

OWNER'S STATEMENT

THE UNDERSIGNED PARTIES HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP THEREOF AND HEREBY IRREVOCABLY AND IN PERPETUITY OFFER FOR DEDICATION TO THE PUBLIC FOR PUBLIC USE: MINERS TRAIL, GOLD RUSH DRIVE, NUGGET LANE AND SAVELLE RANCH ROAD AS ROAD EASEMENTS (R.E.) AND PUBLIC UTILITY EASEMENTS (P.U.E.), AND AREAS DESIGNATED STORM DRAIN EASEMENT (D.E.) FOR STORM, FLOOD, AND SURFACE WATER DRAINAGE. THE AREAS DESIGNATED AS SANITARY SEWER EASEMENT (S.S.E.) FOR SANITARY SEWER DRAINAGE, PARCEL "D" IS HEREBY OFFERED IN FEE TITLE TO THE CITY OF ANGELS.

MORGAN GACE, EXECUTIVE DIRECTOR
HABITAT FOR HUMANITY CALAVERAS

NOTE: NO OTHER SIGNATURES ARE REQUIRED, PURSUANT TO SECTION 66445(e) OF THE SUBDIVISION MAP ACT.

CITY ENGINEER'S STATEMENT:

I, AARON BRUSATORI, HEREBY CERTIFY THAT I AM THE CITY ENGINEER OF THE CITY OF ANGELS, CALIFORNIA: THAT I HAVE EXAMINED THE WITHIN MAP AND THAT THE SUBDIVISION AS SHOWN LIES WITHIN THE INCORPORATED AREA OF THE CITY OF ANGELS AND IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL REVISIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

AARON BRUSATORI, PE R.C.E. 64384 DATE
CITY ENGINEER

RECORDER'S STATEMENT

FILED THIS ____ DAY OF _____, 20__ AT ____ M.
IN BOOK _____ OF SUBDIVISIONS, AT PAGE _____
AT THE REQUEST OF THE CITY SURVEYOR FOR THE CITY OF ANGELS.
FEE: \$ _____ DOCUMENT NO.: _____

REBECCA TURNER BY: _____
CALAVERAS COUNTY DEPUTY
RECORDER

ACKNOWLEDGEMENT

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 CALAVERAS

ON _____ BEFORE ME, _____, A NOTARY PUBLIC,
PERSONALLY APPEARED, MORGAN GACE, 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

EXPIRATION DATE

PRINTED NAME

COMMISSION NUMBER

CITY SURVEYOR'S CERTIFICATE:

I, ROARK WEBER, CITY SURVEYOR OF THE CITY OF ANGELS, STATE OF CALIFORNIA, HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN FINAL MAP AND I AM SATISFIED THE MAP IS TECHNICALLY CORRECT.

ROARK WEBER, R.C.E. 22295 DATE
CITY SURVEYOR



GEOTECHNICAL NOTE:

SEE FOUNDATION RECOMMENDATIONS INCLUDED IN GEOTECHNICAL REPORT PROVIDED BY KRAZAN ENGINEERING DATED _____

_____, 20__ RECORDED AT CALAVERAS COUNTY RECORDER OFFICE AS

DOCUMENT NO.: _____

CITY CLERKS STATEMENT:

I, MICHELLE GONZALEZ, HEREBY CERTIFY THAT I AM THE CLERK OF THE CITY COUNCIL OF ANGELS, CALIFORNIA; THE CITY COUNCIL BEING THE PROPER APPROVING BODY, HAS APPROVED THE WITHIN FINAL MAP OF EUREKA OAKS, BY RESOLUTION _____ MADE ON _____, 20__, AND HAS ACCEPTED DESIGNATED MAP AREAS AS FOLLOWS:

ON BEHALF OF THE PUBLIC:

- SANITARY SEWER EASEMENTS (SSE)
ROAD EASEMENTS (RE)
PUBLIC UTILITY EASEMENTS (PUE)
DRAINAGE EASEMENTS (DE)
- FOR INCLUSION INTO THE CITY OF ANGELS MAINTAINED ROAD SYSTEM:
MINERS TRAIL
GOLD RUSH DRIVE
NUGGET LANE
- PARCEL D IN FEE TO THE CITY
- SPECIFICALLY REJECTED FOR MAINTENANCE ARE SAVELLE RANCH ROAD, ALL DRAINAGE EASEMENTS (DE) AND FACILITIES THAT ARE BEYOND THE DEDICATED AND ACCEPTED STREET RIGHT OF WAY, SPECIFICALLY THOSE SHOWN ON LOTS: 1-65, PARCEL A, PARCEL B, PARCEL C AND PARCEL D.

BY: _____
MICHELLE GONZALEZ
CITY CLERK

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 MORGAN GACE, EXECUTIVE DIRECTOR, HABITAT FOR HUMANITY CALAVERAS IN OCTOBER 2019. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

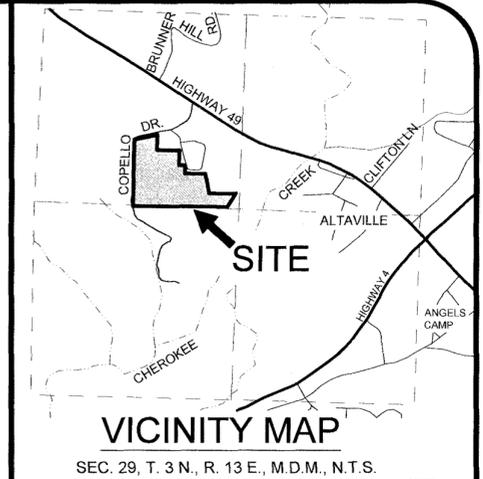
RICHARD H. JAMES DATE
P.L.S. 8550



COUNTY REDEMPTION OFFICER'S STATEMENT

I, LEHUA MOSSA, HEREBY CERTIFY THAT I AM THE REDEMPTION OFFICER OF CALAVERAS COUNTY, CALIFORNIA, THAT ACCORDING TO THE RECORDS OF THIS OFFICE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY PORTRAYED ON THE WITHIN MAP OR ANY PORTION THEREOF FOR ANY UN-PAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE.

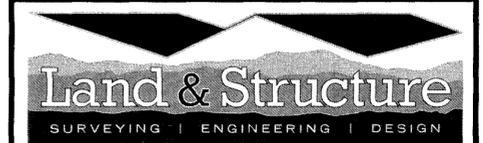
BY: _____ DATE
LEHUA MOSSA
COUNTY REDEMPTION OFFICER



PARCEL VESTING

HABITAT FOR HUMANITY CALAVERAS
INSTRUMENT NUMBER 2018-013993

JOB NO.:	DRAWN BY:	DWG NAME:	DATE:
19-10-07	TAH	FSM	01/13/2026



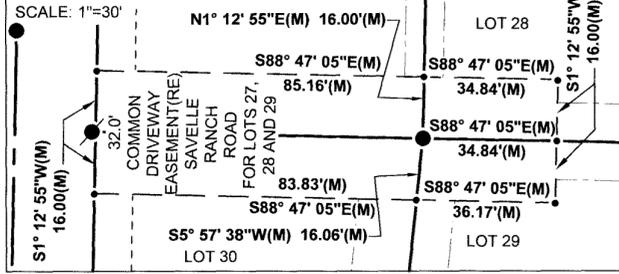
105 SOUTH STEWART STREET, SONORA, CA., 95370
T: 209.532.5173 F: 209.532.5220

SUBDIVISION MAP

EUREKA OAKS

BEING A SUBDIVISION OF PARCEL C AS SHOWN IN BOOK 7 OF PARCEL MAPS AT PAGE 3 ON FILE IN THE OFFICE OF THE CALAVERAS COUNTY RECORDER, LYING WITHIN A PORTION OF NORTH 1/2 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 13 EAST, MOUNT DIABLO MERIDIAN, IN THE CITY OF ANGELS, COUNTY OF CALAVERAS, STATE OF CALIFORNIA.

