

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE 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 ITEMS 1-9 ON THE MAP FOR THE FOLLOWING PURPOSES:

- LOT "A" (A PORTION OF COLD STREAM ROAD AND DEERFIELD DRIVE) IN FEE FOR PUBLIC PURPOSES INCLUDING PUBLIC ROADWAY, PUBLIC DRAINAGE, PUBLIC ACCESS AND UTILITY PURPOSES, INCLUDING WITHOUT LIMITATION INGRESS AND EGRESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF INFRASTRUCTURE RELATED TO DRAINAGE, WATER, SEWER, NATURAL GAS, ELECTRIC, TELEPHONE AND COMMUNICATION SERVICE, AND OTHER PUBLIC UTILITIES AS DEEMED APPROPRIATE BY THE TOWN OF TRUCKEE, TOGETHER WITH ALL APPURTENANCES THERETO.
- LOT "B", LOT "C" & LOT "D" (SAWMILL ROAD, WINTER CAMP WAY, FISH CAMP WAY, SPLIT ROCK WAY, SPLIT ROCK COURT, MEADOW CAMP LANE, SUMMER CAMP WAY, POND VIEW WAY, COLD CREEK CIRCLE, AND ICE HOUSE LOOP) IN FEE FOR PUBLIC PURPOSES INCLUDING PUBLIC ROADWAY, PUBLIC DRAINAGE, PUBLIC ACCESS AND UTILITY PURPOSES, INCLUDING WITHOUT LIMITATION INGRESS AND EGRESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF INFRASTRUCTURE RELATED TO DRAINAGE, WATER, SEWER, NATURAL GAS, ELECTRIC, TELEPHONE AND COMMUNICATION SERVICE, AND OTHER PUBLIC UTILITIES AS DEEMED APPROPRIATE BY THE TOWN OF TRUCKEE, TOGETHER WITH ALL APPURTENANCES THERETO.
- DRAINAGE EASEMENTS FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PIPES, CONDUITS, DRAINAGE DITCHES AND DETENTION AND RETENTION FACILITIES FOR THE PURPOSE OF CARRYING AND TREATING STORM WATER RUNOFF OVER ON, UNDER AND ACROSS THOSE AREAS DESIGNATED AS DRAINAGE EASEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR MAINTENANCE PURPOSES AND TO TRIM AND REMOVE TREES, LIMBS AND BRUSH. SAID AREAS OR STRIPS OF LAND SHALL BE KEPT CLEAR AND FREE OF ALL OBSTRUCTIONS BY THE PROPERTY OWNER.
- SNOW STORAGE EASEMENTS FOR THE PURPOSE OF SNOW STORAGE.
- PUBLIC TRAIL EASEMENTS ACROSS A PORTION OF LOT H FOR THE PURPOSE OF PUBLIC ACCESS, CONSTRUCTION, OPERATION, AND MAINTENANCE OF MULTI-PURPOSE TRAILS AND ALL APPURTENANCES THERETO.
- PUBLIC UTILITY EASEMENTS OVER, UNDER, ON, AND ACROSS LAND SHOWN AND DESIGNATED AS PUBLIC UTILITY EASEMENT (PUE) FOR PURPOSES OF CONSTRUCTION, OPERATION, AND MAINTENANCE (INCLUDING THE TRIMMING AND REMOVAL OF TREES 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.
- A BLANKET PUBLIC ACCESS AND DRAINAGE EASEMENT ACROSS LOT "H" FOR THE PURPOSE OF PUBLIC ACCESS AND CONSTRUCTION, OPERATION, AND MAINTENANCE OF PIPES, CONDUITS, DRAINAGE DITCHES AND DETENTION AND RETENTION FACILITIES FOR THE PURPOSE OF CARRYING AND TREATING STORM WATER RUNOFF OVER ON, UNDER AND ACROSS THOSE AREAS DESIGNATED AS DRAINAGE EASEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR MAINTENANCE PURPOSES AND TO TRIM AND REMOVE TREES, LIMBS AND BRUSH.
- A TEMPORARY PUBLIC TRAIL EASEMENT 20' IN WIDTH WHICH WILL BE MODIFIED UPON FUTURE DEVELOPMENT OF REMAINDER PARCEL. (SEE SHEET 2)
- LOT "I" [A PORTION OF DONNER CREEK AND DEERFIELD DRIVE (TO BE RENAMED) RIGHT OF WAY] IN FEE FOR PUBLIC PURPOSES, INCLUDING WITHOUT LIMITATION PUBLIC ROADWAY, PUBLIC DRAINAGE, PUBLIC ACCESS AND UTILITY PURPOSES, INCLUDING WITHOUT LIMITATION INGRESS AND EGRESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF INFRASTRUCTURE RELATED TO DRAINAGE, WATER, SEWER, NATURAL GAS, ELECTRIC, TELEPHONE AND COMMUNICATION SERVICE, AND OTHER PUBLIC UTILITIES AS DEEMED APPROPRIATE BY THE TOWN OF TRUCKEE, TOGETHER WITH ALL APPURTENANCES THERETO. (SEE SHEET 2)

TEICHERT LAND CO., A CALIFORNIA CORPORATION

BY: [Signature] DATE: 2/7/2020
 PRINT NAME: Ronald L. Gatto TITLE: EVP, Treasurer, Asst. Secretary

BY: [Signature] DATE: 2/7/2020
 PRINT NAME: PAULA D. JAMES TITLE: SECRETARY

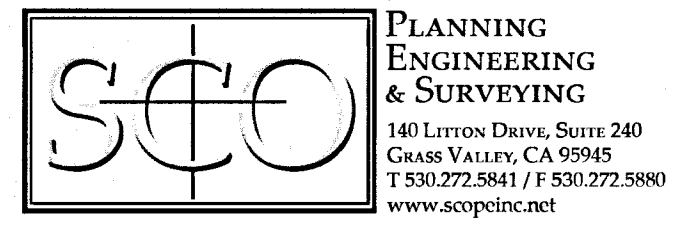
COLDSTREAM PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature] DATE: 2/7/2020
 PRINT NAME: RANDALL W. SATER TITLE: PRESIDENT

BY: [Signature] DATE: 2/7/2020
 PRINT NAME: PAULA D. JAMES TITLE: SECRETARY

NEIGHBORHOOD PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]
 LUKE WATKINS, MANAGING MEMBER



**FINAL MAP ~ FM 2019-00000111
 COLDSTREAM - PHASE 3**

BEING A PORTION OF SECTION 16 & 17, T.17 N., R.16 E. M. D. B. & M.
 TOWN OF TRUCKEE, COUNTY OF NEVADA, STATE OF CALIFORNIA
 FEBRUARY, 2020

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 Sacramento
 On 2-7-2020, before me, Tricia Sullivan-Minsky, Notary Public,
 personally appeared Ronald L. Gatto & Paula D. James, 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 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.

Tricia Sullivan-Minsky Tricia Sullivan-Minsky
 Signature Printed Name
 My Registration Number: 2290866 and Expires on: 6-1-2023
 My Principal Place of Business is: Sacramento county.

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 Sacramento
 On 2-7-2020, before me, Tricia Sullivan-Minsky, Notary Public,
 personally appeared Randall W. Sater & Paula D. James, 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 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.

Tricia Sullivan-Minsky Tricia Sullivan-Minsky
 Signature Printed Name
 My Registration Number: 2290866 and Expires on: 6-1-2023
 My Principal Place of Business is: Sacramento county.

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 Sacramento
 On 2-10-2020, before me, Tricia Sullivan-Minsky, Notary Public,
 personally appeared Luke Watkins, 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 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.

Tricia Sullivan-Minsky Tricia Sullivan-Minsky
 Signature Printed Name
 My Registration Number: 2290866 and Expires on: 6-1-2023
 My Principal Place of Business is: Sacramento county.

TOWN ENGINEER'S STATEMENT

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

DATE: 2-28-20
[Signature]
 DANIEL P. WILKINS, TOWN ENGINEER
 R.C.E. 56267 EXPIRES 12/31/2020

TOWN COUNCIL'S STATEMENT

ON BEHALF OF THE TOWN COUNCIL AND UNDER THE AUTHORITY OF THE TOWN OF TRUCKEE MUNICIPAL CODE, TITLE 18 PER THE DEVELOPMENT CODE, AMENDED MARCH 12, 2015, THE TOWN ENGINEER HAS APPROVED THE FILING OF THIS MAP OF "COLDSTREAM- PHASE 3" CONSISTING OF 6 SHEETS AND HAS ACCEPTED FOR PUBLIC USE OFFERS OF DEDICATION : ITEMS 1-9, INCLUSIVE, OF THE OWNER'S STATEMENT, BUT REJECTS ANY/ALL PUBLIC MAINTENANCE.

