

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE DULY AUTHORIZED REPRESENTATIVE OF THE ONLY PERSONS OR ORGANIZATIONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THIS SUBDIVISION, AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP.

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

RESTRICTED VEHICULAR ACCESS ALONG CHURCH STREET AS SHOWN HEREON.

TRUCKEE DEVELOPMENT ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY

DATE

(PRINT NAME AND TITLE)

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 } s.s.
COUNTY OF _____

ON _____ BEFORE ME, _____
DATE INSERT NAME AND TITLE OF THE OFFICER

PERSONALLY APPEARED _____
NAME(S) OF SIGNER(S)

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 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 AND OFFICIAL SEAL.

SIGNATURE _____
SIGNATURE OF NOTARY PUBLIC

TOWN COUNCIL STATEMENT

ON BEHALF OF THE TOWN COUNCIL AND UNDER THE AUTHORITY OF THE TOWN OF TRUCKEE MUNICIPAL CODE, TITLE 18 PER THE DEVELOPMENT CODE, EFFECTIVE MAY 9, 2024, THE TOWN ENGINEER HAS APPROVED THE FILING OF THIS FINAL MAP OF "FINAL MAP 2024-00000083 FOR TRUCKEE DEVELOPMENT ASSOCIATES, LLC" CONSISTING OF 2 SHEETS, HAS APPROVED OF THE DRAINAGE EASEMENT ABANDONMENT AS SHOWN ON SHEET 2, AND HAS ACCEPTED FOR PUBLIC USE OFFERS OF DEDICATION AS DESCRIBED IN THE OWNER'S STATEMENT.

DANIEL P. WILKINS, R.C.E. 56267, EXPIRES 12/31/24 DATE
TOWN ENGINEER
TOWN OF TRUCKEE

TAX COLLECTOR'S STATEMENT

I, THE UNDERSIGNED, THE OFFICIAL COMPUTING REDEMPTION FOR THE COUNTY OF NEVADA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE THERE ARE NO LIENS FOR UNPAID TAXES, AND SPECIAL ASSESSMENTS COLLECTED AS TAXES AGAINST THE LANDS SUBDIVIDED HEREON, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET DUE AND PAYABLE, BUT CONSTITUTING A LIEN ARE _____.

MICHELLE BODLEY DATE
NEVADA COUNTY TREASURER-TAX COLLECTOR

SIGNATURE OMISSIONS:

SIGNATURES OF PARTIES OWNING THE FOLLOWING TYPES OF RECORD TITLE INTERESTS HAVE BEEN OMITTED PURSUANT TO APPLICABLE PROVISIONS OF THE CALIFORNIA GOVERNMENT CODE (SECTION 66436). THEIR INTERESTS ARE SUCH THAT THEY CANNOT RIPEN TO FEE.

NAME OF PARTY: TRUCKEE TAHOE AIRPORT DISTRICT
RECORDING DATA: DOCUMENT NO. 20180006086, MARCH 28, 2018
INTEREST: EASEMENT FOR OVERFLIGHT, NOISE, VIBRATION, FUMES, AND AIRSPACE

NAME OF PARTY: UNION PACIFIC RAILROAD COMPANY
RECORDING DATA: DOCUMENT NO. 20180019230, OCTOBER 1, 2018
INTEREST: EASEMENT OF CONSTRUCTION, USE, OPERATION, MAINTENANCE, REPAIR, RENEWAL AND RECONSTRUCTION OF RAILROAD TRACKAGE

NAME OF PARTY: UNION PACIFIC RAILROAD COMPANY
RECORDING DATA: DOCUMENT NO. 20180019231, OCTOBER 1, 2018
INTEREST: TEMPORARY EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS

NAME OF PARTY: TRUCKEE SANITARY DISTRICT
RECORDING DATA: DOCUMENT NO. 20190024474, NOVEMBER 20, 2019
INTEREST: EASEMENT FOR CONSTRUCTION AND INSTALLATION OF SANITARY SEWER SYSTEM

NAME OF PARTY: TRUCKEE SANITARY DISTRICT
RECORDING DATA: DOCUMENT NO. 20190024475, NOVEMBER 20, 2019
INTEREST: EASEMENT FOR CONSTRUCTION AND INSTALLATION OF SANITARY SEWER SYSTEM

NAME OF PARTY: TRUCKEE SANITARY DISTRICT
RECORDING DATA: DOCUMENT NO. 20200015381, JULY 8, 2020
INTEREST: EASEMENT FOR OPERATION AND MAINTENANCE OF SANITARY SEWER SYSTEM

NAME OF PARTY: TOWN OF TRUCKEE
RECORDING DATA: DOCUMENT NO. 20230001537, FEBRUARY 6, 2023
INTEREST: EASEMENT FOR DRAINAGE FACILITIES

NAME OF PARTY: TOWN OF TRUCKEE
RECORDING DATA: DOCUMENT NO. 20230001539, FEBRUARY 6, 2023
INTEREST: RECIPROCAL PEDESTRIAN AND ELECTRIC VEHICLE CHARGING EASEMENT