DETAIL "A"



NOTES

- 1) - ALL BEARINGS AND DISTANCES SHOWN ARE MEASURED UNLESS OTHERWISE NOTED.
- 2) - ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- 3) - PRIOR TO COMMENCING ANY CONSTRUCTION ON THIS SITE IT IS ADVISED THAT ALL INVOLVED PARTIES REVIEW SECTION 8771 AND SECTION 8725 OF THE BUSINESS AND PROFESSION CODE, SECTION 605 OF THE CALIFORNIA STATE PENAL CODE AND SECTION 27581 OF THE GOVERNMENT CODE TO ENSURE THAT MONUMENT CONSERVATION HAS BEEN PROPERLY ADDRESSED.
- 4) - AN EASEMENT EXISTS TO PACIFIC GAS AND ELECTRIC COMPANY AND PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR ELECTRICAL FACILITIES AND INCIDENTAL PURPOSES PER 447 O.R. 240.
- 5) - PARCELS A - C ARE TO BE CONVEYED TO THE HOMEOWNER ASSOCIATION IN FEE.
- 6) - PARCEL D IS TO BE CONVEYED TO THE CITY OF ANGELS IN FEE.

LEGEND

- - SET 1/2" IRON PIPE TAGGED L.S. 8550 OR AS NOTED.
 - - SET TAG L.S. 8550 IN CONCRETE OR ASPHALT AS 1-FOOT WITNESS MONUMENT.
 - - FOUND 5/8" REBAR TAGGED R.C.E 18299 PER 12 R/S 1, 14 R/S 45, 7 PM 3 OR AS NOTED.
 - ▲ - FOUND 5/8" REBAR WITH NO TAG PER 12 R/S 1, 14 R/S 45, 7 PM 3, ADDED TAG L.S. 8550 OR AS NOTED.
 - - FOUND 3/4" IRON PIN TAGGED R.C.E 10761 PER 9 R/S 141 OR AS NOTED.
 - - FOUND SECTION CORNER MONUMENT AS NOTED.
 - - CALCULATED POSITION ONLY, NOTHING FOUND OR SET.
- (M) - MEASURED PER THIS SURVEY.
 (R) - RADIAL BEARING.
 (R1) - RECORD PER 12 R/S 1, CALAVERAS COUNTY RECORDS.
 (R2) - RECORD PER 5 PM 15, CALAVERAS COUNTY RECORDS.
 (R3) - RECORD PER 7 PM 3, CALAVERAS COUNTY RECORDS.
 (R4) - RECORD PER 5 R/S 38, CALAVERAS COUNTY RECORDS.
 NT - NON TANGENT CURVE.
 D.E. - DRAINAGE EASEMENT PER THIS MAP.
 INST. - INSTRUMENT NUMBER CALAVERAS COUNTY RECORDS.

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA
C1	271.00'(M)	17.76'(M)	3° 45' 16"(M)
C2	30.00'(M)	52.27'(M)	99° 49' 40"(M)
C3	30.00'(M)	20.68'(M)	39° 29' 15"(M)
C4	30.00'(M)	5.31'(M)	10° 08' 33"(M)
C5	30.00'(M)	12.86'(M)	24° 33' 40"(M)
C6	30.00'(M)	4.67'(M)	8° 55' 16"(M)
C7	15.00'(M)	6.95'(M)	26° 33' 54"(M)
C8	15.00'(M)	6.95'(M)	26° 33' 54"(M)

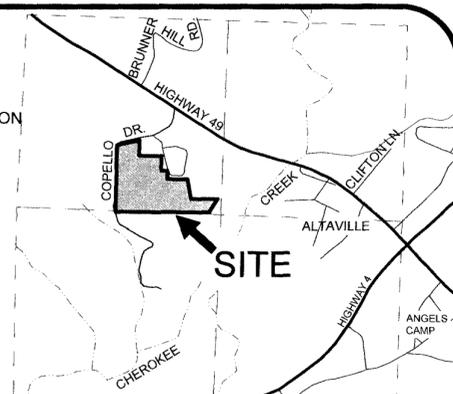
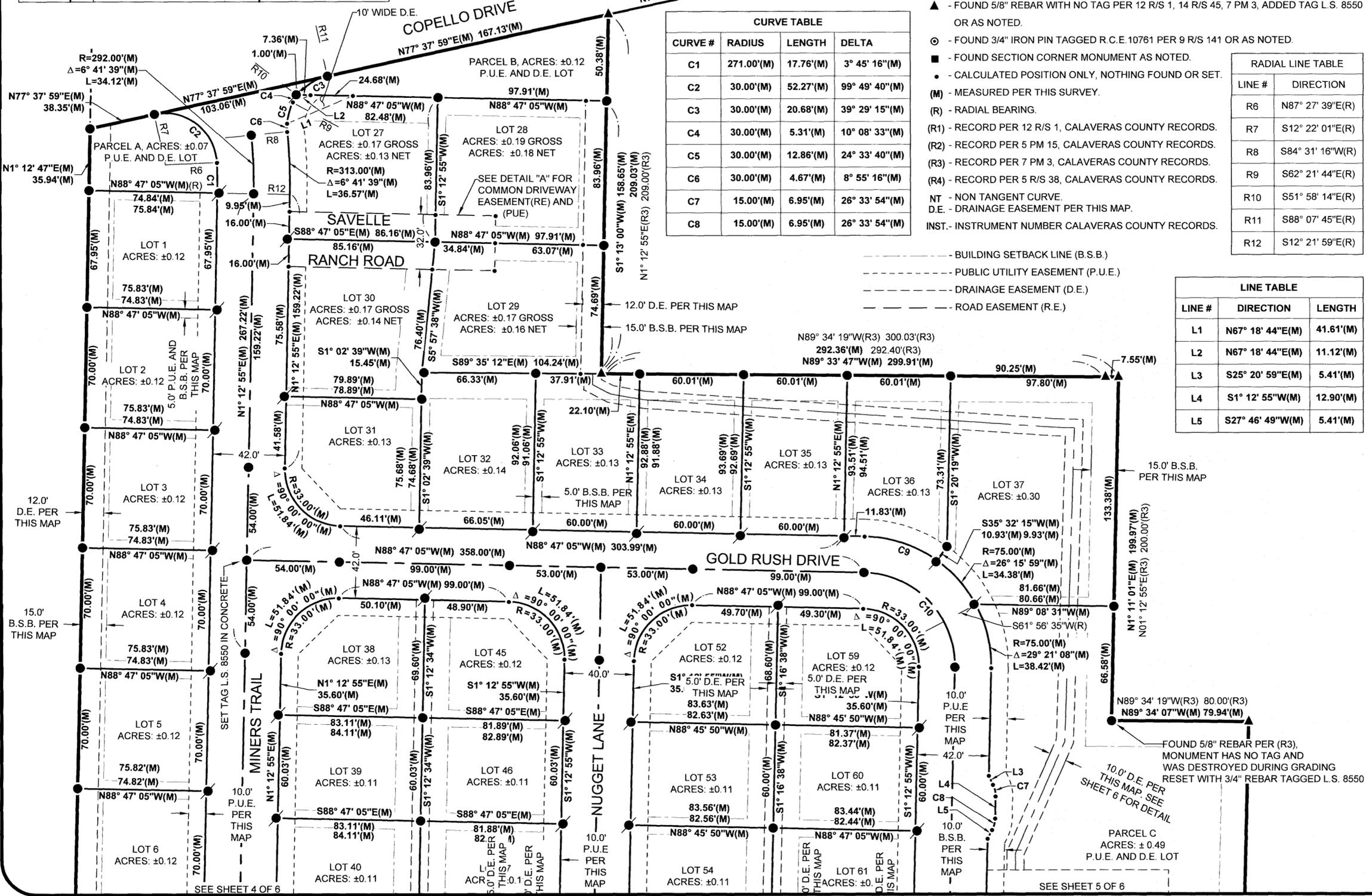
RADIAL LINE TABLE

