



RESOLUTION No. 18-541

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION OF INTENT TO ANNEX TERRITORY (RETFERFORD ROAD AREA) INTO THE DARKHORSE PERMANENT ROAD DIVISION AND CONDUCT AN ELECTION - DISTRICT 2

WHEREAS, pursuant to the provisions of Permanent Road Division (PRD) law (Streets & Highways Code section 1160, et seq), the Board of Supervisors is authorized to establish a Permanent Road Division as a method of providing road improvement and maintenance services by the County within the unincorporated area; and

WHEREAS, the Board of Supervisors has received a petition, attached as Exhibit A, requesting annexation into the Darkhorse PRD pursuant to the Streets and Highways Code, Section 1160, et seq. and that a special tax be imposed and levied on the annexed properties; and

WHEREAS, the petition has been signed by a majority of landowners within the PRD annexation area and meets all other requirements of Streets and Highways Code Sections 1162 and 1163; and

WHEREAS, an Engineer's Report and legal description for the PRD annexation has been prepared, attached hereto as Exhibit B and incorporated herein; and

WHEREAS, the proposed services to be provided within the PRD include road and storm drainage maintenance; and

WHEREAS, Streets and Highways Code Section 1162.6 provides that PRDs may be funded by special taxes; and

WHEREAS, Streets and Highways Code Section 1178 requires a two-thirds vote of the votes cast for the tax in order to levy the special tax in the PRD; and

WHEREAS, Streets and Highways Code Section 1179 authorizes the collection of the special tax to be performed in the same manner as county property taxes.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Nevada County Board of Supervisors as follows:

1. The Board of Supervisors finds that the above recitals are true and correct.
2. It is the Board's intention to annex territory into the Darkhorse PRD located within the boundaries described and shown in Exhibit B, attached hereto and incorporated herein by this reference.

3. The Board shall hold a public hearing regarding the proposed annexation into the Darkhorse PRD and imposition of the proposed special tax on January 8, 2019, at 11:15 a.m., in the Nevada County Board of Supervisors Chambers, Rood Administrative Center, 950 Maidu Avenue, Nevada City, California, which hearing shall be not less than 45 days after notice has been mailed to the record owner of each parcel. At the public hearing, the Board of Supervisors shall consider all objections and protests to formation of the proposed PRD annexation, receive and tabulate written protests and ballots, and determine whether to annex territory into the Darkhorse PRD and impose the proposed special tax.
4. The Board hereby directs that a ballot proceeding be conducted within the proposed Darkhorse PRD annexation area, to be held on January 8, 2019, at 11:15 a.m., at which time there shall be submitted a proposed measure to impose special taxes on the properties within the proposed Darkhorse PRD annexation, as set forth in this Resolution, and directs that a ballot be mailed on or before November 21, 2018, to the record owner of each of the affected parcels. The ballots shall state that they must be marked and sealed in a designated envelope, and that they must be received back by the Clerk of the Board of Supervisors no later than the close of the public hearing to be held on January 8, 2019, at 11:15 a.m. The ballots will be opened and counted at the Board of Supervisors regular meeting on January 8, 2019, after the close of the public hearing.
5. An Engineer's Report has been prepared on the proposed special tax which identifies (a) the services to be funded by the special tax, (b) its estimated cost, (c) the lots which will receive a benefit from the proposed services and (d) each identified parcel's share of the cost of such services.
6. The question to be placed before the affected property owners shall read as follows:

QUESTION

Shall the Board of Supervisors of Nevada County be empowered and authorized to impose and levy an annual special tax, subject to annual Consumer Price Index (CPI) adjustments as set forth in the San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for all Urban Consumers, as of January 1st each calendar year, not to exceed 5% per annum, for road maintenance for properties annexed into the Darkhorse PRD, in the amount of \$298 per single-family residential parcel per fiscal year, plus the CDI inflation beginning in Fiscal Year 2019/20, and continuing indefinitely for each fiscal year thereafter?

Tax – Yes

Tax – No

7. If two-thirds of the properties annexed into the Darkhorse PRD vote to approve the special tax, the Board of Supervisors may impose the special tax, starting in Fiscal Year 2019/20, and each year thereafter, and billed and collected in the same manner as County property taxes
8. The Clerk of the Board shall publish the Petition and the notice of public hearing for the proposed formation of the PRD annexation and imposition of the proposed special tax, and shall provide timely mailed notice of the same to the record owner of each parcel within the proposed PRD, in accordance with Streets & Highways Code Sections 1164 and 1196.

