



RESOLUTION No. 17-010

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

APPROVAL OF FINAL MAP 11-001 "SLATE CREEK HILL" – DISTRICT III

WHEREAS, Final Map 011-001 "Slate Creek Hill" has been reviewed and approved by the County Surveyor and has been found to be in conformance with the Tentative Map and the Nevada County Subdivision Ordinance; and

WHEREAS, the Departments of Planning and Public Works have determined that all conditions precedent to approval of the Final Map have been completed.

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

1. Approves Final Map 11-001 "Slate Creek Hill".
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.

PASSED AND ADOPTED by the Board of Supervisors of the County of Nevada at a regular meeting of said Board, held on the 10th day of January, 2017, by the following vote of said Board:

Ayes: Supervisors Heidi Hall, Edward Scofield, Dan Miller, Hank Weston and Richard Anderson.

Noes: None.

Absent: None.

Abstain: None.

ATTEST:

JULIE PATTERSON HUNTER
Clerk of the Board of Supervisors

By: 


Hank Weston, Chair

SLATE CREEK HILL

BEING A PORTION OF PARCELS 1 + 2 PER 18 PARCEL MAPS 114 WITHIN A PORTION OF SECTION 15 T. 16 N. R. 8 E., M.D.M. WITHIN THE UNINCORPORATED TERRITORY OF NEVADA COUNTY, CALIFORNIA



SURVEYOR'S STATEMENT The map was prepared by me or under my direction and is based on a field survey in accordance with the requirements of the Subdivision Map Act and local ordinances...

Andrew R. Casarico Registration Expires U.S. 4370 09-30-17

COUNTY SURVEYOR'S STATEMENT

This final map has been examined by me and the subdivision as shown is correct and conforms to the requirements of the Subdivision Map Act and local ordinances...

Kevin J. Nelson Registration Expires U.S. 8423 12-31-18 County Surveyor

TAX COLLECTOR'S STATEMENT

The Vermon, the official company redemption for the County of Nevada, State of California, do hereby certify that according to the records of the office there are no liens for unpaid taxes or special assessments...

TINA VERNON

By: Deputy Nevada County Tax Collector

Date

COUNTY RECORDER'S STATEMENT

Filed this day of 2017, at the office of the County Recorder, Nevada County, California.

Document No. Gregory J. Diaz Nevada County Recorder

By: Deputy

OWNER'S CERTIFICATE + OFFER OF DEDICATION

The undersigned, being the only person claiming any record title interest in the herein subdivided lands do hereby certify...

- 1. The real property described below is dedicated in fee for public purposes... 2. The real property described below is dedicated as easements for public purposes... 3. An easement for way and all public utilities, on, over, under and across that easement area shown as 'TUBE DEER CREEK' (Area 'B') and any areas designated 'T.U.E.' (Public Utility Easements)...

By: Title: Minnesota Limited Liability Company

TRUSTEE'S CERTIFICATE

In accordance with Sections 66435 and 66436 of the Subdivision Map Act, the undersigned beneficiaries do hereby consent to the preparation and recordation of this final map and the offers of dedication listed herein and do hereby subordinate the ten of the following deeds of trust to this final map and any interests created hereon.

By: Title: Minnesota Limited Liability Company

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 2017, at the County Office Building, Nevada County, California, subject to Section 711010 of the Code of Civil Procedure...

The name and address of the subdivider dedicating the property is Minnesota Limited Liability Company, 15000 E. 26th Street, Suite 200, Aurora, CO 80014. The legal description of the dedication is as shown on the plat above. The County makes a determination pursuant to Section 66477.5 of the Subdivision Map Act that the same public purpose for which the property was dedicated does not exist, or the property of any portion thereof is not needed for public use as specified in Section 66477.5(c) of the Subdivision Map Act.

Chairman of the Board Clerk of the Board

NOTES

- 1. The gross area of the land within the boundaries of this final map is 26.21 acres, consisting of 3 lots. 2. The vesting deed for this subdivision, SLATE CREEK HILL, is held by MHS LLC, a Minnesota Limited Liability Company and was recorded on September 22, 2015 in Document No. 2015-013485. 3. Supplemental data information, superseding previous data and replacing land use on the subject lots is contained in Book No. 11-001.