LINE #	DIRECTION
R6	N87° 27' 39"E(R)
R7	S12° 22' 01"E(R)
R8	S84° 31' 16"W(R)
R9	S62° 21' 44"E(R)
R10	S51° 58' 14"E(R)
R11	S88° 07' 45"E(R)
R12	S12° 21' 59"E(R)

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N67° 18' 44"E(M)	41.61'(M)
L2	N67° 18' 44"E(M)	11.12'(M)
L3	S25° 20' 59"E(M)	5.41'(M)
L4	S1° 12' 55"W(M)	12.90'(M)
L5	S27° 46' 49"W(M)	5.41'(M)

- BUILDING SETBACK LINE (B.S.B.)
- PUBLIC UTILITY EASEMENT (P.U.E.)
- DRAINAGE EASEMENT (D.E.)
- ROAD EASEMENT (R.E.)



VICINITY MAP

SEC. 29, T. 3 N., R. 13 E., M.D.M., N.T.S.

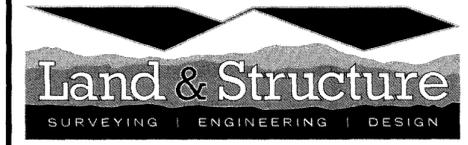
BASIS OF BEARINGS

TRUE PER BOOK 12 OF RECORD OF SURVEYS AT PAGE 1, ON FILE IN THE OFFICE OF THE CALAVERAS COUNTY RECORDER BETWEEN FOUND MONUMENTS AS SHOWN HEREON.



(IN FEET)
1 inch = 40 ft.

JOB NO.: 19-10.07	DRAWN BY: TAH	DWG NAME: FSM	DATE: 01/13/2026
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105 SOUTH STEWART STREET, SONORA, CA., 95370
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SUBDIVISION MAP

EUREKA OAKS

BEING A SUBDIVISION OF PARCEL C AS SHOWN IN BOOK 7 OF PARCEL MAPS AT PAGE 3 ON FILE IN THE OFFICE OF THE CALAVERAS COUNTY RECORDER, LYING WITHIN A PORTION OF NORTH 1/2 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 13 EAST, MOUNT DIABLO MERIDIAN, IN THE CITY OF ANGELS, COUNTY OF CALAVERAS, STATE OF CALIFORNIA.

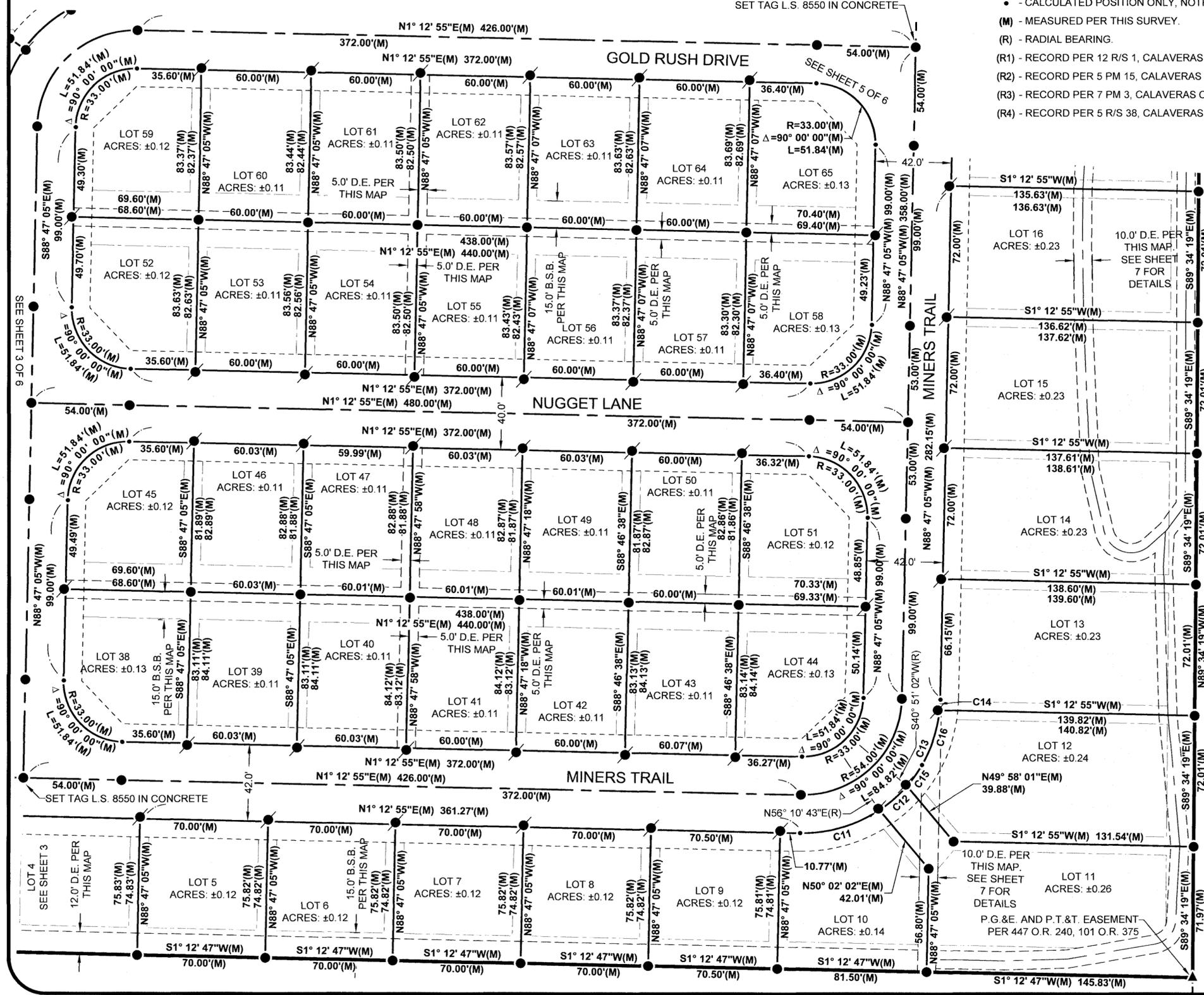
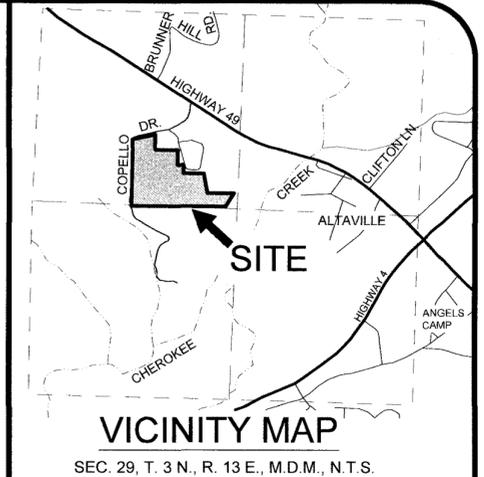
NOTES

