

OWNER'S CERTIFICATE + OFFER OF DEDICATION

The undersigned being the only persons representing any record title interest in the herein subdivided lands do hereby consent to the preparation and recording of this final map of "Deer Creek Park IIa" and offer for dedication and do hereby dedicate to the County of Nevada the following:

The real property described below is dedicated or offered for dedication as easements for public purposes:

1. Easement for ingress and egress and for any and all public roadway purposes over that strip of land within the subdivision shown as "Yerba Buena Court".
2. Easements for Public Utility Easements (PUE) for water, gas, sewer and drainage pipes, conduits and ditches, and for underground conduits for electric, television, telephone and internet services, together with all appurtenances thereto on, over, and across those certain strips of land shown and on, over, and across those strips of land with a width of 10 feet, lying adjacent and parallel to "Yerba Buena Court" and within "Yerba Buena Court" and 30 feet around the cul-de-sac turn-around easement situate within the boundaries of the subdivision, together with the right to trim and/or remove necessary trees, limbs, or brush.
3. Easements for construction and the maintenance of roadside slopes, all those areas within 10 feet of "Yerba Buena Court" easement and within 30 feet around the cul-de-sac easement bulb of said road.
4. Easements for any and all drainage conveyance and detention together with all appurtenances thereto, on, over and across those certain strips of land shown and designated as "Drainage Easement" (DE).
5. Easements for any and all fuel modification for fire safety and to contain a non-motorized trail. That land area shown as "Parcel D".
6. Easement for emergency only ingress and egress. That area designated as "St. Anthony Road".

Terra Alta Development Co.  
A California Corporation

by: Lance Amaral  
Lance Amaral, President

NOTARY'S ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Nevada s.s.

On April 24, 2020, before me, Michael Roberts, the undersigned notary public, personally appeared Lance Amaral

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand.

My commission No. 2307076

My commission expires Sept. 27, 2023

Michael Roberts  
Notary Public  
My principal place of business is  
Nevada County

FINAL MAP NO. 01-001  
FOR

Deer Creek Park IIa

WITHIN A PORTION OF

SECTIONS 8, 9, 10, 15, 16 + 17, T. 16 N., R. 9 E., M.D.M.

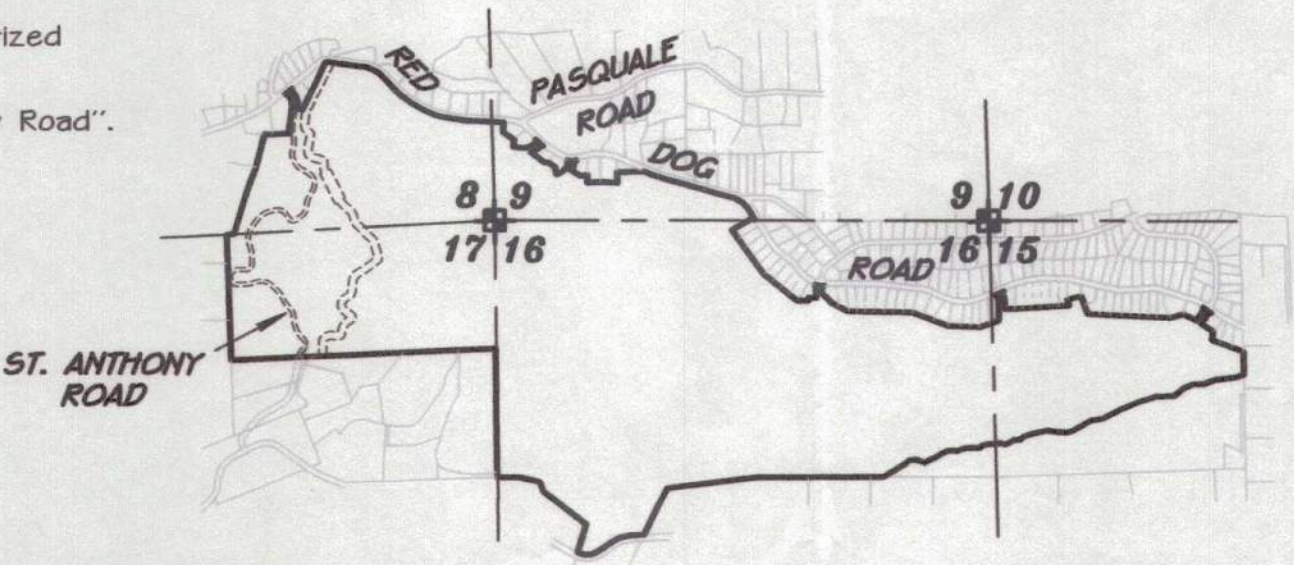
WITHIN THE UNINCORPORATED TERRITORY OF

NEVADA COUNTY, CALIFORNIA

DECEMBER, 2019

NEVADA CITY ENGINEERING, INC.

505-B COYOTE STREET \* P.O. BOX 1437 \* NEVADA CITY \* CALIFORNIA



TOTAL ACREAGE BEING SUBDIVIDED = 527.24 Ac.

SHEET INDEX

- 1 MAP CERTIFICATES AND SHEET INDEX
- 2 PROJECT OVERVIEW AND UNDEFINED EASEMENTS
- 3 PROJECT BOUNDARY COURSE TABLE
- 4 PHASE 1 LOTS
- 5 PHASE 2 LOTS
- 6 PHASE 3 LOTS
- 7 PHASE 4 LOTS
- 8 EMERGENCY ACCESS ROAD (ST. ANTHONY RD.)
- 9 SUPPLEMENTAL DATA SHEET 1 OF 2
- 10 SUPPLEMENTAL DATA SHEET 2 OF 2

NOTES

1. All easements offered for dedication in the Owner's Statement hereon are established for the mutual benefit of Lots 1 through 7, regardless of whether Nevada County accepted, rejected, or deferred said easements.
2. Boundaries of Parcel A and the project exterior were determined from record data.
3. The boundaries of Parcels D, F, H, I, + J will be monumented at the time of development.
4. Offer of Dedication to Nevada Irrigation District for interests related to water conveyance facilities and operations per Doc. No. \_\_\_\_\_

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 ordinance at the request of Lance Amaral in May, 2019. I hereby state that all the monuments are of the character and occupy the positions indicated and that the monuments are sufficient to enable the survey to be retraced, and that this final map substantially conforms to the approved or the conditionally approved tentative map.



Andrew R. Cassano  
Andrew R. Cassano L.S. 4370  
Registration expires: 9-30-21

COUNTY SURVEYOR'S STATEMENT

This final map has been examined by me and the subdivision 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 approval of the tentative map have been complied with. I am satisfied that this final map is technically correct this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Kevin J. Nelson L.S. 8423  
Registration Expires 12-31-20  
County Surveyor

BOARD OF SUPERVISOR'S STATEMENT + CERTIFICATE FOR DEDICATION

This is to certify that the Board of Supervisors of the County of Nevada, State of California, by a motion adopted at a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2020, did approve for filing this final map of "Deer Creek Park IIa" consisting of 10 sheets and

- A) accepted items 2 + 6 for public use;
- B) rejected subject to Section 771.010 of the Code of Civil Procedures, item 1, 3, 4, + 5 and retained the right to accept these items at a later date per Section 66477.2 (a) of the Subdivision Map Act. All provisions of the Subdivision Map Act and local ordinances have been complied with regarding deposits this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Chairman of the Board

Clerk of the Board

TAX COLLECTOR'S STATEMENT

I, Tina Vernon, the official computing redemptions for the County of Nevada, State of California, do hereby certify that according to the records of my office, there are no liens for unpaid taxes, or special assessments collected as taxes against the lands subdivided hereon, except taxes or assessments not yet due and payable, but constituting a lien is 0.

