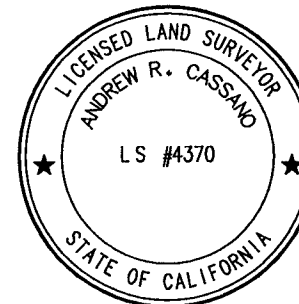


SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF RIDGETOP HOLDINGS, LLC IN JUNE, 2011 I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED, OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY



Andrew R. Cassano
 ANDREW R. CASSANO LS 4370
 REGISTRATION EXPIRES 09-30-15

COUNTY SURVEYOR'S STATEMENT

THIS PARCEL MAP HAS BEEN EXAMINED BY ME AND THE PARCEL MAP AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE SAME TIME OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH I AM SATISFIED THAT THIS PARCEL MAP IS TECHNICALLY CORRECT THIS 20th DAY OF DECEMBER, 2013



Kevin J. Nelson
 KEVIN J. NELSON LS 8423
 REGISTRATION EXPIRES 12-31-14
 COUNTY SURVEYOR

COUNTY RECORDER'S STATEMENT

FILED THIS 20th DAY OF December 2013, AT 3:02 PM IN BOOK 21 OF PARCEL MAPS AT PAGE 24 AT THE REQUEST OF ANDREW R. CASSANO

DOCUMENT No 2013-0033154
 FEE PAID \$ 17.00
 BY *Gregory J. Diaz*
 GREGORY J. DIAZ
 NEVADA COUNTY RECORDER

BASIS OF BEARING

ALL BEARINGS IN THIS RECORD ARE BASED UPON MONUMENTS FOUND AS ESTABLISHED ON AN UNRECORDED SURVEY BY CARLOS MCGUIRE FOR N V M CO IN 1963, ON FILE WITH THE NEVADA COUNTY SURVEYOR (R14)

NOTES:

- 1 THE SUPPLEMENTAL INFORMATION FOR THIS PARCEL MAP IS RECORDED IN A SEPARATE DOCUMENT, DOCUMENT No 2013-0033164
- 2 THE LANDS SHOWN HEREON ARE SUBJECT TO A DEVELOPMENT AGREEMENT FILED IN DOCUMENT No 2009-33758, OR AS AMENDED
- 3 CAL-TRANS RIGHT-OF-WAY BEARINGS HAVE BEEN ROTATED 0°35'51" CLOCKWISE TO AGREE WITH THIS BASIS OF BEARINGS
- 4 FOR MONUMENTS MEASURED TO BE GREATER THAN 100 FEET FROM RECORD POSITION, THE OFFSET HAS BEEN NOTED
- 5 THE LOCATIONS OF THE FOLLOWING RECORD EASEMENTS CANNOT BE DETERMINED OF RECORD

RECORDED	PURPOSE	BENEFITTED
56 DEEDS 264	MINING	MORETTI
128 DEEDS 184	WAGON ROAD	PISANI
547 DEEDS 270	WATER DIVERSION	AUGUSTUS
2002-0045426	USE OF WELL	BARON

PARCEL MAP NO. PM09-008
 FOR
RIDGETOP AT HARMONY RIDGE

WITHIN A PORTION OF
 SECTIONS 4, 5, T. 16 N., R. 9 E. + 33, T. 17 N., R. 9 E., M.D.M.

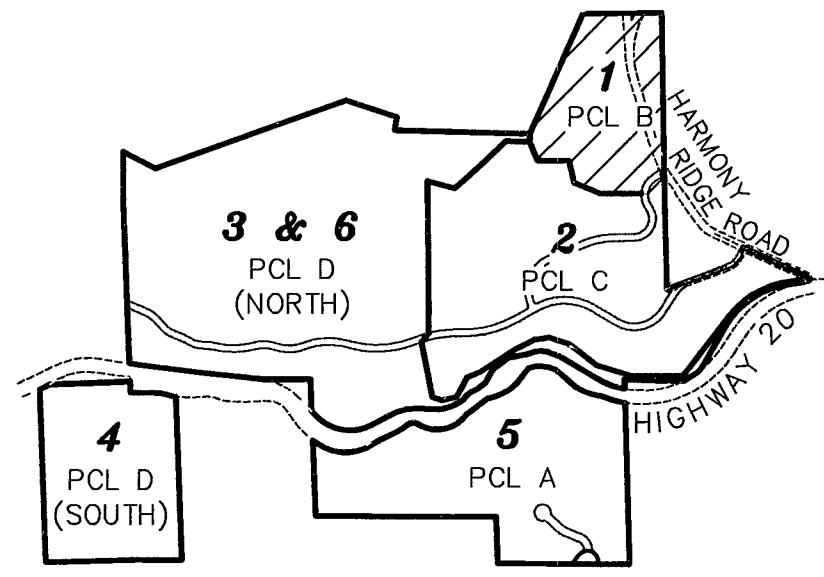
WITHIN THE UNINCORPORATED TERRITORY OF
NEVADA COUNTY, CALIFORNIA

FEBRUARY 2013
NEVADA CITY ENGINEERING, INC.
 505 COYOTE STREET * P O BOX 1437 * NEVADA CITY * CALIFORNIA

- LEGEND**
- SECTION OR QUARTER CORNER CHARACTER AS NOTED
 - SET 3/4" IRON PIPE, L.S. 4370
 - FOUND MONUMENT AS NOTED
 - MONUMENT OF RECORD, NOT SURVEYED
 - NFNS, NOTHING FOUND NOTHING SET
 - IP IRON PIPE
 - (OA) OVERALL
 - (R) RADIAL BEARING
 - (R1) DOC NO 04-0022071
 - (R2) 11 RS 129
 - (R3) 13 PM 154
 - (R4) 5 PM 46
 - (R5) 10 PM 136
 - (R6) 10 PM 243
 - (R7) 3 PM 249
 - (R8) 13 PM 116
 - (R9) 7 PM 3
 - (R10) 8 PM 33
 - (R11) GOVERNMENT LAND OFFICE ORIGINAL NOTES
 - (R12) CAL TRANS R/W PLAT MON SURVEY 1981
 - (R13) 19 PM 115
 - (R14) UNRECORDED SURVEY BY CARLOS MCGUIRE FOR N V M CO IN 1963, ON FILE WITH THE NEVADA COUNTY SURVEYOR

SEE SHEET 2
 PCL C

SEE SHEET 3
 PCL D
 NORTH PORTION



SHEET INDEX

Map 24

A-849
 PM 21/24



SCALE 1" = 200'

NO SEARCH MADE

KOBBE
Doc No
97-015855

CARTER
Doc No
96-016182

1/2" REBAR, RCE 7659(R9)
AT S 12°05'E 3 03'
50' EASEMENT FOR ROADS & PUBLIC
UTILITIES PER DOC NO 2011-0003870
OFFERED FOR DEDICATION TO THE
COUNTY OF NEVADA
DOC NO 2013-0033157

SEE SHEET 1
PCL B

NEIGHBORHOOD TRAIL
(SEE SHEET 6)

1" IP, LS 3224(R2)