9. If the proposed PRD Annexation is formed and a special tax authorized, then all expenses associated with processing and approving the formation of the PRD, providing engineering services and conducting the ballot proceedings shall be paid by the Darkhorse PRD fund.
10. The special tax proposed by this Resolution shall be retained in the Darkhorse PRD fund, to be used only for the purpose of providing road maintenance services within the Darkhorse PRD, as approved by the voters.

PASSED AND ADOPTED by the Board of Supervisors of the County of Nevada at a regular meeting of said Board, held on the 13th day of November, 2018, 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: 


Edward Scofield, Chair

ENGINEER'S REPORT
for the
Darkhorse Permanent Road Division (PRD)
CPI Adjustment

Nevada County, California
October 2018



Prepared by:

Jessica Hankins
Public Works Project Manager
Nevada County Department of Public Works
950 Maidu Avenue Nevada City, CA 95959

Engineer's Certification

This is to certify that I have reviewed and approve this Engineer's Report for the Darkhorse Permanent Road Division Consumer Price Index (CPI) Adjustment.

Trisha Tillotson, P.E.
Director of Public Works, County of Nevada

Date

I. PRD CPI ADJUSTMENT INTRODUCTION

Darkhorse Permanent Road Division

In 2002 the Nevada County Board of Supervisors approved Resolution 02-518 forming the Darkhorse Permanent Road Division (PRD). In 2005 and 2011 the Board approved Resolutions 05-280 and 11-429, annexing two more parcels totaling approximately 112 acres into the PRD. There are currently 214 single-family residential lots within the Darkhorse PRD assessed \$298 annually, and one property with the golf course and clubhouse taxed at \$6,600 per year. Other golf course parcels and public parcels, such as those owned by Nevada Irrigation District, are not assessed the PRD taxes. These charges were established with the original 2002 formation of the PRD and have been maintained at this rate with the two subsequent annexations.

CPI Adjustment

In 2017 residents within the PRD approached County staff with an interest in amending their existing special tax to ensure that the PRD fund would be sufficient to keep pace with inflation and continue to provide for long-term maintenance of PRD roads. Staff advised the PRD members that an annual inflationary adjustment correlating to the Consumer Price Index (CPI) could be added to the existing special tax to ensure that PRD roads would be maintained to existing levels in perpetuity. On January 29, 2018, residents notified staff that the Darkhorse Homeowners' Association (HOA) Board had met and were officially requesting to initiate the process to apply an annual inflationary adjustment to the existing Darkhorse PRD charges.

Methodology

Beginning in 2013, the Board of Supervisors and Department of Public Works have required all PRDs to include annual Consumer Price Index (CPI) adjustments to account for inflation costs. Requiring annual CPI adjustments allows PRDs to remain solvent in perpetuity. The existing Darkhorse PRD property charges do not include annual CPI adjustments.

Currently some older existing PRDs and County Service Areas (CSAs) are already underfunded, while others have sufficient charges to sustain adequate maintenance services. However, all PRD and CSA revenues adopted prior to 2013 will eventually not be able to keep pace with anticipated maintenance costs. Each of these PRDs and CSAs will have to decide individually whether to adopt new charges with inflation adjustments to maintain existing maintenance services or accept reduced levels of maintenance services in perpetuity.

III. BASIS OF ANNUAL TAXATION

The annual special taxes for each maintenance program as defined in this report have been based upon previously calculated maintenance costs as part of the original Darkhorse PRD.

V. TAXATION AMOUNT AND METHOD OF COLLECTION

A. Taxation Amount:

The special tax is calculated for the 2019/20 Tax Year and is proposed to be as follows:

Annual Maintenance Budget:

- Residential cost of \$298 per parcel calculated by previous engineer's estimate.
- Golf course cost of \$6,600 calculated by previous engineer's estimate.

The tax would be adjusted for the 2019/20 Tax Year and every year thereafter based on the CPI as described below.

B. Method of Collection:

The amended special tax will be collected in the same way real property taxes are collected by the Nevada County Tax Collector and will be deposited by the County in the fund in the name of "Darkhorse Permanent Road Division." Taxes will be collected in two (2) installments and will be available within sixty (60) days after the installments are due. The amount of tax specified for any year shall be adjusted annually for the ensuing fiscal year to reflect the San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for all Urban Consumers published in January of the current year. The amount of increase shall not exceed five percent (5%) in any one year. Nevada County Department of Public Works shall be responsible for making the necessary computations each year and advising the Nevada County Assessor's and/or Auditor-Controller's Offices prior to August 10 what the amount of charge for public roads maintenance services is to be for the next year as a result of the foregoing computation.

