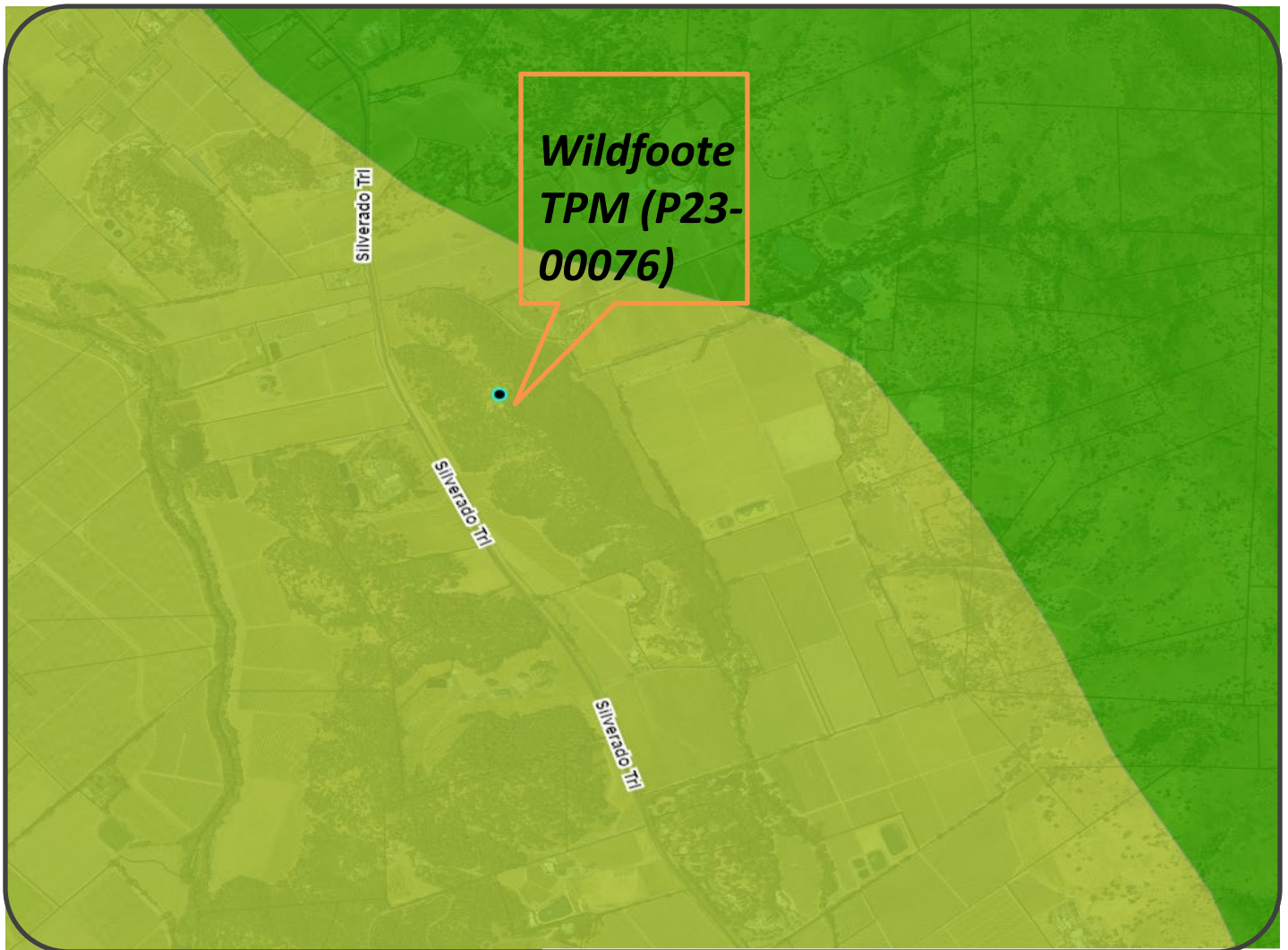


“G”

Graphics
Wildfoote Tentative Parcel Map
P23-00076-TPM

NAPA COUNTY LAND USE PLAN 2008 – 2030



SCALE IN MILES
0 ½ Mile]

