



RESOLUTION No. 19-059

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, signed by a majority of landowners within the proposed PRD annexation area, 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 Board desires to initiate the annexation pursuant to Streets and Highways Code Sections 1162.5; and

WHEREAS, of the 25 homeowners listed on the Assessor's report for the proposed annexation area, 17 homeowners in nine properties have a homeowner exemption, indicating those properties are owned and occupied as the owner's principal place of residence; and

WHEREAS, the County has estimated an average of 2.36 persons inhabit single-family residential households, resulting in approximately 21 individuals inhabiting the proposed annexation area; 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 information contained in this Resolution, including Exhibits A and B, satisfy the requirements of Streets and Highways Code, Sections 1162 and 1163; 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 April 9, 2019, at 11:00 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 April 9, 2019, at 11:00 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 February 22, 2019, 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 April 9, 2019, at 11:00 a.m. The ballots will be opened and counted at the Board of Supervisors regular meeting on April 9, 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 for road maintenance for properties annexed into the Darkhorse PRD, in the amount of \$298 per single-family residential parcel per fiscal year, beginning in Fiscal Year 2019/20, and continuing indefinitely for each fiscal year thereafter?

Tax – Yes

Tax – No

7. If a simple majority protest exists (50% + 1 vote), the Board of Supervisors will not annex the territory or impose the special tax.
8. The Board of Supervisors will impose a special tax if, upon conclusion of the public hearing, at least two-third of ballots submitted approve the proposed special tax.

9. If at least two-thirds of the ballots submitted by property owners within the proposed PRD approve the special tax, the Board of Supervisors may impose the special tax starting in Fiscal Year 2019/20 and each year thereafter, to be enrolled on the assessment roll and billed and collected in the same manner as County property taxes.
10. 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 annexation area, in accordance with Streets & Highways Code Sections 1164 and 1196.
11. 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 12th day of February, 2019, by the following vote of said Board:

Ayes: Supervisors Heidi Hall, Edward Scofield, Dan Miller,
Susan K. Hoek and Richard Anderson

Noes: None.

Absent: None.

Abstain: None.

ATTEST:

JULIE PATTERSON HUNTER
Clerk of the Board of Supervisors

By: 



Richard Anderson, Chair

MAR 03 2018

Nevada County
Community Development Agency

PETITION

FORMATION/ANNEXATION OF A COUNTY SERVICES AREA/PERMANENT ROAD DIVISION
AND
LEVY OF SPECIAL TAX
PROVIDING FOR
MAINTENANCE OF A PUBLIC STREET AND/OR HIGHWAY

DARKHORSE PERMANENT ROAD DIVISION (PRD)

RETHETFORD ROAD AREA ANNEXATION

TO: BOARD OF SUPERVISORS
COUNTY OF NEVADA
STATE OF CALIFORNIA

1. I/We, the undersigned, being landowners of interest within the boundaries of the proposed area described and shown on the attached Exhibits "A" and "B", respectively, hereby petition the above entitled Board to undertake proceedings for the formation/annexation of a CSA/PRD and the levy of a special tax in accordance with applicable provisions of the Government Code and/or Streets and Highway Code of the State of California as follows:

- a. Petitioners request that the Board implement a County road maintenance program consisting of normal and preventative maintenance services consistent with current and future Nevada County road maintenance policies including the establishment and implementation of strategical long-range maintenance and rehabilitation programs consistent with Nevada County's Pavement Management System (PMS).
- b. That concurrent with such formation/annexation as requested, the Board initiate the necessary proceedings to establish a special tax within said district.
- c. That the Board annually levy special taxes, parcel charges and/or benefit assessments in accordance with applicable laws and regulations upon the properties within the CSA/PRD in amounts sufficient to provide the requested services.

2. Petitioners Represent:

- a. The name of the existing PRD is Darkhorse PRD.
- b. The undersigned petitioners constitute at least 50 percent of the owners of interest within the described boundaries of proposed CSA/PRD.

- c. The current estimated county administrative cost will vary depending on the actual demands, size and complexity of the specific area, but is estimated to generally range between \$500 to \$2,000 per year.