DATE: 2-28-20
[Signature]
 DANIEL P. WILKINS, TOWN ENGINEER
 R.C.E. 56267 EXPIRES 12/31/2020

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTIONS AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF TEICHERT LAND CO., A CALIFORNIA CORPORATION, COLDSTREAM PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND NEIGHBORHOOD PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN JULY, 2019. I HEREBY STATE THAT ALL THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED ON, OR BEFORE SEPTEMBER 1, 2020 AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

[Signature] 02-14-20
 MARTIN WOOD, P.L.S. 8321 DATE

TOWN SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

[Signature] 3/3/2020
 STEPHEN D. WILLIAMS, PLS 6878 DATE
 TOWN SURVEYOR EXPIRES 09/30/2020

TAX COLLECTOR'S STATEMENT

I, TINA VERNON, 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 ARE

DATE: 2/19/2020
[Signature]
 TINA VERNON
 NEVADA COUNTY TREASURER TAX COLLECTOR

RECORDER'S STATEMENT

FILED THIS 12th DAY OF March, 2020 AT 9:49 AM IN BOOK 9
 OF SUBDIVISIONS, AT PAGE 20 AT THE REQUEST OF SCO PLANNING & ENGINEERING, INC.
 THE TOWN OF TRUCKEE

DOCUMENT #: 2020-0005676 Gregory J. Diaz
 GREGORY J. DIAZ
 COUNTY RECORDER
 FEE: \$17.00
 BY: [Signature]
 DEPUTY
 Angie Bayne SHEET 1 OF 6

Map 20

Sub
a/20

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO EXHIBIT "B" AS REFERENCED IN DOCUMENT NO. 2008-0030977 OFFICIAL RECORDS OF NEVADA COUNTY

**FINAL MAP ~ FM 2019-00000111
COLDSTREAM - PHASE 3**

BEING A PORTION OF SECTION 16 & 17, T.17 N., R.16 E. M. D. B. & M.
TOWN OF TRUCKEE, COUNTY OF NEVADA, STATE OF CALIFORNIA
FEBRUARY, 2020

LEGEND

- ◆ - SECTION 1/4 CORNER, AS DESCRIBED
- TOWN OF TRUCKEE BOUNDARY
- - NOTHING FOUND, DIMENSION POINT
- (5) RECORD INFORMATION PER DOC. 2018-0015624, O.R.N.C.
- O.R.N.C. - OFFICIAL RECORDS OF NEVADA COUNTY

NOTES

1. COVENANTS, CODES, AND RESTRICTIONS FOR COLDSTREAM PHASE 3 ARE BEING RECORDED CONCURRENTLY PER DOCUMENT NO. 2020-0005674, O.R.N.C.
2. WOODSTOVES, FIREPLACES, ZERO CLEARANCE FIREPLACES, AND OTHER WOODBURNING DEVICES SHALL BE PROHIBITED.
3. A TRUCKEE DONNER PUBLIC UTILITY DISTRICT EASEMENT RESERVATION IS OF RECORD FOR PUMPING SITE, ELECTRICAL FACILITIES, AND PIPELINE PURPOSES; HOWEVER SAID RESERVATION LOCATION IS NOT CLEARLY DEFINED AND HAS EXPIRED BASED UPON THE TERMS DEFINED THEREIN AND IS RECORDED IN BK. 184, PG. 400, O.R.N.C.
4. SOUTHERN PACIFIC PIPE LINES, INC. EASEMENTS EXIST FOR PIPELINE AND VALVE PURPOSES AND AFFECT NORTHERLY PORTIONS OF THE REMAINDER PARCEL AND ARE RECORDED IN BK. 227 / PG. 132, BK. 227 / PG. 136 AND BK. 228 / PG. 295, O.R.N.C.
5. A SIERRA PACIFIC POWER CO. EASEMENT EXISTS AND AFFECTS A PORTION OF THE REMAINDER PARCEL AND IS RECORDED IN BK. 235, PG. 74, O.R.N.C.
6. A SIERRA PACIFIC POWER CO. EASEMENT EXISTS AND AFFECTS A NORTHERLY PORTION OF THE REMAINDER PARCEL AND IS RECORDED IN BK. 246, PG. 578, O.R.N.C.
7. A STATE OF CALIF. PUBLIC FISHING EASEMENT AFFECTS THE NORTHERN PORTION OF THE REMAINDER PARCEL ALONG DONNER CREEK AND IS RECORDED IN BK. 253, PG. 543, O.R.N.C.
8. A STATE OF CALIFORNIA EASEMENT FOR CHANNEL, ROADWAY, PUBLIC RECREATIONAL AND INGRESS/EGRESS PURPOSES AFFECTS A NORTHERN PORTION OF THE REMAINDER PARCEL AND IS RECORDED IN BK. 300, PG. 82, O.R.N.C.

NEIGHBORHOOD PARTNERS LLC
DOC 2019-0012520
RESULTANT PARCEL 1
PER LLA 2018-00000030
PER DOC. 2018-0015622
O.R.N.C.

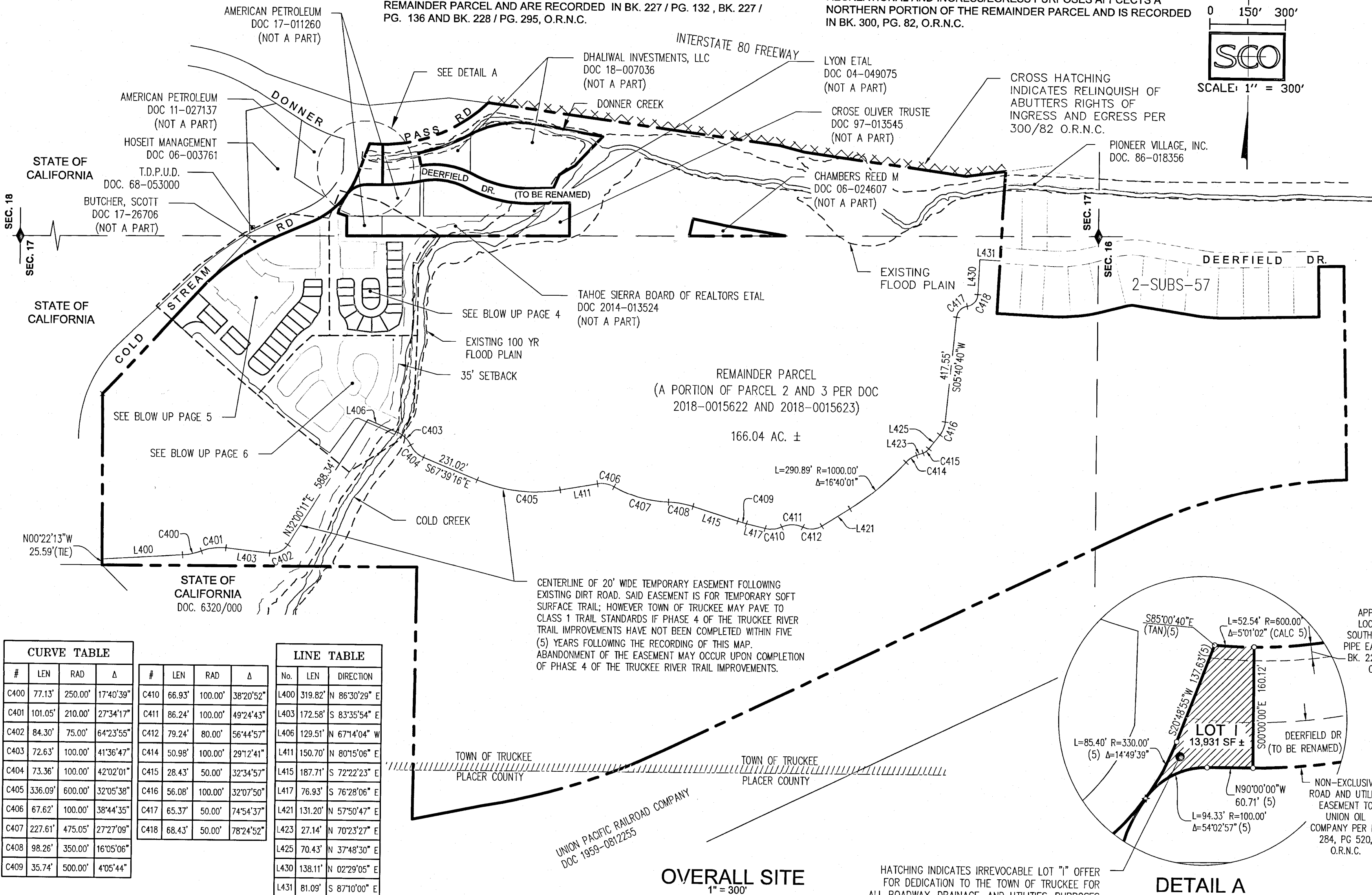
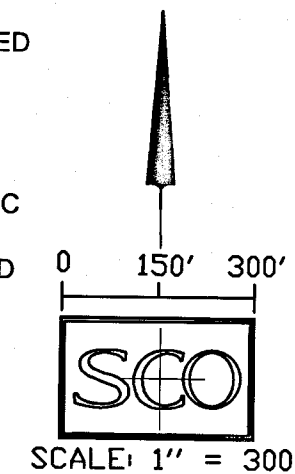
BOUNDARY LINES/PARCELS BEING
ADJUSTED/SUBDIVIDED
PER THIS FINAL MAP
COLDSTREAM PROPERTIES LLC
RESULTANT PARCEL 2 PER
LLA 2018-00000030 PER
DOC. 2018-0015623 O.R.N.C.

TEICHERT LAND COMPANY
RESULTANT PARCEL 3
PER LLA 2018-00000030
PER DOC. 2018-0015624
O.R.N.C.

