

OWNER’s STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE ALL THE PERSONS HOLDING ANY RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY WITHIN THE SUBDIVISION SHOWN ON THIS MAP; THAT THEY ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID REAL PROPERTY; THAT THEY DO HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS FINAL MAP "GILDED SPRINGS" AND DO HEREBY OFFER TO DEDICATE THE FOLLOWING FOR THE PURPOSES INDICATED:

- 1. FOR ROAD AND PUBLIC UTILITY PURPOSES, INCLUDING THE UNDERLYING FEE TITLE THERETO, THOSE CERTAIN STRIPS OF LAND SHOWN AND DESIGNATED AS BEN TAYLOR CROSSING, CAMERON COURT AND BARKER LANE.
- 2. PUBLIC UTILITY EASEMENTS FOR WATER, SEWER, NATURAL GAS AND/OR CONDUITS FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICE, TOGETHER WITH ALL APPURTENANCES THERETO, ON, OVER, UNDER AND ACROSS THOSE CERTAIN STRIPS OF LAND SHOWN AND DESIGNATED AS "P.U.E."
- 3. PROPOSED EASEMENTS FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE AND ACCESS TO STORM DRAINAGE FACILITIES UNDER, ON, OR OVER THOSE CERTAIN TRIPS OF LAND DESIGNATED AND DELINEATED AS DRAINAGE EASEMENT ("D.E."). THESE EASEMENTS ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT PRIVATE UTILITY STRUCTURES, IRRIGATION SYSTEMS AND APPURTENANCES THERETO, LAWFUL FENCES AND ALL LAWFUL UNSUPPORTED ROOF OVERHANGS. THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF PRIVATE STORM DRAINAGE FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS WHOSE LOT THE FACILITIES BENEFIT. SAID EASEMENT IS NOT OFFERED NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF GRASS VALLEY.

GILDED SPRINGS PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: TOBIN T. DOUGHERTY, MANAGER TIMOTHY D. DOUGHERTY, MANAGER

OWNER’s ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL(S) 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 S.S. ON BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THIER 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 AND OFFICIAL SEAL.

SIGNATURE PRINTED NAME MY PRINCIPAL PLACE OF BUSINESS IS: COUNTY, CALIFORNIA. MY COMMISSION No. IS AND EXPIRES ON:

NOTES:

- 1. CURRENT VESTING DEED HELD BY: GILDED SPRINGS PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY PER DOCUMENT No. 2019-0006773 RECORDED 04/16/2019
- 2. THE LAND DESCRIBED HEREIN LIES WITHIN THE PROPOSED BOUNDARY OF THE CALIFORNIA HOME FINANCE AUTHORITY COMMUNITY FACILITIES DISTRICT No. 2014-1 (CLEAN ENERGY), AS DISCLOSED BY THAT CERTAIN ASSESSMENT MAP RECORDED DECEMBER 26, 2017 AS DOCUMENT No. 2017-28760, AND IS SUBJECT TO ANY FUTURE ASSESSMENT THEREOF.
- 3. TERMS, PROVISIONS AND SETBACK AS CONTAINED IN THE RESOLUTION OF THE CITY OF GRASS VALLEY, SUMMARILY VACATING RIGHTS OF WAY, UTILITY AND SLOPE EASEMENTS AS RECORDED OCTOBER 30, 1996 AS DOCUMENT No. 96-29573, OFFICIAL RECORDS.
- 4. COVENANTS, CONDITIONS, AND RESTRICTIONS FOR "GILDED SPRINGS" ARE BEING RECORDED CONCURRENTLY BY DOC. No. 2022-, O.R.N.C.

TRUSTEE’s STATEMENT

IN ACCORDANCE WITH SECTION 66435 AND 66436 OF THE SUBDIVISION MAP ACT, THE UNDERSIGNED TRUSTEE DO HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS FINAL MAP AND THE OFFER OF DEDICATIONS LISTED HEREON, AS TRUSTEE UNDER THE DEED OF TRUST RECORDED MAY 19, 2021 AS DOCUMENT No. 2021-0017714.

OLYMPIC MORTGAGE AND INVESTMENT COMPANY, INC.

BY: OLYMPIC MORTGAGE AND INVESTMENT COMPANY, INC. PRINT NAME & TITLE

TRUSTEE’s ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL(S) 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 S.S. ON BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THIER 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 AND OFFICIAL SEAL.