MONUMENT LEGEND:

- SET 3/4" IRON PIPE, L.S. 4370
- FOUND 3/4" IRON PIPE, L.S. 3959 PER (R1)
- FOUND 1" IRON PIPE, L.S. 3959 PER (R1), UNLESS NOTED OTHERWISE
- NOTHING FOUND, NOTHING SET
- PUBLIC SERVICE EASEMENT
- OVERALL
- (OA) 18 PM 114
- (R1)

COURSE LEGEND:

- ① R=65° Δ=28°41'22" L=32.55'
- ② S 85°03'00" W 97.39'
- ③ R=185° Δ=46°37'00" L=150.52'
- ④ S 38°26'00" W 46.39'
- ⑤ R=25° Δ=101°31'00" L=44.30'
- ⑥ N 40°03'00" W 155.07'
- ⑦ R=415° Δ=1°44'00" L=106.96'
- ⑧ N 54°49'00" W 109.68'
- ⑨ R=185° Δ=45°17'00" L=146.21'
- ⑩ S 79°54'00" W 13.70'
- ⑪ R=385° Δ=18°37'00" L=127.33'
- ⑫ R=300° Δ=118°42'00" L=621.51' (O.A)
- ⑬ R=300° Δ=56°55'44" L=298.43'
- ⑭ R=300° Δ=08°47'56" L=46.07'
- ⑮ R=300° Δ=08°56'26" L=46.81'
- ⑯ R=300° Δ=43°37'33" L=230.20'
- ⑰ S 60°37'00" W 61.20'
- ⑱ S 60°37'00" W 134.55'

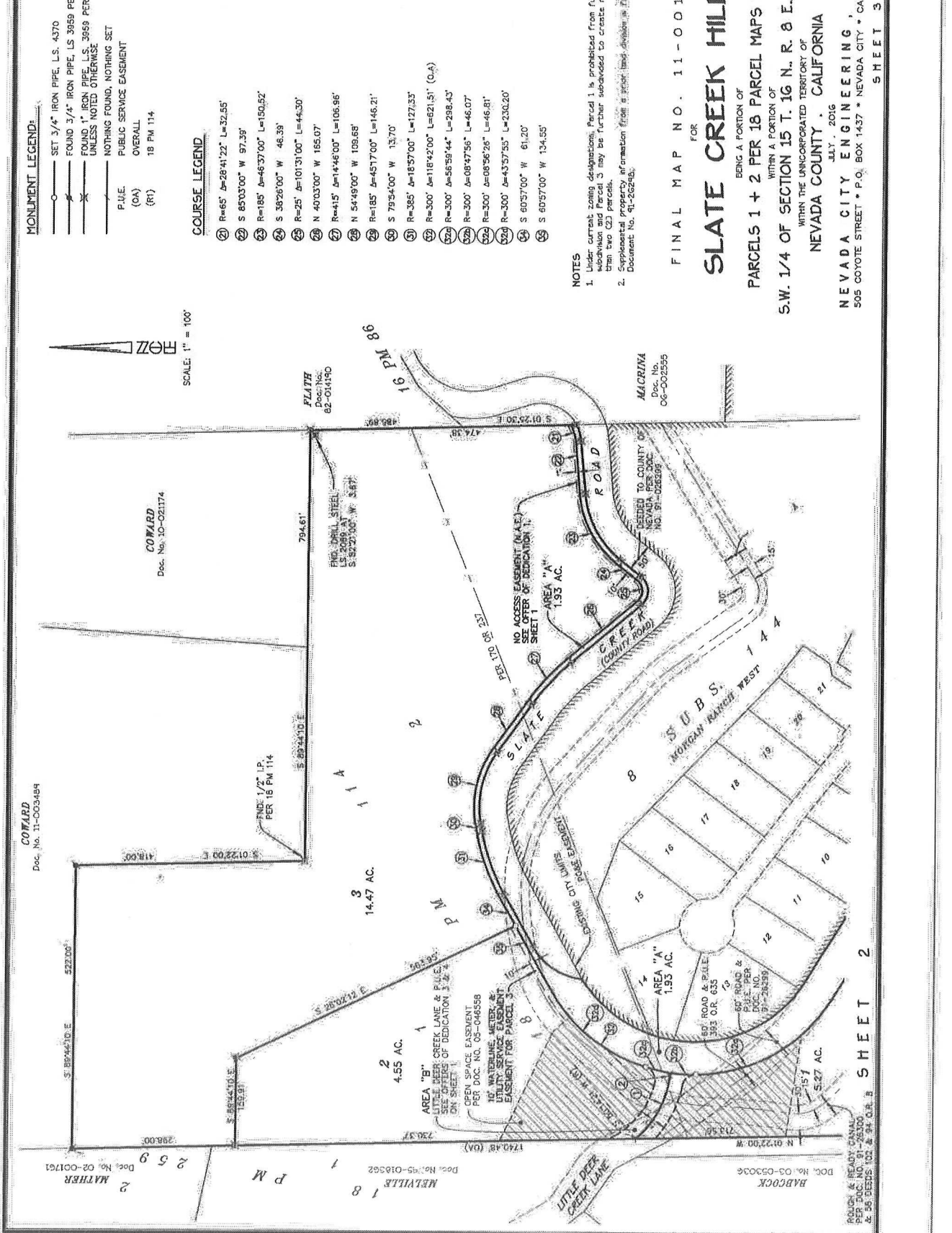
SCALE: 1" = 100'

