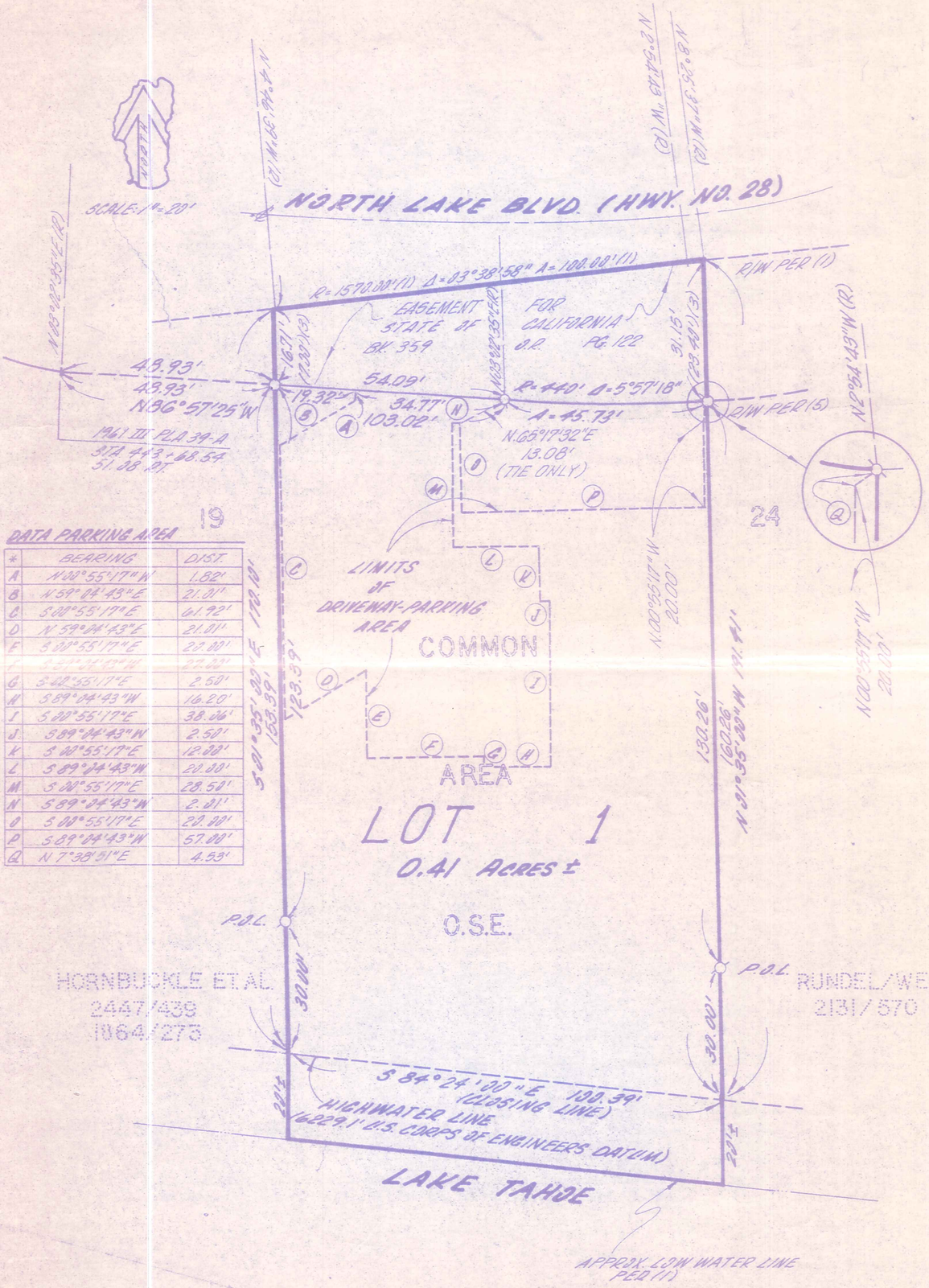
TRACT NO. 563

HOLIDAY SHORES COMMERCIAL CONDOMINIUMS
UNIT NO. 1

A 9 UNIT COMMERCIAL CONDOMINIUM PROJECT
BEING LOTS 20,21,22, & 23, TAHOE VISTA SUBDIVISION NO.1, B MAPS 10
SITUATE WITHIN A PORTION OF N1/2, SW1/4, NW1/4 SEC. 13, T.16 N., R.17 E., M.D.B.& M.
PLACER COUNTY SHEET 3 OF 3 CALIFORNIA
FEBRUARY 1983



DATA PARKING AREA

*	BEARING	DIST.
A	N00°55'17"W	1.82'
B	N59°04'43"E	21.01'
C	S00°55'17"E	61.92'
D	N59°04'43"E	21.01'
E	S00°55'17"E	20.00'
F	S42°55'17"E	2.50'
G	S89°04'43"W	16.20'
H	S00°55'17"E	38.06'
I	S89°04'43"W	2.50'
J	S00°55'17"E	12.00'
K	S89°04'43"W	20.00'
L	S00°55'17"E	28.50'
M	S89°04'43"W	2.01'
N	S00°55'17"E	20.00'
O	S89°04'43"W	57.00'
P	N7°38'51"E	4.53'
Q		

C.T.R.P.A. REQUIREMENTS

CALIFORNIA TAHOE REGIONAL PLANNING AGENCY LAND USE ORDINANCE REQUIREMENTS PER SEC. 4.22

1. THE ENTIRE PROJECT SITE IS TO BE CONSIDERED AS ONE COMMON BUILDING SITE AND THE LAND COVERAGE AND DENSITY CALCULATIONS ARE BASED UPON THIS BUILDING SITE.