SIGNATURE PRINTED NAME MY PRINCIPAL PLACE OF BUSINESS IS: COUNTY, CALIFORNIA. MY COMMISSION No. IS AND EXPIRES ON:

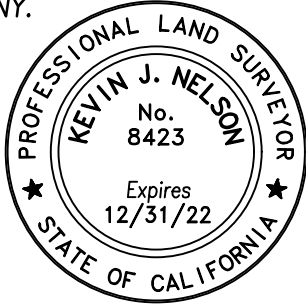
TAX COLLECTOR’s STATEMENT

I, TINA VERNON, THE OFFICIAL COMPUTING REDEMPTIONS FOR THE COUNTY OF NEVADA, STATE OF CALIFORNIA, DO HEREBY STATE THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LIENS FOR UNPAID TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES AGAINST THE LANDS SUBDIVIDED HEREON, EXCEPT FOR TAXES OR ASSESSMENTS, NOT YET PAYABLE BUT CONSTITUTING A LIEN IS NONE.

DATE TINA VERNON NEVADA COUNTY TAX COLLECTOR

SURVEYOR’s STATEMENT

THIS FINAL 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 CLEAR CREEK TRUST IN JUNE 2021. I HEREBY STATE THAT THIS FINAL MAP CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.



KEVIN J. NELSON, L.S. 8423 REGISTRATION EXPIRES 12/31/22

CITY ENGINEER’s STATEMENT

THIS FINAL MAP HAS BEEN EXAMINED BY ME AND THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP. ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH THIS DAY OF , 2022.

TIM KISER, R.C.E. 58534 REGISTRATION EXPIRES 12/31/22 CITY ENGINEER

CITY SURVEYOR’s STATEMENT

THIS FINAL MAP HAS BEEN EXAMINED BY ME AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT THIS DAY OF , 2022.



MICHAEL L. MAYS, PLS 6967 CITY SURVEYOR CITY OF GRASS VALLEY LICENSE EXPIRES: 9-30-2023 DATE

COUNTY RECORDER’s STATEMENT:

FILED THIS DAY OF , 2022 AT .M. IN BOOK OF SUBDIVISION MAPS, AT PAGE , AT THE REQUEST OF THE CITY OF GRASS VALLEY.

DOCUMENT NO.: GREGORY L. DIAZ COUNTY RECORDER

FEE: BY: DEPUTY

CITY COUNCIL’s STATEMENT

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF GRASS VALLEY, STATE OF CALIFORNIA, BY A MOTION ADOPTED AT A MEETING HELD ON THE DAY OF , 2022, DID APPROVE FOR FILING THIS FINAL MAP OF "GILDED SPRINGS, A RESIDENTIAL SUBDIVISION", CONSISTING OF 4 SHEETS. ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES REGARDING DEPOSITS HAVE BEEN COMPLIED WITH THIS DAY OF , 2022. DEDICATIONS WERE MADE BY GILDED SPRINGS PARTNERS, LLC, 8535 WILLOW GATES CT, GRANITE BAY, CA. THE DEDICATED EASEMENT AREAS ARE DESCRIBED IN THE OWNER'S STATEMENT HEREON. THE CITY REJECTS ITEM #1 OF THE OWNER'S STATEMENT AT THIS TIME SUBJECT TO SECTION 771.010 OF THE CODE OF CIVIL PROCEDURES AND RETAIN THE RIGHT TO ACCEPT THIS ITEM AT A LATER DATE PER SECTION 6647.2(o) OF THE SUBDIVISION MAP ACT. FURTHER, THE CITY SUMMARILY VACATES AND ABANDONS THE EXISTING DRAINAGE AND POND EASEMENTS AS OFFERED FOR DEDICATION TO THE CITY PER DEED RECORDED JANUARY 24, 1979 IN VOLUME No. 1013 AT PAGE 618 AND AS SHOWN ON PARCEL MAP No. 75-01 RECORDED JANUARY 24, 1979 IN BOOK 14 OF PARCEL MAPS AT PAGE 02, NEVADA COUNTY OFFICIAL RECORDS.

TAYLOR DAY, DEPUTY CITY CLERK

FINAL MAP No. 18PLN-46

GILDED SPRINGS A RESIDENTIAL SUBDIVISION

BEING A PORTION OF THE N.W. QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 8 EAST, M.D.M, IN THE INCORPORATED CITY OF GRASS VALLEY, CALIFORNIA.

