

OWNER'S STATEMENT

THE UNDERSIGNED AS OWNER(S) OF THE LAND SHOWN HEREON DO HEREBY STATE THAT I/WE ARE THE ONLY PERSON(S) WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP OF "HIGGINS MARKETPLACE," AND DO HEREBY OFFER FOR DEDICATION TO THE COUNTY OF NEVADA, FOR THE HEREINAFTER DESCRIBED PURPOSES, THE FOLLOWING:

1. IN FEE FOR ANY AND ALL PUBLIC USES, ALL THOSE CERTAIN STRIPS OF LAND SHOWN AND DESIGNATED HERE ON AS HIGGINS ROAD AND WOODRIDGE DRIVE.
2. AN EASEMENT FOR ANY AND ALL PUBLIC USES OVER THOSE CERTAIN STRIPS OF LAND SHOWN AND DESIGNATED HEREON AS HIGGINS ROAD AND WOODRIDGE DRIVE.
3. PUBLIC UTILITY EASEMENTS (P.U.E.) OVER, ON, UNDER AND ACROSS THE LAND DESIGNATED ON THIS MAP AS "P.U.E." FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL UTILITY SERVICE FACILITIES INCLUDING BUT NOT LIMITED TO POLES, WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE, TELEVISION, GAS, STORM, SANITARY AND WATER SERVICES, AND ALL APPURTENANCES THERETO TOGETHER WITH THE RIGHT TO TRIM AND REMOVE TREES AND VEGETATION.
4. EMERGENCY ACCESS EASEMENT (E.A.E.) THROUGH AND OVER THE AREAS SO DESIGNATED ARE FOR USE BY PUBLIC, COUNTY, STATE AGENCIES OR THEIR AGENTS AND THEIR VEHICLES IN RESPONSE TO LAW ENFORCEMENT, FIRE, MEDICAL OR EMERGENCIES CAUSED BY NATURAL DISASTER.
5. SLOPE EASEMENTS (S.E.) OVER THE AREAS SO DESIGNATED TO EXTEND AND MAINTAIN EXCAVATION AND OR EMBANKMENT SLOPES AND ALL APPURTENANCES THERETO, AND THE RIGHT OF INGRESS AND EGRESS TO PLANT AND MAINTAIN GRASS, PLANTS AND TREES AND TO PLACE ROCK RIPRAP OR OTHER EROSION CONTROL IMPROVEMENTS.

Patricia J. Tintle, Trustee 6-12-19
 BY: PATRICIA J. TINTLE, SUCCESSOR TRUSTEE OF THE SURVIVOR TRUST CREATED UNDER THE TINTLE FAMILY 2000 REVOCABLE LIVING TRUST, DATED APRIL 12, 2000, AND AS TRUSTEE OF THE NORMAN TINTLE EXEMPTION TRUST CREATED DECEMBER 6, 2000 DATE

NOTARY 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
 ON THIS 12th DAY OF June 2019 BEFORE ME, Jason J. Dempsey

A NOTARY PUBLIC, PERSONALLY APPEARED
Patricia J. Tintle
 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 AND OFFICIAL SEAL.

Jason J. Dempsey Jason J. Dempsey
 SIGNATURE PRINT NAME

MY COMMISSION NO 2185560 AND EXPIRES ON: 3/31/2021
 MY PRINCIPLE PLACE OF BUSINESS: Nevada COUNTY

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THOSE OF THE PARCEL MAP FILED IN BOOK 14 OF PARCEL MAPS, PAGE 158, NEVADA COUNTY RECORDS, WHERE THE SOUTH LINE OF PARCEL 1 SHOWN THEREON IS TAKEN AS N88°21'19"E FROM THE MONUMENTS SHOWN HEREON AS FOUND.

NOTES:

1. SOURCE OF METES AND BOUNDS: PARCEL MAP BOOK 14, PAGE 158, NCR.
2. THE GROSS AREA OF THE SITE SHOWN HEREON IS 20.06± ACRES.
3. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET AND DECIMALS THEREOF.
4. THE FOLLOWING EASEMENTS MAY AFFECT THE PROPERTY BEING SUBDIVIDED HEREON, BUT CANNOT BE LOCATED BY THE EASEMENT DESCRIPTION OF RECORD OR BY VISUAL INSPECTION AND ARE NOT SHOWN ON THIS MAP.
 A. BOOK 171, PAGE 74, OFFICIAL RECORDS OF NEVADA COUNTY.
 B. DECLARATION OF DEED RESTRICTIONS CONCERNING WATER SOURCE FOR FIRE DISTRICT, RECORDED APRIL 8, 1980, AS INSTRUMENT NO. 80-9543, OFFICIAL RECORDS OF NEVADA COUNTY.
5. THAT PORTION OF THE 60' WIDE WOODRIDGE COURT RIGHT OF WAY TRAVERSING PARCEL 1 OF THE PARCEL MAP FILED IN BOOK 14 OF PARCEL MAPS AT PAGE 158, NEVADA COUNTY RECORDS, IS BEING ABANDONED WITH THE FILING OF THIS MAP PER SECTION 66499.20.2 OF THE GOVERNMENT CODE.
6. THAT PORTION OF THE LANDSCAPE EASEMENT SHOWN ON PARCEL MAP 79-89 RECORDED IN BOOK 14 OF PARCEL MAPS AT PAGE 158, NEVADA COUNTY RECORDS, LYING UNDER THOSE PORTIONS OF HIGGINS ROAD AND WOODRIDGE DRIVE SHOWN ON SHEET 2 OF THIS MAP IS BEING ABANDONED WITH THE FILING OF THIS MAP PER SECTION 66499.20.2 OF THE GOVERNMENT CODE.
7. THE CREATION AND MAINTENANCE OF RECIPROCAL NON-EXCLUSIVE EASEMENTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, VEHICULAR PARKING, UTILITIES AND LANDSCAPING, ETC. OVER, UNDER AND ACROSS THE PARCELS SHOWN ON THIS MAP ARE BEING ESTABLISHED WITH THE RECORDING OF THE COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) FOR THIS MAP. THE CC&R'S FOR THIS MAP WILL BE RECORDED AFTER OWNERSHIP IS TRANSFERRED FROM THE CURRENT OWNER TO THE FUTURE PARCEL DEVELOPER.