C. Timing of Taxation:

Special taxes reflecting the CPI adjustment will be collected beginning in the fiscal year (FY) 2019/20, approximately one year after the amended special tax is adopted by the Board of Supervisors.

APPENDIX A – ASSESSOR’S PARCEL MAP LISTING

Darkhorse PRD CPI Adjustment

Parcel Number	Site Address	APN
1	23410 Darkhorse Drive	011-151-005-000
2	23390 Darkhorse Drive	011-151-006-000
3	12661 Chandler Court	011-151-007-000
4	12650 Chandler Court	011-151-008-000
5	12662 Chandler Court	011-151-009-000
6	23380 Darkhorse Drive	011-151-010-000
7	23360 Darkhorse Drive	011-151-011-000
8	23350 Darkhorse Drive	011-151-012-000
9	23330 Darkhorse Drive	011-151-013-000
10	23310 Darkhorse Drive	011-151-014-000
11	23285 Darkhorse Drive	011-151-015-000
12	23305 Darkhorse Drive	011-151-016-000
13	23325 Darkhorse Drive	011-151-017-000
14	23345 Darkhorse Drive	011-151-018-000
15	23365 Darkhorse Drive	011-151-019-000
16	23375 Darkhorse Drive	011-151-020-000
17	23395 Darkhorse Drive	011-151-021-000
18	12710 Masters Court	011-151-022-000
19	23257 Darkhorse Drive	011-151-023-000
20	23245 Darkhorse Drive	011-151-024-000
21	23265 Darkhorse Drive	011-151-025-000
22	23235 Darkhorse Drive	011-151-026-000
23	23187 Darkhorse Drive	011-151-027-000
24	23150 Darkhorse Drive	011-151-028-000
25	23063 Darkhorse Drive	011-151-031-000
26	23049 Darkhorse Drive	011-151-032-000
27	23007 Darkhorse Drive	011-151-035-000
28	23021 Darkhorse Drive	011-151-036-000
29	23288 Darkhorse Drive	011-151-037-000
30	23272 Darkhorse Drive	011-151-038-000
31	23248 Darkhorse Drive	011-151-039-000
32	23222 Darkhorse Drive	011-151-040-000
33	23200 Darkhorse Drive	011-151-041-000
34	23137 Darkhorse Drive	011-151-042-000

35	23091 Darkhorse Drive	011-151-044-000
36	23771 Darkhorse Drive	011-161-003-000
37	23757 Darkhorse Drive	011-161-004-000
38	23733 Darkhorse Drive	011-161-005-000
39	23717 Darkhorse Drive	011-161-006-000
40	23685 Darkhorse Drive	011-161-007-000
41	23667 Darkhorse Drive	011-161-008-000
42	23649 Darkhorse Drive	011-161-009-000
43	23627 Darkhorse Drive	011-161-010-000
44	12804 Austin Forest Circle	011-161-011-000
45	23690 Darkhorse Drive	011-161-012-000
46	23672 Darkhorse Drive	011-161-013-000
47	23664 Darkhorse Drive	011-161-014-000
48	23642 Darkhorse Drive	011-161-015-000
49	23591 Darkhorse Drive	011-161-016-000
50	23577 Darkhorse Drive	011-161-017-000
51	23567 Darkhorse Drive	011-161-018-000
52	23555 Darkhorse Drive	011-161-019-000
53	23547 Darkhorse Drive	011-161-020-000
54	23531 Darkhorse Drive	011-161-021-000
55	23523 Darkhorse Drive	011-161-022-000
56	23517 Darkhorse Drive	011-161-023-000
57	23505 Darkhorse Drive	011-161-024-000
58	23510 Darkhorse Drive	011-161-025-000
59	23488 Darkhorse Drive	011-161-026-000
60	23634 Ironwood Court	011-161-029-000
61	23638 Ironwood Court	011-161-030-000
62	13072 Austin Forest Circle	011-171-005-000
63	13056 Austin Forest Circle	011-171-006-000
64	13042 Austin Forest Circle	011-171-007-000
65	13028 Austin Forest Circle	011-171-008-000
66	13016 Austin Forest Circle	011-171-009-000
67	12990 Austin Forest Circle	011-171-010-000
68	12980 Austin Forest Circle	011-171-011-000
69	12974 Austin Forest Circle	011-171-012-000
70	12966 Austin Forest Circle	011-171-013-000
71	12960 Austin Forest Circle	011-171-014-000
72	12954 Austin Forest Circle	011-171-015-000
73	12950 Austin Forest Circle	011-171-016-000
74	12944 Austin Forest Circle	011-171-017-000
75	12932 Austin Forest Circle	011-171-018-000

