

OWNER'S STATEMENT

THIS UNDERSIGNED HEREBY STATES THAT THEY ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THIS SUBMISSION; THAT THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

- 1) 20' ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SHOWN ON THIS MAP.

HARPREET SINGH BAINS AND TEJINDER BAINS, CO-TRUSTEES OF THE BAINS FAMILY REVOCABLE TRUST

BY: Harpreet Singh Bains DATE: 8/13/25
HARPREET SINGH BAINS

BY: Tejinder Bains DATE: 8/15/25
TEJINDER BAINS

SATINDER K. BAINS, AS TRUSTEE OF THE SATINDER K. BAINS REVOCABLE TRUST

BY: Satinder K. Bains DATE: 8/15/2025
SATINDER K. BAINS

NOTARY'S ACKNOWLEDGEMENT

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 Placer ON 8-15-2025 BEFORE ME, C. Dalton, Notary Public. DATE (INSERT NAME & TITLE OF OFFICER)

NOTARY PUBLIC PERSONALLY APPEARED Harpreet Singh Bains 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 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 C. Dalton SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY

MY COMMISSION EXPIRES: Jan 12, 2028

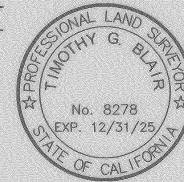
MY COMMISSION NUMBER: 2479370

CALIFORNIA CIVIL CODE 1189(a)(1) GOVERNMENT CODE 66436(c)

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 HARPREET S. BAINS IN APRIL, 2021. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED. THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: 8/13/25



TIMOTHY G. BLAIR, P.L.S. #8278 REGISTRATION EXPIRES 12/31/25

CITY ENGINEER'S STATEMENT

I, DANE SCHILLING, CITY ENGINEER FOR THE CITY OF WHEATLAND, DO HEREBY STATE THAT I HAVE EXAMINED THIS THIS MAP OF "1973 STATE HIGHWAY 65", CITY OF WHEATLAND, STATE OF CALIFORNIA COMPRISING OF (3) SHEETS, AND FIND IT SUBSTANTIALLY THE SAME AS IT APPEARED ON THE 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 OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE: 8/15/2025



DANE H. SCHILLING CITY ENGINEER, CITY OF WHEATLAND RCE 56908

NOTARY'S ACKNOWLEDGEMENT

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STATE OF CALIFORNIA COUNTY OF Placer ON 8-15-2025 BEFORE ME, C. Dalton, Notary Public. DATE (INSERT NAME & TITLE OF OFFICER)

NOTARY PUBLIC PERSONALLY APPEARED Tejinder Bains 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 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 C. Dalton SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY

MY COMMISSION EXPIRES: Jan 12, 2028

MY COMMISSION NUMBER: 2479370

CALIFORNIA CIVIL CODE 1189(a)(1) GOVERNMENT CODE 66436(c)

PARCEL MAP NO. 2021-0004

1973 STATE HIGHWAY 65

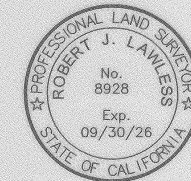
A PORTION OF THE NORTHEAST QUARTER OF SECTION 12 OF THE "JOHNSON RANCHO", CITY OF WHEATLAND, YUBA COUNTY, CALIFORNIA

AUGUST 2025 SURVEYORS GROUP, INC. 9001 FOOTHILLS BLVD., #170 ROSEVILLE, CALIFORNIA SHEET 1 OF 3

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP OF "1973 STATE HIGHWAY 65" ON BEHALF OF THE CITY OF WHEATLAND AND AM SATISFIED THAT THE SURVEY DATA SHOWN ON THIS MAP IS TECHNICALLY CORRECT.

