

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO THE COUNTY OF NEVADA THE FOLLOWING FOR THE PURPOSES INDICATED:

- 1. PUBLIC UTILITY EASEMENT FOR PUBLIC UTILITIES, TOGETHER WITH ALL APPURTENANCES THERETO, ON, OVER, UNDER AND ACROSS AND INGRESS AND EGRESS TO THOSE CERTAIN STRIPS OF LAND SHOWN AND DESIGNATED AS "STANDING ROCK RANCH RD. AND "ARENA RD.".
- 2. PUBLIC RIGHT OF WAY TOGETHER WITH ALL APPURTENANCES THERETO, ON, OVER, UNDER AND ACROSS AND INGRESS AND EGRESS TO THOSE CERTAIN STRIPS OF LAND SHOWN AND DESIGNATED AS "STANDING ROCK RANCH RD. AND "ARENA RD.".
- 3. 20' WIDE PUBLIC UTILITY EASEMENT AND PUBLIC PEDESTRIAN EASEMENT FOR PUBLIC UTILITIES AND PUBLIC PEDESTRIAN ACCESS, ON, UNDER AND ACROSS THOSE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENT AND PUBLIC PEDESTRIAN EASEMENT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR MAINTENANCE PURPOSES AND TO TRIM AND REMOVE TREES, LIMBS AND BRUSH.
- 4. EMERGENCY ACCESS AND FACILITIES EASEMENT.

STANDING ROCK RANCH LLC., A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]
PRINT NAME: Kevin Webb TITLE: Vice President

NOTES

EASEMENTS THAT MAY AFFECT THIS PROPERTY BUT ARE NOT LOCATABLE OF RECORD:

- 1. ROADWAY EASEMENT, BOOK 64/DEEDS/383
- 2. RIGHT OF WAY EASEMENT, DOCK 64/DEEDS/384
- 3. CAMP FAR WEST DITCH, BOOK 71/DEEDS/209
- 4. CAMP FAR WEST DITCH, BOOK 75/DEEDS/178
- 5. PACIFIC TELEPHONE AND TELEGRAPH CO. BOOK 162, PAGE 198 O.R.N.C.

NOTARY'S 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 Placer
ON 7-14-17, BEFORE ME Diana J. Murphy NOTARY PUBLIC,
PERSONALLY APPEARED Kevin Webb

PERSONALLY KNOWN TO ME, OR
 PROVED TO ME ON A 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 FORGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND,
SIGNATURE [Signature]
PRINT NAME Diana J. Murphy
MY COMMISSION NUMBER 2064815 AND EXPIRES ON: 4-18-18
MY PRINCIPLE PLACE OF BUSINESS: Placer COUNTY



TRUSTEE'S STATEMENT

AS TRUSTEE UNDER DEED OF TRUST DATED JUNE 23, 2015, RECORDED JULY 29, 2015 PER Doc. NO. 2015-0017578, OFFICIAL RECORDS, NEVADA COUNTY.

CALIFORNIA REPUBLIC BANK / MECHANICS BANK
BY: [Signature]
PRINT NAME: RICH SAEGER TITLE: SVP

NOTARY'S ACKNOWLEDGMENT

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STATE OF CALIFORNIA
COUNTY OF Orange
ON August 15, 2017 BEFORE ME Heidi M. Flores, A NOTARY PUBLIC,
PERSONALLY APPEARED Rich Saeger

PERSONALLY KNOWN TO ME, OR
 PROVED TO ME ON A 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 FORGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND,
SIGNATURE [Signature]
PRINT NAME Heidi M. Flores
MY COMMISSION NUMBER: 2111618 AND EXPIRES ON: June 11, 2019
MY PRINCIPLE PLACE OF BUSINESS: Orange COUNTY



TRUSTEE'S STATEMENT

AS TRUSTEE UNDER DEED OF TRUST DATED , RECORDED PER SERIES NO. , OFFICIAL RECORDS, NEVADA COUNTY.

PLACER TITLE COMPANY, A CALIFORNIA CORPORATION
BY:
PRINT NAME: TITLE:

NOTARY'S ACKNOWLEDGMENT

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STATE OF CALIFORNIA
COUNTY OF
ON , BEFORE ME , A NOTARY PUBLIC,
PERSONALLY APPEARED

PERSONALLY KNOWN TO ME, OR
 PROVED TO ME ON A 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.

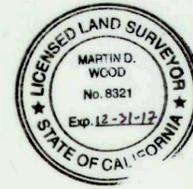
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FORGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND,
SIGNATURE
PRINT NAME
MY COMMISSION NUMBER: AND EXPIRES ON:
MY PRINCIPLE PLACE OF BUSINESS: COUNTY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF STANDING ROCK RANCH LLC. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, AND THAT ALL MONUMENTS ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED ON OR BEFORE DECEMBER 31, 2017, AND THEY ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

7-06-17
DATE [Signature]
MARTIN WOOD, P.L.S. 8321



**FINAL MAP No. FM 13-001
STANDING ROCK RANCH
PHASE 1**

BEING A PORTION OF SECTIONS 5 & 6, T14N, R8E, M.D.B.&M. AND A PORTION OF SECTION 32, T.15N., R.8E., MD.B.&M. IN THE UNINCORPORATED TERRITORY OF NEVADA COUNTY, CA
JULY, 2017

BOARD OF SUPERVISOR'S STATEMENT

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, DID APPROVE FOR FILING THIS FINAL MAP FOR "STANDING ROCK RANCH - PHASE 1" CONSISTING OF 5 SHEETS AND DO ACCEPT FOR PUBLIC USE ITEMS ; AND REJECTS SUBJECT TO SECTION 771.010 OF THE CODE OF CIVIL PROCEDURES ITEMS AND RETAINS 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 , 2017.

