

## **ATTACHMENT A**

## 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 AND OFFER FOR DEDICATION, AND DO HEREBY DEDICATE TO THE TOWN OF TRUCKEE THE FOLLOWING FOR THE PURPOSES INDICATED:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE TOWN OF TRUCKEE IN FEE FOR PUBLIC PURPOSES:

1. THOSE STRIPS OF LAND SHOWN AND DESIGNATED AS LOT "F" (DONNER PASS ROAD).

THE REAL PROPERTIES DESCRIBED BELOW ARE DEDICATED AS EASEMENTS FOR PUBLIC PURPOSES:

2. OVER, ON, UNDER, AND ACROSS THOSE STRIPS OF LAND SHOWN AND DESIGNATED AS LOT "F" (DONNER PASS ROAD) FOR WATER, GAS, SEWER, AND DRAINAGE PIPES AND APPURTENANCES THERETO FOR POLES AND OVERHEAD AND UNDERGROUND ANCHORS, GUY WIRES, CONDUIT, AND APPURTENANCES THERETO FOR ELECTRIC, TELEVISION, AND COMMUNICATION SERVICES. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR MAINTENANCE PURPOSES, AND TO TRIM AND REMOVE TREES, LIMBS AND BRUSH.

3. "ACCESS EASEMENT" (A.E.) OVER, ON, UNDER, AND ACROSS THE LAND DESIGNATED ON THIS MAP AS "ACCESS EASEMENT" (AE) FOR THE PURPOSE AND THE RIGHT OF INGRESS AND EGRESS.

4. "PUBLIC UTILITY EASEMENT" (P.U.E.) OVER, ON, UNDER, AND ACROSS THE LAND DESIGNATED ON THIS MAP AS "PUBLIC UTILITY EASEMENT" (PUE) FOR THE PURPOSE OF OPERATIONS AND MAINTENANCE (INCLUDING THE TRIMMING AND REMOVAL OF TREE LIMBS AND BRUSH) OF PUBLIC AND PRIVATE UTILITY INFRASTRUCTURE, TOGETHER WITH ALL APPURTENANCES THERETO, INCLUDING INFRASTRUCTURE RELATED TO DRAINAGE, IRRIGATION LIGHTING, ELECTRIC, WATER, SANITARY SEWER, GAS, TELEPHONE, COMMUNICATIONS AND OTHER PUBLIC UTILITIES AS DEEMED APPROPRIATE BY THE TOWN OF TRUCKEE.

5. "DRAINAGE EASEMENT" (D.E.) OVER, ON, UNDER, AND ACROSS THE LAND DESIGNATED ON THIS MAP AS "DRAINAGE EASEMENT" (DE) FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF GRAVITY, PRESSURE PIPE OR OPEN DRAINAGE CHANNEL, ACCESS TO AND PROTECTION & MAINTENANCE OF STORM DRAINAGE WATER QUALITY ENHANCEMENT FACILITIES AND GRADING AND EQUIPMENT STAGING THEREFORE.

6. "SNOW STORAGE EASEMENT" (S.S.E.) DEDICATED TO THE TOWN OF TRUCKEE OVER, ON, UNDER, AND ACROSS THE LAND DESIGNATED ON THIS MAP AS "SNOW STORAGE EASEMENT" (SSE) FOR THE PURPOSE OF STORAGE OF SNOW.

TRUCKEE DEVELOPMENT ASSOCIATES LLC, A DELAWARE LIMITED LIABILITY COMPANY  
BY: TRUCKEE RAILYARD LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS MANAGER

BY: Richard M. Holliday  
RICHARD M. HOLLIDAY, MANAGER

DATED: 4/28/20

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.

## NOTARY ACKNOWLEDGMENT

STATE OF California

COUNTY OF Alameda

ON 4/28/2020

BEFORE ME, Doris Jean Brown, Notary Public

(PRINT NAME, NOTARY PUBLIC)

PERSONALLY APPEARED Richard M. Holliday

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 ACKNOWLEDGE TO ME THE 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.

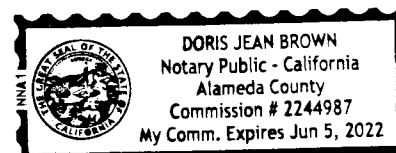
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

Doris Jean Brown  
(SIGNATURE OF NOTARY)

PRINT NAME: Doris Jean Brown

MY PRINCIPLE PLACE OF BUSINESS IS Alameda COUNTY  
MY COMMISSION NUMBER: 2244987 AND EXPIRES ON: 6/5/2022



## 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

DATE: \_\_\_\_\_

TINA VERNON  
NEVADA COUNTY TREASURER-TAX COLLECTOR

## 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

DANIEL P. WILKINS R.C.E. 56267  
LICENSE EXPIRES DECEMBER 31, 2020  
TOWN ENGINEER

DATE: 5-15-20

## RECORDER'S STATEMENT

FILED THIS 5<sup>th</sup> DAY OF June, 2020, AT 9:23am

IN BOOK 9 OF SUBDIVISIONS, AT PAGE 21 AT THE REQUEST OF SAGE LAND SURVEYING, INC.

FEE: \$100

DOC. NO.: 2020-0012178

Gregory J. Diaz  
GREGORY J. DIAZ  
COUNTY RECORDER

DEPUTY

Angie Bayne

# FINAL MAP NO. 2019-00000114/FM FOR TRUCKEE RAILYARD PHASE 2

BEING A PORTION OF THE REMAINDER PARCEL  
OF TRUCKEE RAILYARD PHASE 1  
BOOK 9 OF SUBDIVISIONS AT PAGE 17 NEVADA COUNTY RECORDS

LYING WITHIN A PORTION OF SECTIONS 11 & 14  
TOWNSHIP 17 NORTH, RANGE 16 EAST, M.D.M.  
TOWN OF TRUCKEE NEVADA COUNTY CALIFORNIA  
MARCH 2020



SAGE LAND SURVEYING INC.  
TRUCKEE, CALIFORNIA

## 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 THE TRUCKEE DEVELOPMENT ASSOCIATES LLC. IN MAY OF 2019. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THEY ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



Kurt Margraf  
J. KURT MARGRAF P.L.S. 8628  
DATE: 4/23/20

## TOWN SURVEYOR'S STATEMENT

THIS FINAL MAP HAS BEEN EXAMINED BY ME AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT THIS 12th DAY OF MAY, 2020



Stephen D. Williams  
STEPHEN D. WILLIAMS P.L.S. 6878  
LICENSE EXPIRES SEPTEMBER 30, 2020  
TOWN OF TRUCKEE SURVEYOR

## 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 AUGUST 11, 2017, THE TOWN ENGINEER HAS APPROVED THE FILING OF THIS FINAL MAP OF "TRUCKEE RAILYARD PHASE 2" CONSISTING OF 6 SHEETS AND HAS ACCEPTED FOR PUBLIC USE OFFERS OF DEDICATION: ITEM 1, 2, 3, 4, 5 & 6 OF THE OWNERS STATEMENT, AND ACCEPTS ITEM 1 FOR MAINTENANCE.

