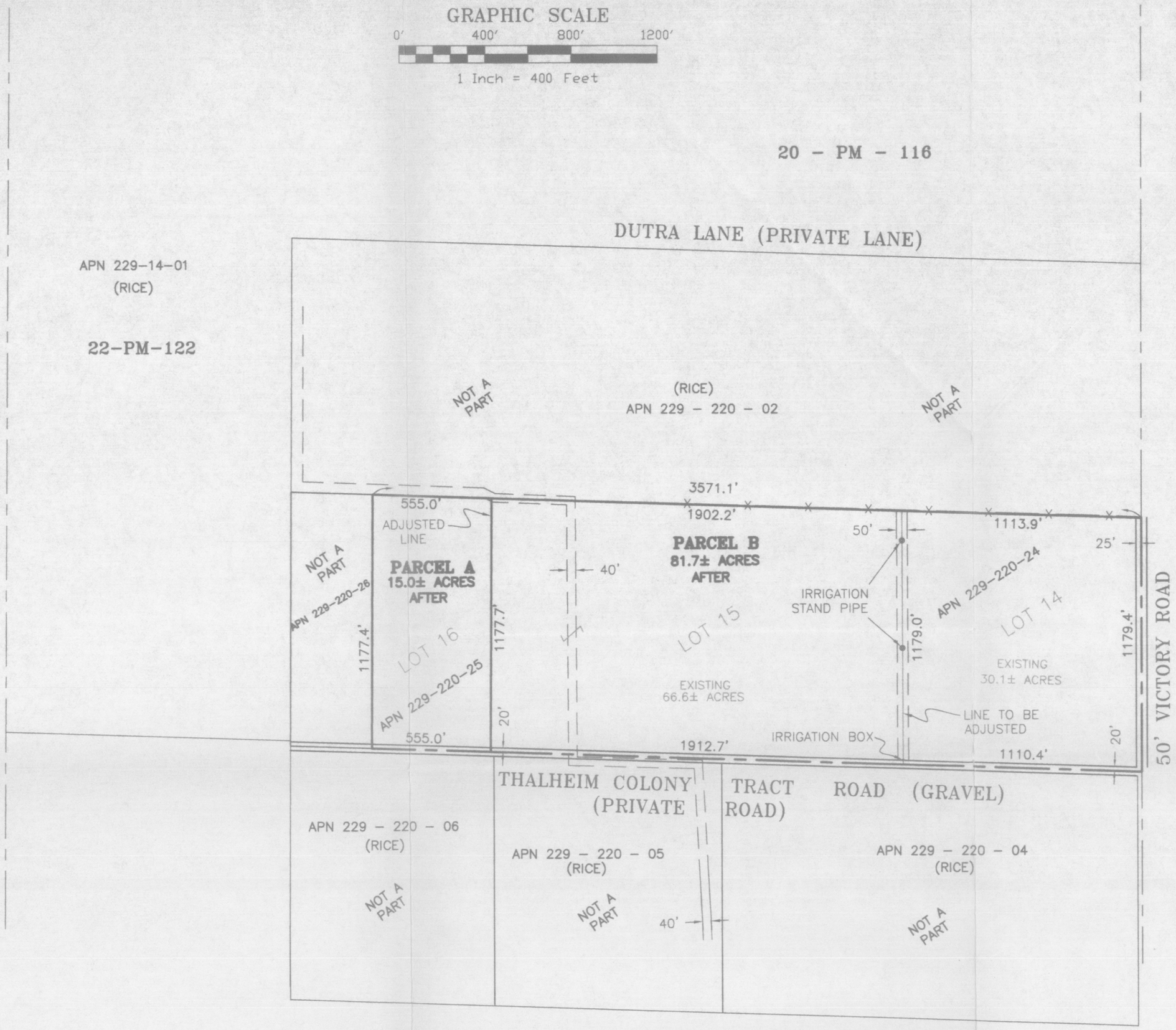
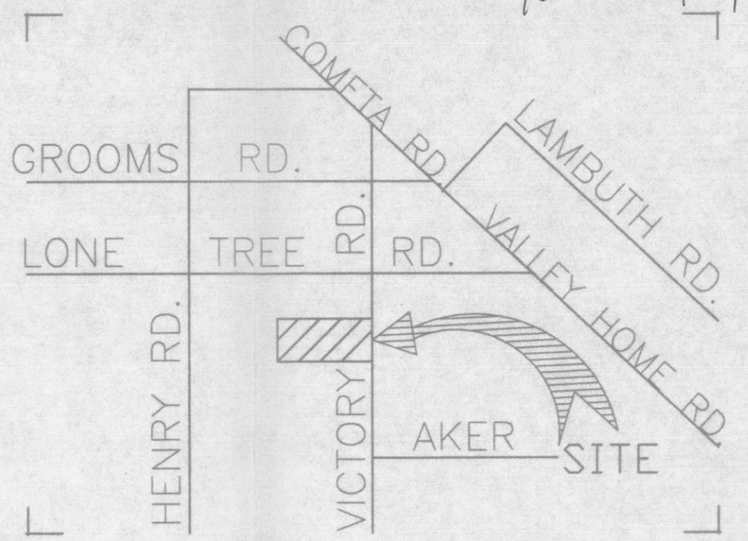
EP-08-1776-1