CLERK TO THE BOARD CHAIR OF THE BOARD

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
LICENSE EXPIRES 12-31-2018

TAX COLLECTOR'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFIES THAT THERE ARE NO LIENS OR UNPAID TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES AGAINST THE LANDS SUBDIVIDED HEREON, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET DUE OR PAYABLE, BUT CONSTITUTING A LIEN ARE

8/8/2017
DATE [Signature]
TINA VERNON
NEVADA COUNTY TAX COLLECTOR

RECORDER'S STATEMENT

FILED THIS DAY OF , 2017 AT M. IN BOOK OF SUBDIVISIONS, AT PAGE AT THE REQUEST OF SCO PLANNING & ENGINEERING INC.

DOCUMENT #
FEE:
GREGORY J. DIAZ
COUNTY RECORDER
BY:
DEPUTY



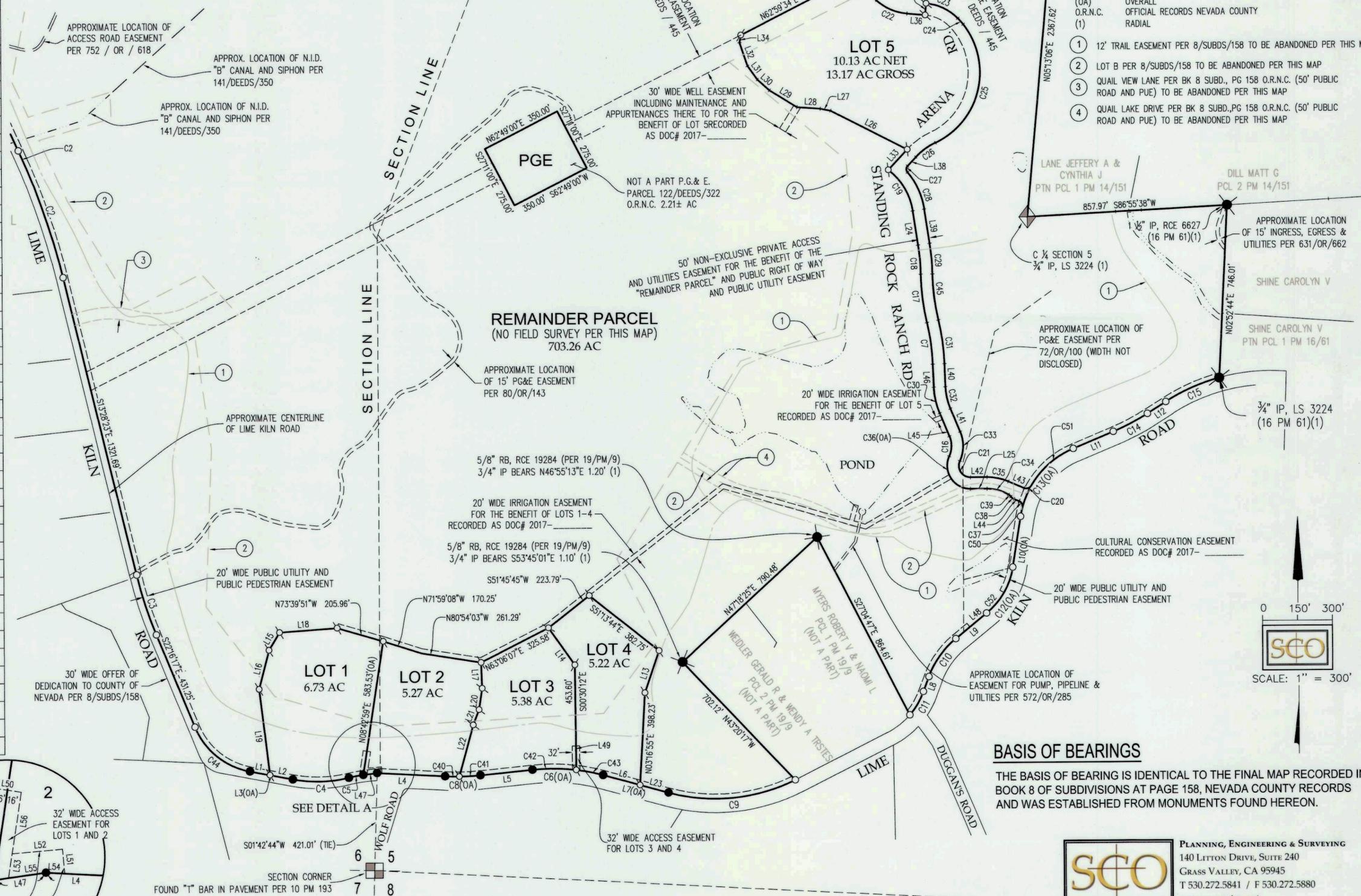
PLANNING, ENGINEERING & SURVEYING
140 LITTON DRIVE, SUITE 240
GRASS VALLEY, CA 95945
T 530.272.5841 / F 530.272.5880
www.scopeinc.net