JANUARY 2022

SHEET 1 OF 3 SHEETS

FINAL MAP No. 18PLN-46

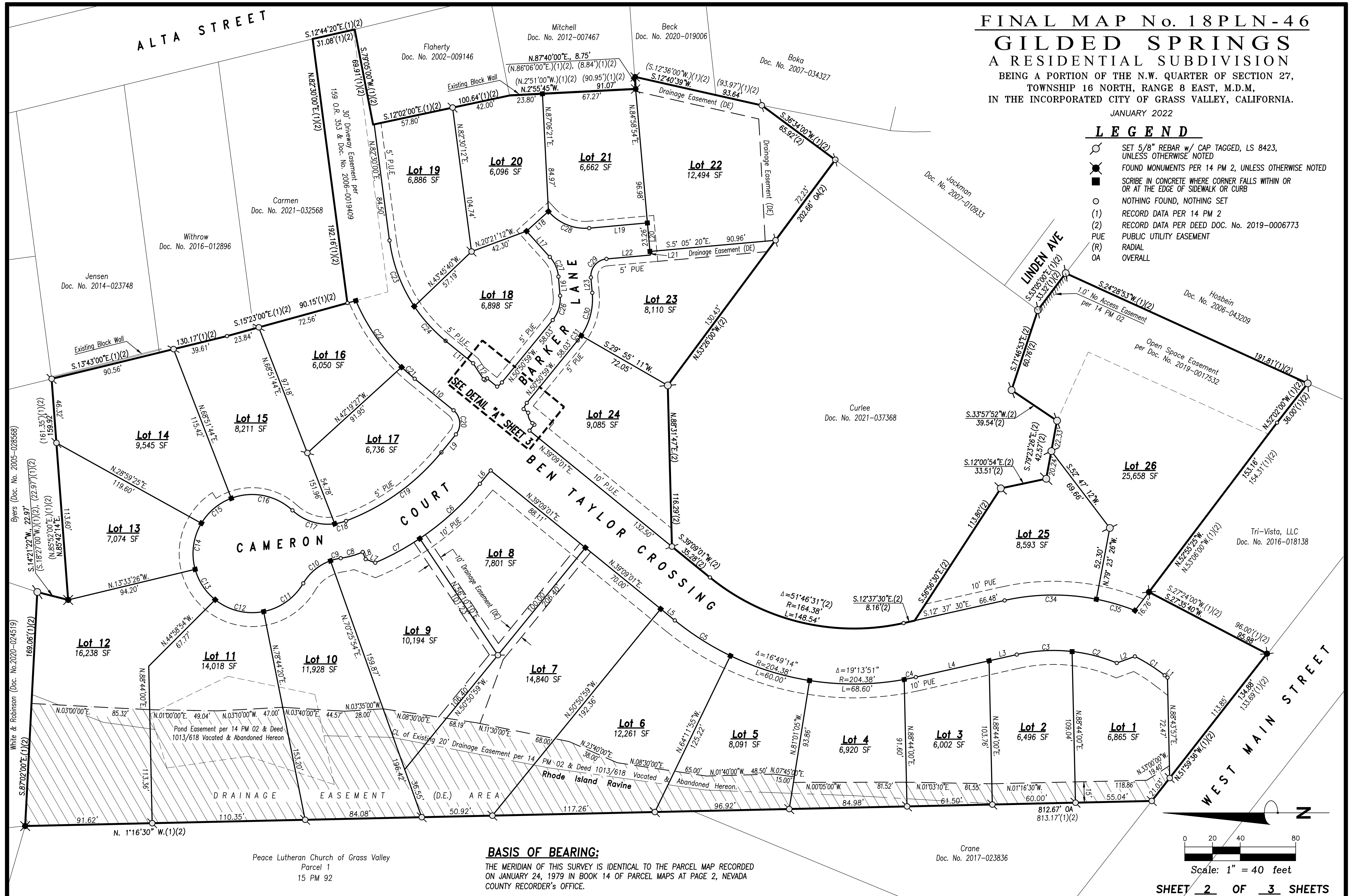
GILDED SPRINGS A RESIDENTIAL SUBDIVISION

BEING A PORTION OF THE N.W. QUARTER OF SECTION 27,
TOWNSHIP 16 NORTH, RANGE 8 EAST, M.D.M.,
IN THE INCORPORATED CITY OF GRASS VALLEY, CALIFORNIA.