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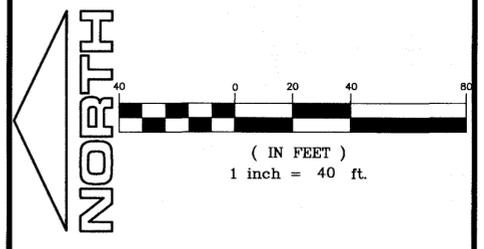
- NT - NON TANGENT CURVE.
 D.E. - DRAINAGE EASEMENT PER THIS MAP.
 INST. - INSTRUMENT NUMBER CALAVERAS COUNTY RECORDS.
 --- - BUILDING SETBACK LINE (B.S.B.)
 --- - PUBLIC UTILITY EASEMENT (P.U.E.)
 --- - DRAINAGE EASEMENT (D.E.)

LEGEND

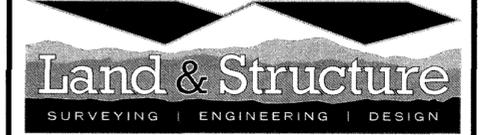
- - SET 3/4" REBAR TAGGED L.S. 8550 OR AS NOTED.
- - SET TAG L.S. 8550 IN CONCRETE OR ASPHALT AS 1-FOOT WITNESS MONUMENT.
- - FOUND 5/8" REBAR TAGGED R.C.E. 18299 PER 12 R/S 1, 14 R/S 45, 7 PM 3 OR AS NOTED.
- ▲ - FOUND 5/8" REBAR WITH NO TAG PER 12 R/S 1, 14 R/S 45, 7 PM 3, ADDED TAG L.S. 8550 OR AS NOTED.
- ⊙ - FOUND 3/4" IRON PIN TAGGED R.C.E. 10761 PER 9 R/S 141 OR AS NOTED.
- - FOUND SECTION CORNER MONUMENT AS NOTED.
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BASIS OF BEARINGS
 TRUE PER BOOK 12 OF RECORD OF SURVEYS AT PAGE 1, ON FILE IN THE OFFICE OF THE CALAVERAS COUNTY RECORDER BETWEEN FOUND MONUMENTS AS SHOWN HEREON.



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SUBDIVISION MAP EUREKA OAKS

BEING A SUBDIVISION OF PARCEL C AS SHOWN IN BOOK 7 OF PARCEL MAPS AT PAGE 3 ON FILE IN THE OFFICE OF THE CALAVERAS COUNTY RECORDER, LYING WITHIN A PORTION OF NORTH 1/2 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 13 EAST, MOUNT DIABLO MERIDIAN, IN THE CITY OF ANGELS, COUNTY OF CALAVERAS, STATE OF CALIFORNIA.

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C11	75.00'(M)	45.88'(M)	35° 03' 06"(M)
C12	75.00'(M)	20.02'(M)	15° 17' 30"(M)
C13	75.00'(M)	46.06'(M)	35° 11' 11"(M)
C14	75.00'(M)	5.85'(M)	4° 28' 13"(M)
C15	75.00'(M)	14.23'(M)	10° 52' 19"(M)
C16	75.00'(M)	31.83'(M)	24° 18' 51"(M)

NOTES

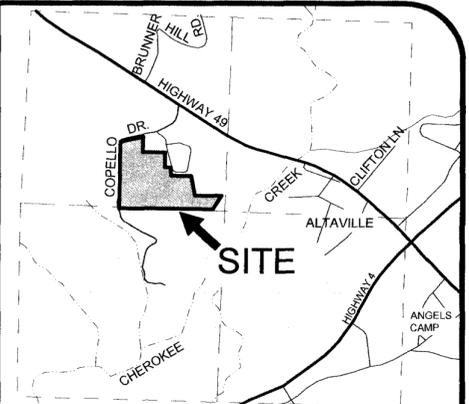
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- 4) - AN EASEMENT EXISTS TO PACIFIC GAS AND ELECTRIC COMPANY AND PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR ELECTRICAL FACILITIES AND INCIDENTAL PURPOSES PER 447 O.R. 240.
- 5) - PARCELS A - C ARE TO BE CONVEYED TO THE HOMEOWNER ASSOCIATION IN FEE.
- 6) - PARCEL D IS TO BE CONVEYED TO THE CITY OF ANGELS IN FEE.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L3	S25° 20' 59"E(M)	5.41'(M)
L4	S1° 12' 55"W(M)	12.90'(M)
L5	S27° 46' 49"W(M)	5.41'(M)

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C7	15.00'(M)	6.95'(M)	26° 33' 54"(M)
C8	15.00'(M)	6.95'(M)	26° 33' 54"(M)

LEGEND

- - SET 1/2" IRON PIPE TAGGED L.S. 8550 OR AS NOTED.
- - SET TAG L.S. 8550 IN CONCRETE OR ASPHALT AS 1-FOOT WITNESS MONUMENT.
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- ⊙ - FOUND 3/4" IRON PIN TAGGED R.C.E. 10761 PER 9 R/S 141 OR AS NOTED.
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- - - - - PUBLIC UTILITY EASEMENT (P.U.E.)
- - - - - DRAINAGE EASEMENT (D.E.)
- — — — ROAD EASEMENT (R.E.)

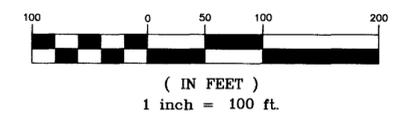


VICINITY MAP

SEC. 29, T. 3 N., R. 13 E., M.D.M., N.T.S.