LINE #	LENGTH	DIRECTION
L1	87.69'	S 79°08'52" E
L2	99.13'	S 79°08'52" E
L3	186.82'	S 79°08'52" E
L4	292.64'	S 86°51'00" E
L5	224.43'	N 84°10'00" E
L6	163.87'	S 74°41'00" E
L7	290.64'	S 74°41'00" E
L8	68.47'	N 20°42'43" E
L9	172.22'	N 50°40'00" E
L10	221.71'	N 09°00'00" E
L11	187.16'	N 67°13'00" E
L12	93.97'	N 57°27'00" E
L13	191.70'	N 18°46'39" E
L14	195.60'	S 34°55'03" E
L15	89.10'	N 30°45'03" E
L16	173.05'	N 14°24'07" E
L17	111.91'	S 02°22'43" E
L18	247.98'	N 85°54'31" E
L19	374.11'	N 06°56'07" W
L20	92.85'	N 08°45'05" E
L21	70.96'	N 21°09'05" E
L22	230.63'	N 15°13'52" E
L23	126.77'	S 74°41'00" E
L24	150.00'	N 08°28'40" W
L25	70.99'	N 89°38'05" W
L26	369.64'	S 62°42'02" E
L27	44.41'	S 78°50'46" E
L28	100.84'	S 85°46'42" E
L29	138.46'	S 57°58'30" E
L30	69.63'	S 47°53'11" E
L31	72.15'	S 35°05'07" E
L32	105.70'	S 18°49'45" E
L33	120.42'	N 42°52'16" E
L34	33.13'	S 08°58'33" W
L35	144.56'	S 47°46'34" E
L36	78.19'	S 84°48'31" E
L37	50.00'	N 05°11'29" E
L38	52.23'	N 42°52'16" E
L39	150.00'	N 08°28'40" W
L40	100.00'	S 02°13'04" E
L41	107.54'	S 22°31'43" E
L42	70.99'	S 89°38'05" E
L43	73.29'	S 66°49'38" E
L44	22.76'	N 66°49'38" W
L45	107.54'	S 22°31'43" E
L46	100.00'	S 02°13'04" E
L47	59.90'	N 82°17'13" E
L48	172.22'	N 50°40'00" E
L49	104.34'	S 00°30'12" E
L50	32.00'	N 81°17'01" W
L51	28.13'	N 04°47'37" W
L52	57.81'	N 85°12'23" E
L53	28.15'	N 08°42'59" E
L54	21.43'	N 86°51'00" W
L55	43.22'	S 82°17'13" W
L56	71.56'	N 08°42'59" E

CURVE #	LENGTH	RADIUS	DELTA
C1	269.52'	380.00'	40°38'17"
C2	581.75'	3030.00'	11°00'02"
C3	271.80'	1770.00'	8°47'54"
C4	242.14'	570.00'	24°20'22"
C5	63.49'	630.00'	5°46'28"
C6	306.38'	830.00'	21°09'00"
C7	181.45'	975.00'	10°39'46"
C8	152.09'	970.00'	8°59'00"
C9	559.57'	770.00'	41°38'15"
C10	202.17'	380.00'	30°29'00"
C11	117.44'	303.64'	22°09'35"
C12	232.71'	320.00'	41°40'00"
C13	386.11'	380.00'	58°13'00"
C14	165.35'	970.00'	9°46'00"
C15	252.63'	830.00'	17°26'22"
C16	89.54'	110.00'	46°38'11"
C17	210.77'	1025.00'	11°46'54"
C18	125.57'	975.00'	7°22'44"
C19	210.55'	275.00'	43°52'01"
C20	36.18'	25.00'	82°54'30"
C21	99.26'	50.00'	113°44'33"
C22	145.43'	225.00'	37°01'57"
C23	153.26'	215.00'	40°50'33"
C24	34.39'	335.00'	5°52'56"
C25	602.01'	335.00'	102°57'48"
C26	105.63'	275.00'	22°00'29"
C27	28.80'	20.00'	82°30'19"
C28	176.73'	325.00'	31°09'23"
C29	132.01'	1025.00'	7°22'44"
C30	115.21'	325.00'	20°18'38"
C31	190.75'	1025.00'	10°39'46"
C32	97.48'	275.00'	20°18'38"
C33	130.23'	160.00'	46°38'11"
C34	95.43'	185.00'	29°33'22"
C35	93.54'	235.00'	22°48'26"
C36	198.52'	100.00'	113°44'33"
C37	35.55'	25.00'	81°28'49"
C38	17.90'	35.00'	29°18'33"
C39	13.78'	35.00'	22°33'38"
C40	61.12'	970.00'	3°36'37"
C41	90.96'	970.00'	5°22'23"
C42	188.33'	830.00'	13°00'03"
C43	118.05'	830.00'	8°08'57"
C44	317.66'	320.00'	56°52'36"
C45	200.49'	975.00'	11°46'54"
C50	37.49'	380.00'	5°39'11"
C51	245.08'	380.00'	36°57'08"
C52	232.71'	320.00'	41°40'00"

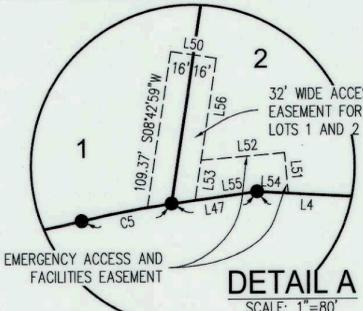
FINAL MAP No. FM 13-001 STANDING ROCK RANCH PHASE 1

BEING A PORTION OF SECTIONS 5 & 6, T14N, R8E, M.D.B.&M. AND A PORTION OF SECTION 32, T.15N., R.8E., M.D.B.&M. IN THE UNINCORPORATED TERRITORY OF NEVADA COUNTY, CA
JULY, 2017



LEGEND

- SECTION CORNER - AS NOTED
- ◇ SECTION 1/4 CORNER - AS NOTED
- SET 5/8" REBAR W/ CAP, STAMPED "P.L.S. 8321"
- SET 5/8" REBAR W/ CAP, STAMPED "P.L.S. 8321" AT ALL BCs AND ECs MONUMENT AS NOTED
- FOUND 5/8" REBAR W/CAP, STAMPED PLS 4332
- DIMENSION POINT, NO SEARCH MADE, THIS SURVEY
- (1) BOOK 8 OF OF SUBDIVISIONS PG. 158 O.R.N.C.
- (OA) OVERALL
- (1) OFFICIAL RECORDS NEVADA COUNTY
- (1) RADIAL
- ① 12' TRAIL EASEMENT PER 8/SUBDS/158 TO BE ABANDONED PER THIS MAP
- ② LOT B PER 8/SUBDS/158 TO BE ABANDONED PER THIS MAP
- ③ QUAIL VIEW LANE PER BK 8 SUBD., PG 158 O.R.N.C. (50' PUBLIC ROAD AND PUE) TO BE ABANDONED PER THIS MAP
- ④ QUAIL LAKE DRIVE PER BK 8 SUBD., PG 158 O.R.N.C. (50' PUBLIC ROAD AND PUE) TO BE ABANDONED PER THIS MAP



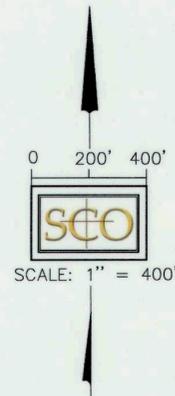
BASIS OF BEARINGS

THE BASIS OF BEARING IS IDENTICAL TO THE FINAL MAP RECORDED IN BOOK 8 OF SUBDIVISIONS AT PAGE 158, NEVADA COUNTY RECORDS AND WAS ESTABLISHED FROM MONUMENTS FOUND HEREON.

