO GUARANTEE ANY FIELD DIMENSIONS, ADJACENT OR EXISTING LOCATIONS. A FIELD SURVEY SHOULD BE PERFORMED PRIOR TO ANY CRITICAL DECISIONS, CONSTRUCTION OR CONVEYANCE. EXISTENCES MAY AFFECT THIS PROPERTY. THIS SURVEYOR HAS NOT PROVIDED ANY INFORMATION REGARDING EASEMENTS BY THE OWNER.

SITE INFORMATION

APN: 018-060-066
STREET: 2600 SUMMIT LAKE DRIVE
CITY: ANGELO
SITE CONTACT:
PHONE:

ARCHITECT

COMPANY:
CONTACT:
PHONE:
EMAIL:

ENGINEER

COMPANY: APPLIED CIVIL ENGINEERING
CONTACT: WIRE WHEELER
PHONE: 707-320-4988
EMAIL: mlk@appliedcivil.com

OWNER'S REPRESENTATIVE

COMPANY: ALBION SURVEYS
CONTACT: JON WEBB
PHONE: 707-963-1217
EMAIL: jwebb@albionsurveys.com

WINERY USE MAP
OF THE LANDS OF
ASHLANDER LLC
COUNTY OF NAPA, STATE OF CALIFORNIA

REVISIONS & ADDITIONS

DATE	BY	PC
DATE	FR	PC
DATE	FR	PC
DATE	FR	PC
DATE	FR	PC
DATE	FR	PC
DATE	FR	PC
DATE	FR	PC
DATE	FR	PC

ALBION REFERENCES

PROJECT NO: 1665
PROJECT MANAGER: J WEBB
DATE: JUNE 1, 2015

VERTICAL DATUM BASED ON NAVD83
FOR NAPA COUNTY GIS TOPOGRAPHY
CONTOUR INTERVAL = 25'

HORIZONTAL DATUM BASED ON NAD83
FOR TRIMBLE NETWORK GPS OBSERVATIONS

APPROXIMATE BOUNDARY BASED ON
13 PM 31, NAPA COUNTY RECORDS

SHEET 1 OF 2
C33 PROJECT 1665
1665-02 USE-049

SEARS 018-040-042

PESTON ENTERPRISES, LLC 018-040-043

ERICKSON 018-120-001

SEARS FAMILY TRUST 018-060-067

ASHLANDER, LLC 018-060-067

LANDS OF ASHLANDER, LLC APN 018-060-066 65.18 ac.

ERICKSON & CRAWFORD 018-120-012

BELL 018-100-020

RATTLESNAKE RIDGE, LLC 018-060-071

RECEIVED

MAY 11 2016

LEGEND:

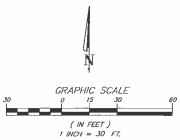
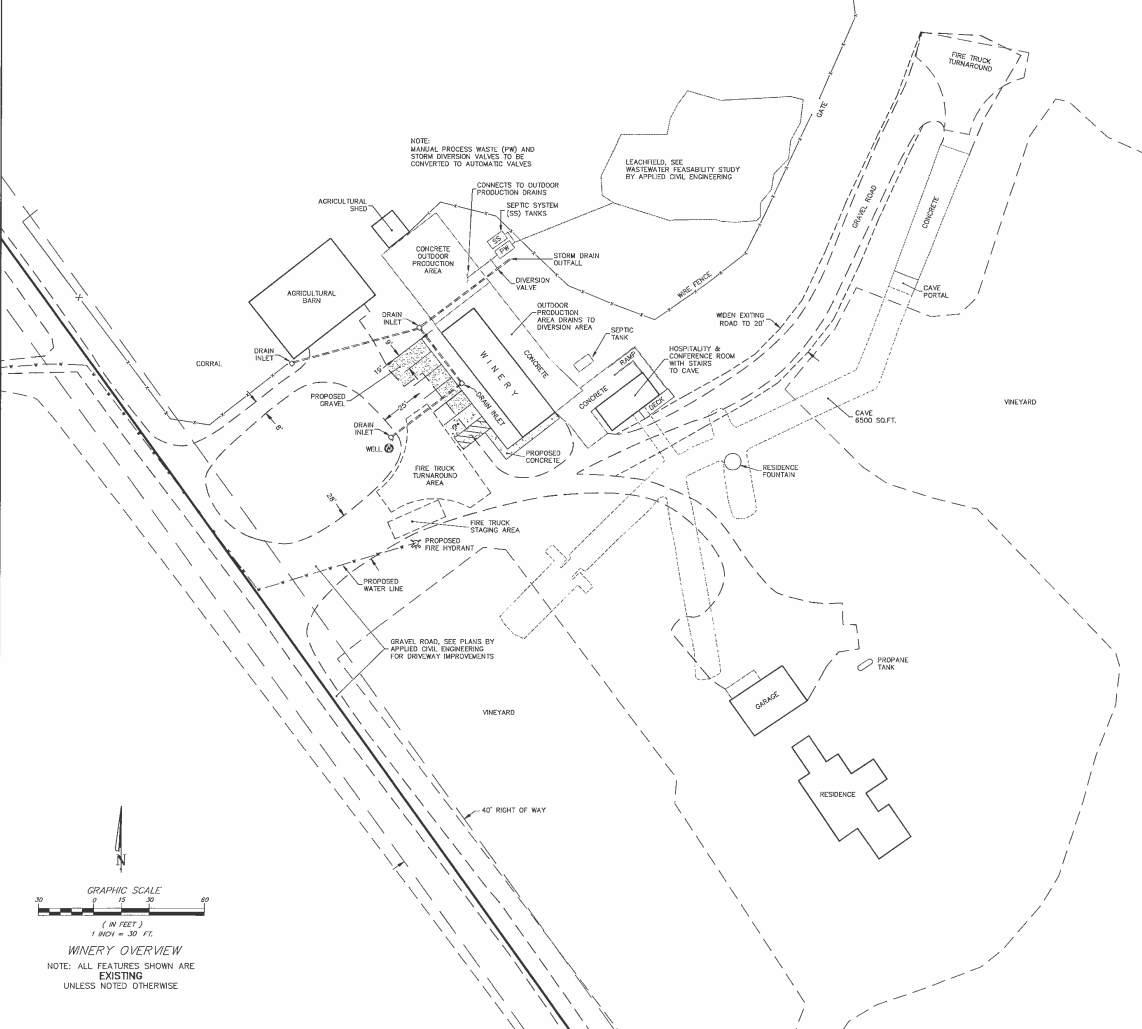


WELL
 5' CONTOUR
 25' CONTOUR
 APPROXIMATE BOUNDARY LINE. SEE DRAWING NOTES
 APPROPRIATE EASEMENT/RIGHT OF WAY LINE. SEE DRAWING NOTES
 BUILDING LINE
 EDGE OF GRAVEL ROAD

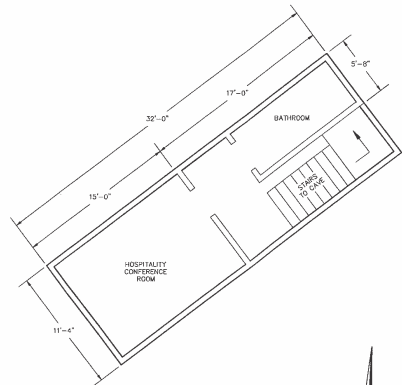
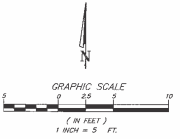
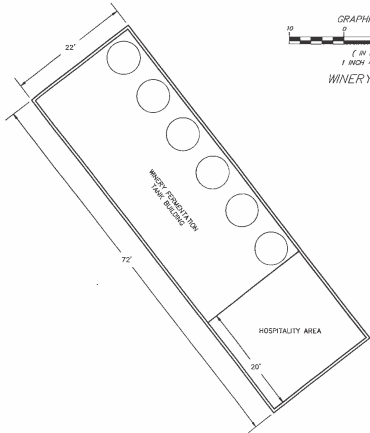
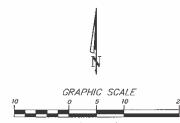
NOTE: MANUAL PROCESS WASTE (MPW) AND STORM DIVERSION VALVES TO BE CONVERTED TO AUTOMATIC VALVES

LEACHFIELD. SEE WASTEWATER FEASIBILITY STUDY BY APPLIED CIVIL ENGINEERING

GRAVEL ROAD. SEE PLANS BY APPLIED CIVIL ENGINEERING FOR DRIVEWAY IMPROVEMENTS



WINERY OVERVIEW
 NOTE: ALL FEATURES SHOWN ARE EXISTING UNLESS NOTED OTHERWISE



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DRAWING NOTES

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SITE INFORMATION

APN: 018-060-066
 STREET: 2600 SUMMIT LAKE DRIVE
 CITY: ANDREWS
 SITE CONTACT:

ARCHITECT

COMPANY:
 CONTACT:
 PHONE:
 EMAIL:

ENGINEER

COMPANY: APPLIED CIVIL ENGINEERING
 CONTACT: MIKE MUELBATH
 PHONE: 707-320-4988
 EMAIL: mmue@appliedcivil.com