NAME OF PARTY: TOWN OF TRUCKEE
RECORDING DATA: DOCUMENT NO. 20230001540, FEBRUARY 6, 2023
INTEREST: RECIPROCAL ACCESS AND UTILITY EASEMENT

NAME OF PARTY: TRUCKEE DONNER PUBLIC UTILITY DISTRICT
RECORDING DATA: DOCUMENT NO. 20230012393, SEPTEMBER 6, 2023
INTEREST: BLANKET PUBLIC UTILITIES

NOTES:

- 1) THE VESTING DEED TO THE SUBJECT PROPERTY IS RECORDED IN DOCUMENT NO. 2018-0012384, NEVADA COUNTY OFFICIAL RECORDS.
- 2) AN AIRPORT OVERFLIGHT EASEMENT FOR TRUCKEE TAHOE AIRPORT DISTRICT IS RECORDED AS DOCUMENT NO. 20180006086, NEVADA COUNTY OFFICIAL RECORDS.
- 3) WOOD STOVES, FIREPLACES, ZERO CLEARANCE FIREPLACES, AND OTHER WOOD BURNING DEVICES SHALL BE PROHIBITED.
- 4) ALL DISTANCES ARE GROUND AND SHOWN IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- 5) ALL MAPS AND DOCUMENTS CITED IN THIS MAP ARE NEVADA COUNTY RECORDS, UNLESS SPECIFIED OTHERWISE.
- 6) THIS SUBDIVISION IS SUBJECT TO THE NOTES, RECITALS, LEGENDS AND/OR CONDITIONS AS SHOWN ON TRUCKEE RAILYARD PHASE 1 FINAL MAP RECORDED IN BOOK 9 OF SUBDIVISIONS AT PAGE 17 AND TRUCKEE RAILYARD PHASE 2 FINAL MAP RECORDED IN BOOK 9 OF SUBDIVISIONS AT PAGE 21, NEVADA COUNTY OFFICIAL RECORDS.
- 7) AT THE TIME OF MAP RECORDATION, THE UNION PACIFIC RAILROAD PROHIBITS RESIDENTIAL USES WITHIN THE BALLOON TRACK. IF UNION PACIFIC RAILROAD AUTHORIZES RESIDENTIAL USES IN THE FUTURE, FUTURE LAND OWNERS OR DEVELOPERS WILL BE REQUIRED TO PAY QIMBY AND/OR MITIGATION FEES FOR EACH RESIDENTIAL UNIT AS REQUIRED BY STATE AND TOWN OF TRUCKEE REQUIREMENTS. ADDITIONAL RESTRICTIONS ARE STATED IN A DECLARATION OF RESTRICTIONS RECORDED OCTOBER 1, 2018, AS DOCUMENT NO. 20180019233, NEVADA COUNTY OFFICIAL RECORDS.
- 8) A DEVELOPMENT AGREEMENT FOR THE DEVELOPMENT OF THE RAILYARD MASTER PLAN EXECUTED BY THE TOWN OF TRUCKEE AND TRUCKEE DEVELOPMENT ASSOCIATES LLC, DATED NOVEMBER 13, 2017, RECORDED JANUARY 11, 2018, AS DOCUMENT NO. 20180000447, NEVADA COUNTY OFFICIAL RECORDS, AFFECTS THE PROPERTY SHOWN HEREON.
- 9) FUTURE DEVELOPMENT OF THE PROPERTIES SHALL COMPLY WITH ALL APPLICABLE PROVISIONS AND STANDARDS OF THE RAILYARD MASTER PLAN AND ANY APPLICABLE DEVELOPMENT CODE REQUIREMENTS. THE RAILYARD MASTER PLAN MAY BE VIEWED AT THE TOWN OF TRUCKEE PLANNING DEPARTMENT WEBSITE.

NOTES (CONTINUED):