ACCEPTANCE CERTIFICATE

THE DIRECTOR OF THE NEVADA COUNTY PUBLIC WORKS DEPARTMENT, AS AUTHORIZED BY RESOLUTION NO. 2002-595, HEREBY ACCEPTS ITEMS 2, 3, 4, & 5 AS OFFERED AND SHOWN HEREON, AND REJECTS ITEM 1 SUBJECT TO SECTION 771.010 OF THE CALIFORNIA CODE AND RETAINS THE RIGHT TO ACCEPT THIS OFFER AT A LATER DATE PURSUANT TO SECTION 66477.2(a) OF THE SUBDIVISION MAP ACT.

BY: _____ DATE _____
 TRISHA TILLOTSON
 DIRECTOR OF PUBLIC WORKS

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PATRICIA TINTLE, IN FEBRUARY 2018. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED, OR CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED; THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



Stephen D. Williams 5-23-2019
 STEPHEN D. WILLIAMS, LS 6878 DATE
 LICENSE EXPIRES: 09/30/20

COUNTY SURVEYOR'S STATEMENT

I, KEVIN NELSON, COUNTY SURVEYOR OF NEVADA COUNTY, STATE OF CALIFORNIA, DO HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP AND FIND THAT IT IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.



KEVIN J. NELSON, LS 8423
 NEVADA COUNTY SURVEYOR

RECORDER'S STATEMENT

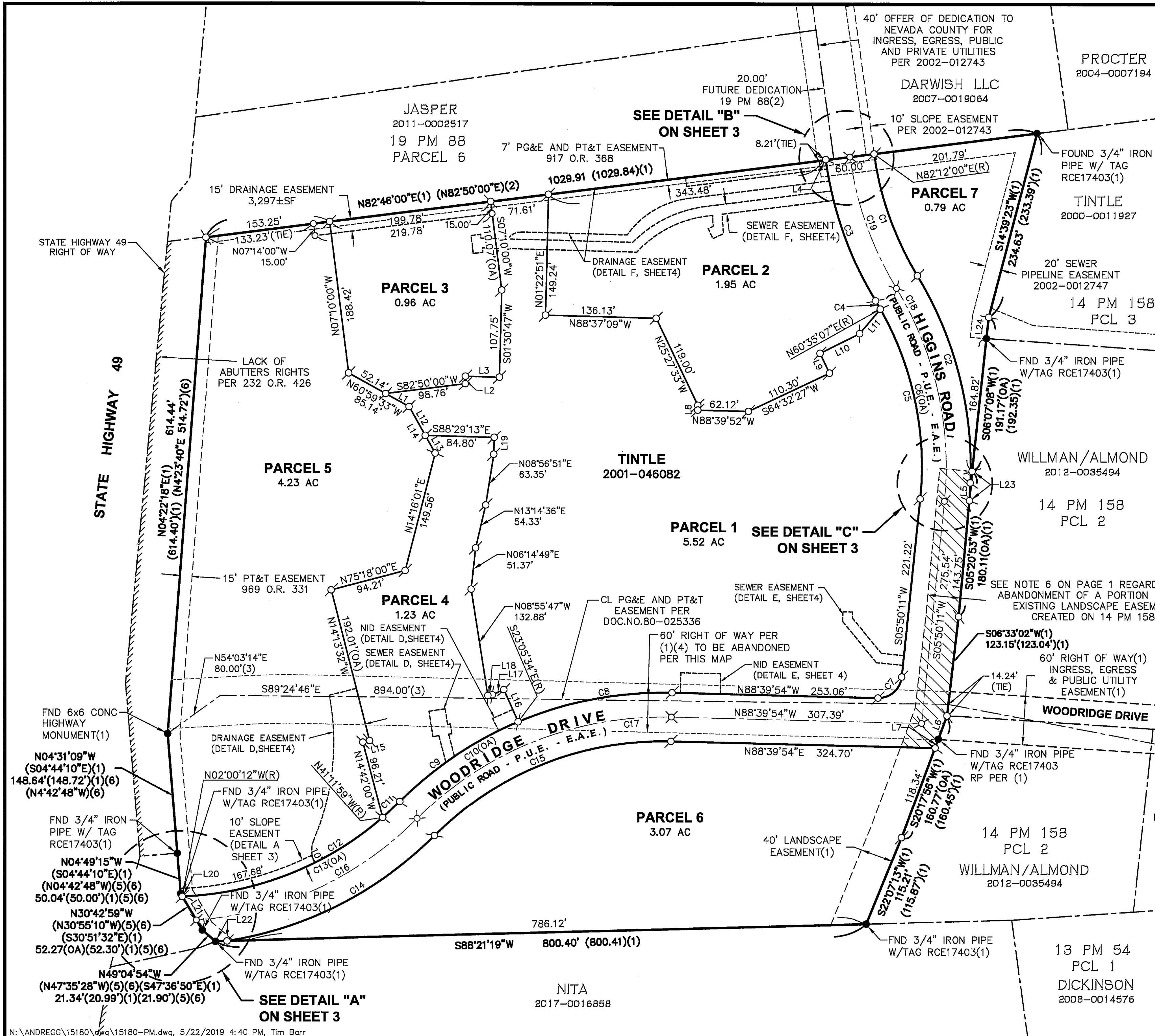
FILED THIS _____ DAY OF _____, 20____ AT _____ M. IN BOOK _____ OF PARCEL MAPS AT PAGE _____, AT THE REQUEST OF ANDREGG PSOMAS.

