



VIEW OF CLOCKTOWER CENTER FROM MISSION HILL



VIEW FROM FRONT STREET AND PACIFIC AVENUE LOOKING NORTH



VIEW FROM WATER STREET AND N PACIFIC AVE LOOKING NORTH



VIEW OF CLOCKTOWER CENTER BASE FROM TOWN CLOCK PARK



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217

CLOCKTOWER CENTER
2020 N PACIFIC AVE
SANTA CRUZ, CA 95060



ISSUES/ REVISIONS

Issue	DESCRIPTION	DATE

APN number 006-364-01, 02
Project number 23143
Print Date 03.01.2024
Drawn by OH
Checked by EB
Scale

All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.

RENDERING & 3D EXHIBITS

GP0.03



189 WALNUT AVENUE
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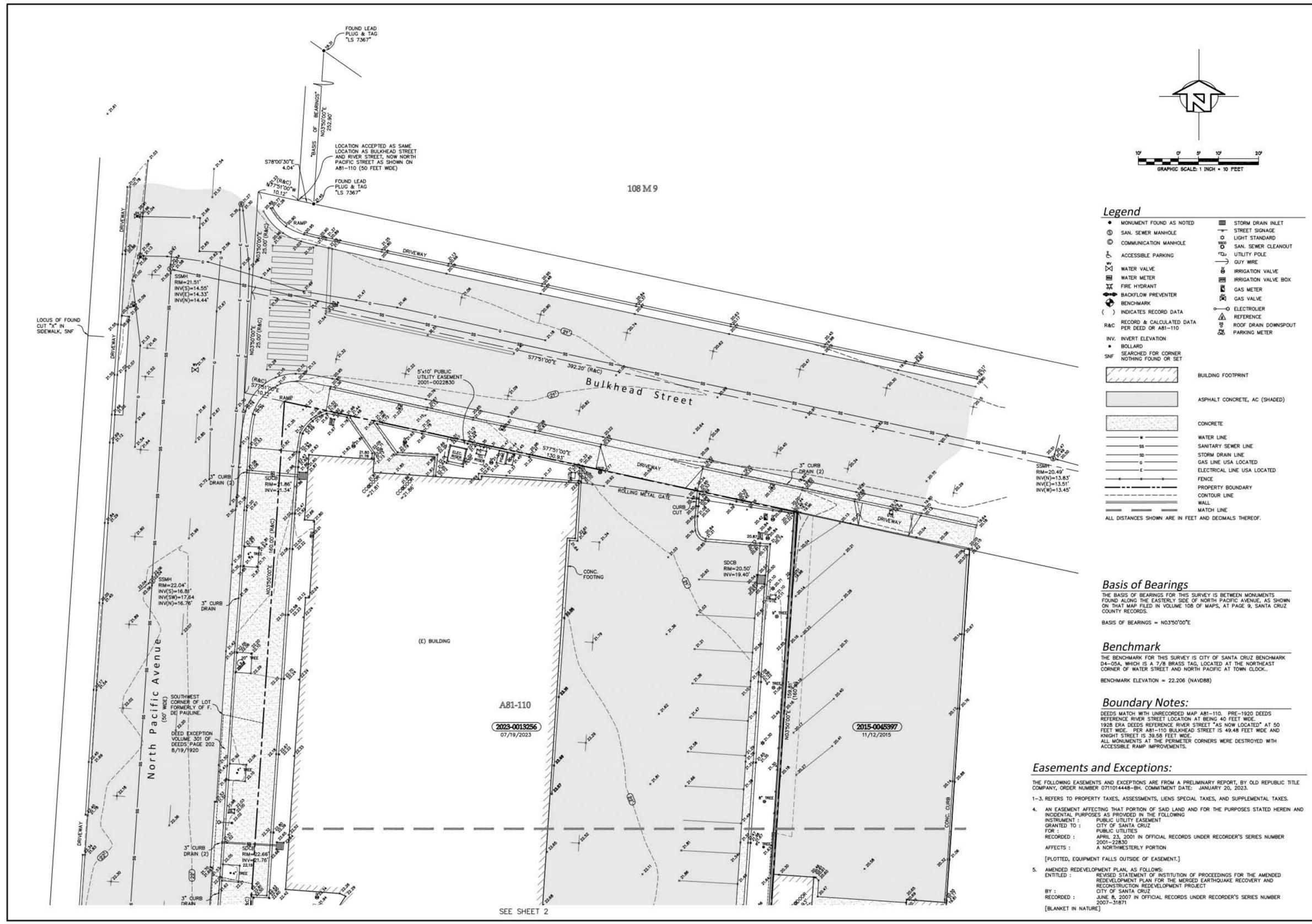


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LAND SURVEY (FOR REFERENCE ONLY)