NOTES:

1. Under current zoning designations, Parcel 1 is prohibited from future subdivision and Parcel 3 may be further subdivided to create no more than two (2) parcels.
2. Supplemental property information from a prior land division is filed in Document No. 41-052246.

FINAL MAP NO. 11-001
FOR
SLATE CREEK HILL
BEING A PORTION OF
PARCELS 1 + 2 PER 18 PARCEL MAPS 114
WITHIN A PORTION OF
S.W. 1/4 OF SECTION 15 T. 16 N., R. 8 E., M.D.M.
WITHIN THE UNINCORPORATED TERRITORY OF
NEVADA COUNTY, CALIFORNIA
JULY, 2016
NEVADA CITY ENGINEERING, INC.
505 COYOTE STREET • P.O. BOX 1437 • NEVADA CITY • CALIFORNIA

SHEET 3 OF 3



COWARD
Doc. No. 11-003484

COWARD
Doc. No. 10-021174

PLATT
Doc. No. 62-041190

MACRINA
Doc. No. 06-002556

BARBOCK
Doc. No. 03-053006

MATTHEW
Doc. No. 02-001761

NEVILL
Doc. No. 95-019362

SHEET 2

SHEET 2

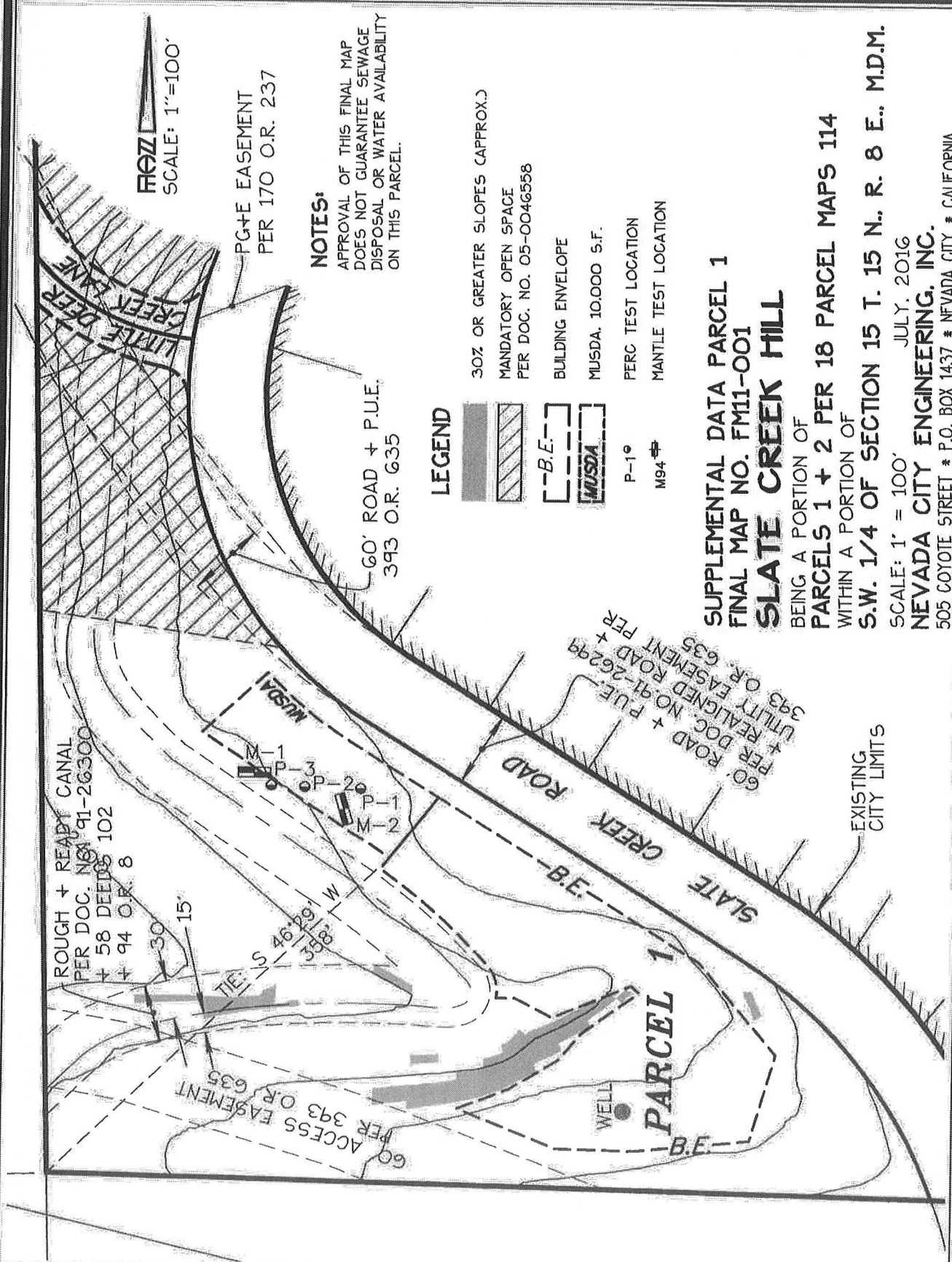
SHEET 2

SHEET 2

SHEET 2

SHEET 2

SHEET 2





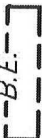



FRÖZ
SCALE: 1"=100'

PG+E EASEMENT
PER 170 O.R. 237

NOTES:
APPROVAL OF THIS FINAL MAP
DOES NOT GUARANTEE SEWAGE
DISPOSAL OR WATER AVAILABILITY
ON THIS PARCEL.

60' ROAD + P.U.E.
393 O.R. 635

LEGEND

-  30% OR GREATER SLOPES (APPROX.)
-  MANDATORY OPEN SPACE
PER DOC. NO. 05-0046558
-  -B.E.- BUILDING ENVELOPE
-  MUSDA, 10,000 S.F.
-  P-1^o PERC TEST LOCATION
-  M94⁺ MANTLE TEST LOCATION

SUPPLEMENTAL DATA PARCEL 1
FINAL MAP NO. FM11-001
SLATE CREEK HILL
BEING A PORTION OF
PARCELS 1 + 2 PER 18 PARCEL MAPS 114
WITHIN A PORTION OF
S.W. 1/4 OF SECTION 15 T. 15 N., R. 8 E., M.D.M.
SCALE: 1" = 100'
JULY, 2016
NEVADA CITY ENGINEERING, INC.
505 COYOTE STREET * P.O. BOX 1437 * NEVADA CITY * CALIFORNIA

