



RESOLUTION No. 15-208

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

ACCEPT CERTIFICATE OF CORRECTION FOR OFFER OF DEDICATION FOR OPEN SPACE, PUBLIC UTILITY EASEMENT AND PUBLIC ROAD RIGHT-OF-WAY ON COMBIE ROAD, APN: 57-300-05

WHEREAS, on June 25, 2013, pursuant to Resolution 13-281, the Nevada County Board of Supervisors approved the Cascade Crossing Subdivision; and

WHEREAS, Parcel E of the Cascade Crossing Subdivision Final Map, referenced as Item No. 9 under "Owner's Statement" in the Final Map, was offered for dedication to the County of Nevada for open space and public road right-of-way but not accepted at the time of Final Map recordation; and

WHEREAS, on April 8, 2014, pursuant to Resolution 14-110, the Nevada County Board of Supervisors accepted Parcel E of the Cascade Crossing Subdivision Final Map for the offer of dedication for Open Space and Public Road Right-of-Way; and

WHEREAS, on April 28, 2015, a Certificate of Correction was recorded to correct Item #9 in the Owner's Statement on the Cascade Crossing Subdivision Final Map to include Public Utilities and as the County deems necessary for future Public use in addition to open space and public road right-of-way; and

WHEREAS, acceptance of this corrected offer of dedication is necessary to facilitate utility undergrounding and related work associated with the Combie/Magnolia Road Underground Utilities District; and

WHEREAS, acceptance of an offer of dedication on a Final Map or Certificate of Correction shall not be effective until a resolution of acceptance by the Board of Supervisors is filed in the office of the County Recorder.

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

1. Accepts the Certificate of Correction for the offer of dedication to the County of Nevada for Open Space, Public Utility Easement, Public Road Right-of-Way as the County deems necessary for future Public use, identified as Parcel E of the Cascade Crossing Subdivision Final Map, recorded on June 27, 2013, as document No. 20130018450 in Book 8 of Subdivisions, page 198.
2. Authorizes the Director of the Nevada County Department of Public Works to file a resolution of acceptance with the County of Nevada's Clerk-Recorder's Office.

PASSED AND ADOPTED by the Board of Supervisors of the County of Nevada at a regular meeting of said Board, held on the 26th day of May, 2015, by the following vote of said Board:

Ayes: Supervisors Nathan H. Beason, Edward Scofield, Dan Miller,
Hank Weston and Richard Anderson.

Noes: None.

Absent: None.

Abstain: None.

ATTEST:

JULIE PATTERSON HUNTER
Interim Clerk of the Board of Supervisors

By: 


Edward C. Scofield, Chair

5/26/2015 cc: DPW*
AC*(hold)

EXHIBIT 'A'

OWNER'S STATEMENT:

I, THE UNDERSIGNED, DO HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP AND HEREBY STATE THAT IN ORDER TO PASS CLEAR TITLE TO THE LAND DESCRIBED IN THE FOREGOING PARAGRAPHS OF THIS MAP THE CONSENT OF NO OTHER PERSONS IS NECESSARY.

- 1. I DO HEREBY DEDICATE TO THE PUBLIC:
2. ROAD RIGHT-OF-WAY FOR ARBUSTROING ROAD TO THE COUNTY OF NEVADA.
3. ROAD RIGHT-OF-WAY FOR CASCADE CROSSING ROAD TO THE COUNTY OF NEVADA.
4. PUBLIC UTILITY EASEMENT, PUBLIC ACCESS EASEMENT AND EMERGENCY ACCESS EASEMENT ACROSS THOSE ROADS DESIGNATED CASCADE CROSSING ROAD, RUBICON ROAD, KNEES COURT, ARBUSTROING ROAD, AND LINTON LANE TO THE COUNTY OF NEVADA.
5. PUBLIC UTILITY EASEMENTS FOR WATER, SEWER, NATURAL GAS, ELECTRIC, TELEPHONE AND TELEVISION SERVICE ACROSS THOSE CERTAIN STRIPS OF LAND DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT).
6. DRAINAGE DETENTION POND AND LANDSCAPE EASEMENTS INCLUDING CONSTRUCTION AND MAINTENANCE THEREOF ACROSS PARCELS A AND C, PARCELS A AND C TO BE DEDICATED TO THE BEAR RIVER PARKS AND RECREATION DISTRICT AFTER COMPLETION OF 40 RESIDENTIAL UNITS.
7. DRAINAGE, LANDSCAPE, PARK AND OPEN SPACE EASEMENT INCLUDING CONSTRUCTION AND MAINTENANCE THEREOF ACROSS PARCELS B AND D. PARCELS B AND D TO BE DEDICATED TO THE BEAR RIVER PARKS AND RECREATION DISTRICT AFTER COMPLETION OF 40 RESIDENTIAL UNITS.
8. 27' MAINTENANCE EASEMENT FOR LANDSCAPE AND OPEN SPACE FACILITIES AT BEAR RIVER PARKS AND RECREATION DISTRICT.
9. PARCEL E FOR OPEN SPACE AND ROAD RIGHT-OF-WAY TO THE COUNTY OF NEVADA.
10. SEWER EASEMENT ACROSS PARCELS A AND C, PARCEL E, AND OVER AND ACROSS THOSE CERTAIN STRIPS OF LAND DESIGNATED AS "SEWER EASEMENT".