Daniel P. Wilkins  
DANIEL P. WILKINS R.C.E. 56267  
LICENSE EXPIRES DECEMBER 31, 2020  
TOWN ENGINEER

DATE: 5-15-20

SHEET 1 OF 6

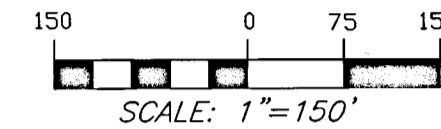
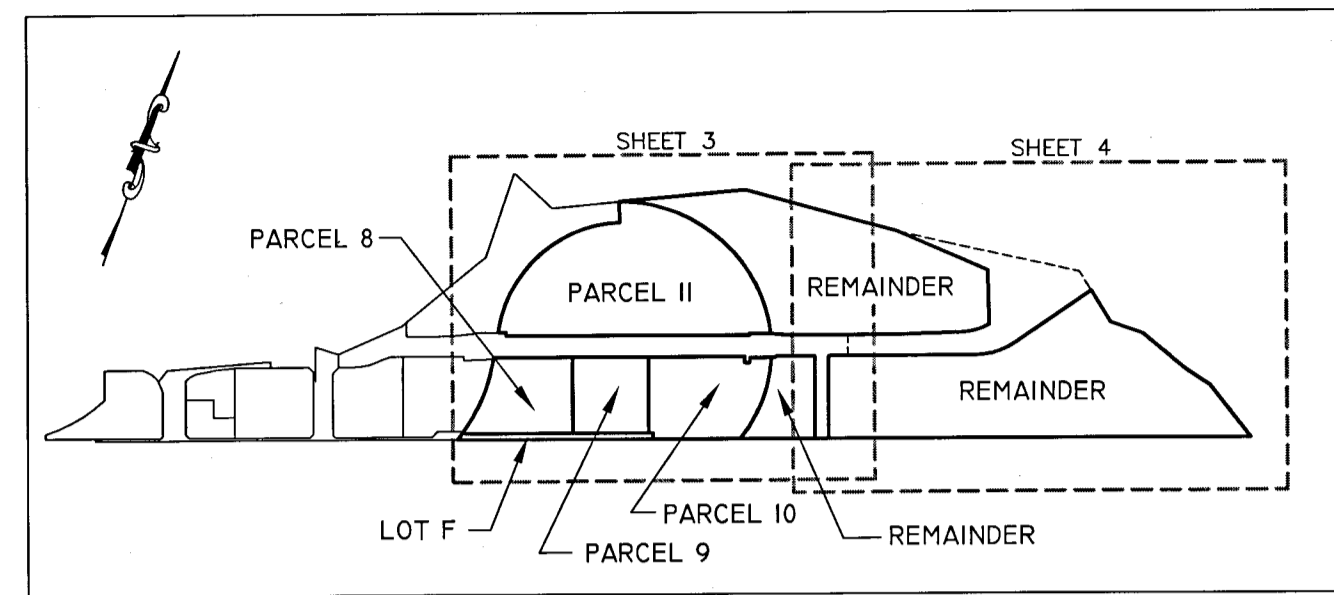
Map 21

sub 9/21  
DPW

# LEGEND

- ... FOUND MONUMENT AS NOTED
- ... FOUND BATHEY MONUMENT (T-BAR)  
W/NAIL & TAG P.L.S. 8628 PER(1)
- ... FOUND SECTION CORNER AS NOTED
- ... SET BATHEY MONUMENT (T-BAR)  
W/NAIL & TAG P.L.S. 8628
- ... SET NAIL & TAG P.L.S. 8628
- ... DIMENSION POINT ONLY
- (1) ... RECORD PER 9/SUB/17 N.C.R.
- (PUE) ... PUBLIC UTILITY EASEMENT
- (AE) ... ACCESS EASEMENT
- (DE) ... DRAINAGE EASEMENT
- (SSE) ... SNOW STORAGE EASEMENT
- (R) ... RADIAL
- (TCE) ... TROUT CREEK RECREATIONAL EASEMENT  
(SEE EASEMENT NOTE, SHEET 6)
- (OA) ... OVERALL
- (U.P.R.R.) ... UNION PACIFIC RAILROAD
- (C.P.R.R.) ... CENTRAL PACIFIC RAILROAD
- (N.C.R.) ... NEVADA COUNTY RECORDS
- (N.C.O.R.) ... NEVADA COUNTY OFFICIAL RECORDS

## SHEET INDEX N.T.S.



# FINAL MAP NO. 2019-00000114/FM FOR TRUCKEE RAILYARD PHASE 2

BEING A PORTION OF THE REMAINDER PARCEL  
OF TRUCKEE RAILYARD PHASE 1  
BOOK 9 OF SUBDIVISIONS AT PAGE 17 NEVADA COUNTY RECORDS

