

VICINITY MAP
NOT TO SCALE

OWNER'S STATEMENT

THE UNDERSIGNED, CAL SIERRA LIMITED, LP, A CALIFORNIA LIMITED PARTNERSHIP, AS HOLDER OF RECORD TITLE INTEREST, OF THE HEREIN SUBDIVIDED LANDS, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT OF "DRAPER RANCH NORTH PHASE 3" AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE THE FOLLOWING:

1. STRIPS OF LAND IN FEE, INDICATED ON SAID PLAT AND DESIGNATED AS TARRANT DRIVE, JIM HINES DRIVE, BOB HAYES DRIVE, CARL LEWIS DRIVE, SUNNY ROAD AND WILMA RUDOLPH WAY.
2. EASEMENTS INDICATED AS 12' P.S.E. (PUBLIC SERVICE EASEMENT) FOR, BUT NOT LIMITED TO ELECTRICAL, WATER, SEWER, GAS, STORM DRAINAGE, COMMUNICATIONS SERVICES, AND ALL APPURTENANCES THERETO. OWNER EXPRESSLY COVENANTS NOT TO UNREASONABLY RESTRICT, OBSTRUCT OR INTERFERE WITH SAID PUBLIC SERVICE EASEMENT OR THE USE THEREOF BY THE COUNTY, ITS AGENTS OR ANY FRANCHISEE.

CAL SIERRA LIMITED, LP A CALIFORNIA LIMITED PARTNERSHIP

BY: ROY LANZA - PARTNER
CAL SIERRA LIMITED, LP,

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 _____ }
COUNTY OF _____ }SS

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 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.

SIGNATURE OF NOTARY _____

NOTARY'S NAME _____

MY COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

PRINCIPAL PLACE OF BUSINESS _____
(County)

TRACT MAP APPROVAL STATEMENT

THE UNDERSIGNED OFFICER ON BEHALF OF THE COUNTY OF YUBA PURSUANT TO AUTHORITY CONFERRED BY SECTION 11.15.445, CHAPTER 11.15 OF TITLE XI OF THE YUBA COUNTY ORDINANCE CODE, HEREBY FINDS THE FINAL MAP TO BE IN SUBSTANTIAL CONFORMANCE WITH THE CONDITIONALLY APPROVED TENTATIVE MAP, THAT ALL PORTIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THEREFORE HEREBY APPROVES THE WITHIN FINAL MAP OF TRACT MAP NO. _____, "DRAPER RANCH NORTH PHASE 3"

MICHAEL G. LEE
COUNTY SURVEYOR - YUBA COUNTY

DATE _____

TRUSTEE'S STATEMENT

FARM CREDIT WEST, FLCA, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, NAMED IN THAT CERTAIN DEED OF TRUST DATED OCTOBER 20, 2010, RECORDED NOVEMBER 1, 2010, AS RECORDED IN DOCUMENT NO. 2010-013444 AND MODIFIED SEPTEMBER 3, 2021 IN DOCUMENT NO. 2021-016527, OFFICIAL RECORDS, YUBA COUNTY, CALIFORNIA, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP.

FARM CREDIT WEST, FLCA, TRUSTEE

BY: _____ DATE: _____
(PRINT NAME & TITLE)

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 _____ }
COUNTY OF _____ }SS

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 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.

SIGNATURE OF NOTARY _____

NOTARY'S NAME _____

MY COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

PRINCIPAL PLACE OF BUSINESS _____
(County)

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 ORDINANCES AT THE REQUEST OF CAL SIERRA LIMITED, LP IN THE MONTH OF JULY. I HEREBY STATE THAT THIS FINAL MAP IS TRUE AND COMPLETE, SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND THE MONUMENTS SHOWN HEREON ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT SAID MONUMENTS HAVE BEEN PLACED OR WILL BE SET IN THE POSITIONS INDICATED ON OR BEFORE NOVEMBER 1, 2022.

