

**FINAL MAP NO. 18PLN-45
LOMA RICA RANCH
PHASE 2**

BEING DIVISION OF LOTS "S", "T", AND "U", PER FINAL MAP NO 18PLN-45,
LOMA RICA RANCH, PHASE 1,
FILED IN BOOK ___ OF SUBDIVISIONS AT PAGE ___, O.R.N.C.

BEING PORTION OF SECTION 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

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 AS AN EASEMENT FOR PUBLIC PURPOSES:

- 1. 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.

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

- 2. A PRIVATE ACCESS, DRAINAGE, AND UTILITY EASEMENT (P.A.D.U.E.) FOR THE BENEFIT OF THE DESIGNATED LOTS 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

NOTES

- 1. THIS SUBDIVISION CONSISTS OF 5.85± ACRES, WITH 60 ATTACHED RESIDENTIAL LOTS (1-60) AND MISCELLANEOUS LOTS "A", "B", "C", "D", "E", AND "F".
- 2. COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LOMA RICA RANCH ARE RECORDED PER DOCUMENT NO. _____ O.R.N.C.

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 _____

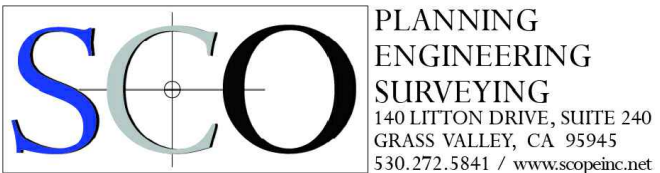
On _____, before me, _____, Notary Public,

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.

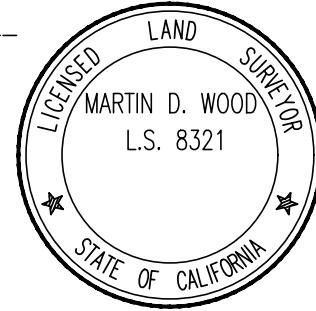
Signature Printed Name
My Registration Number: _____ and Expires on: _____
My Principal Place of Business is: _____ county.



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 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

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 2" CONSISTING OF 4 SHEETS AND ACCEPTED FOR PUBLIC USE ITEM 1 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.

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

FINAL MAP NO. 18PLN-45 LOMA RICA RANCH PHASE 2

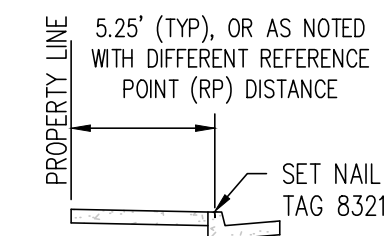
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NOVEMBER, 2024 SCALE 1" = 40'

BASIS OF BEARINGS

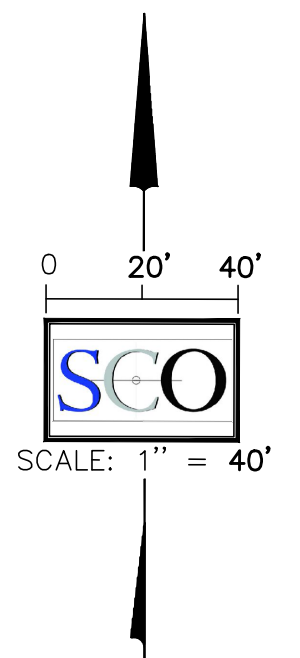
THE BASIS OF BEARINGS FOR THIS MAP IS BASED UPON FOUND MONUMENTS AND IS IDENTICAL TO THAT FINAL MAP AS SHOWN IN BOOK ___ OF SUBDIVISION MAPS AT PAGE ___ OFFICIAL RECORDS OF NEVADA COUNTY.

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"
- FOUND 5/8" REBAR W/ CAP, STAMPED "P.L.S. 8321", OR AS DESCRIBED
- NOTHING FOUND, DIMENSION POINT
- D.E. DRAINAGE EASEMENT
- (O.A.) OVERALL
- O.R.N.C. OFFICIAL RECORDS NEVADA COUNTY
- P.A.D.U.E. PRIVATE ACCESS, DRAINAGE & UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R.P. REFERENCE POINT
- (1) RECORD DOCUMENT BOOK ___ SUBDIVISIONS, PAGE ___, O.R.N.C.