76	12924 Austin Forest Circle	011-171-019-000
77	12916 Austin Forest Circle	011-171-020-000-
78	12898 Austin Forest Circle	011-171-023-000
79	12888 Austin Forest Circle	011-171-024-000
80	12878 Austin Forest Circle	011-171-025-000
81	12868 Austin Forest Circle	011-171-026-000
82	12858 Austin Forest Circle	011-171-027-000
83	12897 Austin Forest Circle	011-171-028-000
84	12907 Austin Forest Circle	011-171-029-000
85	12917 Austin Forest Circle	011-171-030-000
86	12925 Austin Forest Circle	011-171-031-000
87	12939 Austin Forest Circle	011-171-032-000
88	12951 Austin Forest Circle	011-171-033-000
89	12963 Austin Forest Circle	011-171-034-000
90	12977 Austin Forest Circle	011-171-035-000
91	12985 Austin Forest Circle	011-171-036-000
92	13011 Austin Forest Circle	011-171-037-000
93	13021 Austin Forest Circle	011-171-038-000
94	13031 Austin Forest Circle	011-171-039-000
95	13041 Austin Forest Circle	011-171-040-000
96	13051 Austin Forest Circle	011-171-041-000
97	23750 Hogan Road	011-171-042-000
98	23720 Hogan Road	011-171-043-000
99	12853 Austin Forest Circle	011-171-044-000
100	12859 Austin Forest Circle	011-171-045-000
101	12867 Austin Forest Circle	011-171-046-000
102	13061 Austin Forest Circle	011-171-047-000
103	23775 Hogan Road	011-171-048-000
104	23745 Hogan Road	011-171-049-000
105	23725 Hogan Road	011-171-050-000
106	12847 Austin Forest Circle	011-171-051-000
107	12837 Austin Forest Circle	011-171-052-000
108	12827 Austin Forest Circle	011-171-053-000
109	12817 Austin Forest Circle	011-171-054-000
110	12807 Austin Forest Circle	011-171-055-000
111	12828 Austin Forest Circle	011-171-056-000
112	12848 Austin Forest Circle	011-171-057-000
113	23858 Darkhorse Drive	011-171-060-000
114	23838 Darkhorse Drive	011-171-061-000
115	23818 Darkhorse Drive	011-171-062-000
116	23786 Darkhorse Drive	011-171-063-000

117	23768 Darkhorse Drive	011-171-064-000
118	23744 Darkhorse Drive	011-171-065-000
119	23785 Darkhorse Drive	011-171-066-000
120	23898 Darkhorse Drive	011-171-070-000
121	23878 Darkhorse Drive	011-171-071-000
122	23679 Eagle Point Court	011-171-072-000
123	23691 Eagle Point Court	011-171-073-000
124	23686 Eagle Point Court	011-171-074-000
125	23672 Eagle Point Court	011-171-075-000
126	23654 Eagle Point Court	011-171-076-000
127	23638 Eagle Point Court	011-171-077-000
128	12910 Austin Forest Circle	011-171-078-000
129	24150 Darkhorse Drive	011-181-005-000 (golf course parcel)
130	23872 Landon Evan Lane	011-191-002-000
131	23846 Landon Evan Lane	011-191-003-000
132	23810 Landon Evan Lane	011-191-004-000
133	23796 Landon Evan Lane	011-191-005-000
134	23772 Landon Evan Lane	011-191-006-000
135	23758 Landon Evan Lane	011-191-007-000
136	23734 Landon Evan Lane	011-191-008-000
137	23718 Landon Evan Lane	011-191-009-000
138	23688 Landon Evan Lane	011-191-010-000
139	23664 Landon Evan Lane	011-191-011-000
140	23642 Landon Evan Lane	011-191-012-000
141	23616 Landon Evan Lane	011-191-013-000
142	23584 Landon Evan Lane	011-191-014-000
143	23558 Landon Evan Lane	011-191-015-000
144	23534 Landon Evan Lane	011-191-016-000
145	23512 Landon Evan Lane	011-191-017-000
146	12495 Nicklaus Court	011-191-018-000
147	12479 Nicklaus Court	011-191-019-000
148	12457 Nicklaus Court	011-191-020-000
149	12441 Nicklaus Court	011-191-021-000
150	12448 Nicklaus Court	011-191-022-000
151	12466 Nicklaus Court	011-191-023-000
152	12492 Nicklaus Court	011-191-024-000
153	23452 Alexis Drive	011-191-025-000
154	23436 Alexis Drive	011-191-026-000
155	23414 Alexis Drive	011-191-027-000
156	23411 Alexis Drive	011-191-028-000
157	23427 Alexis Drive	011-191-029-000