DATE: _____

JOHN S. MALLEN
P.L.S. 8457



COUNTY SURVEYOR'S STATEMENT

I, MICHAEL G. LEE, COUNTY SURVEYOR OF THE COUNTY OF YUBA DO HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION MAP AND THAT THE SUBDIVISION AS SHOWN IS 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 THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

MICHAEL GLEN LEE P.L.S. 7853
(LICENSE EXPIRES 12-31-2022)
COUNTY SURVEYOR - YUBA COUNTY

DATE _____



RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, AT _____ M, IN BOOK _____ OF MAPS,
AT PAGE _____, AT THE REQUEST OF MHM INC.

DOC NO. _____ TERRY A. HANSEN
YUBA COUNTY RECORDER

FEE PD. \$ _____ BY _____
DEPUTY

NOTES:

1. A STATEMENT OF TAX STATUS AND ADDITIONAL INFORMATION DOCUMENTS FOR TRACT MAP NO. 2015- 001, FOR CAL SIERRA LIMITED, LP, A CALIFORNIA LIMITED PARTNERSHIP, CONTAINING INFORMATION NOT INTENDED TO AFFECT RECORD TITLE INTEREST IN BUT WHICH REFLECTS CERTAIN CONDITIONS OF APPROVAL FOR THIS MAP IS BEING CONCURRENTLY RECORDED AT DOCUMENT NO. _____ OFFICIAL RECORDS OF YUBA COUNTY.
2. THE PROJECT IS SUBJECT TO AN EASEMENT FOR AVIATION AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 12, 2006 AS INSTRUMENT NO. 2006R-018608 OF OFFICIAL RECORDS.
3. THE PROJECT IS SUBJECT TO CONDITIONAL CERTIFICATE OF COMPLIANCE 2015-001, RECORDED 12/17/2015 AS DOCUMENT NUMBER 2015-014390.

TM 2021-0011 DRAPER RANCH NORTH PHASE 3

FOR
CAL SIERRA LIMITED, LP

BEING A PORTION OF SECTION 7, T14N, R4E, M.D.M., ALSO BEING FUTURE PHASE - LARGE LOT 1 OF DRAPER RANCH NORTH PHASE 2, BOOK 102 MAPS, PAGES 5-9.

YUBA COUNTY
CALIFORNIA

JANUARY 2022

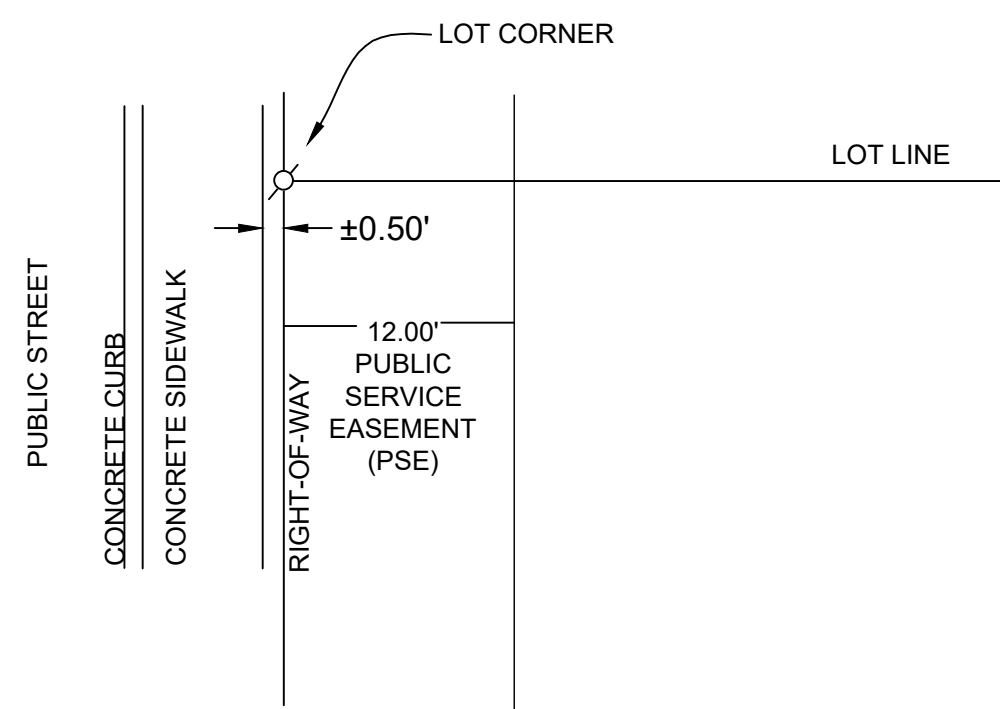
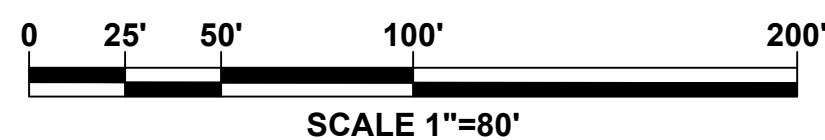
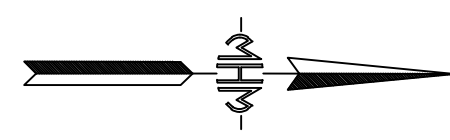
PREPARED BY: M.H.M. INC., 1204 "E" STREET, MARYSVILLE, CA. 95901
21-123