R=20'
Δ=73°49'30"
L=25 77'
S58°48'00"W
42 47'
R=125'
Δ=55°16'40"
L=120 60'
299 11'
N89°44'00"W
50 00'
N86°28'40"W
50 00'

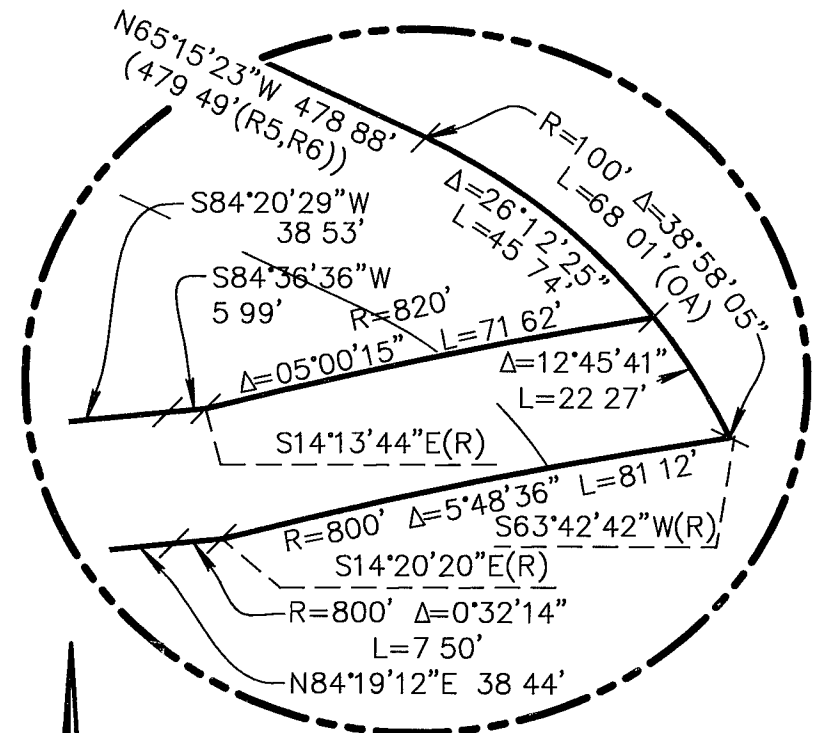
60' R/W FOR ROADS & PUBLIC
UTILITIES - OFFERED FOR DEDICATION
TO THE COUNTY OF NEVADA PER
BOOK 800 OR PAGE 99 &
BOOK 829 OR PAGE 127 &
BOOK 832 OR PAGE 68

60' R/W FOR ROADS & PUBLIC
UTILITIES - OFFERED FOR DEDICATION
TO THE COUNTY OF NEVADA PER
BOOK 800 OR PAGE 99 &
BOOK 829 OR PAGE 127 &
BOOK 832 OR PAGE 68

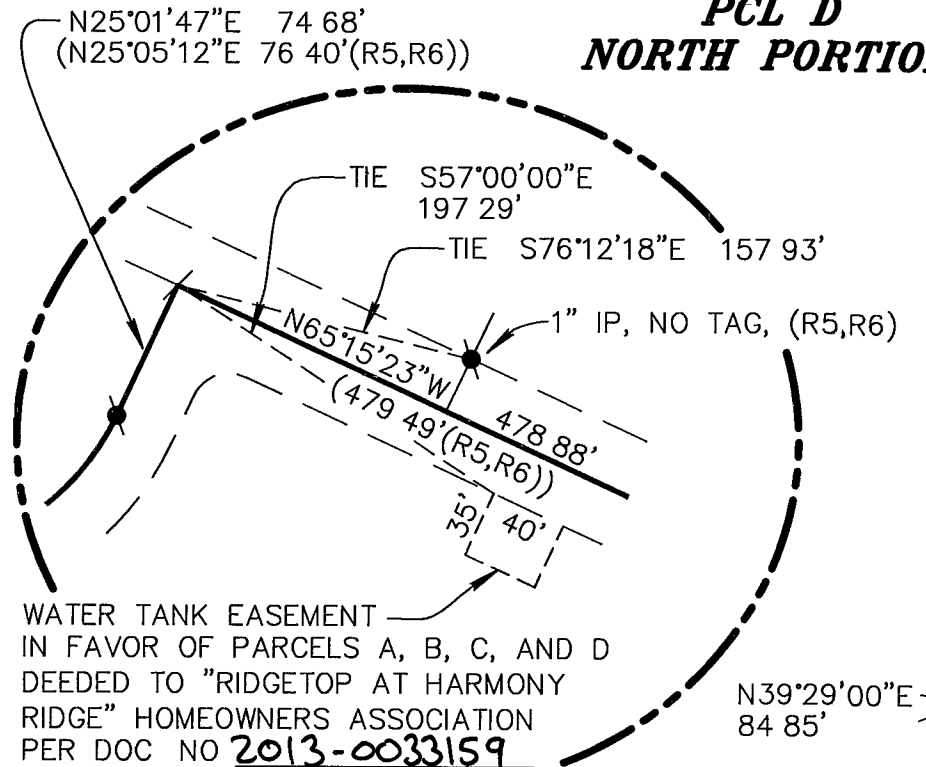
SEE DETAIL C
Δ=26°12'25" L=45 74'
R=100'
Δ=38°58'05" L=68 01'(OA)
Δ=38°40'00" L=67 49'(OA)(R5,R6)
Δ=12°45'41" L=22 27'

SEE DETAIL B
R=800' Δ=0°32'14" L=7 50'
N84°19'12"E 38 44'

PARCEL E (SEE SHEET 6 FOR BOUNDARY)