Tina Vernon  
Tina Vernon  
Nevada County Tax Collector

COUNTY RECORDER'S STATEMENT

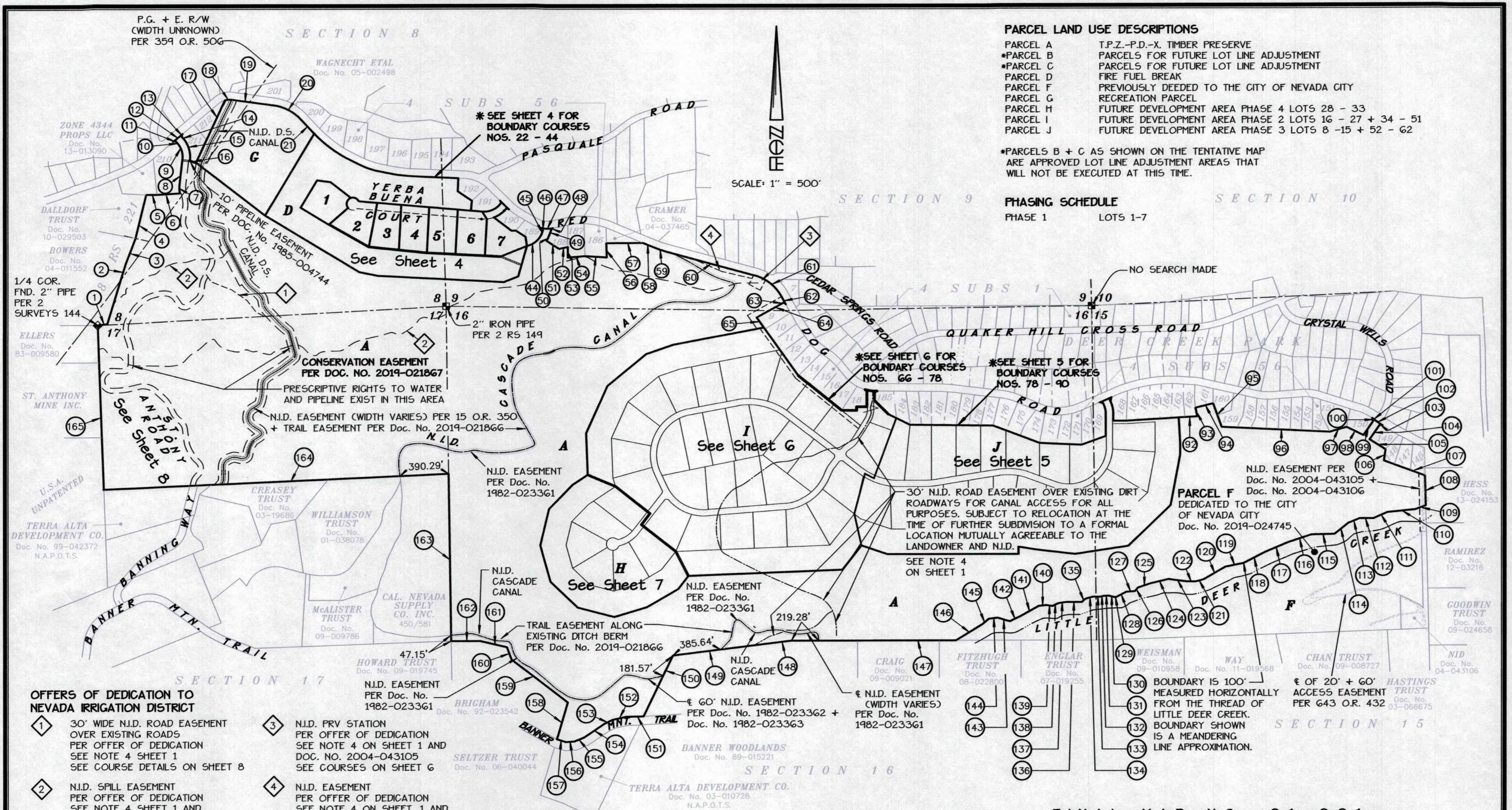
Filed this \_\_\_\_\_ day of \_\_\_\_\_, 2020 at \_\_\_\_\_ M. in Book \_\_\_\_\_ of Subdivisions at Page \_\_\_\_\_ at the request of Lance Amaral, Terra Alta Development Co.

Document No: \_\_\_\_\_ Gregory J. Diaz  
Nevada County Recorder

Fee: \_\_\_\_\_ by: \_\_\_\_\_  
Deputy

SHEET 1 OF 10





- PARCEL LAND USE DESCRIPTIONS**
- PARCEL A T.P.Z.-P.D.-X. TIMBER PRESERVE
  - \*PARCEL B PARCELS FOR FUTURE LOT LINE ADJUSTMENT
  - \*PARCEL C PARCELS FOR FUTURE LOT LINE ADJUSTMENT
  - PARCEL D FIRE FUEL BREAK
  - PARCEL F PREVIOUSLY DEEDED TO THE CITY OF NEVADA CITY
  - PARCEL G RECREATION PARCEL
  - PARCEL H FUTURE DEVELOPMENT AREA PHASE 4 LOTS 28 - 33
  - PARCEL I FUTURE DEVELOPMENT AREA PHASE 2 LOTS 16 - 27 + 34 - 51
  - PARCEL J FUTURE DEVELOPMENT AREA PHASE 3 LOTS 8 -15 + 52 - 62

\*PARCELS B + C AS SHOWN ON THE TENTATIVE MAP ARE APPROVED LOT LINE ADJUSTMENT AREAS THAT WILL NOT BE EXECUTED AT THIS TIME.

**PHASING SCHEDULE**  
PHASE 1 LOTS 1-7

- OFFERS OF DEDICATION TO NEVADA IRRIGATION DISTRICT**
- 1 30' WIDE N.I.D. ROAD EASEMENT OVER EXISTING ROADS PER OFFER OF DEDICATION SEE NOTE 4 SHEET 1 SEE COURSE DETAILS ON SHEET 8
  - 2 N.I.D. SPILL EASEMENT PER OFFER OF DEDICATION SEE NOTE 4 SHEET 1 AND N.I.D. SPILL NOTE ON SHEET 10
  - 3 N.I.D. PRV STATION PER OFFER OF DEDICATION SEE NOTE 4 ON SHEET 1 AND DOC. NO. 2004-043105 SEE COURSES ON SHEET 6
  - 4 N.I.D. EASEMENT PER OFFER OF DEDICATION SEE NOTE 4 ON SHEET 1 AND DOC. NO. 2004-043105 SEE COURSES ON SHEET 6
- NOTES**
1. THE LOCATIONS OF THE FOLLOWING EASEMENTS CAN NOT BE DEFINED OF RECORD:

IN FAVOR OF	PURPOSE	RECORDING INFORMATION
NEW VERDE MINES CO. NEVADA IRRIGATION DISTRICT	INGRESS + EGRESS MAINTENANCE + OPERATION OF CONDUIT OR CANAL	332 O.R. 283 141 DEEDS 395
NEVADA IRRIGATION DISTRICT	MAINTENANCE + OPERATION OF CONDUIT OR CANAL	141 DEEDS 400
NEVADA IRRIGATION DISTRICT	INGRESS + EGRESS OF CANALS, PIPELINES, + FLUMES	461 O.R. 585
P. G. + E. P. T. + T. CO. COUNTY OF NEVADA	ENLARGING A DITCH COMMUNICATION FACILITIES EXTEND CULVERTS + SLOPES + INCIDENTAL PURPOSES	123 DEEDS 202 739 O.R. 661 207 O.R. 64

- NOTES**
2. THE FOLLOWING UNLOCATABLE EASEMENTS OF RECORD APPEAR TO PERTAIN TO NEVADA IRRIGATION CANALS AND RELATED FACILITIES:
- |                                      |   |              |
|--------------------------------------|---|--------------|
| SOUTH YUBA WATER + MINING CO.        | WATER DITCH   | 62 DEEDS 570 |
| SOUTH YUBA WATER + MINING CO.        | WATER DITCH   | 62 DEEDS 573 |
| SOUTH YUBA WATER + MINING CO.        | WATER DITCH   | 63 DEEDS 550 |
| SOUTH YUBA WATER + MINING CO.        | WATER DITCH   | 63 DEEDS 562 |
| IDAHO QUARTZ MINING CO.              | WATER DITCH   | 44 DEEDS 118 |
| M. L. + D. MARSH CO.                 | WATER DITCH   | 50 DEEDS 26  |
| NORTH BANNER CONSOLIDATED TUNNEL CO. | WATER DITCH +<br>FLUME CANALS,<br>PIPELINES, + FLUMES | 64 DEEDS 20  |