OWNER'S REPRESENTATIVE

COMPANY: ALBION SURVEYS
 CONTACT: JON WEBB
 PHONE: 707-963-1217
 EMAIL: jwebb@albionsurveys.com

WINERY USE MAP
 FOR THE LAND OF
ASHLANDER LLC
 COUNTY OF NEVADA, STATE OF CALIFORNIA

REVISIONS & ADDITIONS

DATE	BY	REVISION
04-10-2019	JW	ISSUED FOR PERMIT
04-10-2019	JW	ISSUED FOR PERMIT
04-10-2019	JW	ISSUED FOR PERMIT
04-10-2019	JW	ISSUED FOR PERMIT
04-10-2019	JW	ISSUED FOR PERMIT
04-10-2019	JW	ISSUED FOR PERMIT

ALBION REFERENCES

PROJECT FILE: 1805
 PROJECT MANAGER: J. WEBB
 DATE: APR 1, 2019

VERTICAL DATUM BASED ON NAVD83
 FOR NEVADA COUNTY GIS TOPOGRAPHY
 CONTOUR INTERVAL = 25'
 HORIZONTAL DATUM BASED ON NAVD83
 PER TRIANGLE NETWORK GPS OBSERVATIONS
 APPROXIMATE BOUNDARY BASED ON
 15 PM 31, HARRIS COUNTY RECORDS

LEGEND:

- WELL
- 5' CONTOUR
- APPROXIMATE BOUNDARY LINE: SEE DRAWING NOTES
- APPROXIMATE EASEMENT/RIGHT OF WAY LINE: SEE DRAWING NOTES
- BUILDING LINE
- EDGE OF GRAVEL ROAD

WINERY PRODUCTION USE

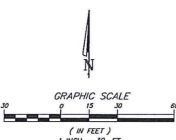
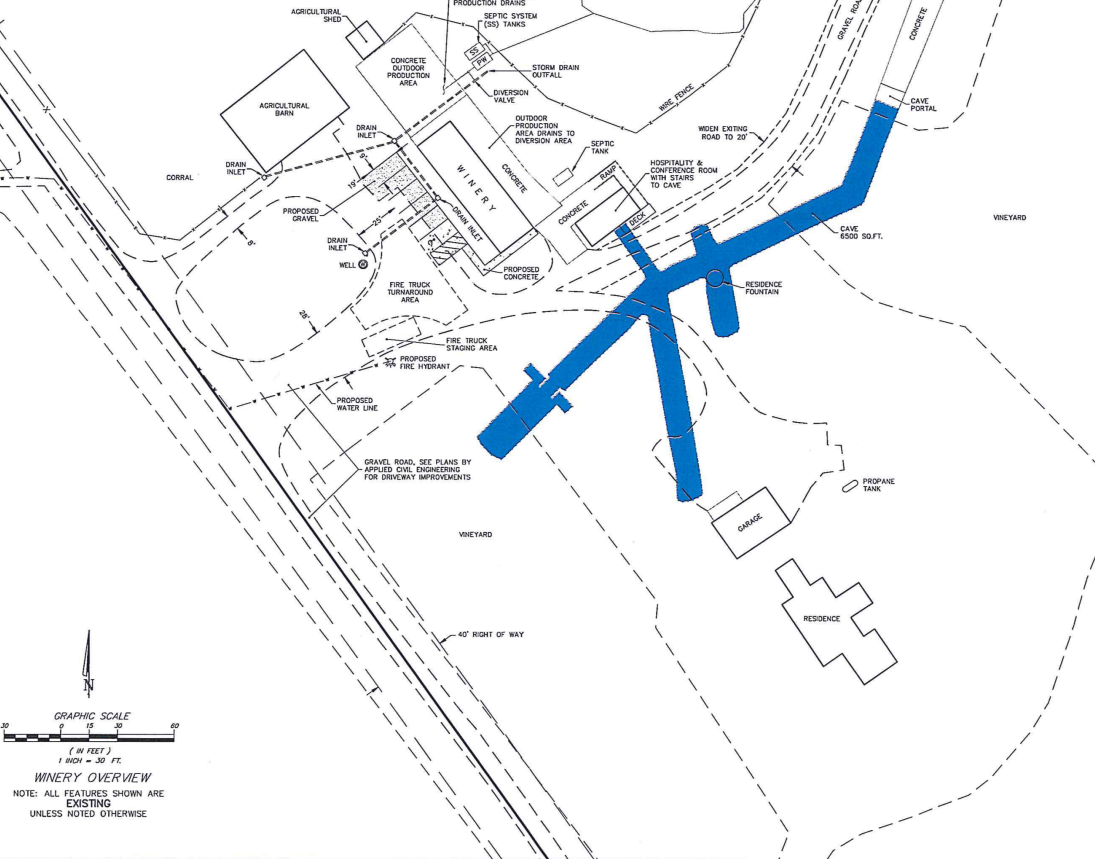
CAVE: 6500 S.F.
 FERMENTATION/TANK BUILDING: 1144 S.F.
 TOTAL = 7644 S.F.