3. Petitioners Understand:

- a. That the entire cost to process the formation and establishment of the requested district including conducting elections shall be recoverable from funds at the district, and that deposits of funds may be necessary to complete the necessary processes.
- b. That the entire cost for maintenance and operation of the district will be charged to the landowners benefiting from such services and that failure to pay for such services may constitute a lien on such properties.
- c. That the current Darkhorse PRD rate and method of apportionment of the "Special Tax" is \$298 per single family residential property per the Darkhorse PRD and that said "Special Tax" may increase and/or vary based on future costs of services or increases based on the Consumer Price Index.
- d. That the formation of a CSA/PRD is requested to provide continuous maintenance of the public roadway(s) as described herein and such, maintenance requested is perpetual in accordance with applicable laws and regulations governing such districts.
- e. That there shall be no sale of subject properties until such time as a "Special Tax" is approved or as otherwise approved by the Board of Supervisors.

4. Wherefore, petitioners pray that the Board of Supervisors of the County of Nevada, State of California, proceed with this matter petitioned for in the manner prescribed by law to undertake such proceedings as necessary for the formation and operation of a CSA/PRD to maintain a public road improvement to be known as RETFERFORD ROAD AND SERENE HILL COURT as described herein.

RETFERFORD ROAD AREA ANNEXATION INTO DARKHORSE PERMANENT ROAD DIVISION

WHEREFORE, petitioners pray that the Board of Supervisors of the County of Nevada, State of California, proceed with this matter in the manner prescribed by law for the formation of such County Service Area/Permanent Road Division.

Name _____ Signature _____
(Print) MARTIN & MICHELLE RABIN
Property Address _____
Assessor's Parcel No. 1171039
Date _____

DocuSigned by:
Michelle Rabin
6A35942F622B4BA

Name _____ Signature _____
(Print) JAN BROWN
Property Address _____
Assessor's Parcel No. 1171020
Date _____

Name _____ Signature _____
(Print) JAN BROWN
Property Address _____
Assessor's Parcel No. 1171021
Date _____

Name _____ Signature _____
(Print) DEBRA BROGIE
Property Address _____
Assessor's Parcel No. 1171022
Date _____

DocuSigned by:
Debra L. Brogie
54BA01518D51476

Name _____ Signature _____
(Print) JAMES & LOVEY HOOK
Property Address _____
Assessor's Parcel No. 1171023
Date _____

James & Lovey Hook

Name
(Print) WILLIAM & ELLEN FERNANDEZ Signature William J. Fernandez, D.C. / Ellen J. Fernandez, D.C.
Property Address [REDACTED]
Assessor's Parcel No. 1122111
Date 2/25/18

Name
(Print) KELLY & RICHARD LAWSON Signature Kelly & Richard Lawson
Property Address [REDACTED]
Assessor's Parcel No. 1171027
Date 2/25/18

Name
[REDACTED] Signature
[REDACTED]
Date _____

Name
(Print) DAVID & CHRISTINE SHAFFER Signature David & Christine Shaffer
Property Address [REDACTED]
Assessor's Parcel No. 1171026
Date _____

Name
(Print) DAVID & ROBIN ROW Signature David & Robin Row
Property Address [REDACTED]
Assessor's Parcel No. 1171028
Date _____

Name
(Print) PHILIP & KATHLEEN DRIVER Signature Phil Driver / Kathleen Driver
Property Address [REDACTED]
Assessor's Parcel No. 1171029
Date _____

Name
(Print) SNIRANGAM, MAVIS RANGAN Signature Snirangam Rangan DocuSigned by: Mavis Rangan
Property Address [REDACTED]
Assessor's Parcel No. 1171024
Date _____

Name
(Print) MICHAEL & ALISON McCORMICK Signature Michael McCormick
Property Address [REDACTED]
Assessor's Parcel No. 1171025
Date 2/24/18

Name
(Print) JOHN COGGINS, JR. Signature John Coggins
Property Address [REDACTED]
Assessor's Parcel No. 1171019
Date 2/24/18

Name _____ Signature _____
[REDACTED]
Date _____

Name _____ Signature _____
[REDACTED]
Date _____

Name
(Print) DARREN NOWLING Signature _____
Property Address [REDACTED]
Assessor's Parcel No. 1171038
Date _____

