

**OWNER'S STATEMENT**

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THIS SUBDIVISION AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

- 1. LOTS A, B, C, I, J, AND Y BEING STRIPS OF LAND IDENTIFIED AS SUTTON WAY, CENTREVILLE ROAD, BERRY LANE, GOLDSTONE ROAD, PASCO WAY, SHAMROCK DRIVE, LANDSBERG COURT, UNDERWOOD WAY, BLYTHE LANE, MERRIMAC WAY, SAUNDERS LANE, CROCKER ALLEY, AND LUCKY MINE ALLEY FOR PUBLIC ROADWAY, PUBLIC UTILITY AND PUBLIC DRAINAGE PURPOSES; INCLUDING BUT NOT LIMITED TO INGRESS AND EGRESS FOR WATER, SEWER, NATURAL GAS, CONDUITS FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICE, AND OTHER PUBLIC UTILITIES AS DEEMED APPROPRIATE BY THE CITY OF GRASS VALLEY TOGETHER WITH ALL APPURTENANCES THERETO.
- 2. LOTS D, E, F, G, & H FOR PUBLIC OPEN SPACE OR PARK PURPOSES AS DEEMED APPROPRIATE BY THE CITY OF GRASS VALLEY TOGETHER WITH ALL APPURTENANCES THERETO, RESERVING THEREFROM, RIGHT AND POWER OF THE LOMA RICA RANCH MASTER ASSOCIATION, A CALIFORNIA NONPROFIT MUTUAL BENEFIT CORPORATION, TO PROPOSE, ENACT, ENFORCE, ADOPT AND AMEND RULES AND REGULATIONS OF GENERAL APPLICATION PERTAINING TO THE USE OF SAID PROPERTIES, REGARDING, BUT NOT LIMITED TO, CAMPING, COOKING, SLEEPING OR OCCUPYING OVERNIGHT; POSSESSING OR CONTROLLING GLASS CONTAINERS, ILLICIT SUBSTANCES OR PARAPHERNALIA; AND OBSTRUCTING, OR OTHERWISE INTERFERING WITH THE PURPOSES FOR WHICH SAID PROPERTIES ARE BEING DEDICATED. THE CITY SHALL BE A THIRD PARTY BENEFICIARY OF SUCH RULES AND REGULATIONS WITH THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THEM, AND SUCH RULES AND REGULATIONS MAY ONLY BE AMENDED WITH THE CITY'S PRIOR WRITTEN CONSENT.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENTS FOR PUBLIC PURPOSES:

- 3. PUBLIC UTILITY EASEMENTS (P.U.E.) WHERE SHOWN, FOR PUBLIC UTILITIES, AND INCLUDES RIGHTS FOR CONSTRUCTION, RECONSTRUCTION, ACCESS TO AND MAINTENANCE OF, IMPROVEMENTS AND STRUCTURES, WHETHER COVERED OR OPEN, AND THE CLEARING OF OBSTRUCTIONS AND VEGETATION.
- 4. 20 FEET WIDE (20') PUBLIC TRAIL EASEMENTS (P.T.E.) AS SHOWN FOR PUBLIC ACCESS, CONSTRUCTION, OPERATION, AND MAINTENANCE OF MULTIPURPOSE TRAILS AND ALL APPURTENANCES THERETO.
- 5. A 25' WIDE SANITARY SEWER EASEMENT (S.S.E.) ACROSS LOT D. FOR PUBLIC SANITARY SEWER FACILITIES, AND INCLUDES RIGHTS FOR CONSTRUCTION, RECONSTRUCTION, ACCESS TO AND MAINTENANCE OF, IMPROVEMENTS AND STRUCTURES, WHETHER COVERED OR OPEN, AND THE CLEARING OF OBSTRUCTIONS AND VEGETATION.
- 6. SLOPE EASEMENTS WHERE SHOWN, ACROSS LOTS D, AND W, FOR THE PRESERVATION OF SLOPES, FOR PUBLIC UTILITIES, AND INCLUDES RIGHTS FOR CONSTRUCTION, RECONSTRUCTION, ACCESS TO AND MAINTENANCE OF, IMPROVEMENTS AND STRUCTURES, WHETHER COVERED OR OPEN, AND THE CLEARING OF OBSTRUCTIONS AND VEGETATION.
- 7. A PUBLIC ACCESS EASEMENT (P.A.E.) INCLUDING PARKING, INGRESS, EGRESS AND INCLUDES THE RIGHTS FOR CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND ALL APPURTENANCES THERETO.
- 8. A PUBLIC EMERGENCY ACCESS EASEMENT WITH THE RIGHTS TO CONSTRUCT AN EMERGENCY ACCESS ROAD INCLUDING DRAINAGE FACILITIES AND FURTHER INCLUDES THE RIGHTS FOR RECONSTRUCTION, MAINTENANCE AND ALL APPURTENANCES THERETO.
- 9. AN INTERSECTION SIGHT EASEMENT AS SHOWN FOR THE PURPOSE OF PROVIDING AND MAINTAINING UNOBSTRUCTED SIGHT FOR VEHICULAR AND PEDESTRIAN SAFETY AS SHOWN. NO FENCES, STRUCTURES OR OTHER ABOVE GROUND FACILITIES SHALL BE PLACED WITHIN THE BOUNDS OF SAID EASEMENT. SHRUBS AND OTHER LANDSCAPING WITHIN THE EASEMENT SHALL NOT EXCEED THREE FEET(3') IN HEIGHT AS MEASURED FROM THE FLOW LINE OF THE CURB AND GUTTER OR THE EDGE OF PAVEMENT, AS APPLICABLE. THE CITY OF GRASS VALLEY SHALL HAVE THE RIGHT TO TRIM, MAINTAIN, AND/OR REMOVE ANY AND ALL PLANTINGS DEEMED BY IT TO BE OBSTRUCTION WITHIN THE EASEMENT.

THE EASEMENTS DESCRIBED BELOW ARE ESTABLISHED FOR PRIVATE PURPOSES FOR THE BENEFIT OF ALL THE LOTS, OR AS SPECIFICALLY SHOWN ON THIS FINAL MAP:

- 10. DRAINAGE EASEMENT (D.E) WHERE SHOWN, FOR INSTALLATION, ACCESS, MAINTENANCE OF DRAINAGE FACILITIES AND APPURTENANCES THERETO.
- 11. PRIVATE ACCESS, DRAINAGE, AND UTILITY EASEMENT (P.A.D.U.E.) WHERE SHOWN FOR INSTALLATION OF ALL PRIVATE UTILITIES, VEHICULAR ACCESS, MAINTENANCE AND APPURTENANCES THERETO.

GVC PROPERTY 18 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
JAMES F. BALDACCI  
IT'S MANAGER

ST THOMAS CONSTRUCTION, INC.  
IT'S MANAGER

BY: \_\_\_\_\_  
THOMAS A. BALDACCI  
IT'S PRESIDENT

**FINAL MAP NO. 18PLN-45  
LOMA RICA RANCH  
PHASE 1**

BEING A PORTION OF SECTIONS 24 & 25, TOWNSHIP 16 NORTH, RANGE 8 EAST, M.D.B. & M.  
WITHIN THE INCORPORATED CITY OF GRASS VALLEY, COUNTY OF NEVADA, STATE OF CALIFORNIA  
NOVEMBER, 2024

**NOTES:**

- 1. THE GROSS AREA OF LAND CONTAINED WITHIN THE BOUNDARIES OF THIS FINAL MAP IS 81.63 ACRES, WITH 124 SINGLE FAMILY RESIDENTIAL LOTS (1-124), AND MISC LOTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", AND "Z" FOR USES DESIGNATED HEREON. LOTS "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U" INCLUDE 111 FUTURE RESIDENTIAL LOTS PER THE APPROVED TENTATIVE MAP.
- 2. THE VESTING DEED TO THE SUBJECT PROPERTY IS RECORDED PER DOC NO. 2018-021263, OFFICIAL RECORDS NEVADA COUNTY.
- 3. AN EASEMENT FOR SLOPE AND DRAINAGE PURPOSES IN FAVOR OF THE CITY OF GRASS VALLEY IS RECORDED AS DOC NO. 1986-11655 O.R.N.C.
- 4. AN EASEMENT FOR WATER CONVEYANCE FACILITIES IN FAVOR OF NEVADA IRRIGATION DISTRICT IS RECORDED AS DOC NO. 1983-09510 O.R.N.C.
- 5. AN EASEMENT FOR PUBLIC UTILITIES PURPOSES IN FAVOR OF PG&E IS RECORDED AS DOC NO. 1987-03265 O.R.N.C.
- 6. AN EASEMENT FOR PUBLIC UTILITIES IN THE FAVOR OF PG&E IS RECORDED IN BOOK 136 OF DEEDS, PAGE 314. THE EXACT LOCATION OF SAID EASEMENT IS NOT DEFINED OF RECORD.
- 7. THE RIGHT TO EXTEND CULVERTS AND THE SLOPES OF CUTS AND FILLS AS REQUIRED FOR CONSTRUCTION AND MAINTENANCE OF BRUNSWICK ROAD, IS RECORDED IN BOOK 214 O.R. PAGE 431, BOOK 215 O.R. PAGE 313, AND BOOK 215 O.R. PAGE 318. THE EXACT LOCATION OF SAID EASEMENTS ARE NOT DEFINED OF RECORD.
- 8. AN EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY IS RECORDED IN BOOK 276 O.R. PAGE 181. THE EXACT LOCATION OF SAID EASEMENTS ARE NOT DEFINED OF RECORD.
- 9. AN EASEMENT FOR AN EXISTING POLE LINE EXISTS AND IS RECORDED IN BOOK 94 OF DEEDS, PAGE 415. THE EXACT LOCATION OF SAID EASEMENTS ARE NOT DEFINED OF RECORD.
- 10. A PORTION OF THE PROPERTY FALLS WITHIN THE GLENBROOK ASSESSMENT DISTRICT AS SHOWN IN BOOK 1 OF ASSESSMENTS, PAGE 15.
- 11. WATERWAY EASEMENT OR FLOWAGE CHANNEL IN FAVOR OF NID, PERTAINING TO NORTH FORK OF WOLF CREEK PER DOC 36 OR 27 AND 18 OR 11.
- 12. WATERWAY EASEMENT OR FLOWAGE CHANNEL IN FAVOR OF NID, PERTAINING TO NORTH FORK OF WOLF CREEK PER DOC 36 OR 41.

**NEVADA IRRIGATION DISTRICT – NID OFFER FOR DEDICATION**

- 1. "NID SPILL EASEMENTS" OFFER FOR DEDICATION TO NEVADA IRRIGATION DISTRICT PER DOC NO. \_\_\_\_\_.
- 2. LOT "K" – OFFER FOR DEDICATION TO NEVADA IRRIGATION DISTRICT IN FEE PER DOC NO. \_\_\_\_\_.

**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 \_\_\_\_\_, before me, \_\_\_\_\_, 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 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 signatures(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 Registration Number: \_\_\_\_\_ and Expires on: \_\_\_\_\_  
My Principal Place of Business is: \_\_\_\_\_ county.

**CITY ENGINEER'S STATEMENT**

THIS FINAL MAP HAS BEEN EXAMINED BY ME AND THE SUBDIVISION AS SHOWN AND IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

\_\_\_\_\_  
BJORN JONES R.C.E. 75378  
CITY OF GRASS VALLEY

**CITY SURVEYOR'S STATEMENT**

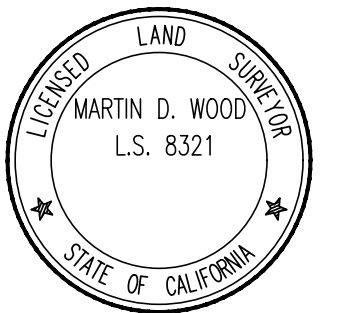
THIS FINAL MAP HAS BEEN EXAMINED BY ME AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

\_\_\_\_\_  
MICHAEL MAYS, PLS 6967  
CITY OF GRASS VALLEY

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF GVC PROPERTY 18 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN AUGUST OF 2020 AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED ON OR BEFORE DECEMBER 1, 2024, AND THEY ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATE \_\_\_\_\_ MARTIN WOOD, P.L.S. 8321



**CITY COUNCIL'S STATEMENT AND CERTIFICATE FOR DEDICATION**

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF GRASS VALLEY, STATE OF CALIFORNIA, BY A MOTION ADOPTED AT A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024 DID APPROVE FOR FILING OF THIS FINAL MAP OF "LOMA RICA RANCH, PHASE 1" CONSISTING OF 11 SHEETS AND ACCEPTED FOR PUBLIC USE ITEMS 1 THROUGH 9 OF THE OWNER'S STATEMENT AS SHOWN HEREON. ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES REGARDING DEPOSITS HAVE BEEN COMPLIED WITH THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024 AT \_\_\_\_\_ M. DEDICATIONS WERE MADE BY GVC PROPERTY 18 LLC, GRASS VALLEY, CA. PURSUANT TO GOVERNMENT CODE 66477.5, SHOULD THE CITY OF GRASS VALLEY DETERMINE THAT THE PUBLIC PURPOSE FOR WHICH SAID PROPERTY WAS DEDICATED IN FEE NO LONGER EXISTS, THE CITY SHALL RECONVEY SAID PROPERTY TO THE OWNERS WHOSE NAME AND ADDRESS ARE SHOWN HEREON, OR TO THEIR SUCCESSORS IN INTEREST.