OVERALL SITE
1" = 1000'

NOTES CONTINUED:

9. A SIERRA PACIFIC POWER CO. EASEMENT EXISTS AND AFFECTS THE NORTHERLY PORTION OF THE REMAINDER PARCEL AND IS RECORDED IN BK. 392, PG. 215, O.R.N.C.
 10. A TRUCKEE SANITARY DISTRICT EASEMENT EXISTS AND AFFECTS THE NORTHERLY PORTION OF THE REMAINDER PARCEL AND IS RECORDED AS DOC. 97-014549, O.R.N.C.
 11. THE PROPERTY SHOWN HEREON IS INCLUDED WITHIN THE TRUCKEE REDEVELOPMENT AGENCY PROJECT AREA NO. 1 PER DOC. 98-038475, O.R.N.C. AND RE-RECORDED AS DOC. 2010-04110, O.R.N.C.
 12. A COMMUNITY BENEFIT FEE AGREEMENT IS RECORDED AND MAY AFFECT THE PROPERTIES SHOWN HEREON AND IS RECORDED AS DOC. 2013-021358, O.R.N.C. AND IS UPDATED AND RERECORDED AS DOC. 2020-0005680, O.R.N.C.
 13. A DEVELOPMENT AGREEMENT FOR THE DEVELOPMENT OF THE COLDSTREAM SPECIFIC PLAN IS RECORDED AND MAY AFFECT THE PROPERTIES SHOWN HEREON AND IS RECORDED AS DOC. 2014-023364 AND RE-RECORDED AS DOC. 2017-019761, O.R.N.C.
 14. A MEMORANDUM OF OPTION AGREEMENT IS RECORDED AND MAY AFFECT THE PROPERTIES SHOWN HEREON AND IS RECORDED AS DOC. 2018-024293, O.R.N.C.
 15. A RIGHT OF WAY FOR SOUTHERN PACIFIC PIPE LINES, INC. EXISTS AND MAY AFFECT THE REMAINDER PROPERTY TO THE NORTHEAST AND IS RECORDED IN VOL 227, PG 132, O.R.N.C.
 15. AN EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LAND OWNER ACTION IS RECORDED AND MAY AFFECT THE PROPERTIES SHOWN HEREON AND IS RECORDED AS DOC. 2013-0033539 O.R.N.C.
 16. A DECLARATION OF RESTRICTIVE COVENANT EXISTS AND AFFECTS THE PROPERTY AND IS RECORDED AS DOCUMENT NO. 2008-0030981, O.R.N.C.
 17. A BUILDERS AGREEMENT EXIST AND AFFECTS THE PROPERTY AND IS RECORDED AS DOC 2019-0012521, O.R.N.C.
 18. FUTURE RESIDENTS MAY HAVE POTENTIAL EXPOSURE TO WOOD SMOKE FROM PRESCRIBED BURNS AT DONNER MEMORIAL STATE PARK PER MITIGATION MEASURE 4.3b. SEE COVENANTS, CODES AND RESTRICTIONS SECTION 19.04.
 19. DRAINAGE EASEMENT ON LOTS 18 AND 19 MAY BE RECONFIGURED BASED UPON FINAL DRAINAGE AND PARKING DESIGN AND UPON APPROVAL OF THE TOWN ENGINEER.
 20. EXTERIOR ELEVATION RULES FOR LOTS 1-14; 22-38:
 - a. THERE CANNOT BE MORE THAN 2 "BUILDINGS" WITH THE SAME ELEVATION IN SEQUENTIAL ORDER.
 - b. FOR THE PURPOSE OF THIS RULE, "BUILDING IS DEFINED AS A SINGLE STRUCTURE, WHICH MAY BE COMPRISED OF 1 OR 2 UNITS.
 - c. WHILE 2 UNITS IN THE SAME BUILDING WILL HAVE THE SAME ELEVATION AND COLOR SCHEME, SEQUENTIAL BUILDINGS MUST HAVE DIFFERENT, BUT COMPLEMENTRY COLOR SCHEMES.
- FLOORPLAN RULES FOR LOTS 1-14; 22-38;
- a. THERE CANNOT BE MORE THAN 3 OF THE SAME FLOORPLANS SEQUENTIALLY.



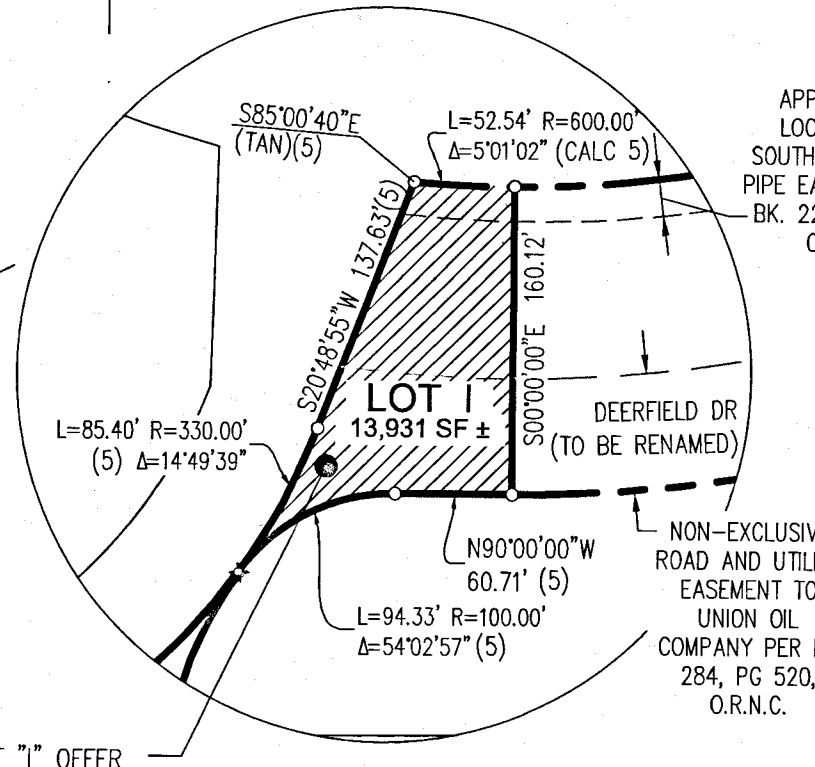
CURVE TABLE			
#	LEN	RAD	Δ
C400	77.13'	250.00'	174°39"
C401	101.05'	210.00'	273°41"
C402	84.30'	75.00'	64°23'55"
C403	72.63'	100.00'	41°36'47"
C404	73.36'	100.00'	42°02'01"
C405	336.09'	600.00'	32°05'38"
C406	67.62'	100.00'	38°44'35"
C407	227.61'	475.05'	272°7'09"
C408	98.26'	350.00'	16°05'06"
C409	35.74'	500.00'	4°05'44"

LINE TABLE			
#	LEN	RAD	Δ
C410	66.93'	100.00'	38°20'52"
C411	86.24'	100.00'	49°24'43"
C412	79.24'	80.00'	56°44'57"
C414	50.98'	100.00'	29°12'41"
C415	28.43'	50.00'	32°34'57"
C416	56.08'	100.00'	32°07'50"
C417	65.37'	50.00'	74°54'37"
C418	68.43'	50.00'	78°24'52"
L400	319.82'	N 86°30'29" E	
L403	172.58'	S 83°35'54" E	
L406	129.51'	N 67°14'04" W	
L411	150.70'	N 80°15'06" E	
L415	187.71'	S 72°22'23" E	
L417	76.93'	S 76°28'06" E	
L421	131.20'	N 57°50'47" E	
L423	27.14'	N 70°23'27" E	
L425	70.43'	N 37°48'30" E	
L430	138.11'	N 02°29'05" E	
L431	81.09'	S 87°10'00" E	

CENTERLINE OF 20' WIDE TEMPORARY EASEMENT FOLLOWING EXISTING DIRT ROAD. SAID EASEMENT IS FOR TEMPORARY SOFT SURFACE TRAIL; HOWEVER TOWN OF TRUCKEE MAY PAVE TO CLASS 1 TRAIL STANDARDS IF PHASE 4 OF THE TRUCKEE RIVER TRAIL IMPROVEMENTS HAVE NOT BEEN COMPLETED WITHIN FIVE (5) YEARS FOLLOWING THE RECORDING OF THIS MAP. ABANDONMENT OF THE EASEMENT MAY OCCUR UPON COMPLETION OF PHASE 4 OF THE TRUCKEE RIVER TRAIL IMPROVEMENTS.

OVERALL SITE
1" = 300'

HATCHING INDICATES IRREVOCABLE LOT "1" OFFER FOR DEDICATION TO THE TOWN OF TRUCKEE FOR ALL ROADWAY, DRAINAGE, AND UTILITIES, PURPOSES AND ALL APPURTENANCES THERETO.