Name: Deborah Deleuw Signature _____
Property Address: _____
Assessor's Parcel No: 1122110

ASSESSED VALUATION OF ALL PARCELS IN PROPOSED ANNEXATION AREA

Site Address	APN	Acreage	Land Value	Improvement Value
22939 Wild Iris Lane	011-221-010-000	10.01	\$118,089	\$294,292
22737 Montclair Court	011-221-011-000	21.90	\$195,990	\$714,150
22912 Montclair Court	011-710-019-000	28.00	\$238,441	\$379,306
22817 Chateau Court	011-710-020-000	9.37	\$165,532	\$0
22788 Chateau Court	011-710-021-000	9.36	\$165,532	\$466,155
22743 Chateau Court	011-710-022-000	5.25	\$103,530	\$0
22687 Chateau Court	011-710-023-000	8.17	\$167,000	\$594,000
22650 Montclair Court	011-710-024-000	7.95	\$216,122	\$0
22866 Montclair Court	011-710-025-000	3.47	\$300,000	\$750,000
22915 Montclair Court	011-710-026-000	6.77	\$221,815	\$500,637
22811 Montclair Court	011-710-027-000	10.00	\$226,320	\$421,115
22810 Montclair Court	011-710-028-000	3.67	\$202,000	\$646,000
22575 Montclair Court	011-710-029-000	10.14	\$208,305	\$485,296
22252 Retherford Road	011-710-038-000	9.68	\$120,413	\$0
22346 Retherford Road	011-710-039-000	10.37	\$173,255	\$0
Subtotal		154.11	\$2,822,344.00	\$5,250,951.00
Total of All Land and Improvements				\$8,073,295.00

ASSESSED VALUATION OF PARCELS THAT SIGNED PETITION

Site Address	APN	Acreage	Land Value	Improvement Value
22939 Wild Iris Lane*	011-221-010-000	10.01	\$118,089	\$294,292
22737 Montclair Court	011-221-011-000	21.90	\$195,990	\$714,150
22912 Montclair Court	011-710-019-000	28.00	\$238,441	\$379,306
22817 Chateau Court	011-710-020-000	9.37	\$165,532	\$0
22788 Chateau Court	011-710-021-000	9.36	\$165,532	\$466,155
22743 Chateau Court	011-710-022-000	5.25	\$103,530	\$0
22687 Chateau Court	011-710-023-000	8.17	\$167,000	\$594,000
22650 Montclair Court	011-710-024-000	7.95	\$216,122	\$0
22866 Montclair Court	011-710-025-000	3.47	\$300,000	\$750,000
22915 Montclair Court	011-710-026-000	6.77	\$221,815	\$500,637
22811 Montclair Court	011-710-027-000	10.00	\$226,320	\$421,115
22810 Montclair Court	011-710-028-000	3.67	\$202,000	\$646,000
22575 Montclair Court	011-710-029-000	10.14	\$208,305	\$485,296
22252 Retherford Road	011-710-038-000	9.68	\$120,413	\$0
22346 Retherford Road	011-710-039-000	10.37	\$173,255	\$0
Subtotal		154.11	\$2,252,778.00	\$4,490,504.00
Total of All Land and Improvements				\$6,743,282.00

*Strikethrough parcels did not sign petition.

AFFIDAVIT OF VALUATION

Subject: Darkhorse Permanent Road Division – Retherford Annexation

This is to certify that the undersigned has reviewed the Engineer's Report and evaluation totals shown in the above-named petition with those on the last Equalized Assessment Rolls of Nevada County, California, and finds said Report and totals to be complete and correct as of January 28, 2019.

As shown below, the petition meets the requirements of Streets and Highways Code Section 1162 which requires that the forming petition contacts at least a simple majority of the landowners within the division or the signature of owners of more than 50 percent of the assessed valuation within the division. Eleven of 15 properties, or 73.3%, within the proposed PRD signed the petition.

