

OWNER’S STATEMENT

THE UNDERSIGNED , HAVING RECORD TITLE INTEREST IN THE HEREON  
SUBDIVIDED LANDS, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION  
OF THIS PLAT OF SUNRISE LANDING SUBDIVISION–PHASE 1 AND OFFER FOR DEDICATION AND DO  
HEREBY DEDICATE THE FOLLOWING:

1. STRIPS OF LAND INDICATED ON THE MAP AND PARTICULARLY NAMED AS  
KITTYHAWK DRIVE, PIPER LANE, CORSAIR DRIVE, THUNDERBOLT COURT AND KING AIR DRIVE  
FOR ANY AND ALL PUBLIC USES, INCLUDING BUT NOT LIMITED TO ROADWAYS, EASEMENTS OR  
RIGHT–OF–WAYS FOR GAS, WALKWAYS, WATER, SEWER, DRAINAGE PIPES, OVERHEAD AND  
UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL AND COMMUNICATIONS SERVICES,  
LANDSCAPING AND ALL APPURTENANCES THERETO.
2. EASEMENTS INDICATED ON THE PLAT AS “P.S.E.” (PUBLIC SERVICES  
EASEMENT). FOR BUT NOT LIMITED TO GAS, WATER, SEWER, STORM DRAINAGE, WALKWAYS  
OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL AND ALL  
APPURTENANCES THERETO. OWNER EXPRESSLY COVENANTS NOT TO UNREASONABLY RESTRICT,  
OBSTRUCT, OR INTERFERE WITH SAID PUBLIC SERVICES EASEMENT OR THE  
USE THEREOF BY THE CITY OF COLUSA, ITS AGENTS, OR ANY FRANCHISEE.

BY:  
EDWIN J. HULBERT, PRESIDENT  
BLUE HERON RIDGE, INC.

RECORDER’S CERTIFICATE

FILED THIS DAY OF , 2022 , AT .M IN  
BOOK OF SUBDIVISION MAPS, AT PAGE , AT THE REQUEST OF  
ED HULBERT

ROSE GALLO–VASQUEZ BY:  
COLUSA COUNTY RECORDER DEPUTY

FILE NO. FEE:

NOTARY 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

ON , 2022 BEFORE ME, A NOTARY PUBLIC,

APPEARED  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE  
THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN  
INSTRUMENT AND ACKNOWLEDGED TO ME THE 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 THE PENALTY OF PERJURY UNDER THE LAWS OF THE  
STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE  
AND CORRECT.

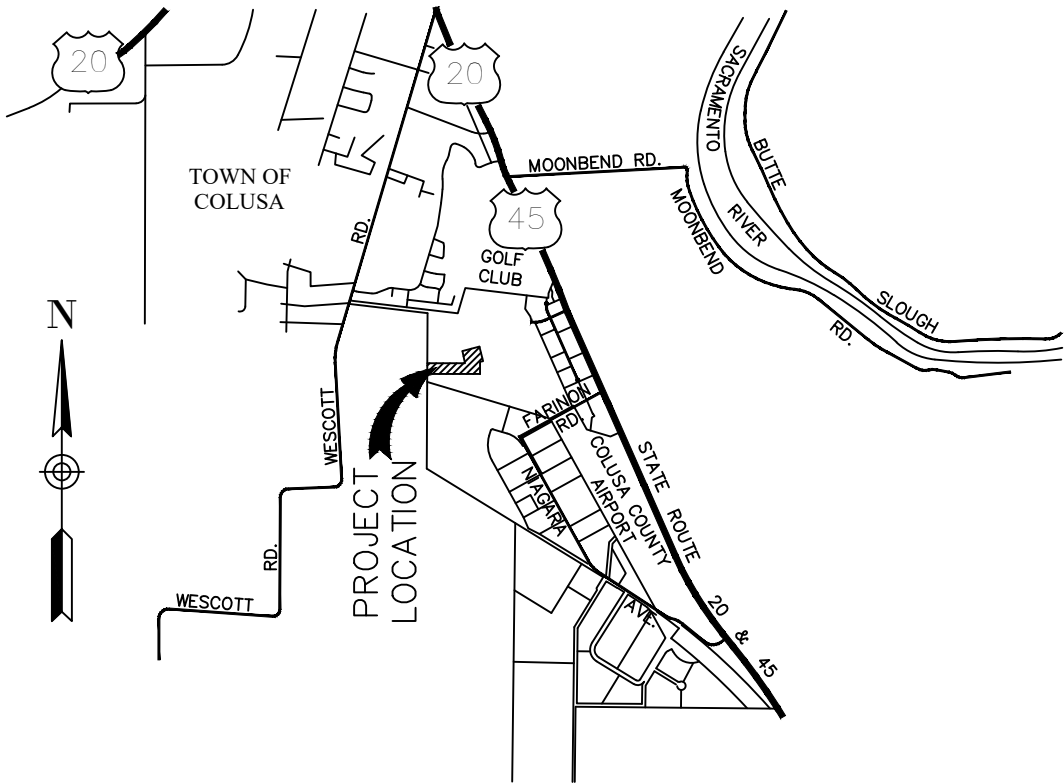
WITNESS MY HAND.