DETAIL A
1" = 100'

SCO
PLANNING
ENGINEERING
& SURVEYING
140 LITTON DRIVE, SUITE 240
GRASS VALLEY, CA 95945
T 530.272.5841 / F 530.272.5880
www.scopeinc.net

Sub
9/20

FINAL MAP ~ FM 2019-0000111

COLDSTREAM - PHASE 3

BEING A PORTION OF SECTION 16 & 17, T.17 N., R.16 E. M. D. B. & M.
TOWN OF TRUCKEE, COUNTY OF NEVADA, STATE OF CALIFORNIA

FEBRUARY, 2020

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO EXHIBIT "B" AS REFERENCED IN DOCUMENT NO. 2008-0030977 OFFICIAL RECORDS OF NEVADA COUNTY

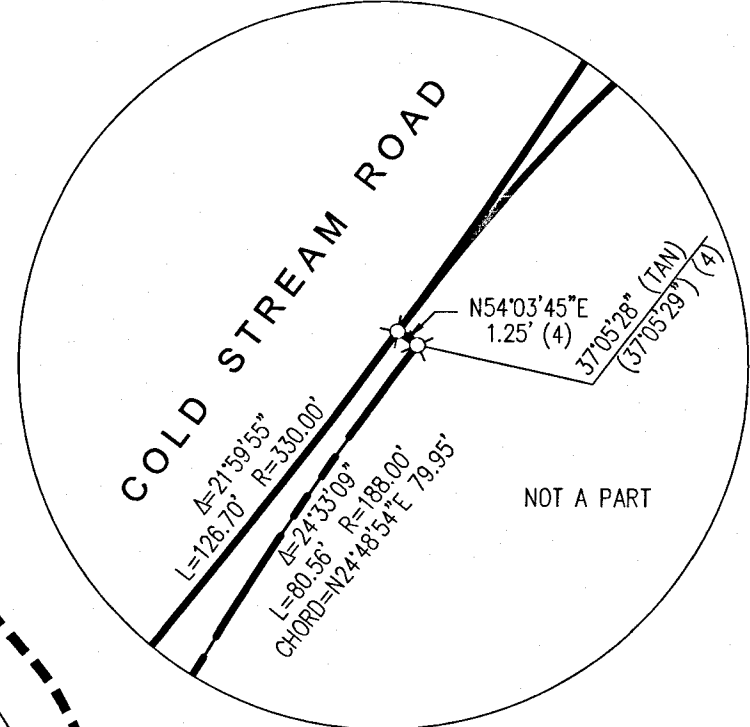
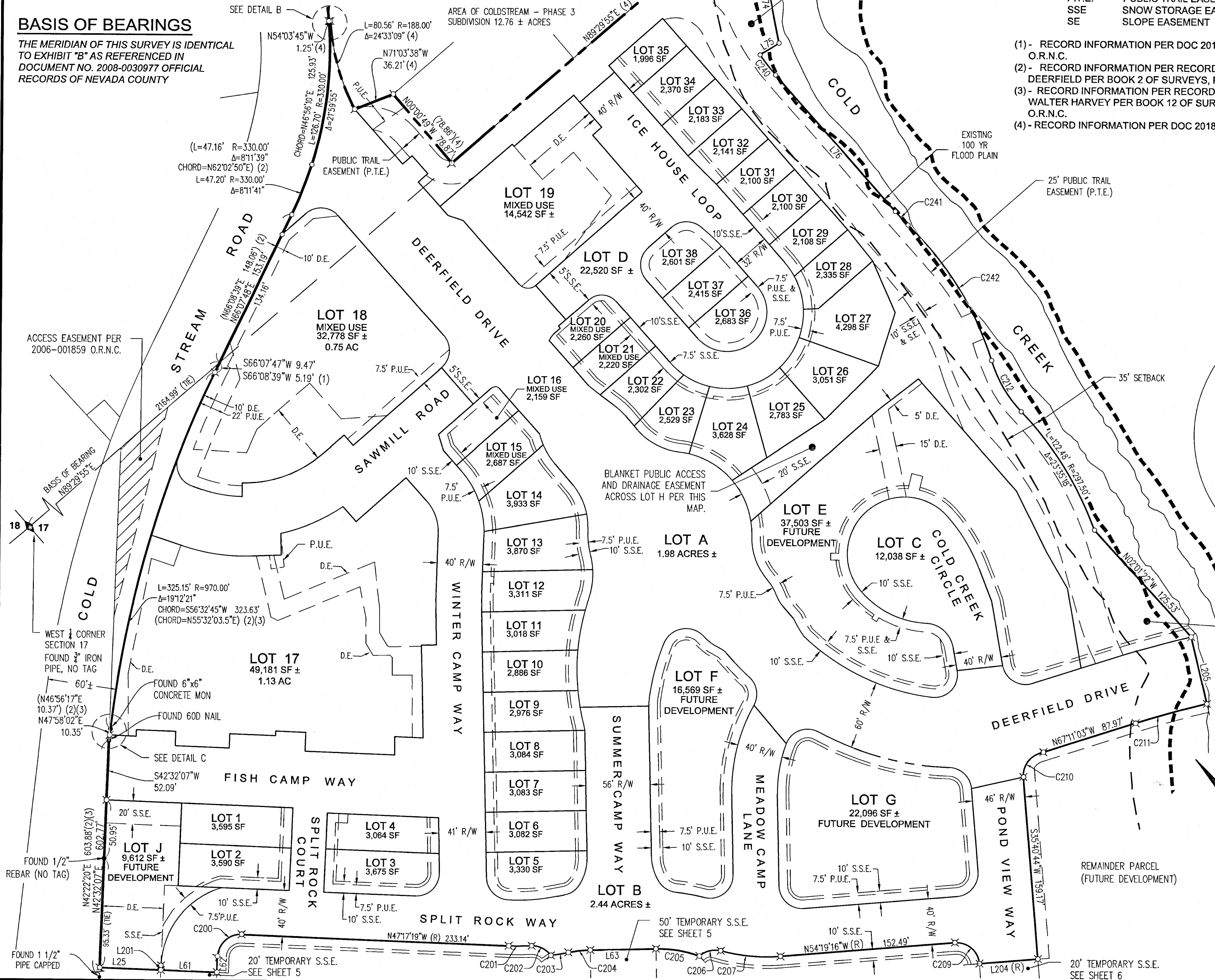
LEGEND

- PUE PUBLIC UTILITY EASEMENT
- (OA) OVERALL
- (R) RADIAL
- (CALC) CALCULATED FROM RECORD
- (T) TANGENT
- DE DRAINAGE EASEMENT
- ESMT. EASEMENT
- P.T.E. PUBLIC TRAIL EASEMENT
- SSE SNOW STORAGE EASEMENT
- SE SLOPE EASEMENT

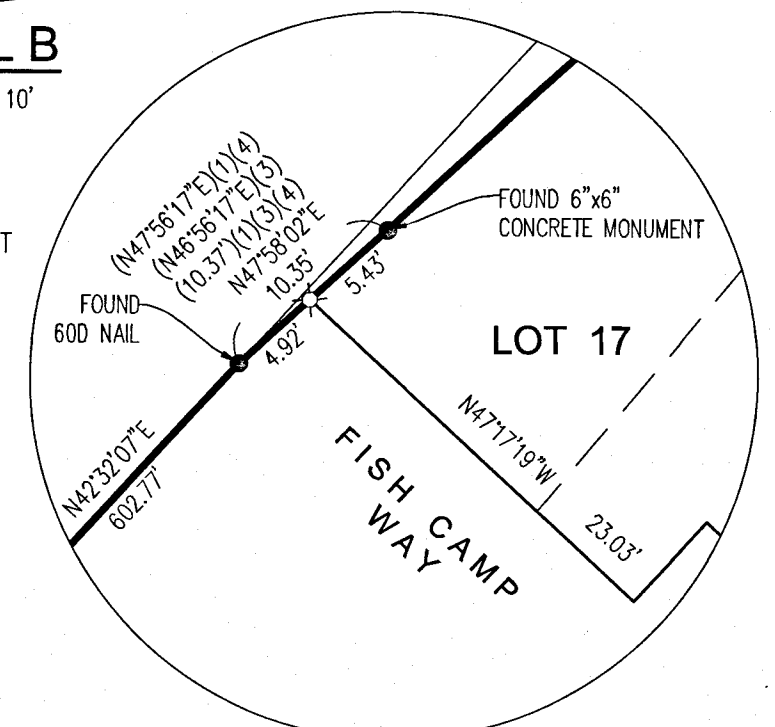
- ◆ - SECTION 1/4 CORNER, AS DESCRIBED
- ⊗ - SET 5/8" REBAR W/ CAP, STAMPED "P.L.S. 8321", OR AS INDICATED WHERE CORNER FALLS WITHIN OR AT THE EDGE OF THE CURB, OR SIDEWALK CORNER IS MARKED WITH A SCRIBE IN CONCRETE
- - FOUND, AS DESCRIBED
- - NOTHING FOUND, DIMENSION POINT
- TOWN OF TRUCKEE BOUNDARY

LINE TABLE		
LINE #	LENGTH	DIRECTION
L25	53.19'	N 47°27'53" W
L61	49.00'	N 47°17'19" W
L62	13.99'	S 42°42'41" W
L63	57.21'	N 50°48'18" W
L73	68.30'	N 39°49'16" E
L74	63.31'	N 29°02'07" E
L75	19.55'	S 81°09'40" E
L76	158.42'	N 01°00'16" W
L201	4.00'	N 42°42'41" E
L204	51.00'	S 54°19'16" E
L205	60.00'	S 27°03'09" W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C200	31.42'	20.00'	90°00'00"
C201	19.96'	205.00'	5°34'48"
C202	19.56'	20.00'	56°01'19"
C203	15.47'	215.00'	4°07'17"
C204	19.30'	105.00'	10°31'48"
C205	38.73'	105.00'	21°08'06"
C206	19.94'	20.00'	57°08'05"
C207	52.63'	155.00'	19°27'10"
C209	31.42'	20.00'	90°00'00"
C210	26.93'	20.00'	77°08'13"
C211	64.43'	876.56'	4°12'41"
C212	51.75'	112.50'	26°21'13"
C240	22.21'	187.50'	6°47'10"
C241	16.05'	187.50'	4°54'18"
C242	140.64'	277.50'	29°02'20"