LEGEND



URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

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

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



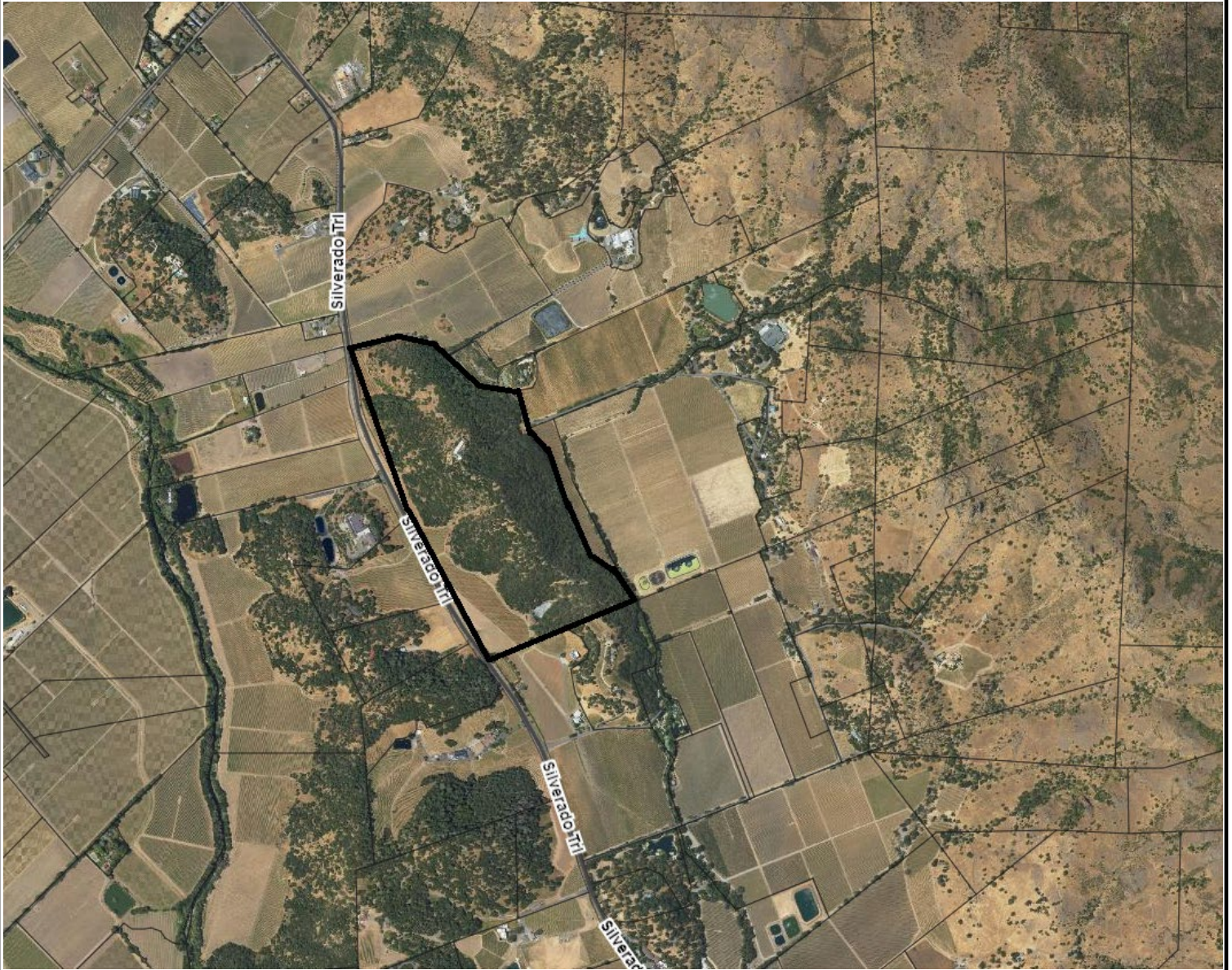
LEGEND

— Zoning
— Parcels

0 ½ Mile



ZONING MAP



Existing Conditions

GENERAL NOTES

OWNER: SHAFER VINEYARDS INC.
PROPERTY ADDRESS: 6110 SILVERADO TRAIL, NAPA, CA 94558
PARCEL NO: 032-530-019
PARCEL AREA: 114.38 AC± (ASSESSED) 126.77 AC± (ACTUAL)
ZONING: AV, AP
GENERAL PLAN: AWOS
EXISTING USE: RESIDENTIAL, AGRICULTURAL
PROPOSED USE: SAME
EXISTING WATER: WELL
PROPOSED WATER: WELL
EXISTING SEWER: SEPTIC
EXISTING PROPOSED: SEPTIC

