

VICINITY MAP
NOT TO SCALE

EXHIBIT A DL2021-0002

Recommended for Approval by the Planning Commission
on May 17, 2022 *David Mohlenbrok*

GENERAL NOTES

- PROJECT ADDRESSES: THERE WAS NO PHYSICAL ADDRESS OBSERVED DURING THE COURSE OF THIS SURVEY.
- SUBDIVIDERS:
NAME: TA CHARTER WAY LLC
ATTN: MARK TEXIN
ADDRESS: 2600 DALLAS PKWY #370
FRISCO, TX 75034-9483
PHONE: 469-458-0485
- OWNERS:
NAME: TA CHARTER WAY LLC
ATTN: MARK TEXIN
ADDRESS: 2600 DALLAS PKWY #370
FRISCO, TX 75034-9483
PHONE: 469-458-0485
- ENGINEER:
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
2850 COLLIER CANYON ROAD
LIVERMORE, CA 94551
(925) 245-8788 ATTN: JOSEPH THOMPSON
- EXISTING ZONING: PD-P (PLANNED DEVELOPMENT INDUSTRIAL PARK)
- EXISTING USE VACANT LAND
- APN'S: 017-281-014, 017-281-015 & 017-281-016
- GROSS LAND AREA: 507,658± SF. OR 11.6542± ACRES
NET LAND AREA: 505,620± SF. OR 11.6074± ACRES
- FLOOD ZONE: "X-UNSHADED", ZONE "X-SHADED" AND ZONE "AE"
- BENCHMARK: CITY OF ROCKLIN, BENCHMARK NUMBER 219 H-2. A 2 1/2" BRASS DISC IN MONUMENT WELL WITH PUNCH MARK STAMPED L.S.5250. LOCATED AT THE INTERSECTION OF BLUE OAKS BLVD AND LONETREE BLVD AND FAIRWAY DRIVE. ELEVATION = 141.76 (NGVD 29). (TO GET TO 88 DATUM ADD 2.33 FEET TO ALL ELEVATIONS)
- THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED AS OF FEBRUARY 26, 2021, AMENDED ON MARCH 9, 2021, ORDER NUMBER NCS-1042551-1001, FURNISHED TO KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC BY TEXIN & ASSOCIATES ON MARCH 24, 2021. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
- BASS OF BEARINGS:
THE BEARING OF NORTH 57° 39' 50" WEST TAKEN ON THE MONUMENT LINE OF ATHERTON ROAD AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD ON OCTOBER 1, 2004, IN BOOK "Z" OF MAPS AT PAGE 90, OFFICIAL RECORDS OF PLACER COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
- THAT CERTAIN PARCEL MAP ENTITLED "ROCKLIN CORPORATE CENTER", FILED FOR RECORD ON OCTOBER 1, 2004 IN BOOK "Z" OF MAPS, PAGE 90, PLACER COUNTY RECORDS CONTAINS AN AREA OF "NON-ACCESS RIGHTS" ALONG WEST OAKS BOULEVARD. HOWEVER SAID AREA WAS NOT OBTAINED ON SAID MAP OR ANY PREVIOUS RECORD MAPS. THE AREA OF "NON-ACCESS RIGHTS" ALONG WEST OAKS BOULEVARD WAS POSSIBLY ACCEPTED WITH THE ACCEPTANCE OF WEST OAKS BOULEVARD ON SAID MAP BUT IS NOT MENTIONED IN ANY OF THE STATEMENTS. THE AREA OF "NON-ACCESS RIGHTS" ALONG WEST OAKS BOULEVARD HAS BEEN PLOTTED HEREON FOR REFERENCE PURPOSES ONLY.
- THERE IS A 50' NO-BUILD SETBACK LINE PLOTTED HEREON FROM THE TOP OF THE STREAM WHICH WAS MARKED IN THE FIELD BY OLBORNDING ENVIRONMENTAL, INC. ON MARCH 26, 2021.

PROJECT DATA

OWNER/DEVELOPER:
NAME: TA CHARTER WAY LLC
ATTN: MARK TEXIN
ADDRESS: 2600 DALLAS PKWY #370
FRISCO, TX 75034-9483
PHONE: 469-458-0485