SCO PLANNING, ENGINEERING & SURVEYING
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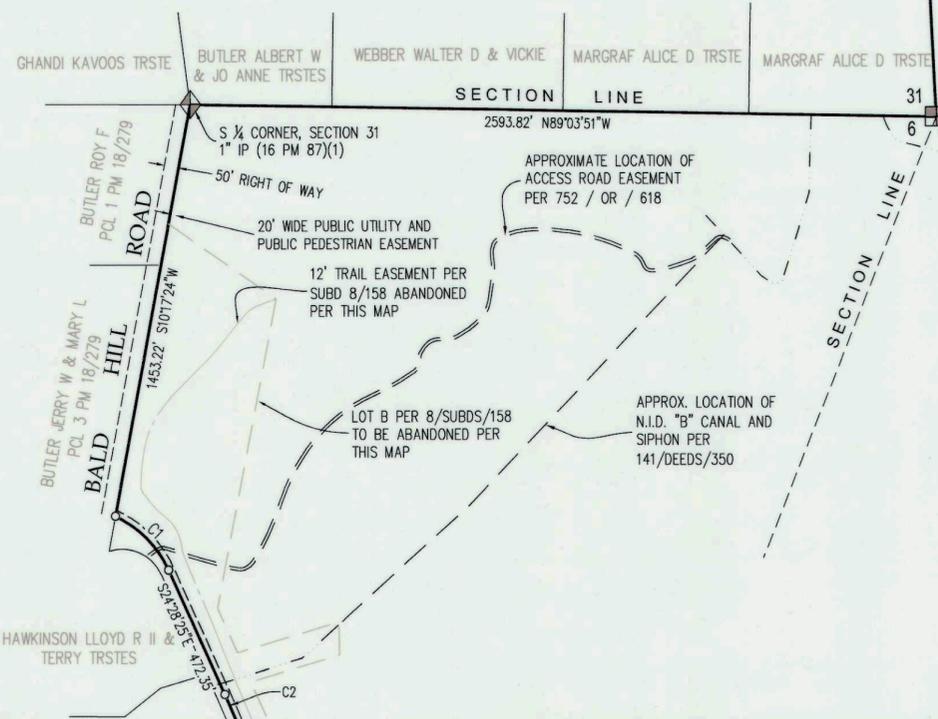
FINAL MAP No. FM 13-001 STANDING ROCK RANCH PHASE 1

BEING A PORTION OF SECTIONS 5 & 6, T14N, R8E, M.D.B.&M. AND A PORTION OF SECTION 32, T.15N., R.8E., MD.B.&M. IN THE UNINCORPORATED TERRITORY OF NEVADA COUNTY, CA
JULY, 2017