FINAL MAP NO. 01-001  
FOR  
**Deer Creek Park IIa**  
WITHIN A PORTION OF  
**SECTIONS 8, 9, 15, 16 + 17, T. 16 N., R. 9 E., M.D.M.**  
WITHIN THE UNINCORPORATED TERRITORY OF  
**NEVADA COUNTY, CALIFORNIA**  
DECEMBER, 2019  
**NEVADA CITY ENGINEERING, INC.**  
505-B COYOTE STREET \* P.O. BOX 1437 \* NEVADA CITY \* CALIFORNIA  
SHEET 2 OF 10



COURSE TABLE			
Line #/Curve #	Direction/Delta	Length	Radius
L1	N81°54'46"E	77.48	
L2	N17°06'12"E	502.80	
L3	N20°59'20"E	219.16	
L4	N13°48'20"E	358.50	
L5	N89°47'54"E	86.58	
L6	N86°28'05"E	184.07	
C7	18°00'00"	72.26	230.00
L8	N06°37'00"E	200.00	
C9	N46°43'21"E	138.63	170.00
L10	N40°06'21"W	12.00	
C11	90°00'00"	31.42	20.00
L12	N49°53'39"E	100.00	
C13	90°00'00"	31.42	20.00
L14	S40°06'21"E	12.00	
C15	46°43'21"	187.56	230.00
L16	S71°04'14"E	52.89	
L17	N24°50'00"E	550.03	
C18	23°14'56"	52.75	130.00
L19	S82°14'12"E	337.90	
C20	38°43'36"	249.98	370.00
L21	S43°31'36"E	157.92	
C22	20°54'06"	375.75	1030.00
L23	S64°25'42"E	78.89	
C24	14°34'51"	160.32	630.00
L25	S79°00'33"E	97.10	
C26	8°20'39"	164.57	1130.00
L27	S87°21'12"E	369.75	
L28	S02°38'48"E	105.00	
L29	S56°06'59"E	135.23	
L30	S04°55'18"E	80.00	
L31	S85°04'42"E	90.00	
C32	50°00'00"	148.35	170.00
L33	N44°55'18"E	12.00	
C34	90°00'00"	31.42	20.00
L35	S45°04'42"E	80.00	
C36	02°32'50"	19.12	430.00
C37	87°27'10"	30.53	20.00
L38	S44°55'18"W	12.44	
C39	25°00'00"	100.36	230.00
L40	S52°50'32"E	177.28	
L41	N88°03'03"E	35.00	
L42	S57°10'29"E	90.98	
L43	S09°00'00"E	75.00	
C44	57°00'00"	169.12	170.00
L45	N20°00'00"E	11.83	
C46	97°04'17"	33.88	20.00

COURSE TABLE			
Line #/Curve #	Direction/Delta	Length	Radius
C47	24°28'09"	98.23	230.00
C48	58°27'32"	20.41	20.00
L49	S20°00'00"W	46.86	
C50	12°30'00"	50.18	230.00
L51	S57°30'00"E	120.00	
L52	N77°39'06"E	71.84	
L53	S00°00'00"E	85.00	
L54	N84°55'15"E	137.34	
L55	S86°24'56"E	174.83	
L56	N01°129'29"W	114.20	
L57	N89°38'26"E	280.99	
L58	S65°51'27"E	27.13	
C59	08°25'29"	151.45	1030.00
L60	S74°16'56"E	766.67	
C61	45°25'17"	277.46	350.00
L62	S28°51'39"E	64.15	
C63	90°00'00"	31.42	20.00
L64	S61°08'21"W	230.00	
L65	S35°38'55"E	573.33	
L66	S51°14'59"	442.44	
L67	S89°30'16"E	120.00	
L68	N00°29'44"E	30.00	
L69	S89°30'16"E	80.83	
L70	N00°29'44"E	108.10	
C71	74°59'52"	26.18	20.00
C72	15°00'07"	82.38	314.63
L73	S89°30'16"E	13.38	
C74	90°00'00"	31.42	20.00
L75	S00°29'44"W	45.24	
L76	S45°20'04"E	158.47	
L77	S64°05'49"E	192.45	
L78	S89°20'43"E	663.63	
L79	S69°26'03"E	396.27	
L80	S87°26'10"E	335.34	
L81	N70°22'06"W	206.26	
L82	N00°00'00"E	177.88	
C83	23°59'58"	71.21	170.00
L84	N23°59'58"W	12.00	
C85	90°00'00"	31.42	20.00
L86	N66°00'02"E	100.00	
C87	90°00'00"	31.42	20.00
L88	S23°59'58"E	12.00	
C89	23°59'58"	96.34	230.00
L90	S00°00'00"E	55.57	
L91	N90°00'00"E	103.45	
L92	N86°33'24"E	570.00	

COURSE TABLE			
Line #/Curve #	Direction/Delta	Length	Radius
L93	N12°07'53"W	70.00	
L94	N75°56'12"E	144.40	
L95	S20°05'21"E	200.00	
L96	S87°17'30"E	865.16	
L97	N74°08'20"E	140.00	
L98	S64°17'28"E	150.00	
C99	N34°50'48"E	129.87	
C100	91°23'49"	31.90	20.00
C101	01°23'51"	11.46	470.00
L102	S55°09'12"E	89.03	
C103	90°00'00"	31.42	20.00
L104	S34°50'48"W	130.00	
L105	S58°07'37"E	150.00	
L106	S08°19'29"W	90.00	
L107	S69°47'58"E	350.00	
L108	S01°20'43"E	239.78	
L109	S70°00'00"W	89.60	
L110	S84°15'00"W	225.51	
L111	S66°15'00"W	119.00	
L112	S89°45'00"W	111.70	
L113	S68°00'00"W	97.55	
L114	S51°30'00"W	141.50	
L115	S89°00'00"W	182.03	
L116	S71°30'00"W	201.40	
L117	S67°15'00"W	197.97	
L118	S62°45'00"W	191.38	
L119	S78°45'00"W	149.31	
L120	S59°45'00"W	201.42	
L121	S75°00'00"W	67.76	
L122	N89°00'00"W	69.39	
L123	N82°30'00"W	147.56	
L124	S76°30'00"W	144.96	
L125	S71°30'00"W	109.34	
L126	S39°15'00"W	36.76	
L127	S85°30'00"W	71.59	
L128	S62°00'00"W	87.39	
L129	S86°45'00"W	15.14	
L130	N76°45'00"W	46.97	
L131	S87°45'00"W	39.22	
L132	S77°45'00"W	31.99	
L133	N89°30'00"W	56.87	
L134	S74°45'00"W	61.28	
L135	S48°30'00"W	39.75	
L136	S90°00'00"W	124.62	
L137	S81°45'00"W	62.81	
L138	S65°00'00"W	53.03	

COURSE TABLE			
Line #/Curve #	Direction/Delta	Length	Radius
L139	N81°00'00"W	45.63	
L140	S85°15'00"W	62.15	
L141	S61°00'00"W	173.55	
L142	S64°30'00"W	91.99	
L143	N73°15'00"W	100.77	
L144	S83°00'00"W	70.45	
L145	S49°30'00"W	63.43	
L146	S58°30'00"W	251.04	
L147	S89°58'29"W	1317.52	
L148	S83°06'46"W	303.09	
L149	S82°43'54"W	649.48	
L150	S25°41'54"W	540.00	
L151	S88°36'26"W	137.98	
L152	S77°36'58"W	114.53	
L153	S63°24'18"W	71.38	
L154	S56°02'34"W	198.34	
L155	S67°45'18"W	80.08	
L156	S86°16'20"W	68.38	
L157	N73°06'28"W	76.24	
L158	N16°38'37"E	307.82	
L159	N52°40'58"W	566.35	
L160	N20°19'16"W	105.27	
L161	N76°48'15"W	219.25	
L162	N89°58'29"W	232.59	
L163	N00°50'21"W	1339.62	
L164	S87°25'05"W	2762.03	
L165	N02°07'34"W	1314.30	

FINAL MAP NO. 01-001  
FOR  
**Deer Creek Park IIa**  
WITHIN A PORTION OF  
SECTIONS 8, 9, 10, 15, 16 + 17, T. 16 N., R. 9 E., M.D.M.  
WITHIN THE UNINCORPORATED TERRITORY OF  
NEVADA COUNTY, CALIFORNIA  
DECEMBER, 2019  
NEVADA CITY ENGINEERING, INC.  
505-B COYOTE STREET \* P.O. BOX 1437 \* NEVADA CITY \* CALIFORNIA  
SHEET 3 OF 10

10-130-98



TERRA ALTA  
DEVELOPMENT  
Doc. No.  
03-010729

SCALE: 1" = 100'

DEER CREEK PARK UNIT 1B  
4 SUBS 5G

DEER CREEK PARK UNIT 1C  
5 SUBS 40

SECTION 8

21

PASQUALE ROAD

RED DOG ROAD

PHASE 1  
PARCEL D  
19.15 Ac.