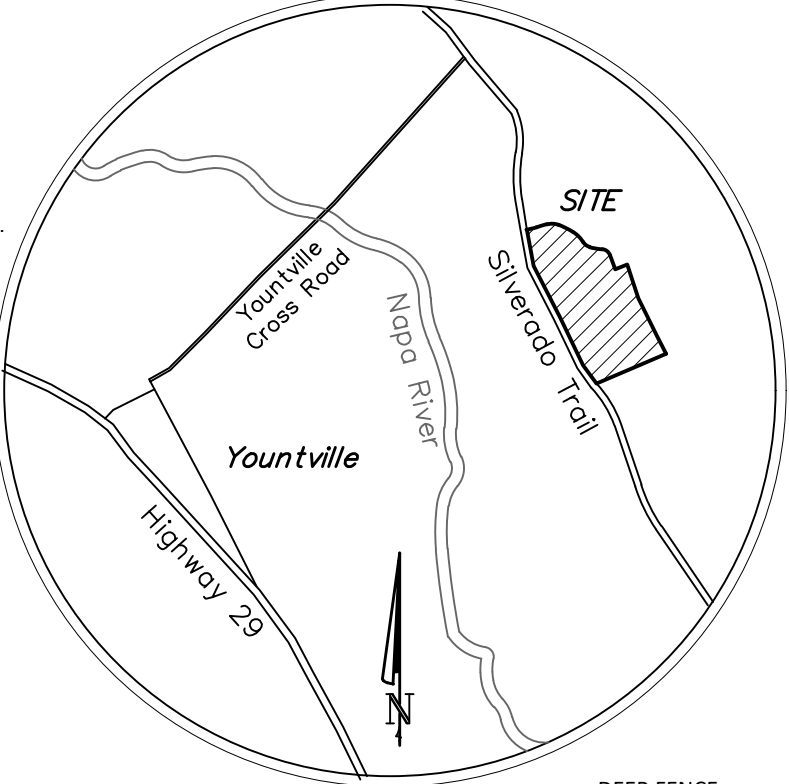
MISC. NOTES

- TOPOGRAPHIC CONTOURS ARE PER NAPA COUNTY GIS 2002 AERIAL SURVEY.
- THIS MAP IS CURRENTLY UNDER REVIEW BY NAPA COUNTY.
- BOUNDARY INFORMATION SHOWN IS PER ALBION SURVEYS RECORD OF SURVEY.
- FEATURES DEPICTED ALONG BOUNDARY LINES ARE PER 2022 FIELD SURVEY BY ALBION SURVEYS.
- A PRELIMINARY GEOTECHNICAL INVESTIGATION WILL BE PREPARED FOR CONSTRUCTION PERMITS. NO CONSTRUCTION PERMITS ARE REQUESTED UNDER THIS APPLICATION.
- THIS PROPERTY IS NOT SUBJECT TO INUNDATION BY FLOOD WATERS AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM).
- THIS MAP SHOWS ALL CONTIGUOUS PROPERTY OWNED BY THE PROPERTY OWNERS.
- NO STREETS ARE BEING OFFERED FOR PUBLIC DEDICATION.
- ALL PROPOSED PARCELS WILL HAVE ACCESS FROM SILVERADO TRAIL.
- THERE ARE NO PARKS, RECREATION SITES OR PUBLIC TRAILS PROPOSED FOR THIS PROJECT.
- THERE ARE NO AREAS TO BE DEDICATED OR RESERVED FOR PUBLIC USE PROPOSED FOR THIS PROJECT.
- THERE ARE NO COMMON OR OPEN SPACE AREAS PROPOSED FOR THIS PROJECT.
- A 'BUYER BEWARE' STATEMENT WILL APPEAR ON THE FINAL MAP.

