

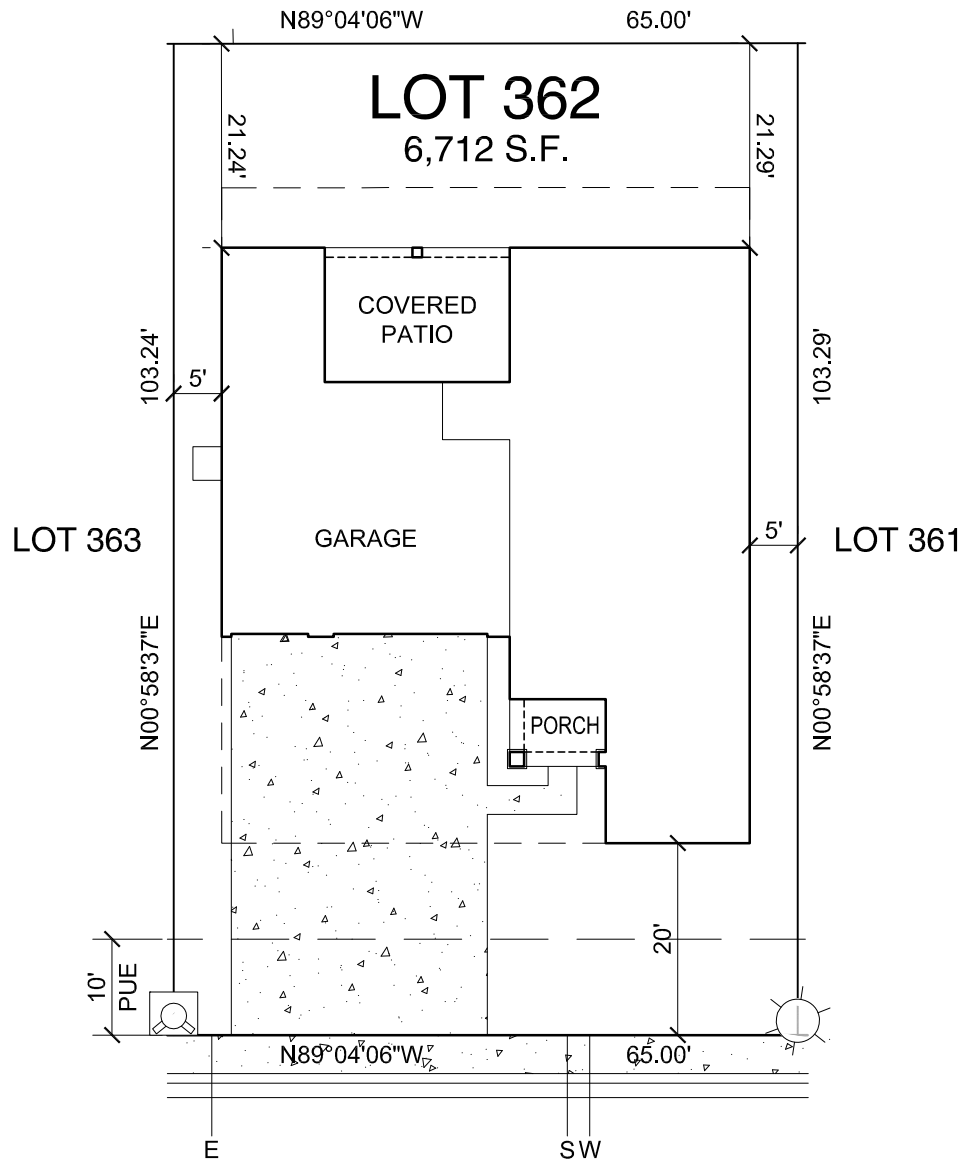
LEGEND

- PUBLIC UTILITY EASEMENT PUE
- WATER SERVICE — W
- SEWER SERVICE — S
- ELECTRICAL SERVICE — E
- FIRE HYDRANT
- ELECTROLIER
- CURB INLETS
- ELECTRICAL [E]
- GAS [G]
- TELECOM [T]
- CATV [C]
- BROADBAND [B]
- TRANSFORMER
- GRADING STRIP



SCALE 1" = 20'

DRAWN BY: RP
 DATE: MARCH 20, 2019
 REVISED: AUGUST 6, 2019



1272 SEPHOS STREET
 APN: 226-520-41

OLEANDER ESTATES
 UNIT NO. 4

DUE TO THE UNIQUE CONDITIONS OF THIS LOT, THE BUYER HAS WALKED AND APPROVED THE SITE. SPOT ELEVATIONS ARE APPROXIMATE. CURB DRAIN LOCATIONS AND FINAL GRADING CONDITIONS MAY VARY. THE INFORMATION ON THIS PLOT PLAN IS PROVIDED FOR YOUR CONVENIENCE AS A GUIDE TO THE GENERAL LOCATION OF THE SUBJECT PROPERTY. THE ACCURACY OF THIS PLOT PLAN IS NOT GUARANTEED, NOR IS IT A PART OF ANY POLICY, REPORT OR GUARANTEE TO WHICH IT MAY BE ATTACHED. ACTUAL DIMENSIONS MAY VARY OR CHANGE WITHOUT PRIOR NOTICE DUE TO ACTUAL SITE CONDITIONS. UTILITY BOXES AND TRANSFORMERS MAY BE MOVED OR ADDED AT THE DISCRETION OF THE UTILITY COMPANIES.

FLOOR PLAN: 2792 - "C" LIVING SPACE: 3,349 S.F. GARAGE SPACE: 904 S.F.
 PORCH SPACE: 70 S.F. LOT COVERAGE: 2,590 S.F. LOT COVERAGE AREA: 38.6%
 FRONT YARD: 767 S.F. OPTIONS: BONUS ROOM, 4-CAR GARAGE WITH PATIO, COVERED BALCONY



RAYMUS HOMES
 1433 MOFFAT BLVD.
 SUITE 13, P.O. BOX 2188
 MANTECA, CA 95336
 TEL : (209) 824 - 3080



MCR ENGINEERING, INC.
 1242 DUPONT COURT
 MANTECA, CA 95336
 TEL : (209) 239 - 6229
 FAX : (209) 239 - 8839

BY SIGNING THIS, I AFFIRM THAT I HAVE PHYSICALLY WALKED THIS HOME SITE

BUYER'S SIGNATURE: _____ DATE _____ BUYER'S SIGNATURE _____ DATE _____