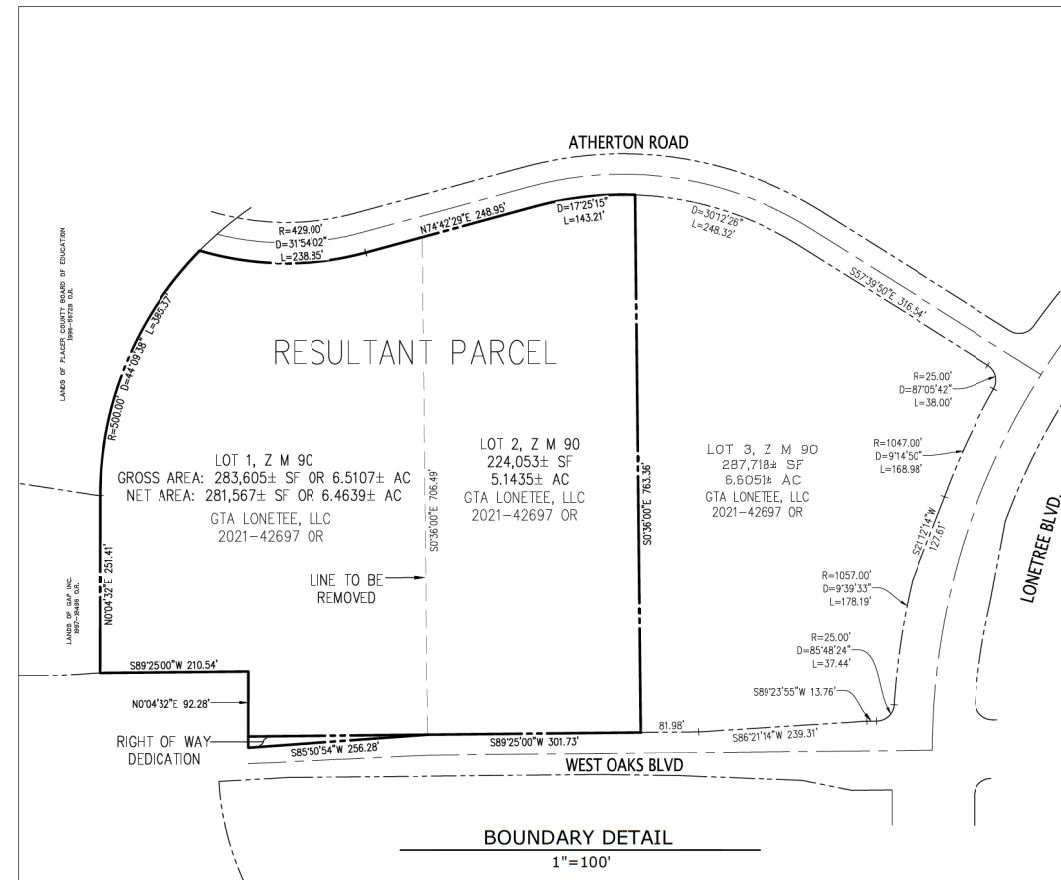
CIVIL ENGINEER:
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
ATTN: JOE THOMPSON
ADDRESS: 2850 COLLIER CANYON ROAD
LIVERMORE, CA 94551
PHONE: 925-245-8788

SHEET INDEX

SURVEY
TM-1 TENTATIVE PARCEL MAP
TM-2 TENTATIVE PARCEL MAP

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF ROCKLIN, COUNTY OF PLACER, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOTS 1, 2 AND 3 AS SHOWN ON MAP ENTITLED "ROCKLIN CORPORATE CENTER", FILED FOR RECORD ON OCTOBER 1, 2004 IN BOOK "Z" OF MAPS, PAGE 90, PLACER COUNTY RECORDS.