DETAIL B
SCALE: 1" = 10'



DETAIL C
SCALE: 1" = 10'

SCO
PLANNING ENGINEERING & SURVEYING
140 LITTON DRIVE, SUITE 240
GRASS VALLEY, CA 95945
T 530.272.5841 F 530.272.5880
www.scopeinc.net

Sub
a/20

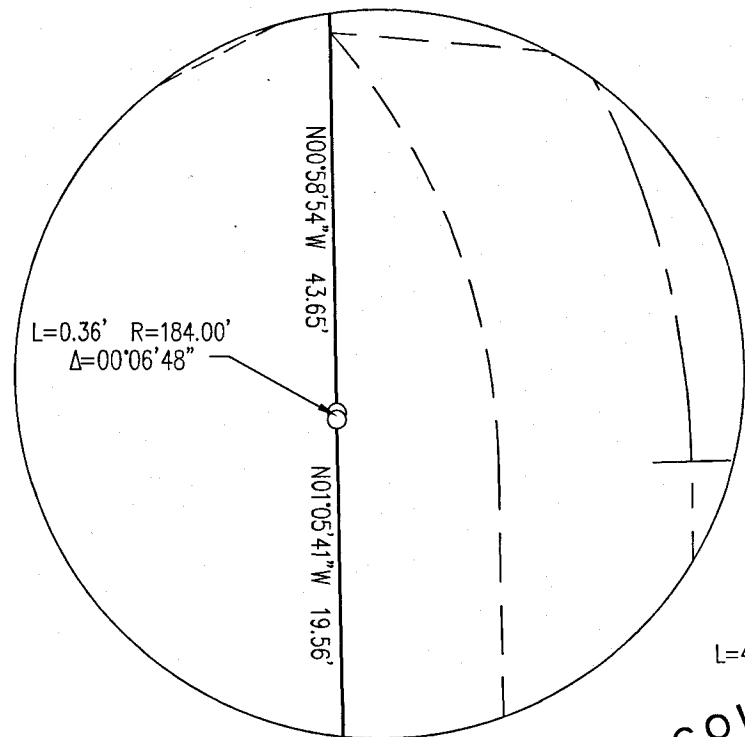
FINAL MAP ~ FM 2019-00000111 COLDSTREAM - PHASE 3

BEING A PORTION OF SECTION 16 & 17, T.17 N., R.16 E. M. D. B. & M.
TOWN OF TRUCKEE, COUNTY OF NEVADA, STATE OF CALIFORNIA
FEBRUARY, 2020

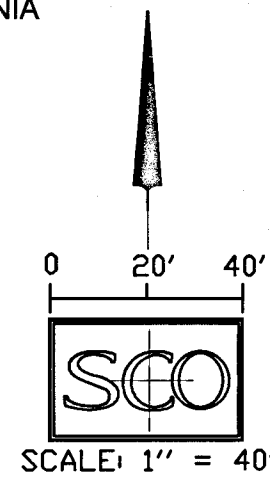
LEGEND

- PUE PUBLIC UTILITY EASEMENT
- (OA) OVERALL
- (R) RADIAL
- (CALC) CALCULATED FROM RECORD
- (T) TANGENT
- DE DRAINAGE EASEMENT
- ESMT. EASEMENT
- PTE PUBLIC TRAIL EASEMENT
- SSE SNOW STORAGE EASEMENT
- SE SLOPE EASEMENT

- ◆ - SECTION 1/4 CORNER, AS DESCRIBED
- ⊗ - SET 5/8" REBAR W/ CAP, STAMPED "P.L.S. 8321", OR AS INDICATED
WHERE CORNER FALLS WITHIN OR AT THE EDGE OF THE CURB, OR
SIDEWALK CORNER IS MARKED WITH A SCRIBE IN CONCRETE
- - FOUND, AS DESCRIBED
- + ○ - NOTHING FOUND, DIMENSION POINT
- - TOWN OF TRUCKEE BOUNDARY



DETAIL D
SCALE: 1" = 10'



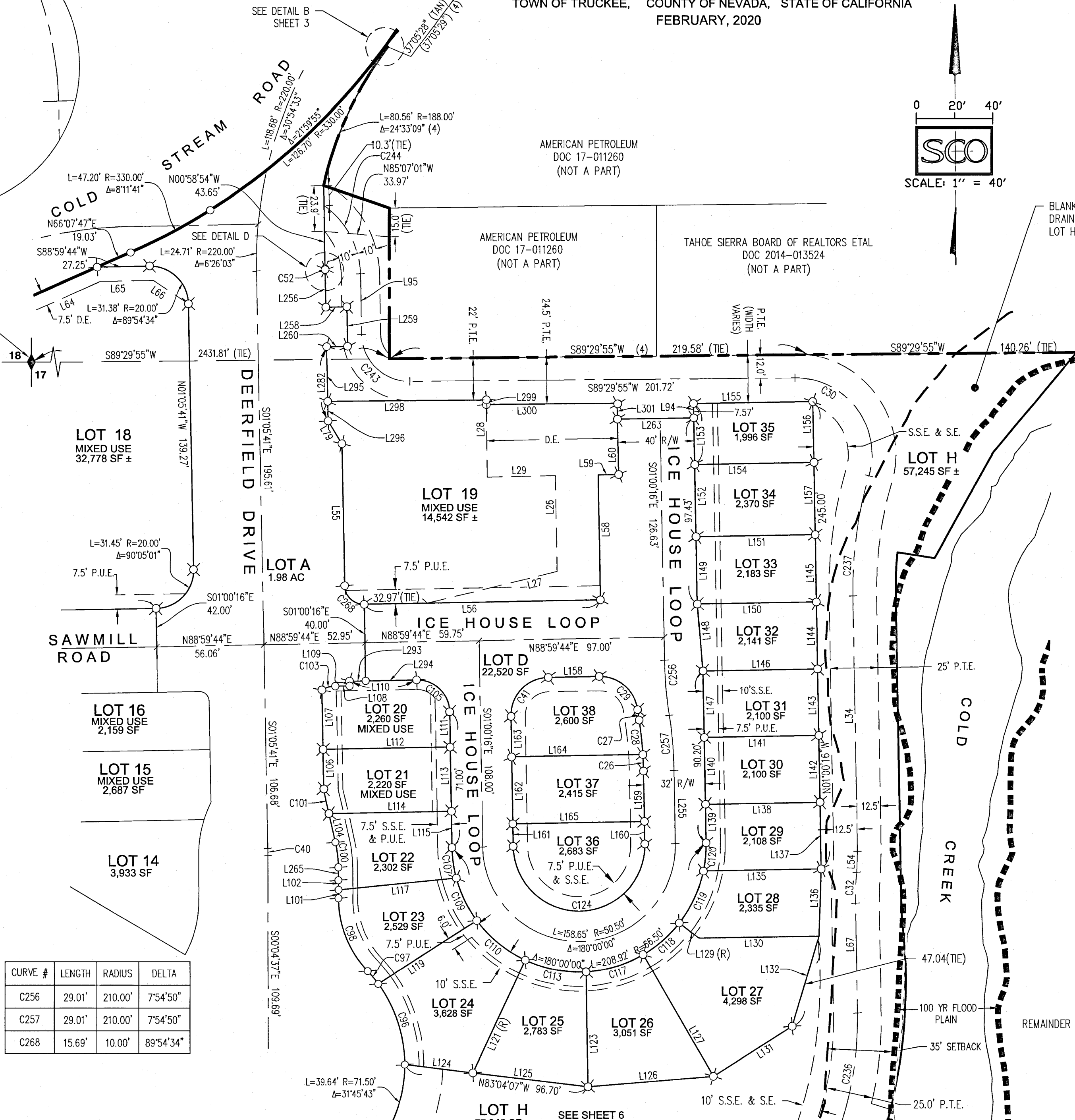
CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C26	8.64'	194.00'	2°33'03"
C27	5.44'	226.00'	1°22'42"
C28	18.16'	194.00'	5°21'47"
C29	29.13'	20.00'	83°27'52"
C30	74.60'	40.00'	106°51'45"
C32	16.17'	146.50'	6°19'31"
C34	14.19'	146.50'	5°32'55"
C40	3.66'	206.00'	1°01'05"
C41	31.42'	20.00'	90°00'00"
C52	0.36'	184.00'	0°06'48"
C96	45.12'	71.50'	36°09'16"
C97	8.72'	71.50'	6°59'16"
C98	42.19'	56.00'	43°09'46"
C100	13.22'	59.00'	12°50'25"
C101	13.05'	118.00'	6°20'05"
C103	7.33'	14.50'	28°57'22"
C105	26.70'	17.00'	90°00'00"
C107	16.16'	66.50'	13°55'13"
C109	24.83'	66.50'	21°23'31"
C110	33.22'	66.50'	28°37'20"
C113	32.69'	66.50'	28°09'43"
C117	31.62'	66.50'	27°14'31"
C118	25.37'	66.50'	21°51'37"
C119	30.11'	66.50'	25°56'47"
C120	14.92'	66.50'	12°51'20"
C124	108.38'	34.50'	180°00'00"
C236	74.20'	178.50'	23°49'06"
C237	63.65'	210.00'	17°21'55"
C243	39.01'	25.00'	89°24'24"
C244	42.12'	45.00'	53°37'41"