LS.1



- Legend**
- MONUMENT FOUND AS NOTED
 - SAN. SEWER MANHOLE
 - COMMUNICATION MANHOLE
 - ACCESSIBLE PARKING
 - WATER VALVE
 - WATER METER
 - FIRE HYDRANT
 - BACKFLOW PREVENTER
 - BENCHMARK
 - INDICATES RECORD DATA
 - RECORD & CALCULATED DATA PER DEED OR A81-110
 - INVERT ELEVATION
 - BOLLARD
 - SEARCHED FOR CORNER NOTHING FOUND OR SET
 - STORM DRAIN INLET
 - STREET SIGNAGE
 - LIGHT STANDARD
 - SAN. SEWER CLEANOUT
 - UTILITY POLE
 - GUY WIRE
 - IRRIGATION VALVE
 - IRRIGATION VALVE BOX
 - GAS METER
 - GAS VALVE
 - ELECTRIQUIER
 - REFERENCE
 - ROOF DRAIN DOWNSPOUT
 - PARKING METER

- BUILDING FOOTPRINT
 - ASPHALT CONCRETE, AC (SHADED)
 - CONCRETE
 - WATER LINE
 - SANITARY SEWER LINE
 - STORM DRAIN LINE
 - GAS LINE USA LOCATED
 - ELECTRICAL LINE USA LOCATED
 - FENCE
 - PROPERTY BOUNDARY
 - CONTOUR LINE
 - WALL
 - MATCH LINE
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

Basis of Bearings
THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN MONUMENTS FOUND ALONG THE EASTERLY SIDE OF NORTH PACIFIC AVENUE, AS SHOWN ON THAT MAP FILED IN VOLUME 108 OF MAPS, AT PAGE 9, SANTA CRUZ COUNTY RECORDS.
BASIS OF BEARINGS = N03°50'00"E

Benchmark
THE BENCHMARK FOR THIS SURVEY IS CITY OF SANTA CRUZ BENCHMARK DA-05A, WHICH IS A 7/8 BRASS TAG, LOCATED AT THE NORTHEAST CORNER OF WATER STREET AND NORTH PACIFIC AT TOWN CLOCK...
BENCHMARK ELEVATION = 22.206 (NAVD88)

Boundary Notes:
DEEDS MATCH WITH UNRECORDED MAP A81-110, PRE-1920 DEEDS REFERENCE RIVER STREET LOCATION AT BEING 40 FEET WIDE, 1928 ERA DEEDS REFERENCE RIVER STREET "AS NOW LOCATED" AT 50 FEET WIDE. PER A81-110 BULKHEAD STREET IS 49.48 FEET WIDE AND KNIGHT STREET IS 39.58 FEET WIDE. ALL MONUMENTS AT THE PERIMETER CORNERS WERE DESTROYED WITH ACCESSIBLE RAMP IMPROVEMENTS.

Easements and Exceptions:
THE FOLLOWING EASEMENTS AND EXCEPTIONS ARE FROM A PRELIMINARY REPORT, BY OLD REPUBLIC TITLE COMPANY, ORDER NUMBER 071014448-BH, COMMITMENT DATE: JANUARY 20, 2023.
1-3, REFERS TO PROPERTY TAXES, ASSESSMENTS, LIENS SPECIAL TAXES, AND SUPPLEMENTAL TAXES.
4. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING INSTRUMENT : PUBLIC UTILITY EASEMENT GRANTED TO : CITY OF SANTA CRUZ FOR : PUBLIC UTILITIES APRIL 23, 2001 IN OFFICIAL RECORDS UNDER RECORDER'S SERIES NUMBER 2001-22830 A NORTHWESTERLY PORTION AFFECTS : [PLOTTED, EQUIPMENT FALLS OUTSIDE OF EASEMENT.]
5. AMENDED REDEVELOPMENT PLAN, AS FOLLOWS: ENTITLED : REVISED STATEMENT OF INSTITUTION OF PROCEEDINGS FOR THE AMENDED REDEVELOPMENT PLAN FOR THE MERGED EARTHQUAKE RECOVERY AND RECONSTRUCTION REDEVELOPMENT PROJECT CITY OF SANTA CRUZ BY : RECORDED : JUNE 8, 2007 IN OFFICIAL RECORDS UNDER RECORDER'S SERIES NUMBER 2007-31871 [BLANKET IN NATURE]

NOTE:

- SURVEY INCLUDED FOR INFORMATIONAL PURPOSES ONLY
- SURVEY IS NOT TO SCALE

REVISIONS

APPROVED

GV Land Surveying
4113 Scotts Valley Drive, Suite 102
Scotts Valley, CA 95066
gvlansurveying.com

Boundary and Topographic Survey
2020 N. Pacific Avenue
Santa Cruz, CA

PREPARED AT THE REQUEST OF
IFLAND ENGINEERS

DATE 09/27/23 SCALE 1"=10'

