

OWNER'S STATEMENT:

I, THE UNDERSIGNED, DO HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP AND I DO HEREBY DEDICATE IN FEE TO THE COUNTY OF NEVADA FOR ANY AND ALL PUBLIC USES:

1. ROAD RIGHT-OF-WAY AND PUBLIC UTILITIES FOR ARMSTRONG ROAD;
2. A PUBLIC UTILITY EASEMENT FOR WATER, SEWER, NATURAL GAS, ELECTRIC, TELEPHONE, AND TELEVISION SERVICES, TOGETHER WITH ALL APPURTENANCES THERETO, ON, OVER, UNDER AND ACROSS THOSE CERTAIN STRIPS OF LAND DESIGNATED AS "P.U.E.", AND
3. PUBLIC UTILITY EASEMENT AND PUBLIC ROAD ACROSS THAT ROAD DESIGNATED RUCKER COURT TO THE COUNTY OF NEVADA.

AND STATE THAT IN ORDER TO PASS CLEAR TITLE TO THE LAND DELINEATED WITHIN THE EXTERIOR BOUNDARY OF THIS MAP THE CONSENT OF NO OTHER PERSONS IS NECESSARY.

HBT OF SADDLE RIDGE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
JEFFREY M. PEMSTEIN, DIVISION PRESIDENT

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 TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____

ON _____, BEFORE ME,

_____ A NOTARY PUBLIC, PERSONALLY APPEARED

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:

SIGNATURE _____

NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION EXPIRES: _____

COMMISSION # OF NOTARY: _____

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 _____ DAY OF _____, 2016, DID APPROVE FOR FILING THIS MAP OF "CASCADE CROSSING SUBDIVISION PHASE 4" CONSISTING OF 5 SHEETS AND
A) ACCEPTED ITEMS _____ AND
B) REJECTED, SUBJECT TO SECTION 771.010 OF THE CODE OF PROCEDURES, ITEMS _____; AND RETAIN 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 _____, 2016.

CHAIRMAN OF THE BOARD CLERK OF THE BOARD OF SUPERVISORS

COUNTY TAX COLLECTOR'S STATEMENT:

I, THE UNDERSIGNED, THE OFFICIAL COMPUTING REDEMPTION FOR THE COUNTY OF NEVADA, STATE OF CALIFORNIA, DO HEREBY STATE THAT ACCORDING TO 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 IS _____

DATE: _____

TINA VERNON
NEVADA COUNTY TREASURER-TAX COLLECTOR

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2016, AT _____ .M., IN BOOK _____ OF SUBDIVISIONS, AT PAGES _____, AT THE REQUEST OF LAUGENOUR AND MEIKLE.

DOC. NO.: _____ FEE: _____

GREGORY J. DIAZ
COUNTY CLERK-RECORDER
NEVADA COUNTY, CALIFORNIA

BY: _____
DEPUTY

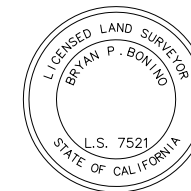
SURVEYOR'S STATEMENT:

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 HOMES ON SEPTEMBER 1, 2005, AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED, OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

ALL MONUMENTS ARE OF THE CHARACTER, AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN THOSE POSITIONS ON OR BEFORE ONE YEAR FROM THE DATE OF THE FILING OF THIS FINAL MAP, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: _____

BRYAN P. BONINO, L.S. 7521
REGISTRATION EXPIRES: 12-31-2017



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 ANY APPROVED ALTERATIONS THEREOF AND PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