FEE: _____ GREGORY DIAZ
 NEVADA COUNTY RECORDER

FILE NO: _____ BY: _____ DEPUTY

PARCEL MAP NO. 04-020
HIGGINS
MARKET PLACE
 A SUBDIVISION OF PARCEL 1
 OF BOOK 14 OF PARCEL MAPS AT PAGE 158
 WITHIN A PORTION OF
 SECTION 28, T.14 N., R.8 E., M.D.B.&M.
 IN THE COUNTY OF NEVADA, CALIFORNIA
 MAY 23, 2019

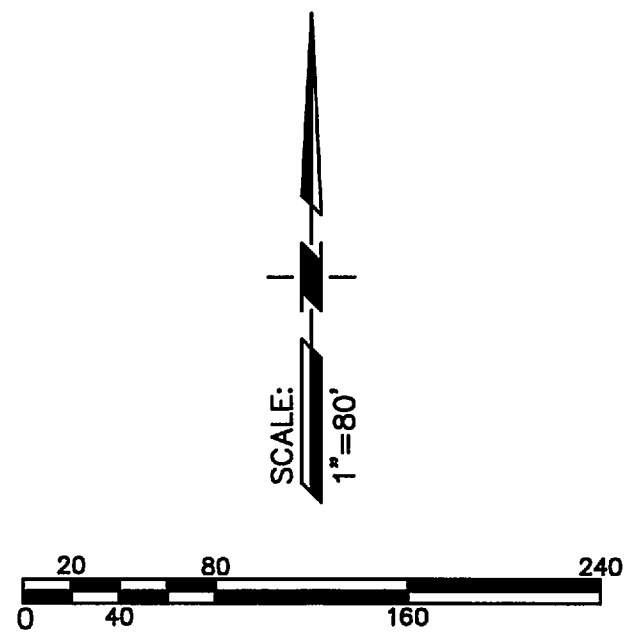




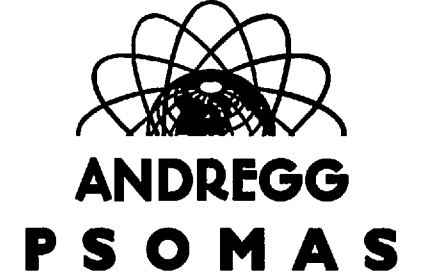
LEGEND

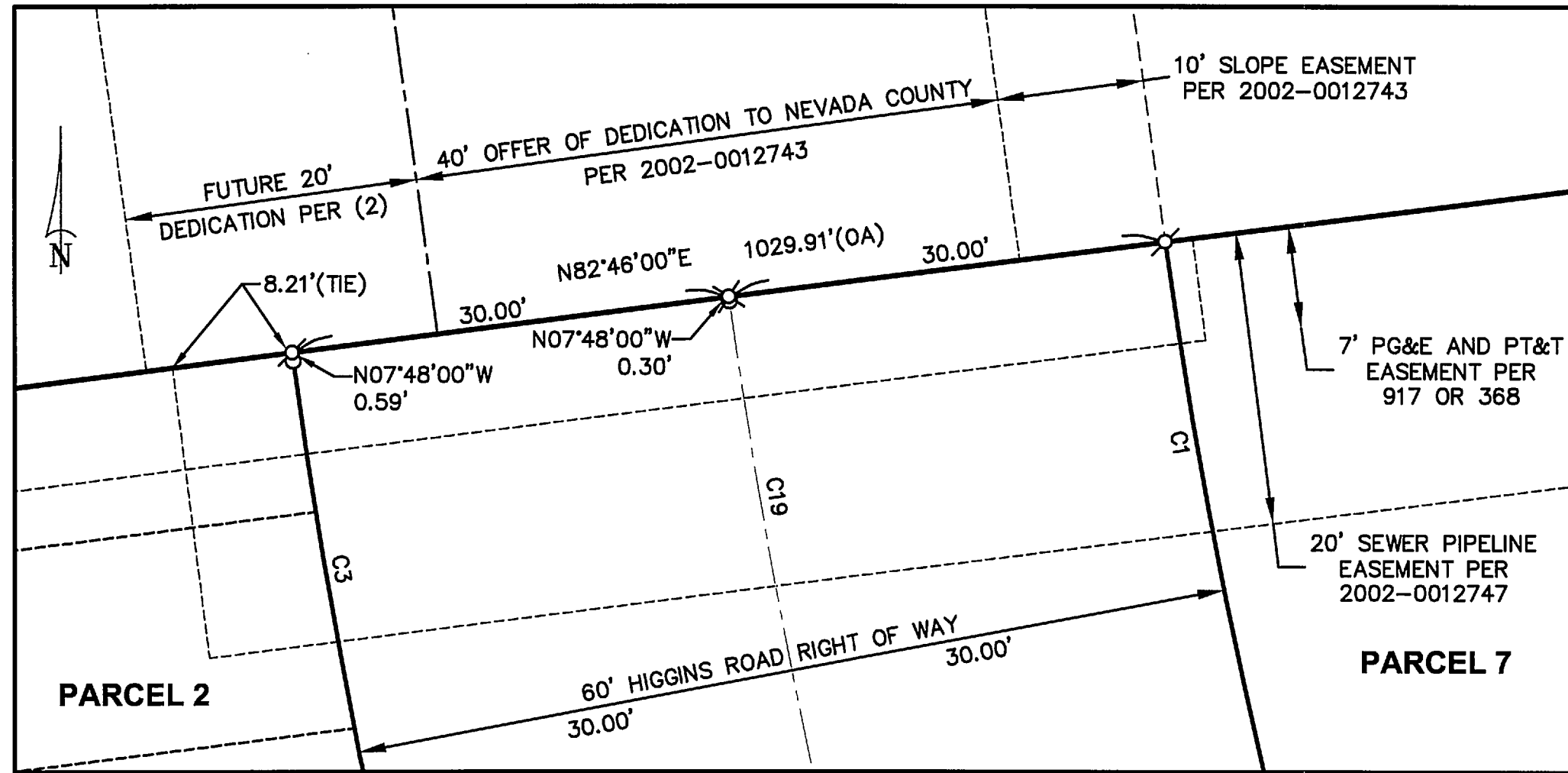
- FOUND MONUMENT AS NOTED
- ⊗ SET 3/4" REBAR W/ COPPER COLLAR STAMPED LS6878
- ⊗ SET RAILROAD SPIKE STAMPED LS6878
- DIMENSION POINT - NOTHING FOUND, NOTHING SET
- OA OVERALL DIMENSION
- SFNF SEARCHED FOR NOT FOUND
- P.U.E. PUBLIC UTILITY EASEMENT
- E.A.E. EMERGENCY ACCESS EASEMENT
- RP REFERENCE POINT
- NCR NEVADA COUNTY RECORDS
- (1) RECORD PER 14 PM 158, NCR
- (2) RECORD PER 19 PM 88, NCR
- (3) RECORD PER DOC. NO. 80-25336, NCR
- (4) RECORD PER DOC. NO. 81-32948, NCR
- (5) RECORD PER 232 OR 426, ORNC
- (6) RECORD PER CALTRANS RIGHT OF WAY MAP (NEV-17-A, BOOK 3, SHEET 6)
- ▨ PORTION OF EXISTING 40' LANDSCAPE EASEMENT (1) TO BE ABANDONED WITH THIS MAP

NOTE: DIMENSION LINE AND CURVE TABLES ARE SHOWN ON SHEET 3.