Value of parcels that signed petition	\$6,743,282	83.5%
Total value of all parcels in proposed PRD	\$8,073,295	

Further, I am a person over the age of 18 years. I am not a signatory to the said petition and I own no property, taxable or otherwise, in the Darkhorse Permanent Road Division or Retherford Road area.



Jessica Hankins
County of Nevada
Public Works Project Manager

ENGINEER'S REPORT

for the

Darkhorse Permanent Road Division (PRD) Retherford Road Annexation

Nevada County, California
January 2019



Prepared by:
Trisha Tillotson, P.E.
Director of Public Works
County of Nevada
950 Maidu Avenue Nevada City, CA 95959

Engineer's Certification

This is to certify that I have prepared and approved this Engineer's Report for the Darkhorse Permanent Road Division Retherford Road Annexation.

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

Date

I. INTRODUCTION AND PURPOSE OF SPECIAL TAX

A. Retherford Road Annexation into the Darkhorse Permanent Road Division

In 2002 the Nevada County Board of Supervisors approved Resolution 02-518 forming the Darkhorse Permanent Road Division (PRD) and establishing a special tax to fund the 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 levied a special tax of \$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 tax. These charges were established with the original 2002 formation of the PRD and have been maintained at this rate with the two subsequent annexations. As of this writing, the funds have proven adequate for short- and long-term road maintenance and improvement purposes.

On March 2, 2018, property owners taking access from Retherford Road, a private road, submitted a petition to the Nevada County Department of Public Works Department requesting annexation into the Darkhorse PRD for road maintenance services. The annexation area includes 15 parcels adjacent to and north of the Darkhorse subdivision, as shown in the attached map of the PRD boundaries. In the petition, 11 of the 15 property owners within the proposed annexation area requested annexation into the PRD. The properties within the annexation area are listed in **Appendix A**. Annexation area boundaries are described and shown in **Appendix B**.

B. Service Area

The maintenance segments in the proposed annexation area consist of Serene Hill Court and Retherford Road from Magnolia Road to Serene Hill Court, a total of approximately 3,860 feet, which together provide a connection from Darkhorse Drive to Magnolia Road. These roads provide an important secondary access route for the Darkhorse subdivision.

C. Services Provided

Within the first five years of annexation, the County will not conduct any major infrastructure improvements or repairs in the annexation area unless funds are available from the annexed properties to do so, or there is an imminent safety or access issue. The County will maintain the roads within the annexation area as needed for safety and minor road repair work such as pothole repair and crack sealing. After the first five years, the County will implement a road maintenance program consisting of normal and preventative maintenance services consistent with current and future Nevada County road maintenance policies, including the establishment and implementation of strategic long-range maintenance and rehabilitation programs. The following items are typically included in a 21-year pavement maintenance cycle:

- Road resurfacing, including seal coat, patch and crack seal preparation work twice per cycle.
- Pavement overlay and additional preparation and preservation work at the end of each cycle.
- Miscellaneous road maintenance work as needed, including brush and vegetation maintenance, pothole repair, drainage and culvert maintenance, signing and striping, etc. within the County right of way.

Private driveways encroaching onto County rights of way are not included in PRD maintenance costs. These costs are borne by the property owners.

II. LEGAL REQUIREMENTS

In November 1996 the voters of the State of California passed Proposition 218 which made significant changes in assessment law. Among those changes was a requirement that a detailed engineer's report be prepared by a Registered Professional Engineer in the State of California. This report is being prepared in response to that requirement.

Another requirement of the new law is that the report must establish a substantive "special benefit" to property for the valid levy of an assessment. In the case of this assessment, the "special benefit" to property being assessed is the availability of paved road surfaces and storm drainage to all assessed lots. All the residential lots in the PRD zone of benefit are to be assessed an equal amount of the total assessment.

III. BASIS OF ANNUAL ASSESSMENT

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

A. Methodology

The Retherford Road properties proposed for annexation would be charged the same rate as all residential parcels within the Darkhorse PRD: \$298 per parcel. These charges were established with a special tax applied to the original 2002 formation of the PRD and have been maintained at this rate. These costs have proven adequate for the maintenance of the existing roads within the PRD. No annual Consumer Price Index (CPI) adjustment is being proposed at this time because the existing Darkhorse PRD does not have a CPI adjustment. A CPI adjustment can be added at any time with a two-thirds vote to amend the special tax that funds the PRD.