H&T OF SADDLE RIDGE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature] JEFFREY PENSTEIN, DIVISION PRESIDENT DATE: 5-2-2013

ACKNOWLEDGMENT: STATE OF CALIFORNIA COUNTY OF CLATSOP. ON 5-2-2013 BEFORE ME, DONALD V. YELAPPE, Notary Public, who personally appeared JEFFREY PENSTEIN, known to me to be the person(s) who executed the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of the person(s) named therein, and that he is (are) (their) legal representative(s) of 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.

NOTARY PUBLIC: DONALD V. YELAPPE. PRINT NAME: DONALD V. YELAPPE. MY COMMISSION EXPIRES: [Date]. MY PRINCIPAL PLACE OF BUSINESS IS: [Address].

CLERK OF THE BOARD OF SUPERVISORS STATEMENT:

THIS IS TO CERTIFY THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, BY A MOTION ADOPTED AT A REGULAR MEETING THEREOF, HELD ON THE 23rd DAY OF APRIL, 2013, DID APPROVE FOR FILING THIS MAP OF CASCADE CROSSING SUBDIVISION PHASE 1, AS SHOWN ON THE ATTACHED MAP, SUBJECT TO THE ACCEPTED TERMS AND CONDITIONS OF THE SUBDIVISION MAP ACT, ALL ITEMS AT A LATER DATE PER SECTION 68477.2 (6) OF THE SUBDIVISION MAP ACT. ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH REGARDING DEPOSITS. THIS 23rd DAY OF APRIL, 2013.

[Signature] Frank Weston, CHAIRMAN OF THE BOARD. [Signature] Donna Londi, CLERK OF THE BOARD OF SUPERVISORS.

COUNTY TAX COLLECTOR'S STATEMENT:

I, THE UNDERSIGNED, THE OFFICIAL COMPUTING REDEMPTION FOR THE COUNTY OF NEVADA, HAVE REVIEWED THE RECORDS OF THIS OFFICE, THERE ARE NO LIENS FOR UNPAID TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES AGAINST THE LANDS SUBDIVIDED HEREON, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET DUE AND PAYABLE, BUT CONSTITUTING A LIEN IN FAVOR OF THE COUNTY OF NEVADA.

DATE: 6/25/2013. TINA KERNON, NEVADA COUNTY TREASURER-TAX COLLECTOR.

COUNTY RECORDER'S STATEMENT

FILED THIS 27th DAY OF JUNE, 2013, AT 2:15 P.M. IN BOOK 38 OF SUBDIVISIONS, AT PAGES 197, AT THE REQUEST OF LAUGENOUR AND MEIKLE. DOC. NO. 2013001950. FEE: \$19.00. GREGORY J. DIAZ, COUNTY CLERK-RECORDER, NEVADA COUNTY, CALIFORNIA.

BY: [Signature] GREGORY J. DIAZ, COUNTY CLERK-RECORDER.

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 DAS HOKES ON SEPTEMBER 1, 2006, AND IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY COMPLETES THE APPROVED, OR CONTINUALLY APPROVED TENTATIVE MAP, IF ANY.

ALL MONUMENTS ARE OF THE CHARACTER, AND OCCUPY THE POSITIONS INDICATED, OR HAVE BEEN RECORDED IN THE PUBLIC RECORDS AND THAT THE MONUMENTS ARE OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



DATE: APRIL 23, 2013. BRYAN R. BOWING, L.S. 7921, REGISTRATION EXPIRES: 12-31-2013.

COUNTY SURVEYOR'S STATEMENT:

THIS FINAL MAP HAS BEEN EXAMINED BY ME AND THE MAP AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND APPROVED ALTERATIONS THEREOF, AND PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.