\_\_\_\_\_  
TAYLOR DAY  
CITY CLERK

**TAX COLLECTOR'S STATEMENT**

I, MICHELLE BODLEY, THE OFFICIAL COMPUTING REDEMPTIONS FOR THE COUNTY OF NEVADA, STATE OF CALIFORNIA, DO HEREBY CERTIFY 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 TAXES OR ASSESSMENTS NOT YET PAYABLE BUT CONSTITUTING A LIEN IS \_\_\_\_\_.

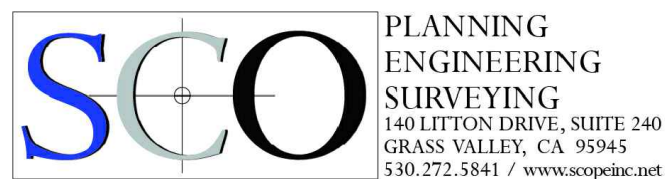
DATE \_\_\_\_\_ MICHELLE BODLEY  
NEVADA COUNTY TREASURER TAX COLLECTOR

**COUNTY RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF SUBDIVISIONS, AT PAGE \_\_\_\_\_ AT THE REQUEST OF THE CITY OF GRASS VALLEY.

DOCUMENT # \_\_\_\_\_  
\_\_\_\_\_  
NATALIE ADONA  
NEVADA COUNTY CLERK RECORDER

FEE: \_\_\_\_\_ BY: \_\_\_\_\_  
DEPUTY





**LEGEND**

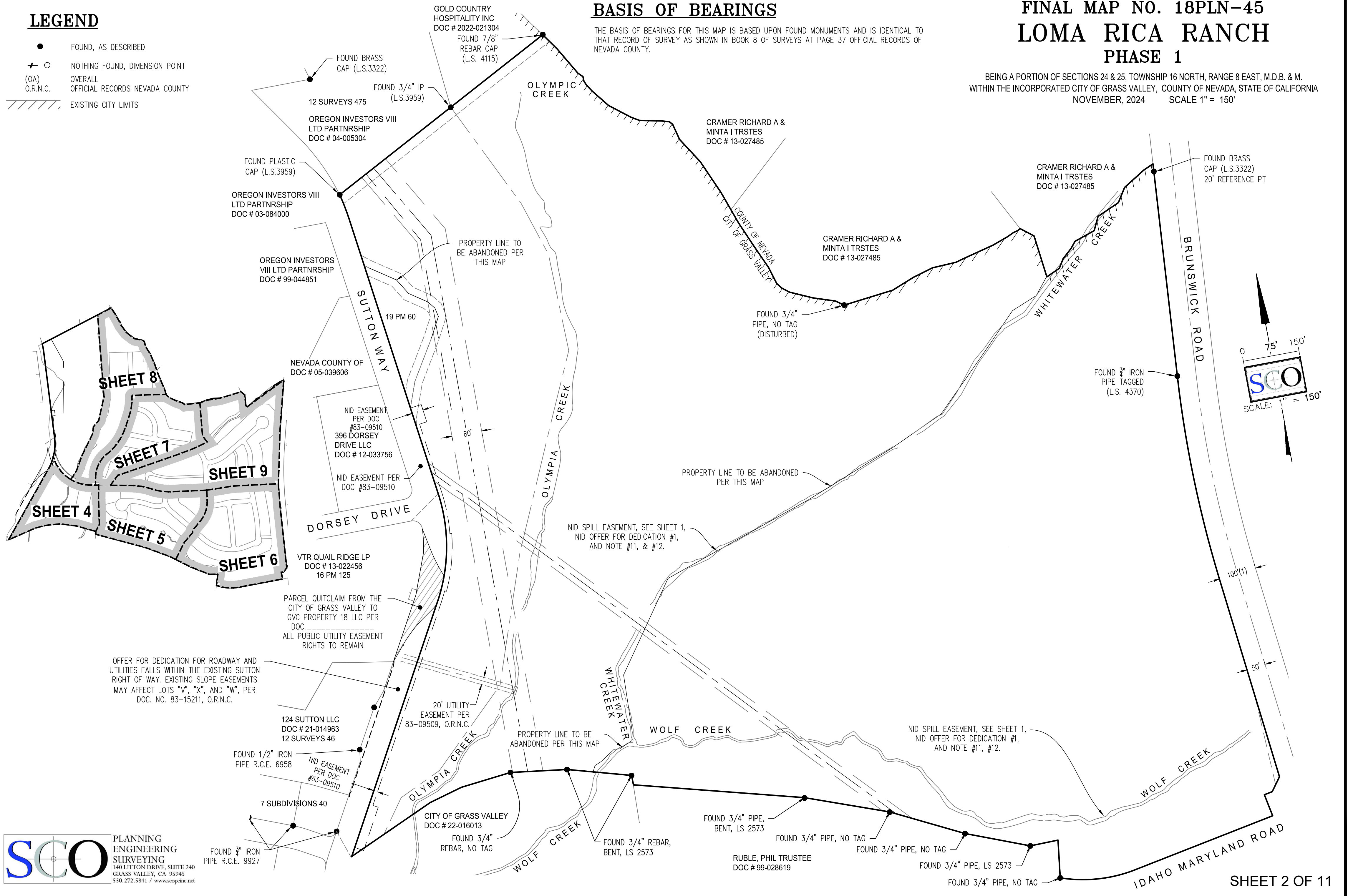
- FOUND, AS DESCRIBED
- + ○ NOTHING FOUND, DIMENSION POINT
- (OA) OVERALL
- O.R.N.C. OFFICIAL RECORDS NEVADA COUNTY
- ////// EXISTING CITY LIMITS

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS MAP IS BASED UPON FOUND MONUMENTS AND IS IDENTICAL TO THAT RECORD OF SURVEY AS SHOWN IN BOOK 8 OF SURVEYS AT PAGE 37 OFFICIAL RECORDS OF NEVADA COUNTY.

**FINAL MAP NO. 18PLN-45  
LOMA RICA RANCH  
PHASE 1**

BEING A PORTION OF SECTIONS 24 & 25, TOWNSHIP 16 NORTH, RANGE 8 EAST, M.D.B. & M.  
WITHIN THE INCORPORATED CITY OF GRASS VALLEY, COUNTY OF NEVADA, STATE OF CALIFORNIA  
NOVEMBER, 2024 SCALE 1" = 150'



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GRASS VALLEY, CA 95945  
530.272.5841 / www.scopeinc.net



# LEGEND

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- (1) RECORD INFORMATION PER RECORD OF SURVEY FOR F. KNOOP RECORDED IN BOOK 8 OF SURVEYS, PAGE 37, OFFICIAL RECORDS OF NEVADA COUNTY.
- (2) RECORD INFORMATION PER RECORD OF SURVEY BOOK 12, PAGE 475, O.R.N.C.
- (3) RECORD INFORMATION PER PARCEL MAPS BOOK 16, PAGE 125, O.R.N.C.
- (4) RECORD INFORMATION PER SUBDIVISIONS, BOOK 7, PAGE 40, O.R.N.C. ROTATED CLOCKWISE 0°12'58"
- (5) RECORD INFORMATION PER DEED DOCUMENT 01-045277, O.R.N.C.
- (6) RECORD INFORMATION PER RECORD OF SURVEY BOOK 12, PAGE 46, O.R.N.C. ROTATED CLOCKWISE 0°12'58"

## LINE TABLE

LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
(4) L97	102.00'	S 29°29'58" W	(1) L223	134.70'	N 83°40'00" E
(6) L98	94.52'	S 29°19'58" W	(1) L224	65.52'	N 68°56'00" E
(6) L99	30.92'	S 07°48'58" W	(1) L225	55.73'	N 74°11'12" E
L163	33.92'	N 27°33'47" E	(1) L226	64.08'	N 87°29'00" E
L164	33.23'	N 36°08'53" E	(1) L227	23.33'	N 74°51'00" E
(4) L165	54.67'	N 60°30'02" W	(1) L228	85.29'	N 76°11'00" E
(4) L166	120.00'	N 68°34'02" W	(1) L229	44.46'	N 70°38'00" E
(1) L200	84.57'	S 29°49'00" E	(1) L230	18.31'	N 65°35'00" E
(1) L201	16.02'	S 45°04'00" E	(1) L231	13.79'	N 75°11'00" E
(1) L202	11.95'	S 00°55'00" E	(1) L232	7.80'	N 60°48'00" E
(1) L203	12.46'	S 22°00'00" E	(1) L233	41.76'	S 51°22'00" E
(1) L204	22.19'	S 32°31'00" E	(1) L234	113.81'	S 06°36'00" E
(1) L205	58.19'	S 38°01'00" E	(1) L235	40.37'	N 66°05'00" E
(1) L206	67.46'	S 51°36'00" E	(1) L236	27.19'	N 32°26'00" E
(1) L207	23.82'	S 58°48'00" E	(1) L237	34.00'	N 48°16'00" E
(1) L208	58.66'	S 77°53'00" E	(1) L238	22.19'	N 40°06'00" E
(1) L209	20.46'	S 73°44'00" E	(1) L239	58.12'	N 71°42'00" E
(1) L210	11.37'	S 41°28'01" E	(1) L240	39.14'	N 25°52'00" E
(1) L211	42.71'	S 13°45'00" E	(1) L241	65.22'	N 66°34'00" E
(1) L212	79.89'	S 32°13'56" E	(1) L242	43.64'	N 33°01'00" E
(1) L213	98.13'	S 23°10'00" E	(1) L243	69.71'	N 58°36'00" E
(1) L214	94.09'	S 19°16'00" E	(1) L244	28.24'	N 67°20'00" E
(1) L215	71.77'	S 22°40'00" E			
(1) L216	70.35'	S 23°44'00" E			
(1) L217	48.23'	S 16°13'00" E			
(1) L218	18.12'	S 38°05'00" E			
(1) L219	22.81'	S 51°16'00" E			
(1) L220	63.96'	S 65°33'00" E			
(1) L221	60.53'	S 71°19'00" E			
(1) L222	25.42'	S 54°00'00" E			

## CURVE TABLE

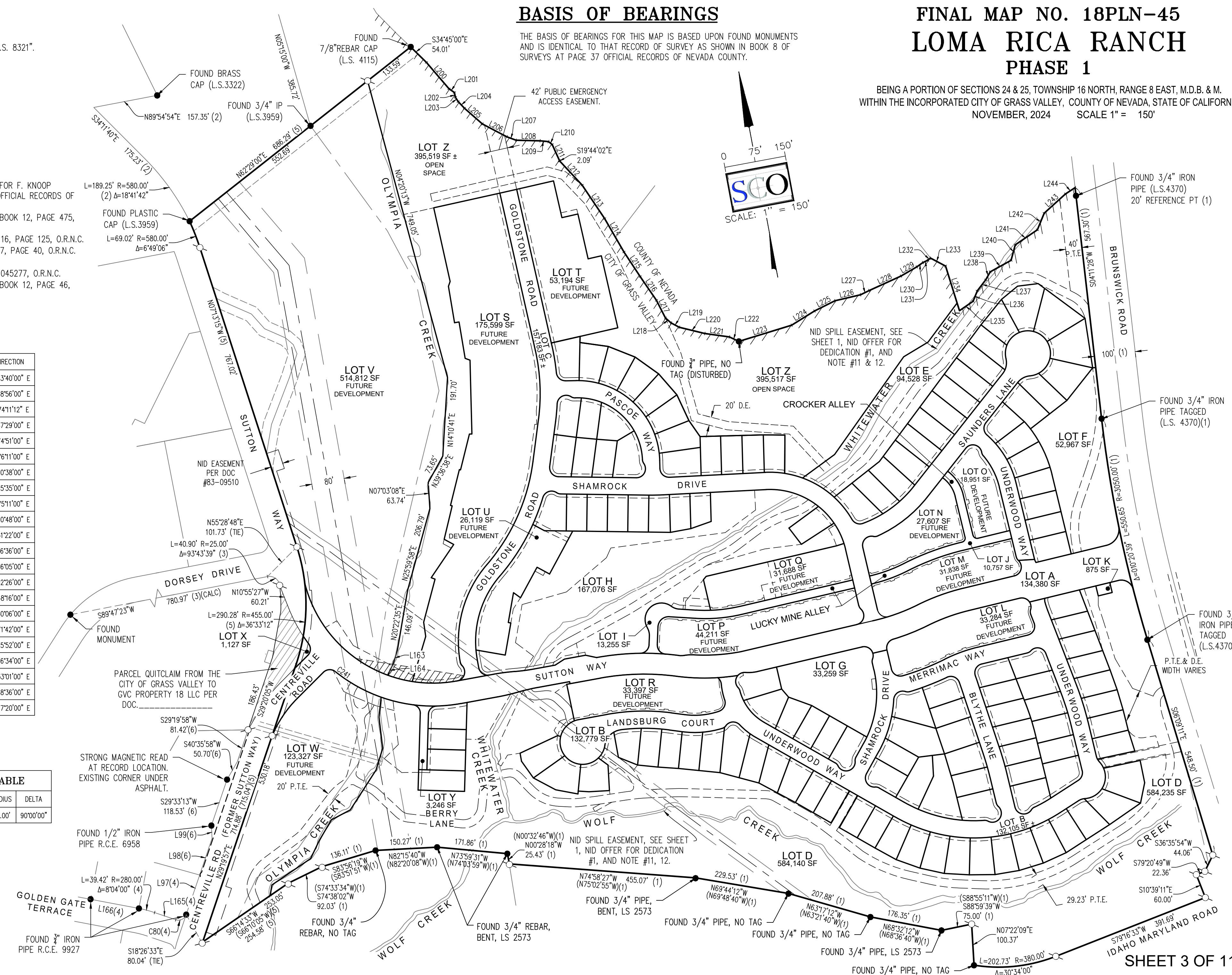
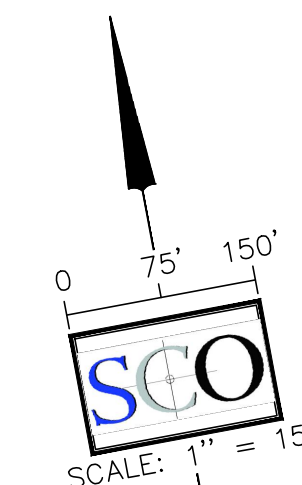
CURVE #	LENGTH	RADIUS	DELTA
(4) C80	31.42'	20.00'	90°00'00"

# BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS BASED UPON FOUND MONUMENTS AND IS IDENTICAL TO THAT RECORD OF SURVEY AS SHOWN IN BOOK 8 OF SURVEYS AT PAGE 37 OFFICIAL RECORDS OF NEVADA COUNTY.

# FINAL MAP NO. 18PLN-45 LOMA RICA RANCH PHASE 1

BEING A PORTION OF SECTIONS 24 & 25, TOWNSHIP 16 NORTH, RANGE 8 EAST, M.D.B. & M.  
WITHIN THE INCORPORATED CITY OF GRASS VALLEY, COUNTY OF NEVADA, STATE OF CALIFORNIA  
NOVEMBER, 2024 SCALE 1" = 150'



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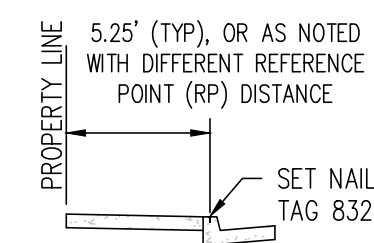


# FINAL MAP NO. 18PLN-45 LOMA RICA RANCH PHASE 1

BEING A PORTION OF SECTION 25, TOWNSHIP 16 NORTH, RANGE 8 EAST, M.D.B. & M.  
WITHIN THE INCORPORATED CITY OF GRASS VALLEY, COUNTY OF NEVADA, STATE OF CALIFORNIA  
NOVEMBER, 2024 SCALE 1" = 60'

## LEGEND

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- (OA) OVERALL
- O.R.N.C. OFFICIAL RECORDS NEVADA COUNTY
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.T.E. PUBLIC TRAIL EASEMENT
- R.P. REFERENCE POINT
- (1) RECORD INFORMATION PER RECORD OF SURVEY FOR F. KNOOP RECORDED IN BOOK 8 OF SURVEYS, PAGE 37, OFFICIAL RECORDS OF NEVADA COUNTY.
- (5) RECORD INFORMATION PER DEED DOCUMENT 01-045277, O.R.N.C.

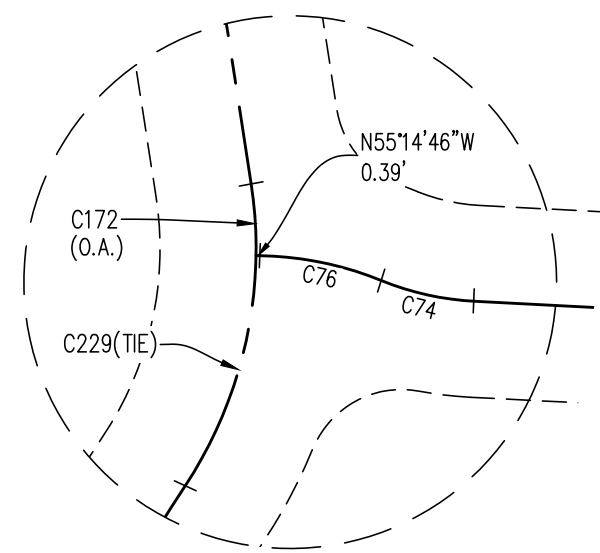


**WITNESS CORNER DETAIL**  
NOT TO SCALE

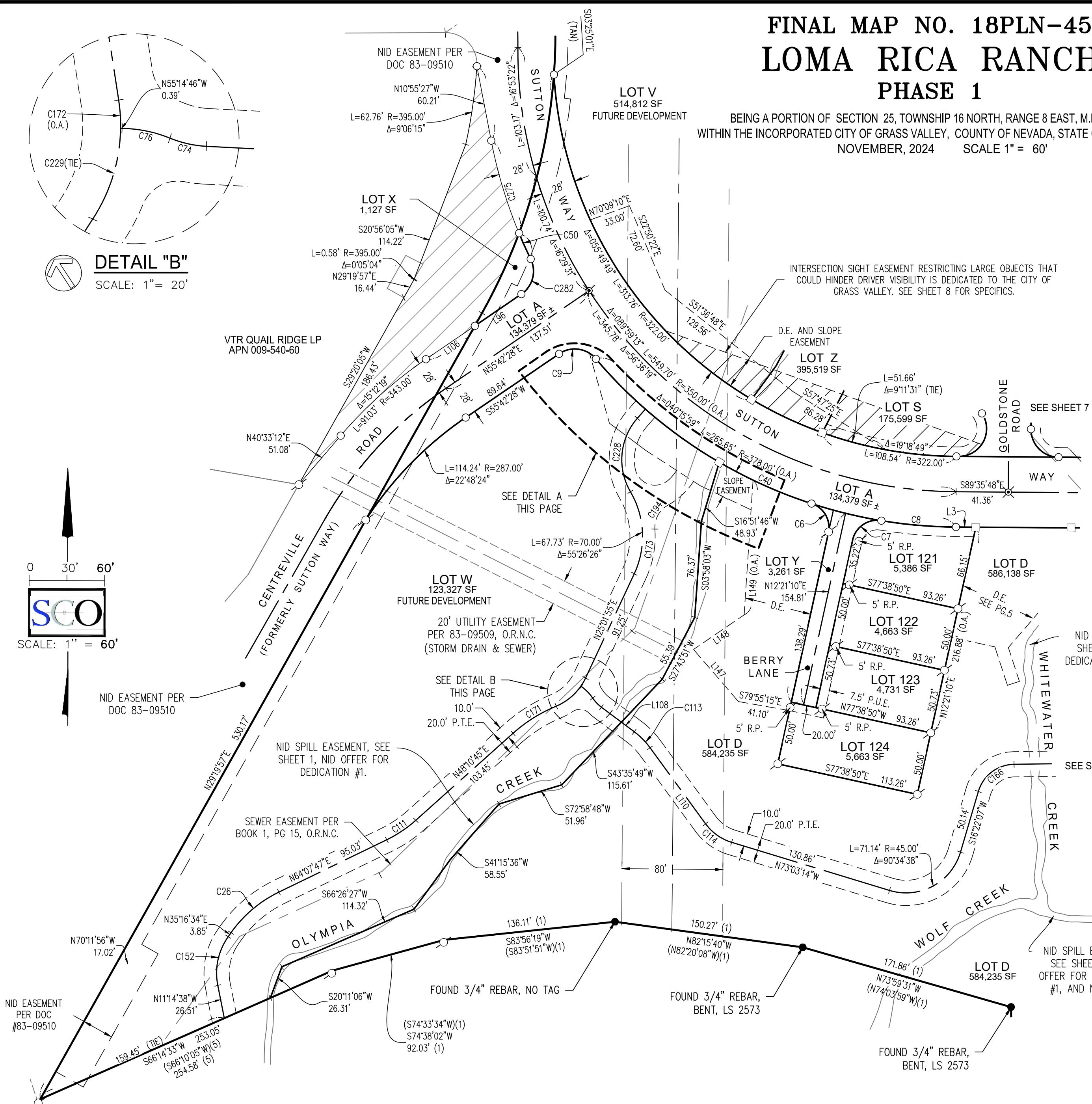
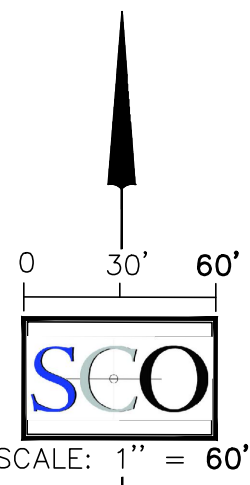
CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C6	28.50'	20.00'	81°38'44"
C7	30.39'	20.00'	87°03'14"
C8	59.40'	378.00'	9°00'11"
C9	32.24'	22.00'	83°57'54"
C26	50.36'	100.00'	28°51'13"
C40	80.29'	378.00'	12°10'14"
C50	22.42'	378.00'	3°23'53"
C74	10.07'	30.37'	18°59'33"
C76	12.98'	34.70'	21°26'14"
C111	27.84'	100.00'	15°57'02"
C113	17.89'	60.00'	17°05'02"
C114	25.78'	40.00'	36°55'17"
C152	40.60'	50.00'	46°31'13"
C166	38.12'	30.00'	72°47'47"
C171	40.71'	120.00'	19°26'17"

LINE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C172	32.91'	45.01'	41°53'53"
C173	40.72'	80.00'	29°09'54"
C194	22.76'	20.00'	65°11'32"
C195	28.05'	58.00'	27°42'35"
C228	62.48'	50.00'	71°35'45"
C229	25.42'	45.01'	32°21'40"
C241	55.98'	378.00'	8°29'08"
C259	35.73'	39.79'	51°27'29"
C260	34.47'	16.00'	123°25'40"
C261	9.58'	42.00'	13°03'51"
C262	30.31'	378.00'	4°35'38"
C272	25.54'	22.00'	66°31'32"
C275	76.80'	378.00'	11°38'27"
C282	31.36'	22.00'	81°40'14"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L3	15.79'	S 89°35'48" E
L96	44.70'	N 55°42'28" E
L106	46.94'	N 55°42'28" E
L108	32.53'	N 53°12'59" W
L110	74.65'	N 36°07'58" W
L133	20.69'	N 53°06'12" W
L134	8.72'	N 53°06'12" W
L147	54.52'	S 40°46'46" E
L148	48.62'	S 55°40'08" W
L149	107.03'	S 03°46'54" W
L179	9.63'	N 41°11'14" E



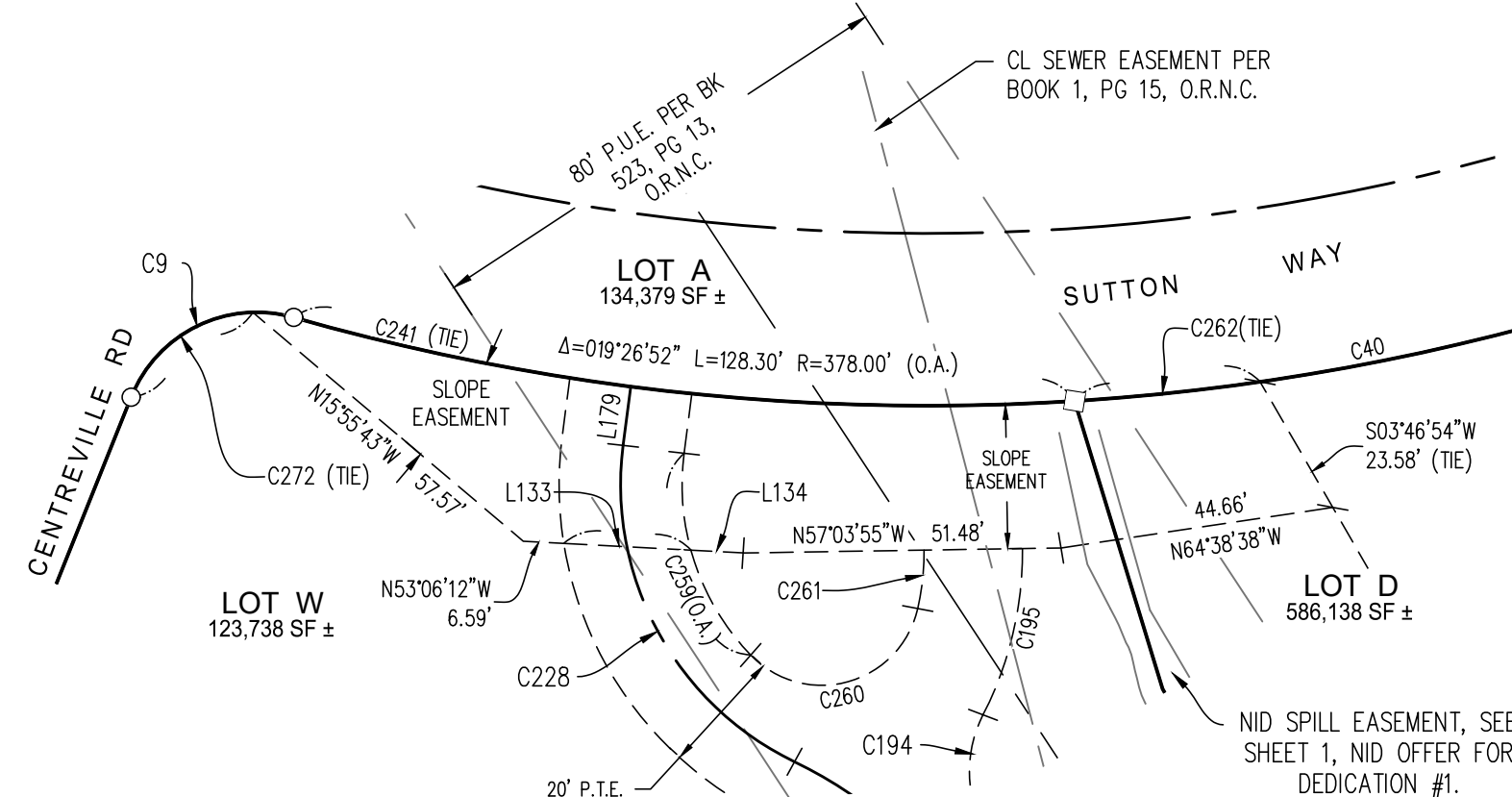
**DETAIL "B"**  
SCALE: 1" = 20'



## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS BASED UPON FOUND MONUMENTS AND IS IDENTICAL TO THAT RECORD OF SURVEY AS SHOWN IN BOOK 8 OF SURVEYS AT PAGE 37 OFFICIAL RECORDS OF NEVADA COUNTY.

**SCO** PLANNING  
ENGINEERING  
SURVEYING  
140 LITTON DRIVE, SUITE 240  
GRASS VALLEY, CA 95945  
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**DETAIL "A"**  
SCALE: 1" = 40'



# FINAL MAP NO. 18PLN-45 LOMA RICA RANCH PHASE 1

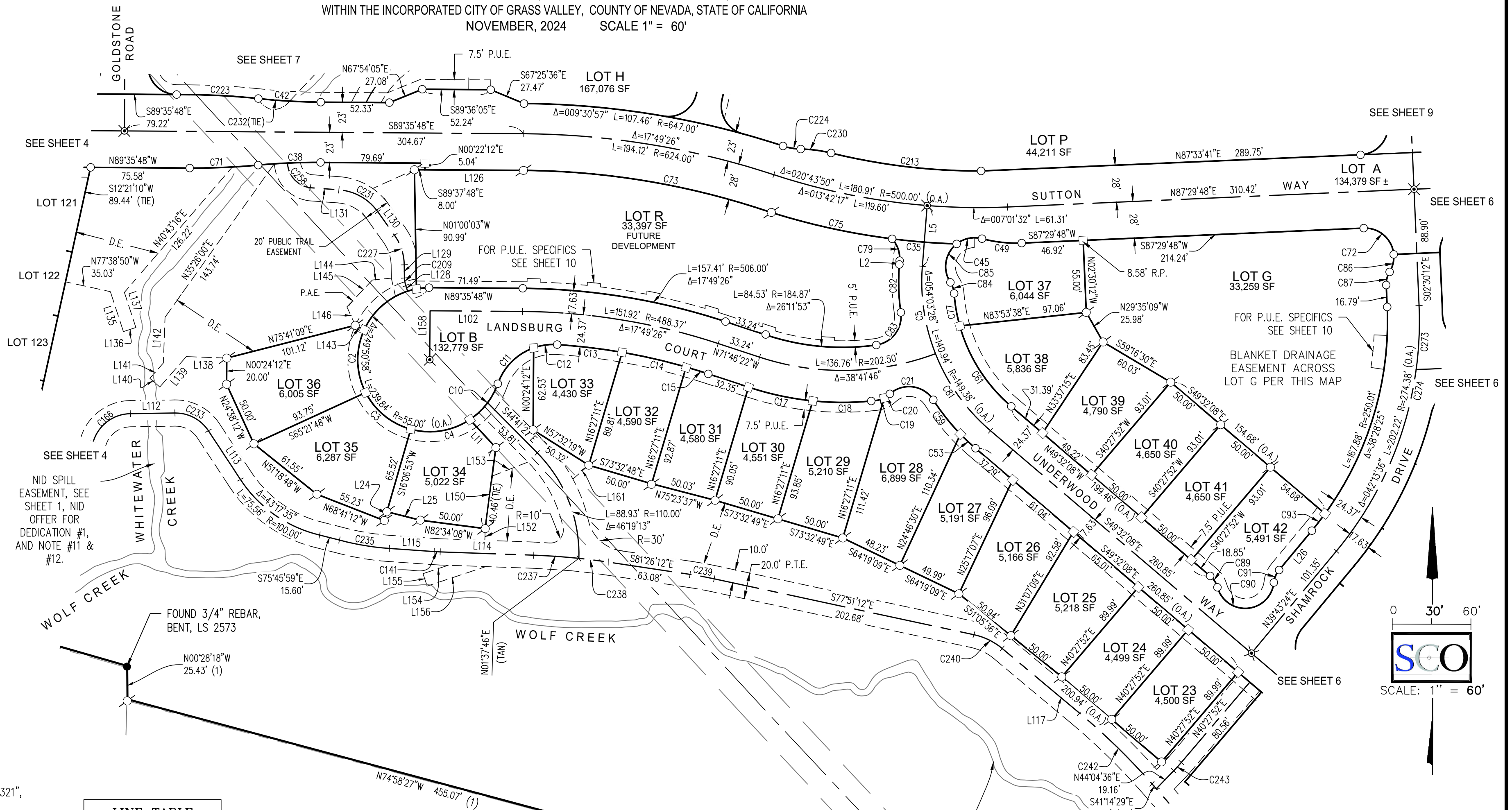
BEING A PORTION OF SECTIONS 24 & 25, TOWNSHIP 16 NORTH, RANGE 8 EAST, M.D.B. & M.  
WITHIN THE INCORPORATED CITY OF GRASS VALLEY, COUNTY OF NEVADA, STATE OF CALIFORNIA  
NOVEMBER, 2024 SCALE 1" = 60'

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS BASED UPON FOUND MONUMENTS AND IS IDENTICAL TO THAT RECORD OF SURVEY AS SHOWN IN BOOK 8 OF SURVEYS AT PAGE 37 OFFICIAL RECORDS OF NEVADA COUNTY.

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C2	49.57'	55.00'	51°38'39"
C3	45.63'	55.00'	47°32'15"
C4	47.15'	55.00'	49°07'23"
C5	68.05'	149.38'	26°06'01"
C10	35.24'	55.00'	36°42'27"
C11	40.08'	45.00'	51°01'39"
C12	18.20'	45.00'	23°10'36"
C13	49.92'	464.00'	6°09'53"
C14	50.12'	464.00'	6°11'19"
C15	17.67'	464.00'	2°10'54"
C17	49.35'	226.87'	12°27'49"
C18	48.30'	226.87'	12°11'49"
C19	6.62'	17.63'	21°30'31"
C20	4.71'	17.63'	15°19'05"
C21	38.63'	22.00'	100°35'52"
C35	49.37'	528.00'	5°21'25"
C38	47.65'	482.16'	5°39'46"
C42	47.75'	477.40'	5°43'51"
C45	20.49'	22.00'	53°21'08"
C49	30.63'	100.00'	17°32'50"
C53	15.75'	167.01'	5°24'14"
C55	27.08'	22.00'	70°32'05"
C59	33.43'	167.01'	11°28'10"
C61	73.93'	125.01'	33°53'04"
C71	52.25'	523.00'	5°43'29"
C72	33.59'	22.00'	87°29'31"
C73	185.41'	596.00'	17°49'26"
C75	101.61'	528.00'	11°01'35"
C77	25.19'	125.01'	11°32'42"
C79	18.11'	22.00'	47°10'10"
C81	72.89'	149.38'	27°57'27"
C82	36.69'	167.01'	12°35'16"
C83	34.59'	22.00'	90°05'41"
C84	9.00'	17.63'	29°15'42"

CURVE #	LENGTH	RADIUS	DELTA
C85	32.66'	22.00'	85°03'34"
C86	13.98'	22.00'	36°25'01"
C87	10.43'	17.63'	33°54'32"
C89	10.43'	17.63'	33°54'32"
C90	60.88'	22.00'	158°33'32"
C91	10.43'	17.63'	33°54'32"
C93	16.38'	250.01'	3°45'11"
C141	4.63'	135.00'	1°57'52"
C166	38.12'	30.00'	72°47'47"
C175	91.22'	531.36'	9°50'10"
C209	5.91'	20.00'	16°55'56"
C213	115.50'	474.10'	1°35'30"
C223	52.31'	523.00'	5°43'51"
C224	13.51'	45.00'	17°11'55"
C227	24.06'	40.00'	34°27'51"
C230	23.44'	105.55'	12°43'27"
C231	35.13'	40.00'	50°19'32"
C232	23.97'	477.40'	2°52'37"
C233	30.12'	30.00'	57°31'54"
C235	38.67'	200.00'	11°04'40"
C237	34.51'	500.00'	3°57'17"
C238	22.58'	500.00'	2°35'14"
C239	18.76'	300.00'	3°35'00"
C240	24.22'	50.00'	27°44'55"
C242	77.35'	500.00'	8°51'48"
C243	8.51'	135.00'	3°36'44"
C258	27.60'	20.00'	79°03'14"
C273	48.87'	274.38'	10°12'20"
C274	153.34'	274.38'	32°01'16"



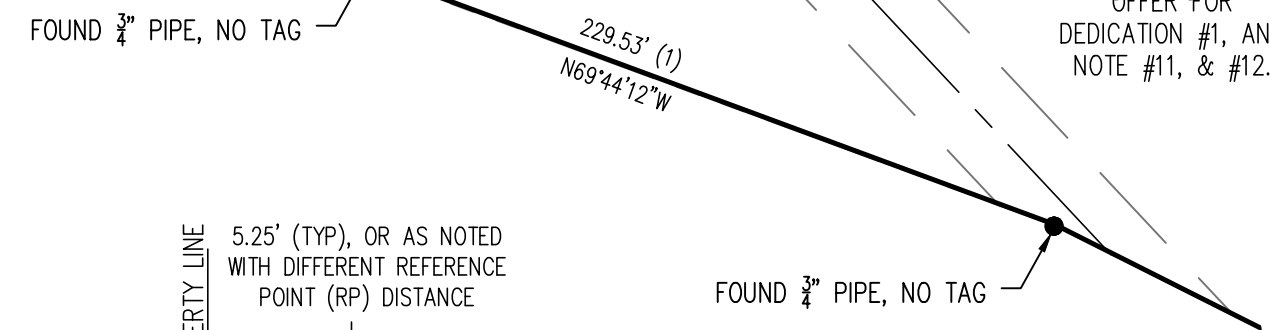
### LEGEND

- SET 5/8" REBAR W/ CAP, STAMPED "P.L.S. 8321".
- SET NAIL AND TAG FOR WITNESS CORNER STAMPED "P.L.S. 8321", SEE DETAIL THIS SHEET.
- SET 3/4" DRIVING SHAFT WITH 2" ALUM. FLAT HEAD, STAMPED "P.L.S. 8321"
- FOUND, AS DESCRIBED
- NOTHING FOUND, DIMENSION POINT
- (O.A.) OVERALL OFFICIAL RECORDS NEVADA COUNTY
- D.E. DRAINAGE EASEMENT
- P.A.E. PUBLIC ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.T.E. PUBLIC TRAIL EASEMENT
- R.P. REFERENCE POINT

LINE TABLE		
LINE #	LENGTH	DIRECTION
L2	2.94'	S 04°31'20" W
L5	46.50'	S 04°31'20" W
L11	29.11'	N 42°47'27" W
L24	7.00'	N 16°06'53" E
L25	26.25'	N 75°46'01" W
L26	39.09'	S 39°43'24" W
L102	70.47'	N 89°35'48" W
L112	34.04'	S 89°09'54" W
L113	44.53'	S 33°18'11" E
L114	71.39'	S 87°58'43" E
L115	34.29'	S 86°00'51" E
L117	33.55'	S 50°06'17" E
L118	96.24'	S 41°14'29" E
L126	75.22'	N 89°37'48" W