SIGNATURE (PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN COUNTY

MY COMMISSION EXPIRES :

MY COMMISSION NUMBER :



VICINITY MAP  
NOT TO SCALE

SURVEYOR 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 ORDINANCES AT THE REQUEST OF ED HULBERT IN APRIL OF 2019. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE \_\_\_\_\_, 2021, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IF ANY.

DATED: \_\_\_\_\_

\_\_\_\_\_  
GEORGE L. MUSALLAM  
PLS 7104 EXP 12/31/2022



CITY ENGINEER’S STATEMENT

I, DAVID L. SWARTZ, CITY ENGINEER OF THE CITY OF COLUSA, DO HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP OF SUNRISE LANDING SUBDIVISION–PHASE 2 AND FIND IT TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL PROVISIONS OF THE STATE SUBDIVISION MAP ACT AND APPLICABLE CITY ORDINANCES AT THE TIME OF APPROVAL OF THE TENTATIVE ARE IN COMPLIANCE.

DATED: \_\_\_\_\_

\_\_\_\_\_  
DAVID L. SWARTZ  
CITY ENGINEER, RCE 52840

CITY SURVEYOR’S STATEMENT

I, DAVID L. SWARTZ, CITY SURVEYOR OF THE CITY OF COLUSA DO HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP OF SUNRISE LANDING SUBDIVISION–PHASE 2 AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT IN ACCORDANCE WITH ALL PROVISIONS OF ARTICLE 3 OF CHAPTER 2 OF THE 2021 STATE SUBDIVISION MAP ACT.

DATED: \_\_\_\_\_

\_\_\_\_\_  
DAVID L. SWARTZ  
CITY SURVEYOR, PLS 8401

CITY PLANNER’S STATEMENT

THIS MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE SUBDIVISION MAP HERETOFORE FILED APPROVED BY THE COLUSA CITY COUNCIL ON APRIL 3, 2018.

\_\_\_\_\_  
PLANNING DEPARTMENT  
CITY OF COLUSA

DATE: \_\_\_\_\_

TAX COLLECTOR’S CERTIFICATE

I, DANIEL A. CHARTER, TAX COLLECTOR OF THE COUNTY OF COLUSA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THERE ARE NO LIENS OF UNPAID TAXES OR SPECIAL DISTRICT TAXES AGAINST ANY OF THE LANDS SHOWN ON THE ACCOMPANYING FINAL MAP.

\_\_\_\_\_  
DANIEL A. CHARTER  
TAX COLLECTOR OF THE COUNTY OF COLUSA  
ASSESSOR’S PARCEL NUMBER 017–130–108

DATE: \_\_\_\_\_

CITY CLERK’S CERTIFICATE

I, SHELLY KITTLE, CITY CLERK OF THE CITY OF COLUSA DO HEREBY CERTIFY THAT ON APRIL 3, 2018, THE CITY COUNCIL OF THE CITY OF COLUSA ADOPTED RESOLUTION NO. 08–21 FOR THE TENTATIVE SUBDIVISION MAP NO. 01–18 FOR SUBDIVISION PURPOSES.