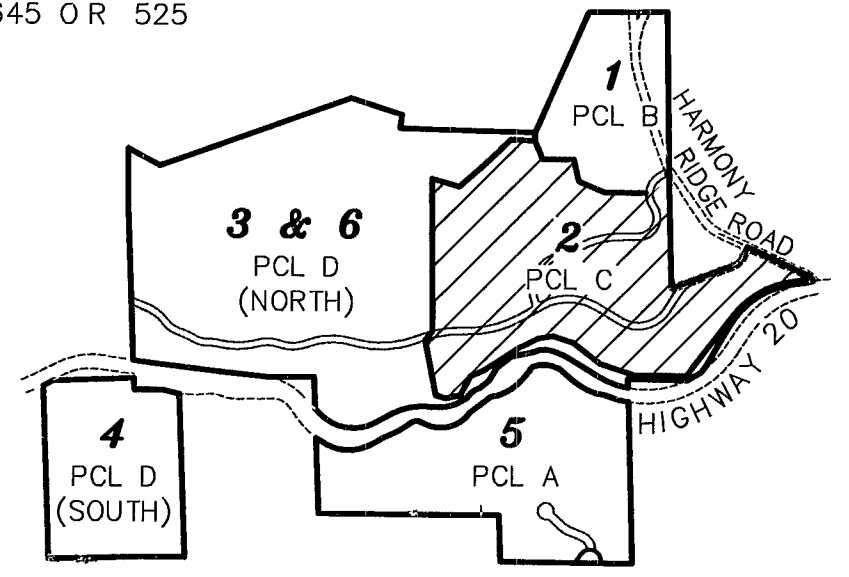
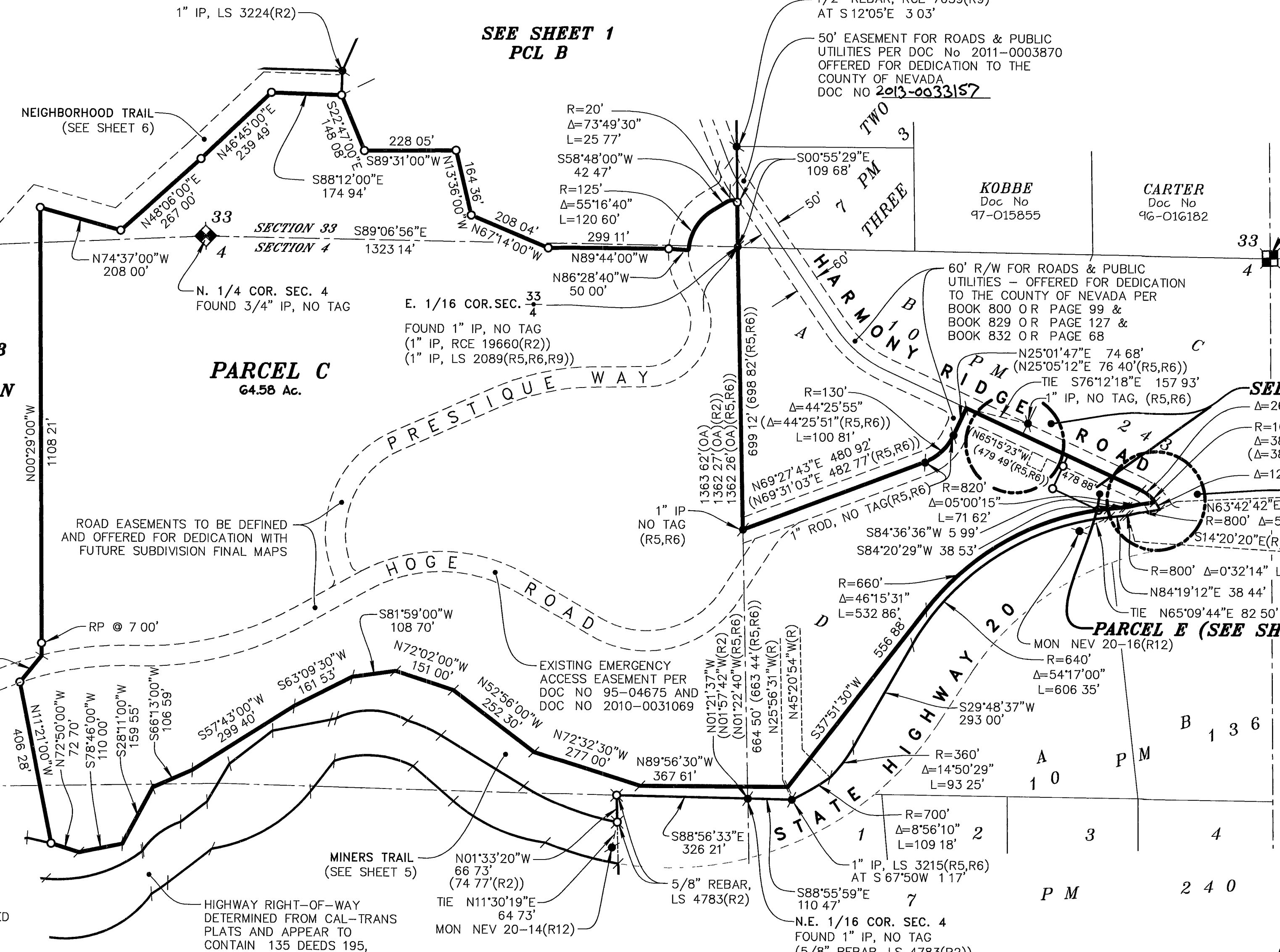


DETAIL B
SCALE 1" = 30'
SEE SHEET 3
PCL D
NORTH PORTION

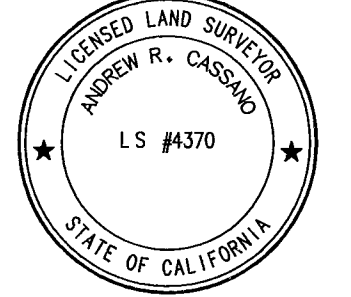


DETAIL C
SCALE 1" = 100'

- LEGEND**
- SECTION OR QUARTER CORNER CHARACTER AS NOTED
 - SET 3/4" IRON PIPE, L.S. 4370
 - FOUND MONUMENT AS NOTED
 - MONUMENT OF RECORD, NOT SURVEYED
 - NFNS, NOTHING FOUND NOTHING SET
 - IP
(OA) OVERALL
 - (R) RADIAL BEARING
 - (R1) DOC NO 04-0022071
 - (R2) 11 RS 129
 - (R3) 13 PM 154
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 - (R6) 10 PM 243
 - (R7) 3 PM 249
 - (R8) 13 PM 116
 - (R9) 7 PM 3
 - (R10) 8 PM 33
 - (R11) GOVERNMENT LAND OFFICE ORIGINAL NOTES
 - (R12) CAL TRANS R/W PLAT MON SURVEY 1981
 - (R13) 19 PM 115
 - (R14) UNRECORDED SURVEY BY CARLOS MCGUIRE FOR NVM CO IN 1963, ON FILE WITH THE NEVADA COUNTY SURVEYOR