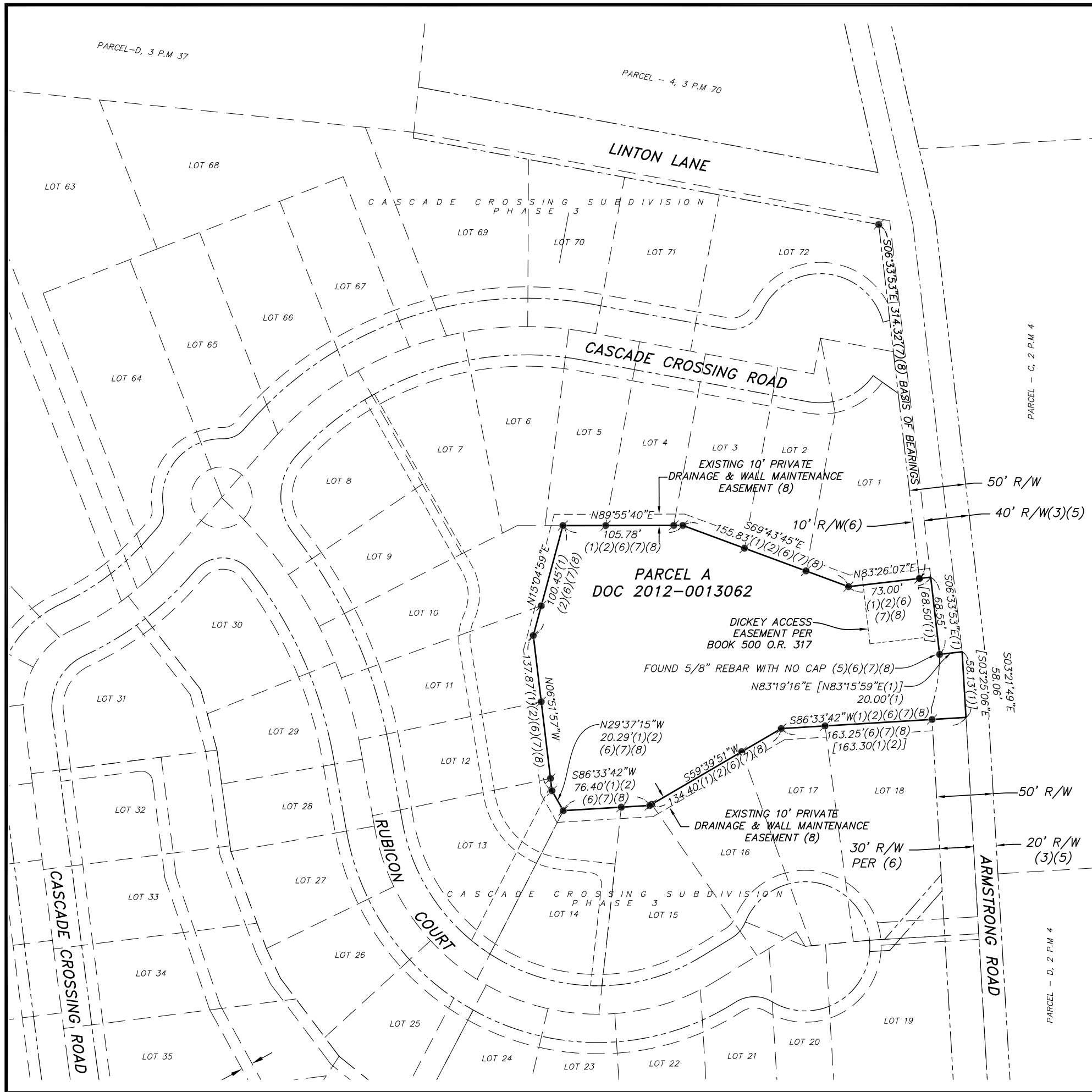
DATE: _____

KEVIN J. NELSON, L.S. 8423, COUNTY SURVEYOR
REGISTRATION EXPIRES: 12-31-2016

VESTING FINAL MAP
(FM 04-04)
FOR
CASCADE CROSSING SUBDIVISION
PHASE 4
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 14 NORTH, RANGE 8 EAST, M.D.B. & M., IN THE
UNINCORPORATED TERRITORY
OF NEVADA COUNTY, CALIFORNIA

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

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NOTES:

1. THE TOTAL AREA FOR THIS SUBDIVISION IS 1.495± ACRES, GROSS, CONSISTING OF 4 SINGLE-FAMILY LOTS.
2. ALL DISTANCES ARE GROUND, AND SHOWN IN FEET AND DECIMALS THEREOF; AND ALL CURVE DIMENSIONS ARE ARC LENGTH AND DELTA.
3. THE SUM OF THE INDIVIDUAL PARTS OF A GIVEN LINE OR CURVE MAY NOT EQUAL OVERALL QUANTITY DUE TO ROUNDING.
4. A 1/2" X 18" REBAR WITH TAG LS 7521 MONUMENT WILL BE SET AT EACH FRONT AND REAR LOT PROPERTY CORNER AND AT EACH REAR OR SIDE YARD LOT LINE ANGLE POINT UNLESS OTHERWISE SHOWN.
5. ALL EASEMENTS AFFECTING THIS PROPERTY PER PLACER TITLE COMPANY, TITLE NO. 407-13379, DATED SEPTEMBER 22, 2016 ARE SHOWN OR LISTED HEREON. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.