JANUARY 2022

LEGEND

- SET 5/8" REBAR w/ CAP TAGGED, LS 8423, UNLESS OTHERWISE NOTED
- FOUND MONUMENTS PER 14 PM 2, UNLESS OTHERWISE NOTED
- SCRIBE IN CONCRETE WHERE CORNER FALLS WITHIN OR OR AT THE EDGE OF SIDEWALK OR CURB
- NOTHING FOUND, NOTHING SET
- (1) RECORD DATA PER 14 PM 2
- (2) RECORD DATA PER DEED DOC. No. 2019-0006773
- PUE PUBLIC UTILITY EASEMENT
- (R) RADIAL
- OA OVERALL



G I L D E D S P R I N G S
A RESIDENTIAL SUBDIVISION
BEING A PORTION OF THE N.W. QUARTER OF SECTION 27,
TOWNSHIP 16 NORTH, RANGE 8 EAST, M.D.M.,
IN THE INCORPORATED CITY OF GRASS VALLEY, CALIFORNIA.
JANUARY 2022

LINE TABLE		
No.	Bearing	Length
L1	N.38°00'24"E.	2.66'
L2	N.20°00'33"W.	13.89'
L3	N.12°37'30"W.	20.41'
L4	N.12°37'30"W.	54.22'
L5	N.39°09'01"E.	13.11'
L6	N.50°50'59"W.	12.34'
L7	N.20°36'00"E.	7.46'
L8	N.67°51'41"E.	5.53'
L9	S.50°50'59"E.	16.72'
L10	N.39°09'01"W.	36.03'
L11	N.39°39'01"E.	25.60'
L12	N.56°43'20"E.	13.68'
L13	N.39°39'01"E.	1.20'
L14	N.39°45'38"W.	2.04'
L15	N.39°39'01"E.	9.44'
L16	S.84°54'40"E.	13.84'
L17	S.47°57'39"W.	25.13'
L18	N.42°02'21"E.	21.28'
L19	N.5°05'20"W.	42.23'
L20	S.84°54'40"W.	20.63'
L21	S.84°54'40"W.	2.63'
L22	N.05°05'20"W.	31.73'
L23	S.84°54'40"W.	11.11'
L24	N.39°39'01"E.	4.18'
L25	N.39°39'01"E.	1.76'
L26	S.50°50'59"E.	5.50'

CURVE TABLE			
No.	Delta	Radius	Length
C1	11°12'07"	130.38'	25.49'
C2	15°49'10"	120.63'	33.30'
C3	19°05'28"	120.63'	40.19'
C4	2°22'30"	204.38'	8.47'
C5	13°21'53"	204.38'	47.67'
C6	17°01'09"	198.26'	58.89'
C7	10°34'28"	198.26'	36.59'
C8	15°03'39"	62.91'	16.54'
C9	11°34'44"	37.38'	7.55'
C10	40°04'29"	37.38'	26.14'
C11	48°24'52"	42.63'	36.02'
C12	46°17'06"	42.63'	37.17'
C13	35°54'09"	42.63'	26.71'
C14	46°20'46"	42.63'	34.48'
C15	38°23'53"	42.63'	28.57'
C16	63°37'27"	42.63'	47.33'
C17	50°46'18"	37.38'	33.12'
C18	12°47'50"	37.38'	8.35'
C19	30°14'09"	162.38'	85.69'
C20	90°00'00"	12.37'	19.43'
C21	4°53'48"	147.63'	12.62'
C22	22°45'53"	147.63'	58.66'
C23	26°08'20"	112.37'	51.27'
C24	17°12'38"	112.37'	33.75'
C25	18°14'58"	14.37'	4.58'
C26	44°17'38"	24.37'	18.82'
C27	36°57'01"	24.37'	15.72'
C28	54°55'10"	34.37'	32.94'
C29	90°00'00"	12.37'	19.43'
C30	39°02'55"	47.63'	32.46'
C31	5°11'28"	47.63'	4.32'
C32	23°48'49"	12.38'	5.15'
C33	56°03'22"	8.50'	8.46'
C34	23°47'25"	160.63'	66.69'
C35	10°21'03"	160.67'	29.02'