SHEET INDEX



Andrew R. Cassano

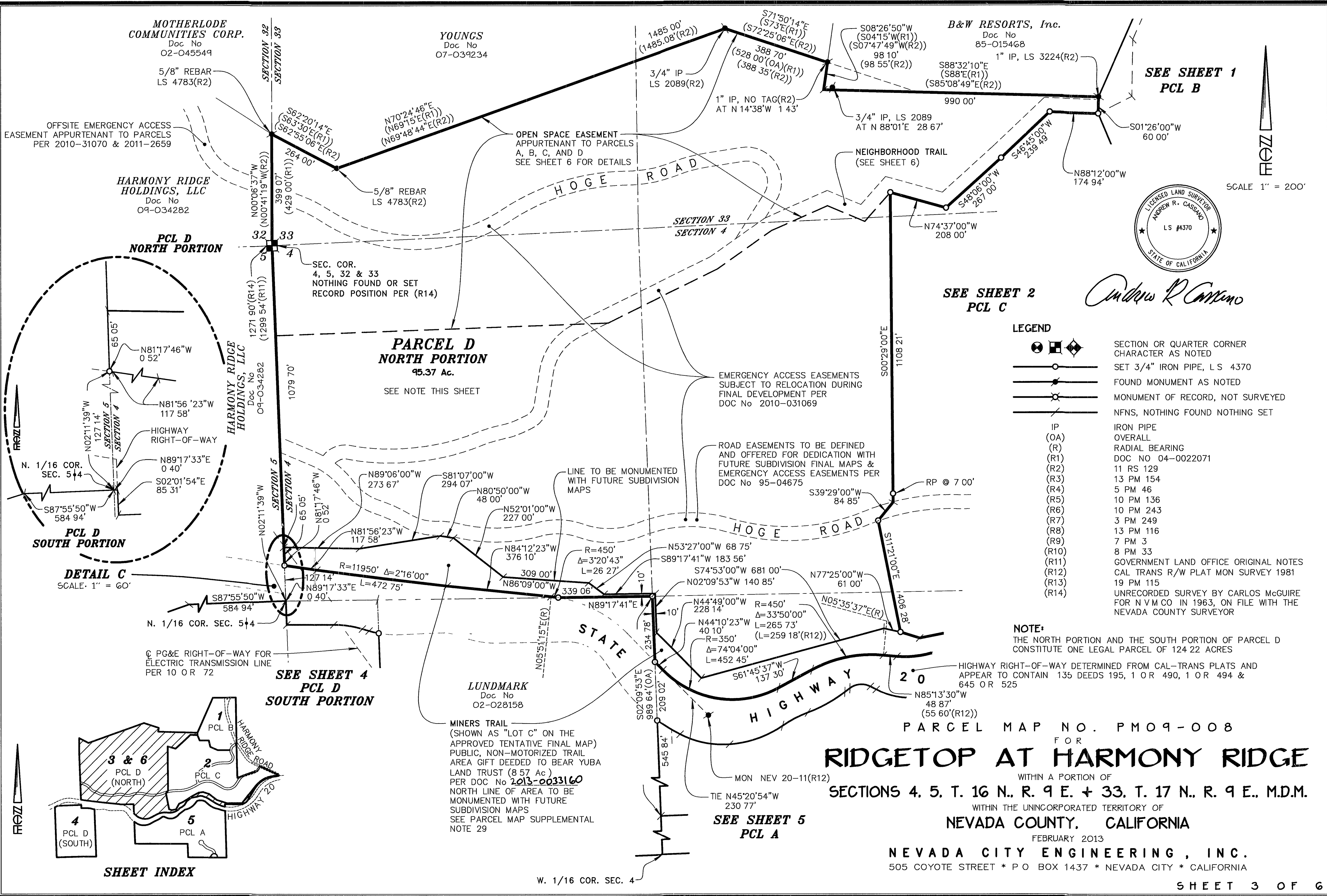
PARCEL MAP NO. PM09-008
FOR
RIDGETOP AT HARMONY RIDGE

WITHIN A PORTION OF
SECTIONS 4, 5, T. 16 N., R. 9 E. + 33, T. 17 N., R. 9 E., M.D.M.

WITHIN THE UNINCORPORATED TERRITORY OF
NEVADA COUNTY, CALIFORNIA

FEBRUARY 2013

NEVADA CITY ENGINEERING, INC.
505 COYOTE STREET * P O BOX 1437 * NEVADA CITY * CALIFORNIA



MOTHERLODE COMMUNITIES CORP.
Doc No 02-045549
5/8" REBAR LS 4783(R2)

YOUNGS
Doc No 07-039234

B&W RESORTS, Inc.
Doc No 85-015468
1" IP, LS 3224(R2)

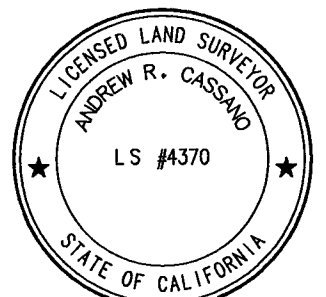
SEE SHEET 1 PCL B

HARMONY RIDGE HOLDINGS, LLC
Doc No 09-034282

PCL D NORTH PORTION

PARCEL D NORTH PORTION
95.37 Ac.
SEE NOTE THIS SHEET

SEE SHEET 2 PCL C



Andrew R. Cassano

LEGEND

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- SET 3/4" IRON PIPE, LS 4370
- FOUND MONUMENT AS NOTED
- MONUMENT OF RECORD, NOT SURVEYED
- NFNS, NOTHING FOUND NOTHING SET
- IP
- (OA)
- (R)
- (R1)
- (R2)
- (R3)
- (R4)
- (R5)
- (R6)
- (R7)
- (R8)
- (R9)
- (R10)
- (R11)
- (R12)
- (R13)
- (R14)

NOTE:
THE NORTH PORTION AND THE SOUTH PORTION OF PARCEL D CONSTITUTE ONE LEGAL PARCEL OF 124.22 ACRES

HIGHWAY RIGHT-OF-WAY DETERMINED FROM CAL-TRANS PLATS AND APPEAR TO CONTAIN 135 DEEDS 195, 1 OR 490, 1 OR 494 & 645 OR 525

PARCEL MAP NO. PM09-008

RIDGETOP AT HARMONY RIDGE

WITHIN A PORTION OF SECTIONS 4, 5, T. 16 N., R. 9 E. + 33, T. 17 N., R. 9 E., M.D.M.

WITHIN THE UNINCORPORATED TERRITORY OF NEVADA COUNTY, CALIFORNIA

NEVADA CITY ENGINEERING, INC.
505 COYOTE STREET * P O BOX 1437 * NEVADA CITY * CALIFORNIA

FEBRUARY 2013

SHEET 3 OF 6

OFFSITE EMERGENCY ACCESS EASEMENT APPURTENANT TO PARCELS PER 2010-31070 & 2011-2659

OPEN SPACE EASEMENT APPURTENANT TO PARCELS A, B, C, AND D SEE SHEET 6 FOR DETAILS

EMERGENCY ACCESS EASEMENTS SUBJECT TO RELOCATION DURING FINAL DEVELOPMENT PER DOC No 2010-031069

ROAD EASEMENTS TO BE DEFINED AND OFFERED FOR DEDICATION WITH FUTURE SUBDIVISION FINAL MAPS & EMERGENCY ACCESS EASEMENTS PER DOC No 95-04675

LINE TO BE MONUMENTED WITH FUTURE SUBDIVISION MAPS

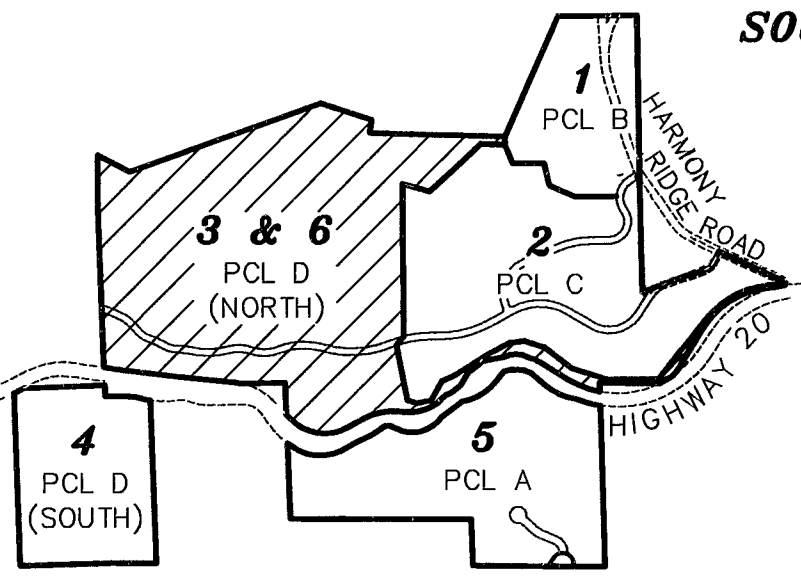
DETAIL C
SCALE: 1" = 60'