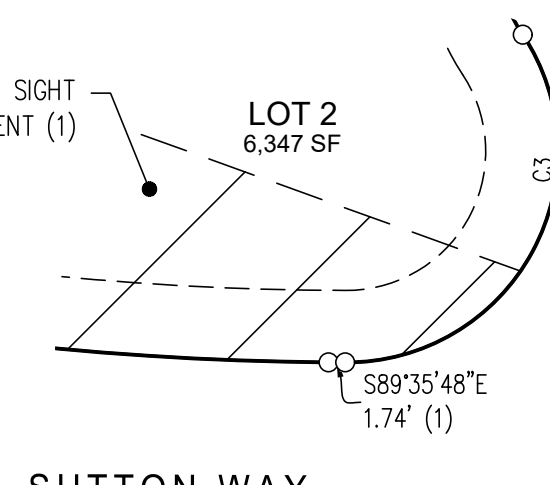
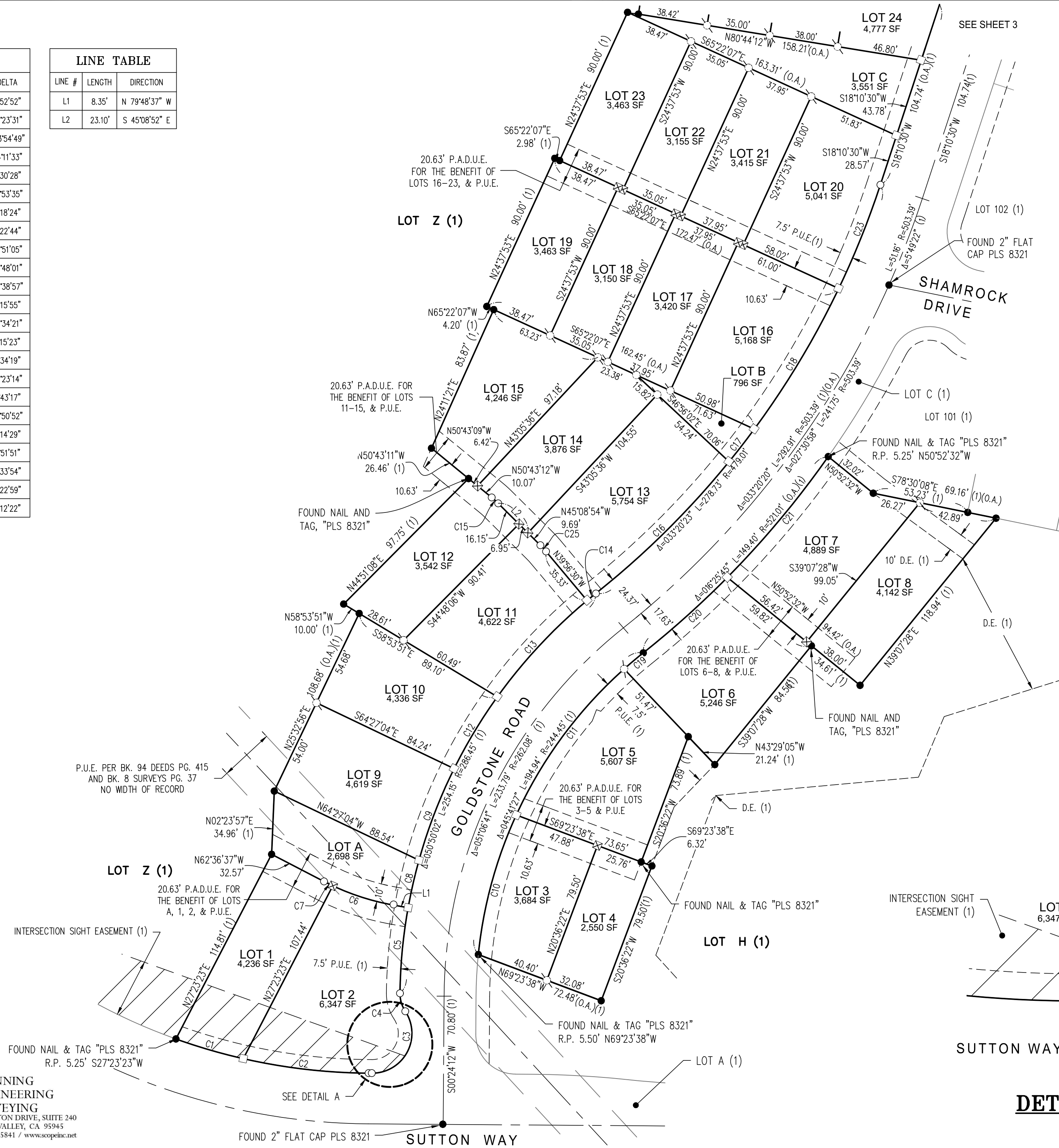