- 10) THIS SUBDIVISION IS SUBJECT TO THE EASEMENTS LISTED HEREON FOR SIGNATURE OMISSIONS.
- 11) THE SUBJECT PROPERTY IS PART OF AND SUBJECT TO A SPECIAL TAX LIEN (MELLO-ROOS), PURSUANT TO SECTIONS OF THE STREETS AND HIGHWAY CODE AND THE GOVERNMENT CODE, COMMUNITY FACILITIES DISTRICT NO. 2017-2 EXECUTED BY THE TOWN OF TRUCKEE, RECORDED JANUARY 22, 2018, AS DOCUMENT NO. 20180001042, NEVADA COUNTY OFFICIAL RECORDS.
- 12) THE SUBJECT PROPERTY LIES WITHIN THE PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2017-2 PER DOCUMENT NO. 20170023508, RECORDED OCTOBER 20, 2017, AND DOCUMENT NO. 20170025706, RECORDED NOVEMBER 17, 2017, NEVADA COUNTY OFFICIAL RECORDS.
- 13) THE SUBJECT PROPERTY LIES WITHIN THE PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2014-1 PER DOCUMENT NO. 20170028760, RECORDED DECEMBER 26, 2017, NEVADA COUNTY OFFICIAL RECORDS.
- 14) A SUPPLEMENTAL AGREEMENT PER 2-O.R.-107, RECORDED MARCH 20, 1929, CONCERNING A SANITARY PIPELINE, BETWEEN CENTRAL PACIFIC RAILWAY COMPANY (AND SOUTHERN PACIFIC COMPANY) AND TRUCKEE SANITARY DISTRICT, A CORPORATION, WAS QUITCLAIMED PER DOCUMENT NO. 20190026460, RECORDED DECEMBER 11, 2019, NEVADA COUNTY OFFICIAL RECORDS.
- 15) THE SUBJECT PROPERTY LIES WITHIN TRUCKEE REDEVELOPMENT AGENCY PROJECT AREA NO. 1 PER DOCUMENT NO. 98038475, RECORDED NOVEMBER 17, 1998, AND RE-RECORDED ON FEBRUARY 23, 2010, AS DOCUMENT NO. 20100004110, NEVADA COUNTY OFFICIAL RECORDS. THE NOTICE OF ADOPTION OF THE REDEVELOPMENT PLAN FOR THE TOWN OF TRUCKEE REDEVELOPMENT PROJECT WAS REVISED PER DOCUMENT NO. 20070028937, RECORDED SEPTEMBER 13, 2007, AND AMENDED PER DOCUMENT NO. 20110007234, RECORDED MARCH 23, 2011, NEVADA COUNTY OFFICIAL RECORDS.
- 16) AN AGREEMENT PER DOCUMENT NO. 20040000833, RECORDED JANUARY 9, 2004, CONCERNING CONSTRUCTING AND MAINTAINING RAILROADS AND RELATED UTILITIES, BETWEEN UNION PACIFIC RAILROAD COMPANY AND TRUCKEE RAILYARD LLC, WAS QUITCLAIMED PER DOCUMENT NO. 20180019229, RECORDED OCTOBER 1, 2018, AND RE-RECORDED ON AUGUST 30, 2019, AS DOCUMENT NO. 20190016886, NEVADA COUNTY OFFICIAL RECORDS.
- 17) AN AGREEMENT PER DOCUMENT NO. 20160017203, RECORDED AUGUST 3, 2016, GRANTING A TEMPORARY BLANKET PUBLIC UTILITY EASEMENT, BETWEEN TRUCKEE DEVELOPMENT ASSOCIATES LLC AND TRUCKEE DONNER PUBLIC UTILITY DISTRICT, WAS ABANDONED PER DOCUMENT NO. 20180014627, RECORDED JULY 23, 2018, NEVADA COUNTY OFFICIAL RECORDS.
- 18) A DOCUMENT TITLED "SUBDIVISION IMPROVEMENT AGREEMENT FOR COMPLETION OF PUBLIC IMPROVEMENTS FINAL MAP NO. 2018-00000042" EXECUTED BY THE TOWN OF TRUCKEE, DATED FEBRUARY 28, 2019, RECORDED APRIL 1, 2019, AS DOCUMENT NO. 201900005719, NEVADA COUNTY OFFICIAL RECORDS, AFFECTS THE PROPERTY SHOWN HEREON.

SURVEYOR'S 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 ORDINANCE AT THE REQUEST OF TRUCKEE DEVELOPMENT ASSOCIATES, LLC, IN MAY OF 2024. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



GLEN C. ARMSTRONG
PROFESSIONAL LAND SURVEYOR NO. 8692

DATE

TOWN ENGINEER'S STATEMENT

THIS MAP HAS BEEN EXAMINED BY ME, AND THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF AND ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

DANIEL P. WILKINS, R.C.E. 56267, EXPIRES 12/31/24
TOWN ENGINEER
TOWN OF TRUCKEE

DATE

TOWN SURVEYOR'S STATEMENT

THIS FINAL MAP HAS BEEN EXAMINED BY ME AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT THIS _____ DAY OF _____, 2025.

STEPHEN D. WILLIAMS, PLS 6878, EXPIRES 9/30/26
TOWN OF TRUCKEE SURVEYOR

DATE



COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____,
2025, AT _____ __.M., IN BOOK _____ OF
SUBDIVISIONS, AT PAGE _____, AT THE
REQUEST OF THE NEVADA COUNTY SURVEYOR.

FEES: _____

DOCUMENT NO. _____

NATALIE ADONA
NEVADA COUNTY RECORDER

By: _____
DEPUTY

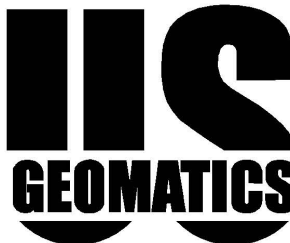
FINAL MAP 2024-00000083

FOR
TRUCKEE DEVELOPMENT ASSOCIATES, LLC

A DIVISION OF PARCEL 4 OF DOCUMENT NO. 20230009561
BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 11,
TOWNSHIP 17 NORTH, RANGE 16 EAST, M.D.M.

TRUCKEE NEVADA COUNTY CALIFORNIA

DATE OF SURVEY: MAY 2024
MAP SCALE: 1" = 60'



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