LINE #	LENGTH	DIRECTION
L128	4.50'	S 17°55'59" E
L129	10.08'	S 01°00'03" E
L130	22.07'	S 35°27'53" E
L131	21.90'	S 85°47'26" E
L135	32.06'	N 18°05'37" W
L136	10.00'	S 71°54'23" W
L137	28.21'	N 18°05'37" W
L138	30.86'	N 87°54'00" W
L139	30.80'	S 41°10'01" W
L140	10.00'	N 48°49'59" W
L141	15.61'	N 41°10'01" E
L142	34.86'	N 02°06'00" E
L143	7.66'	N 63°04'16" W
L144	14.55'	S 84°34'28" W

LINE #	LENGTH	DIRECTION
L145	28.26'	S 43°25'08" W
L146	15.54'	S 24°32'16" E
L150	62.38'	S 07°25'52" W
L152	8.91'	S 02°01'17" W
L153	29.37'	N 68°37'41" E
L154	20.28'	S 71°38'15" W
L155	10.00'	S 18°21'45" E
L156	47.19'	N 71°38'15" E
L157	53.89'	S 58°44'22" E
L158	37.36'	N 00°24'12" E
L161	16.05'	S 48°55'42" W
L162	83.91'	N 19°38'37" W



**WITNESS CORNER DETAIL**  
NOT TO SCALE

**PLANNING ENGINEERING SURVEYING**  
140 LITTON DRIVE, SUITE 240  
GRASS VALLEY, CA 95945  
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0 30' 60'  
SCALE: 1" = 60'



# FINAL MAP NO. 18PLN-45 LOMA RICA RANCH PHASE 1

BEING A PORTION OF SECTIONS 24 & 25, TOWNSHIP 16 NORTH, RANGE 8 EAST, M.D.B. & M.  
WITHIN THE INCORPORATED CITY OF GRASS VALLEY, COUNTY OF NEVADA, STATE OF CALIFORNIA  
NOVEMBER, 2024 SCALE 1" = 60'

## BASIS OF BEARINGS

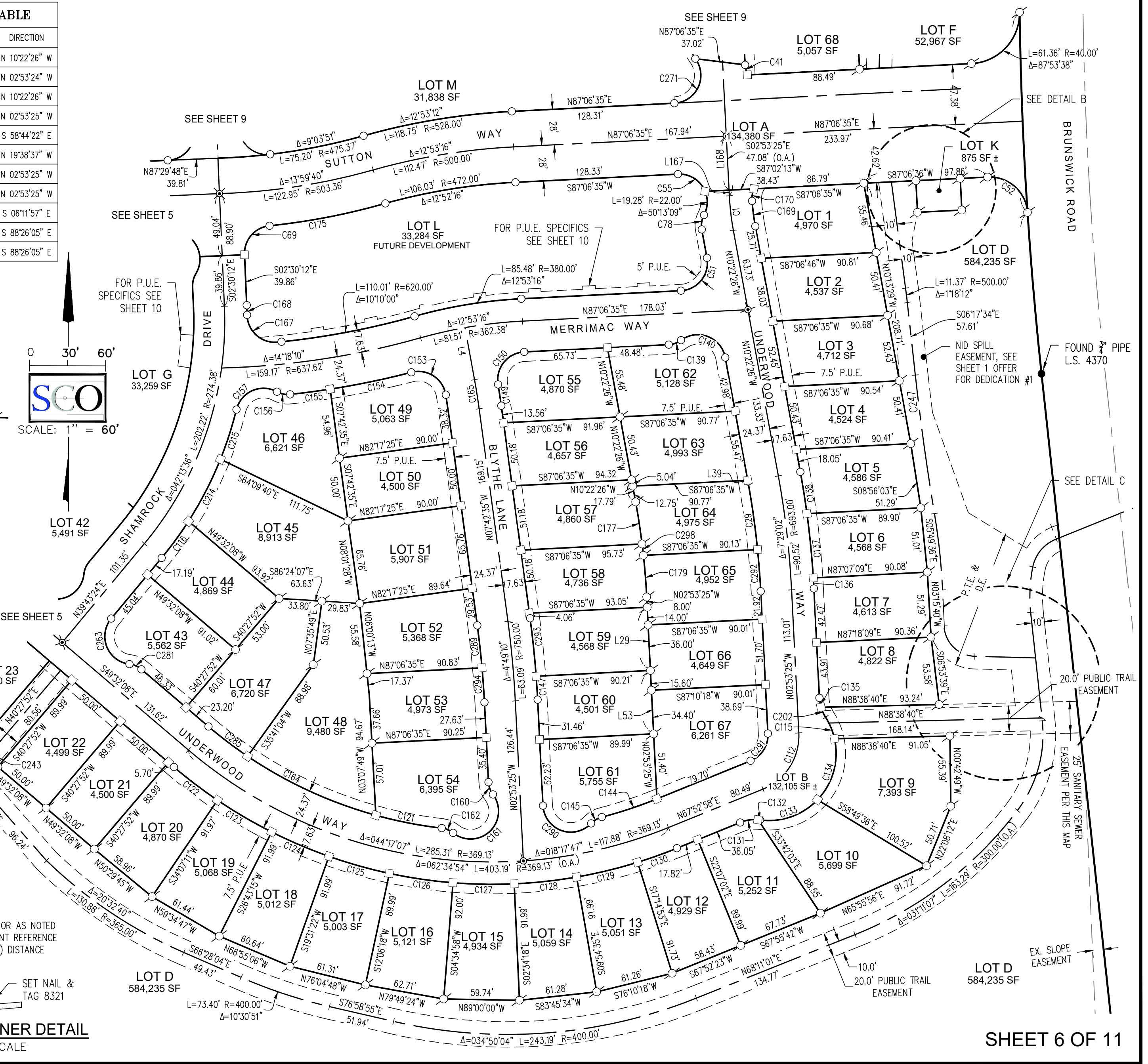
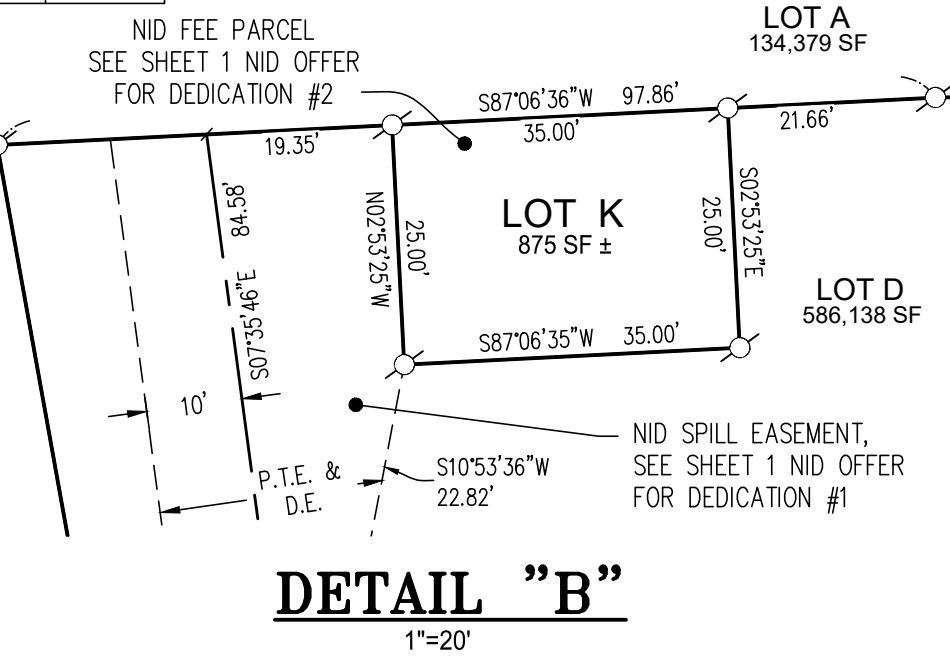
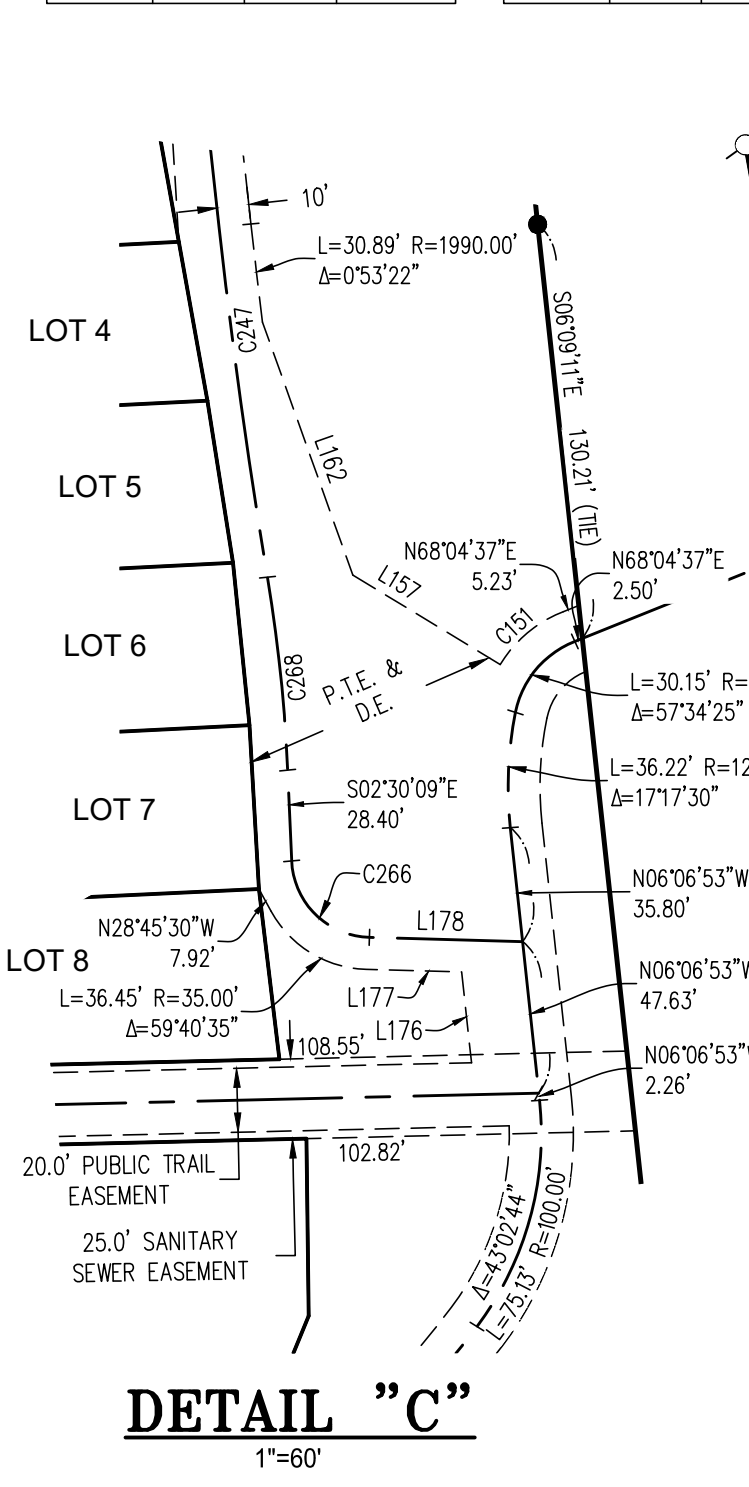
THE BASIS OF BEARINGS FOR THIS MAP IS BASED UPON FOUND MONUMENTS AND IS IDENTICAL TO THAT RECORD OF SURVEY AS SHOWN IN BOOK 8 OF SURVEYS AT PAGE 37 OFFICIAL RECORDS OF NEVADA COUNTY.