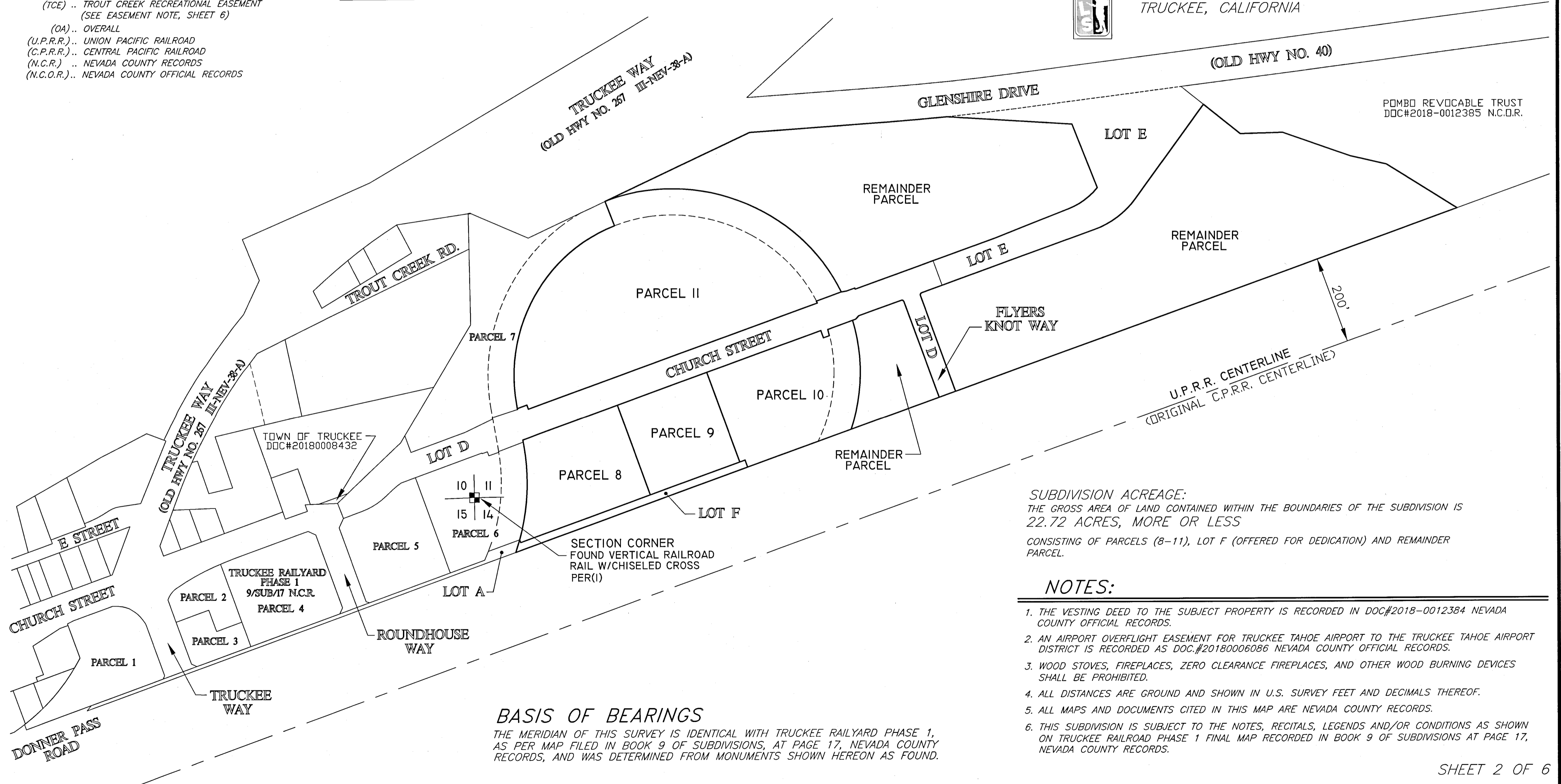
LYING WITHIN A PORTION OF SECTIONS 11 & 14  
TOWNSHIP 17 NORTH, RANGE 16 EAST, M.D.M.

TOWN OF TRUCKEE NEVADA COUNTY CALIFORNIA  
SCALE: 1"=150'

MARCH 2020



SAGE LAND SURVEYING INC.  
TRUCKEE, CALIFORNIA



POMBO REVOCABLE TRUST  
DOC#2018-0012385 N.C.O.R.

## SUBDIVISION ACREAGE:

THE GROSS AREA OF LAND CONTAINED WITHIN THE BOUNDARIES OF THE SUBDIVISION IS  
22.72 ACRES, MORE OR LESS

CONSISTING OF PARCELS (8-11), LOT F (OFFERED FOR DEDICATION) AND REMAINDER  
PARCEL.

## NOTES:

1. THE VESTING DEED TO THE SUBJECT PROPERTY IS RECORDED IN DOC#2018-0012384 NEVADA COUNTY OFFICIAL RECORDS.
2. AN AIRPORT OVERFLIGHT EASEMENT FOR TRUCKEE TAHOE AIRPORT TO THE TRUCKEE TAHOE AIRPORT DISTRICT IS RECORDED AS DOC#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.
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, NEVADA COUNTY RECORDS.

## BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL WITH TRUCKEE RAILYARD PHASE 1,  
AS PER MAP FILED IN BOOK 9 OF SUBDIVISIONS, AT PAGE 17, NEVADA COUNTY  
RECORDS, AND WAS DETERMINED FROM MONUMENTS SHOWN HEREON AS FOUND.

# FINAL MAP NO. 2019-00000114/FM FOR TRUCKEE RAILYARD PHASE 2

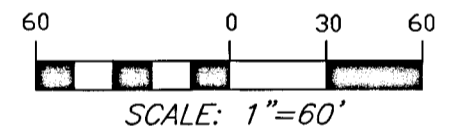
BEING A PORTION OF THE REMAINDER PARCEL  
OF TRUCKEE RAILYARD PHASE 1  
BOOK 9 OF SUBDIVISIONS AT PAGE 17 NEVADA COUNTY RECORDS  
LYING WITHIN A PORTION OF SECTIONS 11 & 14  
TOWNSHIP 17 NORTH, RANGE 16 EAST, M.D.M.

TOWN OF TRUCKEE NEVADA COUNTY CALIFORNIA  
SCALE: 1"=60' MARCH 2020

SAGE LAND SURVEYING INC.  
TRUCKEE, CALIFORNIA

COURSE TABLE		
	BEARINGS	DISTANCE
L1	N70°00'21"E	13.00'
L2	S19°59'39"E	17.30'
L3	S19°59'39"E(1)	9.95'(1)
L4	S70°00'21"W(1)	48.00'(1)
L5	S70°00'21"W	24.00'
L6	S70°00'21"W	24.00'
L7	S79°42'14"W(1)	12.86'(1)
L8	S70°00'21"W(1)	20.00'(1)
L9	N70°00'21"E(1)	68.44'(1)
L10	N70°00'21"E	60.12'
L11	N70°00'21"E	8.32'

CURVE TABLE		
	DELTA	RADIUS
C1	03°32'07"(1)	489.28'(1)
C2	90°00'00"(1)	5.00'(1)
C3	04°18'19"(1)	362.01'(1)
C4	06°08'48"(1)	353.37'(1)