DATE: APRIL 25, 2013. KEVIN NEASON, L.S. 8423, COUNTY SURVEYOR.

VESTING FINAL MAP (PH 04-04) FOR CASCADE CROSSING SUBDIVISION PHASE 1. A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 8 EAST, L.D.B. & M., COUNTY OF NEVADA, CALIFORNIA.

LM LAUGENOUR AND MEIKLE. CIVIL ENGINEERING - LAND SURVEYING - PLANNING. P.O. BOX 624, WOODLAND, CALIFORNIA 95776. FAX: (916) 442-4422. APRIL 19, 2013. SHEET 1 OF 2.

MAP 198

Sub 01198

EXHIBIT "B"



RESOLUTION No. 14-110

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

**ACCEPTING OFFER OF DEDICATION FOR OPEN SPACE AND
ROAD RIGHT-OF-WAY ON COMBIE ROAD, APN: 57-300-05**

WHEREAS, on June 25, 2013, pursuant to Resolution 13-281, the Nevada County Board of Supervisors approved the Cascade Crossing Subdivision, Phase I; and

WHEREAS, the Final Map for the Cascade Crossing Subdivision, Phase I recorded on June 27, 2013 as document No. 20130018450 in Book 8 of Subdivisions, page 198; and

WHEREAS, Parcel E of the Cascade Crossing Subdivision Final Map, Phase 1, referenced as Item No. 9 under "Owner's Statement" in the Final Map, was offered for dedication to the County of Nevada for open space and public road right-of-way; and

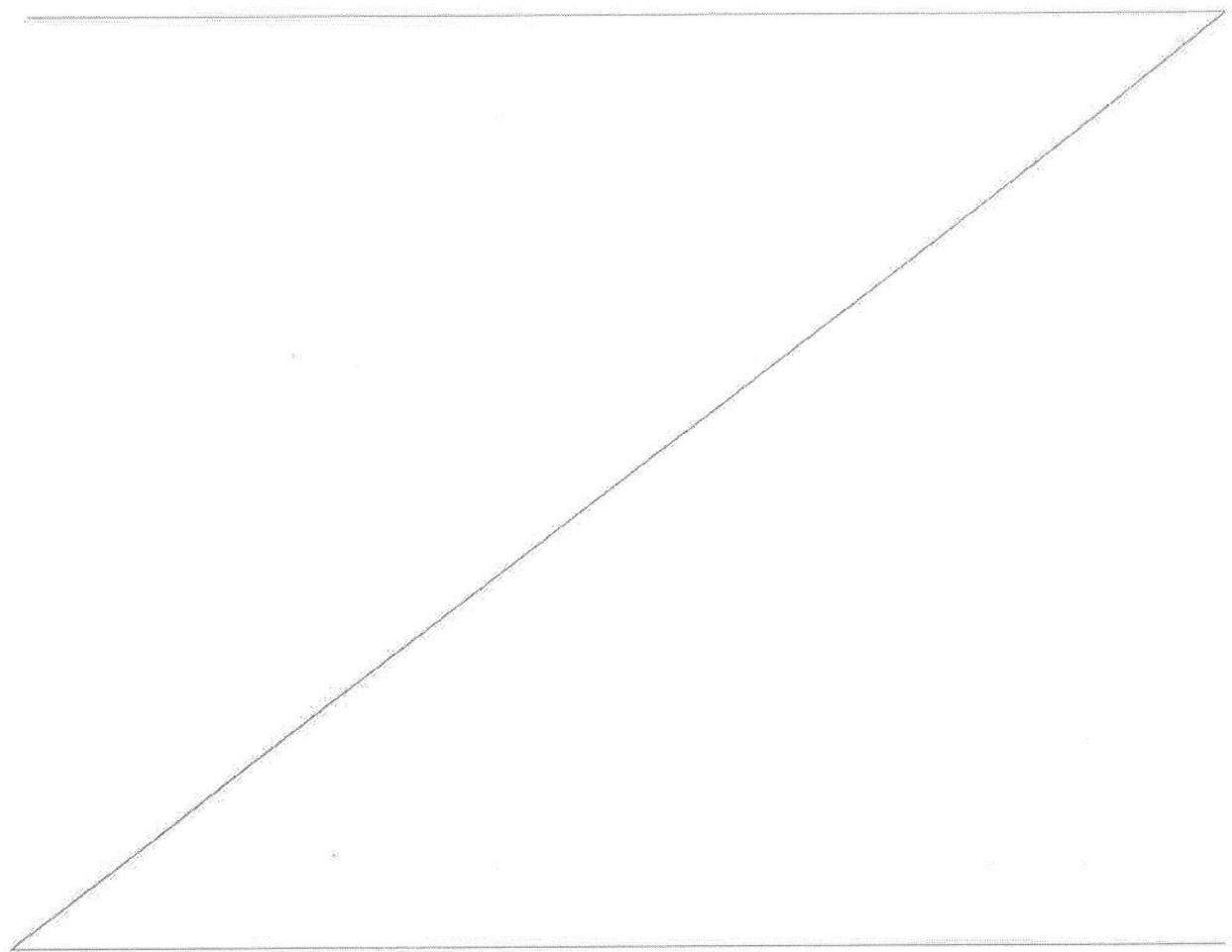
WHEREAS, the dedication of Parcel E was not accepted at the time the Final Map Recorded; and