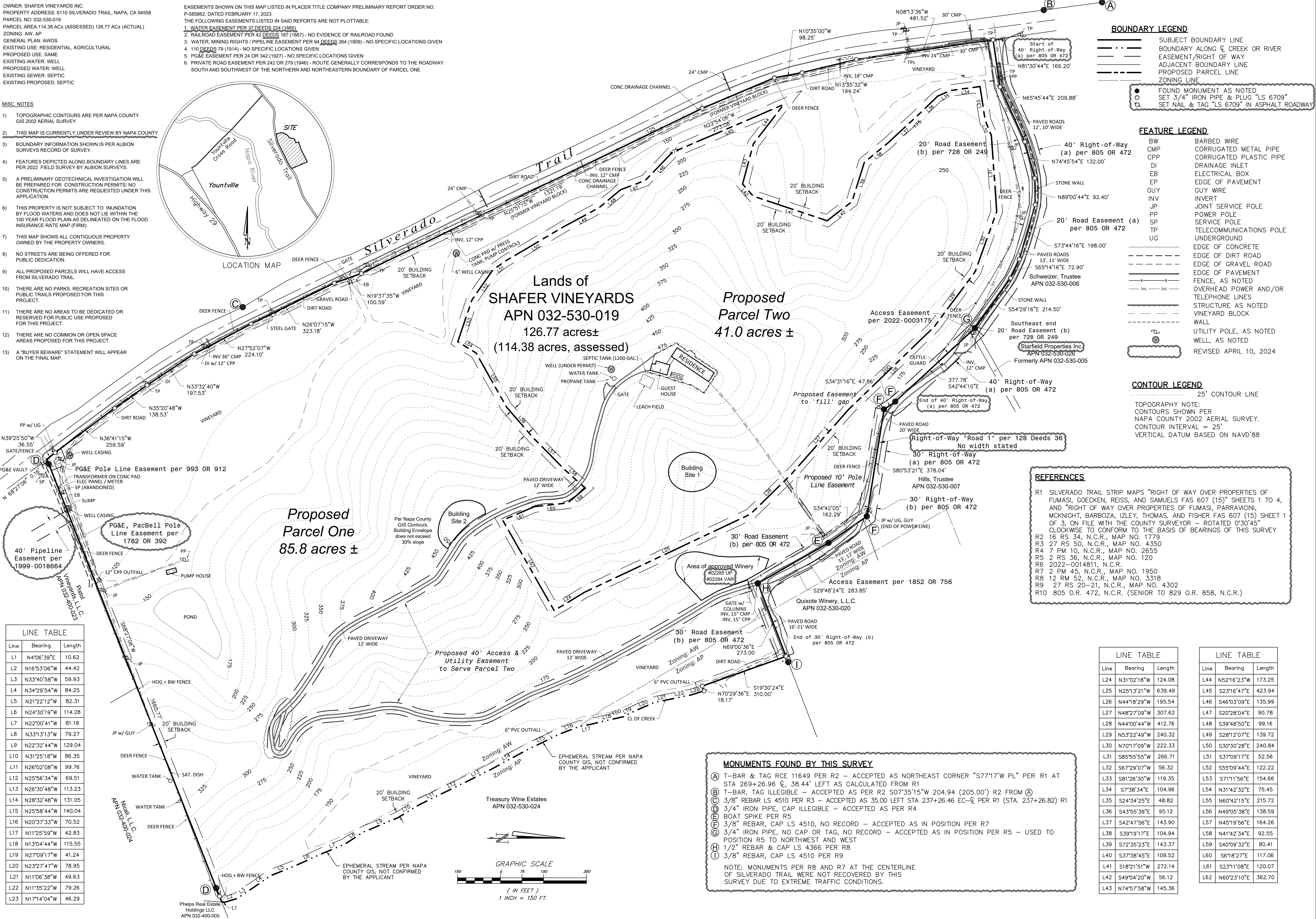
EASEMENT NOTES

EASEMENTS SHOWN ON THIS MAP LISTED IN PLACER TITLE COMPANY PRELIMINARY REPORT ORDER NO. P-585862, DATED FEBRUARY 17, 2023.
THE FOLLOWING EASEMENTS LISTED IN SAID REPORTS ARE NOT PLOTTABLE:
1. WATER EASEMENT PER 37 DEEDS 224 (1889)
2. RAILROAD EASEMENT PER 42 DEEDS 187 (1887) - NO EVIDENCE OF RAILROAD FOUND
3. WATER, MINING RIGHTS / PIPELINE EASEMENT PER 94 DEEDS 264 (1909) - NO SPECIFIC LOCATIONS GIVEN
4. 110 DEEDS 79 (1914) - NO SPECIFIC LOCATIONS GIVEN
5. PG&E EASEMENT PER 24 OR 342 (1927) - NO SPECIFIC LOCATIONS GIVEN
6. PRIVATE ROAD EASEMENT PER 242 OR 279 (1948) - ROUTE GENERALLY CORRESPONDS TO THE ROADWAY SOUTH AND SOUTHWEST OF THE NORTHERN AND NORTHEASTERN BOUNDARY OF PARCEL ONE