YERBA

BUENA

COURT

1  
1.93 Ac.  
30' P.U.E. +  
SLOPE EASEMENT

2  
1.94 Ac.

3  
1.81 Ac.

4  
1.88 Ac.

5  
1.92 Ac.

6  
1.90 Ac.

7  
1.86 Ac.

TERRA ALTA  
DEVELOPMENT  
Doc. No.  
03-010729

PARCEL A

TERRA ALTA  
DEVELOPMENT  
Doc. No.  
03-010715

BASIS OF BEARING

ALL BEARINGS IN THIS RECORD ARE BASED UPON MONUMENTS  
FOUND AS ESTABLISHED ON THE MAP FILED IN BOOK 4 OF  
SUBDIVISIONS AT PAGE 56, NEVADA COUNTY RECORDS.

LEGEND

- SET 3/4" IRON PIPE, L.S. 4370
- FOUND MONUMENT, 3/4" IRON PIPE,  
L.S. 3215, PER 4 SUBS, 5G,  
UNLESS OTHERWISE NOTED
- NOTHING FOUND, NOTHING SET
- (O.A.) OVERALL

FINAL MAP NO. 01-001

FOR

Deer Creek Park IIa

WITHIN A PORTION OF

SECTIONS 8, 9, 15, 16 + 17, T. 16 N., R. 9 E., M.D.M.

WITHIN THE UNINCORPORATED TERRITORY OF

NEVADA COUNTY, CALIFORNIA

DECEMBER, 2019

NEVADA CITY ENGINEERING, INC.

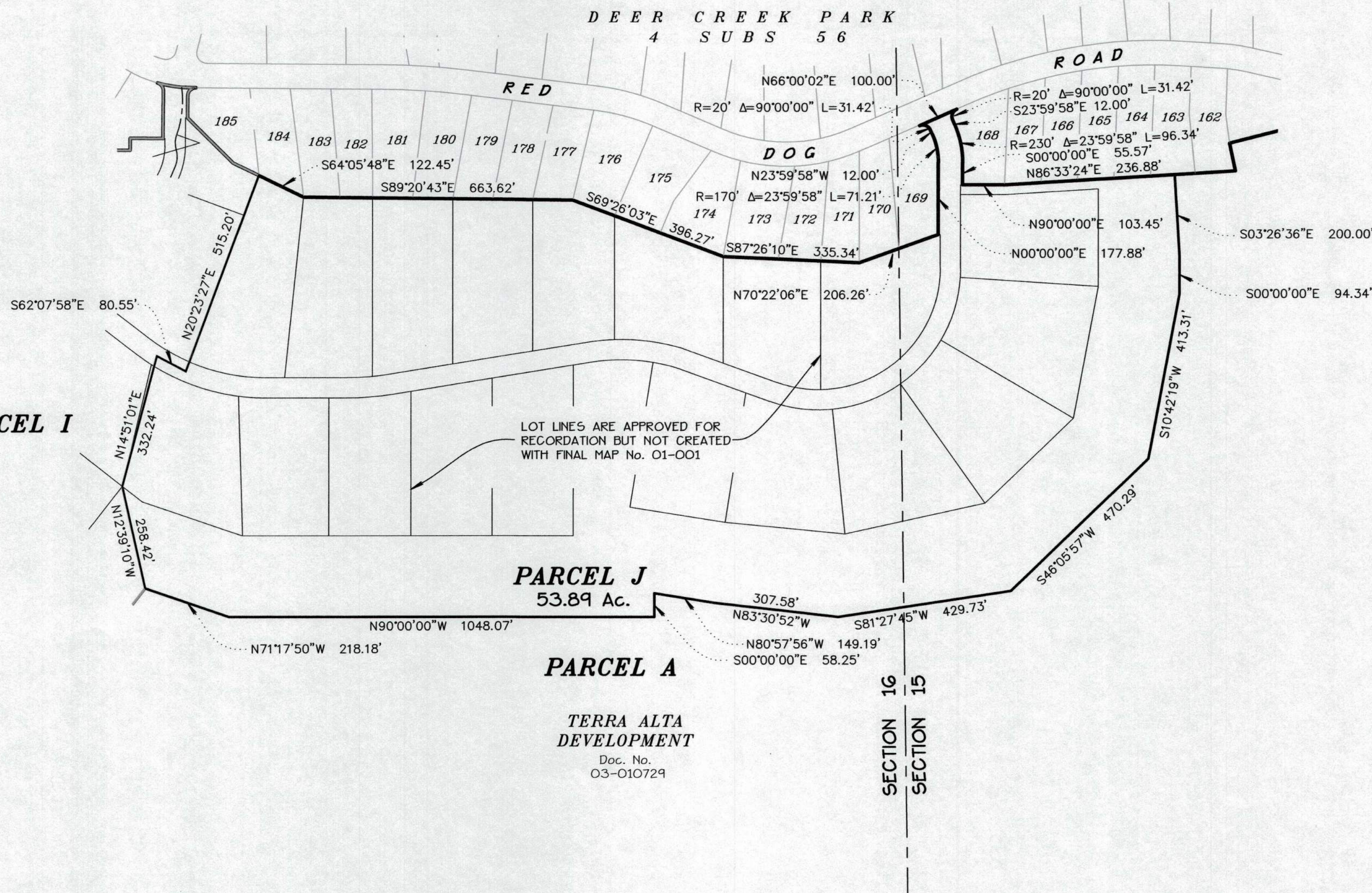
505-B COYOTE STREET \* P.O. BOX 1437 \* NEVADA CITY \* CALIFORNIA

SHEET 4 OF 10



SCALE: 1" = 200'