Application # SITE PLAN PA-0400142
Received By ___ On 3/22/04






VICINITY MAP
(NOT TO SCALE)

## OWNERS:

JOE ROCHE & JOE DUTRA, Jr.
1500 STANDIFORD AVE, BLDG. C-1
MODESTO, CA 95350
PH: (209) 544-7060

## PROJECT DESCRIPTION:

TO ADJUST TWO (2) PARCELS TOTALING 96.7± ACRES INTO ONE (1) 15.0± ACRE PARCEL AND ONE (1) 81.7± ACRE PARCEL.

**PROJECT SIZE:** 96.7± ACRES

**ASSESSOR'S PARCEL:** 229 - 220 - 025
229 - 220 - 024

## PROPERTY ADDRESS:

16113 VICTORY ROAD
OAKDALE, CA 95361
SAN JOAQUIN COUNTY

## UTILITIES AND FACILITIES:

| | |
|---|---|
| WATER – | PRIVATE WELL * |
| SEWAGE DISPOSAL – | PRIVATE SEPTIC * |
| STORM DRAINAGE – | ON SITE |
| ELECTRICTY – | P.G.& E. |
| GAS – | NONE |
| TELEPHONE – | SBC |

## FLOOD INFORMATION:

PROJECT IS NOT IN A FLOOD PLAIN.

**CURRENT ZONING:** AL-10

## LEGEND :

— — — — OAKDALE IRRIGATION DISTRICT EASEMENT
—— x —— x — EXISTING FENCE LINE

## GENERAL NOTES :

ALL RECORD INFORMATION IS FROM SAN JOAQUIN COUNTY RECORDS.

THERE ARE NO BUILDINGS ON THE SITE.

ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.

* WELL AND SEPTIC SYSTEMS SHALL BE PROPOSED AND INSTALLED AS A PART OF BUILDING PERMIT ( IF ANY )

# TENTATIVE LOT LINE ADJUSTMENT FOR JOE ROCHE

BEING AN ADJUSTMENT OF LOTS 14 AND 15, AND A PORTION OF LOT 16 OF THALHEIM COLONY TRACT SITUATE, SECTION 25, T.1 S., R.9 E., M.D.M. SAN JOAQUIN COUNTY, CALIFORNIA


ASPEN SURVEY COMPANY
1121 OAKDALE RD., STE. 6 MODESTO, CA. 95355
PH: (209) 526 9724 PH: (800) 526 9724
FX: (209) 526 0472


| | |
|---|---|
| DATE | 02/24/2004 |
| SCALE | 1" = 400' |
| DRAWN | LS |
| JOB | 04-12 |
| SHEET | 1 |
| OF | 1 SHEETS |