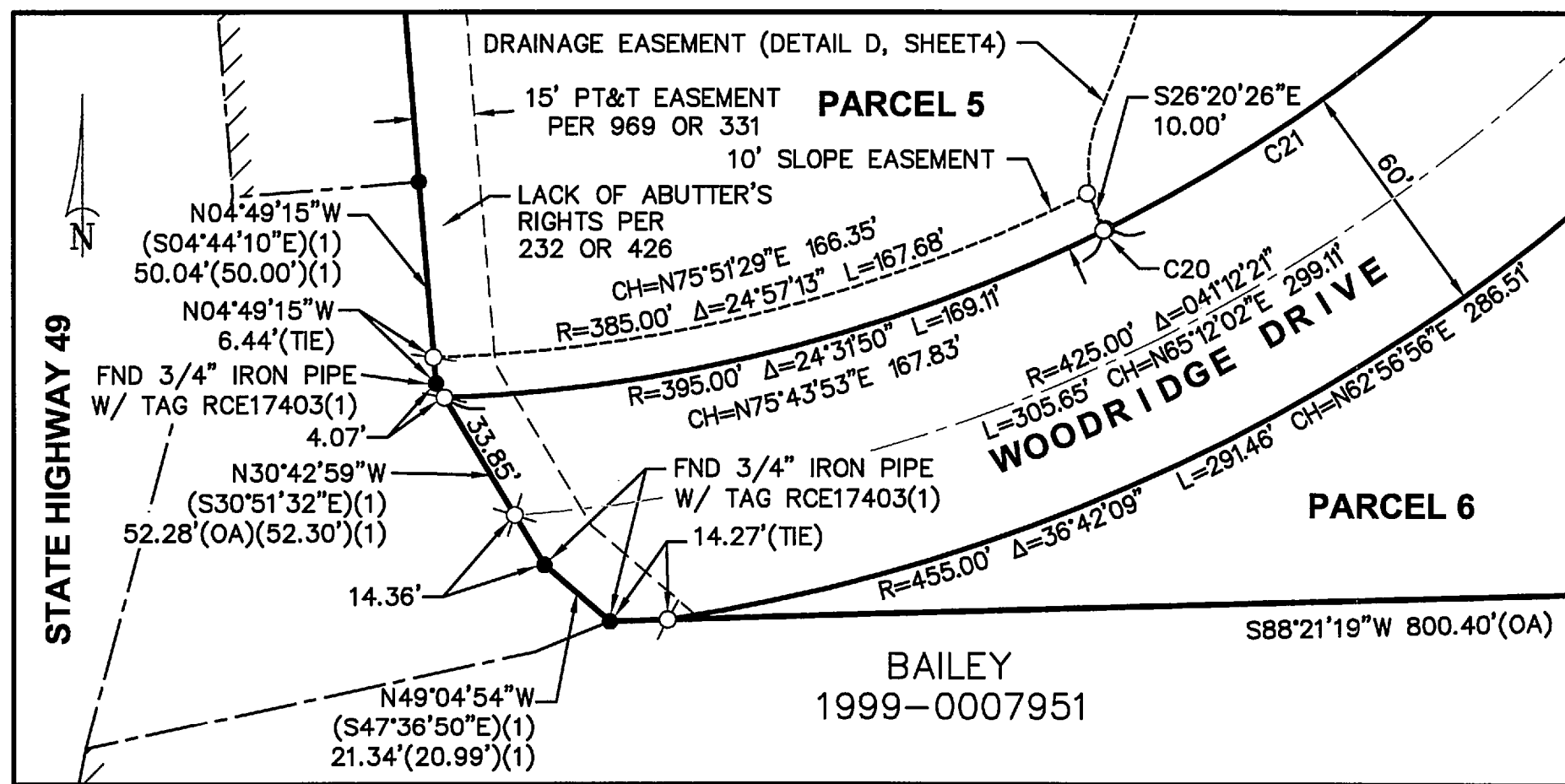


PARCEL MAP NO. 04-020
HIGGINS
MARKET PLACE
A SUBDIVISION OF PARCEL 1
OF BOOK 14 OF PARCEL MAPS AT PAGE 158
WITHIN A PORTION OF
SECTION 28, T.14 N., R.8 E., M.D.B.&M.
IN THE COUNTY OF NEVADA, CALIFORNIA
SCALE: 1"=80' MAY 23, 2019