BASIS OF BEARINGS

TRUE PER BOOK 12 OF RECORD OF SURVEYS AT PAGE 1, ON FILE IN THE OFFICE OF THE CALAVERAS COUNTY RECORDER BETWEEN FOUND MONUMENTS AS SHOWN HEREON.



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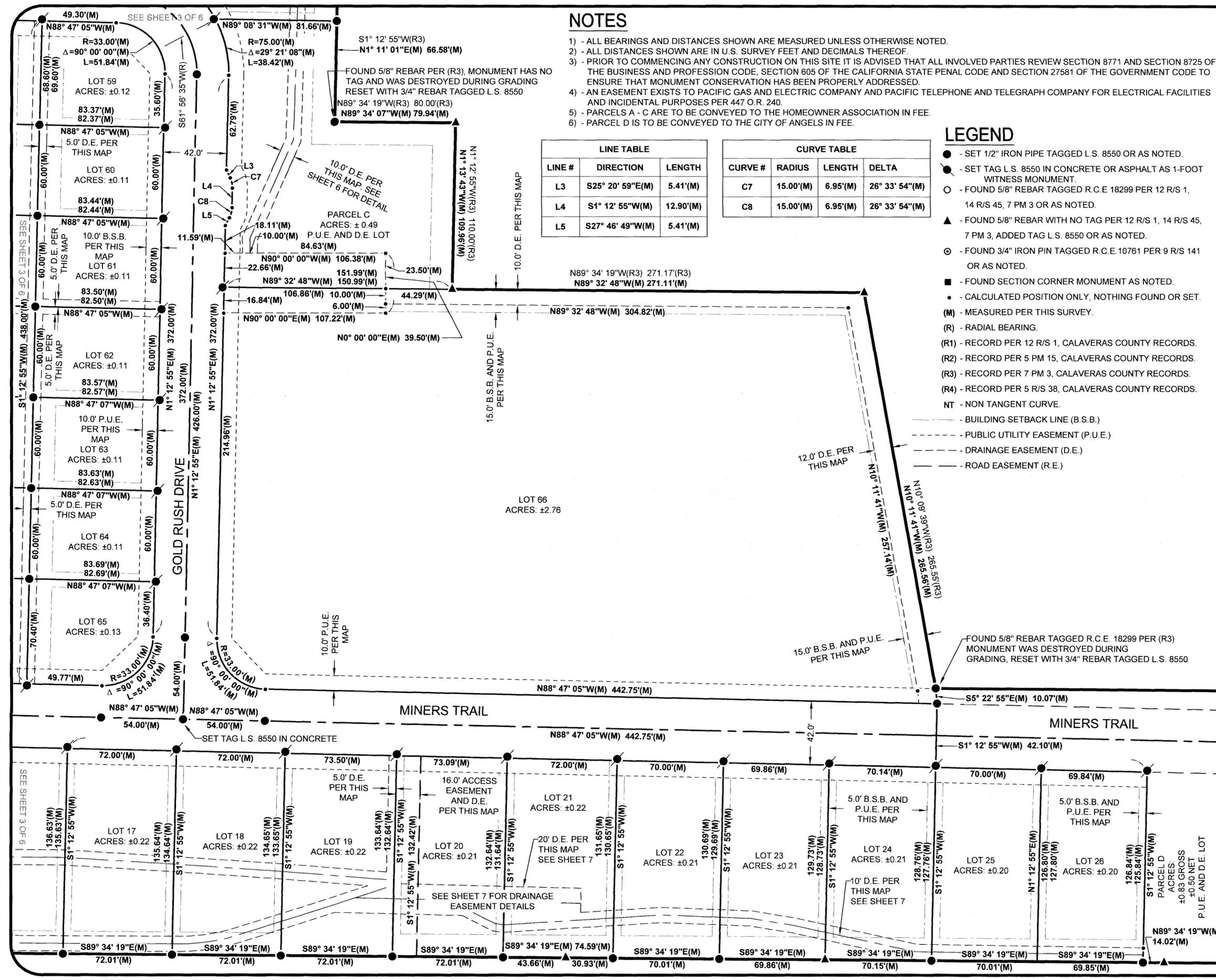


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SUBDIVISION MAP

EUREKA OAKS

BEING A SUBDIVISION OF PARCEL C AS SHOWN IN BOOK 7 OF PARCEL MAPS AT PAGE 3 ON FILE IN THE OFFICE OF THE CALAVERAS COUNTY RECORDER, LYING WITHIN A PORTION OF NORTH 1/2 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 13 EAST, MOUNT DIABLO MERIDIAN, IN THE CITY OF ANGELS, COUNTY OF CALAVERAS, STATE OF CALIFORNIA.



PROPERTY LINES

LINE #	DIRECTION	LENGTH
L3	S25° 20' 59"E(M)	5.41'(M)
L4	S1° 12' 55"W(M)	12.90'(M)
L5	S27° 46' 49"W(M)	5.41'(M)

PROPERTY LINES

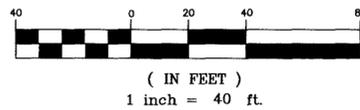
CURVE #	RADIUS	LENGTH	DELTA
C7	15.00'(M)	6.95'(M)	26° 33' 54"(M)
C8	15.00'(M)	6.95'(M)	26° 33' 54"(M)

10' WIDE DRAINAGE EASEMENT

LINE #	DIRECTION	LENGTH
L13	S1° 13' 00"W(M)	6.42'(M)
L14	S62° 36' 03"E(M)	11.79'(M)
L15	S80° 00' 52"E(M)	16.71'(M)
L16	S80° 00' 52"E(M)	2.63'(M)
L17	S86° 05' 01"E(M)	57.47'(M)
L18	S86° 05' 01"E(M)	60.07'(M)
L19	S86° 05' 01"E(M)	60.01'(M)
L20	S86° 05' 01"E(M)	60.96'(M)
L21	S88° 15' 51"E(M)	11.80'(M)
L22	S1° 44' 49"W(M)	103.50'(M)
L23	S1° 44' 49"W(M)	78.81'(M)
L24	S23° 58' 36"W(M)	71.26'(M)
L25	S0° 00' 00"E(M)	9.76'(M)

TIE TO PROPERTY CORNERS

LINE #	DIRECTION	LENGTH
L26	S89° 33' 47"E(M)	5.00'(M)
L27	N1° 12' 55"E(M)	14.53'(M)
L28	N1° 12' 55"E(M)	18.46'(M)
L29	N1° 12' 55"E(M)	22.10'(M)
L30	N1° 20' 19"E(M)	25.75'(M)
L31	S89° 08' 31"E(M)	26.19'(M)