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	27.43'	210.00'	7°29'02"
C29	54.24'	668.63'	4°38'54"
C41	8.18'	22.00'	21°18'26"
C51	37.43'	22.00'	97°29'02"
C52	46.67'	30.00'	89°08'08"
C55	27.08'	22.00'	70°32'05"
C78	11.77'	17.63'	38°14'16"
C112	56.05'	45.38'	70°46'23"
C115	120.30'	53.00'	130°02'57"
C116	35.93'	292.01'	7°03'03"
C121	52.94'	344.76'	8°47'52"
C122	43.17'	386.76'	6°23'45"
C123	49.60'	386.76'	7°20'53"
C124	49.13'	386.76'	7°16'40"
C125	49.54'	386.76'	7°20'18"
C126	50.78'	386.76'	7°31'20"
C127	48.29'	386.76'	7°09'15"
C128	49.54'	386.76'	7°20'18"
C129	49.54'	386.76'	7°20'18"
C130	32.87'	386.76'	4°52'09"
C131	14.42'	31.00'	26°39'12"
C132	1.61'	31.00'	2°59'05"
C133	49.80'	53.00'	53°50'00"
C134	52.07'	53.00'	56°17'21"

CURVE #	LENGTH	RADIUS	DELTA
C135	7.41'	30.53'	13°54'35"
C136	8.53'	710.63'	0°41'15"
C137	51.00'	710.63'	4°06'43"
C138	33.29'	710.63'	2°41'04"
C139	10.43'	17.63'	33°54'19"
C140	44.70'	22.00'	116°25'30"
C144	45.83'	344.76'	7°36'57"
C145	9.88'	17.63'	32°07'09"
C147	18.54'	767.63'	1°23'02"
C149	17.02'	518.21'	1°32'55"
C150	37.13'	22.00'	96°42'13"
C151	26.16'	40.00'	37°27'52"
C153	36.50'	22.00'	95°04'08"
C154	65.36'	662.00'	5°39'24"
C155	31.86'	661.99'	2°45'26"
C156	10.73'	17.63'	34°52'46"
C157	40.31'	22.00'	104°59'25"
C160	10.43'	17.63'	33°54'32"
C161	63.57'	22.00'	165°33'12"
C162	9.88'	17.63'	32°07'09"
C164	111.86'	344.76'	18°35'22"
C165	23.25'	500.00'	2°39'51"
C168	7.63'	292.01'	1°29'52"
C169	20.13'	192.37'	5°59'46"

CURVE #	LENGTH	RADIUS	DELTA
C170	9.71'	22.00'	25°17'36"
C175	91.22'	531.36'	9°50'10"
C177	33.54'	578.62'	3°19'16"
C178	9.02'	578.62'	0°53'35"
C179	33.02'	578.62'	3°16'10"
C202	8.63'	31.00'	15°56'31"
C214	55.08'	292.01'	10°48'25"
C215	41.20'	292.01'	8°05'01"
C243	8.51'	135.00'	3°36'44"
C247	110.33'	2000.00'	3°09'39"
L39	1.00'	N 10°22'26" W	
L53	50.00'	N 02°53'25" W	
L157	53.89'	S 58°44'22" E	
L162	83.91'	N 19°38'37" W	
L167	4.43'	N 02°53'25" W	
L168	42.64'	N 02°53'25" W	
L176	28.53'	S 06°11'57" E	
L177	29.83'	S 88°26'05" E	
L178	47.88'	S 88°26'05" E	

LINE TABLE		
LINE #	LENGTH	DIRECTION
L4	41.73'	N 10°22'26" W
L29	50.00'	N 02°53'24" W
L39	1.00'	N 10°22'26" W
L53	50.00'	N 02°53'25" W
L157	53.89'	S 58°44'22" E
L162	83.91'	N 19°38'37" W
L167	4.43'	N 02°53'25" W
L168	42.64'	N 02°53'25" W
L176	28.53'	S 06°11'57" E
L177	29.83'	S 88°26'05" E
L178	47.88'	S 88°26'05" E



- LEGEND**
- SET 5/8" REBAR W/ CAP, STAMPED "P.L.S. 8321".
  - SET NAIL AND TAG FOR WITNESS CORNER STAMPED "P.L.S. 8321", SEE DETAIL THIS SHEET.
  - SET 3/4" DRIVING SHAFT WITH 2" ALUM. FLAT HEAD, STAMPED "P.L.S. 8321"
  - FOUND, AS DESCRIBED
  - NOTHING FOUND, DIMENSION POINT
  - 5.25' (TYP.) OR AS NOTED WITH DIFFERENT REFERENCE POINT (RP) DISTANCE
  - SET NAIL & TAG 8321
  - (OA) OVERALL OFFICIAL RECORDS NEVADA COUNTY
  - D.E. DRAINAGE EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - P.T.E. PUBLIC TRAIL EASEMENT
  - R.P. REFERENCE POINT

**WITNESS CORNER DETAIL**  
NOT TO SCALE

**SCO** PLANNING ENGINEERING SURVEYING  
140 LITTON DRIVE, SUITE 240  
GRASS VALLEY, CA 95945  
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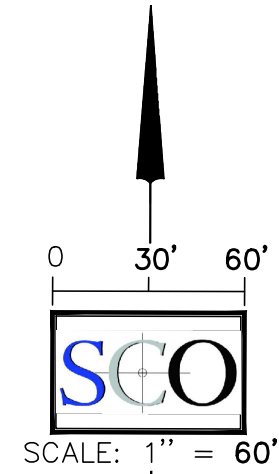
# FINAL MAP NO. 18PLN-45 LOMA RICA RANCH PHASE 1

BEING A PORTION OF SECTIONS 24 & 25, TOWNSHIP 16 NORTH, RANGE 8 EAST, M.D.B. & M.  
WITHIN THE INCORPORATED CITY OF GRASS VALLEY, COUNTY OF NEVADA, STATE OF CALIFORNIA  
NOVEMBER, 2024 SCALE 1" = 60'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C16	70.09'	521.01'	7°42'27"
C22	41.48'	22.00'	108°01'44"
C23	10.43'	17.63'	33°54'32"
C25	34.58'	500.00'	3°57'45"
C27	35.84'	524.37'	3°54'58"
C28	48.12'	200.00'	13°47'06"
C36	48.12'	200.00'	13°47'06"
C37	48.12'	200.00'	13°47'07"
C60	47.92'	200.00'	13°43'40"
C88	47.67'	200.00'	13°39'21"
C92	47.68'	200.00'	13°39'37"
C94	17.61'	200.00'	5°02'42"
C95	35.08'	22.00'	91°21'23"
C96	47.67'	231.13'	11°49'03"
C97	48.50'	22.00'	126°19'23"
C98	10.11'	17.63'	32°50'34"
C99	73.68'	158.01'	26°42'55"
C100	107.53'	158.01'	38°59'22"
C101	50.39'	158.01'	18°16'17"
C102	14.97'	158.01'	5°25'46"
C103	10.77'	17.63'	35°00'46"
C104	46.14'	22.00'	120°09'16"

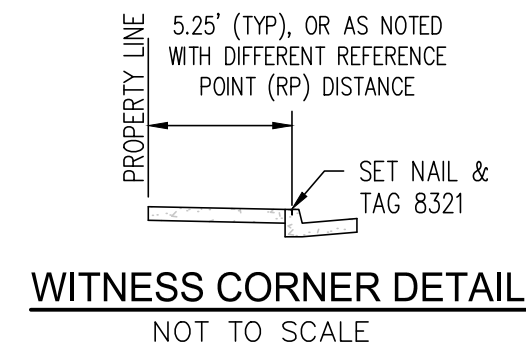
LINE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C106	42.78'	521.01'	4°42'18"
C107	5.98'	521.01'	0°39'26"
C108	37.37'	22.00'	97°20'04"
C109	24.22'	500.00'	2°46'33"
C110	10.36'	500.00'	1°11'12"
C174	47.58'	22.00'	123°54'49"
C176	10.52'	17.63'	34°11'33"
C180	64.25'	521.01'	7°03'58"
C181	32.81'	22.00'	85°27'25"
C182	7.30'	200.00'	2°05'26"
C219	51.16'	503.39'	5°49'22"
C232	23.97'	477.40'	2°52'37"
C257	70.22'	90.00'	44°42'20"
C270	34.56'	22.00'	90°00'00"
C277	194.94'	244.45'	45°41'27"
C278	149.40'	521.01'	16°25'45"
C283	78.35'	503.38'	8°55'03"
C284	98.61'	503.38'	11°13'28"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L7	63.74'	N 80°21'28" W
L8	59.77'	N 09°10'36" E
L95	20.80'	S 00°24'12" W
L122	2.26'	N 27°42'00" E
L123	158.14'	N 72°24'20" E
L132	22.77'	N 50°52'32" W
L159	10.63'	S 39°07'28" W



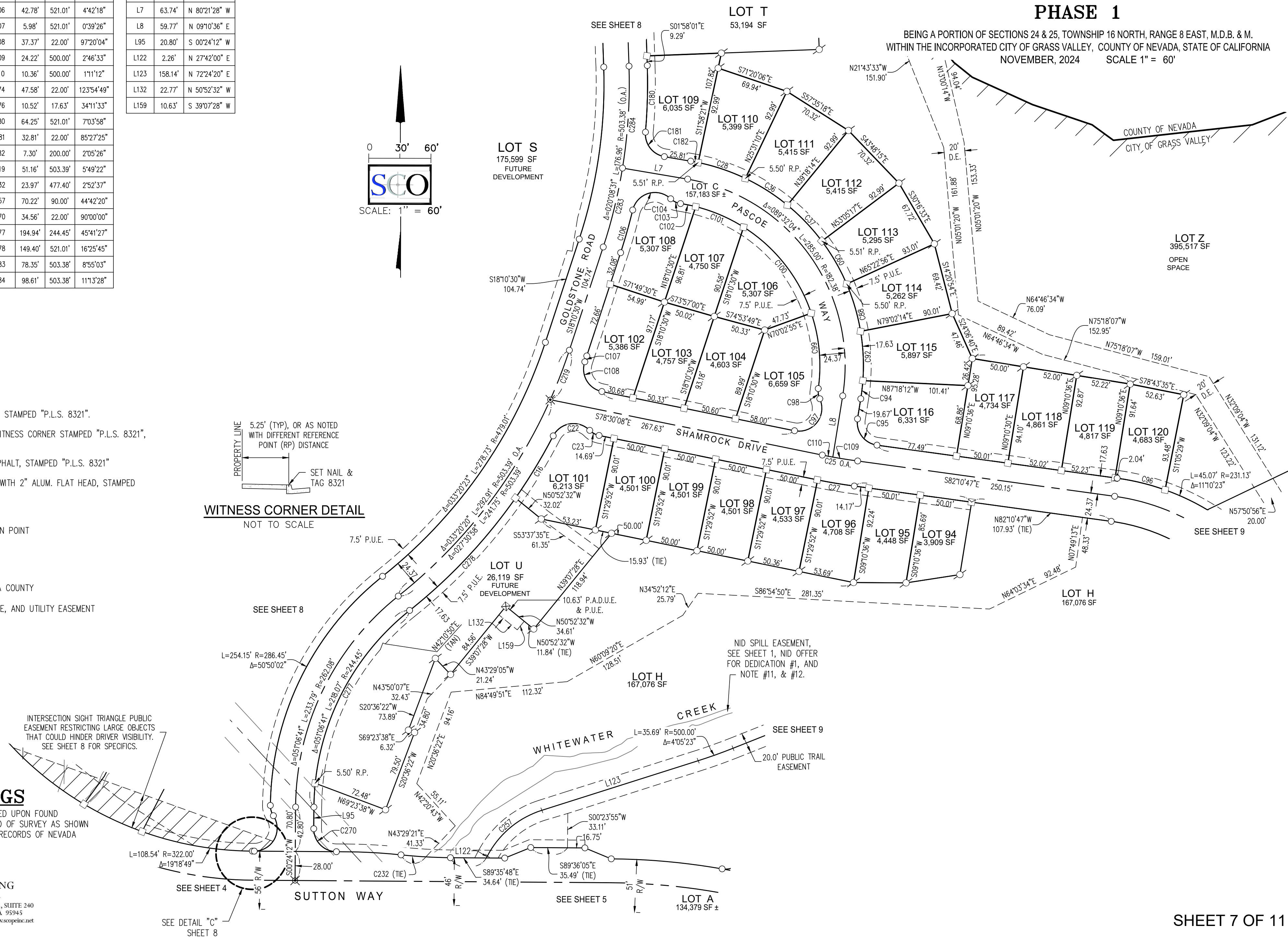
## LEGEND

- SET 5/8" REBAR W/ CAP, STAMPED "P.L.S. 8321".
- SET NAIL AND TAG FOR WITNESS CORNER STAMPED "P.L.S. 8321", SEE DETAIL THIS SHEET.
- SET NAIL AND TAG IN ASPHALT, STAMPED "P.L.S. 8321"
- SET 3/4" DRIVING SHAFT WITH 2" ALUM. FLAT HEAD, STAMPED "P.L.S. 8321"
- FOUND, AS DESCRIBED
- NOTHING FOUND, DIMENSION POINT
- EXISTING CITY LIMITS
- (O.A.) OVERALL OFFICIAL RECORDS NEVADA COUNTY
- D.E. DRAINAGE EASEMENT
- P.A.D.U.E. PRIVATE ACCESS, DRAINAGE, AND UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.T.E. PUBLIC TRAIL EASEMENT
- R.P. REFERENCE POINT



## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS BASED UPON FOUND MONUMENTS AND IS IDENTICAL TO THAT RECORD OF SURVEY AS SHOWN IN BOOK 8 OF SURVEYS AT PAGE 37 OFFICIAL RECORDS OF NEVADA COUNTY.