PARCEL I



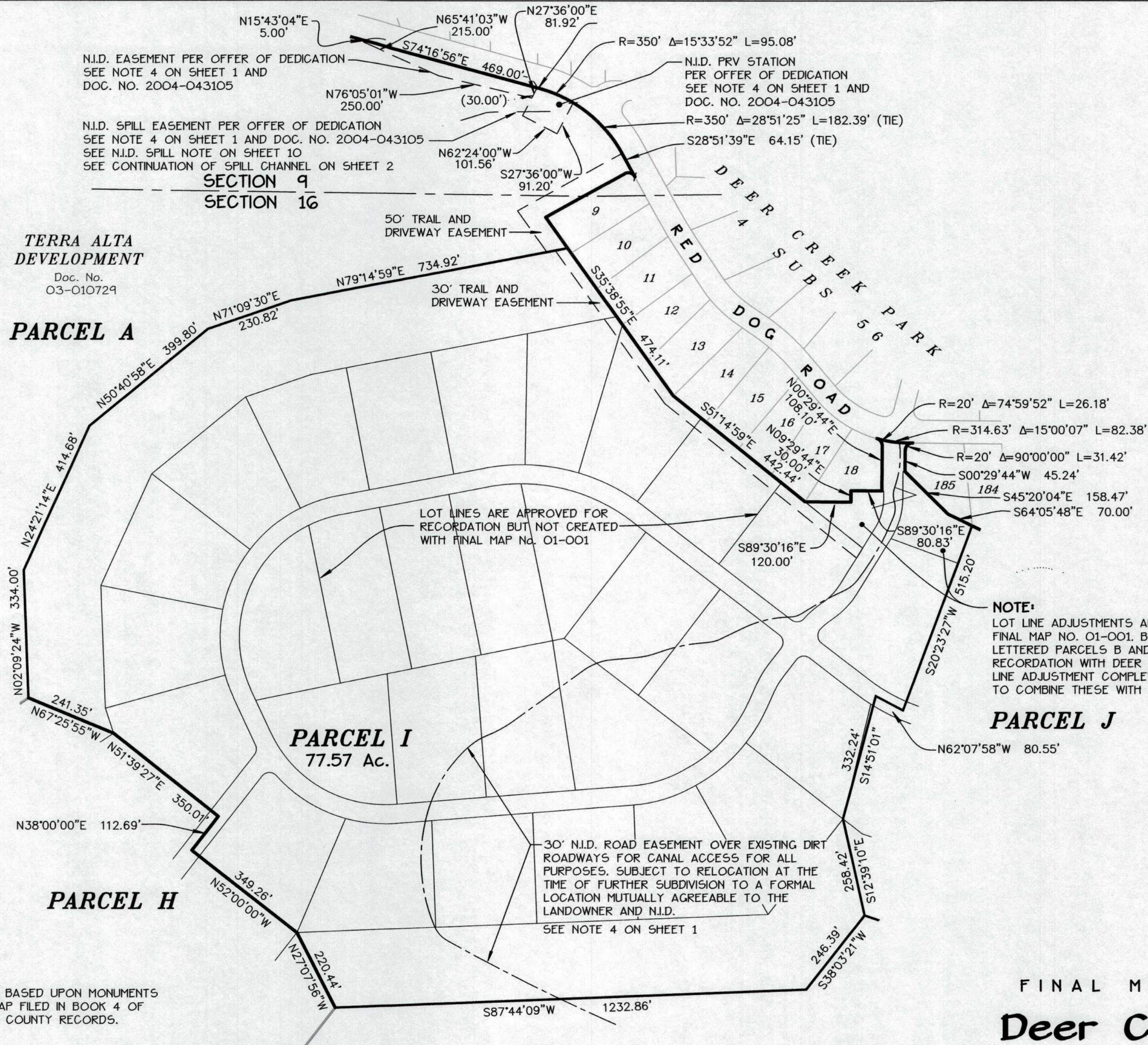
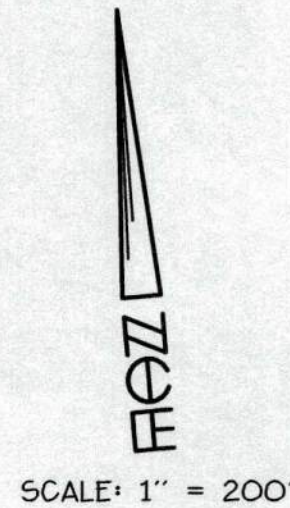
**BASIS OF BEARING**  
ALL BEARINGS IN THIS RECORD ARE BASED UPON MONUMENTS FOUND AS ESTABLISHED ON THE MAP FILED IN BOOK 4 OF SUBDIVISIONS AT PAGE 56, NEVADA COUNTY RECORDS.

**LEGEND**

- SET 3/4" IRON PIPE, L.S. 4370
- FOUND MONUMENT, 3/4" IRON PIPE, L.S. 3215, PER 4 SUBS. 56, UNLESS OTHERWISE NOTED
- NOTHING FOUND, NOTHING SET
- (O.A.) OVERALL

FINAL MAP NO. 01-001  
FOR  
**Deer Creek Park IIa**  
WITHIN A PORTION OF  
SECTIONS 8, 9, 15, 16 + 17, T. 16 N., R. 9 E., M.D.M.  
WITHIN THE UNINCORPORATED TERRITORY OF  
NEVADA COUNTY, CALIFORNIA  
DECEMBER, 2019  
NEVADA CITY ENGINEERING, INC.  
505-B COYOTE STREET \* P.O. BOX 1437 \* NEVADA CITY \* CALIFORNIA  
SHEET 5 OF 10





NOTE:  
LOT LINE ADJUSTMENTS ARE CONDITIONALLY APPROVED WITH FINAL MAP NO. 01-001, BUT NOT CREATED HEREON WITH LETTERED PARCELS B AND C OR APPROVED FOR RECORDATION WITH DEER CREEK PARK IIa. A FUTURE LOT LINE ADJUSTMENT COMPLETION PROCESS SHALL BE UTILIZED TO COMBINE THESE WITH ADJACENT ACRES AS APPROVED.

#### BASIS OF BEARING

ALL BEARINGS IN THIS RECORD ARE BASED UPON MONUMENTS FOUND AS ESTABLISHED ON THE MAP FILED IN BOOK 4 OF SUBDIVISIONS AT PAGE 56, NEVADA COUNTY RECORDS.

#### LEGEND

- SET 3/4" IRON PIPE, L.S. 4370
- x— FOUND MONUMENT, 3/4" IRON PIPE, L.S. 3215, PER 4 SUBS. 56, UNLESS OTHERWISE NOTED
- /— NOTHING FOUND, NOTHING SET (O.A.) OVERALL

FINAL MAP NO. 01-001  
FOR  
**Deer Creek Park IIa**  
WITHIN A PORTION OF  
SECTIONS 8, 9, 15, 16 + 17, T. 16 N., R. 9 E., M.D.M.  
WITHIN THE UNINCORPORATED TERRITORY OF  
**NEVADA COUNTY, CALIFORNIA**

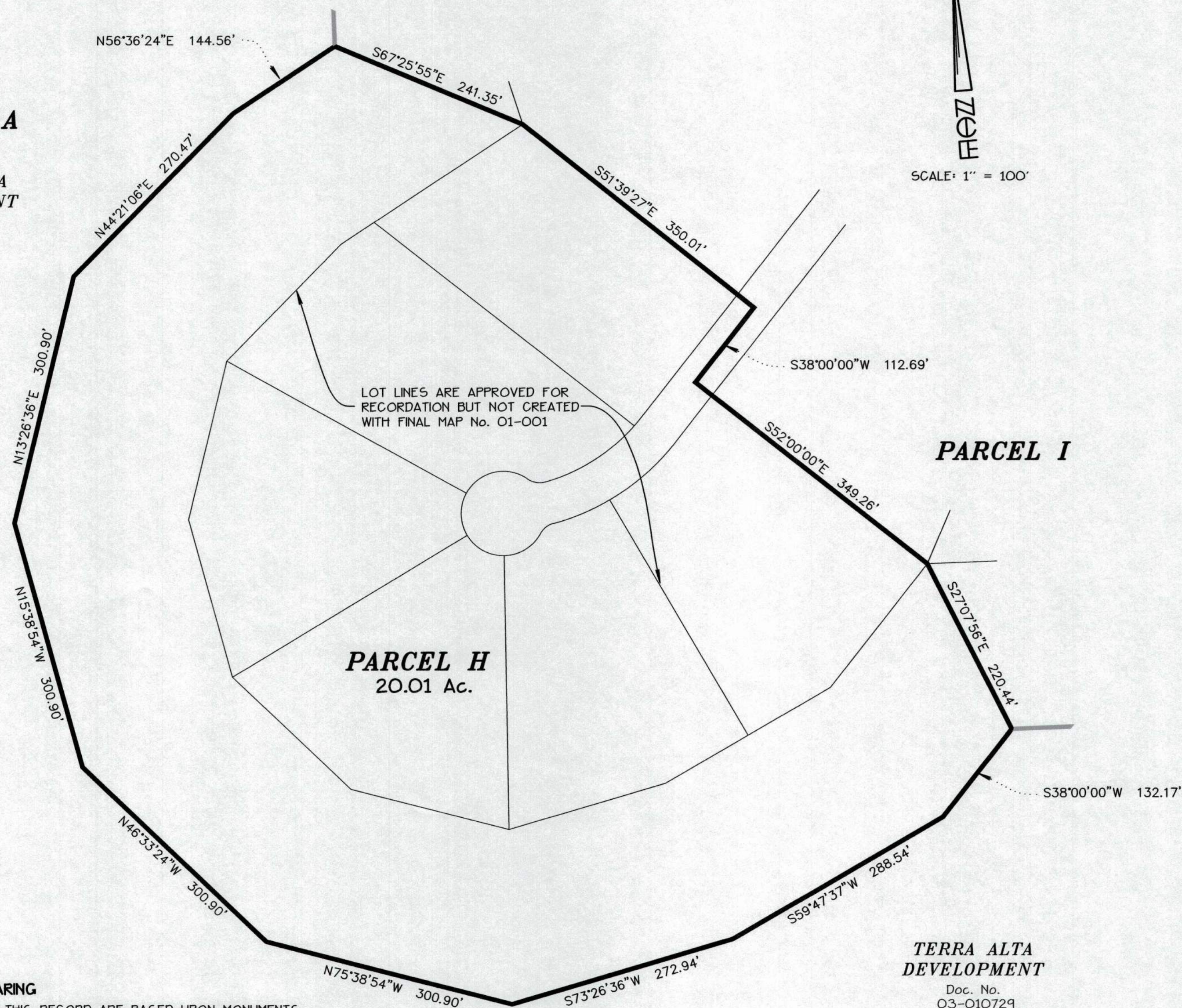
DECEMBER, 2019  
**NEVADA CITY ENGINEERING, INC.**  
505-B COYOTE STREET \* P.O. BOX 1437 \* NEVADA CITY \* CALIFORNIA  
SHEET 6 OF 10