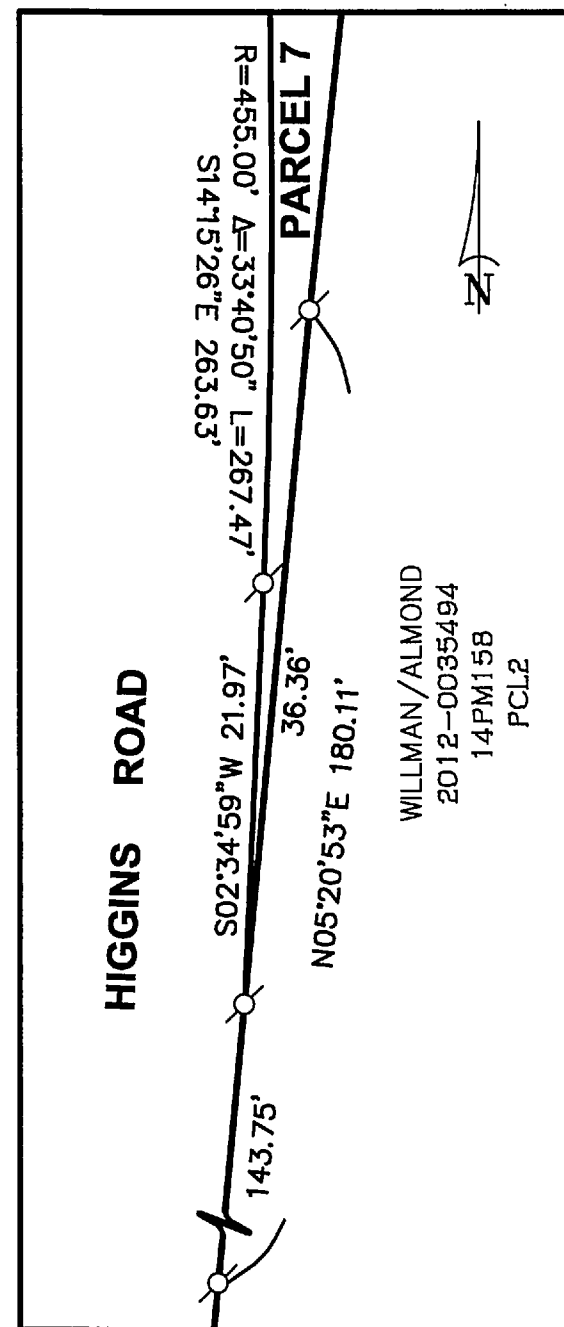




DETAIL B
SCALE: 1"=10'



DETAIL A
SCALE: 1"=40'

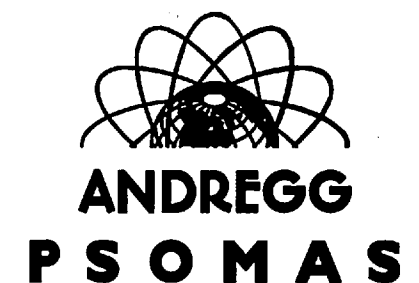


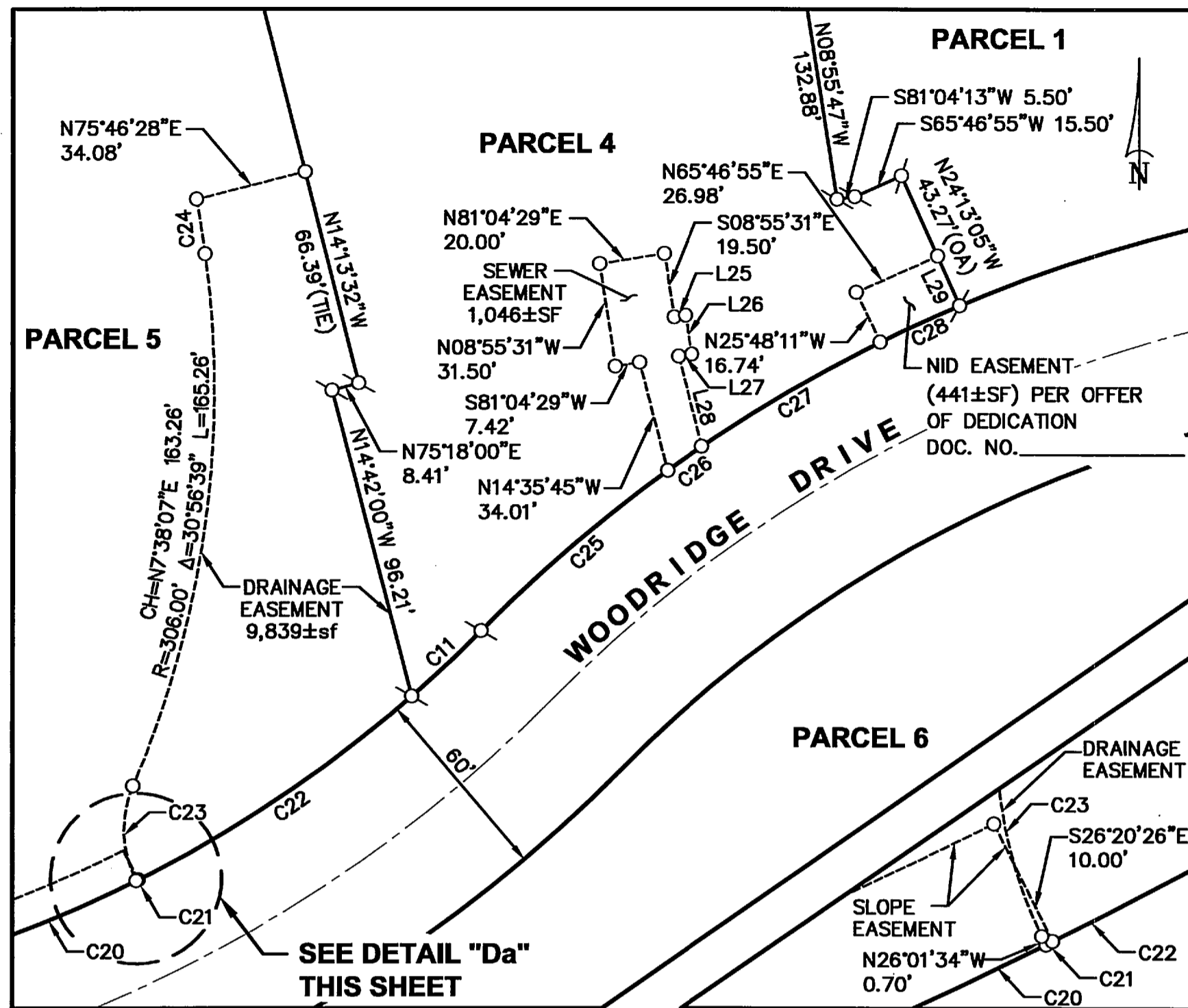
DETAIL C
SCALE: 1"=10'