LEGEND:

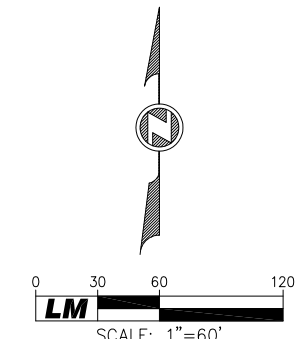
- FOUND MONUMENT AS NOTED ON MAP
- () INDICATES RECORD DATA (SEE BELOW)
- [] INDICATES INFORMATION PER RECORD DATA
- INDICATES DIMENSION POINT, NOTHING FOUND OR SET
- FOUND 1/2" REBAR WITH TAG LS 7521 PER 8 SUBDIVISIONS 198 AND 8 SUBDIVISIONS 200.
- ⊕ SET 1/2" REBAR WITH TAG LS 7521
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT
- O.R. INDICATES OFFICIAL RECORDS OF NEVADA COUNTY
- R/W RIGHT OF WAY
- DOC DOCUMENT NO., NEVADA COUNTY RECORDS

RECORD DATA:

- (1) DOC 2012-0013062
- (2) DOC 2012-0013061
- (3) BOOK 9, SURVEYS, PAGE 257
- (4) BOOK 12, PARCEL MAPS, PAGE 93 & BOOK 17, PARCEL MAPS, PAGE 213
- (5) BOOK 3, PARCEL MAPS, PAGE 116
- (6) BOOK 8, SUBDIVISIONS, PAGE 198
- (7) BOOK 8, SUBDIVISIONS, PAGE 200
- (8) BOOK 9, SUBDIVISIONS, PAGE 1

BASIS OF BEARINGS:

THE BEARING BETWEEN FOUND MONUMENTS AS SAID MONUMENTS ARE SHOWN ON THAT FINAL MAP OF CASCADE CROSSING SUBDIVISION PHASE 1 FILED IN BOOK 8 OF SUBDIVISIONS AT PAGE 198, NEVADA COUNTY RECORDS, BEING S06°33'53"E.

