

THEPEBBLEBEACHLOTS.COM

# LOT 11 31 POPPY LANE

The frontage of Lot #11 spans the length of the lake on the 1st hole and offers wide, open views of several holes and Huckleberry Hill.

- 1.01 acres
- 0.8 ac/ft water allocation
- Offered at \$1,200,000



## POPPY 1

A cul-de-sac of 16 one-plus acre lots on the back nine of Poppy Hills Golf Course across from the Club House entrance, offering fairway and forested views. All are in close proximity to The Lodge at Pebble Beach, The Beach and Tennis Club and The Spa at Pebble Beach.



GLOBAL LUXURY

TIM ALLEN CalBRE#00891159

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TIMALLENPROPERTIES.COM

TIM ALLEN

PROPERTIES

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**LINETYPES**

---	SUBDIVISION BOUNDARY
---	NEW LOT OR PARCEL LINE
---	NEW BUILDING ENVELOPE
---	NEW EASEMENT
---	EXISTING LOT LINE
---	EXISTING RIGHT OF WAY
---	EXISTING EASEMENT
---	EXISTING CENTERLINE

**LOT/PARCEL**

●	NEW LOT/PARCEL
○	EXISTING LOT/PARCEL
•	ADJACENT RECORD INFORMATION

**SYMBOLS**

- FOUND 3/4" IRON PIPE, RCE 15310 PER VOLUME 15, CITIES AND TOWNS, PAGE 52
- SET 1" IRON PIPE, PLS 8368 (UNLESS NOTED OTHERWISE)
- POINT USED FOR CALCULATION ONLY

**ABBREVIATIONS**

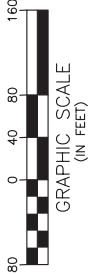
B.E.	BUILDING ENVELOPE
C&T	CITIES AND TOWNS
DOC	DOCUMENT
(E)	EXISTING
L	LENGTH
N.O.	NUMBER
O.R.	OFFICIAL RECORDS
P.G.	PAGE
P.M.	PARCEL MAP
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
SUR	SURVEYS
VOL	VOLUME

**BASIS OF BEARINGS**

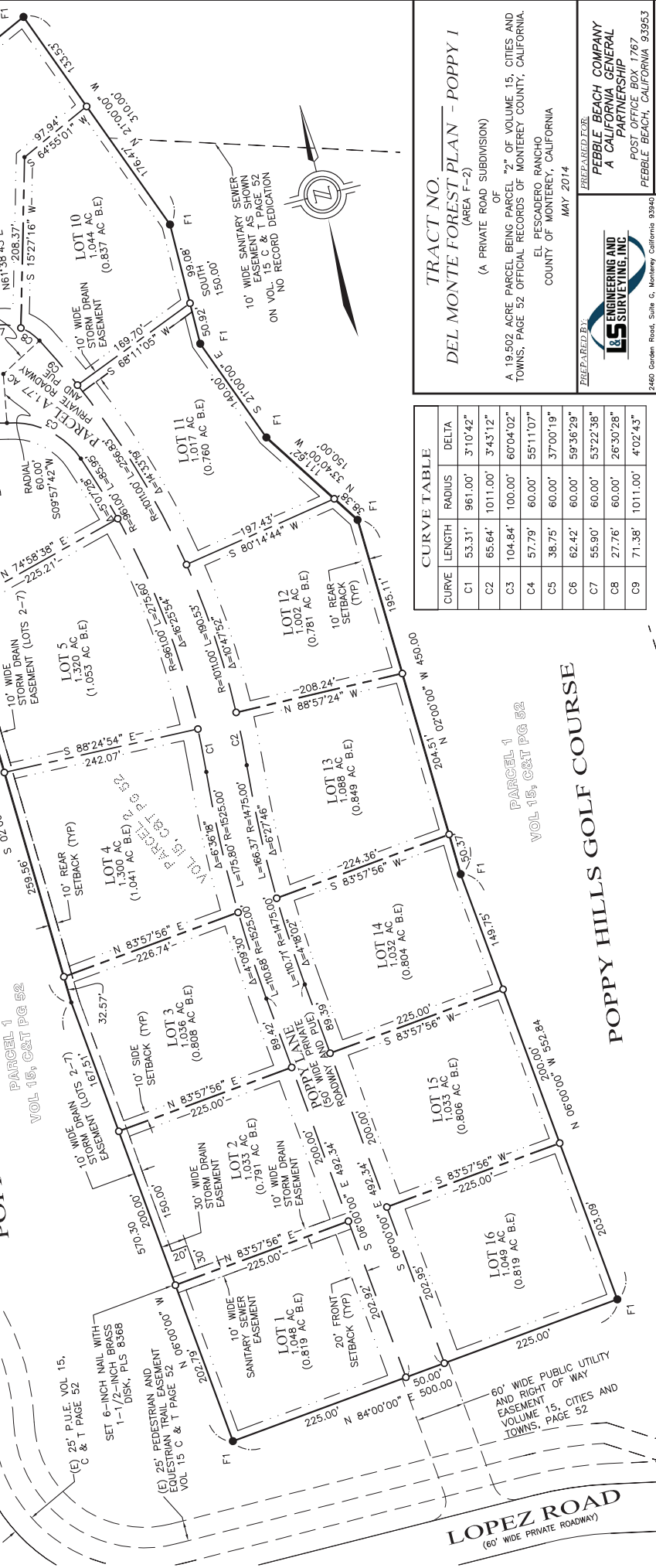
THE BEARING OF N 08°30'00" E AS SHOWN ON THE MAP OF TRACT NO. 1003, POPPY HILLS GOLF COURSE SUBDIVISION, FILED IN VOLUME 15, PAGE 52, OF CITIES & TOWNS, AS FOUND MONUMENTED AND SHOWN HEREON IS THE BASIS OF BEARINGS FOR THIS SURVEY.

**NOTES**

1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND DISTANCES SHOWN ARE BOTH RECORD AND MEASURED UNLESS NOTED OTHERWISE.



**POPPY HILLS GOLF COURSE**



**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA
C1	53.31'	961.00'	3°10'42"
C2	65.64'	1011.00'	3°43'12"
C3	104.84'	100.00'	60°04'02"
C4	57.79'	60.00'	55°11'07"
C5	38.75'	60.00'	37°00'19"
C6	62.42'	60.00'	59°36'29"
C7	55.90'	60.00'	53°22'38"
C8	27.76'	60.00'	26°30'28"
C9	71.38'	1011.00'	4°02'43"

**TRACT NO.**  
**DEL MONTE FOREST PLAN - POPPY I**  
 (AREA F-2)  
 (A PRIVATE ROAD SUBDIVISION)  
 OF  
 A 19.502 ACRE PARCEL BEING PARCEL "Z" OF VOLUME 15, CITIES AND TOWNS, PAGE 52 OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA.  
 EL PESCADERO RANCHO  
 COUNTY OF MONTEREY, CALIFORNIA  
 MAY 2014

PREPARED FOR:  
**PEBBLE BEACH COMPANY**  
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**SHEET 3 OF 3**