2. IN CASE OF FIRE OR OTHER CALAMITY DESTROYING OVER 50% OF THE BUILDING, THE BUILDING MAY NOT BE RECONSTRUCTED OTHER THAN IN ACCORDANCE WITH THE PROVISIONS OF THE C.T.R.P.A. LAND USE ORDINANCE.

3. RIGHTS OF THE PUBLIC TO USE ANY PORTION OF THE PROPERTY AS SHOWN HEREON WHICH MAY BE SUBMERGED FOR NAVIGATION, FISHING, OR OTHER RECREATIONAL PURPOSES; AND THE RIGHT TO RAISE AND LOWER THE SURFACE OF SAID LAKE AS DISCLOSED BY VARIOUS DOCUMENTS OF RECORD.

4. RESTRICTIONS CONTAINED IN THE DEED RECORDED JANUARY 8, 1920 IN BOOK 181 AT PAGE 248 CONTAIN NO EXPRESS WORDS

5. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DECLARATION OF RESTRICTIONS RECORDED AUGUST 16, 1976 IN BOOK 2158 AT PAGE 391 REFERS TO U.S. ARMY CORPS OF ENGINEERS AUTHORIZATION OF CERTAIN IMPROVEMENTS ON AND/OR ADJACENT TO THE PROPERTY SHOWN HEREON.

6. LAND COVERAGE & DENSITY ON THE PROPERTY IS NON-CONFORMING & SUBJECT TO THE PROVISIONS OF C.T.R.P.A. & T.R.P.A. LAND USE ORDINANCES.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS MAP IS IDENTICAL TO THAT CERTAIN UNRECORDED RECORD OF SURVEY MAP BY THOS. J. WELCH, NEVADA ENGINEER LIC. NO. 47, ON FILE AT PLACER COUNTY SURVEYOR'S OFFICE AND WAS DETERMINED FROM MONUMENTS SHOWN AS FOUND.

COVERAGE SUMMARY

DESCRIPTION	EXISTING		PROPOSED	
	S.F.	%	S.F.	%
TOTAL LOT AREA	17,950	100.0	17,950	100.0
PARKING AND DRIVEWAY	5,925	33.0	5,350	30.0
BUILDINGS AND DECKS	5,899	33.0	5,889	33.0
WALKWAYS AND WALLS	889	5.0	794	4.4
TOTAL IMPERVIOUS COVERAGE	12,703	70.8	12,145	67.7
OPEN SPACE	2,575	14.4	3,271	18.2

NOTES

1. OPEN SPACE EASEMENTS, "O.S.E.", ENCOMPASS THE COMMON AREA EXCEPTING THEREFROM THOSE AREAS COVERED BY THE BUILDINGS, DRIVES, PARKING AND WALKWAYS.

2. SOURCE OF METES AND BOUNDS INFORMATION VOL. 2428 OR 112 PLACER COUNTY.

3. A PRINT OF AN UNRECORDED RECORD OF SURVEY MAP BY THOS. J. WELCH, NEVADA ENGINEER LIC. NO. 47 ON FILE AT PLACER COUNTY SURVEYOR'S OFFICE "STARTING POINT FOR SURVEY WAS NE COR LOT 24 BLOCK B: SAID POINT BEING TAKEN AS BEGINNING OF CURVE HAVING RADIUS OF 1570 FT. IN ACCORDANCE WITH NOTE ON MAP DRAWN BY JEROME E. BARIEAU DATED AUG. 1945. OTHERWISE SURVEY WAS MADE IN ACCORDANCE WITH PLAT OF TAHOE VISTA SUBDIV. NO. 1 DATED 1910 & RECORDED FEB. 7 1911 RECORDS OF PLACER COUNTY CALIFORNIA."

4. A PRINT OF AN UNRECORDED RESUBDIVISION MAP BY JEROME E. BARIEAU, CALIFORNIA R.E. 2338 ON FILE AT PLACER COUNTY SURVEYOR'S OFFICE CONTAINS THE FOLLOWING STATEMENT: "THE ORIGINAL MAP OF TAHOE VISTA SHOWS THE 1B.C." AT N.W. CORNER OF LOT 24 BLOCK B. THIS IS AN ERROR. WHEN I FIRST DID WORK ON THIS SUBDIVISION IN 1925 MOST ALL THE ORIGINAL STAKES WERE IN PLACE & THEY WERE IN THE GROUND AS HAVING BEEN SET FROM A "B.C." AT THE N.E. CORNER OF LOT 24. THERE ARE STILL MANY OLD STAKES TO BE FOUND IN THE GROUND. IF WE TAKE THE N.W. CORNER OF LOT 24 AS THE "B.C." WE CANNOT ARRIVE AT THE TANGENT N 26°39' W AT LOTS 9-10-11 BLOCK B.

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