REZI
SCALE: 1"=100'

60' ROAD + P.U.E.
393 O.R. 635

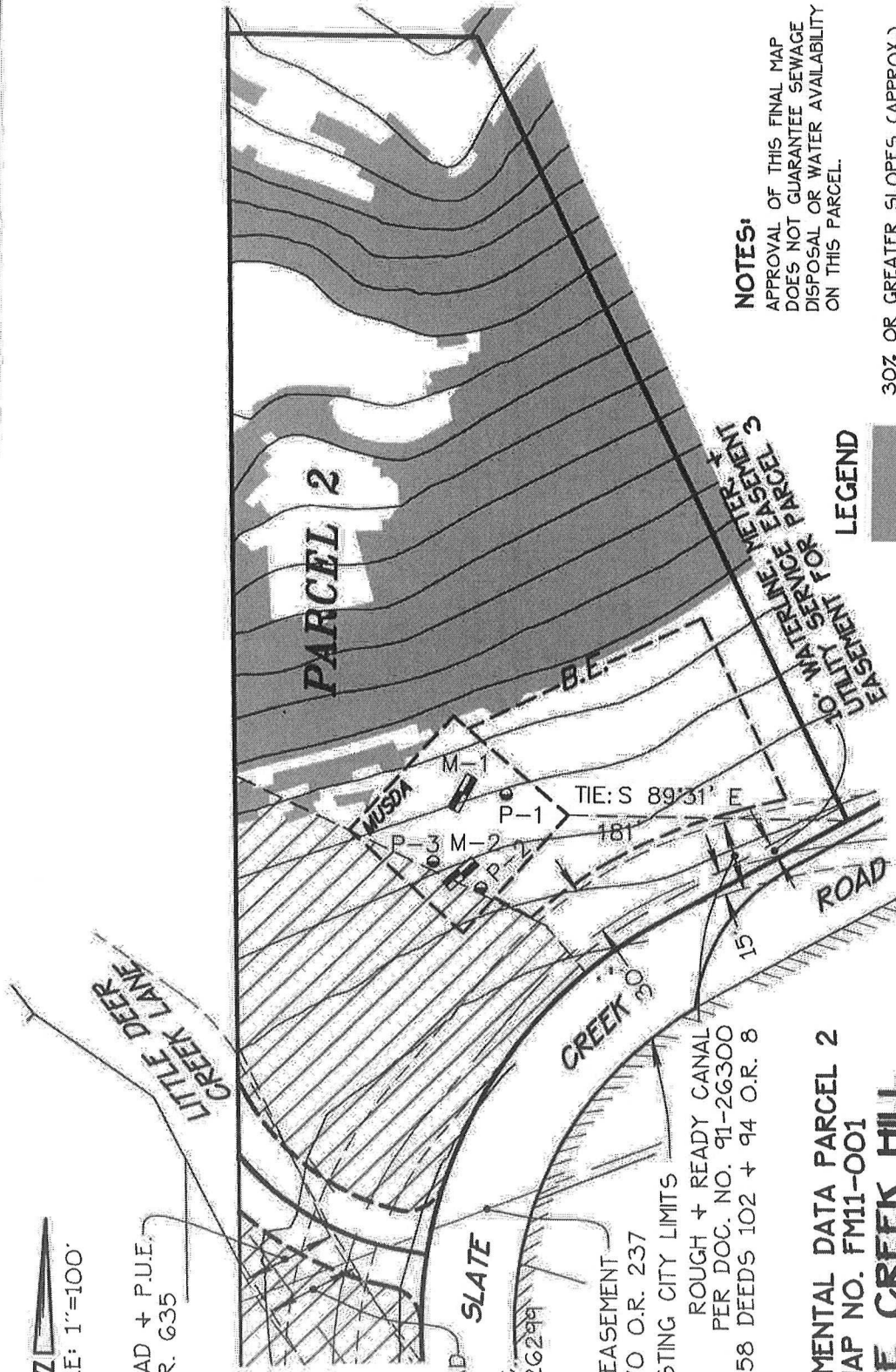
60' ROAD
SLATE
+ P.U.E.
PER DOC.
NO. 91-26299