SHEET 1 OF 4



DRAPER RANCH
NORTH PHASE 1
BK 85 PGS 34-41

DRAPER RANCH
NORTH PHASE 2
BK 102 PGS 5-9



THIS TYPICAL DETAIL IS APPURTENANT TO ALL LOTS
**TYPICAL 12' P.S.E.
MONUMENTATION DETAIL #1**
N.T.S.

LEGEND

- FOUND MONUMENT AS INDICATED
- CALCULATED POINT, NOTHING FOUND OR SET
- SET 1/2" REBAR WITH PLACTIC CAP "MHM LS 8457"
- ▲ SET STANDARD MONUMENT IN WELL "MHM LS 8457"
- ▲ FOUND STANDARD MONUMENT IN WELL
- EXISTING PROPERTY CORNER
- () EMBRACES RECORD DATA
- (E) EXISTING
- (T) TOTAL
- C REPRESENTS CALCULATED DATA
- M REPRESENTS MEASURED DATA
- R/W RIGHT-OF-WAY
- P.E. (PEDESTRIAN EASEMENT)
- L.E. (LANDSCAPE EASEMENT)
- P.S.E. (PUBLIC SERVICE EASEMENT)
- S.N.F. SEARCH NOT FOUND

BASIS OF BEARINGS

THE BEARING N 88°07'38" E WAS ASSIGNED TO THE LINE BETWEEN THE 3/4" IRON PIPE ON THE SOUTH EAST CORNER OF THE SUNNY ROAD RIGHT-OF-WAY AND THE FOUND MONUMENT IN WELL AT THE EAST 1/4 CORNER SECTION 7, PER CORNER RECORD 92. THE BEARING FOR THIS LINE IS THE SAME AS SHOWN ON TM NO. 2003-26 "DRAPER RANCH NORTH - PHASE 1" FILED IN BOOK 85 OF MAPS AT PAGE 33 YUBA COUNTY RECORDS.

HORIZONTAL CONTROL INFORMATION

THE DISTANCES SHOWN ARE GROUND, MULTIPLY BY 0.999915 TO OBTAIN GRID DISTANCES. ROTATE BEARINGS SHOWN 00°00'05" COUNTERCLOCKWISE TO EQUATE WITH GRID BEARINGS, CALIFORNIA COORDINATES, ZONE II (CCS83) (2011 EPOCH)

RECORD REFERENCES

- (R1) BOOK 102 MAPS PGS. 5-9 (DRAPER RANCH NORTH - PHASE 2)
- (R2) R.O.S. 2012-10 BOOK 96 MAPS PG 41
- (R3) BOOK 85 MAPS PG. 33
TM 2003-26 (DRAPER RANCH NORTH - PHASE 1)
- (R4) BOOK 74 MAPS PG. 42, R.O.S. 2002-04
- (R5) BOOK 62 MAPS PG. 26, R.O.S. 92-40
- (R6) BOOK 5 MAPS PG. 45

SUBDIVIDED AREA = 13.18 ACRES

LOTS = 10.27 ACRES

ROADS = 2.91 ACRES

TM 2021-0011 DRAPER RANCH NORTH PHASE 3 FOR CAL SIERRA LIMITED, LP

BEING A PORTION OF SECTION 7, T14N, R4E, M.D.M., ALSO BEING FUTURE PHASE - LARGE LOT 1 OF DRAPER RANCH NORTH PHASE 2, BOOK 102 MAPS, PAGES 5-9.