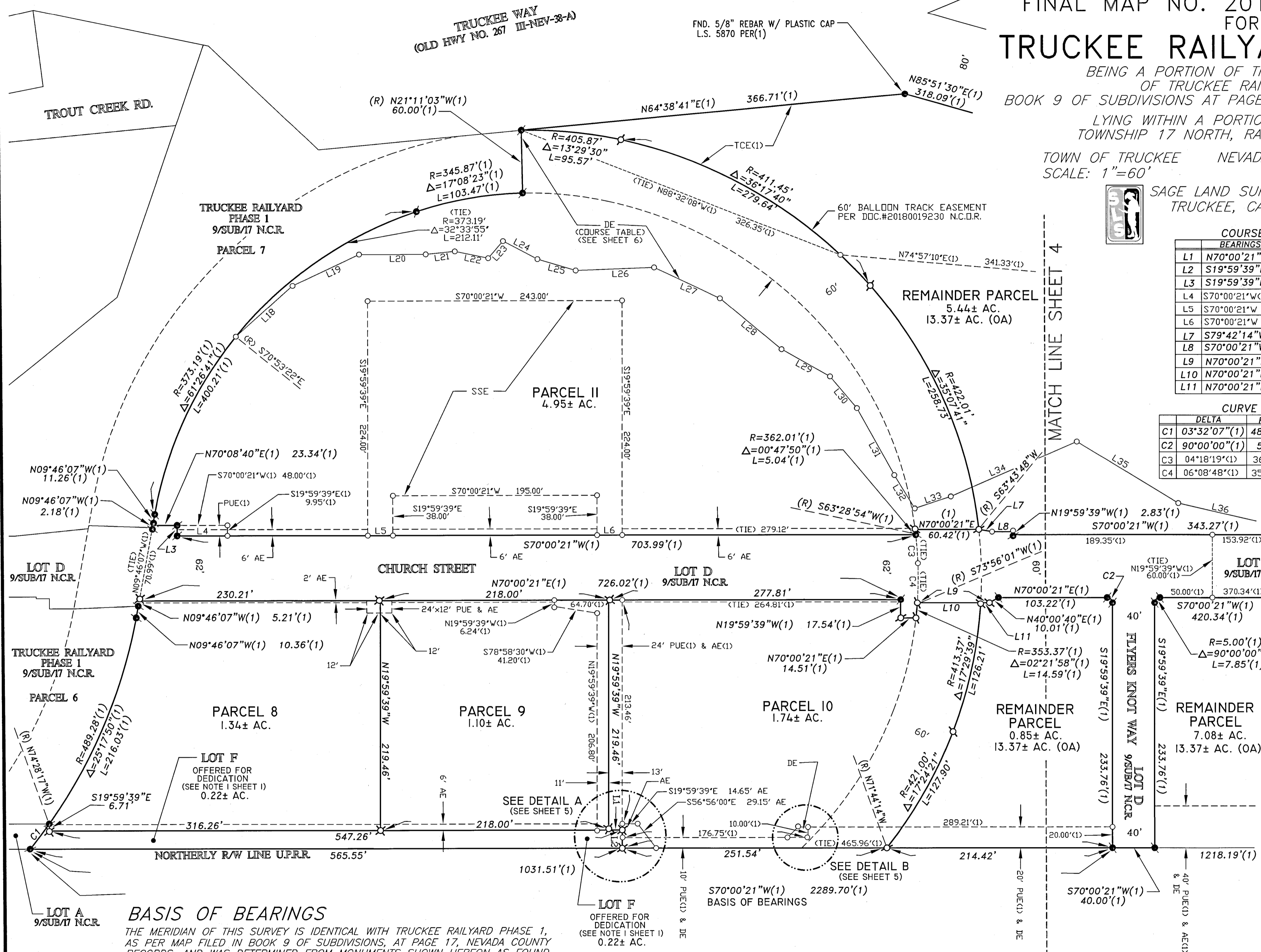


## LEGEND

- ... FOUND MONUMENT AS NOTED
- ⊙ ... FOUND BATHEY MONUMENT (T-BAR)  
W/NAIL & TAG P.L.S. 8628 PER(1)
- ⊠ ... FOUND SECTION CORNER AS NOTED
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- (SSE) ... SNOW STORAGE EASEMENT
- (R) ... RADIAL
- (TCE) ... TROUT CREEK RECREATIONAL EASEMENT  
(SEE EASEMENT NOTE, SHEET 6)
- (OA) ... OVERALL
- (U.P.R.R.) ... UNION PACIFIC RAILROAD
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- (N.C.R.) ... NEVADA COUNTY RECORDS
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## BASIS OF BEARINGS

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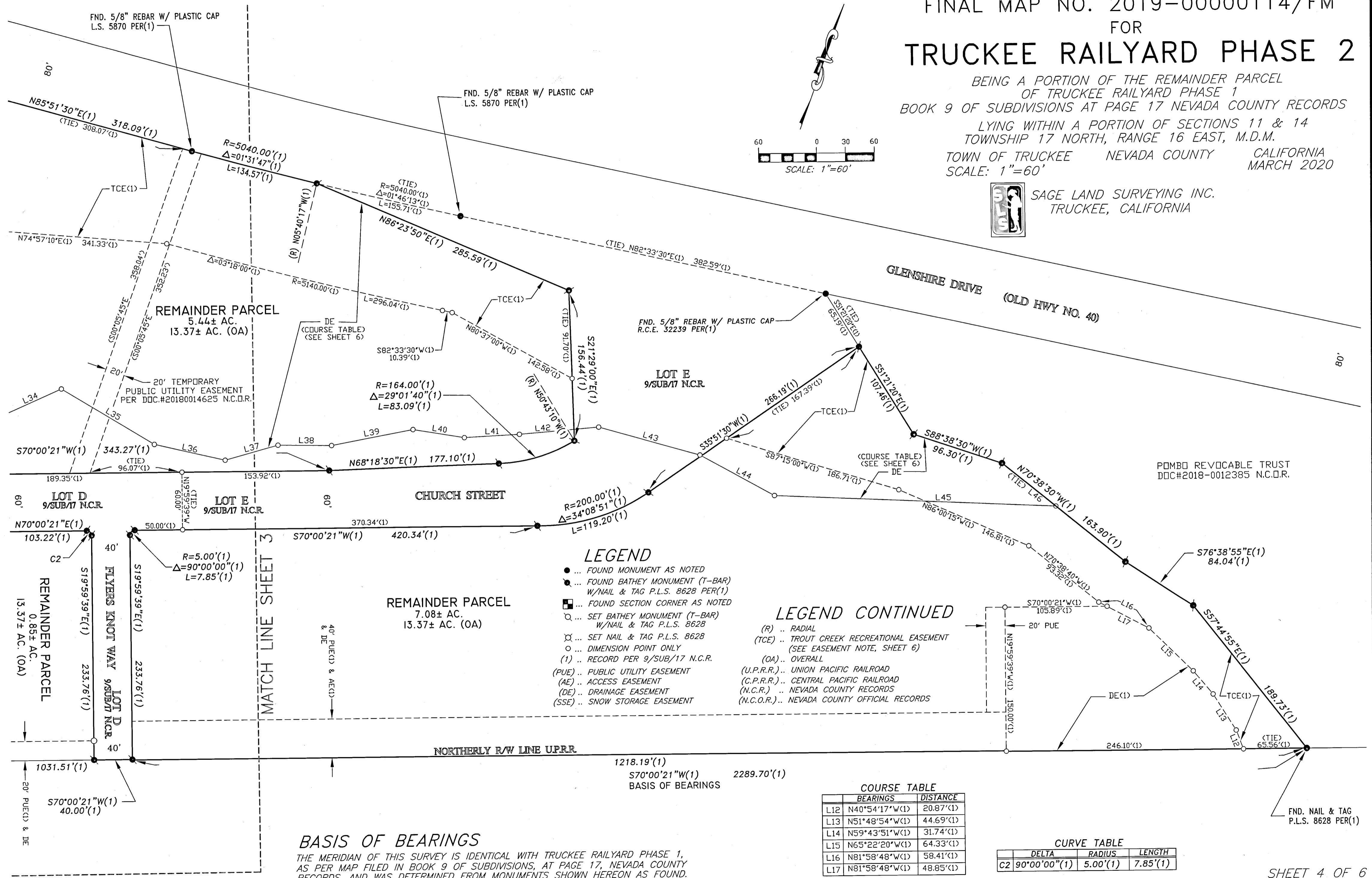
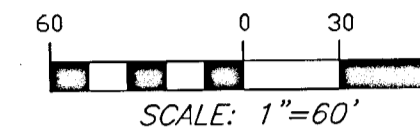
Sub 9/21  
DPr