\_\_\_\_\_  
SHELLY KITTLE  
CITY CLERK, CITY OF COLUSA

DATE: \_\_\_\_\_

LEGEND

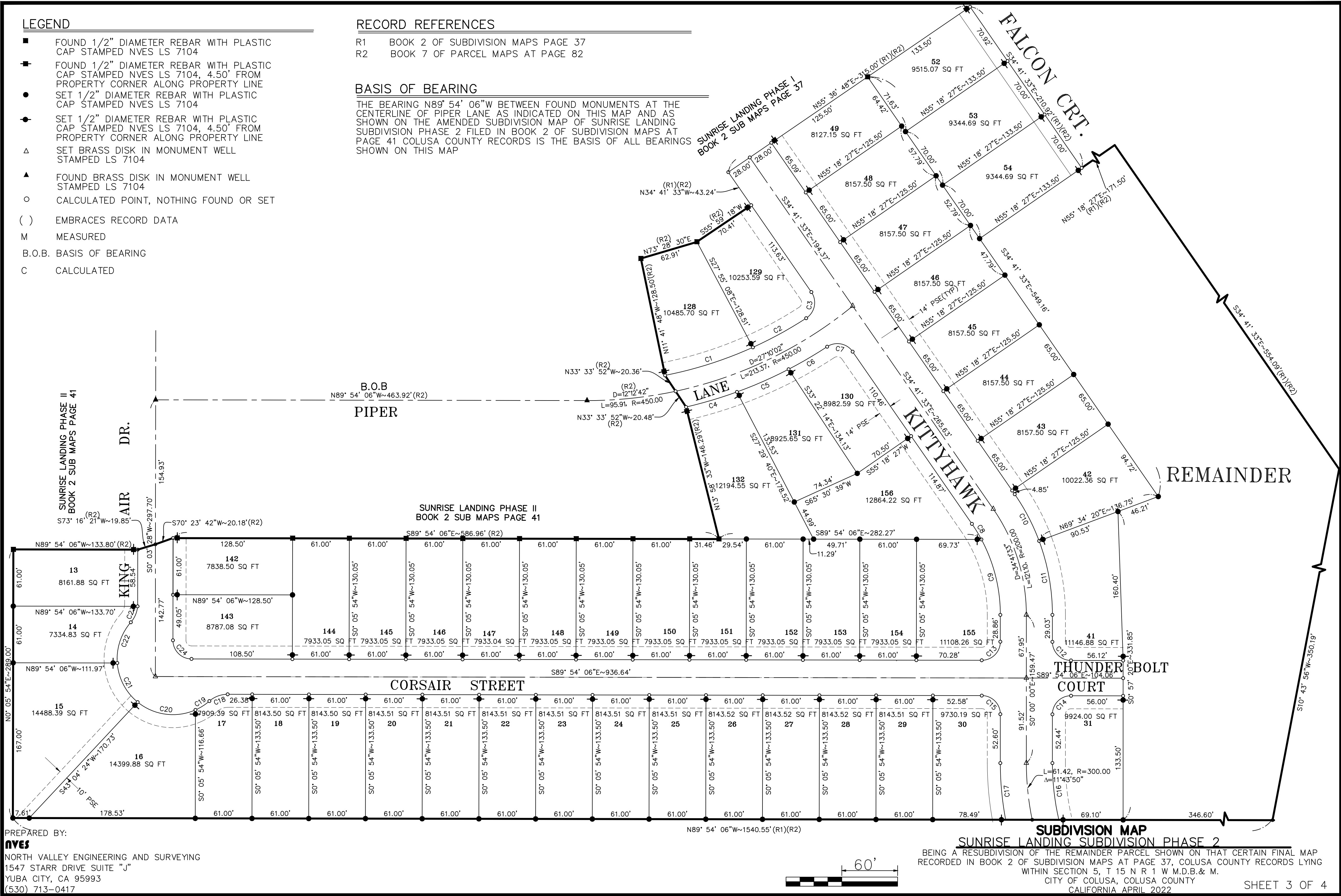
- FOUND 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED NVES LS 7104
- FOUND 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED NVES LS 7104, 4.50' FROM PROPERTY CORNER ALONG PROPERTY LINE
- SET 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED NVES LS 7104
- SET 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED NVES LS 7104, 4.50' FROM PROPERTY CORNER ALONG PROPERTY LINE
- △ SET BRASS DISK IN MONUMENT WELL STAMPED LS 7104
- ▲ FOUND BRASS DISK IN MONUMENT WELL STAMPED LS 7104
- CALCULATED POINT, NOTHING FOUND OR SET
- ( ) EMBRACES RECORD DATA
- M MEASURED
- B.O.B. BASIS OF BEARING
- C CALCULATED