158	23443 Alexis Drive	011-191-030-000
159	23461 Alexis Drive	011-191-031-000
160	23489 Alexis Drive	011-191-032-000
161	23538 Bunkerhill Court	011-191-033-000
162	23516 Bunkerhill Court	011-191-034-000
163	23511 Bunkerhill Court	011-191-035-000
164	23527 Bunkerhill Court	011-191-036-000
165	23543 Bunkerhill Court	011-191-037-000
166	23561 Bunkerhill Court	011-191-038-000
167	23567 Alexis Drive	011-191-039-000
168	23723 Ironwood Court	011-191-040-000
169	23755 Ironwood Court	011-191-041-000
170	23777 Ironwood Court	011-191-042-000
171	23789 Ironwood Court	011-191-043-000
172	23817 Ironwood Court	011-191-044-000
173	23833 Ironwood Court	011-191-045-000
174	23847 Ironwood Court	011-191-046-000
175	23846 Ironwood Court	011-191-047-000
176	23824 Ironwood Court	011-191-048-000
177	23774 Ironwood Court	011-191-049-000
178	23746 Ironwood Court	011-191-050-000
179	23726 Ironwood Court	011-191-051-000
180	23704 Ironwood Court	011-191-052-000
181	23688 Ironwood Court	011-191-053-000
182	23662 Ironwood Court	011-191-054-000
183	23644 Ironwood Court	011-191-055-000
184	23097 Moon Ridge Court	011-221-005-000
185	12735 Masters Court	011-221-018-000
186	12763 Masters Court	011-221-019-000
187	12787 Masters Court	011-221-020-000
188	12815 Masters Court	011-221-021-000
189	12841 Masters Court	011-221-022-000
190	12842 Masters Court	011-221-023-000
191	12828 Masters Court	011-221-024-000
192	12814 Masters Court	011-221-025-000
193	12788 Masters Court	011-221-026-000
194	12762 Masters Court	011-221-027-000
195	12736 Masters Court	011-221-028-000
196	23020 Moon Ridge Court	011-221-029-000
197	23054 Moon Ridge Court	011-221-030-000
198	23096 Moon Ridge Court	011-221-031-000

199	23045 Moon Ridge Court	011-221-032-000
200	23003 Darkhorse Drive	011-221-033-000
201	23054 Darkhorse Drive	011-221-034-000
202	23016 Darkhorse Drive	011-221-035-000
203	23000 Darkhorse Drive	011-221-036-000
204	23087 Oak Mountain Court	011-710-036-000
205	23011 Oak Mountain Court	011-710-040-000
206	23033 Oak Mountain Court	011-710-041-000
207	12864 Silver Fox Court	011-710-042-000
208	12871 Silver Fox Court	011-710-043-000
209	12883 Silver Fox Court	011-710-044-000
210	23121 Oak Mountain Court	011-710-045-000
211	22498 Retherford Road	011-710-046-000
212	23020 Oak Mountain Court	011-710-047-000
213	23030 Oak Mountain Court	011-710-048-000
214	23541 Landon Evan Lane/23534 Alexis Drive	011-720-003-000
215	23582 Alexis Drive	011-720-004-000

APPENDIX B – LEGAL DESCRIPTION OF DARKHORSE PRD BOUNDARIES

EXHIBIT A

Darkhorse Permanent Road Division

That portion of land within portions of the Sections 23, 24, 25, 35 & 36, Township 14 North, Range 8 East, M.D.B.&M, in the unincorporated area of County of Nevada, State of California, and being described as follows:

Beginning at the southwest corner of the Formation of the Darkhorse Permanent Road Division (PRD) as shown on that certain Record of Survey Map recorded October 11, 2002 in Book 12 of Surveys at Page 362, Nevada County Official Records and also being the southwest corner of the Darkhorse Phase II subdivision as shown on that certain map recorded October 16, 2002 in Book 8 of Subdivision Maps at Page 101, Nevada County Official Records; thence from said Point of Beginning northeasterly along the westerly line of said Darkhorse PRD and Darkhorse Phase II boundary the following fifteen (15) consecutive courses: 1) North 00° 10' 04" East, 1,343.14 feet, 2) North 84° 03' 00" East, 131.34 feet, 3) North 20° 16' 28" East, 618.78 feet, 4) North 48° 05' 47" East, 811.70 feet, 5) North 13° 55' 08" West, 371.99 feet, 6) South 82° 10' 28" East, 387.47 feet, 7) North 46° 35' 17" East, 1,146.54 feet, 8) North 5° 46' 59" West, 639.71 feet, 9) North 77° 22' 27" East, 683.30 feet, 10) North 2° 05' 10" West, 382.32 feet, 11) North 87° 54' 50" East, 145.00 feet, 12) North 17° 14' 30" East, 279.09 feet, 13) North 18° 05' 10" West, 190.00 feet, 14) South 87° 54' 50" West, 185.00 feet, 15) North 2° 05' 10" West, 3,337.29 feet to the north line of said Section 26 and the northwest corner of said Darkhorse Phase II subdivision; thence easterly along the northerly line of said Section 26 and Darkhorse Phase II subdivision, South 89° 27' 01" East, 1,274.77 feet to the northeast corner of said Section 26; thence northerly along the westerly line of said Section 24 and also being the westerly of Annexation No. 1 into the Darkhorse Permanent Road Division (PRD) as shown on that certain Record of Survey Map recorded July 22, 2005 in Book 13 of Surveys at Page 113, Nevada County Official Records, North 6° 45' 41" West, 1,324.58 feet to the northwest corner of said Annexation No. 1 and also being the northwest corner of Parcel 1 of Parcel Map No. PM03-101 for Bonislowski recorded May 19, 2005 in Book 19 of Parcel Maps at Page 156, Nevada County Official Records; thence easterly along the northerly line of said Annexation No. 1 and Parcel Map No. PM03-101, North 89° 04' 30" East, 1,798.17 feet to the northeast corner of Parcel 4 of said Parcel Map No. PM03-101 and also being the northwest corner of Parcel 2 of Parcel Map No. PM04-012 for Martin & Michelle Rahn recorded October 30, 2006 in Book 20 of Parcel Maps at Page 11, Nevada County Official Records; thence continuing easterly along the northerly line of Parcel 2 of said Parcel Map PM04-012, North 89° 40' 30" East, 857.07 feet to an angle point of said Parcel 2 and also being an angle point on Parcel 1 of said Parcel Map PM04-012; thence northerly along the westerly line of Parcel 1 of said Parcel Map PM04-012, North 5° 48' 29" West, 1,374.40 feet to a point on the southerly right-of-way line of Magnolia Road and the beginning of a non-tangent curve concave southwesterly and having a radius of 210.00 feet whose chord bears South 58° 31' 47" East, 224.22 feet; thence easterly along said southerly right-of-way line of Magnolia Road and said curve through a central angle of 64° 31' 56" and an arc length of 236.52 feet; thence continuing easterly along said southerly right-of-way line of Magnolia Road the following four (4) consecutive courses: 1) South 26° 15' 50" East, 300.00 feet to the beginning of a curve to the left having a radius of 410.00 feet, 2) Along said curve through a central angle of 67° 46' 15" and an arc length of 484.96 feet, 3) North 85° 57' 55" East, 100.00 feet to the beginning of a curve to the left having a radius of 590.00 feet, 4) Along said curve through a central angle of 48° 16' 51" and an arc length of 497.17 feet to the northeast corner of Lot 4 of the Pine Mountain Ranch Unit No. 1 – Phase I as shown on that certain map recorded February 19, 1998 in Book 8 of Subdivision Maps at

