



# **RESOLUTION No. \_\_\_\_\_**

## **OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA**

### **APPROVAL OF FINAL MAP 04-004 “CASCADE CROSSING – PHASE 4” AND SUBDIVISION IMPROVEMENT AGREEMENT – DISTRICT II**

WHEREAS, Final Map 04-004 “Cascade Crossing – Phase 4” (formerly “Saddle Ridge”) has been reviewed and approved by the County Surveyor and has been found to be in conformance with the Amended Tentative Map and the Nevada County Subdivision Ordinance; and

WHEREAS, Resolution 13-281 approved Phase 1 of the Final Map on June 25, 2013; and

WHEREAS, Resolution 13-447 approved Phase 2 of the Final Map on October 8, 2013; and

WHEREAS, Resolution 14-411 approved Phase 3 of the Final Map on August 26, 2014; and

WHEREAS, the Department of Public Works has determined that all conditions precedent to approval of the Final Map have been completed; and

WHEREAS, HBT of Saddle Ridge, LLC, a California Corporation (“Subdividers”), owners and subdividers of the Cascade Crossing Subdivision, desire to defer construction of remaining on site improvements until after the Final Map for the Subdivision is recorded in the official County records; and

WHEREAS, a Subdivision Improvement Agreement (“Agreement”) has been prepared that requires irrevocable subdivision bonds to secure faithful performance, payment for labor and materials and guarantee improvements for the Cascade Crossing subdivision; and

WHEREAS, the Agreement also requires irrevocable subdivision bonds to guarantee and warranty the improvements for a period of one year from the date of acceptance of said improvements.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Nevada County Board of Supervisors:

1. Approves Final Map 04-004 “Cascade Crossing – Phase 4”.
2. Authorizes the Chair and the Clerk of the Board of Supervisors to sign the map.
3. Directs the County Surveyor to deliver the map to the County Recorder’s Office for recording.
4. Approves the Subdivision Improvement Agreement between the County of Nevada and HBT of Saddle Ridge, LLC and authorizes the Chair of the Board to execute the Agreement on behalf of the County of Nevada.