SEE SHEET 4 PCL D SOUTH PORTION

SEE SHEET 5 PCL A

LUNDMARK
Doc No 02-028158

MINERS TRAIL (SHOWN AS "LOT C" ON THE APPROVED TENTATIVE FINAL MAP) PUBLIC, NON-MOTORIZED TRAIL AREA GIFT DEEDED TO BEAR YUBA LAND TRUST (8.57 Ac.) PER DOC No 2013-0033160
NORTH LINE OF AREA TO BE MONUMENTED WITH FUTURE SUBDIVISION MAPS
SEE PARCEL MAP SUPPLEMENTAL NOTE 29

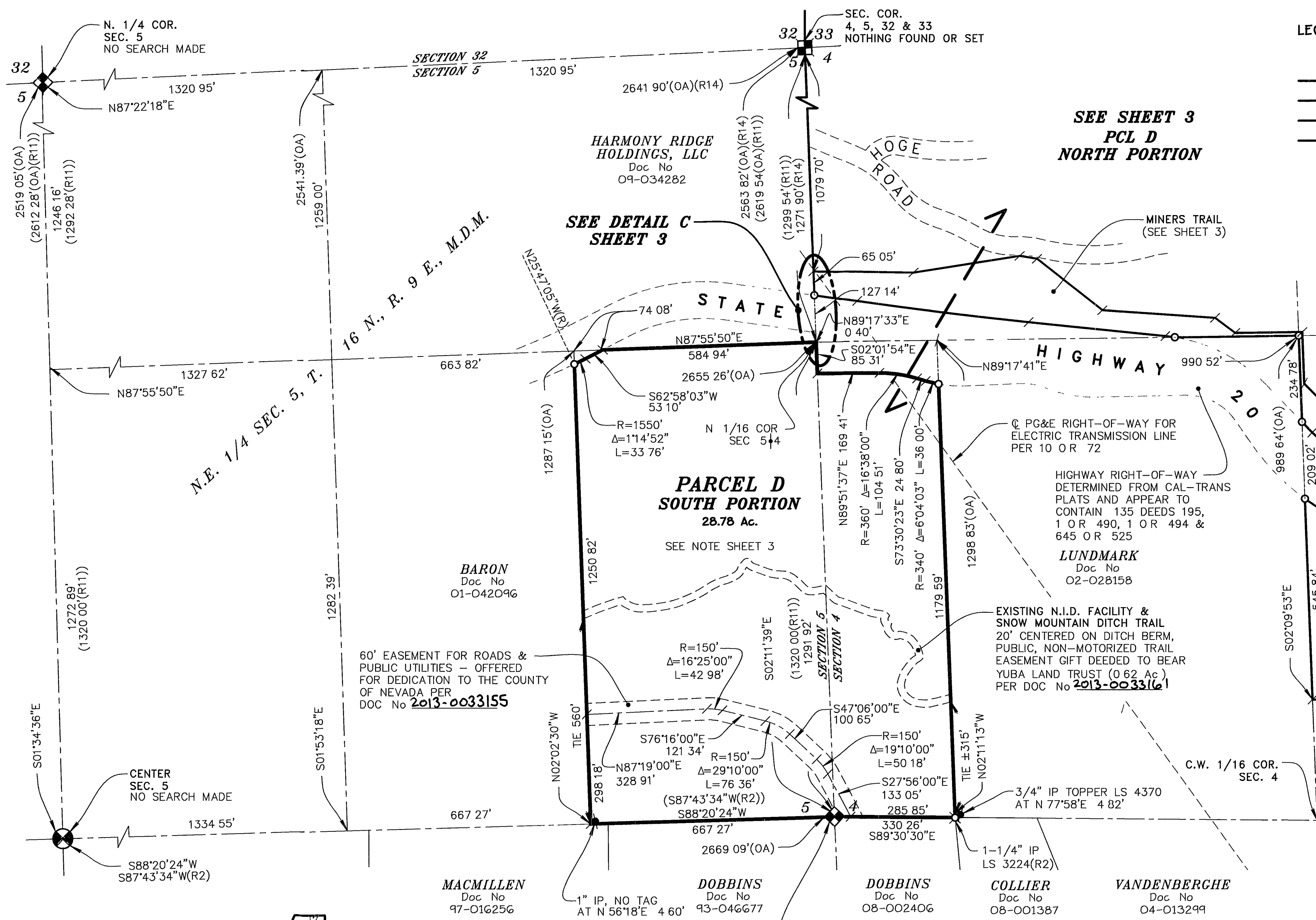


SHEET INDEX

W. 1/16 COR. SEC. 4

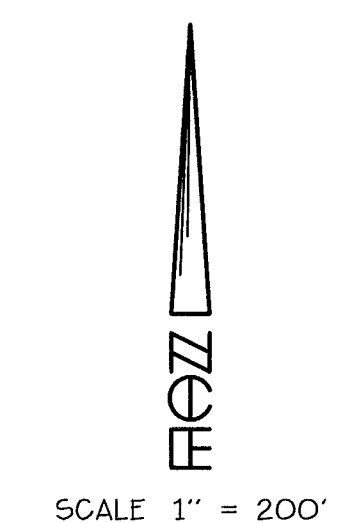
A-849

pm 2/24

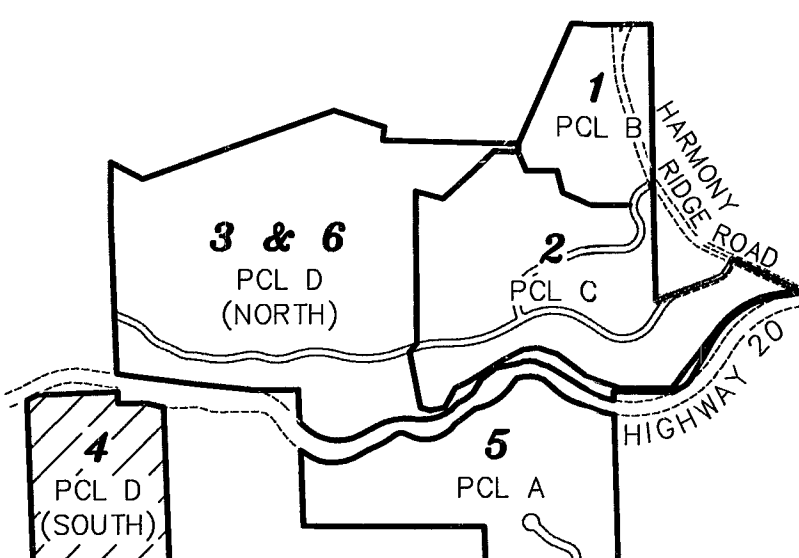


LEGEND

	SECTION OR QUARTER CORNER CHARACTER AS NOTED
	SET 3/4" IRON PIPE, L.S. 4370
	FOUND MONUMENT AS NOTED
	MONUMENT OF RECORD, NOT SURVEYED
	NFNS, NOTHING FOUND NOTHING SET
IP	IRON PIPE
(OA)	OVERALL
(R)	RADIAL BEARING
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Andrew R. Cassano