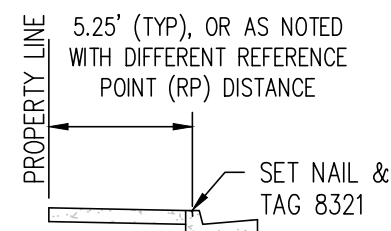
# FINAL MAP NO. 18PLN-45 LOMA RICA RANCH PHASE 1

BEING A PORTION OF SECTIONS 24 & 25, TOWNSHIP 16 NORTH, RANGE 8 EAST, M.D.B. & M.  
WITHIN THE INCORPORATED CITY OF GRASS VALLEY, COUNTY OF NEVADA, STATE OF CALIFORNIA  
NOVEMBER, 2024 SCALE 1" = 60'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C16	70.09'	521.01'	7°42'27"
C22	41.48'	22.00'	108°01'44"
C106	42.78'	521.01'	4°42'18"
C107	5.98'	521.01'	0°39'26"
C108	37.37'	22.00'	97°20'04"
C180	64.25'	521.01'	7°03'58"
C219	51.16'	503.39'	5°49'22"
C270	34.56'	22.00'	90°00'00"
C277	194.94'	244.45'	45°41'27"
C278	149.40'	521.01'	16°25'45"
C283	78.35'	503.38'	8°55'03"
C284	98.61'	503.38'	11°13'28"
C286	165.66'	236.95'	40°03'25"
C287	38.60'	236.95'	9°20'03"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L95	20.80'	S 00°24'12" W
L163	33.92'	N 27°33'47" E
L164	33.23'	N 36°08'53" E

INTERSECTION SIGHT EASEMENT  
RESTRICTING LARGE OBJECTS THAT COULD  
HINDER DRIVER VISIBILITY IS DEDICATED  
TO THE CITY OF GRASS VALLEY.

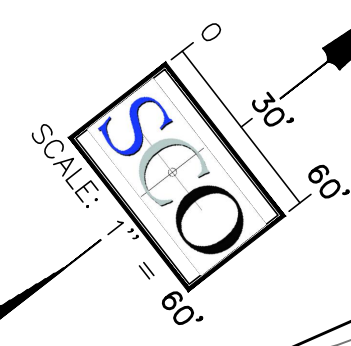


**WITNESS CORNER DETAIL**  
NOT TO SCALE

SUTTON WAY

## DETAIL "C"

1"=20'

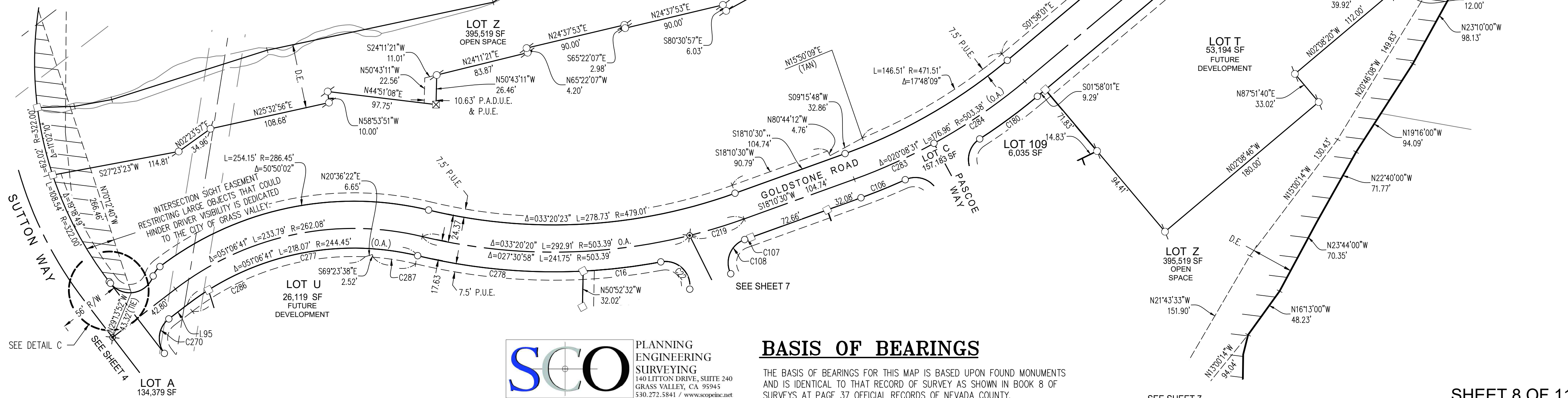


## LEGEND

- SET 5/8" REBAR W/ CAP, STAMPED "P.L.S. 8321".
- SET NAIL AND TAG FOR WITNESS CORNER STAMPED "P.L.S. 8321", SEE DETAIL THIS SHEET.
- ⊗ SET NAIL AND TAG IN ASPHALT, STAMPED "P.L.S. 8321"
- ⊗ SET 3/4" DRIVING SHAFT WITH 2" ALUM. FLAT HEAD, STAMPED "P.L.S. 8321"
- FOUND, AS DESCRIBED
- + ○ NOTHING FOUND, DIMENSION POINT

EXISTING CITY LIMITS

- (OA) OVERALL
- O.R.N.C. OFFICIAL RECORDS NEVADA COUNTY
- D.E. DRAINAGE EASEMENT
- P.A.D.U.E. PRIVATE ACCESS, DRAINAGE, & UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.T.E. PUBLIC TRAIL EASEMENT
- R.P. REFERENCE POINT



**SCO** PLANNING ENGINEERING SURVEYING  
140 LITTON DRIVE, SUITE 240  
GRASS VALLEY, CA 95945  
530.272.5841 / www.scopeinc.net

## BASIS OF BEARINGS

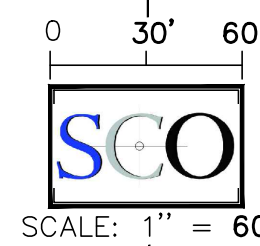
THE BASIS OF BEARINGS FOR THIS MAP IS BASED UPON FOUND MONUMENTS AND IS IDENTICAL TO THAT RECORD OF SURVEY AS SHOWN IN BOOK 8 OF SURVEYS AT PAGE 37 OFFICIAL RECORDS OF NEVADA COUNTY.

SEE SHEET 7



# FINAL MAP NO. 18PLN-45 LOMA RICA RANCH PHASE 1

BEING A PORTION OF SECTIONS 24 & 25, TOWNSHIP 16 NORTH, RANGE 8 EAST, M.D.B. & M.  
WITHIN THE INCORPORATED CITY OF GRASS VALLEY, COUNTY OF NEVADA, STATE OF CALIFORNIA  
NOVEMBER, 2024 SCALE 1" = 60'



**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA
C24	87.53'	367.00'	13°39'56"
C25	34.58'	500.00'	3°57'45"
C30	33.38'	22.00'	86°55'19"
C31	29.04'	227.63'	7°18'31"
C32	47.83'	227.63'	12°02'16"
C33	49.06'	227.63'	12°20'55"
C34	13.21'	227.63'	3°19'32"
C41	8.18'	22.00'	21°18'26"
C43	69.90'	231.13'	17°19'42"
C44	31.10'	22.00'	80°59'51"
C46	50.04'	282.37'	10°09'13"
C47	50.69'	282.37'	10°17'05"
C48	49.97'	282.37'	10°08'23"
C56	10.69'	42.37'	14°27'43"
C57	27.73'	42.37'	37°29'54"
C58	33.53'	55.00'	34°55'58"
C62	44.88'	55.00'	46°45'13"
C63	34.70'	55.00'	36°09'13"
C64	42.31'	55.00'	44°04'25"
C65	42.47'	55.00'	44°14'41"
C66	47.32'	55.00'	49°17'47"
C67	22.31'	55.00'	23°14'12"
C68	34.56'	42.37'	46°43'51"
C184	55.91'	189.13'	16°56'20"
C185	50.68'	22.00'	131°58'58"
C186	9.43'	17.63'	30°39'13"
C187	10.43'	17.63'	33°54'32"
C188	44.03'	22.00'	114°40'19"
C189	11.03'	17.63'	35°52'10"
C190	18.44'	304.15'	3°28'22"
C191	68.41'	304.15'	12°53'10"
C192	37.09'	304.15'	6°59'15"
C193	23.05'	282.37'	4°40'40"
C198	10.43'	17.60'	33°57'54"
C208	92.30'	387.00'	13°39'56"
C210	15.71'	10.00'	90°00'00"
C211	15.71'	10.00'	90°00'00"
C212	92.30'	387.00'	13°39'56"

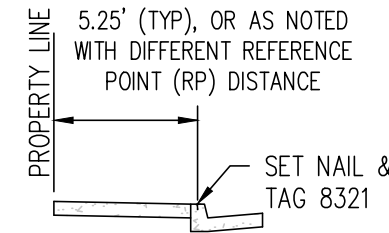
**LINE TABLE**

LINE #	LENGTH	DIRECTION
L9	40.32'	N 79°35'20" E
L10	32.97'	N 40°59'21" W
L30	50.80'	N 61°18'05" E
L31	50.52'	S 86°16'56" E
L34	41.50'	S 75°45'56" E
L60	20.11'	S 14°14'04" W
L101	41.50'	S 75°45'56" E
L107	39.61'	S 82°51'31" E
L119	18.62'	S 06°56'46" E
L120	52.41'	N 63°40'17" E
L125	78.71'	N 50°19'04" E
L127	21.18'	N 12°57'08" E
L169	79.61'	N 49°38'12" E
L171	19.01'	N 69°35'36" E

**LEGEND**

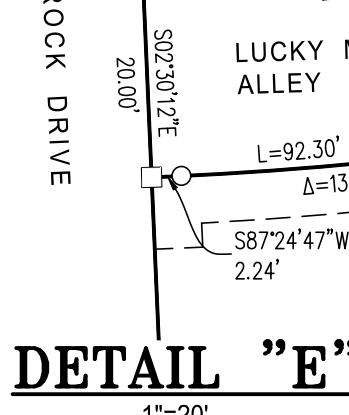
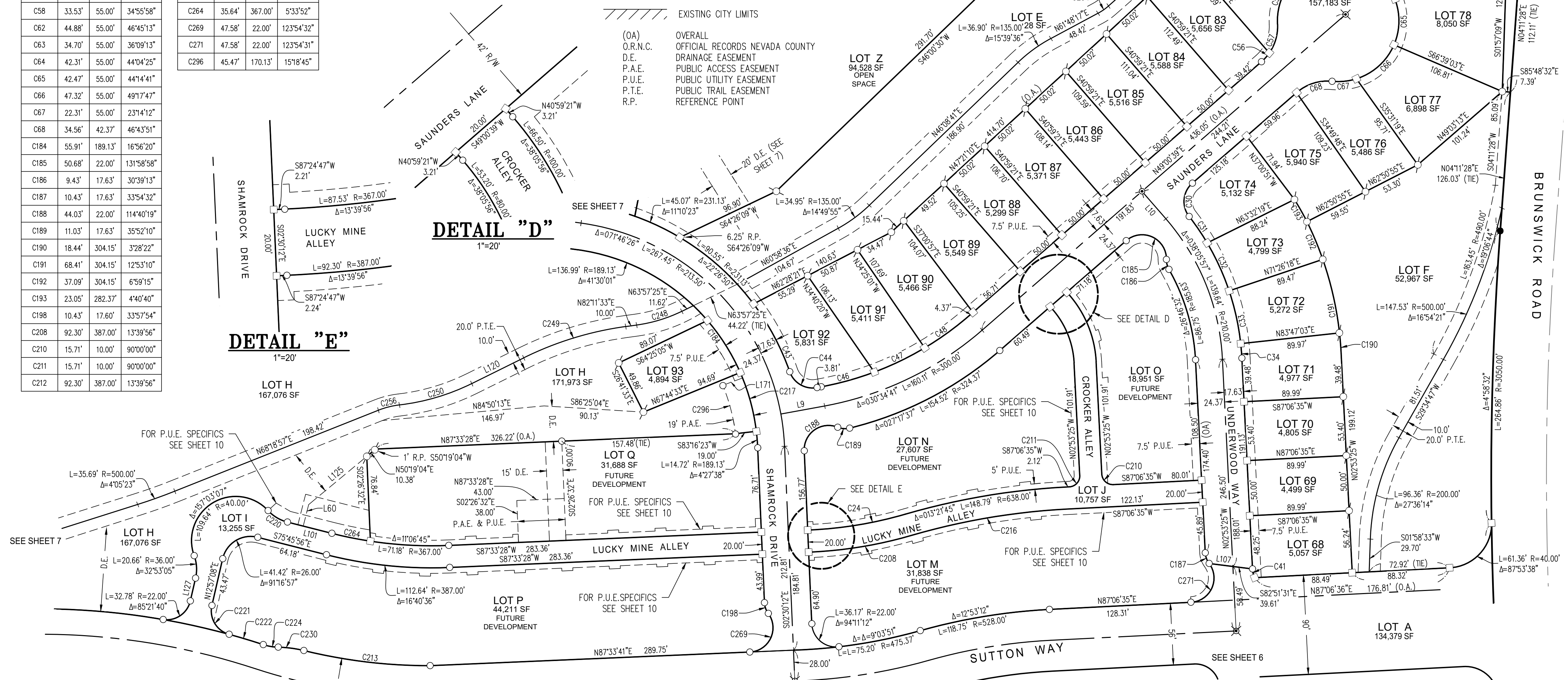
- SET 5/8" REBAR W/ CAP, STAMPED "P.L.S. 8321".
- SET NAIL AND TAG FOR WITNESS CORNER STAMPED "P.L.S. 8321", SEE DETAIL THIS SHEET.
- SET 3/4" DRIVING SHAFT WITH 2" ALUM. FLAT HEAD, STAMPED "P.L.S. 8321"
- FOUND, AS DESCRIBED
- NOTHING FOUND, DIMENSION POINT

**WITNESS CORNER DETAIL**  
NOT TO SCALE



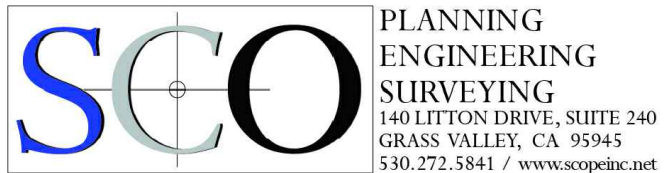
EXISTING CITY LIMITS

- (OA) OVERALL OFFICIAL RECORDS NEVADA COUNTY
- D.E. DRAINAGE EASEMENT
- P.A.E. PUBLIC ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.T.E. PUBLIC TRAIL EASEMENT
- R.P. REFERENCE POINT



**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS MAP IS BASED UPON FOUND MONUMENTS AND IS IDENTICAL TO THAT RECORD OF SURVEY AS SHOWN IN BOOK 8 OF SURVEYS AT PAGE 37 OFFICIAL RECORDS OF NEVADA COUNTY.