**PARCEL A**

**TERRA ALTA  
DEVELOPMENT**

Doc. No.  
03-010729



**BASIS OF BEARING**

ALL BEARINGS IN THIS RECORD ARE BASED UPON MONUMENTS  
FOUND AS ESTABLISHED ON THE MAP FILED IN BOOK 4 OF  
SUBDIVISIONS AT PAGE 56, NEVADA COUNTY RECORDS.

**LEGEND**

- SET 3/4" IRON PIPE, L.S. 4370
- X— FOUND MONUMENT, 3/4" IRON PIPE,  
L.S. 3215, PER 4 SUBS. 56,  
UNLESS OTHERWISE NOTED
- /— NOTHING FOUND, NOTHING SET
- (O.A.) OVERALL

**PARCEL A**

**TERRA ALTA  
DEVELOPMENT**

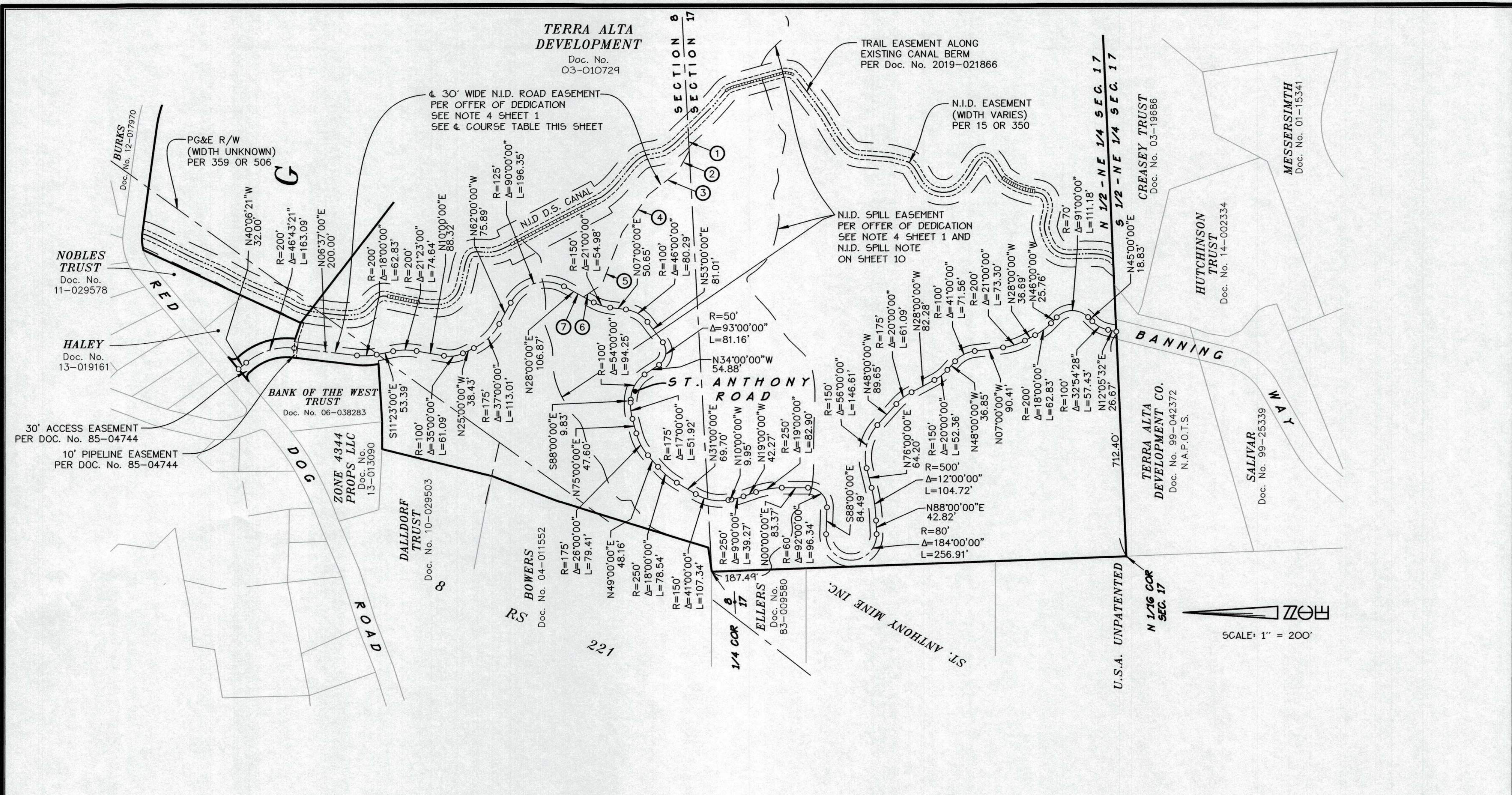
Doc. No.  
03-010729

FINAL MAP NO. 01-001  
FOR  
**Deer Creek Park IIa**  
WITHIN A PORTION OF  
SECTIONS 8, 9, 15, 16 + 17, T. 16 N., R. 9 E., M.D.M.  
WITHIN THE UNINCORPORATED TERRITORY OF  
**NEVADA COUNTY, CALIFORNIA**