SHEET INDEX

PARCEL MAP NO. PM09-008
 FOR
RIDGETOP AT HARMONY RIDGE
 WITHIN A PORTION OF
SECTIONS 4, 5, T. 16 N., R. 9 E. + 33, T. 17 N., R. 9 E., M.D.M.
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NEVADA CITY ENGINEERING, INC.
 505 COYOTE STREET * P.O. BOX 1437 * NEVADA CITY * CALIFORNIA

A-849
 RM2/24

LINE	BEARING	DISTANCE
L1	S45°59'E	72 15'
L2	S89°48'30"E	434 57'
L3	N54°19'E	100 00'
L4	S89°48'30"E	70 00'
L5	S34°19'E	71 12'
L6	S89°48'30"E	401 37'
L7	N54°36'E	126 43'
L8	S79°29'E	116 59'
L9	S12°13'22"W	104 99'
L10	S79°29'E	313 81'
L11	S47°14'E	203 47'
L12	S67°26'E	201 45'
L13	S07°00'E	32 93'

SEE SHEET 3
PCL D
NORTH PORTION

SEE SHEET 2
PCL C

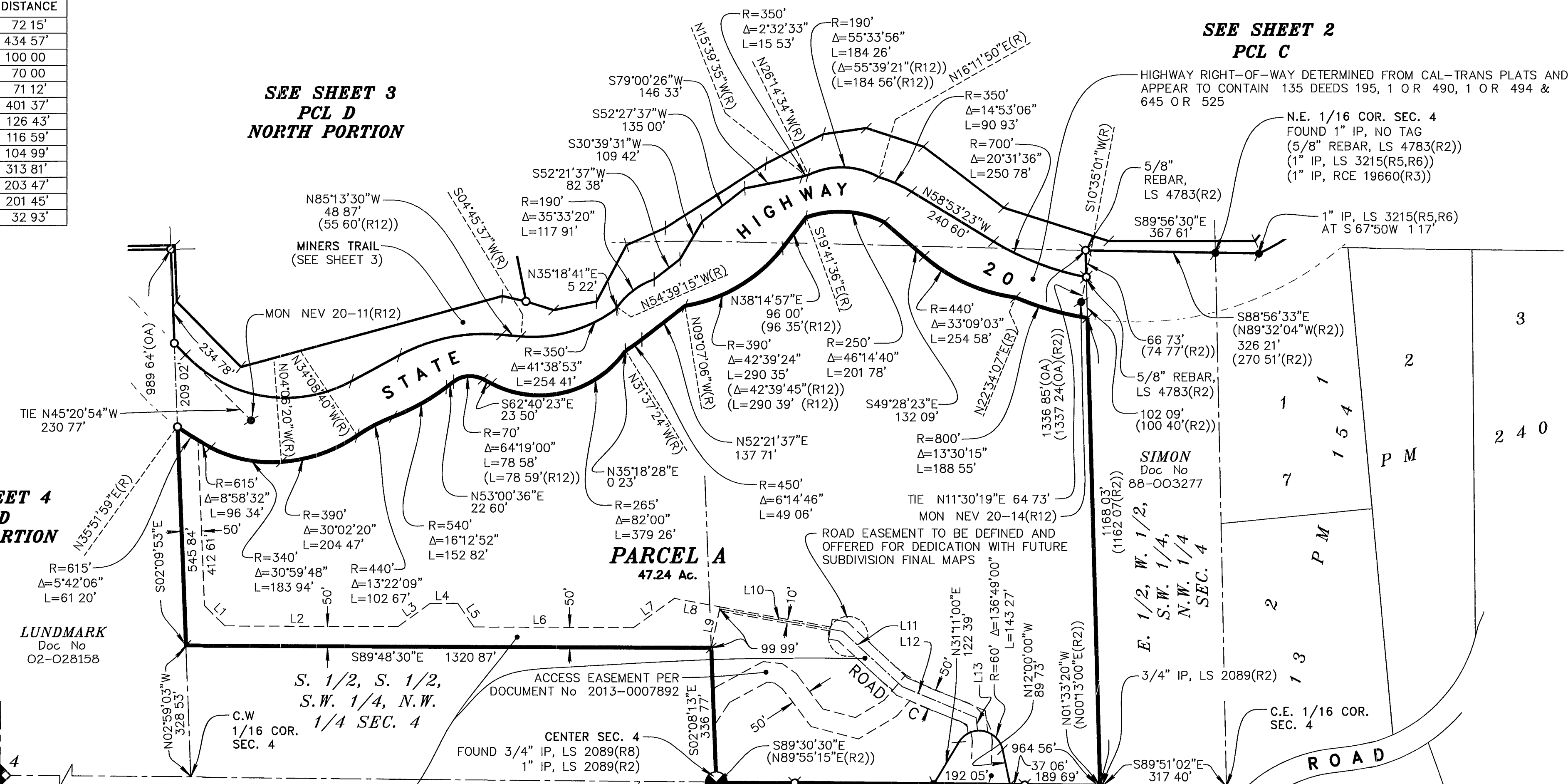
SEE SHEET 4
PCL D
SOUTH PORTION

PARCEL A
47.24 Ac.

HIGHWAY RIGHT-OF-WAY DETERMINED FROM CAL-TRANS PLATS AND APPEAR TO CONTAIN 135 DEEDS 195, 1 OR 490, 1 OR 494 & 645 OR 525

N.E. 1/16 COR. SEC. 4
FOUND 1" IP, NO TAG
(5/8" REBAR, LS 4783(R2))
(1" IP, LS 3215(R5,R6))
(1" IP, RCE 19660(R3))