PG+E EASEMENT
PER 170 O.R. 237
EXISTING CITY LIMITS
ROUGH + READY CANAL
PER DOC. NO. 91-26300
+ 58 DEEDS 102 + 94 O.R. 8

**SUPPLEMENTAL DATA PARCEL 2
FINAL MAP NO. FM11-001
SLATE CREEK HILL**

BEING A PORTION OF
PARCELS 1 + 2 PER 18 PARCEL MAPS 114
WITHIN A PORTION OF
S.W. 1/4 OF SECTION 15 T. 15 N. R. 8 E., M.D.M.
SCALE: 1" = 100'
JULY, 2016

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



NOTES:
APPROVAL OF THIS FINAL MAP
DOES NOT GUARANTEE SEWAGE
DISPOSAL OR WATER AVAILABILITY
ON THIS PARCEL.

- 30% OR GREATER SLOPES (APPROX.)
- MANDATORY OPEN SPACE
PER DOC. NO. 05-0046558
- BUILDING ENVELOPE
MUSDA, 10,000 S.F.
- PERC TEST LOCATION
- MANTLE TEST LOCATION

LEGEND

- 30% OR GREATER SLOPES (APPROX.)
- MANDATORY OPEN SPACE PER DOC. NO. 05-0046558
- BUILDING ENVELOPE
- MUSDA, 10,000 S.F.
- PERC TEST LOCATION
- MANTLE TEST LOCATION

TIE: N 69°04' E
138'

30% OR GREATER SLOPES (APPROX.)

BUILDING ENVELOPE

MUSDA, 15,000 S.F.

PERC TEST LOCATION

MANTLE TEST LOCATION

SEASONAL DRAINAGE

LEGEND

30% OR GREATER SLOPES (APPROX.)

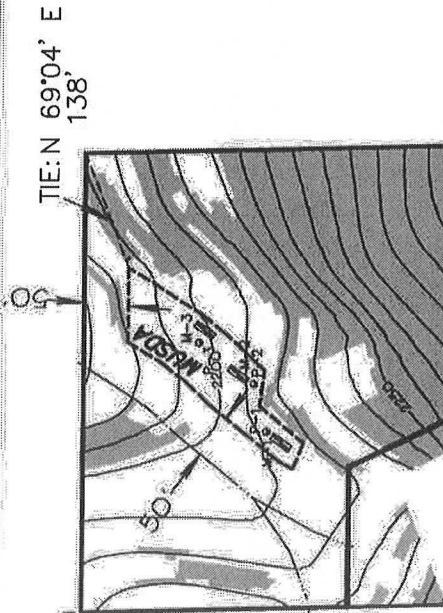
BUILDING ENVELOPE

MUSDA, 15,000 S.F.

PERC TEST LOCATION

MANTLE TEST LOCATION

SEASONAL DRAINAGE



SCALE: 1" = 200'

NOTES:

APPROVAL OF THIS FINAL MAP DOES NOT GUARANTEE SEWAGE DISPOSAL OR WATER AVAILABILITY ON THIS PARCEL.

SUPPLEMENTAL DATA PARCEL 3
FINAL MAP NO. FM11-001
SLATE CREEK HILL
BEING A PORTION OF
PARCELS 1 + 2 PER 18 PARCEL MAPS 114
WITHIN A PORTION OF
S.W. 1/4 OF SECTION 15 T. 15 N., R. 8 E., M.D.M.
SCALE: 1" = 200'
JULY, 2016
NEVADA CITY ENGINEERING, INC.
505 COYOTE STREET * P.O. BOX 1437 * NEVADA CITY * CALIFORNIA

ROUGH + READY CANAL
PER DOC. NO. 91-26300
+ 58 DEEDS 102
+ 94 O.R. 8