DECEMBER, 2019  
**NEVADA CITY ENGINEERING, INC.**  
505-B COYOTE STREET \* P.O. BOX 1437 \* NEVADA CITY \* CALIFORNIA

SHEET 7 OF 10

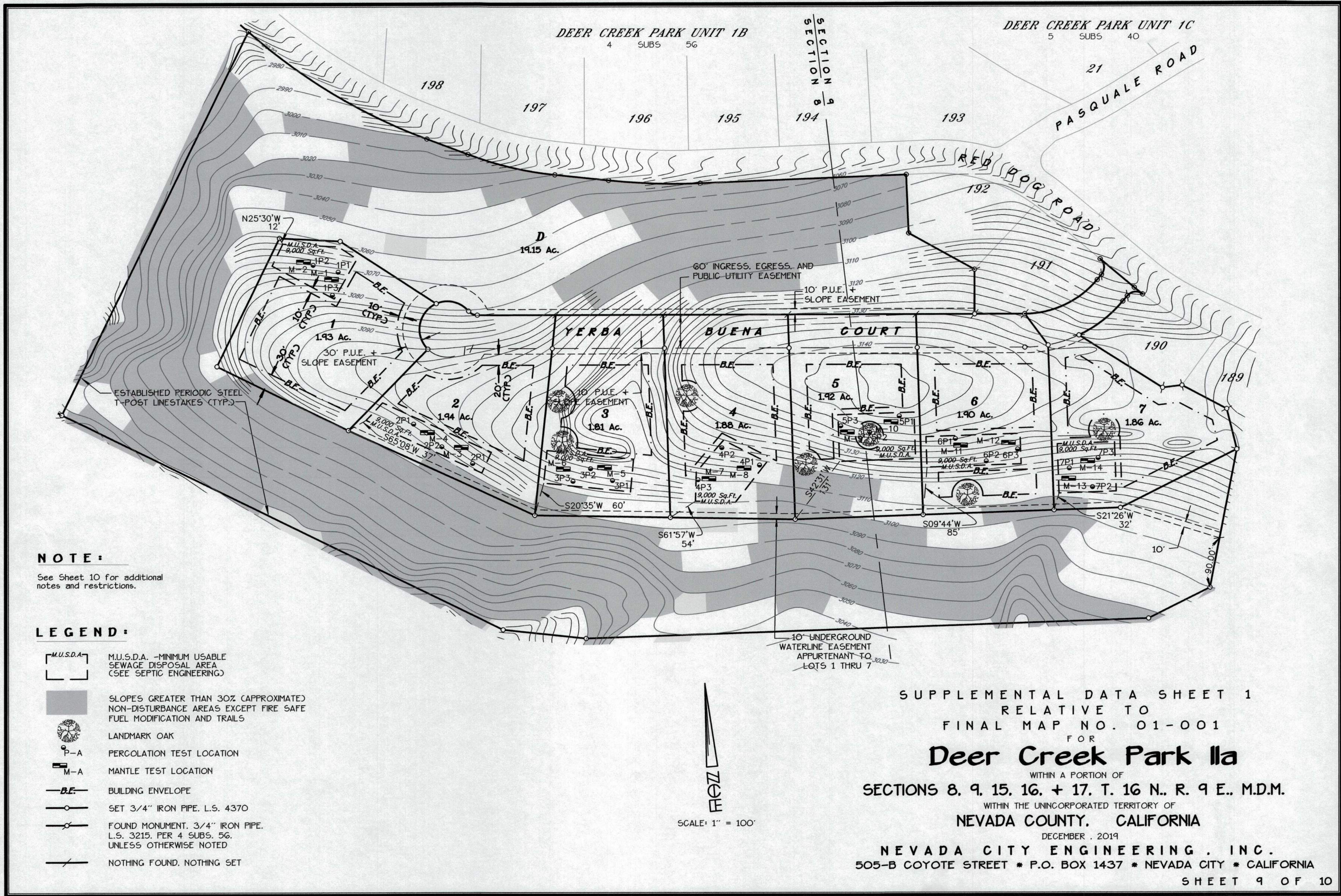




N.I.D. ROAD & COURSE TABLE		
Line #	Direction/Delta	Length
①	S86°54'38"W	47.10
②	N61°27'00"W	74.50
③	N37°59'00"W	118.37
④	N55°18'00"W	146.14
⑤	N68°44'00"W	176.27
⑥	N33°59'00"W	70.78
⑦	N28°00'00"E	70.16

FINAL MAP NO. 01-001  
FOR  
**Deer Creek Park IIa**  
WITHIN A PORTION OF  
SECTIONS 8, 9, 15, 16, + 17, T. 16 N., R. 9 E., M.D.M.  
WITHIN THE UNINCORPORATED TERRITORY OF  
**NEVADA COUNTY, CALIFORNIA**  
DECEMBER, 2019  
**NEVADA CITY ENGINEERING, INC.**  
505-B COYOTE STREET \* P.O. BOX 1437 \* NEVADA CITY \* CALIFORNIA  
SHEET 8 OF 10





**NOTE:**

See Sheet 10 for additional notes and restrictions.

**LEGEND:**

- M.U.S.D.A. - MINIMUM USABLE SEWAGE DISPOSAL AREA (SEE SEPTIC ENGINEERING)
- SLOPES GREATER THAN 30% (APPROXIMATE) NON-DISTURBANCE AREAS EXCEPT FIRE SAFE FUEL MODIFICATION AND TRAILS
- LANDMARK OAK
- PERCOLATION TEST LOCATION
- MANTLE TEST LOCATION
- BUILDING ENVELOPE
- SET 3/4" IRON PIPE, L.S. 4370
- FOUND MONUMENT, 3/4" IRON PIPE, L.S. 3215, PER 4 SUBS. 56, UNLESS OTHERWISE NOTED
- NOTHING FOUND, NOTHING SET

SUPPLEMENTAL DATA SHEET 1  
RELATIVE TO  
FINAL MAP NO. 01-001  
FOR  
**Deer Creek Park IIa**  
WITHIN A PORTION OF  
SECTIONS 8, 9, 15, 16, + 17, T. 16 N., R. 9 E., M.D.M.  
WITHIN THE UNINCORPORATED TERRITORY OF  
**NEVADA COUNTY, CALIFORNIA**

DECEMBER, 2019  
**NEVADA CITY ENGINEERING, INC.**  
505-B COYOTE STREET \* P.O. BOX 1437 \* NEVADA CITY \* CALIFORNIA

SHEET 9 OF 10



**NOTES:**

1. If construction is proposed during breeding season (March to September), a focused survey for raptor and the other special-status bird nests shall be conducted within 30 days prior to the beginning of construction activities by a qualified biologist in order to identify active nests on the site. If active nests are found, no construction activities shall take place within 500 feet of the nest until the young have fledged, as determined by periodic monitoring during nesting activity. For active nests, a highly visible (orange) temporary construction fence will be placed at a 500-foot radius from the nest tree. Trees containing nests that must be removed as a result of Project implementation shall be removed during the non-breeding season (October to February). If no active nests are found during the focused survey, no further mitigation will be required. Any restrictions on construction activities shall be noted on Improvement Plans.
2. The following dust control measures shall be implemented in a timely and effective manner during all phases of Project development and construction, and shall be noted on all Improvement Plans and Grading Construction Plans, as applicable, and included in construction contracts related to Project development:
  - a. A dust control plan must be submitted to and approved by the Air Pollution Control Officer before topsoil is disturbed. Measures recommended by the Air Pollution Control Officer shall be implemented.
  - b. All material excavated, stockpiled or graded shall be sufficiently watered, treated, or covered to prevent fugitive dust from leaving property boundaries and causing a public nuisance or a violation of an ambient air standard.
  - c. Watering shall occur at least twice daily with complete site coverage, preferably in the mid-morning and after work is completed each day.
  - d. All areas (including unpaved roads) with vehicle traffic shall be watered or have dust palliatives applied, as necessary, for regular stabilization of dust emissions.
  - e. All on-site vehicles shall be limited to a speed of 15 mph on unpaved roads.
  - f. All land clearing, grading, earth moving or excavation activities on the Project shall be suspended as necessary when winds are expected to exceed 20 mph.
  - g. Any material which is tracked onto a paved roadway must be removed (swept or washed) as quickly and as safely as possible. All track-out shall be swept or washed from public roadways at the end of each day or more often if visible accumulations (raised areas) of mud are observed or visible dust emissions from passing vehicles are traveling onto any residential property.
  - h. Asphalt and architectural coatings used in Project development shall be low-VOC products, designed to reduce organic emissions by at least five percent, and meeting the standards of the California Air Resources Board Suggested Control Measure for Architectural Coatings ([www.arb.ca.gov/coatings/arch/2000scm.pdf](http://www.arb.ca.gov/coatings/arch/2000scm.pdf)).
  - i. Any vehicle operating on a paved roadway with a load of any bulk material susceptible to being dropped, spilled, leaked, or otherwise escaping must take one of the following control measures:
    1. Six inches of freeboard is maintained within the bed of the vehicle. Freeboard means the vertical distance from the highest portion of the edge of the load to the lowest part of the rim of the truck bed.
    2. Materials contain enough moisture to control dust emissions from the point of origin to their final destination. Whenever possible, the use of dust suppressants must be applied in conjunction with the water.
    3. In the event that measures 1 or 2 above are ineffective in preventing materials from escaping, tarps or other cargo covers shall be employed.
  - j. Low-emission stationary construction equipment shall be used on-site throughout all construction phases. Use of stationary construction equipment shall be reviewed by the Northern Sierra Air Quality Management District prior to issuance of building permits. Existing power sources or clean fuel generators shall be used instead of temporary power generators, where feasible. In order to operate a temporary mobile power generator in excess of 50kW output, a permit shall be obtained from the Northern Sierra Air Quality Management District.
3. During construction, alternatives to open burning of vegetative material shall be used unless otherwise deemed infeasible by the NSAQMD. Suitable alternatives include chipping, mulching, or conversion to biomass fuel. This prohibition shall be noted on all Improvement Plans and Grading Construction Plans, as applicable, and included in construction contracts.
4. Should artifacts or unusual amounts of stone, bone, or shell be uncovered during construction activities, an archaeologist should be consulted for an on-the-spot evaluation. If the bone appears to be human, State law requires that the Nevada County Coroner be contacted. If the coroner determines that the bone is human and is most likely Native American in origin, the Native American Heritage Commission should be contacted. All measures of the Commission shall be followed to ensure that impacts are avoided.