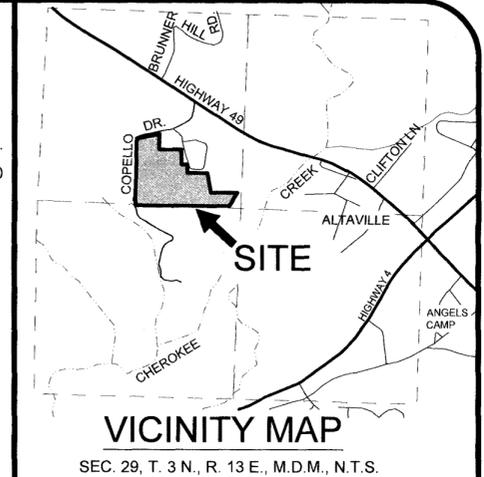


LEGEND

- - SET 3/4" REBAR TAGGED L.S. 8550 OR AS NOTED.
- - SET TAG L.S. 8550 IN CONCRETE OR ASPHALT AS 1-FOOT WITNESS MONUMENT.
- - FOUND 5/8" REBAR TAGGED R.C.E 18299 PER 12 R/S 1, 14 R/S 45, 7 PM 3 OR AS NOTED.
- ▲ - FOUND 5/8" REBAR WITH NO TAG PER 12 R/S 1, 14 R/S 45, 7 PM 3, ADDED TAG L.S. 8550 OR AS NOTED.
- ⊙ - FOUND 3/4" IRON PIN TAGGED R.C.E. 10761 PER 9 R/S 141 OR AS NOTED.
- - FOUND SECTION CORNER MONUMENT AS NOTED.
- - CALCULATED POSITION ONLY, NOTHING FOUND OR SET.
- (M) - MEASURED PER THIS SURVEY.
- (R) - RADIAL BEARING.
- (R1) - RECORD PER 12 R/S 1, CALAVERAS COUNTY RECORDS.
- (R2) - RECORD PER 5 PM 15, CALAVERAS COUNTY RECORDS.
- (R3) - RECORD PER 7 PM 3, CALAVERAS COUNTY RECORDS.
- (R4) - RECORD PER 5 R/S 38, CALAVERAS COUNTY RECORDS.
- NT - NON TANGENT CURVE.
- D.E. - DRAINAGE EASEMENT PER THIS MAP.
- INST. - INSTRUMENT NUMBER CALAVERAS COUNTY RECORDS.
- - BUILDING SETBACK LINE (B.S.B.)
- - PUBLIC UTILITY EASEMENT (P.U.E.)
- - DRAINAGE EASEMENT (D.E.)
- - ROAD EASEMENT (R.E.)

NOTES

- 1) - ALL BEARINGS AND DISTANCES SHOWN ARE MEASURED UNLESS OTHERWISE NOTED.
- 2) - ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- 3) - PRIOR TO COMMENCING ANY CONSTRUCTION ON THIS SITE IT IS ADVISED THAT ALL INVOLVED PARTIES REVIEW SECTION 8771 AND SECTION 8725 OF THE BUSINESS AND PROFESSION CODE, SECTION 605 OF THE CALIFORNIA STATE PENAL CODE AND SECTION 27581 OF THE GOVERNMENT CODE TO ENSURE THAT MONUMENT CONSERVATION HAS BEEN PROPERLY ADDRESSED.
- 4) - AN EASEMENT EXISTS TO PACIFIC GAS AND ELECTRIC COMPANY AND PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR ELECTRICAL FACILITIES AND INCIDENTAL PURPOSES PER 447 O.R. 240.
- 5) - PARCELS A - C ARE TO BE CONVEYED TO THE HOMEOWNER ASSOCIATION IN FEE.
- 6) - PARCEL D IS TO BE CONVEYED TO THE CITY OF ANGELS IN FEE.



BASIS OF BEARINGS
 TRUE PER BOOK 12 OF RECORD OF SURVEYS AT PAGE 1, ON FILE IN THE OFFICE OF THE CALAVERAS COUNTY RECORDER BETWEEN FOUND MONUMENTS AS SHOWN HEREON.

NORTH

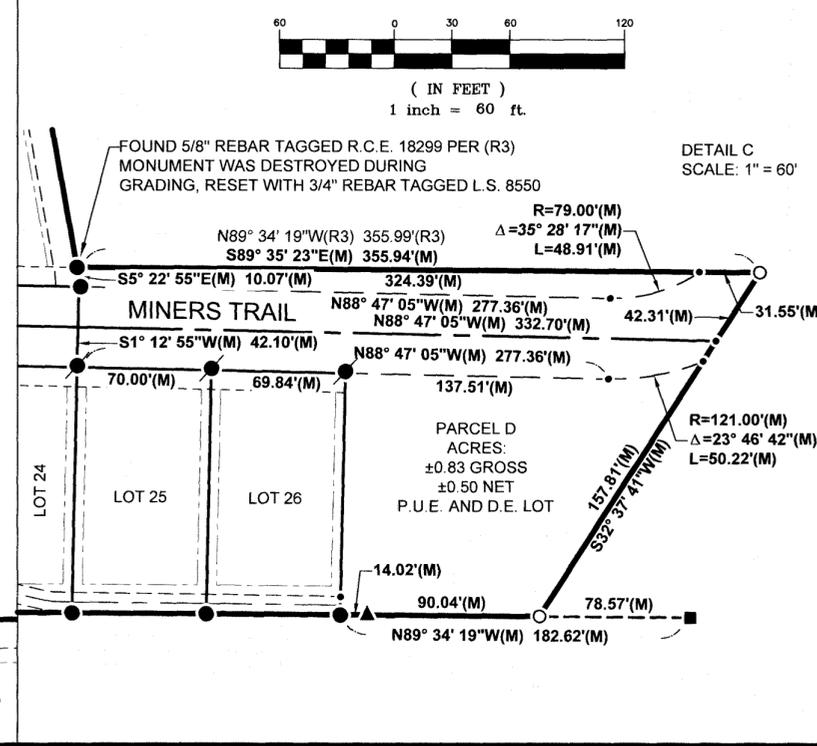
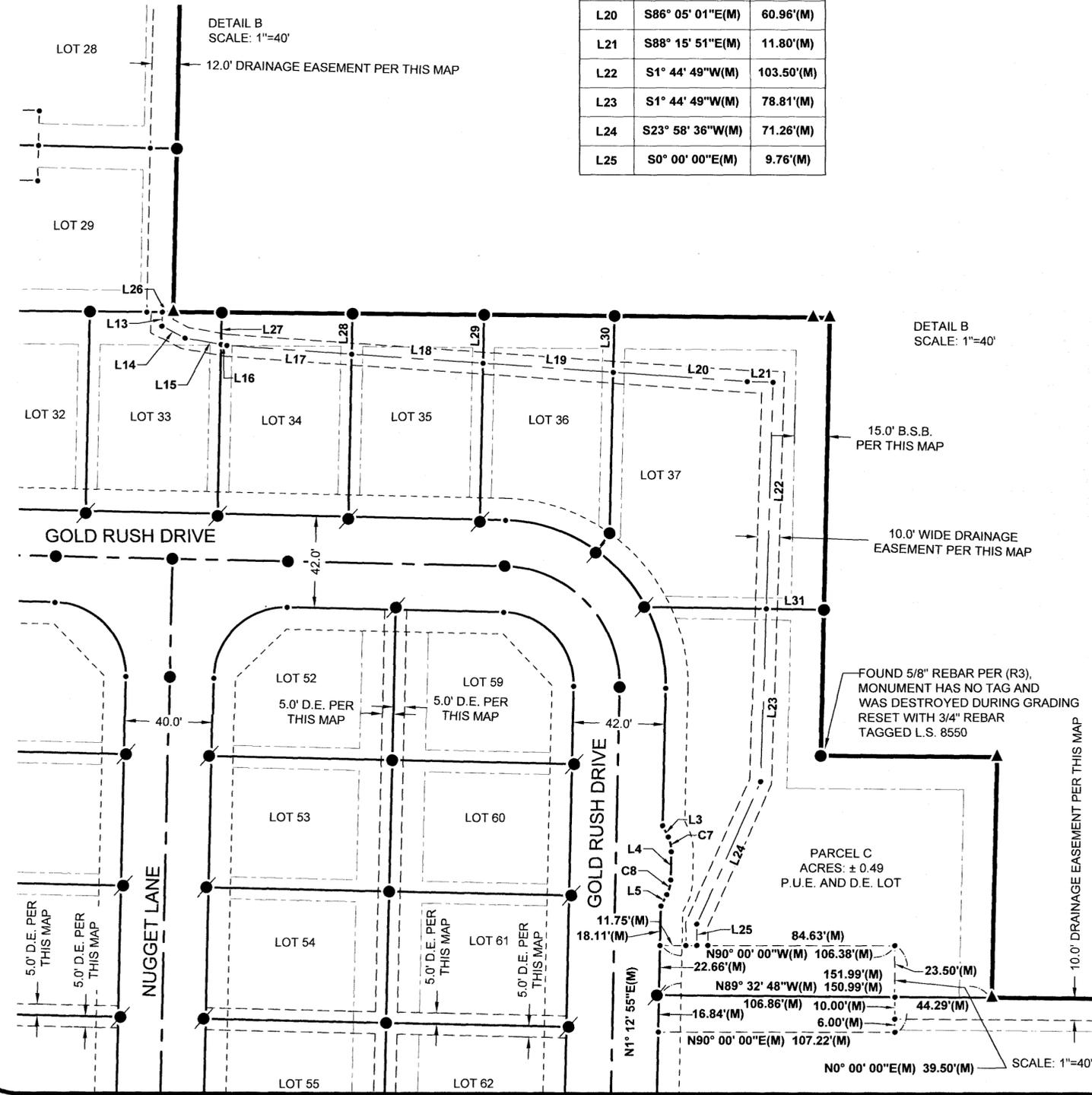
JOB NO.: 19-10-07	DRAWN BY: TAH	DWG NAME: FSM	DATE: 01/13/2026
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Land & Structure
 SURVEYING | ENGINEERING | DESIGN