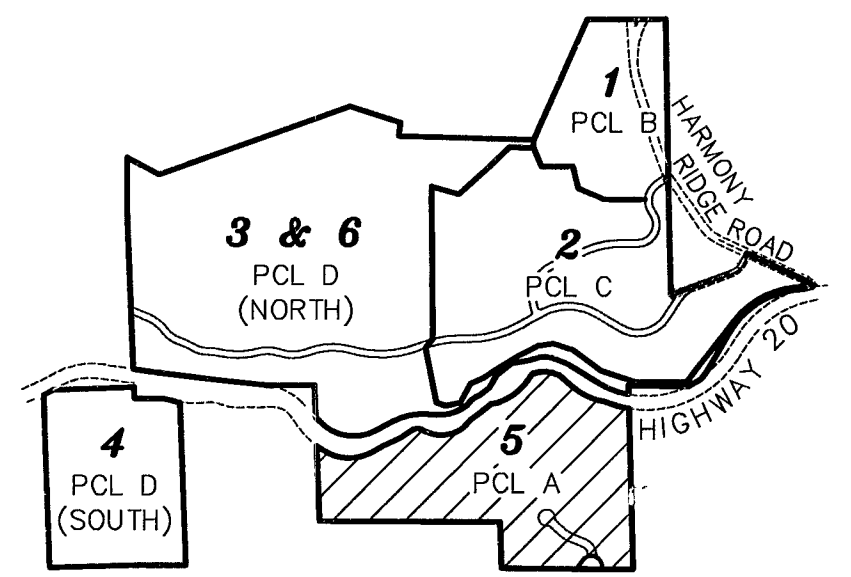
SCALE 1" = 200'



- LEGEND**
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Andrew R. Cassano



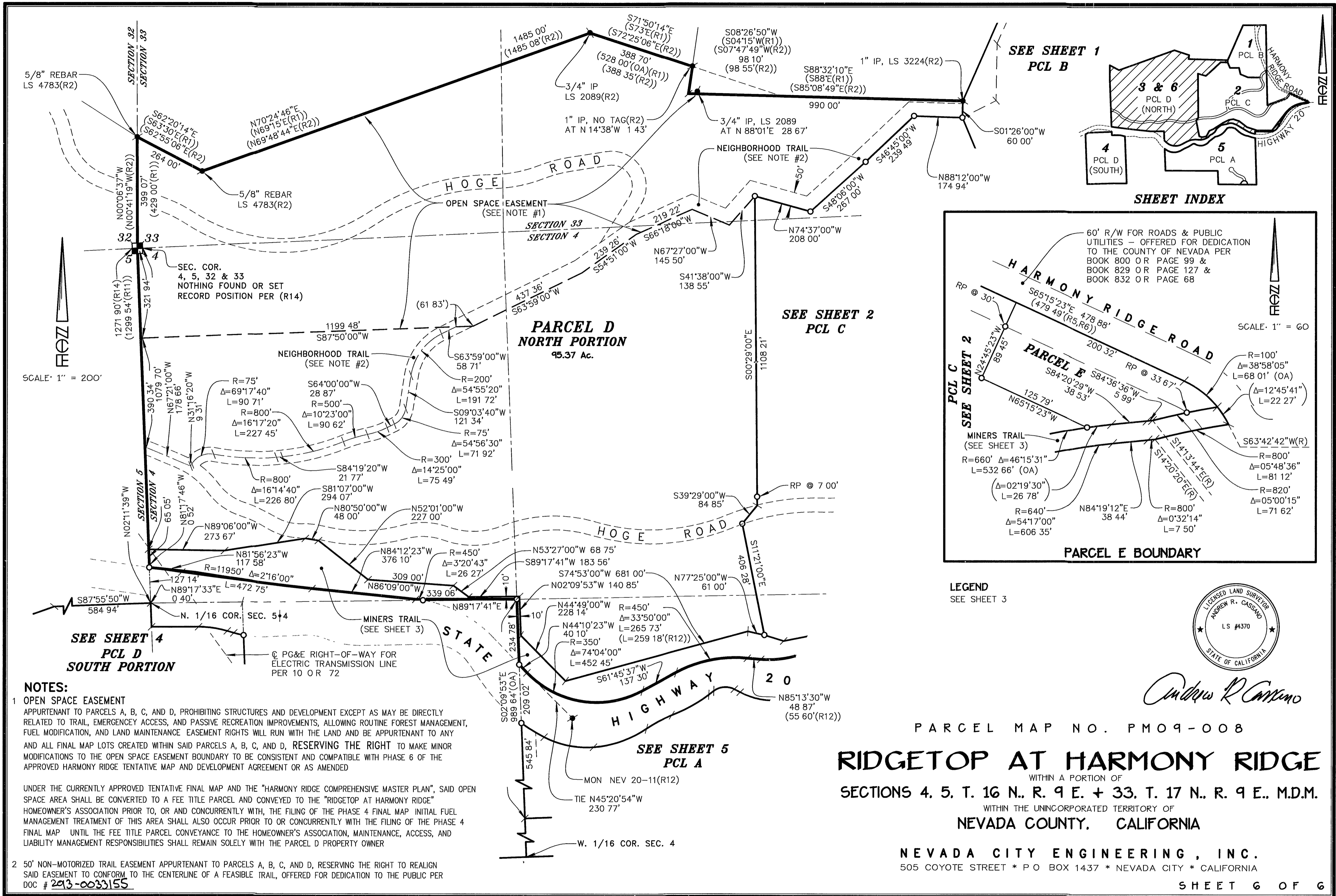
SHEET INDEX

PARCEL MAP NO. PM09-008
FOR
RIDGETOP AT HARMONY RIDGE

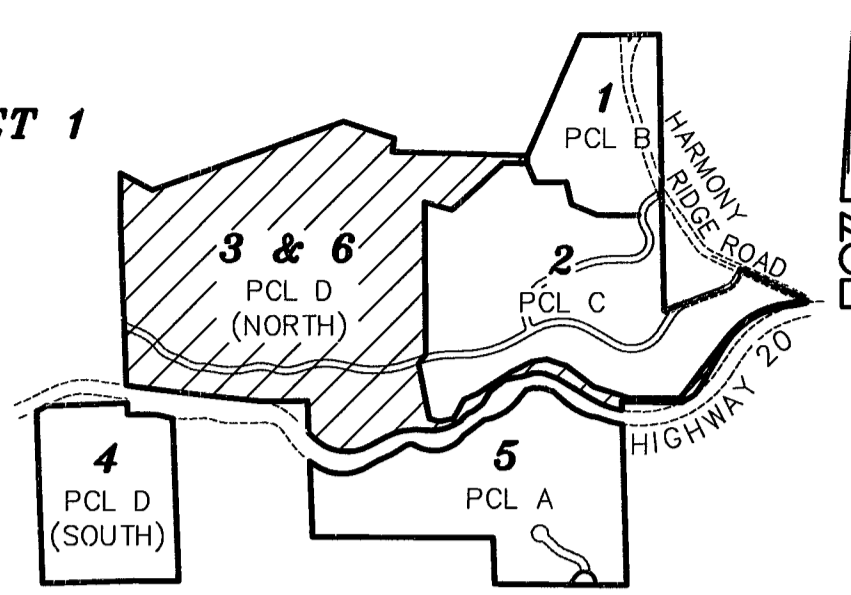
WITHIN A PORTION OF
SECTIONS 4, 5, T. 16 N., R. 9 E. + 33, T. 17 N., R. 9 E., M.D.M.
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A-849
RM 2/24