WHEREAS, acceptance of this offer is necessary in order to facilitate utility undergrounding and related work associated with the Combie/Magnolia Road Underground Utilities District; and

WHEREAS, acceptance of an offer of dedication on a final map shall not be effective until a resolution of acceptance by the Board of Supervisors is filed in the office of the County Recorder.

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

1. Accepts the offer of dedication to the County of Nevada for open space and public road right-of-way, identified as Parcel E of the Cascade Crossing Subdivision Final Map, Phase 1, recorded on June 27, 2013, as document No. 20130018450 in Book 8 of Subdivisions, page 198.
2. Authorizes the Director of the Nevada County Department of Public Works to file a resolution of acceptance with the County of Nevada's Clerk-Recorder's Office.



PASSED AND ADOPTED by the Board of Supervisors of the County of Nevada at a regular meeting of said Board, held on the 8th day of April, 2014, by the following vote of said Board:

Ayes: Supervisors Nathan H. Beason, Edward Scofield, Terry Lamphier, Hank Weston and Richard Anderson.

Noes: None.

Absent: None.

Abstain: None.

ATTEST:

DONNA LANDI
Clerk of the Board of Supervisors

By: Donna Landi

Nathan H. Beason
Nathan H. Beason, Chair

04/08/2014 cc: DPW-Roads*
AC*

EXHIBIT ~~10~~ "C"

2
NF

Nevada County Recorder
Gregory J. Diaz
Document#: 20150009341
Tuesday April 28 2015, at 04:00:00 PM

RECORDING REQUEST BY

Paid:
Recorded By: AB

AND WHEN RECORDED MAIL TO:

Name: County of Nevada
Attn.: County Surveyor
Street Address: 950 Maidu Avenue
City & State: Nevada City, CA 95959

Title is true certified copy of the
record if it bears the seal, imprinted
in purple ink, of the County Recorder.

APR 28 2015
Gregory J. Diaz
County Recorder



NEVADA COUNTY, CALIFORNIA

SPACE ABOVE THIS LINE FOR RECORDER'S USE _____

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 0
() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.

A.P.N. 57-300-05

**Subdivision Map
Certificate of Correction**

The following corrections or additions are hereby made to Final Map, FM04-04, recorded June 27, 2013 in Book 8 of Subdivision Maps at Page 198 in the office of the Recorder's Office of the County of Nevada:

On Sheet 1 of 7, in the Owner's Statement, Item #9 is corrected to read:
"9. Parcel "E" for Open Space, Public Utility Easement, and Road Right-of-Way to the County of Nevada or as the County deems necessary for future public use."

Surveyor's Certificate

I hereby certify that this Certificate of Correction was prepared by me or under my direction on APRIL 10, 2015, and the changes as noted above are as provided for in Section 66469 & 66470 of the Subdivision Map Act.

By: *Bryan P. Bonino*
Name: Bryan P. Bonino
L.S. No.: 7521
Registration Expires: 12-31-15



Owner's Statement

I, the undersigned, do hereby consent to the preparation and recordation of this Certificate of Correction as Owners of the Cascade Crossing Subdivision, FM04-04, on this 27 day, of April 2015, 2015.

HBT of Saddle Ridge LLC, A California Limited Liability Company

By: [Signature]
Name: Jeffrey M. Pemstein
Title: Division President

County Surveyor's Certificate

This Certificate of Correction has been examined in accordance with Section 66469 & 66470 of the Subdivision Map Act and is acceptable for recordation this 28th of April, 2015.

By: [Signature]
Kevin J. Nelson, L.S. 8423
Nevada County Surveyor
Registration Expires 12-31-2016



Listed below are the present fee owners of the real property affected by this correction or addition:

County of Nevada