5. Coverage under the General Construction Storm Water Permit shall be obtained prior to performing any land disturbing activities. The Storm Water Pollution Prevention Plan (SWPPP) prepared for the Project contains Best Management Practices designed to reduce or eliminate pollutant discharges to surface waters to the overall site as well as subsequent individual home site improvements. A copy of the plans is on file in the Planning Department at the County of Nevada.
6. All construction and installation of impervious surfaces is prohibited within MUSDAs.
7. In addition to Nevada County Ordinance Section L-XVI, Article 3 requirements, the following driveway improvements are required and shall be shown on the Improvement Plans (if applicable):
  - a. Driveways exceeding 150 feet but less than 800 feet in length shall provide a turnout near the midpoint of the driveway.
  - b. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.
  - c. A turnaround shall be provided at all building sites on driveways over 300 feet in length.
  - d. Driveways shall be located to allow fire equipment access to within 50 feet of the structure they serve.
8. A comprehensive development impact fee will be levied at the time of building permit issuance for each residential parcel, based upon the rates in effect under the latest fee schedule adopted by the Board of Supervisors.
9. The following building requirements apply to all residential parcels:
  - a. All external light fixtures on individual homes shall utilize low-pressure sodium lamps, or other similar low intensity lights, to reduce light spillage. Shielding devices to orient the light downward are also required.
  - b. All potentially reflective building materials and surfaces shall be painted or otherwise treated to minimize reflectivity. All glass used on external building walls shall be low-reflectivity.
  - c. All residential structures shall be provided with an approved automatic fire sprinkler system complying with the minimum requirements of Standard 13D of the National Fire Protection Association.
  - d. The development fee for residences provided with approved fire sprinkler systems in areas provided with fire hydrants is reduced for all sprinklered areas.
  - e. All structures shall incorporate the following common urban wildland interface building construction requirements:
    - i. Eaves or soffits shall be protected on the exposed side by materials approved for one-hour construction. Fascias shall be provided and must be protected on the backside by materials approved for one-hour fire-resistive construction or 2-inch nominal dimensional lumber.
    - ii. Gutters and downspouts to be constructed of noncombustible materials.
    - iii. Exterior walls of building and structures shall be constructed of materials approved for one-hour fire-resistive construction on the exterior side or the exterior siding shall be of approved noncombustible materials.
    - iv. Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be a minimum of one-hour fire-resistive construction, heavy-timber construction, or constructed of approved noncombustible materials.
    - v. Exterior windows, window walls, glazed doors and windows within exterior doors shall be tempered glass, multilayered glazed panels, glass block or other window assemblies having a fire-protection rating of not less than 20 minutes.
    - vi. Exterior door assemblies shall be of noncombustible construction, solid core wood not less than 1-3/4 inches thick, or shall have a fire-protection rating of not less than 20 minutes.
    - vii. Roof and attic vents shall resist intrusion of flame and embers into the attic area of the structure, or shall be protected by corrosion resistant, noncombustible wire mesh with 1/4 inch openings or its equivalent.
    - viii. Wall vents, unless otherwise prohibited by provisions of other codes, shall resist the intrusion of flame and embers into the structure or the vents shall be screened with a corrosion-resistant, noncombustible wire mesh with a 1/4 inch opening and be a minimum of 10 feet from the property line.
    - ix. Under-floor ventilation openings shall be located as close to grade as practical.

10. Open burning is prohibited within lots 1 through 7.
11. All Project residences shall subscribe to the County solid waste hauling service, and shall participate in curbside recycling.
12. Each of the residential parcels shall be maintained in accordance with the following until they are developed:
  - a. Remove all native brush. Some brush may remain provided the crowns of individual or small groupings of plants (groups of two to three) are at least 10 feet apart.
  - b. Remove all grasses, blackberries, and other fine fuels to within four inches or less of the ground level by using equipment such as weed eaters or mowers.
  - c. Remove lower tree branches 1/3 to 1/2 the overall height of the tree, or eight to 10 feet above the ground, whichever is lower. Remove all brush and other fuels under these trees.
  - d. Remove a majority of the understory trees (small trees less than eight inches in diameter) throughout the parcels. These trees are considered ladder fuels and would allow a fire burning on the ground to quickly transition to the larger trees. Some of the understory trees may remain provided the crowns of individual trees are at least 10 feet apart.
13. Parcel owners shall maintain vegetation clearance around all structures accordance with the minimum requirements of Section 4291 of the Public Resources Code. This requires that a fire break at least 100-foot in width, or to the property line, whichever is nearer, be maintained around all structures by removing and clearing away all brush, flammable vegetation, or combustible growth.
14. Timber Harvest Standards applicable to Parcel A:
  - a) Prior to any timber harvest activity on-site, the timber harvest area landowner shall notify Project residents and the organization maintaining the trail easements on-site, and the timber harvest area landowner shall have signs posted at each entry to the trail system that indicate the trail is closed for timber harvest activity.
  - b) The timber harvest area landowner shall repair any trail damage associated with the future phases of Project construction and/or any timber harvest activity that may occur on-site.
  - c) The trails shall be shown all future Improvement Plans, grading plans, and other applicable plans and subject to County approval.
15. A Road Improvement Fee in accordance with Nevada County Ordinance No. 1829, creating and establishing the authority for imposing and charging a Road Improvement Fee with the unincorporated territory of Nevada County, will be levied at the issuance of building permits for each lot created by the map, and will be based on the latest fee schedule adopted by the Nevada County Board of Supervisors.
16. There is no guarantee that sewage can be disposed of on any lot or parcel on the recorded map.
17. Nevada Irrigation District-owned canals shall be protected from any construction activities, buildings, roadways, and all urban runoff, which could impact water quality. No new drainage shall be permitted into the open canals.
18. Road maintenance agreement per Document Number \_\_\_\_\_.
19. CCR's per Document Number \_\_\_\_\_.

**NEVADA IRRIGATION DISTRICT SPILL NOTE:**

Nevada Irrigation District utilizes the channels to spill unlimited amounts of water from its water conveyance and control facilities including the PRV Station, pipelines, Cascade Canal and DS Canal without notification or warning to the affected downstream property owners.

**S U P P L E M E N T A L   D A T A   S H E E T   2**  
**F I N A L   M A P   N O .   0 1 - 0 0 1**  
**F O R**

**Deer Creek Park IIa**

WITHIN A PORTION OF

**SECTIONS 8, 9, 10, 15, 16, + 17, T. 16 N., R. 9 E., M.D.M.**

WITHIN THE UNINCORPORATED TERRITORY OF

**NEVADA COUNTY, CALIFORNIA**

DECEMBER, 2014

**NEVADA CITY ENGINEERING, INC.**

**505-B COYOTE STREET \* P.O. BOX 1437 \* NEVADA CITY \* CALIFORNIA**

**S H E E T   1 0   O F   1 0**

10-190-86