105 SOUTH STEWART STREET, SONORA, CA., 95370
 T: 209.532.5173 F: 209.532.5220

SUBDIVISION MAP
EUREKA OAKS

BEING A SUBDIVISION OF PARCEL C AS SHOWN IN BOOK 7 OF PARCEL MAPS AT PAGE 3 ON FILE IN THE OFFICE OF THE CALAVERAS COUNTY RECORDER, LYING WITHIN A PORTION OF NORTH 1/2 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 13 EAST, MOUNT DIABLO MERIDIAN, IN THE CITY OF ANGELS, COUNTY OF CALAVERAS, STATE OF CALIFORNIA.



1/2" 10' WIDE DRAINAGE EASEMENT

LINE #	DIRECTION	LENGTH
L32	N1° 12' 47"E(M)	37.06'(M)
L33	N1° 46' 10"W(M)	34.95'(M)
L34	N9° 41' 46"W(M)	48.35'(M)
L35	N86° 45' 02"W(M)	40.77'(M)
L36	S84° 46' 19"W(M)	72.46'(M)
L37	S88° 12' 38"W(M)	72.10'(M)
L38	S88° 12' 38"W(M)	9.34'(M)
L39	N86° 47' 19"W(M)	19.59'(M)
L40	N41° 46' 01"W(M)	12.06'(M)
L41	N77° 10' 40"E(M)	35.88'(M)
L42	N87° 39' 48"E(M)	9.19'(M)
L43	N87° 41' 25"E(M)	72.13'(M)
L44	N89° 05' 45"E(M)	39.45'(M)
L45	S86° 34' 47"E(M)	72.04'(M)
L46	S86° 09' 41"E(M)	72.09'(M)
L47	S85° 34' 11"E(M)	68.61'(M)
L49	N53° 26' 05"W(M)	16.98'(M)
L50	N89° 48' 55"W(M)	28.54'(M)
L51	N89° 48' 55"W(M)	72.01'(M)
L52	N89° 48' 55"W(M)	72.01'(M)
L53	N89° 48' 55"W(M)	72.01'(M)
L54	N89° 48' 55"W(M)	4.77'(M)
L55	S72° 39' 35"W(M)	30.37'(M)
L56	S72° 39' 35"W(M)	17.11'(M)
L57A	S71° 53' 09"W(M)	33.95'(M)
L57B	S71° 53' 09"W(M)	21.45'(M)

TIE TO PROPERTY CORNERS

LINE #	DIRECTION	LENGTH
L58	N53° 09' 41"W(M)	8.61'(M)
L59	S1° 12' 55"W(M)	7.60'(M)
L60	S1° 12' 55"W(M)	14.75'(M)
L61	S1° 12' 55"W(M)	17.54'(M)
L62	S1° 12' 55"W(M)	6.28'(M)
L63	S1° 12' 55"W(M)	52.96'(M)
L64	S1° 12' 55"W(M)	6.58'(M)
L65	S1° 12' 38"W(M)	56.10'(M)
L66	S1° 12' 55"W(M)	6.89'(M)
L67	S1° 12' 55"W(M)	56.71'(M)
L68	S1° 12' 55"W(M)	7.19'(M)
L69	S1° 12' 13"W(M)	52.64'(M)
L70	S1° 12' 55"W(M)	22.59'(M)
L71	N1° 12' 55"E(M)	94.46'(M)
L72	N1° 12' 55"E(M)	38.18'(M)
L73	N1° 12' 55"E(M)	3.90'(M)

1/2" 10' WIDE DRAINAGE EASEMENT

LINE #	DIRECTION	LENGTH
L74	S63° 17' 14"E(M)	34.60'(M)
L75	S82° 14' 05"E(M)	5.59'(M)
L76	N86° 23' 58"E(M)	72.25'(M)
L77	N86° 23' 58"E(M)	31.05'(M)
L78	S87° 48' 34"E(M)	39.06'(M)
L79	S87° 48' 34"E(M)	19.83'(M)
L80	S80° 55' 17"E(M)	28.62'(M)
L81	S77° 48' 47"E(M)	22.08'(M)
L82	S77° 48' 47"E(M)	60.76'(M)
L83	S89° 16' 26"E(M)	10.49'(M)
L84	S89° 16' 26"E(M)	70.00'(M)
L85	S89° 16' 26"E(M)	69.85'(M)