CURVE TABLE (CONTINUED)					
NO.	RADIUS	DELTA	LENGTH	CHORD	DIST.
C1	395.00	23°17'51"	160.61	S19°26'56"E	159.51
C2	455.00	33°40'50"	267.47	S14°15'26"E	263.63
C3	455.00	23°17'51"	185.01	S19°26'56"E	183.74
C4	395.00	01°40'58"	11.60	S30°15'22"E	11.60
C5	395.00	35°15'04"	243.02	S11°47'21"E	239.21
C6	395.00	36°56'02"	254.62	S12°37'50"E	250.24
C7	28.77	85°29'55"	42.93	S48°35'09"W	39.06
C8	455.00	24°25'40"	193.99	S79°07'16"W	192.52
C9	455.00	22°18'34"	177.17	S55°45'09"W	176.05
C10	455.00	46°44'14"	371.15	S67°57'59"W	360.95
C11	395.00	04°12'10"	28.97	S46°41'56"W	28.97
C12	395.00	39°11'47"	270.22	S68°23'55"W	264.98
C13	395.00	43°23'56"	299.19	S66°17'50"W	292.09
C14	455.00	36°42'09"	291.46	S62°56'56"W	286.51
C15	395.00	46°44'14"	322.21	S67°57'59"W	313.35
C16	425.00	41°12'21"	305.65	S65°12'02"W	299.11
C17	425.00	46°44'14"	346.68	S67°57'59"W	337.15
C18	425.00	36°56'02"	273.96	S12°37'50"E	269.24
C19	425.00	23°17'51"	172.81	S19°26'56"E	171.63
C20	395.00	24°31'50"	169.11	N75°43'53"E	167.83
C21	395.00	00°05'05"	0.58	N63°25'26"E	0.58
C22	395.00	14°34'52"	100.52	N56°05'27"E	100.25
C23	34.00	49°08'01"	29.16	N01°27'34"W	28.27
C24	506.00	01°54'33"	16.86	N08°47'29"W	16.86
C25	455.00	09°25'24"	74.83	N49°18'34"E	74.75
C26	455.00	01°36'51"	12.82	N54°49'41"E	12.82
C27	455.00	07°55'56"	62.99	N59°36'05"E	62.94
C28	455.00	03°20'23"	26.52	N65°14'14"E	26.52
C29	455.00	01°18'39"	10.41	S08°27'19"E	10.41
C30	455.00	01°53'29"	15.02	S10°03'23"E	15.02
C31	455.00	01°35'11"	12.60	S11°47'43"E	12.60
C32	455.00	01°31'12"	12.07	S13°20'54"E	12.07

LINE TABLE		
NO.	BEARING	DIST.
L1	N60°59'33"W	33.00
L2	S01°30'47"W	9.26
L3	N88°29'13"W	41.75
L4	N07°48'00"W	0.59
L5	N02°34'59"E	21.97
L6	S20°17'56"W	31.31 (31.53)(1)
L7	S20°17'56"W	11.12
L8	N00°05'05"E	5.99
L9	S25°27'33"E	27.00
L10	S63°19'09"W	54.52
L11	S39°49'13"W	39.68
L12	N29°09'13"W	40.79
L13	N29°09'13"W	25.04
L14	N29°09'13"W	65.83
L15	N75°18'00"E	8.41
L16	N24°13'05"W	43.27
L17	N65°46'55"E	15.50
L18	N81°04'13"E	5.50
L19	N01°30'47"E	20.82
L20	N30°42'59"W	4.07
L21	N30°42'59"W	48.21
L22	S88°21'19"W	14.27
L23	S05°20'53"W	36.36
L24	S06°07'08"W	26.35 (27.58)(1)
L25	N81°04'29"E	3.50
L26	S08°55'31"E	12.00
L27	S81°04'29"W	4.02
L28	S14°35'45"E	28.31
L29	S24°13'05"E	16.48
L30	S84°09'49"E	27.86
L31	S07°10'02"E	5.44
L32	S07°10'02"E	4.84
L33	N64°32'27"E	6.75
L34	N03°01'09"W	13.60
L35	S82°48'34"W	7.28

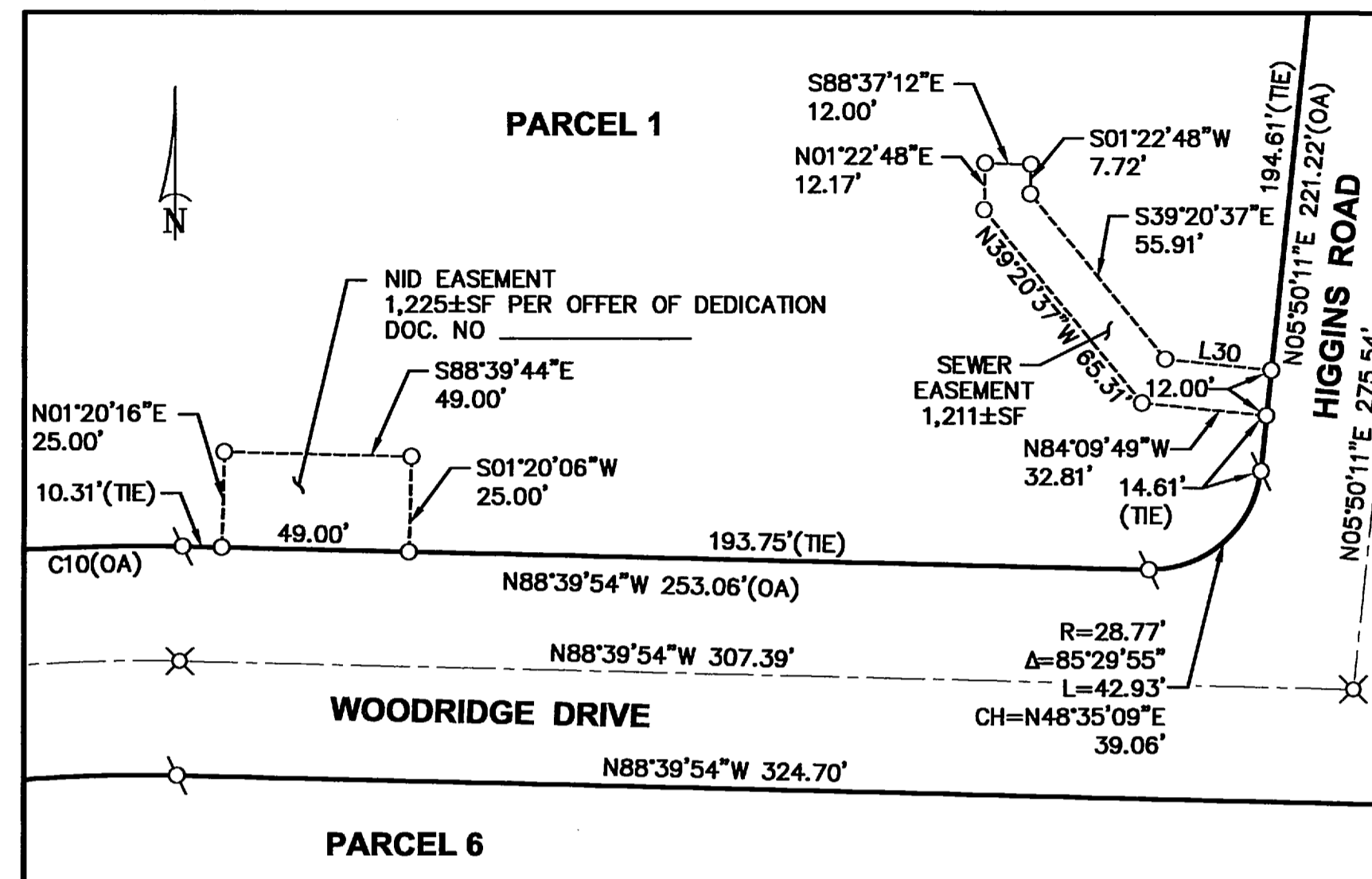
PARCEL MAP NO. 04-020
HIGGINS MARKET PLACE
A SUBDIVISION OF PARCEL 1
OF BOOK 14 OF PARCEL MAPS AT PAGE 158
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IN THE COUNTY OF NEVADA, CALIFORNIA
MAY 23, 2019



