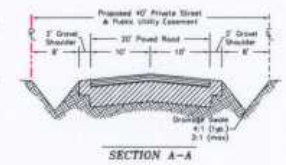


**LEGEND**

- Existing property boundary
- Existing parcel line
- Existing street centerline
- Existing setback line
- Existing wood fence
- Existing building line
- Existing asphalt concrete paving
- Existing concrete
- Existing gravel
- Area of slopes over 25%
- Sanitary sewer clean out
- Sanitary sewer manhole
- Storm drainage manhole
- Existing posthole
- Existing overhead utility pole
- Existing water valve
- Existing water meter
- Existing street light
- Asphaltic concrete
- Found survey monument



**CONTOUR NOTE:**

Contours shown herein are based upon a field survey performed by Sousa Land Survey, Inc. in April, 2006. The elevation contours shown on this survey are plotted at a 1 foot interval.

**EASEMENT NOTE:**

An assessment for water overflow and inundation was recorded in Book 88 of Official Records, at Page 124. This assessment affects the six (6) acre area of the designated remainder.

**PHASING:**

We reserve the right to phase this subdivision.

**OWNER / APPLICANT**  
 Thomas & Justine Pearse  
 102 Third Street  
 Winters, CA 95884  
 (530) 795-5901

**SURVEYOR:**  
 Sousa Land Survey  
 3809 Rollingwood Dr.  
 Fairfield, CA 94534  
 (707) 425-4300

**EXISTING USE:**  
 Orchard

**PROPOSED USE / PROJECT DESCRIPTION:**

The upper area of the parcel is to be converted to five single family residential lots for custom home development with one of the lots designated as low income housing. The remaining acreage within the lower overflow area of Pullen Creek will remain as agricultural. The proposed lots will gain access and be serviced via a proposed 40' wide private roadway and public utilities easement.

**A.P.N.**  
 03-241-01

**ZONING:**  
 R-1 Single Family Residential 7,000 SF Avg. Min.

**BUILDING SETBACKS:**

Front: 20'  
 Side: 5'/10'  
 Rear: 25'  
 Alley: 5'

**UTILITIES:**

Gas/Electric: P. C. & E.  
 Sewer: Public  
 Telephone: A. T. & T.  
 Water: Public

**RECEIVED**  
 NOV 17 2006  
**CITY OF WINTERS**



**Vesting Tentative Map**  
 for  
**Pearse Subdivision**  
 of  
**Lands of Pearse**  
 Recorder's Instrument # 2006-1108  
 County of Yuba, California  
 Sousa Land Survey  
 3809 Rollingwood Dr., Fairfield, CA 94534  
 Tel: 707.425.4300 Fax: 707.425.4300