TIE TO PROPERTY CORNERS

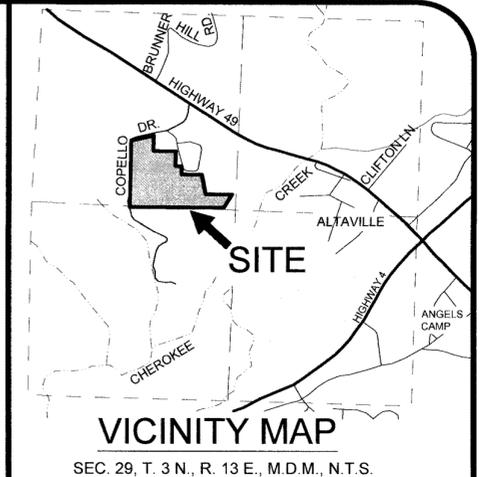
LINE #	DIRECTION	LENGTH
L86	S1° 12' 55"W(M)	21.53'(M)
L87	S1° 12' 55"W(M)	26.60'(M)
L88	S1° 12' 55"W(M)	27.58'(M)
L89	S1° 12' 55"W(M)	18.17'(M)
L90	S1° 12' 55"W(M)	5.73'(M)
L91	S1° 12' 55"W(M)	5.36'(M)
L92	S1° 12' 55"W(M)	5.00'(M)

NOTES

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- 5) - PARCELS A - C ARE TO BE CONVEYED TO THE HOMEOWNER ASSOCIATION IN FEE.
- 6) - PARCEL D IS TO BE CONVEYED TO THE CITY OF ANGELS IN FEE.

LEGEND

- - SET 3/4" REBAR TAGGED L.S. 8550 OR AS NOTED.
- - SET TAG L.S. 8550 IN CONCRETE OR ASPHALT AS 1-FOOT WITNESS MONUMENT.
- - FOUND 5/8" REBAR TAGGED R.C.E. 18299 PER 12 R/S 1, 14 R/S 45, 7 PM 3 OR AS NOTED.
- ▲ - FOUND 5/8" REBAR WITH NO TAG PER 12 R/S 1, 14 R/S 45, 7 PM 3, ADDED TAG L.S. 8550 OR AS NOTED.
- - FOUND 3/4" IRON PIN TAGGED R.C.E. 10761 PER 9 R/S 141 OR AS NOTED.
- - FOUND SECTION CORNER MONUMENT AS NOTED.
- - CALCULATED POSITION ONLY, NOTHING FOUND OR SET.
- (M) - MEASURED PER THIS SURVEY.
- (R) - RADIAL BEARING.
- (R1) - RECORD PER 12 R/S 1, CALAVERAS COUNTY RECORDS.
- (R2) - RECORD PER 5 PM 15, CALAVERAS COUNTY RECORDS.
- (R3) - RECORD PER 7 PM 3, CALAVERAS COUNTY RECORDS.
- (R4) - RECORD PER 5 R/S 38, CALAVERAS COUNTY RECORDS.
- NT - NON TANGENT CURVE.
- D.E. - DRAINAGE EASEMENT PER THIS MAP.
- INST. - INSTRUMENT NUMBER CALAVERAS COUNTY RECORDS.
- - PUBLIC UTILITY EASEMENT (P.U.E.)
- - DRAINAGE EASEMENT (D.E.)
- - ROAD EASEMENT (R.E.)



BASIS OF BEARINGS

TRUE PER BOOK 12 OF RECORD OF SURVEYS AT PAGE 1, ON FILE IN THE OFFICE OF THE CALAVERAS COUNTY RECORDER BETWEEN FOUND MONUMENTS AS SHOWN HEREON.

1/2" 10' WIDE DRAINAGE EASEMENT

CURVE #	RADIUS	LENGTH	DELTA
C17	14.00'(M)	18.83'(M)	77° 04' 05"(M)
C18	15.00'(M)	31.14'(M)	118° 56' 42"(M)
C19	128.00'(M)	39.15'(M)	17° 31' 30"(M)

10' WIDE DRAINAGE EASEMENT

LINE #	DIRECTION	LENGTH
L99	N88° 47' 05"W(M)	20.86'(M)
L100	N88° 47' 05"W(M)	30.32'(M)
L101	N88° 47' 05"W(M)	62.51'(M)
L102	N88° 47' 05"W(M)	81.43'(M)
L103	N88° 47' 05"W(M)	62.53'(M)

1/2" 20' WIDE DRAINAGE EASEMENT

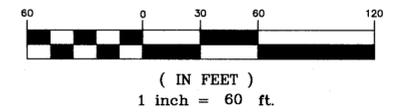
LINE #	DIRECTION	LENGTH
L104	S88° 35' 44"E(M)	25.24'(M)
L105A	S88° 35' 44"E(M)	36.31'(M)
L105B	S88° 35' 44"E(M)	36.78'(M)
L106	S88° 35' 44"E(M)	50.12'(M)

PROPERTY LINES BETWEEN D.E. LINES

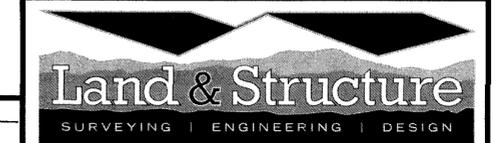
LINE #	DIRECTION	LENGTH
L93	N50° 02' 02"E(M)	7.59'(M)
L94	N50° 02' 02"E(M)	34.41'(M)
L95	N49° 58' 01"E(M)	12.59'(M)
L96	N49° 58' 01"E(M)	15.17'(M)
L97	N49° 58' 01"E(M)	12.12'(M)
L98	N1° 12' 55"E(M)	0.96'(M)

PROPERTY LINES BETWEEN D.E. LINES

CURVE #	RADIUS	LENGTH	DELTA
C11	75.00'(M)	45.88'(M)	35° 03' 06"(M)
C12	75.00'(M)	20.02'(M)	15° 17' 30"(M)
C13	75.00'(M)	46.06'(M)	35° 11' 11"(M)
C14	75.00'(M)	5.85'(M)	4° 28' 13"(M)
C15	75.00'(M)	14.23'(M)	10° 52' 19"(M)
C16	75.00'(M)	31.83'(M)	24° 18' 51"(M)



JOB NO.: 19-10.07	DRAWN BY: TAH	DWG NAME: FSM	DATE: 01/13/2026
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105 SOUTH STEWART STREET, SONORA, CA., 95370
T: 209.532.5173 F: 209.532.5220

SUBDIVISION MAP

EUREKA OAKS

BEING A SUBDIVISION OF PARCEL C AS SHOWN IN BOOK 7 OF PARCEL MAPS AT PAGE 3 ON FILE IN THE OFFICE OF THE CALAVERAS COUNTY RECORDER, LYING WITHIN A PORTION OF NORTH 1/2 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 13 EAST, MOUNT DIABLO MERIDIAN, IN THE CITY OF ANGELS, COUNTY OF CALAVERAS, STATE OF CALIFORNIA.