YUBA COUNTY
CALIFORNIA

PREPARED BY: M.H.M. INC., 1204 "E" STREET, MARYSVILLE, CA. 95901
21-123

JANUARY 2022

SHEET 2 OF 4

SEE SHEET 4



LEGEND

- FOUND MONUMENT AS INDICATED
- CALCULATED POINT, NOTHING FOUND OR SET
- SET 1/2" REBAR WITH PLASTIC CAP "MHM LS 8457"
- ▲ SET STANDARD MONUMENT IN WELL "MHM LS 8457"
- ▲ FOUND STANDARD MONUMENT IN WELL
- EXISTING PROPERTY CORNER
- () EMBRACES RECORD DATA
- (E) EXISTING
- (T) TOTAL
- C REPRESENTS CALCULATED DATA
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- R/W RIGHT-OF-WAY
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- (R5) BOOK 62 MAPS PG. 26, R.O.S. 92-40
- (R6) BOOK 5 MAPS PG. 45

Curve Table			
Curve #	Length	Radius	Delta
C3	31.42	20.00	090°00'00"
C4	31.42	20.00	090°00'00"
C5	31.42	20.00	090°00'00"
C6	31.42	20.00	090°00'00"
C7	31.42	20.00	090°00'00"
C8	31.42	20.00	090°00'00"
C9	31.42	20.00	090°00'00"
C10	31.42	20.00	090°00'00"
C11	58.49	500.00	006°42'10"
C12	58.49	500.00	006°42'10"
C13	61.30	524.00	006°42'10"
C14	18.55	476.00	002°13'57"
C15	55.68	476.00	006°42'10"

Curve Table			
Curve #	Length	Radius	Delta
C16	16.69	524.00	001°49'28"
C17	17.16	476.00	002°03'57"
C18	38.52	476.00	004°38'13"
C19	24.63	524.00	002°41'34"
C20	36.67	524.00	004°00'36"
C21	13.14	26.00	028°57'18"
C22	139.40	54.00	147°54'36"
C23	13.14	26.00	028°57'18"
C24	19.26	54.00	020°26'07"
C25	43.67	54.00	046°20'19"
C26	42.87	54.00	045°28'52"
C27	33.60	54.00	035°39'17"
C28	31.42	20.00	090°00'00"