ROBERT J. LAWLESS CITY SURVEYOR, CITY OF WHEATLAND PLS 8928



DATE: 8/18/2025

CITY CLERK'S STATEMENT

I, LISA J. THOMASON, CITY CLERK FOR THE CITY OF WHEATLAND, COUNTY OF YUBA, HEREBY CERTIFY THAT THE CITY COUNCIL OF SAID CITY OF WHEATLAND HAS BY MOTION, DULY AND REGULARLY PASSED BY SAID COUNCIL ON THE DAY OF 2025 APPROVED THE WITHIN MAP OF "1973 STATE HIGHWAY 65" PARCEL MAP DATE,

LISA J. THOMASON, CITY CLERK CITY OF WHEATLAND, CA

COUNTY RECORDER'S STATEMENT

FILED THIS DAY OF 2025, AT O'CLOCK .M. IN BOOK OF MAPS, AT PAGE, AT THE REQUEST OF HARPREET SINGH BAINS.

DOCUMENT NO.

DONNA HILLEGAS YUBA COUNTY RECORDER

BY: DEPUTY FEE:

PARCEL MAP NO. 2021-0004

1973 STATE HIGHWAY 65

A PORTION OF THE NORTHEAST QUARTER OF SECTION 12 OF THE "JOHNSON RANCHO", CITY OF WHEATLAND, YUBA COUNTY, CALIFORNIA

AUGUST 2025

SURVEYORS GROUP, INC.

9001 FOOTHILLS BLVD., #170

ROSEVILLE, CALIFORNIA

SHEET 2 OF 3

NOTARY'S ACKNOWLEDGEMENT

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STATE OF CALIFORNIA Placer
COUNTY OF

ON 8-15-2025 BEFORE ME, C. Dalton, Notary Public
DATE (INSERT NAME & TITLE OF OFFICER)

NOTARY PUBLIC PERSONALLY APPEARED Satinder K. Bains
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 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

SIGNATURE

[Signature]

PRINTED NAME

C. Dalton

MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY

MY COMMISSION EXPIRES: Jan 12, 2028

MY COMMISSION NUMBER: 2479370

CALIFORNIA CIVIL CODE 1189(a)(1)
GOVERNMENT CODE 66436(c)

RIGHT TO FARM STATEMENT

IT IS THE DECLARED POLICY OF THE CITY OF WHEATLAND TO CONSERVE, ENHANCE AND ENCOURAGE AGRICULTURAL OPERATIONS WITHIN THE COUNTY. RESIDENTS OF PROPERTY ON OR NEAR AGRICULTURAL LAND SHOULD BE PREPARED TO ACCEPT THE INCONVENIENCES AND DISCOMFORT ASSOCIATED WITH AGRICULTURAL OPERATIONS, INCLUDING, BUT NOT NECESSARILY LIMITED TO: NOISE, ODORS, FUMES, DUST, SMOKE, INSECTS, OPERATION OF MACHINERY (INCLUDING AIRCRAFT) DURING ANY 24 HOUR PERIOD, STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION OF SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES, CONSISTENT WITH THIS POLICY, CALIFORNIA CIVIL CODE SECTION 3482.5 PROVIDES THAT NO AGRICULTURAL OPERATION, AS DEFINED AND LIMITED BY THAT SECTION, CONDUCTED AND MAINTAINED FOR COMMERCIAL PURPOSES, AND IN A MANNER CONSISTENT WITH PROPER AND ACCEPTED CUSTOMS AND STANDARDS, AS ESTABLISHED AND FOLLOWED BY SIMILAR AGRICULTURAL OPERATIONS IN THE SAME LOCALITY, SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, DUE TO ANY CHANGED CONDITION IN OR ABOUT THE LOCALITY, AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN THREE YEARS IF IT WAS NOT A NUISANCE AT THE TIME IT BEGAN.

STATEMENT OF TAX STATUS

THIS IS TO CERTIFY IN ACCORDANCE WITH SECTIONS 66492 AND 66493 OF THE GOVERNMENT CODE (SUBDIVISION MAP ACT) THAT THE RECORDS OF MY OFFICE SHOW THAT THERE ARE NO LIENS FOR UNPAID TAXES OR SPECIAL ASSESSMENT.

ASSESSORS PARCEL NUMBERS: 015-273-001 & 015-260-004

JOLIE TURK
YUBA COUNTY
TREASURER AND TAX COLLECTOR