Page 57, Nevada County Official Records; thence leaving said right-of-way line of Magnolia Road and southeasterly along the easterly line of said Lot 4, South $50^{\circ} 00' 00''$ East, 451.48 feet to the most easterly corner of said Lot 4 and being the northwest corner of Lot 7 of the Pine Mountain Ranch Unit No. 2 as shown on that certain map recorded December 9, 1999 in Book 8 of Subdivision Maps at Page 74, Nevada County Official Records; thence easterly along the northerly line of said Lot 7, North $86^{\circ} 13' 41''$ East, 889.93 feet to the northeast corner of said Lot 7 and being the easterly line of said Section 24; thence southerly along the easterly line of Lots 7, 8 & 5 of said Pine Mountain Ranch Unit No. 2 Subdivision and Section 24, South $02^{\circ} 24' 36''$ East, 1,984.31 feet to the southeast corner of said Section 24; thence continuing southerly along the easterly line of said Section 25 and also being the easterly line of Parcel 2 as shown on that certain Parcel Map recorded March 9, 1989 in Book 17 of Parcel Maps at Page 207, Nevada County Official Records, South $02^{\circ} 24' 36''$ East, 342.55 feet to the southeast corner of said Parcel 2; thence southwesterly along the southerly line of said Parcel 2, South $54^{\circ} 35' 25''$ West, 1,263.50 feet to the southwest corner of said Parcel 2 and being the centerline of a 60-foot right-of-way for Wild Iris Lane and the beginning of a non-tangent curve concave southwesterly and having a radius of 200.00 feet whose chord bears North $46^{\circ} 05' 15''$ West, 152.89 feet; thence northwesterly along the centerline of said Wild Iris Lane right-of-way the following eight (8) consecutive courses: 1) Along said curve through a central angle of $44^{\circ} 56' 30''$ and an arc length of 156.88 feet, 2) North $68^{\circ} 33' 30''$ West, 205.63 feet to the beginning of a curve to the left having a radius of 250.00 feet, 3) Along said curve through a central angle of $23^{\circ} 52' 30''$ and an arc length of 104.17 feet, 4) South $87^{\circ} 34' 00''$ West, 28.62 feet to the beginning of a curve to the right and having a radius of 250.00 feet, 5) Along said curve through a central angle of $30^{\circ} 13' 00''$ and an arc length of 131.85 feet, 6) North $62^{\circ} 13' 00''$ West, 180.26 feet to the beginning of a curve to the right and having a radius of 250.00 feet, 7) Along said curve through a central angle of $45^{\circ} 11' 25''$ and an arc length of 197.18 feet, and 8) North $17^{\circ} 01' 35''$ West, 46.79 feet to the south line of Parcel 2 of Parcel Map No. PM09-004 recorded February 5, 2010 in Book 20 at Page 94, Nevada County Official Records and also being the south line of said Annexation No. 1 Darkhorse PRD boundary; thence westerly along the south line of said Parcel 2 and Annexation No. 1 Darkhorse PRD boundary, North $89^{\circ} 32' 47''$ West, 989.20 feet to the northeast corner of an angle point on the east line of said Darkhorse PRD and the said Darkhorse Phase II subdivision; thence southerly along the east line of said Darkhorse PRD and Darkhorse Phase II subdivision the following six (6) consecutive courses: 1) South $8^{\circ} 30' 57''$ East, 872.66 feet, 2) South $89^{\circ} 48' 47''$ East, 326.24 feet, 3) South $3^{\circ} 08' 22''$ East, 805.15 feet, 4) North $89^{\circ} 48' 47''$ West, 1,014.88 feet, 5) South $05^{\circ} 49' 26''$ East, 497.05 feet, 6) South $5^{\circ} 47' 56''$ East, 1,317.41 feet to an angle point in the east line of said Darkhorse PRD and Darkhorse Phase II subdivision; thence South $33^{\circ} 41' 39''$ West, 558.58 feet to a point on the easterly right-of-way line Darkhorse Drive; thence continuing southerly along the east line of said Darkhorse PRD and Darkhorse Drive right-of-way the following seventeen (17) consecutive courses: 1) South $00^{\circ} 11' 30''$ West, 661.22 feet to the beginning of a curve to the right and having a radius of 325.00 feet, 2) Along said curve through a central angle of $57^{\circ} 19' 09''$ and an arc length of 325.13 feet to the beginning of a curve to the left and having a radius of 215.00 feet, 3) Along said curve through a central angle of $39^{\circ} 16' 22''$ and an arc length of 147.37 feet to the beginning of a curve to the right and having a radius of 265.00 feet, 4) Along said curve through a central angle of $74^{\circ} 08' 14''$ and an arc length of 342.89 feet to the beginning of a curve to the left and having a radius of 305.00 feet, 5) Along said curve through a central angle of $60^{\circ} 20' 25''$ and an arc length of 321.21 feet to the beginning of a curve to the right and having a radius of 355.00 feet, 6) Along said curve through a central angle of $51^{\circ} 10' 59''$ and an arc length of 317.13 feet to the beginning of a curve to the left and having a radius of 305.00 feet, 7) Along said curve through a central angle of $116^{\circ} 00' 04''$ and an arc length of 617.50 feet to the beginning of a curve to the right and having a radius