LOCATION MAP



LINE TABLE		
Line	Bearing	Length
L1	N4°06'39"E	10.62
L2	N16°53'06"W	44.42
L3	N33°40'58"W	59.93
L4	N34°29'54"W	84.25
L5	N21°22'12"W	82.31
L6	N24°30'19"W	114.28
L7	N22°00'41"W	81.18
L8	N33°13'13"W	79.27
L9	N22°32'44"W	129.04
L10	N31°25'18"W	86.35
L11	N26°02'08"W	99.76
L12	N25°56'34"W	69.51
L13	N26°30'48"W	113.23
L14	N28°32'48"W	131.05
L15	N25°58'44"W	140.04
L16	N20°37'33"W	70.52
L17	N11°25'59"W	42.83
L18	N13°04'44"W	115.55
L19	N27°09'17"W	41.24
L20	N23°27'47"W	78.95
L21	N11°06'38"W	49.63
L22	N11°35'22"W	79.26
L23	N17°14'04"W	46.29



BOUNDARY LEGEND

SUBJECT BOUNDARY LINE
BOUNDARY ALONG CREEK OR RIVER
EASEMENT/RIGHT OF WAY
ADJACENT BOUNDARY LINE
PROPOSED PARCEL LINE
ZONING LINE

FEATURE LEGEND

BW BARBED WIRE
CMP CORRUGATED METAL PIPE
CPP CORRUGATED PLASTIC PIPE
DI DRAINAGE INLET
EB ELECTRICAL BOX
EP EDGE OF PAVEMENT
GUY GUY WIRE
INV INVERT
JP JOINT SERVICE POLE
PP POWER POLE
SP SERVICE POLE
TP TELECOMMUNICATIONS POLE
UG UNDERGROUND
EDGE OF CONCRETE
EDGE OF DIRT ROAD
EDGE OF GRAVEL ROAD
EDGE OF PAVEMENT
FENCE, AS NOTED
OVERHEAD POWER AND/OR TELEPHONE LINES
STRUCTURE AS NOTED
VINEYARD BLOCK
WALL
UTILITY POLE, AS NOTED
WELL, AS NOTED

CONTOUR LEGEND

25' CONTOUR LINE
TOPOGRAPHY NOTE:
CONTOURS SHOWN PER NAPA COUNTY 2002 AERIAL SURVEY.
CONTOUR INTERVAL = 25'
VERTICAL DATUM BASED ON NAVD'88

REFERENCES

- R1 SILVERADO TRAIL STRIP MAPS "RIGHT OF WAY OVER PROPERTIES OF FUMASI, GOECKEN, REISS, AND SAMUELS FAS 607 (15)" SHEETS 1 TO 4, AND "RIGHT OF WAY OVER PROPERTIES OF FUMASI, PARRAVIGNI, MCKNIGHT, BARBOZA, IZLEY, THOMAS, AND FISHER FAS 607 (15) SHEET 1 OF 3, ON FILE WITH THE COUNTY SURVEYOR - ROTATED 0°30'45" CLOCKWISE TO CONFORM TO THE BASIS OF BEARINGS OF THIS SURVEY
R2 16 RS 34, N.C.R., MAP NO. 1779
R3 27 RS 50, N.C.R., MAP NO. 4350
R4 7 PM 10, N.C.R., MAP NO. 2655
R5 2 RS 36, N.C.R., MAP NO. 120
R6 2022-0014811, N.C.R.
R7 2 PM 45, N.C.R., MAP NO. 1950
R8 12 RM 52, N.C.R., MAP NO. 3318
R9 27 RS 20-21, N.C.R., MAP NO. 4302
R10 805 O.R. 472, N.C.R. (SENIOR TO 829 O.R. 858, N.C.R.)

LINE TABLE

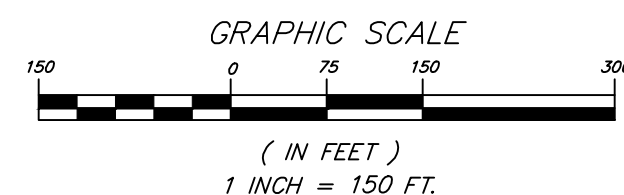
Line	Bearing	Length
L24	N31°02'18"W	124.08
L25	N25°13'21"W	639.49
L26	N44°18'29"W	195.54
L27	N48°27'09"W	307.62
L28	N44°00'44"W	412.76
L29	N53°22'49"W	240.32
L30	N70°17'09"W	222.33
L31	S85°55'55"W	266.71
L32	S67°29'07"W	56.32
L33	S81°26'30"W	119.35
L34	S7°38'34"E	104.96
L35	S24°34'25"E	48.82
L36	S43°55'39"E	95.12
L37	S42°47'56"E	143.90
L38	S39°19'17"E	104.94
L39	S72°35'23"E	143.37
L40	S37°38'45"E	109.52
L41	S18°21'51"W	272.14
L42	S49°04'20"W	56.12
L43	N74°57'58"W	145.36