# FINAL MAP NO. 2019-00000114/FM FOR TRUCKEE RAILYARD PHASE 2

BEING A PORTION OF THE REMAINDER PARCEL  
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TOWN OF TRUCKEE NEVADA COUNTY CALIFORNIA  
SCALE: 1"=60' MARCH 2020



SAGE LAND SURVEYING INC.  
TRUCKEE, CALIFORNIA



## LEGEND

- ... FOUND MONUMENT AS NOTED
- ⊕ ... FOUND BATHEY MONUMENT (T-BAR)  
W/NAIL & TAG P.L.S. 8628 PER(1)
- ... FOUND SECTION CORNER AS NOTED
- ⊗ ... SET BATHEY MONUMENT (T-BAR)  
W/NAIL & TAG P.L.S. 8628
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- (DE) ... DRAINAGE EASEMENT
- (SSE) ... SNOW STORAGE EASEMENT

## LEGEND CONTINUED

- (R) ... RADIAL
- (TCE) ... TROUT CREEK RECREATIONAL EASEMENT  
(SEE EASEMENT NOTE, SHEET 6)
- (OA) ... OVERALL
- (U.P.R.R.) ... UNION PACIFIC RAILROAD
- (C.P.R.R.) ... CENTRAL PACIFIC RAILROAD
- (N.C.R.) ... NEVADA COUNTY RECORDS
- (N.C.O.R.) ... NEVADA COUNTY OFFICIAL RECORDS

## COURSE TABLE

	BEARINGS	DISTANCE
L12	N40°54'17"W(1)	20.87'(1)
L13	N51°48'54"W(1)	44.69'(1)
L14	N59°43'51"W(1)	31.74'(1)
L15	N65°22'20"W(1)	64.33'(1)
L16	N81°58'48"W(1)	58.41'(1)
L17	N81°58'48"W(1)	48.85'(1)

## CURVE TABLE

	DELTA	RADIUS	LENGTH
C2	90°00'00"(1)	5.00'(1)	7.85'(1)

## BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL WITH TRUCKEE RAILYARD PHASE 1,  
AS PER MAP FILED IN BOOK 9 OF SUBDIVISIONS, AT PAGE 17, NEVADA COUNTY  
RECORDS, AND WAS DETERMINED FROM MONUMENTS SHOWN HEREON AS FOUND.