of 355.00 feet, 8) Along said curve through a central angle of $38^{\circ} 09' 17''$ and an arc length of 236.40 feet, 9) North $86^{\circ} 18' 15''$ East, 5.06 feet to the beginning of a non-tangent curve concave northwest and having a radius of 360.00 feet whose chord bears South $33^{\circ} 58' 25''$ West, 319.47 feet, 10) Along said curve through a central angle of $57^{\circ} 27' 30''$ and an arc length of 361.02 feet to the beginning of a curve to the left and having a radius of 300.00 feet, 11) Along said curve through a central angle of $80^{\circ} 55' 36''$ and an arc length of 423.73 feet to the beginning of a curve to the right and having a radius of 480.00 feet, 12) Along said curve through a central angle of $39^{\circ} 29' 41''$ and an arc length of 330.87 feet to the beginning of a curve to the left and having a radius of 670.00 feet, 13) Along said curve through a central angle of $10^{\circ} 30' 14''$ and an arc length of 122.83 feet, 14) South $10^{\circ} 46' 01''$ West, 148.45 feet to the beginning of a curve to the right and having a radius of 480.00 feet, 15) Along said curve through a central angle of $70^{\circ} 30' 37''$ and an arc length of 590.71 feet, 16) South $81^{\circ} 16' 38''$ West, 241.23 feet to the beginning of a curve to the right and having a radius of 455.00 feet, 17) Along said curve through a central angle of $36^{\circ} 24' 45''$ and an arc length of 289.16 feet to the east line of Parcel B as shown on that certain Parcel Map recorded November 3, 1975 in Book 9 of Parcel Maps at Page 231, Nevada County Official Records; thence northerly along the east line of said Parcel B, North $11^{\circ} 10' 40''$ West, 81.65 feet to a point on the northerly right-of-way line of Darkhorse Drive and being the beginning of a non-tangent curve concave southwesterly and having a radius of 455.00 feet whose chord bears South $57^{\circ} 38' 01''$ East, 13.83 feet; thence leaving the east line of said Parcel B and along said curve and the northerly right-of-way line of Darkhorse Drive through a central angle of $1^{\circ} 44' 28''$ and an arc length of 13.83 feet to the beginning of a curve to the left and having a radius of 395.00 feet; thence continuing along the northerly right-of-way line of Darkhorse Drive the following three consecutive courses: 1) Along said curve through a central angle of $41^{\circ} 57' 35''$ and an arc length of 289.27 feet, 2) North $81^{\circ} 16' 38''$ East, 241.23 feet to the beginning of a curve to the left and having a radius of 420.00 feet, and 3) Along said curve through a central angle of $58^{\circ} 52' 10''$ and an arc length of 431.54 feet to a point on the south line of Parcel "AA" of the said Darkhorse Phase II subdivision map; thence along the south boundary line of the said Darkhorse Phase II subdivision the following nine (9) consecutive courses: 1) South $89^{\circ} 37' 29''$ West, 404.24 feet, 2) North $8^{\circ} 55' 11''$ East, 429.98 feet, 3) North $23^{\circ} 12' 17''$ West, 250.57 feet, 4) North $36^{\circ} 45' 54''$ West, 259.44 feet, 5) North $61^{\circ} 16' 07''$ West, 356.01 feet, 6) North $39^{\circ} 43' 48''$ East, 388.37 feet, 7) North $67^{\circ} 09' 04''$ West, 395.47 feet, 8) South $40^{\circ} 53' 23''$ West, 465.81 feet, 9) South $4^{\circ} 30' 52''$ West, 1,775.01 feet to the centerline of a 60-foot right-of-way for Combie Road; thence along said centerline of Combie Road, South $82^{\circ} 43' 51''$ West, 835.77 feet to the beginning of a curve to the right and having a radius of 850.00 feet; thence along said curve through a central angle of $40^{\circ} 10' 43''$ and an arc length of 596.06 feet to said Point of Beginning.

The herein described property contains an area of 811.53 acres, more or less.

This description has been prepared by me, or under my direct supervision, in conformance with the Professional Land Surveyors Act, on April 4, 2018.

Kevin J. Nelson

Kevin J. Nelson, P.L.S. 8423
Expires 12-31-18



APPENDIX C – MAP OF DARKHORSE PRD BOUNDARIES