CURVE #	LENGTH	RADIUS	DELTA
C256	29.01'	210.00'	7°54'50"
C257	29.01'	210.00'	7°54'50"
C268	15.69'	10.00'	89°54'34"

LINE TABLE

LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L26	50.25'	N 01°05'41" W	L115	19.00'	N 01°00'16" W	L152	38.00'	S 01°00'16" E
L27	70.11'	S 76°20'00" W	L117	62.03'	S 84°22'23" W	L153	32.00'	S 01°00'16" E
L28	37.91'	N 00°30'05" W	L119	61.37'	S 57°14'38" W	L154	62.37'	S 88°59'44" W
L29	35.79'	N 88°59'44" E	L121	64.96'	S 25°03'41" W	L155	62.37'	N 88°59'44" E
L34	133.81'	N 01°00'16" W	L123	60.02'	S 01°00'16" E	L156	32.00'	N 01°00'16" W
L54	11.03'	N 02°09'30" E	L124	35.92'	S 83°04'07" E	L157	38.00'	N 01°00'16" W
L55	74.44'	N 01°05'41" W	L125	60.78'	S 83°04'07" E	L158	26.60'	N 88°59'44" E
L56	123.72'	S 88°59'44" W	L126	65.83'	N 85°13'40" E	L159	26.38'	N 01°00'16" W
L58	65.63'	S 01°00'16" E	L127	73.36'	S 29°58'51" E	L160	11.79'	N 01°00'16" W
L59	10.66'	S 88°59'44" W	L129	12.97'	N 52°12'09" W	L161	11.79'	S 01°00'16" E
L60	29.00'	S 01°00'16" E	L130	62.90'	S 88°59'44" W	L162	35.01'	S 01°00'16" E
L64	123.14'	S 66°07'47" W	L131	48.94'	S 57°46'48" W	L163	21.19'	S 01°00'16" E
L65	27.77'	N 88°59'44" E	L132	49.29'	N 16°32'36" E	L164	68.81'	N 88°59'44" E
L66	21.89'	S 56°19'00" E	L135	61.67'	S 88°59'44" W	L165	69.00'	N 88°59'44" E
L67	57.56'	N 01°00'16" W	L136	35.04'	S 01°43'20" W	L255	38.17'	S 01°00'16" E
L79	14.00'	N 31°05'41" W	L137	35.00'	N 01°00'16" W	L256	19.56'	S 01°05'41" E
L94	7.57'	S 01°00'16" E	L138	60.00'	S 88°59'44" W	L258	11.00'	N 88°54'19" E
L95	31.78'	N 01°05'41" W	L139	20.20'	S 01°00'16" E	L259	20.75'	S 01°05'41" E
L101	4.40'	S 00°05'36" E	L140	35.00'	S 01°00'16" E	L260	11.00'	N 88°54'19" E
L102	5.00'	S 00°05'36" E	L141	60.00'	S 88°59'44" W	L263	40.00'	S 88°59'44" W
L104	15.44'	S 12°56'01" E	L142	35.00'	N 01°00'16" W	L265	6.76'	S 00°05'36" E
L106	20.74'	S 01°05'41" E	L143	35.00'	N 01°00'16" W	L282	38.82'	S 01°05'38" E
L107	31.13'	S 01°05'41" E	L144	35.00'	N 01°00'16" W	L293	8.39'	N 88°59'44" E
L108	7.50'	S 88°59'44" W	L145	35.00'	N 01°00'16" W	L294	26.75'	N 88°59'44" E
L109	2.50'	N 01°00'16" W	L146	60.00'	N 88°59'44" E	L295	28.58'	N 01°05'38" W
L110	35.14'	N 88°59'44" E	L147	35.00'	S 01°00'16" E	L296	10.23'	N 01°05'38" W
L111	18.45'	N 01°00'16" W	L148	35.08'	S 04°52'41" E	L298	83.02'	S 89°29'55" W
L112	66.61'	N 88°59'44" E	L149	35.00'	S 01°00'16" E	L299	2.51'	S 00°30'05" E
L113	33.55'	N 01°00'16" W	L150	62.37'	S 88°59'44" W	L300	68.54'	S 89°29'55" W
L114	64.15'	N 88°59'44" E	L151	62.37'	S 88°59'44" W	L301	8.30'	N 01°00'16" W



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LEGEND

- PUE PUBLIC UTILITY EASEMENT
- (OA) OVERALL
- (R) RADIAL
- (CALC) CALCULATED FROM RECORD
- (T) TANGENT
- DE DRAINAGE EASEMENT
- ESMT. EASEMENT
- SSE SNOW STORAGE EASEMENT
- SE SLOPE EASEMENT

◆ - SECTION 1/4 CORNER, AS DESCRIBED

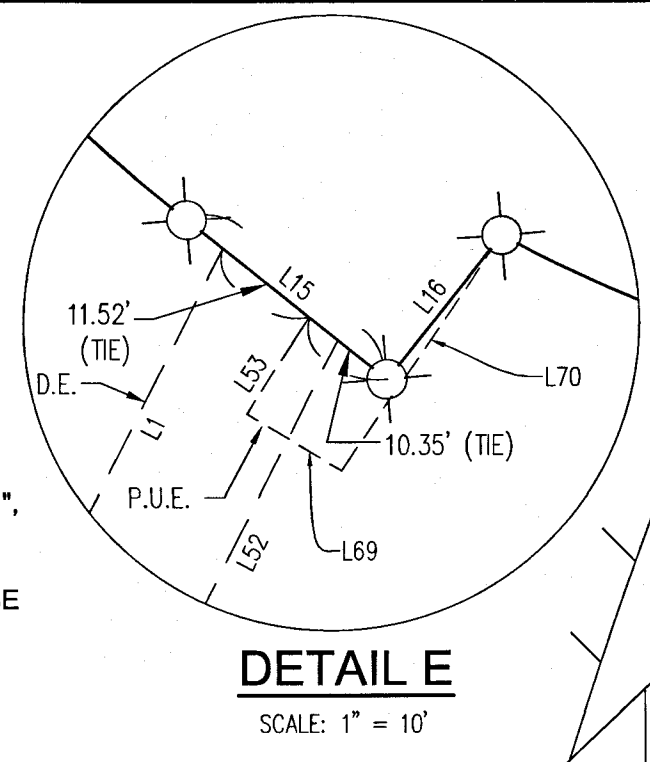
⊗ - SET 5/8" REBAR W/ CAP, STAMPED "P.L.S. 8321", OR AS INDICATED WHERE CORNER FALLS WITHIN OR AT THE EDGE OF THE CURB, OR SIDEWALK CORNER IS MARKED WITH A SCRIBE IN CONCRETE

● - FOUND, AS DESCRIBED

+ ○ - NOTHING FOUND, DIMENSION POINT
 - - - - - TOWN OF TRUCKEE BOUNDARY

- (1) - RECORD INFORMATION PER DOC 2018-0015622, O.R.N.C.
- (2) - RECORD INFORMATION PER RECORD OF SURVEY OF DEERFIELD PER BOOK 2 OF SURVEYS, PG 1, O.R.N.C.
- (3) - RECORD INFORMATION PER RECORD OF SURVEY OF WALTER HARVEY PER BOOK 12 OF SURVEYS, PG 17, O.R.N.C.
- (4) - RECORD INFORMATION PER DOC 2018-0015623, O.R.N.C.

LINE TABLE								
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	54.79'	S 26°43'48" W	L33	31.05'	N 39°11'42" E	L90	40.14'	S 53°45'19" E
L2	6.51'	S 22°39'12" E	L35	13.00'	S 50°48'18" E	L96	3.99'	N 42°42'43" E
L3	3.15'	S 39°11'42" W	L36	80.95'	N 39°11'42" E	L97	9.47'	S 66°07'47" W
L4	31.80'	S 42°21'39" W	L37	53.79'	S 40°00'00" W	L105	33.30'	N 24°45'06" E
L5	6.23'	S 01°00'16" E	L38	77.37'	S 72°02'12" E	L116	24.90'	S 47°17'19" E
L6	17.45'	S 01°00'16" E	L39	27.10'	S 29°19'38" W	L120	78.20'	S 47°17'19" E
L7	14.31'	N 23°46'47" E	L40	22.67'	S 40°00'00" W	L122	16.62'	S 42°42'41" W
L8	72.39'	N 88°59'44" E	L41	12.30'	S 08°58'09" W	L128	26.26'	S 47°17'19" E
L9	61.35'	N 88°59'44" E	L42	14.63'	S 50°00'00" E	L133	4.00'	N 42°42'41" E
L10	25.45'	N 01°05'41" W	L43	2.82'	S 04°54'47" E	L134	40.00'	S 47°17'19" E
L11	27.53'	N 01°05'41" W	L44	15.45'	S 40°10'26" W	L166	12.62'	N 42°42'41" E
L12	24.17'	N 00°00'00" E	L45	17.29'	S 50°00'00" E	L167	47.06'	S 47°17'19" E
L13	5.65'	N 30°47'21" W	L47	28.23'	S 50°48'18" E	L168	12.62'	S 42°42'41" W
L14	23.42'	N 30°47'22" W	L48	13.09'	S 08°58'09" W	L169	34.38'	S 47°17'19" E
L15	26.63'	N 51°31'17" W	L49	21.88'	S 40°00'00" W	L170	5.62'	N 42°42'41" E
L16	19.11'	S 38°28'43" W	L50	39.86'	S 33°57'33" W	L171	23.03'	S 47°17'19" E
L17	17.38'	N 01°00'16" W	L51	84.79'	S 72°02'12" E	L236	19.24'	S 42°21'39" W
L18	58.12'	S 88°59'44" W	L52	39.18'	S 26°43'48" W	L273	26.54'	S 50°48'18" E
L19	27.05'	N 01°00'16" W	L53	11.94'	N 32°54'39" E	L274	40.65'	N 47°17'19" W
L20	16.02'	N 40°00'00" E	L69	11.50'	N 58°59'24" W			
L21	51.18'	N 42°21'39" E	L70	29.58'	N 34°11'48" E			
L22	54.44'	S 40°00'00" W	L71	1.98'	S 14°29'18" E			
L23	8.95'	S 30°47'14" E	L77	2.50'	N 23°52'13" W			
L24	19.99'	N 66°07'47" E	L80	46.41'	N 46°14'20" W			
L30	19.30'	N 59°12'39" E	L81	22.35'	S 64°16'06" W			
L31	20.60'	N 30°47'17" W	L82	61.13'	N 89°00'04" E			
L32	102.83'	N 51°37'04" E	L83	41.39'	S 00°59'56" E			