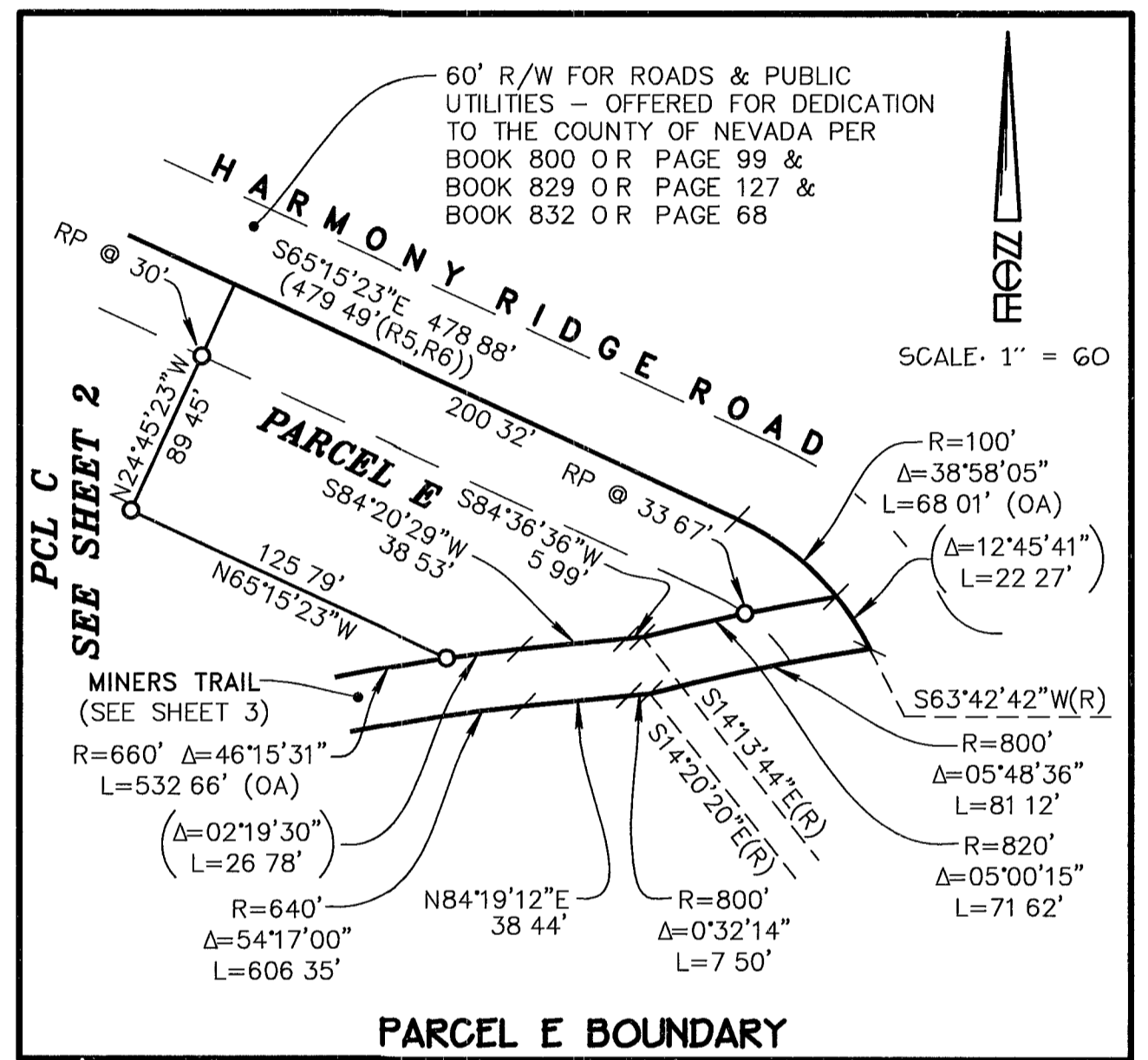


SEE SHEET 1
PCL B



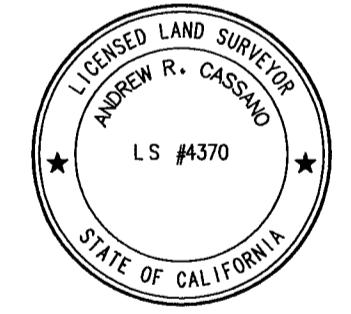
SHEET INDEX

SEE SHEET 2
PCL C



PARCEL E BOUNDARY

LEGEND
SEE SHEET 3



Andrew R. Cassano

PARCEL MAP NO. PM09-008

RIDGETOP AT HARMONY RIDGE

WITHIN A PORTION OF
SECTIONS 4, 5, T. 16 N., R. 9 E. + 33, T. 17 N., R. 9 E., M.D.M.
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NEVADA COUNTY, CALIFORNIA

NEVADA CITY ENGINEERING, INC.
505 COYOTE STREET * P O BOX 1437 * NEVADA CITY * CALIFORNIA

SHEET 6 OF 6

NOTES:
1 OPEN SPACE EASEMENT APPURTENANT TO PARCELS A, B, C, AND D, PROHIBITING STRUCTURES AND DEVELOPMENT EXCEPT AS MAY BE DIRECTLY RELATED TO TRAIL, EMERGENCY ACCESS, AND PASSIVE RECREATION IMPROVEMENTS, ALLOWING ROUTINE FOREST MANAGEMENT, FUEL MODIFICATION, AND LAND MAINTENANCE EASEMENT RIGHTS WILL RUN WITH THE LAND AND BE APPURTENANT TO ANY AND ALL FINAL MAP LOTS CREATED WITHIN SAID PARCELS A, B, C, AND D, RESERVING THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE OPEN SPACE EASEMENT BOUNDARY TO BE CONSISTENT AND COMPATIBLE WITH PHASE 6 OF THE APPROVED HARMONY RIDGE TENTATIVE MAP AND DEVELOPMENT AGREEMENT OR AS AMENDED

UNDER THE CURRENTLY APPROVED TENTATIVE FINAL MAP AND THE "HARMONY RIDGE COMPREHENSIVE MASTER PLAN", SAID OPEN SPACE AREA SHALL BE CONVERTED TO A FEE TITLE PARCEL AND CONVEYED TO THE "RIDGETOP AT HARMONY RIDGE" HOMEOWNER'S ASSOCIATION PRIOR TO, OR AND CONCURRENTLY WITH, THE FILING OF THE PHASE 4 FINAL MAP INITIAL FUEL MANAGEMENT TREATMENT OF THIS AREA SHALL ALSO OCCUR PRIOR TO OR CONCURRENTLY WITH THE FILING OF THE PHASE 4 FINAL MAP UNTIL THE FEE TITLE PARCEL CONVEYANCE TO THE HOMEOWNER'S ASSOCIATION, MAINTENANCE, ACCESS, AND LIABILITY MANAGEMENT RESPONSIBILITIES SHALL REMAIN SOLELY WITH THE PARCEL D PROPERTY OWNER

2 50' NON-MOTORIZED TRAIL EASEMENT APPURTENANT TO PARCELS A, B, C, AND D, RESERVING THE RIGHT TO REALIGN SAID EASEMENT TO CONFORM TO THE CENTERLINE OF A FEASIBLE TRAIL, OFFERED FOR DEDICATION TO THE PUBLIC PER DOC # 2013-0033155

A-849
PM 2/24