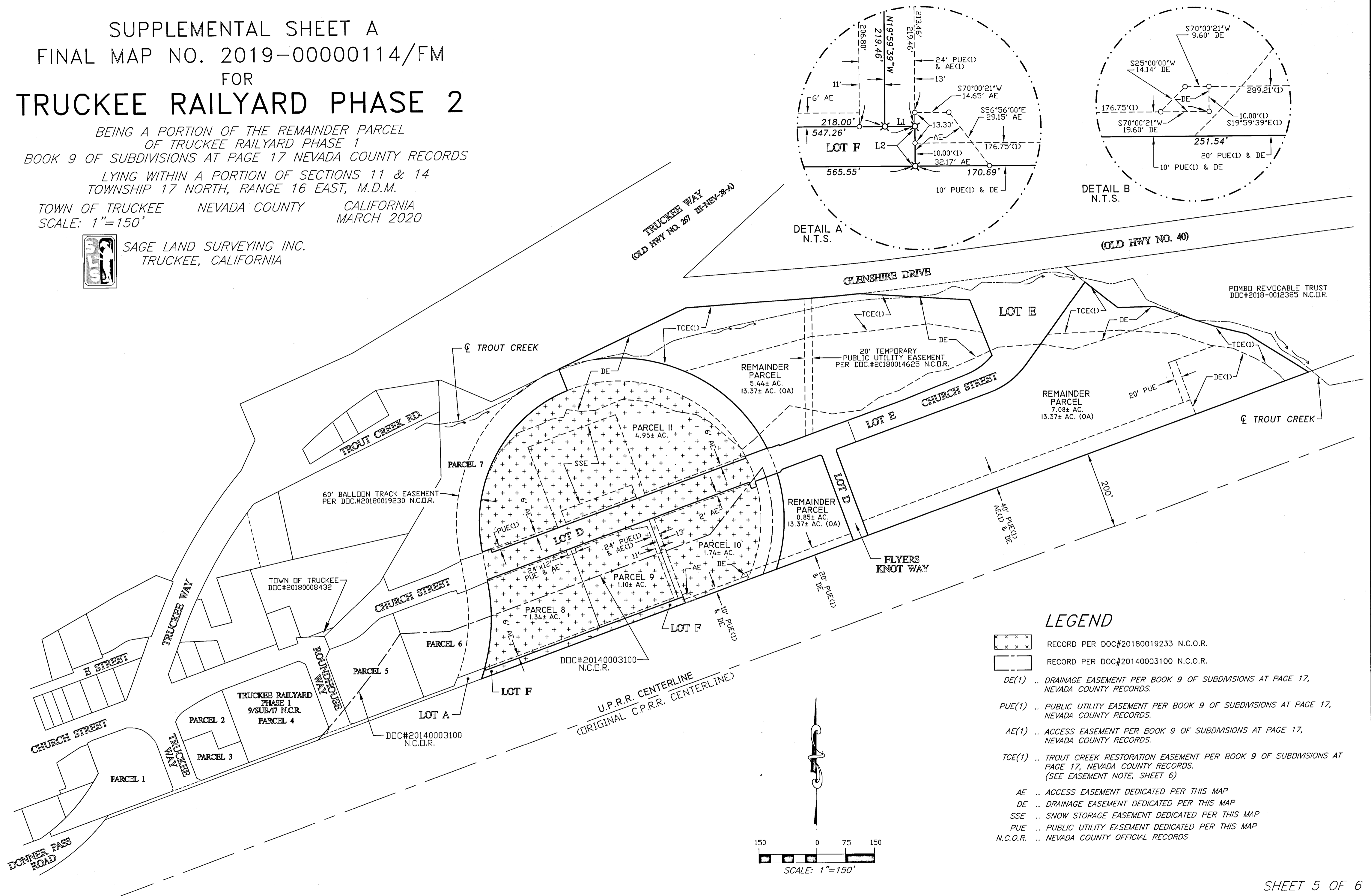
Sub 9/21  
DPW

# SUPPLEMENTAL SHEET A FINAL MAP NO. 2019-00000114/FM FOR TRUCKEE RAILYARD PHASE 2

BEING A PORTION OF THE REMAINDER PARCEL  
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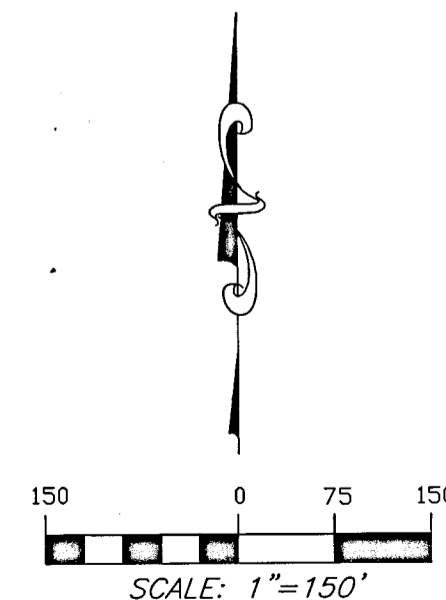


SAGE LAND SURVEYING INC.  
TRUCKEE, CALIFORNIA



## LEGEND

- RECORD PER DOC#20180019233 N.C.O.R.
- RECORD PER DOC#20140003100 N.C.O.R.
- DE(1) .. DRAINAGE EASEMENT PER BOOK 9 OF SUBDIVISIONS AT PAGE 17, NEVADA COUNTY RECORDS.
- PUE(1) .. PUBLIC UTILITY EASEMENT PER BOOK 9 OF SUBDIVISIONS AT PAGE 17, NEVADA COUNTY RECORDS.
- AE(1) .. ACCESS EASEMENT PER BOOK 9 OF SUBDIVISIONS AT PAGE 17, NEVADA COUNTY RECORDS.
- TCE(1) .. TROUT CREEK RESTORATION EASEMENT PER BOOK 9 OF SUBDIVISIONS AT PAGE 17, NEVADA COUNTY RECORDS. (SEE EASEMENT NOTE, SHEET 6)
- AE .. ACCESS EASEMENT DEDICATED PER THIS MAP
- DE .. DRAINAGE EASEMENT DEDICATED PER THIS MAP
- SSE .. SNOW STORAGE EASEMENT DEDICATED PER THIS MAP
- PUE .. PUBLIC UTILITY EASEMENT DEDICATED PER THIS MAP
- N.C.O.R. .. NEVADA COUNTY OFFICIAL RECORDS



NOTES

- PLACER TITLE COMPANY FINAL MAP GUARANTEE FOR TRUCKEE RAILYARD PHASE 2 PRELIMINARY TITLE REPORT ORDER NO. P-384420, EFFECTIVE DATE FEBRUARY 28, 2020 AT 7:30AM.
- Excepting therefrom all minerals and all minerals rights of every kind and character, lying below a depth of 500 feet, now known to exist or hereafter discovered, including, without limiting the generality of the foregoing, oil and gas and rights thereto below 500 feet beneath the surface of the property, together with the sole exclusive and perpetual right to explore for, remove and dispose of said minerals by any means or methods suitable to grantor, its successors and assigns, but without entering upon or using the surface of the property or any other portion thereof above a depth of 500 feet; and in such manner as not to damage the surface of said lands or to interfere with the use thereof by grantee, its successor or assigns, as reserved by Union Pacific Railroad Company, a Delaware corporation by Grant Deed, recorded January 9, 2004, Instrument No. 2004-0000833, of Official Records.
  - ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF OR REFLECTED BY THE FACTS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED DECEMBER 23, 1986 IN BOOK 9 OF SURVEYS AT PAGE 274 NEVADA COUNTY RECORDS.
  - ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF OR REFLECTED BY THE FACTS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED APRIL 23, 1991 IN BOOK 10 OF SURVEYS AT PAGE 293 NEVADA COUNTY RECORDS.
  - MATTERS CONTAINED IN THAT CERTAIN DOCUMENT RELATED TO THE REDEVELOPMENT AGENCY PROJECT AREA #1 EXECUTED BY THE TOWN OF TRUCKEE NOVEMBER 6, 1998, RECORDED NOVEMBER 17, 1998 AS DOCUMENT NO. 98038475, NEVADA COUNTY OFFICIAL RECORDS AND RE-RECORDED FEBRUARY 23, 2010 AS DOCUMENT NO. 2010-0004110 NEVADA COUNTY OFFICIAL RECORDS.  
REVISED NOTICE OF ADOPTION OF THE REDEVELOPMENT PLAN FOR THE TOWN OF TRUCKEE REDEVELOPMENT PROJECT RECORDED SEPTEMBER 13, 2007 AS DOCUMENT NO. 2007-0028937, NEVADA COUNTY OFFICIAL RECORDS.  
(REFERENCE IS HEREBY MADE TO SAID DOCUMENTS FOR FULL PARTICULARS.)  
NOTICE OF ADOPTION OF AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE TOWN OF TRUCKEE REDEVELOPMENT PROJECT RECORDED MARCH 23, 2011 AS DOCUMENT NO. 2011-0007234, NEVADA COUNTY OFFICIAL RECORDS.  
(REFERENCE IS HEREBY MADE TO SAID DOCUMENTS FOR FULL PARTICULARS.)
  - MATTERS CONTAINED IN THAT CERTAIN DOCUMENT EXECUTED BY UNION PACIFIC RAILROAD COMPANY AND TRUCKEE DEVELOPMENT ASSOCIATES LLC, RECORDED JANUARY 9, 2004 AS DOCUMENT NO. 2004-0000833, NEVADA COUNTY OFFICIAL RECORDS.  
(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.)  
THE RESERVED EASEMENT AS CONTAINED THEREIN HAVING BEEN CANCELED AND RELEASED BY RELEASE AND QUITCLAIM OF EASEMENTS EXECUTED BY UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION, RECORDED OCTOBER 1, 2018 AS DOCUMENT NO. 20180019229, NEVADA COUNTY OFFICIAL RECORDS.
  - THERE IS A COVENANT AND ENVIRONMENTAL RESTRICTION RELATED TO SOIL MANAGEMENT, EXCAVATION, NOTIFICATIONS & ALLOWED USES ON SUBJECT PROPERTY IN FAVOR OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD FOR THE LAHONTAN REGION RECORDED FEBRUARY 20, 2014 AS DOCUMENT NO. 20140003100, NEVADA COUNTY OFFICIAL RECORDS.  
(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SHOWN ON SHEET 5)
  - THE LAND DESCRIBED HEREIN LIES WITHIN THE PROPOSED BOUNDARY OF THE TOWN OF TRUCKEE COMMUNITY FACILITIES DISTRICT 2017-2, AS DISCLOSED BY THAT CERTAIN ASSESSMENT MAP, RECORDED OCTOBER 20, 2017, AS DOCUMENT NO. 2017-00234508 NEVADA COUNTY OFFICIAL RECORDS.  
(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.)
  - THE LAND DESCRIBED HEREIN LIES WITHIN THE PROPOSED BOUNDARY OF THE TOWN OF TRUCKEE COMMUNITY FACILITIES DISTRICT 2017-2, AS DISCLOSED BY THAT CERTAIN ASSESSMENT MAP, RECORDED NOVEMBER 17, 2017, AS DOCUMENT NO. 2017-0025706 NEVADA COUNTY OFFICIAL RECORDS.  
(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.)
  - THE LAND DESCRIBED HEREIN LIES WITHIN THE PROPOSED BOUNDARY OF THE CALIFORNIA HOME FINANCE AUTHORITY COMMUNITY FACILITIES DISTRICT 2014-1 (CLEAN ENERGY), AS DISCLOSED BY THAT CERTAIN ASSESSMENT MAP, RECORDED DECEMBER 26, 2017, AS DOCUMENT NO. 2017-0028760 NEVADA COUNTY OFFICIAL RECORDS.  
(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.)
  - MATTERS CONTAINED IN THAT CERTAIN DOCUMENT RELATED TO A DEVELOPMENT AGREEMENT 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.  
(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.)
  - NOTICE OF 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.  
(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.)
  - ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF OR REFLECTED BY THE FACTS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED JUNE 28, 2018 IN BOOK 17 OF SURVEYS AT PAGE 24 NEVADA COUNTY RECORDS.
  - THERE IS AN EASEMENT FOR TEMPORARY PUBLIC UTILITIES IN FAVOR OF TRUCKEE DONNER PUBLIC UTILITY DISTRICT RECORDED JULY 23, 2018 AS DOCUMENT NO. 20180014625, NEVADA COUNTY OFFICIAL RECORDS.  
(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SHOWN ON SHEETS 4 & 5)