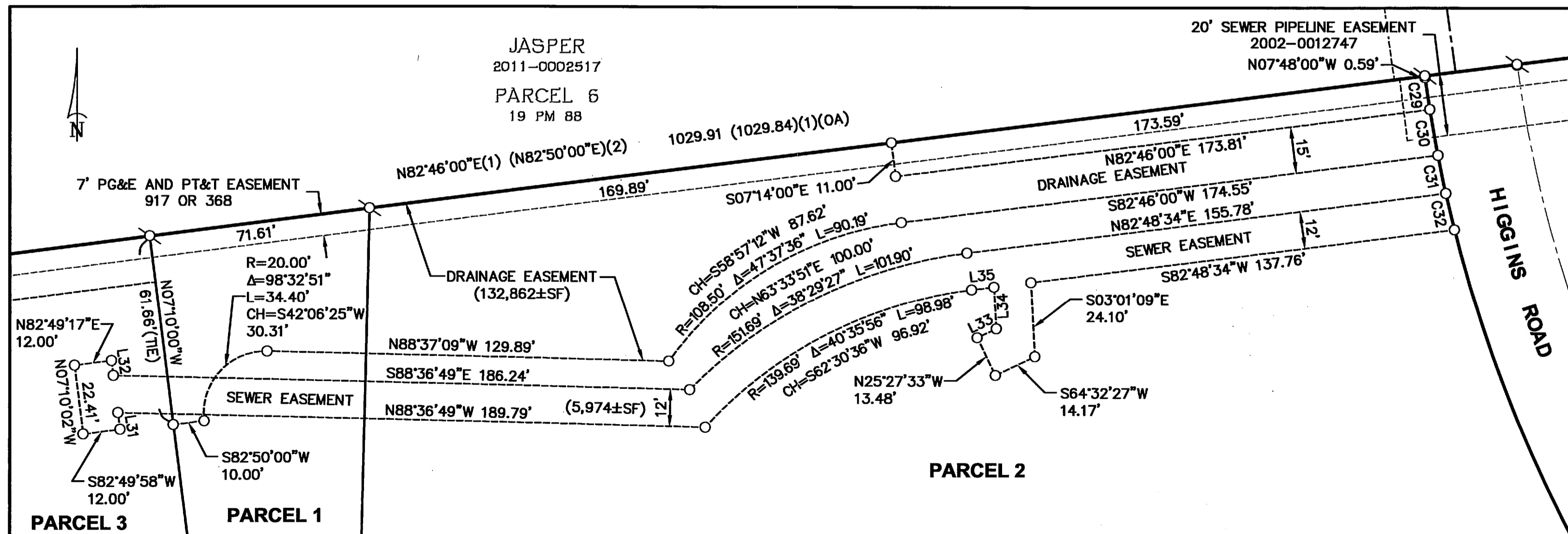


DETAIL D
SCALE: 1"=40'

DETAIL Da
SCALE: 1"=10'

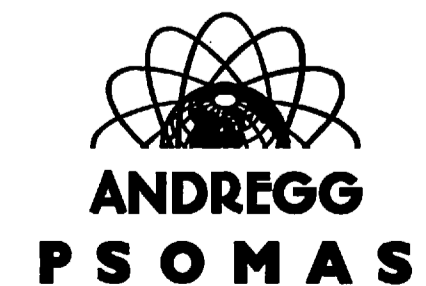


DETAIL E
SCALE: 1"=40'