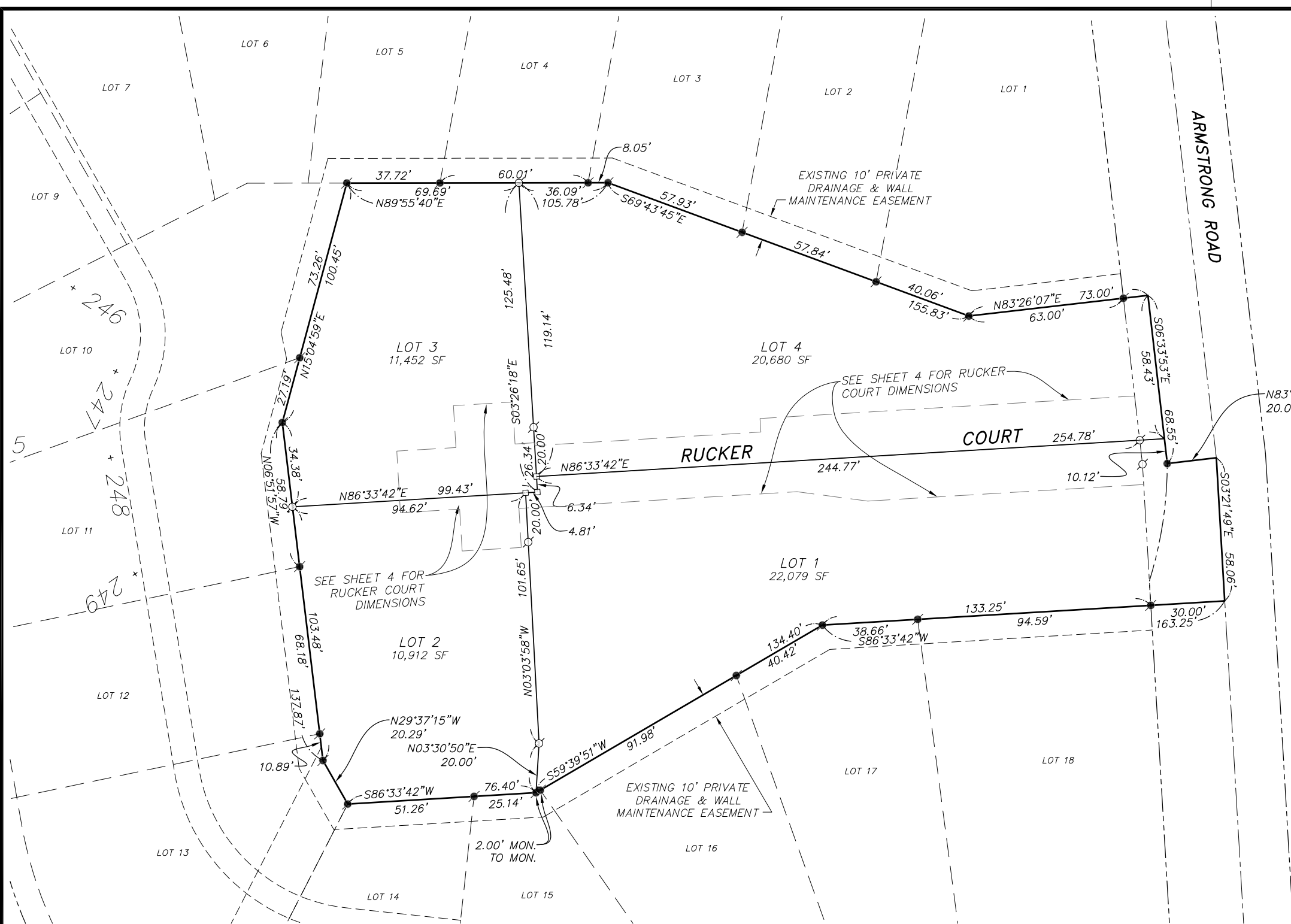


VESTING FINAL MAP
(FM 04-04)
 FOR
CASCADE CROSSING SUBDIVISION
PHASE 4
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION
 21, TOWNSHIP 14 NORTH, RANGE 8 EAST, M.D.B. & M.,
 IN THE UNINCORPORATED TERRITORY
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OCTOBER 4, 2016 SHEET 2 OF 5

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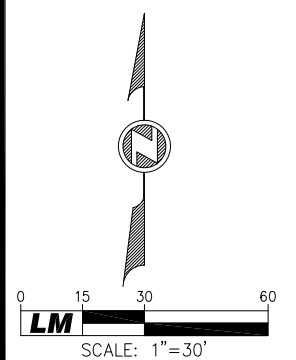


NOTE:

1. THE DECLARATION OF ANNEXATION AND RESERVATION OF EASEMENTS FOR CASCADE CROSSING, PHASE 4 RECORDED _____ AS DOC. NO. _____

NOTES:

*SEE NOTES, LEGEND, AND RECORD DATA ON SHEET 2



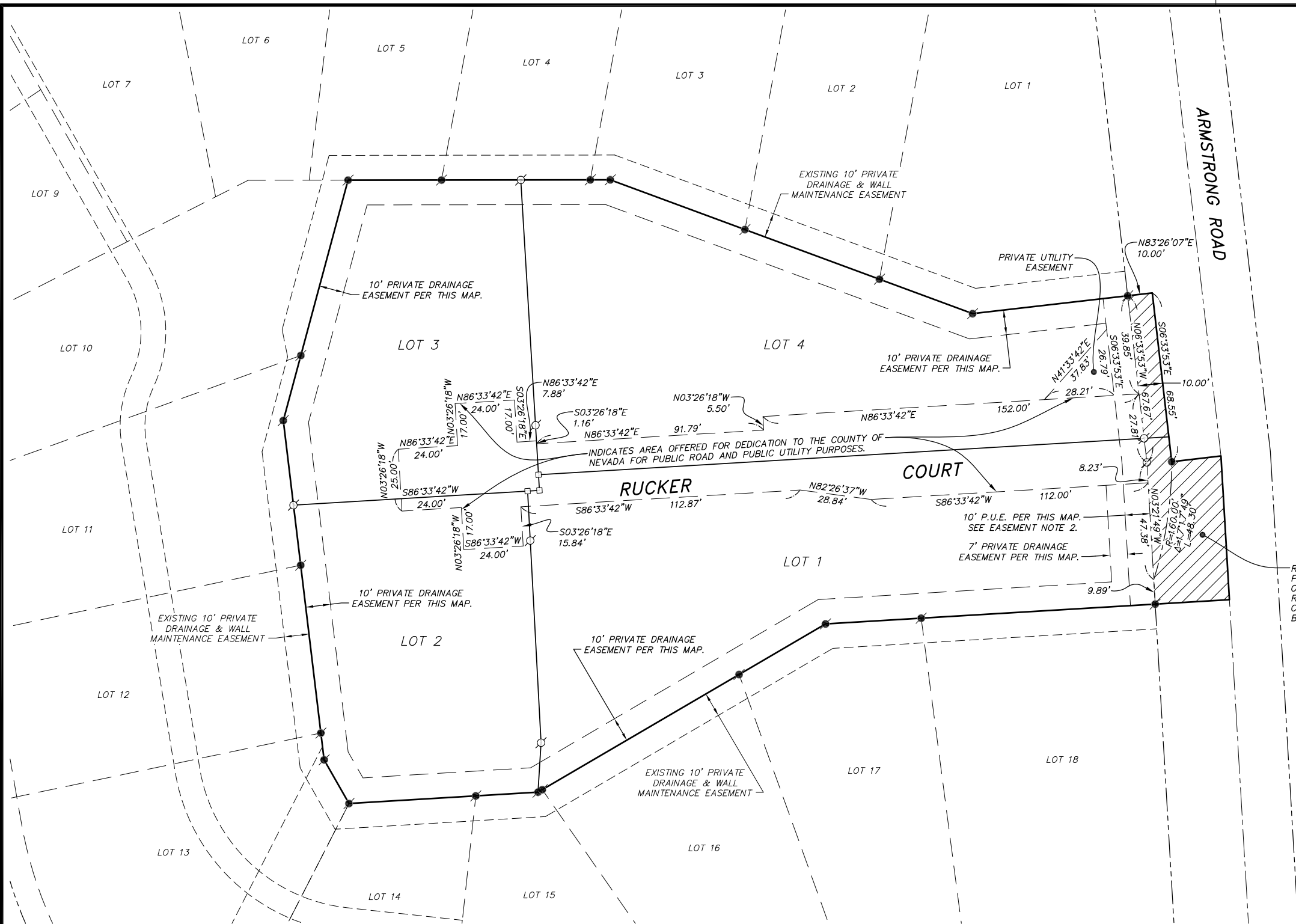
VESTING FINAL MAP
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OCTOBER 4, 2016

SHEET 3 OF 5

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- EASEMENT NOTES:**
1. PUBLIC ROAD RIGHT-OF-WAY AND PUBLIC UTILITIES FOR ARMSTRONG ROAD TO THE COUNTY OF NEVADA.
 2. PUBLIC UTILITY EASEMENT FOR WATER, SEWER, NATURAL GAS, ELECTRIC, TELEPHONE, AND TELEVISION SERVICES, TOGETHER WITH ALL APPURTENANCES THERETO, ON, OVER, UNDER AND ACROSS THOSE CERTAIN STRIPS OF LAND DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT).
 3. PUBLIC UTILITY EASEMENT AND PUBLIC ROAD ACROSS THAT ROAD DESIGNATED RUCKER COURT TO THE COUNTY OF NEVADA.

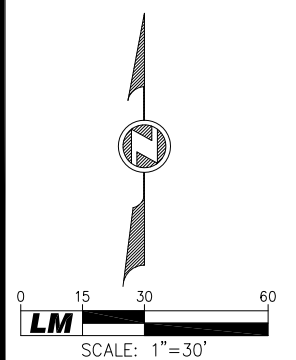
NOTES:

*SEE NOTES, LEGEND, AND RECORD DATA ON SHEET 2

—INDICATES AREA OFFERED FOR DEDICATION TO THE COUNTY OF NEVADA FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES.