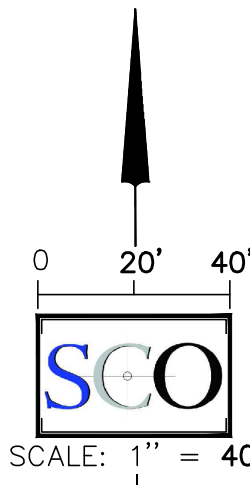
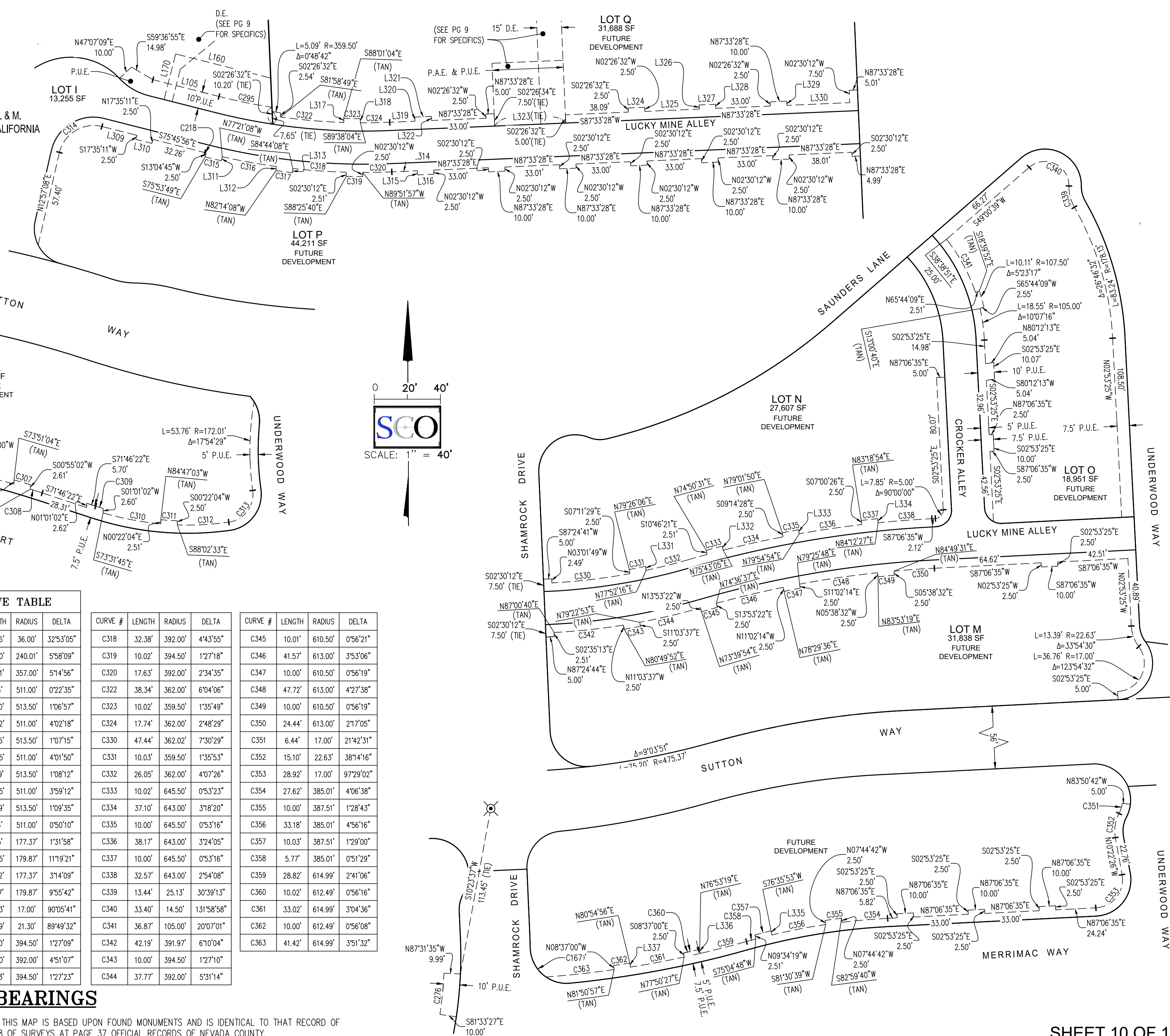


# FINAL MAP NO. 18PLN-45 LOMA RICA RANCH PHASE 1

BEING A PORTION OF SECTIONS 24 & 25, TOWNSHIP 16 NORTH, RANGE 8 EAST, M.D.B. & M.  
WITHIN THE INCORPORATED CITY OF GRASS VALLEY, COUNTY OF NEVADA, STATE OF CALIFORNIA  
NOVEMBER, 2024 SCALE 1" = 40'

## LEGEND

- ⊗ SET 3/4" DRIVING SHAFT WITH 2" ALUM. FLAT HEAD, STAMPED "P.L.S. 8321"
- FOUND, AS DESCRIBED
- + ○ NOTHING FOUND, DIMENSION POINT
- (R) RADIAL
- (TAN) TANGENT
- P.U.E. PUBLIC UTILITY EASEMENT

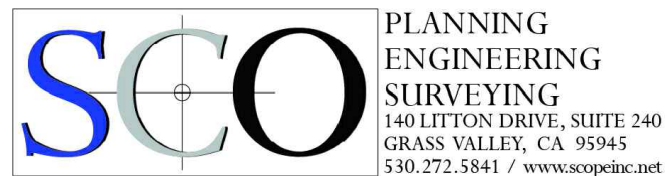


LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L105	41.23'	S 75°45'56" E	L319	15.27'	N 87°33'28" E
L300	39.00'	S 89°35'48" E	L320	2.50'	N 02°26'32" W
L301	2.50'	N 00°24'12" E	L321	10.00'	N 87°33'28" E
L302	10.00'	S 89°35'48" E	L322	2.50'	S 02°26'32" E
L303	2.50'	S 00°24'12" W	L323	43.00'	N 87°33'28" E
L304	32.14'	S 89°35'48" E	L324	10.00'	S 87°33'28" W
L305	2.50'	N 01°08'49" E	L325	32.91'	S 87°33'28" W
L306	2.50'	S 01°08'49" W	L326	2.50'	N 02°26'32" W
L308	2.51'	S 01°03'02" W	L327	10.00'	N 87°33'28" E
L309	21.87'	S 75°45'56" E	L328	2.50'	S 02°26'32" E
L310	10.02'	S 75°45'56" E	L329	2.50'	S 02°26'32" E
L311	2.50'	N 13°04'45" E	L330	38.09'	N 87°33'28" E
L312	2.51'	S 02°51'25" W	L331	2.51'	N 07°11'29" W
L313	2.50'	N 02°51'25" E	L332	2.50'	N 10°46'21" W
L314	15.38'	N 87°33'28" E	L333	2.50'	N 09°14'28" W
L315	2.50'	S 02°30'12" E	L334	2.50'	N 07°00'26" W
L316	10.00'	N 87°33'28" E	L335	2.51'	N 09°34'19" W
L317	2.51'	N 02°26'32" W	L336	2.51'	S 08°37'00" E
L318	2.50'	S 02°26'32" E	L337	2.50'	S 08°37'00" E

CURVE TABLE				CURVE TABLE				CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA
C220	20.66'	36.00'	32°53'05"	C318	32.38'	392.00'	4°43'55"	C345	10.01'	610.50'	0°56'21"
C276	25.00'	240.01'	5°58'09"	C319	10.02'	394.50'	1°27'18"	C346	41.57'	613.00'	3°53'06"
C295	32.71'	357.00'	5°14'56"	C320	17.63'	392.00'	2°34'35"	C347	10.00'	610.50'	0°56'19"
C300	3.36'	511.00'	0°22'35"	C322	38.34'	362.00'	6°04'06"	C348	47.72'	613.00'	4°27'38"
C301	10.00'	513.50'	1°06'57"	C323	10.02'	359.50'	1°35'49"	C349	10.00'	610.50'	0°56'19"
C302	36.02'	511.00'	4°02'18"	C324	17.74'	362.00'	2°48'29"	C350	24.44'	613.00'	2°17'05"
C303	10.05'	513.50'	1°07'15"	C330	47.44'	362.02'	7°30'29"	C351	6.44'	17.00'	21°42'31"
C304	35.95'	511.00'	4°01'50"	C331	10.03'	359.50'	1°35'53"	C352	15.10'	22.63'	38°14'16"
C305	10.19'	513.50'	1°08'12"	C332	26.05'	362.00'	4°07'26"	C353	28.92'	17.00'	97°29'02"
C306	35.55'	511.00'	3°59'12"	C333	10.02'	645.50'	0°53'23"	C354	27.62'	385.01'	4°06'38"
C307	10.39'	513.50'	1°09'35"	C334	37.10'	643.00'	3°18'20"	C355	10.00'	387.51'	1°28'43"
C308	7.46'	511.00'	0°50'10"	C335	10.00'	645.50'	0°53'16"	C356	33.18'	385.01'	4°56'16"
C309	4.75'	177.37'	1°31'58"	C336	38.17'	643.00'	3°24'05"	C357	10.03'	387.51'	1°29'00"
C310	35.55'	179.87'	1°11'29"	C337	10.00'	645.50'	0°53'16"	C358	5.77'	385.01'	0°51'29"
C311	10.02'	177.37'	3°14'09"	C338	32.57'	643.00'	2°54'08"	C359	28.82'	614.99'	2°41'06"
C312	31.17'	179.87'	9°55'42"	C339	13.44'	25.13'	30°39'13"	C360	10.02'	612.49'	0°56'16"
C313	26.73'	17.00'	9°00'54"	C340	33.40'	14.50'	131°58'58"	C361	33.02'	614.99'	3°04'36"
C314	33.39'	21.30'	89°49'32"	C341	36.87'	105.00'	20°07'01"	C362	10.00'	612.49'	0°56'08"
C315	10.00'	394.50'	1°27'09"	C342	42.19'	391.97'	6°10'04"	C363	41.42'	614.99'	3°51'32"
C316	33.20'	392.00'	4°51'07"	C343	10.00'	394.50'	1°27'10"				
C317	10.03'	394.50'	1°27'23"	C344	37.77'	392.00'	5°31'14"				

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS BASED UPON FOUND MONUMENTS AND IS IDENTICAL TO THAT RECORD OF SURVEY AS SHOWN IN BOOK 8 OF SURVEYS AT PAGE 37 OFFICIAL RECORDS OF NEVADA COUNTY.





**SUPPLEMENTAL DATA SHEET**  
**FINAL MAP NO. 18PLN-45**  
**LOMA RICA RANCH**  
**PHASE 1**

BEING A PORTION OF SECTIONS 24 & 25, TOWNSHIP 16 NORTH, RANGE 8 EAST, M.D.B. & M.  
WITHIN THE INCORPORATED CITY OF GRASS VALLEY, COUNTY OF NEVADA, STATE OF CALIFORNIA  
NOVEMBER, 2024 SCALE 1" = 40'

THE ADDITIONAL INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES, DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

1. THE OVERALL DEVELOPMENT SUBJECT TO THIS MASTER DECLARATION IS LOCATED IN THE VICINITY OF THE NEVADA COUNTY AIRPORT, WITHIN WHAT IS KNOWN AS AN AIRPORT INFLUENCE AREA. FOR THIS REASON, THE PROPERTY MAY BE SUBJECT TO SOME OF THE ANNOYANCES OR INCONVENIENCES ASSOCIATED WITH THE PROXIMITY TO THE AIRPORT OPERATIONS (FOR EXAMPLE: NOISE, VIBRATION, OR ODORS). INDIVIDUAL SENSITIVITIES TO THOSE ANNOYANCES CAN VARY FROM PERSON TO PERSON. THE PROSPECTIVE BUYERS SHOULD CONSIDER WHAT AIRPORT ANNOYANCES, IF ANY, ARE ASSOCIATED WITH THE PROPERTY BEFORE COMPLETING THE PURCHASE OF A LOT AND DETERMINE WHETHER THEY ARE ACCEPTABLE.