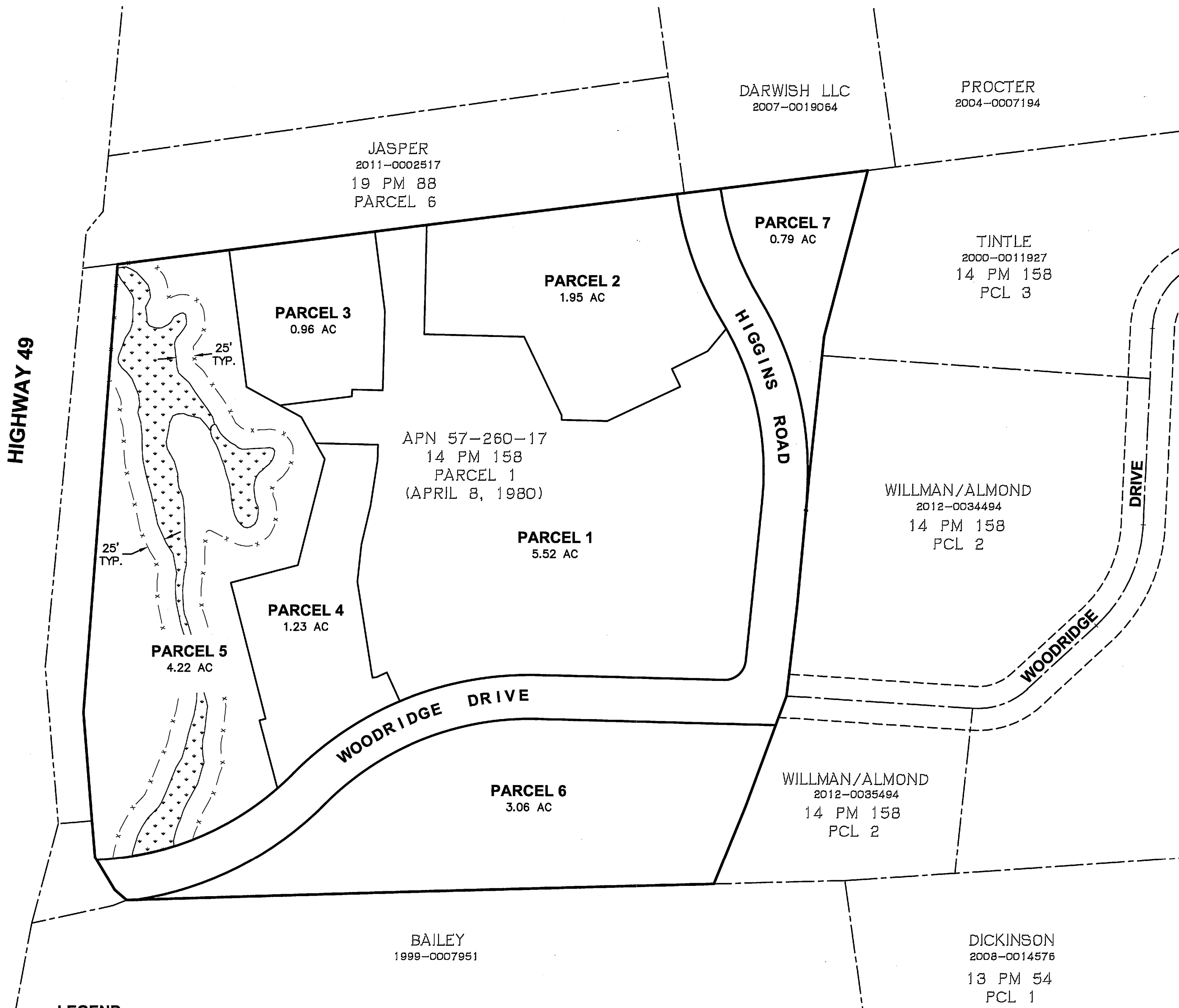


DETAIL F
SCALE: 1"=30'

PARCEL MAP NO. 04-020
**HIGGINS
MARKET PLACE**
A SUBDIVISION OF PARCEL 1
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MAY 23, 2019



NOTE: DIMENSION LINE AND CURVE TABLES ARE SHOWN ON SHEET 3.



SUPPLEMENTAL INFORMATION NOTES:

THE ADDITIONAL INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES, DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

1. MITIGATION FOR DEVELOPMENT IMPACTS ON GROWTH-RELATED SERVICES AND FACILITIES IDENTIFIED IN THE GENERAL PLAN CONSISTS OF THE ESTABLISHMENT OF A COMPREHENSIVE DEVELOPMENT FEE IMPACT PROGRAM PURSUANT TO GENERAL PLAN POLICY 3.8. THE APPLICANT WILL CONTRIBUTE FAIR SHARE FUNDING FOR GENERAL GOVERNMENTAL CAPITAL FACILITIES AND EQUIPMENT NOT COVERED BY A CURRENT DEVELOPMENT FEE TO MITIGATE THE CUMULATIVE DEMAND ON GENERAL GOVERNMENTAL SERVICES AND FACILITIES OF THE COUNTY. PROJECT APPLICANTS SHALL BE LIABLE FOR A FEE IN THE AMOUNT OF \$0.36 PER SQUARE FOOT OF RETAIL DEVELOPMENT, AND \$0.73 PER SQUARE FOOT OF OFFICE DEVELOPMENT. THIS FEE WILL BE COLLECTED PRIOR TO ISSUANCE OF BUILDING PERMITS AND WOULD BE SUBJECT TO A CREDIT IF THE ADOPTED FEE IS LESS THAN PAYMENT MADE BY THE PROJECT APPLICANT. IN THE EVENT THAT A GREATER COMPREHENSIVE CAPITAL FACILITIES FEE IS ADOPTED PRIOR TO ISSUANCE OF BUILDING PERMITS, THE APPLICANT SHALL PAY THE DIFFERENCE ABOVE THE ALREADY PAID FEES AT THE TIME THE FEE IS ADOPTED.

2. A ROAD IMPROVEMENT FEE IN ACCORDANCE WITH THE NEVADA COUNTY ORDINANCE NO.1892, 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 PARCEL CREATED BY THE MAP, AND WILL BE BASED ON THE LATEST FEE SCHEDULE ADOPTED BY THE NEVADA COUNTY BOARD OF SUPERVISORS.

3. ALL PARCELS ARE WITHIN A COUNTY PERMANENT ROAD DIVISION (PRD) AND ARE ASSESSED AN ANNUAL PARCEL CHARGE FOR ROAD MAINTENANCE OF WOODRIDGE COURT, HIGGINS ROAD AND THE TRAFFIC SIGNAL AT THE INTERSECTION OF HIGGINS ROAD AND COMBIE ROAD.

4. PRIOR TO RECORDATION OF THIS PARCEL MAP, A CERTIFICATION SHALL BE MADE TO THE NEVADA COUNTY PLANNING DEPARTMENT THAT THE SITE IS FREE OF HAZARDOUS MATERIALS AND/OR PUBLIC SAFETY NUISANCES.

LEGEND:

- x — PERMANENT WETLAND PERIMETER FENCE
- WETLAND AREA



PARCEL MAP NO. 04-020
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 SCALE: 1"=100' MAY 23, 2019