B. Calculation

Utilizing the maintenance costs calculated previously at the time the Final Map was created, the annual maintenance cost for the annexation is calculated at \$298 per parcel.

IV. TAXATION AMOUNT AND METHOD OF COLLECTION

A. Taxation Amount

The special tax is calculated for the 2018/19 Tax Year and is proposed to be as follows:

- Residential cost of \$298 per parcel per year calculated by previous engineer's estimate.

B. Method and Timing of Collection

The special tax for the annexed properties 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. Special taxes for the annexation area properties will be collected beginning in the fiscal year (FY) 2019/20.

APPENDIX A – ASSESSMENT ROLL

Darkhorse PRD Retherford Road Annexation

Parcel Number	Site Address	APN
1	22939 Wild Iris Lane	011-221-010-000
2	22737 Montclair Court	011-221-011-000
3	22912 Montclair Court	011-710-019-000
4	22817 Chateau Court	011-710-020-000
5	22788 Chateau Court	011-710-021-000
6	22743 Chateau Court	011-710-022-000
7	22687 Chateau Court	011-710-023-000
8	22650 Montclair Court	011-710-024-000
9	22866 Montclair Court	011-710-025-000
10	22915 Montclair Court	011-710-026-000
11	22811 Montclair Court	011-710-027-000
12	22810 Montclair Court	011-710-028-000
13	22575 Montclair Court	011-710-029-000
14	22252 Retherford Road	011-710-038-000
15	22346 Retherford Road	011-710-039-000

APPENDIX B – LEGAL DESCRIPTION AND MAP OF ANNEXATION BOUNDARIES

Darkhorse PRD Retherford Road Annexation

That portion of land within a portion of the South Half of Section 24 and a portion of the Northeast Quarter of Section 25, 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 southeast corner of the 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 and being the southeast corner of Parcel 2 as shown on that certain Parcel Map recorded February 5, 2010 in Book 20 of Parcel Maps at Page 94, Nevada County Official Records; thence from said Point of Beginning northerly and along the easterly line of said Darkhorse PRD boundary and said Parcel 2 the following ten (10) consecutive courses: 1) North $17^{\circ} 37' 35''$ West, 249.82 feet to the beginning of a curve to the left having a radius of 550.00 feet, 2) Along said curve through a central angle of $15^{\circ} 33' 15''$ and an arc length of 149.31 feet, 3) North $33^{\circ} 10' 50''$ West, 90.48 feet, 4) South $85^{\circ} 30' 43''$ West, 56.91 feet to the beginning of a non-tangent curve concave northeasterly and having a radius of 330.00 feet whose chord bears North $16^{\circ} 14' 04''$ West, 178.37 feet 5) Along said curve through a central angle of $31^{\circ} 21' 30''$ and an arc length of 180.61 feet, 6) South $77^{\circ} 28' 25''$ West, 30.61 feet to the beginning of a non-tangent curve concave southeasterly and having a radius of 360.00 feet whose chord bears North $2^{\circ} 43' 51''$ East, 53.95 feet, 7) Along said curve through a central angle of $8^{\circ} 35' 41''$ and an arc length of 54.00 feet, 8) North $7^{\circ} 01' 42''$ East, 102.07 feet to the beginning of a curve to the left having a radius of 270.00 feet, 9) Along said curve through a central angle of $25^{\circ} 34' 39''$ and an arc length of 120.53 feet, 10) North $18^{\circ} 32' 57''$ West, 284.07 feet to the northwest corner of Parcel 2 as shown on that certain Parcel Map recorded December 11, 2006 in Book 20 of Parcel Maps at Page 20, Nevada County Official Records; thence continuing along the northerly and easterly line of said Darkhorse PRD boundary and said Parcel 2 the following three (3) consecutive courses: 1) North $67^{\circ} 23' 25''$ West, 664.28 feet, 2) South $89^{\circ} 04' 30''$ West, 430.86 feet, and 3) North $00^{\circ} 55' 30''$ West, 392.85 feet to the northwest corner of Parcel 2 as shown on that certain Parcel Map recorded October 30, 2006 in Book 20 of Parcel Maps at Page 11, Nevada County Official Records; thence easterly along the north line of said Parcel 2 North $89^{\circ} 40' 30''$ East, 857.07 feet to an angle point of said Parcel 2 and being an angle point on Parcel 1 of said Parcel Map in Book 20 at Page 11; thence northerly along the westerly line of said Parcel 1 North $5^{\circ} 48' 29''$ 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 $58^{\circ} 31' 47''$ East, 224.22 feet; thence easterly along said southerly right-of-way line of Magnolia Road and said curve through a central angle of $64^{\circ} 31' 56''$ 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 $26^{\circ} 15' 50''$ 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 $67^{\circ} 46' 15''$ and an arc length of 484.96 feet, 3) North $85^{\circ} 57' 55''$ 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 $48^{\circ} 16' 51''$ 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° 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° 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° 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° 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° 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° 05' 15" West, 152.89 feet; thence northwesterly along the centerline of said Wild Iris Lane right-of-way the following seven (7) consecutive courses: 1) Along said curve through a central angle of 44° 56' 30" and an arc length of 156.88 feet, 2) North 68° 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° 52' 30" and an arc length of 104.17 feet, 4) South 87° 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° 13' 00" and an arc length of 131.85 feet, 6) North 62° 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 43° 53' 39" and an arc length of 191.52 feet to the south line of the fifty foot (50') right-of-way of Serene Hill Court; thence westerly along the south line of said fifty foot right-of-way line of Serene Hill Court, North 89° 32' 47" West, 997.48 feet to the east line of Parcel C of said Parcel Map in Book 15 at Page 115; thence northerly along the east line of said Parcel C, North 8° 06' 57" West, 50.56 feet to the south line of said Darkhorse PRD boundary; thence easterly along the south line of said Parcel 2 and said Darkhorse PRD boundary, South 89° 32' 47" East, 1,041.79 feet to said Point of Beginning.