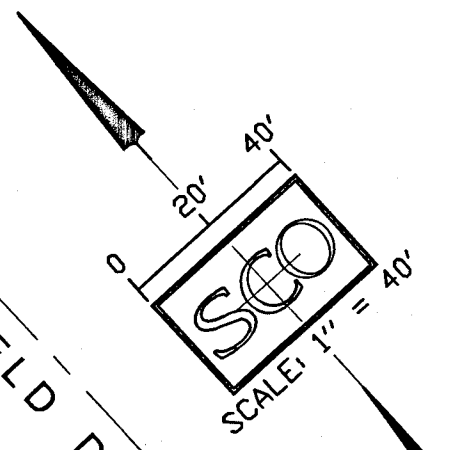


DETAIL E
SCALE: 1" = 10'

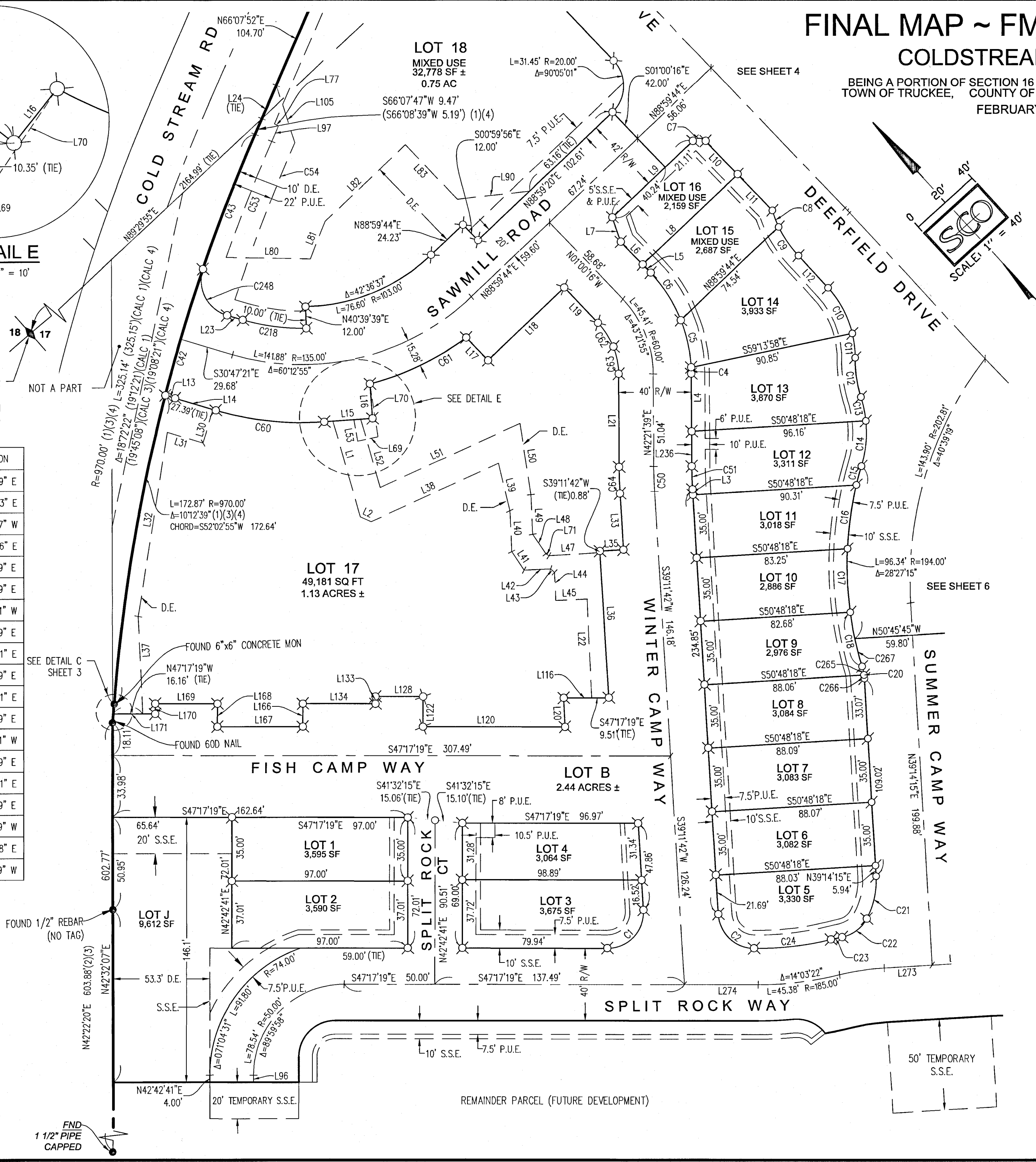
WEST 1/4 CORNER SECTION 17
 FOUND 3/4" IRON PIPE, NO TAG

FINAL MAP ~ FM 2019-0000111
COLDSTREAM - PHASE 3

BEING A PORTION OF SECTION 16 & 17, T.17 N., R.16 E. M. D. B. & M.
 TOWN OF TRUCKEE, COUNTY OF NEVADA, STATE OF CALIFORNIA
 FEBRUARY, 2020



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	32.64'	20.00'	93°30'59"
C2	29.91'	20.00'	85°40'50"
C4	3.40'	81.00'	2°24'11"
C5	26.83'	81.00'	18°58'39"
C6	31.08'	81.00'	21°59'04"
C7	7.85'	5.00'	89°54'34"
C8	9.79'	63.06'	8°53'49"
C9	19.39'	63.06'	17°37'04"
C10	28.76'	56.00'	29°25'27"
C11	13.43'	56.00'	13°44'19"
C12	21.96'	71.50'	17°35'45"
C13	13.45'	66.00'	11°40'19"
C14	25.24'	66.00'	21°54'31"
C15	10.76'	194.00'	3°10'43"
C16	35.76'	194.00'	10°33'36"
C17	35.05'	194.00'	10°21'08"
C18	30.63'	194.00'	9°02'49"
C20	6.74'	29.00'	13°19'16"
C21	24.29'	44.00'	31°37'25"
C22	17.50'	20.00'	50°08'21"
C23	6.32'	155.00'	2°20'07"
C24	42.76'	165.00'	14°50'58"
C42	72.81'	970.00'	4°18'01"
C43	79.47'	970.00'	4°41'39"
C50	13.81'	250.00'	3°09'56"
C51	12.65'	229.00'	3°09'56"
C53	68.68'	960.00'	4°05'57"
C54	92.58'	948.00'	5°35'44"
C60	60.43'	167.00'	20°43'56"
C61	59.22'	150.27'	22°34'50"
C62	15.73'	41.00'	21°59'05"
C63	15.30'	41.00'	21°22'50"
C64	14.86'	268.99'	3°09'56"
C218	35.53'	115.00'	17°42'14"
C248	32.21'	20.01'	92°13'43"
C265	4.81'	29.00'	9°30'43"
C266	1.93'	29.00'	3°48'33"
C267	15.86'	194.00'	4°41'01"
C281	24.83'	135.00'	10°32'23"



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FINAL MAP ~ FM 2019-00000111

COLDSTREAM - PHASE 3

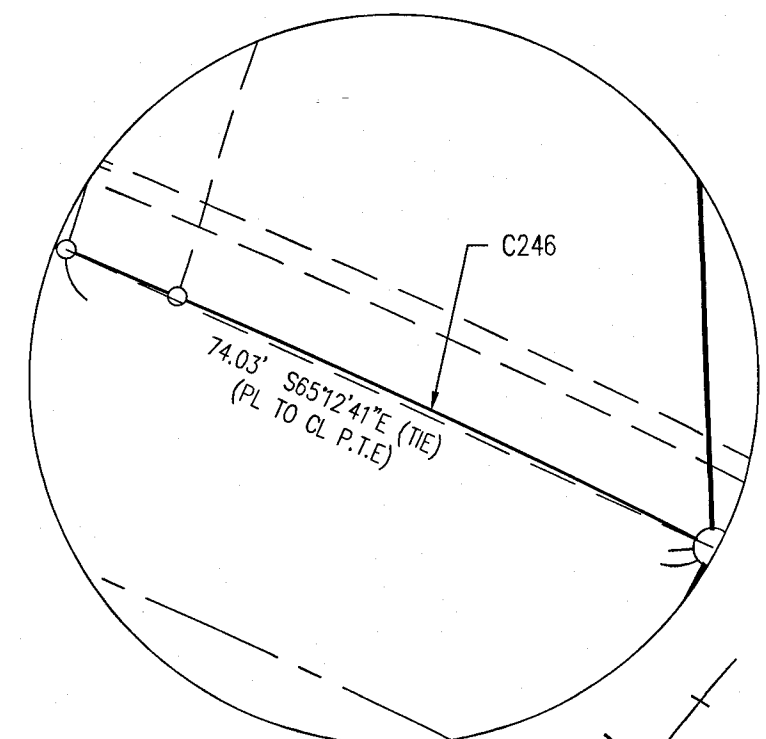
BEING A PORTION OF SECTION 16 & 17, T.17 N., R.16 E. M. D. B. & M.
TOWN OF TRUCKEE, COUNTY OF NEVADA, STATE OF CALIFORNIA