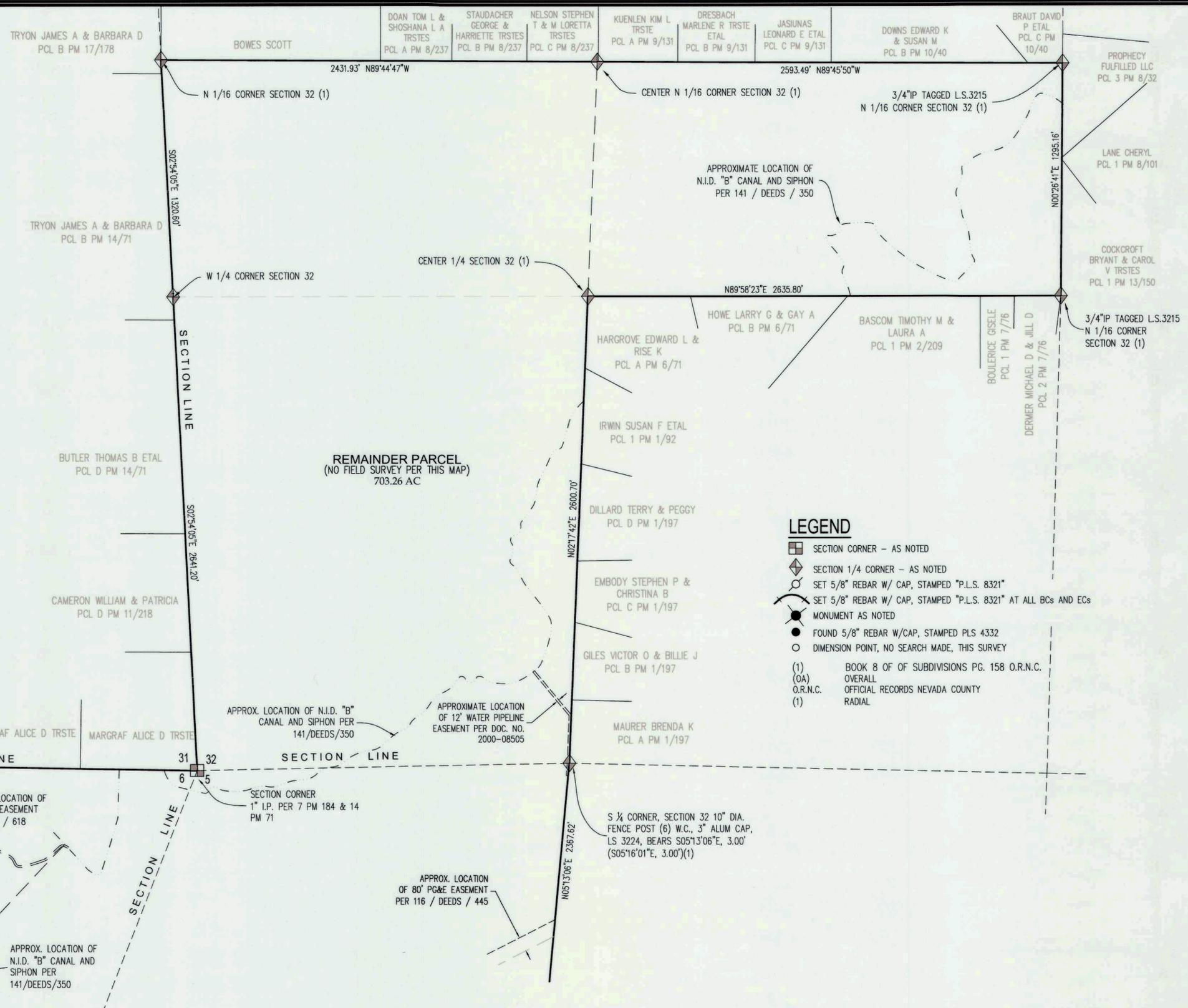


NOTES

1. THIS SUBDIVISION CONSISTS OF 1.40± ACRES WITH 5 LOTS AND 1 REMAINDER PARCEL FOR FUTURE DEVELOPMENT.
2. THE VESTING DEED TO THE SUBJECT PROPERTY IS RECORDED PER DOC. NO. 2012-009835, O.R.N.C. (OWNER: STANDING ROCK RANCH LLC., A CALIFORNIA LIMITED LIABILITY COMPANY.)
3. COVENANTS, CONDITIONS AND RESTRICTIONS FOR "STANDING ROCK RANCH PHASE 1" ARE RECORDED PER DOCUMENT NO. _____, O.R.N.C.



SEE SHEET 2



LEGEND

- ▣ SECTION CORNER - AS NOTED
- ◆ SECTION 1/4 CORNER - AS NOTED
- ⊕ SET 5/8" REBAR W/ CAP, STAMPED "P.L.S. 8321"
- ⊙ SET 5/8" REBAR W/ CAP, STAMPED "P.L.S. 8321" AT ALL BCs AND ECs
- MONUMENT AS NOTED
- FOUND 5/8" REBAR W/CAP, STAMPED PLS 4332
- DIMENSION POINT, NO SEARCH MADE, THIS SURVEY
- (1) BOOK 8 OF OF SUBDIVISIONS PG. 158 O.R.N.C.
- (OA) OVERALL
- O.R.N.C. OFFICIAL RECORDS NEVADA COUNTY
- (1) RADIAL

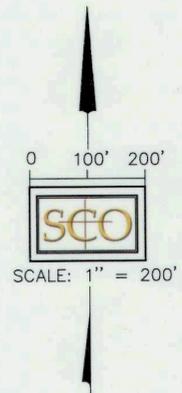
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**SUPPLEMENTAL DATA SHEET
FINAL MAP No. FM 13-001
STANDING ROCK RANCH
PHASE 1**