RECORD REFERENCES

- R1 BOOK 2 OF SUBDIVISION MAPS PAGE 37  
R2 BOOK 7 OF PARCEL MAPS AT PAGE 82

BASIS OF BEARING

THE BEARING N89° 54' 06"W BETWEEN FOUND MONUMENTS AT THE CENTERLINE OF PIPER LANE AS INDICATED ON THIS MAP AND AS SHOWN ON THE AMENDED SUBDIVISION MAP OF SUNRISE LANDING SUBDIVISION PHASE 2 FILED IN BOOK 2 OF SUBDIVISION MAPS AT PAGE 41 COLUSA COUNTY RECORDS IS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	99.35	431.00	13.21	N72° 16' 43"E	99.13
C2	65.40	431.00	8.69	N61° 19' 41"E	65.33
C3	32.00	20.00	91.67	N11° 08' 39"E	28.69
C4	57.13	469.00	6.98	N73° 29' 15"E	57.10
C5	60.68	469.00	7.41	N66° 17' 29"E	60.64
C6	48.06	469.00	5.87	N59° 38' 58"E	48.03
C7	30.92	20.00	88.59	N78° 59' 21"W	27.93
C8	19.60	172.00	6.53	N31° 25' 43"W	19.59
C9	84.55	172.00	28.16	N14° 04' 57"W	83.70
C10	56.76	228.00	14.26	N27° 33' 37"W	56.62
C11	81.29	228.00	20.43	N10° 12' 50"W	80.86
C12	31.38	20.00	89.90	S44° 57' 03"E	28.26
C13	31.45	20.00	90.10	N45° 02' 57"E	28.31
C14	31.45	20.00	90.10	S45° 02' 57"W	28.31
C15	31.38	20.00	89.90	N44° 57' 03"W	28.26
C16	61.57	272.00	12.97	S6° 29' 04"E	61.44
C17	61.30	328.00	10.71	S5° 21' 15"E	61.21
C18	21.43	30.00	40.93	S69° 38' 07"W	20.98
C19	17.80	60.00	16.99	N57° 40' 10"E	17.73
C20	65.97	60.00	62.99	S82° 20' 13"E	62.69

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	48.84	60.00	46.64	S27° 31' 18"E	47.50
C22	42.36	60.00	40.45	S20° 48' 00"W	41.48
C23	18.97	30.00	36.23	N22° 54' 39"E	18.65
C24	31.42	20.00	90.00	S44° 54' 06"E	28.28

PREPARED BY:  
**NVES**  
NORTH VALLEY ENGINEERING AND SURVEYING  
1547 STARR DRIVE SUITE "J"  
YUBA CITY, CA 95993  
(530) 713-0417

**SUBDIVISION MAP**  
**SUNRISE LANDING SUBDIVISION PHASE 2**  
BEING A RESUBDIVISION OF THE REMAINDER PARCEL SHOWN ON THAT CERTAIN FINAL MAP  
RECORDED IN BOOK 2 OF SUBDIVISION MAPS AT PAGE 37, COLUSA COUNTY RECORDS LYING  
WITHIN SECTION 5, T 15 N R 1 W M.D.B.& M.  
CITY OF COLUSA, COLUSA COUNTY  
CALIFORNIA APRIL 2022