

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.

GVC PROPERTY 18 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

JAMES F. BALDACCI
ITS MANAGER

ST. THOMAS CONSTRUCTION, INC.
ITS MANAGER

BY: _____

THOMAS A. BALDACCI
ITS PRESIDENT

NOTES

1. THIS SUBDIVISION CONSISTS OF 5.07± ACRES, WITH 50 SINGLE FAMILY RESIDENTIAL LOTS (1-50) AND MISCELLANEOUS LOTS "A", AND "B".
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.

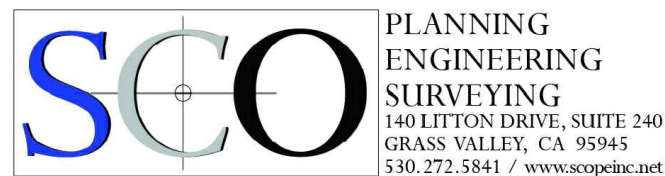
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Printed Name

My Registration Number: _____ and Expires on: _____

My Principal Place of Business is: _____ county.



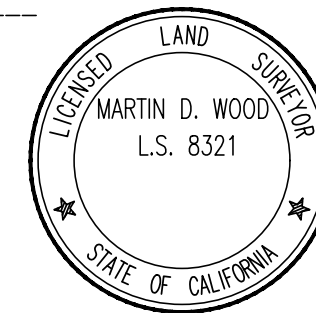
**FINAL MAP NO. 18PLN-45
LOMA RICA RANCH
PHASE 3**

BEING DIVISION OF LOTS "L", "M", "N", "O", "P", "Q", AND "R" PER FINAL MAP NO 18PLN-45,
LOMA RICA RANCH, PHASE 1,
RECORDED IN BOOK ___ OF SUBDIVISIONS AT PAGE ___, O.R.N.C.
BEING 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

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 3" CONSISTING OF 4 SHEETS. 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 3

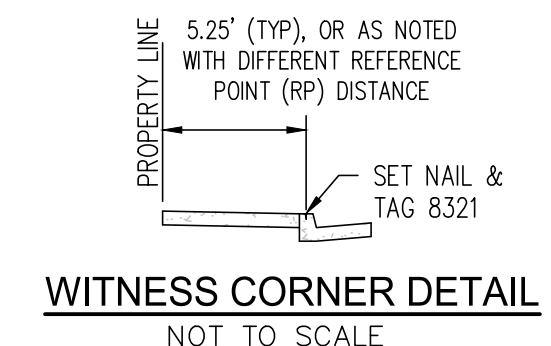
BEING DIVISION OF LOTS "L", "M", "N", "O", "P", "Q", AND "R" PER FINAL MAP NO 18PLN-45,
LOMA RICA RANCH, PHASE 1,
RECORDED IN BOOK ___ OF SUBDIVISIONS AT PAGE ___, O.R.N.C.
BEING PORTION OF SECTION 25, TOWNSHIP 16 NORTH, RANGE 8 EAST, M.D.B. & M.
WITHIN THE INCORPORATED CITY OF GRASS VALLEY, COUNTY OF NEVADA, STATE OF CALIFORNIA
NOVEMBER, 2024 SCALE 1" = 40'

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 SUBDIVISION MAPS AT PAGE 37 OFFICIAL RECORDS OF NEVADA COUNTY.

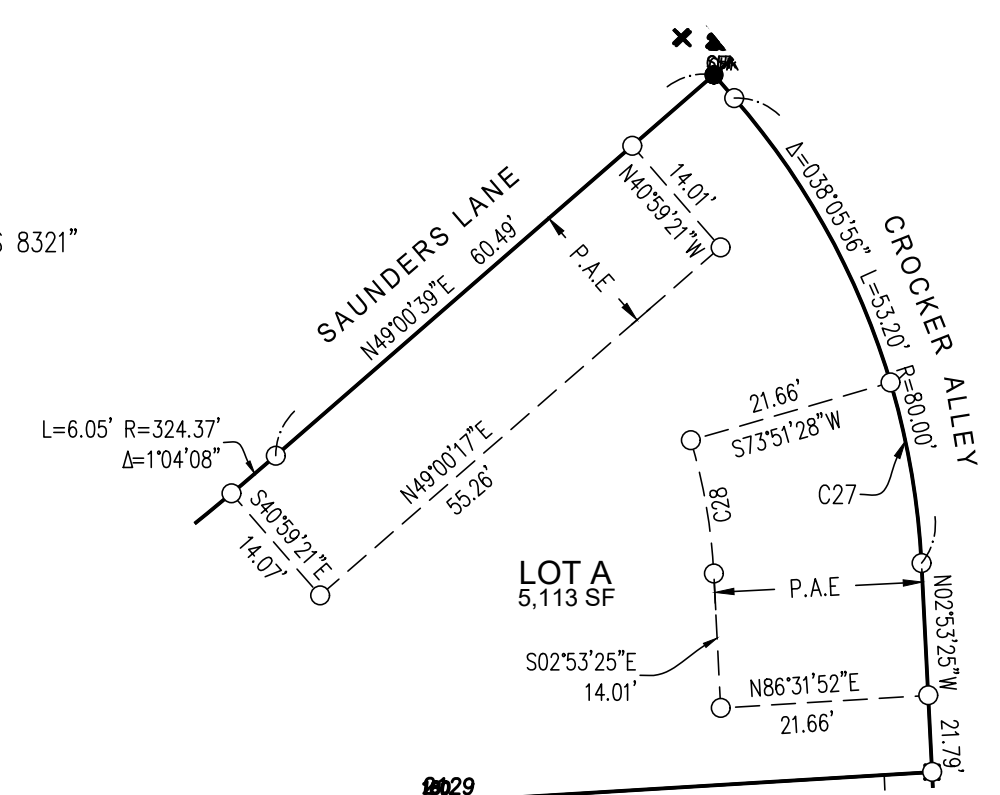
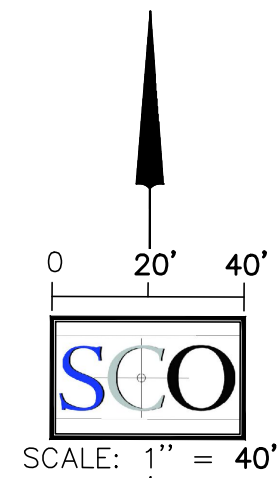
LEGEND