FEBRUARY, 2020

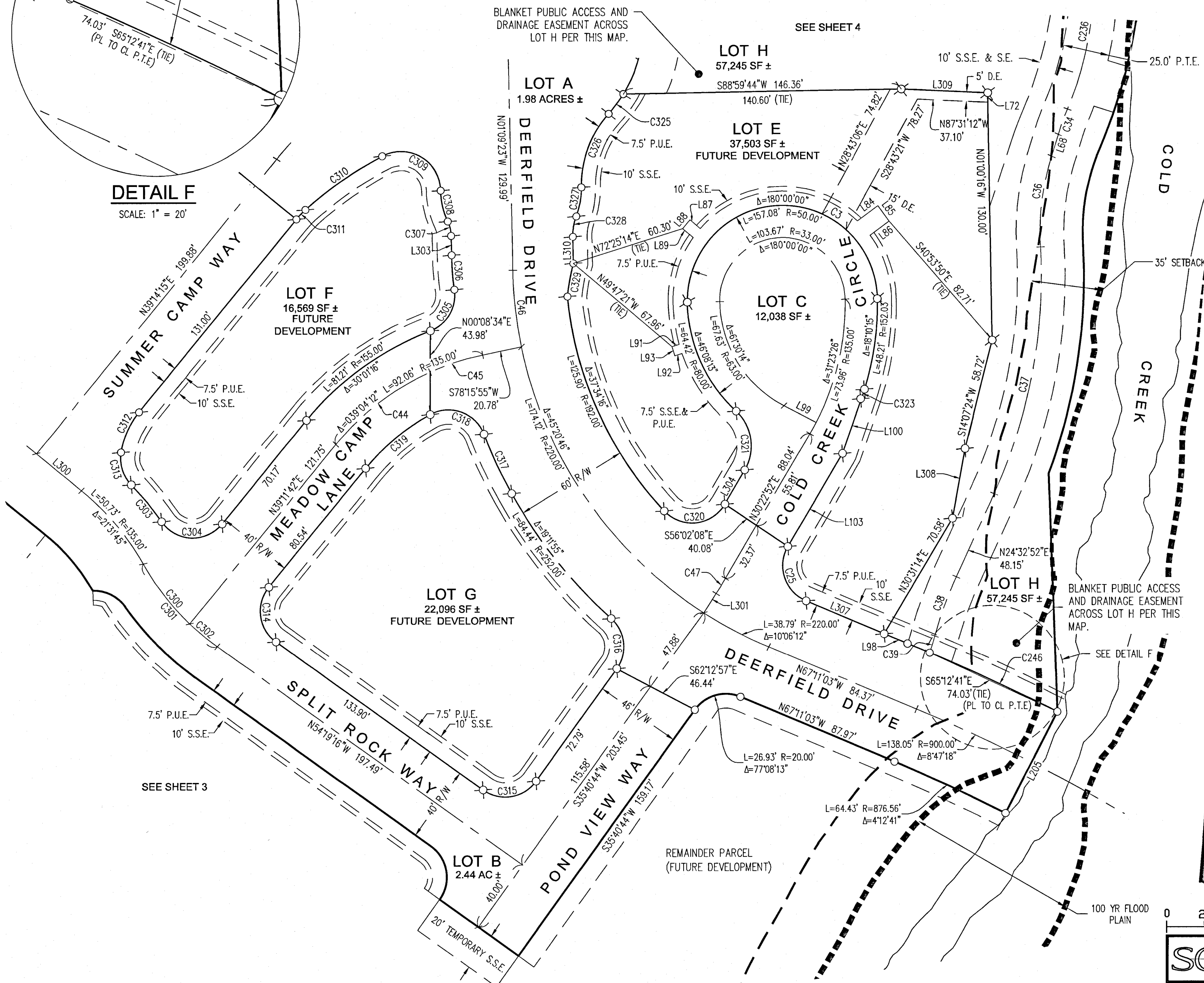
LEGEND

- PUE PUBLIC UTILITY EASEMENT
- (OA) OVERALL
- (R) RADIAL
- (CALC) CALCULATED FROM RECORD
- (T) TANGENT
- DE DRAINAGE EASEMENT
- ESMT. EASEMENT
- PTE PUBLIC TRAIL EASEMENT
- SSE SNOW STORAGE EASEMENT
- SE SLOPE EASEMENT

- ◆ - SECTION 1/4 CORNER, AS DESCRIBED
- ⊗ - SET 5/8" REBAR W/ CAP, STAMPED "P.L.S. 8321", OR AS INDICATED WHERE CORNER FALLS WITHIN OR AT THE EDGE OF THE CURB, OR SIDEWALK CORNER IS MARKED WITH A SCRIBE IN CONCRETE
- - FOUND, AS DESCRIBED
- + ○ - NOTHING FOUND, DIMENSION POINT
- TOWN OF TRUCKEE BOUNDARY



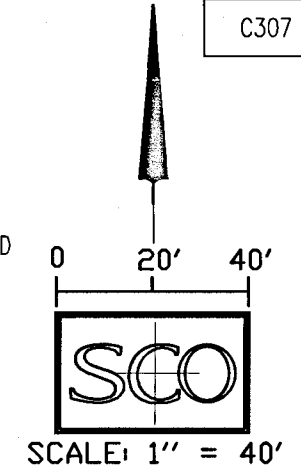
DETAIL F
SCALE: 1" = 20'



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C3	15.10'	50.00'	17°18'23"
C25	34.04'	20.00'	97°30'52"
C34	14.19'	146.50'	5°32'55"
C36	48.28'	135.00'	20°29'22"
C37	133.29'	275.00'	27°46'18"
C38	33.07'	205.00'	9°14'32"
C39	9.27'	135.00'	3°55'56"
C44	63.00'	135.00'	26°44'15"
C45	29.06'	135.00'	12°19'57"
C46	40.62'	220.00'	10°34'43"
C47	9.30'	210.00'	2°32'17"
C236	74.20'	178.50'	23°49'06"
C246	68.87'	930.00'	4°14'34"
C300	40.09'	135.00'	17°00'56"
C301	59.01'	135.00'	25°02'43"
C302	18.92'	135.00'	8°01'48"
C303	25.06'	155.00'	9°15'46"
C304	37.03'	20.00'	106°04'33"
C305	27.09'	20.00'	77°36'50"
C306	18.20'	144.00'	7°14'29"
C307	7.81'	19.00'	23°33'23"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C308	16.86'	41.00'	23°33'23"
C309	42.85'	21.00'	116°55'23"
C310	49.15'	206.00'	13°40'14"
C311	6.92'	44.00'	9°00'45"
C312	23.49'	44.00'	30°35'15"
C313	18.38'	20.00'	52°38'31"
C314	32.64'	20.00'	93°30'59"
C315	31.42'	20.00'	90°00'00"
C316	29.25'	20.00'	83°47'36"
C317	34.52'	252.00'	7°50'59"
C318	34.06'	20.00'	97°34'06"
C319	44.50'	115.00'	22°10'14"
C320	37.19'	20.00'	106°33'13"
C321	33.83'	25.00'	77°31'20"
C323	5.37'	152.00'	2°01'23"
C325	12.93'	71.50'	10°21'30"
C326	42.19'	56.00'	43°09'46"
C327	15.59'	41.00'	21°47'12"
C328	11.03'	29.00'	21°47'12"
C329	17.77'	125.82'	8°05'36"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L68	12.07'	N 17°15'56" E
L72	5.01'	S 01°00'16" E
L84	13.52'	S 53°26'33" W
L85	10.00'	S 35°42'08" E
L86	12.49'	S 53°26'33" W
L87	7.00'	S 49°27'53" E
L88	6.00'	N 40°32'07" E
L89	7.25'	S 49°27'53" E
L91	4.00'	S 71°49'04" W
L92	4.00'	S 71°49'04" W
L93	5.00'	N 17°13'51" W
L98	31.01'	N 67°11'03" W
L99	19.00'	S 62°29'49" E
L100	30.35'	S 19°11'16" W
L103	56.80'	N 30°22'52" E
L205	60.00'	S 27°03'09" W
L300	30.61'	S 50°48'18" E
L301	12.13'	S 32°55'09" W
L303	10.17'	S 01°09'23" E
L304	20.78'	N 30°22'52" E
L307	44.67'	N 67°11'03" W
L308	37.30'	S 10°17'45" W
L309	45.49'	N 87°31'12" W
L310	13.90'	N 01°09'23" W



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