R/W AREA "A" DEDICATED PUBLIC UTILITY EASEMENTS OFFER OF DEDICATION FOR ROAD PURPOSES TO COUNTY OF NEVADA PER BK. 929 O.R. 501.



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(FM 04-04)
FOR
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SUPPLEMENTAL EASEMENT NOTES:

1. A PRIVATE DRAINAGE EASEMENT AFFECTS LOTS 1-4 AND IS FOR THE BENEFIT OF LOTS 1-4.
2. A PRIVATE UTILITY EASEMENT AFFECTS LOT 4 AND IS FOR THE BENEFIT OF LOTS 1-3.
3. A PRIVATE ACCESS AND UTILITY EASEMENT AFFECTS LOTS 1-4 AND IS FOR THE BENEFIT OF LOTS 1-4.

SUPPLEMENTAL PLANNING NOTES:

PLANNING CONDITION A.7:

PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT, THE APPLICANT SHALL SUBMIT A DETAILED LANDSCAPING PLAN, PREPARED BY A LICENSED LANDSCAPE ARCHITECT TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL CONSISTENT WITH THE PLANNING COMMISSION'S APPROVED LANDSCAPING PLAN. PURSUANT TO SEC. L-II 4.2.7 OF THE LAND USE CODE, THE FINAL PLAN SHALL INCORPORATE THE FOLLOWING:

- a. THE LOCATION OF ALL REQUIRED PLANT MATERIALS, EVENLY DISPERSED WITHIN EACH REQUIRED PLANTING AREA (INCLUDING BUT NOT LIMITED TO: STREET BUFFERS, AND RESIDENTIAL BUFFERS).
- b. PROVIDE A LEGEND LISTING THE TYPE, NUMBER, AND SIZE OF PLANT MATERIALS, INDICATING BOTH THE REQUIRED NUMBER AND THE PROVIDED NUMBER OF EACH PLANT TYPE.
- c. LIST PLANT MATERIALS IN GROUPINGS OF TREES, SHRUBS, AND GROUND COVER PLANTS. SHOW BOTH COMMON NAMES AND BOTANICAL NAMES OF PLANTS.
- d. PROVIDE A WATER-EFFICIENT IRRIGATION PLAN, NOTING COMPLIANCE WITH THE WATER CONSERVATION STANDARDS OF SECTION L-II 4.2.7., INCLUDING THE USE OF SOIL AMENDMENTS.
- e. ALL UTILITIES, LANDSCAPING IRRIGATION AND TRENCHING ACTIVITIES SHALL BE DONE OUTSIDE OF THE DRIPLINE OF ALL PRESERVED OAK TREES TO THE MAXIMUM EXTENT FEASIBLE.

PLANNING CONDITION A.8:

"ALL EXTERIOR LIGHT FIXTURES SHALL BE SHIELDED DOWNWARD TO PREVENT THE LIGHT SOURCE OR LENS FROM BEING VISIBLE FROM ADJACENT PROPERTIES, ROADWAYS, AND THE NIGHT SKY. THE USE OF HIGH PRESSURE SODIUM OR MERCURY VAPOR FIXTURES, SPOT LIGHTS AND FLOODLIGHTS, IS PROHIBITED. ALL FUTURE CONSTRUCTION PLANS SHALL INCLUDE A LIGHTING DETAIL THAT DEPICTS THE INSTALLATION OF FULL CUT-OFF LIGHT FIXTURES."

PLANNING CONDITION A.9:

"FENCING PROPOSED ALONG PROPERTY LINES SHALL MEET THE HEIGHT LIMITATIONS OF SECTION 4.2.6 OF ZONING REGULATIONS, WHICH ESTABLISH A 6-FOOT HEIGHT LIMIT IN THE SIDE-YARD SETBACKS. FENCING SHALL BE OF A NATURAL MATERIAL, E.G. WOOD, STONE OR BRICK."