- 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.
- FOUND 5/8" REBAR W/ CAP, STAMPED "P.L.S. 8321", OR AS DESCRIBED
- NOTHING FOUND, DIMENSION POINT
- (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
- (1) RECORD DOCUMENT BOOK ___ SUBDIVISIONS, PAGE ___, O.R.N.C.



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	7.63'	292.01'	1°29'52"
C2	36.33'	22.00'	94°36'21"
C3	37.43'	22.00'	97°29'02"
C4	11.77'	17.63'	38°14'16"
C5	19.28'	22.00'	50°13'09"
C6	27.08'	22.00'	70°32'05"
C7	39.99'	472.00'	4°51'17"
C8	45.96'	472.00'	5°34'43"
C9	20.08'	472.00'	2°26'16"
C10	23.08'	531.36'	2°29'20"
C11	43.05'	531.36'	4°38'30"
C12	25.09'	531.36'	2°42'19"
C13	36.17'	22.00'	94°11'12"
C14	40.83'	475.36'	4°55'15"
C15	34.37'	475.36'	4°08'31"
C16	17.40'	528.00'	1°53'18"
C17	47.52'	528.00'	5°09'22"
C18	49.91'	528.00'	5°24'58"
C19	3.94'	528.00'	0°25'38"
C20	47.58'	22.00'	123°54'32"
C21	10.43'	17.63'	33°54'32"
C22	58.52'	185.63'	18°03'50"
C23	28.22'	185.63'	8°42'42"
C24	9.43'	17.63'	30°39'13"
C25	50.68'	22.00'	131°58'58"
C26	102.52'	324.37'	18°06'30"
C27	19.13'	80.00'	13°42'11"
C28	14.12'	58.34'	13°52'15"
C29	43.34'	324.37'	7°39'20"
C30	8.66'	324.37'	1°31'47"
C31	11.03'	17.63'	35°52'10"
C32	44.03'	22.00'	114°40'19"
C34	21.75'	100.00'	12°27'47"
C35	53.20'	80.00'	38°05'56"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	3.21'	N 40°59'21" W
L2	2.12'	S 87°06'35" W
L5	3.21'	N 40°59'21" W



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

DETAIL "A"
1"=20'





FINAL MAP NO. 18PLN-45 LOMA RICA RANCH

PHASE 3

BEING DIVISION OF LOTS "L", "M", "N", "O", "P", "Q", AND "R" PER FINAL MAP NO 18PLN-45,
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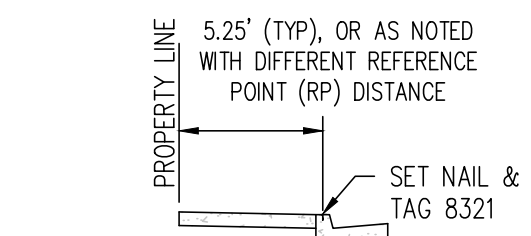
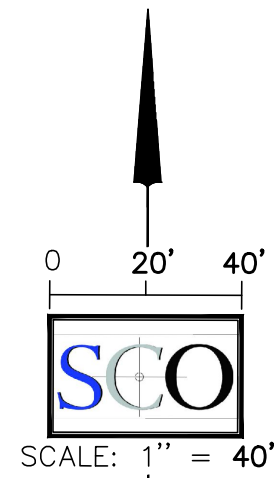
CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C36	34.59'	22.00'	90°05'41"
C37	36.69'	167.01'	12°35'16"
C38	18.11'	22.00'	47°10'10"
C39	25.33'	647.00'	2°14'36"
C40	7.23'	647.00'	0°38'26"
C41	13.51'	45.00'	17°11'55"
C42	23.44'	105.55'	12°43'27"
C43	47.58'	22.00'	123°54'32"
C44	10.43'	17.60'	33°57'54"
C45	14.72'	189.13'	4°27'38"
C46	22.75'	367.00'	3°33'05"
C47	22.64'	387.00'	3°21'06"
C48	5.75'	387.00'	0°51'07"
C49	1.85'	184.87'	0°34'25"