BEING A PORTION OF SECTIONS 5 & 6, T14N, R8E, M.D.B.&M. AND A PORTION OF
SECTION 32, T.15N., R.8E., MD.B.&M. IN THE UNINCORPORATED TERRITORY OF NEVADA COUNTY, CA
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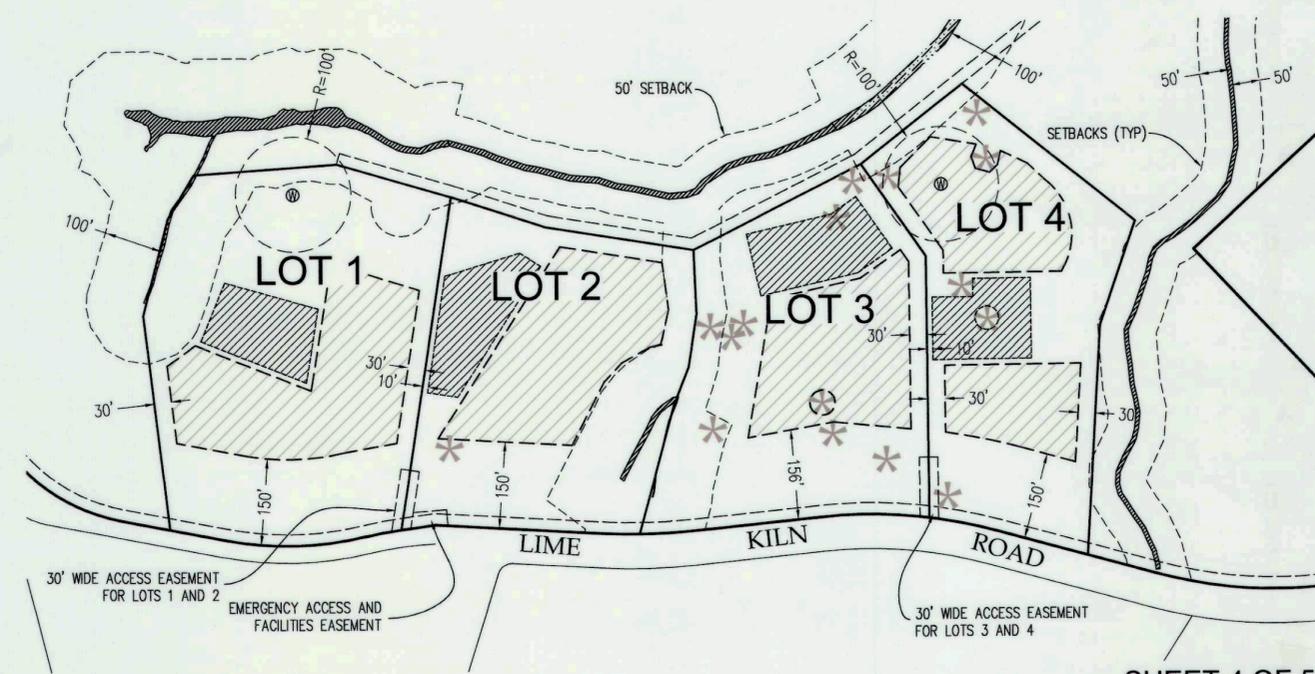
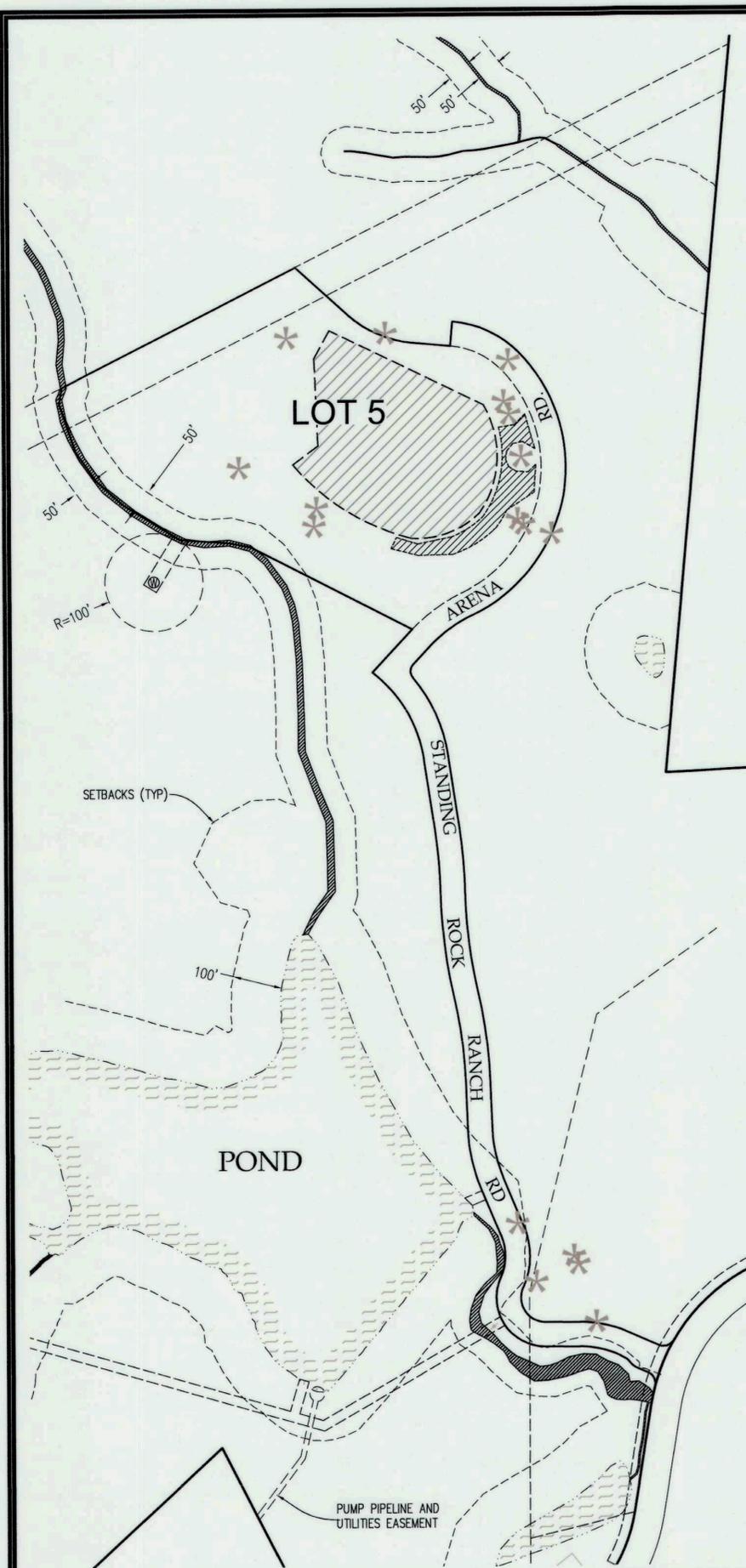