PLANNING CONDITION A.20:

MITIGATION MEASURE 4C: NESTING BIRDS. TO AVOID IMPACT TO NESTING BIRDS DURING TREE REMOVAL, THE FOLLOWING MITIGATION WILL APPLY TO CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE PROJECT:

- A. IF TREE REMOVAL WILL OCCUR DURING THE NESTING SEASON (MARCH 1 THROUGH AUGUST 1), PRE-CONSTRUCTION SURVEYS SHOULD BE CONDUCTED IN FORESTED AREAS FOR NESTING BIRDS. SURVEYS SHALL BE CONDUCTED BY A QUALIFIED WILDLIFE BIOLOGIST AND RESULTS SUBMITTED TO THE PLANNING DEPARTMENT.
- B. SURVEYS SHALL BE CONDUCTED NO MORE THAN 3 DAYS PRIOR TO THE INITIATION OF TREE-REMOVAL ACTIVITIES DURING THE EARLY PART OF THE BREEDING SEASON (FEBRUARY 1 THROUGH MAY 1) AND NO MORE THAN 30 DAYS PRIOR TO THE INITIATION OF THESE ACTIVITIES DURING THE LATE PART OF THE BREEDING SEASON (MAY 1 THROUGH AUGUST 1).
- C. IF THE SURVEYOR DEEMS THAT AN ACTIVE BIRD NEST IS CLOSE ENOUGH TO THE CONSTRUCTION AREA TO BE DISTURBED, HE OR SHE SHOULD (IN CONSULTATION WITH CDFW) DETERMINE THE EXTENT OF THE CONSTRUCTION-FREE BUFFER ZONE TO BE ESTABLISHED AROUND THE NEST.
- D. TREES SHALL BE REMOVED OUTSIDE THE NESTING SEASON (FEBRUARY 1 THROUGH AUGUST 1), OR AFTER A QUALIFIED WILDLIFE BIOLOGIST VERIFIES THAT THE NEST IS EMPTY AND THE ADULT AND YOUNG BIRDS NO LONGER USE THE NEST TREE.

PLANNING NOTE:

24 INCH BOX TREES WILL BE SHOWN ON ALL SITE PLANS FOR THE FUTURE RESIDENCE PRIOR TO ISSUANCE OF BUILDING PERMIT.

SUPPLEMENTAL DEPARTMENT OF PUBLIC WORKS NOTES:

CONDITION B.3:

- a) 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 PARCEL CREATED BY THE MAP, AND WILL BE BASED ON THE LATEST FEE SCHEDULE ADOPTED BY THE NEVADA COUNTY BOARD OF SUPERVISORS.
- ii) THE LOTS IN THIS SUBDIVISION ARE WITHIN THE BOUNDARIES OF A MAINTENANCE ENTITY KNOWN AS "CASCADE CROSSING SUBDIVISION" AND ARE ASSESSED AN ANNUAL FEE FOR INFRASTRUCTURE MAINTENANCE.

CONDITION B.5:

5. THE 4 PROPOSED SINGLE-FAMILY LOTS PROJECT OF THE CASCADE CROSSINGS PHASE IV PROJECT WILL NEED TO PURCHASE SEWER CAPACITY FROM DISTRICT NO. 1, LAKE OF THE PINES, ZONE 2 WASTEWATER TREATMENT FACILITY IN THE FORM OF SEWER CONNECTION FEES. ONCE CONNECTED TO THE SEWER EACH EDU WOULD BE CHARGED AN ANNUAL SEWER SERVICE CHARGE.

CONDITION B.7:

THE PROPOSED 4 SINGLE-FAMILY LOTS ARE SUBJECT TO PAY ANY APPLICABLE REGIONAL AND LOCAL TRAFFIC MITIGATION FEES AT THE TIME OF ANY BUILDING PERMITS.

CONDITION B.8:

8. THE PARCELS ARE INCLUDED IN THE CASCADE CROSSING PERMANENT ROAD DIVISION (PRD). IT IS ANTICIPATED THAT THE PRD WILL COVER MAINTENANCE FOR APPROXIMATELY 110' OF THE PROPOSED ROADWAY SERVING THE PARCELS (FROM ARMSTRONG ROAD WESTWARD TO THE 1ST DRIVEWAYS). ARMSTRONG ROAD IS A PRIVATE ROAD AND NOT COVERED UNDER ANY EXISTING PRDs.

VESTING FINAL MAP
(FM 04-04)
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