NOTES CONTINUED

- THERE IS AN EASEMENT FOR PERPETUAL, EXCLUSIVE EASEMENT AND RIGHT-OF-WAY IN FAVOR OF UNION PACIFIC RAILROAD COMPANY RECORDED OCTOBER 1, 2018 AS DOCUMENT NO. 20180019230, NEVADA COUNTY OFFICIAL RECORDS.  
(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SHOWN ON SHEETS 3 & 5)
  - MATTERS CONTAINED IN THAT CERTAIN DOCUMENT RELATED TO DECLARATION OF RESTRICTIONS EXECUTED BY TRUCKEE DEVELOPMENT ASSOCIATES LLC, RECORDED OCTOBER 1, 2018 AS DOCUMENT NO. 20180019233, NEVADA COUNTY OFFICIAL RECORDS.  
(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SHOWN ON SHEET 5)
  - PROVISIONS AND CONDITIONS SET FORTH IN THE "NOTES" OF TRUCKEE RAILYARD PHASE 1, RECORDED APRIL 1, 2019 IN BOOK 9 OF SUBDIVISIONS AT PAGE 17 NEVADA COUNTY OFFICIAL RECORDS.  
(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SHOWN ON SHEET 5)
  - DEDICATIONS AS SET FORTH AND SHOWN ON TRUCKEE RAILYARD PHASE 1, RECORDED APRIL 1, 2019 IN BOOK 9 OF SUBDIVISIONS AT PAGE 17 NEVADA COUNTY OFFICIAL RECORDS.  
(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SHOWN ON SHEET 5)
  - MATTERS CONTAINED IN THAT CERTAIN DOCUMENT RELATED TO A SUBDIVISION IMPROVEMENT AGREEMENT EXECUTED BY THE TOWN OF TRUCKEE AND TRUCKEE DEVELOPMENT ASSOCIATES LLC, DATED FEBRUARY 28, 2019, RECORDED APRIL 1, 2019 AS DOCUMENT NO. 20190005719, NEVADA COUNTY OFFICIAL RECORDS.  
(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.)
  - THERE IS AN IRREVOCABLE OFFER OF DEDICATION FOR TRUCKEE RAILYARD PHASE 1 INFRASTRUCTURE PROJECT NEVADA COUNTY, CALIFORNIA FOR SANITARY SEWER PURPOSES IN FAVOR OF THE TRUCKEE SANITARY DISTRICT RECORDED NOVEMBER 20, 2019 AS DOCUMENT NO. 20190024474, NEVADA COUNTY OFFICIAL RECORDS.  
(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.)
  - THERE IS AN IRREVOCABLE OFFER OF DEDICATION FOR TRUCKEE RAILYARD PHASE 1 INFRASTRUCTURE PROJECT NEVADA COUNTY, CALIFORNIA FOR SANITARY SEWER PURPOSES IN FAVOR OF THE TRUCKEE SANITARY DISTRICT RECORDED NOVEMBER 20, 2019 AS DOCUMENT NO. 20190024475, NEVADA COUNTY OFFICIAL RECORDS.  
(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.)
  - THERE IS AN IRREVOCABLE OFFER OF DEDICATION FOR TRUCKEE RAILYARD PHASE 1 INFRASTRUCTURE PROJECT NEVADA COUNTY, CALIFORNIA FOR UTILITY CROSSING AND INCIDENTAL PURPOSES IN FAVOR OF THE TRUCKEE SANITARY DISTRICT RECORDED NOVEMBER 20, 2019 AS DOCUMENT NO. 20190024476, NEVADA COUNTY OFFICIAL RECORDS.  
(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.)
- THE FOLLOWING ITEMS CANNOT BE DETERMINED OF RECORD.
- THERE IS A SUPPLEMENTAL AGREEMENT FOR A LICENSE FOR 8 INCH AND 10 INCH SANITARY SEWER PIPES AND SEPTIC TANKS IN FAVOR OF THE TRUCKEE SANITARY DISTRICT RECORDED MARCH 20, 1929 IN BOOK 2, PAGE 107, OFFICIAL RECORDS.  
PURSUANT TO AN "QUIT CLAIM DEED" RECORDED DECEMBER 11, 2019 AS DOCUMENT NO. 20190026460 NEVADA COUNTY OFFICIAL RECORDS, WHERE AS TRUCKEE SANITARY DISTRICT HAS QUITCLAIMED ALL THEIR UNDIVIDED INTEREST IN THE UNRECORDED AGREEMENT RECORDED MARCH 20, 1929 IN BOOK 2, PAGE 107, OFFICIAL RECORDS TO TRUCKEE DEVELOPMENT ASSOCIATES, LLC.  
(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.)
  - AN EASEMENT OVER SAID LAND FOR TEMPORARY BLANKET PUBLIC UTILITY EASEMENT AND INCIDENTALS PURPOSES, AS GRANTED TO TRUCKEE DONNER PUBLIC UTILITY DISTRICT, IN DEED RECORDED AUGUST 3, 2016 AS DOCUMENT NO. 20160017203, NEVADA COUNTY OFFICIAL RECORDS.  
(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.)
  - RIPARIAN WATER RIGHT, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
  - RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATER OF THE TROUT CREEK EXTENDING THROUGH THE LAND, WITHOUT DIMINUTION.
  - RIGHTS AND EASEMENTS, INCLUDING BUT NOT LIMITED TO, RECREATION, NAVIGATION, AND FISHERY, WHICH MAY EXIST OVER THAT PORTION OF SAID LAND LYING BENEATH THE WATERS OF TROUT CREEK.
  - ANY RIGHTS OF THE PARTIES IN POSSESSION OF SAID LAND, BASED ON AN UNRECORDED AGREEMENT, CONTRACT OR LEASE, THAT MAY BE DISCLOSED BY INSPECTION AND INVESTIGATION.
  - ANY CLAIMS FOR MECHANIC'S LIENS ON SAID LAND THAT MIGHT BE RECORDED BY REASON OF WORK OF IMPROVEMENTS THEREON.
  - ANY LOSS OR DAMAGE BY REASON OF THE EXISTENCE OF THE RAILROAD ADJACENT TO, ABUTTING ON, OR PART OF THE PROPERTY IN QUESTION, OR RAILROAD RIGHT-OF-WAY, OR ANY OTHER EASEMENTS PERTAINING THERETO, IF ANY, OVER THE SUBJECT PROPERTY.