SUPPLEMENTAL NOTES

1. ALL ABOVE GROUND STRUCTURES, INCLUDING ACCESSORY STRUCTURES, SHALL BE CONTAINED WITHIN THE BUILDING ENVELOPE. EXCEPTIONS MAY APPLY TO SMALL WELL HOUSE STRUCTURES THAT ARE USED TO PROTECT THE WELL HEAD, PRESSURE TANK, MONITORING EQUIPMENT, AND ELECTRICAL DEVICES. ANY WELL HOUSES STRUCTURES THAT ARE NOT WITHIN THE BUILDING ENVELOPE SHALL NOT BE OVERSIZED TO DOUBLE AS A STORAGE SHED.
2. NOTE TO ALL HOMEOWNERS WITHIN THE STANDING ROCK RANCH DEVELOPMENT, "AGRICULTURAL USES, PRIMARILY CATTLE/LIVESTOCK GRAZING WILL OCCUR ON THE SITE, CONTINUING THE HISTORICAL USE OF THE PROPERTY. OWNERS ARE HEREBY NOTIFIED THAT SIGHTS, SOUNDS, AND SMELLS ASSOCIATED WITH AGRICULTURAL AND RANCHING USES ARE TO BE EXPECTED WITHIN THIS DEVELOPMENT, INCLUDING FUTURE DEVELOPMENT. LIVESTOCK GRAZING IS ALSO ONE OF THE PRIMARY MEANS FOR ONSITE WILDLAND FIRE FUELS REDUCTION.
3. LOTS 1-4 PER THIS MAP MAY BE FENCED TO INCLUDE A LARGER AREA BEYOND THEIR BUILDING ENVELOPE FOR HORSE AND/OR LIVESTOCK PASTURE AREAS.
4. FIREPLACES SHALL BE PROHIBITED FROM ALL NEW CONSTRUCTION WITHIN THIS PROJECT. ANY WOOD BURNING APPLIANCES SHALL BE RESTRICTED TO EITHER EPA PHASE II CERTIFIED WOOD BURNING APPLIANCES OR LPG-FIRED FIREPLACES. ADDITIONALLY, THERE SHALL ONLY BE ONE WOOD BURNING APPLIANCE INSTALLED IN EACH NEW HOME, WITH NO RESTRICTIONS ON THE NUMBER OF LPG-FIRED FIREPLACES.
5. A ROAD IMPROVEMENT FEE IN ACCORDANCE WITH THE NEVADA COUNTY ORDINANCE NO. 1829 CRATING AND ESTABLISHING THE AUTHORITY FOR IMPOSING AND CHARGING A ROAD IMPROVEMENT FEE WITHIN THE UNINCORPORATED TERRITORY OF NEVADA COUNTY, WILL BE LEVIED AT THE ISSUANCE OF BUILDING PERMITS FOR EACH LOT CREATED BY THIS MAP AND IN CONJUNCTION WITH FUTURE PHASES AND WILL BE BASED ON THE LATEST FEE SCHEDULE ADOPTED BY THE NEVADA COUNTY BOARD OF SUPERVISORS.
6. THERE IS NO GUARANTEE THAT SEWAGE CAN BE DISPOSED OF ON ANY LOT OR PARCEL OF THE RECORDED MAP.
7. THERE IS NO GUARANTEE THAT WATER IS AVAILABLE ON ANY LOT OR PARCEL OF THE RECORDED MAP.
8. IT IS THE INTENT OF THIS SUBDIVISION THAT OWNERS MAKE EFFORTS TO SPACE THEIR WELL AS FAR APART FROM THE ADJACENT WELLS AS REASONABLY POSSIBLE TO MINIMIZE PUMPING INTERFERENCES BETWEEN BOTH THE ONSITE AND OFFSITE WELLS.
9. MAINTENANCE OF VEGETATION CLEARANCE AROUND STRUCTURES SHALL MEET THE MINIMUM REQUIREMENTS OF PUBLIC RESOURCES CODE SECTION 4291. STRUCTURES SHALL HAVE A MAINTAINED FUEL REDUCTION ZONE BY REMOVING AND CLEARING AWAY ALL BRUSH, FLAMMABLE VEGETATION OR COMBUSTIBLE GROWTH NO LESS THAN 100 FEET FROM STRUCTURES OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER. SUCH CLEARING DOES NOT APPLY TO INDIVIDUAL ISOLATED TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS, WHICH ARE USED FOR GROUND COVER UNLESS SUCH VEGETATION FORMS A MEANS OF RAPIDLY TRANSMITTING FIRE FROM GROUND VEGETATION TO CANOPY TREES.
10. THE FOLLOWING MINIMUM SETBACKS SHALL BE APPLICABLE: 50 FEET FROM THE EDGE OF A SEASONAL (INTERMITTENT) CREEK OR STREAM; 100 FEET FROM THE EDGE OF A YEAR ROUND (PERENNIAL) CREEK, STREAM OR RIVER; AND 100 FEET FROM THE SHORELINE OF A POND, LAKE OR RESERVOIR. WHERE AVOIDANCE IS INFEASIBLE, (E.G. ROADWAY CROSSING OF DRAINAGES), A 404 CLEAN WATER ACT PERMIT AND 1603 STREAM BED ALTERATION PERMIT IS REQUIRED.
11. FOR FUTURE PHASES, EACH PROPOSED PARCEL SHALL BE CAPABLE OF HAVING A LEGAL DRIVEWAY CONSTRUCTED TO SERVE THE BUILDING SITES IN ACCORDANCE WITH ARTICLE 3 OF NEVADA COUNTY ORDINANCE 1734. IN ADDITION, EACH DRIVEWAY SHALL HAVE A 10 FOOT FUEL MODIFICATION ZONE ON EACH SIDE, WITH A 15 FOOT VERTICAL CLEARANCE ABOVE THE DRIVEWAY SURFACE. WHERE DRIVEWAYS EXCEED 150 FEET IN LENGTH, A LEGAL TURNOUT SHALL BE CONSTRUCTED AT OR NEAR ITS' MIDPOINT. ANY DRIVEWAY EXCEEDING 300 FEET IN LENGTH SHALL HAVE A LEGAL TURNAROUND CONSTRUCTED WITHIN 50 FEET OF THE BUILDING ON THE SITE.
12. FUTURE BUILDING WITHIN THE BUILDING ENVELOPE OF LOT 2 IS SUBJECT TO THE ON-SITE MANAGEMENT PLAN FOR STANDING ROCK RANCH (MYG13-010) RELATIVE TO THE PROTECTION AND REPLACEMENT OF OAK TREES.
13. GROUNDWATER MONITORING SHALL CONTINUE FOR A MINIMUM OF FIVE YEARS BEYOND THE CERTIFICATE OF OCCUPANCY FOR 51 PERCENT OF THE PROJECT (OR THE 25TH LOT). IF, AT THAT TIME, THE REPORTS FROM NUMBER 9C.5 SHOW THERE ARE ISSUES THAT REQUIRE WATER CONSERVATION THE ANNUAL MONITORING SHALL CONTINUE UNTIL PROJECT BUILD OUT. IF, HOWEVER, NO ISSUES ARISE FROM THE PROJECT DEVELOPMENT, THEN THE GROUNDWATER MONITORING SHALL BE PERMITTED TO STOP. ADDITIONALLY, IF MORE THAN HALF OF THE FIRST 25 LOTS (13) CONNECT TO THE NID B CANAL FOR RAW IRRIGATION WATER, THE HYDROLOGIST CAN RECOMMEND THE DISCONTINUANCE OF THE MONITORING IF DYNAMIC EQUILIBRIUM (WATER BALANCE) IS BEING MAINTAINED.
14. PROPERTY OWNERS OF ANY LOT THAT IS NOT INTENDED FOR KEEPING OF HORSES ON SITE TO MARK ALL THE CORNERS OF THE LOT'S SEWAGE DISPOSAL AREA WITH FENCE POSTS, PRIOR TO FINAL OCCUPANCY. THESE POSTS SHALL BE USED TO DEFINE THE LIMITS OF THE SEWAGE DISPOSAL AREAS IN THE FIELD. THE CONTRACT RANCHING OPERATION THAT LEASES THE RIGHTS TO GRAZE LARGE ANIMALS ON THE STANDING ROCK PROPERTY WILL BE REQUIRED TO INSTALL TEMPORARY FENCING AROUND THESE LEACH FIELD AREAS DURING THE ROTATIONAL GRAZING WITHIN THE VICINITY OF THESE LOTS. THE INTENT OF THE TEMPORARY FENCING IS TO PREVENT THE LARGE ANIMALS FROM DAMAGING SEPTIC SYSTEMS AND/OR LEACH FIELD AREAS ON THOSE APPLICABLE RESIDENTIAL LOTS.
15. NO FURTHER SUBDIVISIONS OF LOTS 1-5, PER THIS MAP, WILL BE ALLOWED.