SHEET 1 OF 1 SHEETS

JOB NO. V23072



workbench

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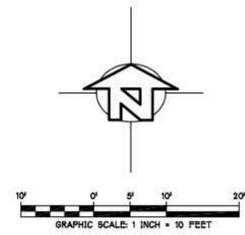
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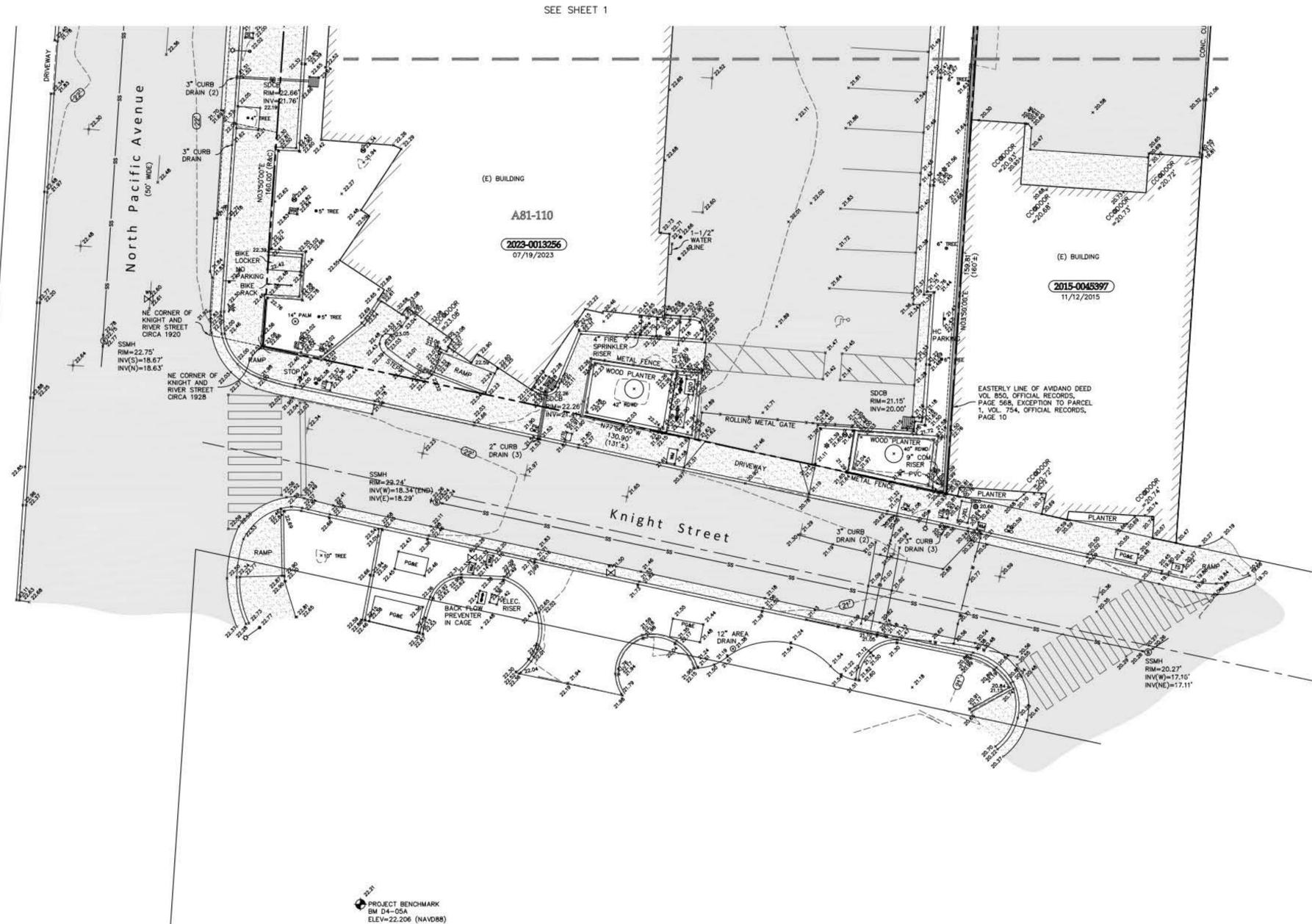
LAND SURVEY (FOR REFERENCE ONLY)

LS.2



Legend

- MONUMENT FOUND AS NOTED
 - ⊙ SAN SEWER MANHOLE
 - ⊙ COMMUNICATION MANHOLE
 - ⊙ ACCESSIBLE PARKING
 - ⊙ WATER VALVE
 - ⊙ WATER METER
 - ⊙ FIRE HYDRANT
 - ⊙ BACKFLOW PREVENTER
 - ⊙ BENCHMARK
 - () INDICATES RECORD DATA
 - R/C RECORD & CALCULATED DATA PER DEED OR A81-110
 - INV. INVERT ELEVATION
 - BOLLARD
 - SNF SEARCHED FOR CORNER NOTHING FOUND OR SET
 - BUILDING FOOTPRINT
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DATE	09/27/23				
SHEET	2				
OF	1	SHEETS			
JOB NO.	V23072				

