TENTATIVE LOT LINE ADJUSTMENT MAP

3 LOTS TO 2 LOTS

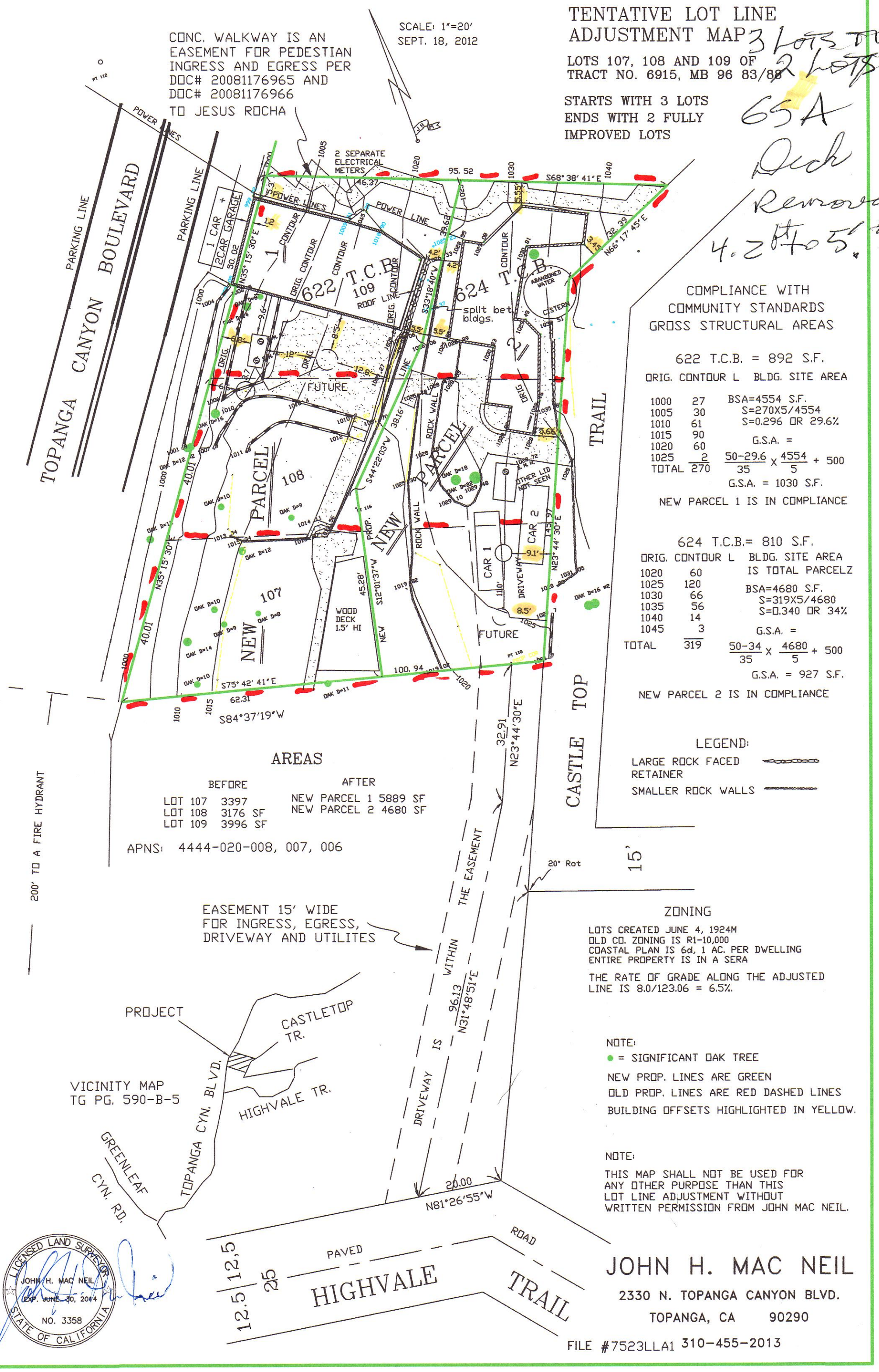
LOTS 107, 108 AND 109 OF TRACT NO. 6915, MB 96 83/88

STARTS WITH 3 LOTS
ENDS WITH 2 FULLY IMPROVED LOTS

65A Deck Removed 4.2ft to 5.5ft

SCALE: 1"=20'
SEPT. 18, 2012

CONC. WALKWAY IS AN EASEMENT FOR PEDESTIAN INGRESS AND EGRESS PER DOC# 20081176965 AND DOC# 20081176966 TO JESUS ROCHA



COMPLIANCE WITH COMMUNITY STANDARDS GROSS STRUCTURAL AREAS

622 T.C.B. = 892 S.F.

ORIG. CONTOUR L	BLDG. SITE AREA
1000	27
1005	30
1010	61
1015	90
1020	60
1025	2
TOTAL	270

BSA=4554 S.F.
S=270X5/4554
S=0.296 OR 29.6%

G.S.A. =

$$\frac{50-29.6}{35} \times \frac{4554}{5} + 500$$

G.S.A. = 1030 S.F.

NEW PARCEL 1 IS IN COMPLIANCE

624 T.C.B.= 810 S.F.

ORIG. CONTOUR L	BLDG. SITE AREA IS TOTAL PARCELZ
1020	60
1025	120
1030	66
1035	56
1040	14
1045	3
TOTAL	319

BSA=4680 S.F.
S=319X5/4680
S=0.340 OR 34%

G.S.A. =

$$\frac{50-34}{35} \times \frac{4680}{5} + 500$$

G.S.A. = 927 S.F.

NEW PARCEL 2 IS IN COMPLIANCE

AREAS

BEFORE		AFTER	
LOT 107	3397	NEW PARCEL 1	5889 SF
LOT 108	3176 SF	NEW PARCEL 2	4680 SF
LOT 109	3996 SF		

APNS: 4444-020-008, 007, 006

LEGEND:

LARGE ROCK FACED RETAINER
SMALLER ROCK WALLS

ZONING

LOTS CREATED JUNE 4, 1924M
OLD CO. ZONING IS R1-10,000
COASTAL PLAN IS 6d, 1 AC. PER DWELLING
ENTIRE PROPERTY IS IN A SERA

THE RATE OF GRADE ALONG THE ADJUSTED LINE IS 8.0/123.06 = 6.5%.

NOTE:
● = SIGNIFICANT OAK TREE
NEW PROP. LINES ARE GREEN
OLD PROP. LINES ARE RED DASHED LINES
BUILDING OFFSETS HIGHLIGHTED IN YELLOW.

NOTE:
THIS MAP SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN THIS LOT LINE ADJUSTMENT WITHOUT WRITTEN PERMISSION FROM JOHN MAC NEIL.

LICENSED LAND SURVEYOR
JOHN H. MAC NEIL
EXP. JUNE 30, 2014
NO. 3358
STATE OF CALIFORNIA

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