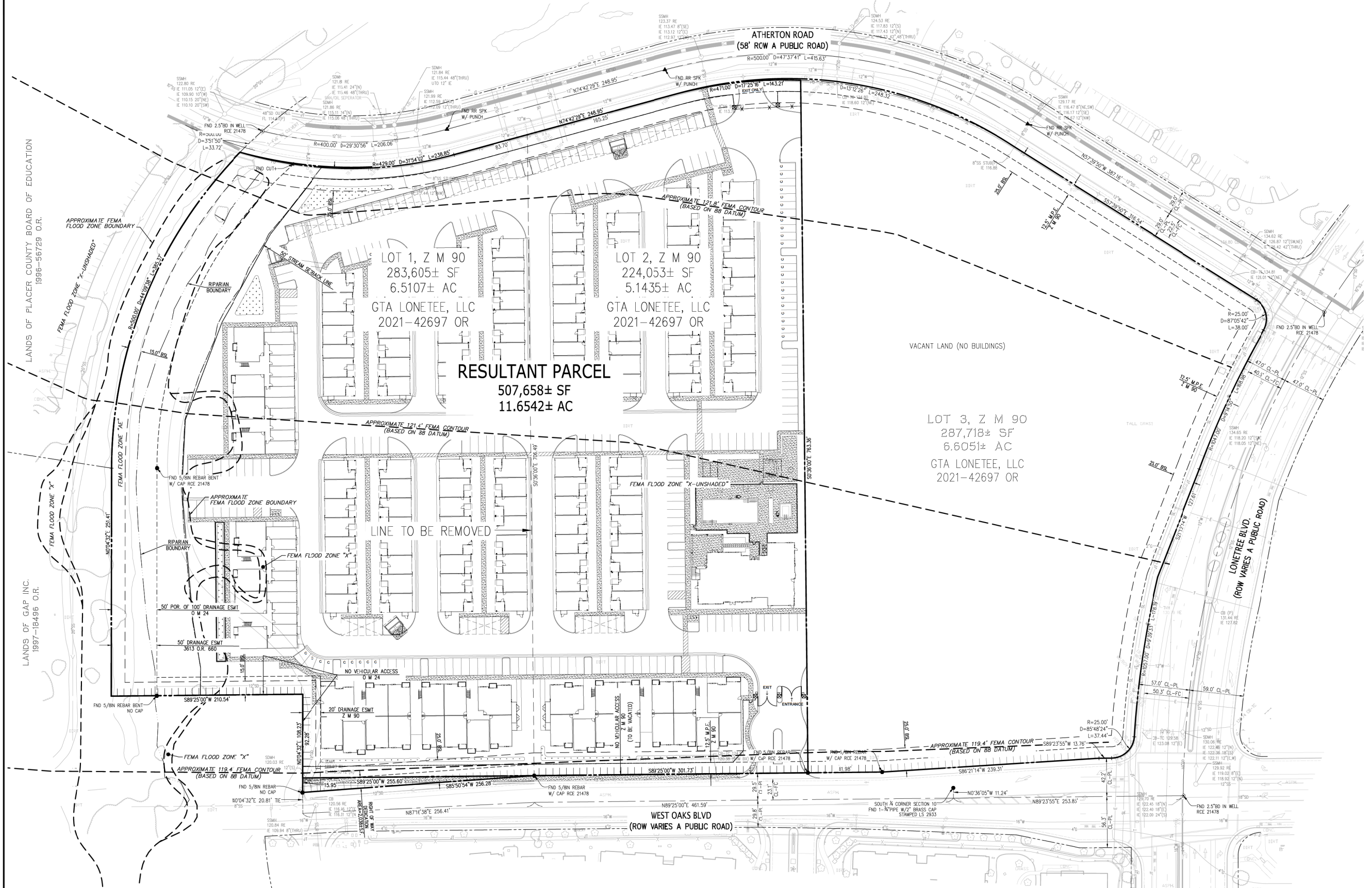
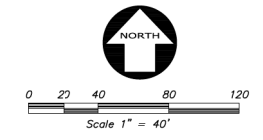


BY					
NO.	1	2	3	4	5
REVISION					
NO.	1	2	3	4	5
REVISION					
 280 Cherry Lane, Suite 107, 208 Hamilton, CA 95337 Phone: (209) 326-1123 www.kierwright.com					
TENTATIVE PARCEL MAP OF LOTS 1 AND 2, Z M 9O FOR TEKIN & ASSOCIATES, LLC					
CALIFORNIA ROCKLIN					
DATE	JULY, 2021				
SCALE	AS SHOWN				
SURVEYOR	GKL				
DRAWN BY	GKL				
JOB NO.	A20700				
SHEET	TM-1				
OF	2 SHEETS				

PREPARED BY OR UNDER SUPERVISION OF
 DEAN A. JURADO, L.S. 5007
 LICENSE EXPIRES 06-30-2021



Z:\2020\A20700\DWG\SURVEY\MAPPING\A20700-TM.dwg 10:26:41 PM 10/26/21



LANDS OF PLACER COUNTY BOARD OF EDUCATION
1996-56729 O.R.

LANDS OF GAP INC.
1997-18496 O.R.

LOT 1, Z M 90
283,605± SF
6.5107± AC
GTA LONETEE, LLC
2021-42697 OR

LOT 2, Z M 90
224,053± SF
5.1435± AC
GTA LONETEE, LLC
2021-42697 OR

RESULTANT PARCEL
507,658± SF
11.6542± AC

LOT 3, Z M 90
287,718± SF
6.6051± AC
GTA LONETEE, LLC
2021-42697 OR

VACANT LAND (NO BUILDINGS)

LINE TO BE REMOVED

REVISION	
NO.	DATE

KIER+WRIGHT

290 Cherry Lane, Suite 107, 208
Harrison, CA 95337
Phone: (209) 326-1123
www.kierwright.com

TENTATIVE PARCEL MAP
OF
LOTS 1 AND 2, Z M 90
FOR
TEKIN & ASSOCIATES, LLC

CALIFORNIA

ROCKLIN

DATE	JULY, 2021
SCALE	AS SHOWN
SURVEYOR	GKL
DRAWN BY	GKL
JOB NO.	A20700
SHEET	TM-2
OF	2 SHEETS

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