THE FOLLOWING EASEMENT DOES NOT AFFECT THE SUBJECT PROPERTY.

- THERE IS AN EASEMENT FOR DRAINAGE PURPOSES IN FAVOR OF THE TOWN OF TRUCKEE RECORDED OCTOBER 2, 2012 AS DOCUMENT NO. 20120026268, NEVADA COUNTY OFFICIAL RECORDS.  
(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.)

EASEMENT NOTES

TROUT CREEK RESTORATION REACH 4 AND 5 PROJECT IS FOR THE PROPOSED RESTORATION OF TROUT CREEK. IT IS ANTICIPATED, BUT NOT GUARANTEED, THAT THE TROUT CREEK RESTORATION REACH 4 AND 5 HYDROLOGICAL REPORT WILL ALLOW FOR A REDEFINITION OF THE LIMITS OF THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOODPLAIN SO THAT A LETTER OF MAP REVISION (LOMR), IF APPROVED, CAN BE FILED WITH FEMA.

SUPPLEMENTAL SHEET B  
FINAL MAP NO. 2019-00000114/FM  
FOR  
TRUCKEE RAILYARD PHASE 2  
*BEING A PORTION OF THE REMAINDER PARCEL  
OF TRUCKEE RAILYARD PHASE 1  
BOOK 9 OF SUBDIVISIONS AT PAGE 17 NEVADA COUNTY RECORDS  
LYING WITHIN A PORTION OF SECTIONS 11 & 14  
TOWNSHIP 17 NORTH, RANGE 16 EAST, M.D.M.  
TOWN OF TRUCKEE NEVADA COUNTY CALIFORNIA  
MARCH 2020*



SAGE LAND SURVEYING INC.  
TRUCKEE, CALIFORNIA

COURSE TABLE  
DRAINAGE EASEMENT  
(SEE SHEETS 3 & 4)

	BEARINGS	DISTANCE
L18	N28°07'59"E	72.53'
L19	N44°50'20"E	70.09'
L20	N70°02'14"E	63.68'
L21	N64°21'05"E	28.00'
L22	N81°38'59"E	32.54'
L23	S20°58'15"W	21.53'
L24	S82°21'25"E	37.22'
L25	N86°36'35"E	37.98'
L26	S67°56'47"W	74.80'
L27	N84°54'01"W	69.34'
L28	N70°05'34"W	76.17'
L29	N80°34'18"W	52.81'
L30	S60°06'23"E	39.58'
L31	S48°57'00"E	73.28'
L32	S51°27'42"E	37.33'
L33	S51°31'12"W	35.95'
L34	N46°21'55"E	130.74'
L35	N78°36'27"W	112.99'
L36	S83°01'25"W	75.87'
L37	S54°43'53"W	57.10'
L38	S71°01'59"W	56.11'
L39	N59°39'09"E	86.61'
L40	N79°33'35"E	54.22'
L41	N67°04'42"E	57.46'
L42	N65°26'35"E	82.85'
L43	N85°58'54"E	109.27'
L44	N80°46'40"W	88.36'
L45	N72°41'53"E	292.11'
L46	N70°38'30"W	71.43'

FLOOD ZONE INFORMATION

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. THE SUBJECT PROPERTIES ARE LOCATED IN THE FOLLOWING FLOOD ZONE(S). "SHADED X", AND "AE" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 06057C0533E, EFFECTIVE DATE FEBRUARY 3, 2010 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

A PORTION OF SUBJECT PROPERTIES ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA. ZONE "SHADED X" DENOTES AREAS OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AND 500 YEAR FLOOD PLANES, OR AREAS PROTECTED BY LEVEE.

ZONE "AE" DENOTES AREAS OF HIGH RISK AND ARE SPECIAL FLOOD HAZARD AREAS WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.

Sub 9/21  
DPW