LINE TABLE

Line	Bearing	Length
L44	N52°16'23"W	173.25
L45	S23°16'47"E	423.94
L46	S46°03'09"E	135.99
L47	S20°28'04"E	90.78
L48	S39°48'50"E	99.16
L49	S28°12'07"E	139.72
L50	S30°30'28"E	240.84
L51	S37°09'17"E	52.56
L52	S55°09'44"E	122.22
L53	S71°11'56"E	154.66
L54	N31°42'32"E	75.45
L55	N60°42'15"E	215.72
L56	N49°05'38"E	138.59
L57	N45°19'56"E	164.26
L58	N41°42'34"E	92.55
L59	S40°09'32"E	80.41
L60	S6°18'27"E	117.06
L61	S23°11'08"E	120.07
L62	N60°23'10"E	362.70

MONUMENTS FOUND BY THIS SURVEY

- (A) T-BAR & TAG RCE 11649 PER R2 - ACCEPTED AS NORTHEAST CORNER "S77°17'W PL" PER R1 AT STA 269+26.96 C. 38.44' LEFT AS CALCULATED FROM R1
(B) T-BAR, TAG ILLEGIBLE - ACCEPTED AS PER R2 S07°35'15"W 204.94 (205.00') R2 FROM (A)
(C) 3/8" REBAR LS 4510 PER R3 - ACCEPTED AS 35.00 LEFT STA 237+26.46 EC-C PER R1 (STA. 237+26.82) R1
(D) 3/4" IRON PIPE, CAP ILLEGIBLE - ACCEPTED AS PER R4
(E) BOAT SPIKE PER R5
(F) 3/8" REBAR, CAP LS 4510, NO RECORD - ACCEPTED AS IN POSITION PER R7
(G) 3/4" IRON PIPE, NO CAP OR TAG, NO RECORD - ACCEPTED AS IN POSITION PER R5 - USED TO POSITION R5 TO NORTHWEST AND WEST
(H) 1/2" REBAR & CAP LS 4366 PER R8
(I) 3/8" REBAR, CAP LS 4510 PER R9
NOTE: MONUMENTS PER R8 AND R7 AT THE CENTERLINE OF SILVERADO TRAIL WERE NOT RECOVERED BY THIS SURVEY DUE TO EXTREME TRAFFIC CONDITIONS.



ALBION SURVEYS
CONSULTING LAND SURVEYORS
1113 HUNT 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 ADJOINING LANDS, HIGHWAYS, ROADS, STREETS AND NOT TO GUARANTEE ANY FIXED DIMENSION, ACREAGE OR EASEMENT LOCATIONS. A FIELD SURVEY SHOULD BE PERFORMED PRIOR TO ANY CRITICAL DESIGN WORK, CONSTRUCTION OR CONVEYANCE. EASEMENTS MAY AFFECT THIS PROPERTY. THIS SURVEYOR WAS NOT PROVIDED ANY INFORMATION REGARDING EASEMENTS BY THE OWNER.

SITE INFORMATION

APN: 032-530-019
ADDRESS: 6110 SILVERADO TRAIL,
NAPA, CA 94558

TENTATIVE PARCEL MAP
OF THE LANDS OF
SHAFER VINEYARDS
COUNTY OF NAPA, STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:



REVISIONS & ADDITIONS

DATE	BY	PG.
DATE: 4/10/2024 DRAFTER: M. BELL		
DATE: 6/26/2024 DRAFTER: M. GARRETT		
DATE: 9/12/2024 DRAFTER: S. CROWLEY		
DATE: 10/9/2024 DRAFTER: M. GARRETT		
DATE: _____ DRAFTER: _____	FB:	PG:

SURVEY NOTES

HORIZONTAL DATUM BASED ON NAD83
CALIFORNIA COORDINATE SYSTEM ZONE II
PER TRIMBLE GPS OBSERVATIONS
USING NGS OPUS SOLUTION