LEGEND

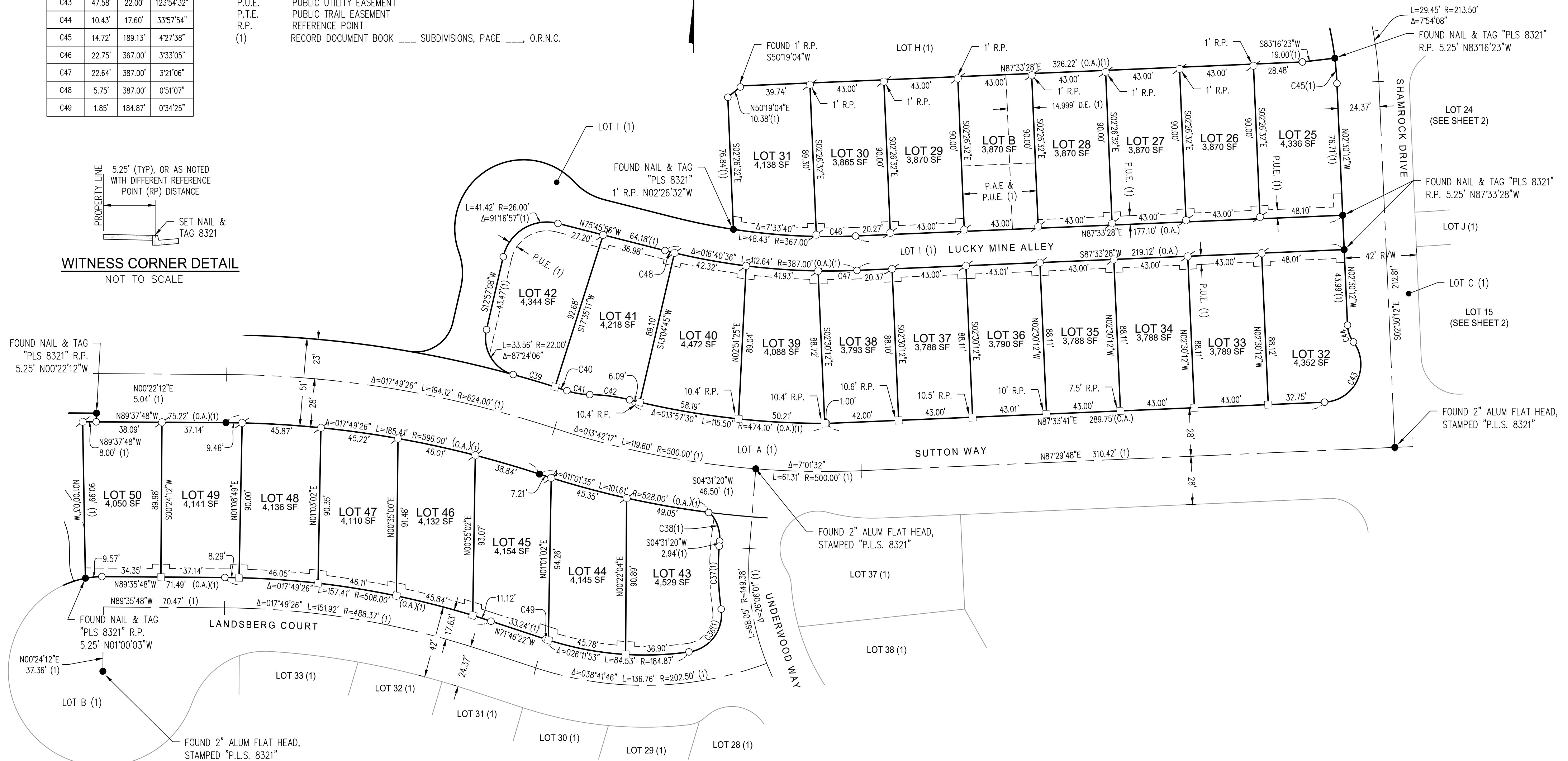
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WITNESS CORNER DETAIL
NOT TO SCALE



**SUPPLEMENTAL DATA SHEET
FINAL MAP NO. 18PLN-45
LOMA RICA RANCH
PHASE 3**

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

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.