WITNESS CORNER DETAIL
NOT TO SCALE

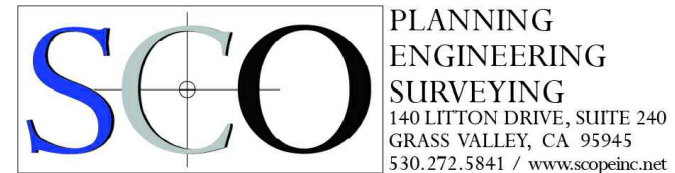


CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	38.75'	322.67'	6°52'52"
C2	69.79'	322.67'	12°23'31"
C3	47.58'	22.00'	123°54'49"
C4	10.52'	17.63'	34°11'33"
C5	47.53'	286.45'	9°30'28"
C6	35.09'	135.00'	14°53'35"
C7	5.43'	135.00'	2°18'24"
C8	26.89'	286.45'	5°22'44"
C9	54.25'	286.45'	10°51'05"
C10	80.21'	244.45'	18°48'01"
C11	100.90'	244.45'	23°38'57"
C12	46.32'	286.45'	9°15'55"
C13	72.86'	286.45'	14°34'21"
C14	6.28'	286.45'	1°15'23"
C15	4.86'	50.00'	5°34'19"
C16	103.56'	479.01'	12°23'14"
C17	22.75'	479.01'	2°43'17"
C18	90.69'	479.01'	10°50'52"
C19	13.83'	244.45'	3°14'29"
C20	62.42'	521.01'	6°51'51"
C21	86.98'	521.01'	9°33'54"
C23	61.73'	479.01'	7°22'59"
C25	4.63'	51.00'	5°12'22"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	8.35'	N 79°48'37" W
L2	23.10'	S 45°08'52" E



DETAIL "A"
1"=20'








FINAL MAP NO. 18PLN-45 LOMA RICA RANCH PHASE 2

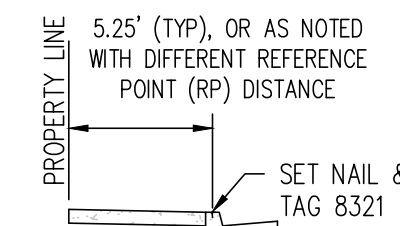
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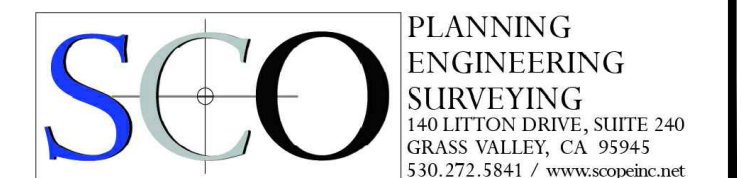
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- (1) RECORD DOCUMENT BOOK ___ SUBDIVISIONS, PAGE ___, O.R.N.C.



WITNESS CORNER DETAIL
NOT TO SCALE

CURVE #	LENGTH	RADIUS	DELTA
C26	58.30'	479.01'	6°58'24"
C27	19.80'	479.01'	2°22'04"



**SUPPLEMENTAL DATA SHEET
FINAL MAP NO. 18PLN-45
LOMA RICA RANCH
PHASE 2**

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NOVEMBER, 2024

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.
2. SIDE SETBACKS FOR LOTS 1-60 PER THIS MAP SHALL BE ZERO (0) FEET TO ACCOMMODATE DUPLEX STYLE UNITS CONSISTENT WITH "THE CREEKS NEIGHBORHOOD" DESCRIBED IN THE LOMA RICA RANCH SPECIFIC PLAN AMENDED BY 2019-12, APRIL 23, 2019.