WINERY ACCESSORY USE

HOSPITALITY/TANK BUILDING: 440 S.F.
 HOSPITALITY: 363 S.F.
 TOTAL = 803 S.F.

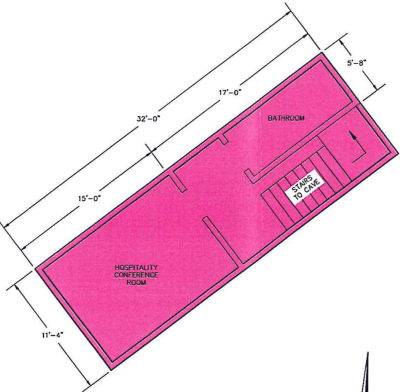
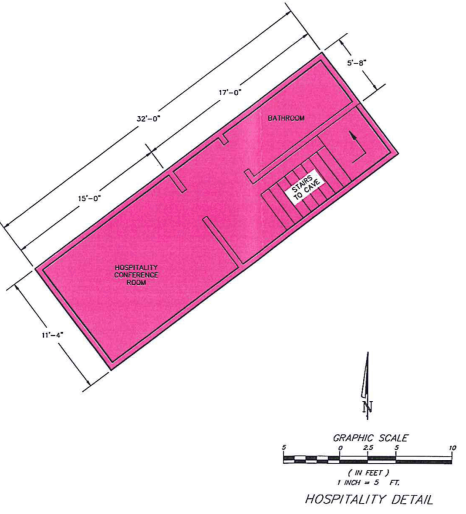
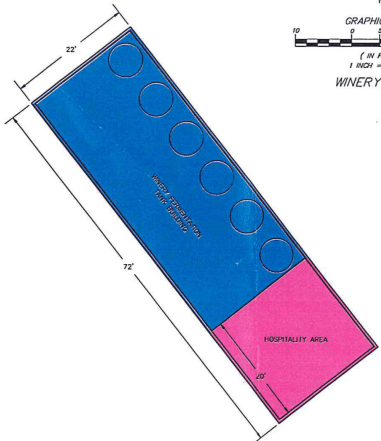
NOTE: MARSHAL PROCESS WASTE (MPW) AND STORM DIVERSION VALVES TO BE CONVERTED TO AUTOMATIC VALVES

LEACHFIELD, SEE WASTEWATER FEASIBILITY STUDY BY APPLIED CIVIL ENGINEERING



WINERY OVERVIEW

NOTE: ALL FEATURES SHOWN ARE EXISTING UNLESS NOTED OTHERWISE



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SITE INFORMATION
 APN: 018-060-066
 STREET: 2600 SUMMIT LAKE DRIVE
 CITY: ANDRIN
 ZIP: CONTACT
 PHONE:

ARCHITECT
 COMPANY:
 CONTACT:
 PHONE:
 EMAIL:

ENGINEER
 COMPANY: APPLIED CIVIL ENGINEERING
 CONTACT: WIRE MUELLER
 PHONE: 707-320-4968
 EMAIL: mhm@appliedcivil.com

OWNER'S REPRESENTATIVE
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 CONTACT: JOE WEBB
 PHONE: 707-963-1217
 EMAIL: joe@albionsurveys.com

WINERY USE MAP
 OF THE LANDS OF
ASHLANDER LLC
 COUNTY OF NAPA STATE OF CALIFORNIA

REVISIONS & ADDITIONS

DATE	BY	DESCRIPTION
DATE:	FB	PC
DATE:	FB	PC
DATE:	FB	PC
DATE:	FB	PC
DATE:	FB	PC
DATE:	FB	PC

ALBION REFERENCES
 PROJECT NO: 1665
 PROJECT MANAGER: J. WEBB
 DATE: JUNE 1, 2015

VERTICAL DATUM BASED ON NAVD'83 PER NAPA COUNTY GIS TOPOGRAPHY CONTOUR INTERVAL = 20'
 HORIZONTAL DATUM BASED ON NAD'83 PER TRIMBLE NETWORK GPS OBSERVATIONS APPROXIMATE BOUNDARY BASED ON 13 PM '31 NAPA COUNTY RECORDS