The herein described property contains an area of 154.09 acres, more or less.

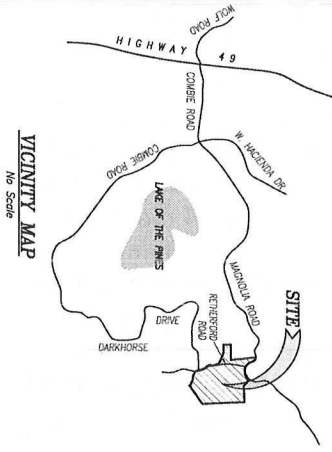
This description has been prepared by me, or under my direct supervision, in conformance with the Professional Land Surveyors Act, on October 25, 2018.

Kevin J. Nelson

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



This portion of land within a portion of the South Half of Section 24 and a portion of the Northeast Quarter of Section 25, 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:

[illegible][illegible]

County Surveyor's Statement

THIS MAP WAS PREPARED BY ME FROM RECORD INFORMATION AT THE REQUEST
OF THE DARRHORSE PERMANENT ROAD DIVISION 25th DAY OF OCTOBER, 2018

Kenn J. Nelson
KENN J. NELSON, P.L.S. B.
NEVADA COUNTY SURVEYOR




County Recorder's Statement

FILED THIS _____ DAY OF _____, 2018 AT _____, IN BOOK _____ OF SURVEYS AT PAGE _____, AT THE REQUEST OF THE NEVADA COUNTY PUBLIC WORKS DEPARTMENT.

DOCUMENT No.: _____
GREGORY J. DIAZ
COUNTY RECORDER
FEE: _____
BY: _____
DATE: _____

Annexation Map
into the
DARKHORSE
PERMANENT ROAD DIVISION
BEING A PORTION OF SECTIONS 24 & 25, TOWNSHIP 14 NORTH,
RANGE 8 EAST, M.O.M., IN THE UNINCORPORATED TERRITORY OF
NEVADA COUNTY, CALIFORNIA

October 1918 Scale 1"=200'

 **NEVADA COUNTY**
DEPARTMENT OF PUBLIC WORKS

Sheet 1 of 2 Sheets

