

REVISIONS

PROJECT  
 RAILROAD BUSINESS PARK  
 APN: 003-160-003  
 ATWATER, CALIFORNIA

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ATWATER, COUNTY OF MERCED, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:  
 PARCEL 1:  
 ALL THAT PORTION OF LOTS 1 AND 2, ACCORDING TO MAP ENTITLED, "MAP OF THE BUHACH COLONY, MERCED COUNTY CAL.", RECORDED MARCH 15, 1888, IN BOOK 2 OF MAPS, PAGE 8, MERCED COUNTY RECORDS, LYING NORTHERLY OF THE NORTHERLY LINE OF THE STATE HIGHWAY AS SAID HIGHWAY IS DESCRIBED IN FINAL ORDER OF CONDEMNATION RECORDED DECEMBER 27, 1956 IN BOOK 1295 OF OFFICIAL RECORDS, PAGE 335, MERCED COUNTY RECORDS.  
 PARCEL 2:  
 TOGETHER WITH A 20 FOOT STRIP OVER THE SOUTHERLY 20 FEET OF RAILROAD AVENUE AND THE EASTERLY 20 FEET OF HAZEL AS ABANDONED AND DISCLOSED ON RECORD OF SURVEY RECORDED JULY 26, 1943 IN VOLUME 2 OF SURVEYS, AT PAGE 53.

**NOTES**

- PRIVATE AND PUBLIC UTILITY EASEMENTS AND/OR DECLARATIONS HAVE BEEN OMITTED AND WILL BE CREATED BASED ON THE FINAL UTILITY DESIGN. EASEMENTS AND/OR DECLARATIONS WILL BE SUBMITTED TO CITY ENGINEER FOR APPROVAL PRIOR TO ISSUANCE OF BUILDING AND/OR ENCROACHMENT PERMITS.
- ALL OVERHEAD POWER, CABLE, TELEPHONE UTILITIES ALONG RAILROAD AVENUE SHALL REMAIN OVERHEAD AND UTILITY POLES WILL BE RELOCATED TO AN ALIGNMENT ACCEPTABLE TO THE UTILITY OWNERS AND CITY OF ATWATER.
- PROPOSED LANDSCAPING SHALL COMPLY WITH CALIFORNIA DEPARTMENT OF WATER RESOURCES MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), AND THE CITY OF ATWATER MUNICIPAL CODE REQUIREMENTS.
- TREE PLANTING SHALL COMPLY WITH THE CALIFORNIA CALGREEN CODE AND CITY OF ATWATER MUNICIPAL CODE CHAPTER 12.32.
- RECIPROCAL ACCESS EASEMENTS AND/OR DECLARATIONS WILL BE RECORDED WITH THE PARCEL MAP. EASEMENTS AND/OR DECLARATIONS WILL INCLUDE MAINTENANCE AND FINANCING PROVISIONS FOR THE UPKEEP AND ROUTINE MAINTENANCE OF ALL DRIVE AISLES AND PARKING SUBJECT TO RECIPROCAL USE.
- PROPOSED WATER, SEWER, AND STORM DRAIN UTILITIES ARE SHOWN ON SITE PLAN.

**LEGEND**

	PROJECT BOUNDARY
	EXISTING RIGHT OF WAY
	EXISTING RIGHT OF WAY CENTERLINE
	EXISTING PARCEL LINE
	PROPOSED RIGHT OF WAY
	PROPOSED PARCEL LINE
	PROPOSED EASEMENT
	EXISTING MAJOR CONTOUR (5')
	EXISTING MINOR CONTOUR (1')
	EXISTING WATER LINE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING OVERHEAD UTILITY
	EXISTING UTILITY POLE
	EXISTING ASPHALT PAVEMENT

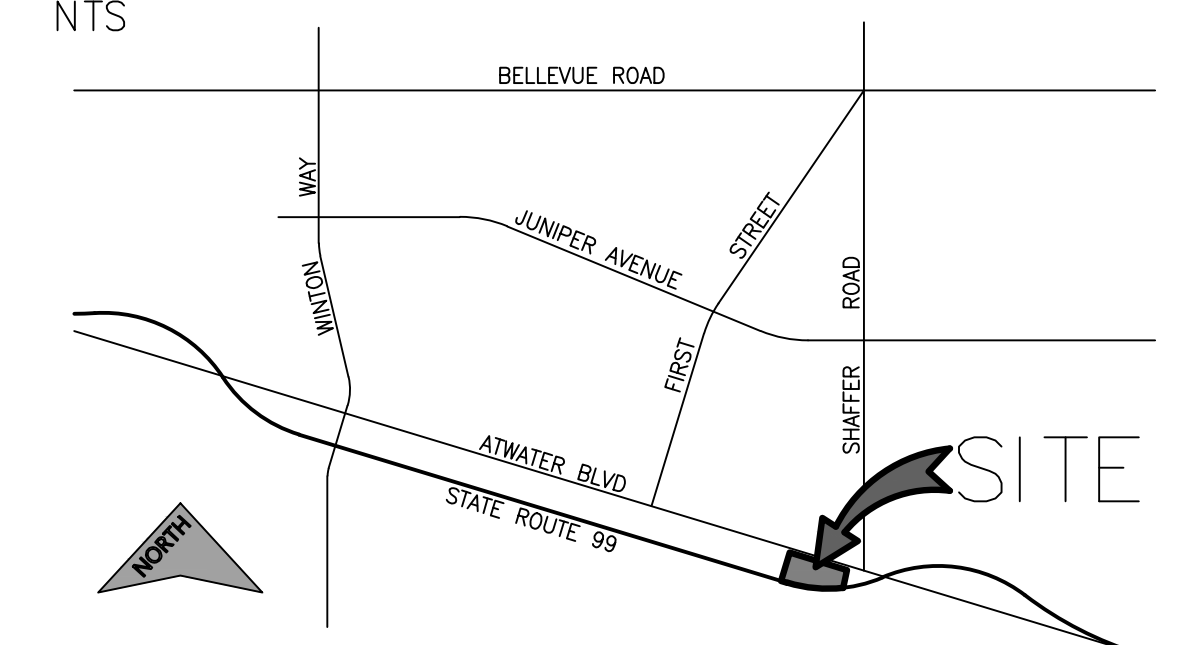
**OWNER INFORMATION**

OWNER: SAI RAM PROPERTIES, INC.  
 OWNER ADDRESS: 339 HARVARD COMMON, FREMONT, CA 94539  
 OWNER PHONE NUMBER: 510-335-2766

**EXISTING PROPERTY INFORMATION**

ASSESSOR PARCEL NUMBER: 003-160-003  
 PARCEL SIZE: 16.0 ACRES  
 ZONING USE: B-P BUSINESS PARK  
 LAND USE: BUSINESS PARK  
 EXISTING USE: VACANT  
 EXISTING STRUCTURES: NONE  
 FLOOD ZONE: ZONE X (OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD HAZARD)  
 MAP 06047C0405G, DATED 12/02/2008

**VICINITY MAP**



SHEET TITLE  
 LOT LINE ADJUSTMENT  
 EXHIBIT

JOB: KETAN-001  
 DRWN: ADAM REED  
 DATE: 07.08.2025

SHEET 1 OF 1

01