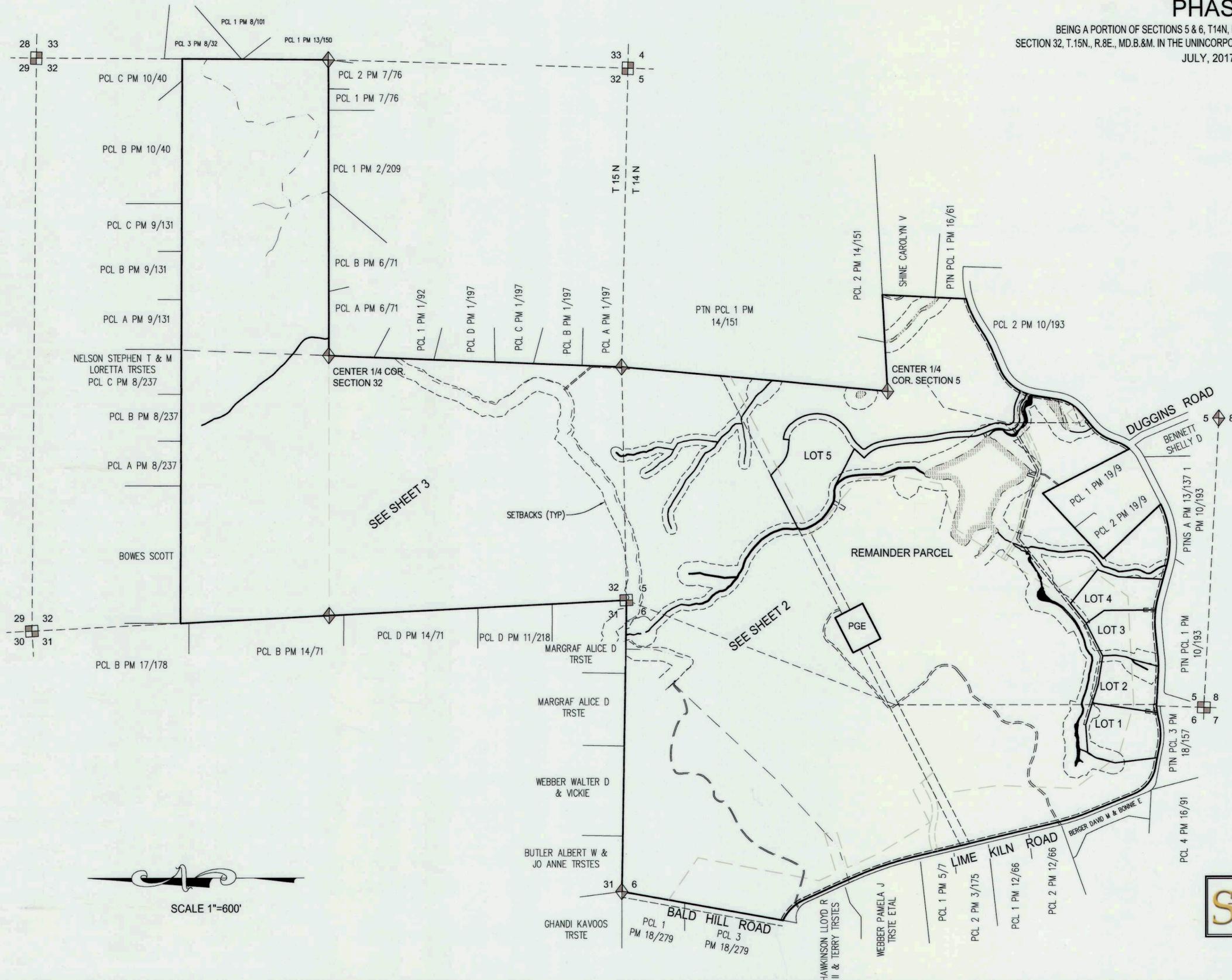
LEGEND:

- WETLANDS (APPROXIMATE LOCATION BASED UPON WETLANDS ASSESSMENT BY ECRP CONSULTING, INC. IN MARCH, 2000)
- INTERMITTENT DRAINAGE, EPHEMERAL DRAINAGE AND SEASONAL WETLAND SWALE (APPROXIMATE LOCATION BASED UPON WETLANDS ASSESSMENT BY ECRP CONSULTING, INC. IN MARCH, 2000)
- MUSDA (MINIMUM USEABLE SEWAGE DISPOSAL AREA - INDIVIDUAL SYSTEM)
- BUILDING ENVELOPE. (30' MIN SETBACK FROM PROPERTY LINES).
- LANDMARK OAK (APPROXIMATE LOCATION)
- POND
- WELL (EXISTING)



FINAL MAP No. FM 13-001 STANDING ROCK RANCH PHASE 1

BEING A PORTION OF SECTIONS 5 & 6, T14N, R8E, M.D.B.&M. AND A PORTION OF
SECTION 32, T.15N., R.8E., M.D.B.&M. IN THE UNINCORPORATED TERRITORY OF NEVADA COUNTY, CA
JULY, 2017



SCALE 1"=600'



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