TM 2021-0011 DRAPER RANCH NORTH PHASE 3

FOR
CAL SIERRA LIMITED, LP

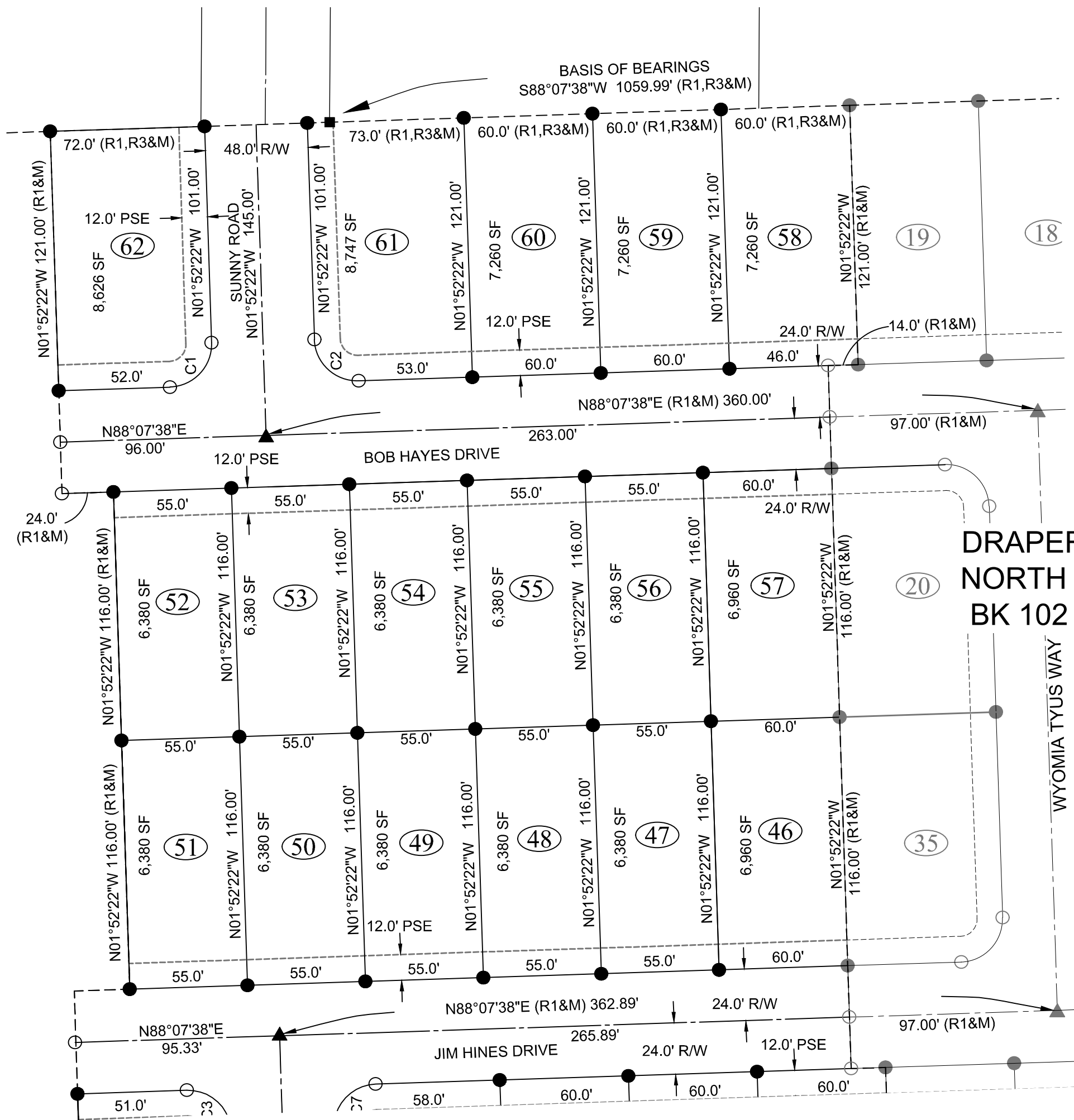
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YUBA COUNTY
CALIFORNIA

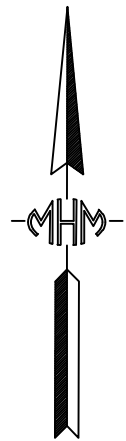
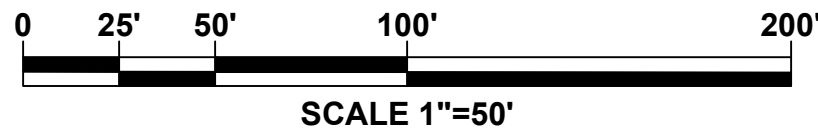
PREPARED BY: M.H.M. INC., 1204 "E" STREET, MARYSVILLE, CA. 95901
21-123

JANUARY 2022

SHEET 3 OF 4



SEE SHEET 3



Curve Table			
Curve #	Length	Radius	Delta
C1	31.42	20.00	090°00'00"
C2	31.42	20.00	090°00'00"
C3	31.42	20.00	090°00'00"
C4	31.42	20.00	090°00'00"
C5	31.42	20.00	090°00'00"
C6	31.42	20.00	090°00'00"
C7	31.42	20.00	090°00'00"

LEGEND

- FOUND MONUMENT AS INDICATED
- CALCULATED POINT, NOTHING FOUND OR SET
- SET 1/2" REBAR WITH PLACTIC CAP "MHM LS 8457"
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YUBA COUNTY
CALIFORNIA

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JANUARY 2022

SHEET 4 OF 4