

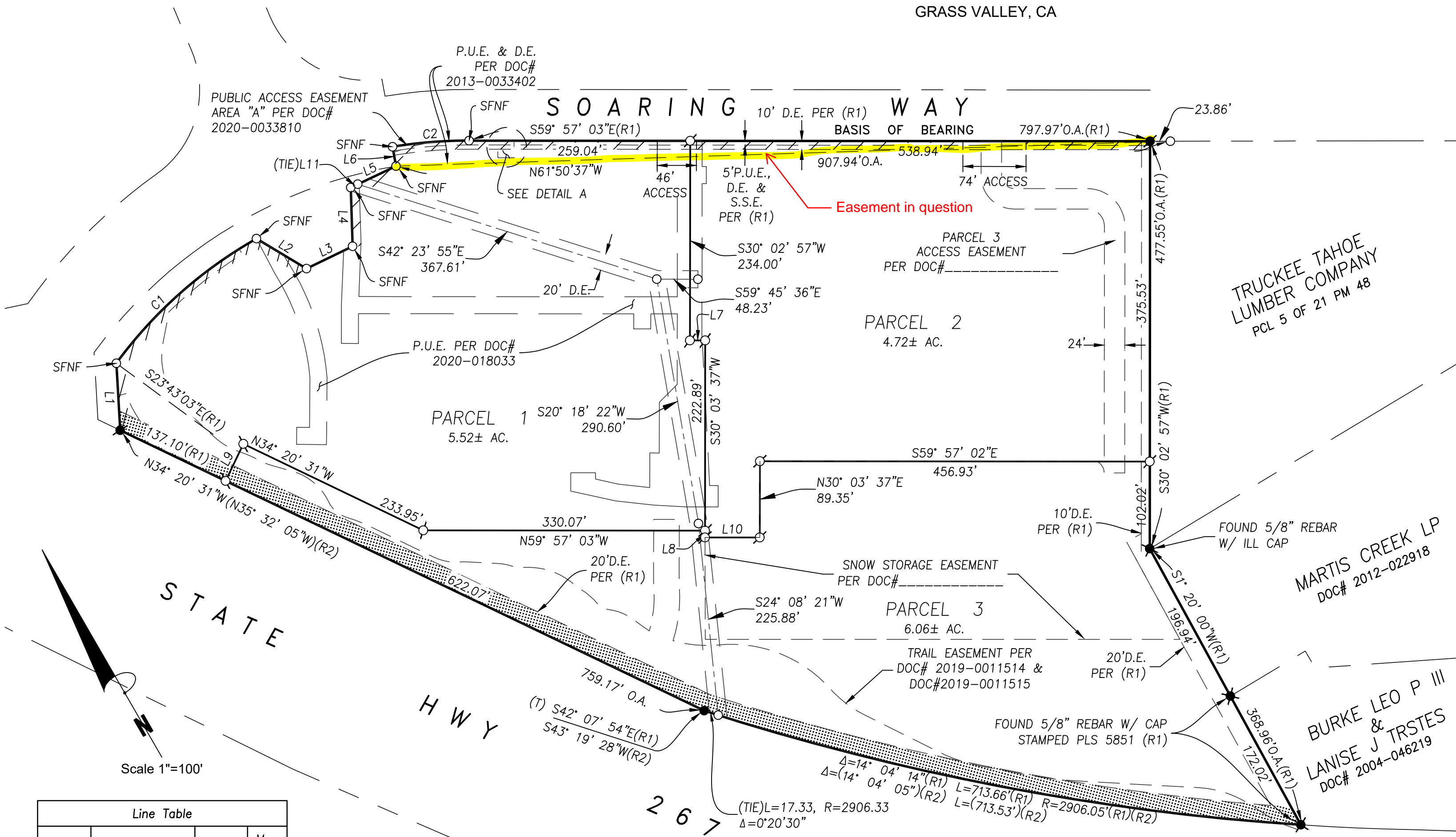
**PARCEL MAP NO. 2017-78
SOARING RANCH**

BEING PARCEL 1 OF BK 21 PARCEL MAPS PG 48
PORTION OF SECTION 13, T.17 N., R.16 E.

IN THE INCORPORATED TOWN OF TRUCKEE, COUNTY OF NEVADA, STATE OF CALIFORNIA
SCALE: 1"=100' DUNDAS GEOMATICS, INC. APRIL, 2021
GRASS VALLEY, CA

NOTES:

1. THIS PROPERTY IS IN THE AREA SUBJECT TO OVERFLIGHTS BY AIRCRAFT USING THE TRUCKEE TAHOE AIRPORT, AND AS A RESULT, RESIDENTS AND GUESTS MAY EXPERIENCE INCONVENIENCE, ANNOYANCE OR DISCOMFORT ARISING FROM THE NOISE OF SUCH OPERATIONS. STATE LAW (PUBLIC UTILITIES CODE SECTION 1670 et seq.) ESTABLISHES THE IMPORTANCE OF PUBLIC USE AIRPORTS TO PROTECTION OF THE PUBLIC INTEREST OF THE PEOPLE OF THE STATE OF CALIFORNIA. RESIDENTS AND GUESTS OF PROPERTY NEAR A PUBLIC USE AIRPORT SHOULD THEREFORE BE PREPARED TO ACCEPT SUCH AN INCONVENIENCE, ANNOYANCE OR DISCOMFORT FROM NORMAL AIRCRAFT OPERATIONS. ANY SUBSEQUENT DEED CONVEYING INTERESTS IN THE PROPERTY SHALL CONTAIN A STATEMENT IN SUBSTANTIALLY THIS FORM.
2. AN OVERFLIGHT EASEMENT TO THE TRUCKEE TAHOE AIRPORT DISTRICT HAS BEEN RECORDED PER DOCUMENT NO. 2016-24123, O.R.N.C.
3. FROM PARCELS 1,2,3 AND 4, STORM WATER RUNOFF ULTIMATELY DRAINS TO THE HIGHWAY 267 RIGHT OF WAY. DURING DEVELOPMENT AND DESIGN THESE PARCELS ARE REQUIRED TO RETAIN THE 100 YEAR STORM EVENT WITH A "NO NET POSITIVE" INCREASE IN RUNOFF. OFFSITE IMPROVEMENTS MAY BE NECESSARY.
4. AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES RECORDED AS INSTRUMENT NO. 2013-33402 OF OFFICIAL RECORDS.
5. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COST SHARING AND REIMBURSEMENT AGREEMENT" AS INSTRUMENT NO. 2019-0024331 OF OFFICIAL RECORDS.
6. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT OF COVENANTS, CONDITIONS AND ESTABLISHMENT OF RESTRICTIONS AND GRANTS OF EASEMENTS" AS INSTRUMENT NO. 2018-0024262 OF OFFICIAL RECORDS.
7. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "IMPROVEMENT AGREEMENT FOR COMPLETION OF PUBLIC IMPROVEMENTS" AS INSTRUMENT NO. 2019-0011491 OF OFFICIAL RECORDS.
8. AN EASEMENT FOR A NATURAL GAS PIPELINE AS DESCRIBED IN INSTRUMENT NO. 20190017573 IS INDETERMINABLE OF RECORD.
9. THE SOURCE DEED FOR THIS SUBDIVISION, RECORDED APRIL, 25, 2017 AS DOC NO. 2017-008540
10. ALL MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET.
11. ORIGINAL PARCEL SIZE IS 16.31 ACRES.
12. WOODSTOVES, FIREPLACES, ZERO CLEARANCE FIREPLACES, AND OTHER WOOD-BURNING DEVICES SHALL BE PROHIBITED. THE COMMUNITY DEVELOPMENT DIRECTOR MAY APPROVE WOOD-FIRED OVENS (ONE PER BUSINESS MAXIMUM) FOR RESTURANT USE WITH PAYMENT OF THE AIR QUALITY MITIGATION FEE.
13. PRIVATE SEWER MAINTENANCE AGREEMENT FOR JOERGER RANCH PHASE 1 AS DESCRIBED IN DOCUMENT# 202000014312



Scale 1"=100'

Line Table			
Line #	Direction	Length	Map Ref
L1	N26° 43' 15"E	78.63'	(R1)
L2	S29° 11' 00"E	68.36'	(R1)
L3	S85° 49' 49"E	60.00'	(R1)
L4	N28° 11' 02"E	68.86'	(R1)
L5	S85° 18' 19"E	58.69'	(R1)
L6	N19° 59' 48"E	23.04'	(R1)
L7	S59° 56' 23"E	17.78'	(R1)
L8	S30° 03' 37"W	8.05'	(R1)
L9	S55° 39' 29"W	48.00'	(R1)
L10	S60° 00' 37"E	64.25'	(R1)
L11	N85° 18' 19"W	9.05'	(R1)

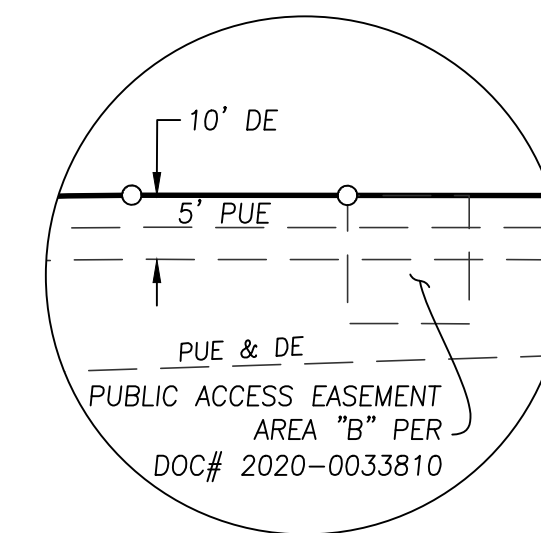
BASIS OF BEARING

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF PARCEL MAP RECORDED IN BOOK 21 OF PARCEL MAPS AT PAGE 048, NEVADA COUNTY RECORDS AND IS BASED UPON MONUMENTS SHOWN AS FOUND HEREON.

Curve Table						
Curve #	Radius	Delta	Length	Chord Dir	Chord Len	Map Ref
C1	525.20'	Δ 24°09'02"	221.37'	N78°21'28"E	219.74'	(R1)
C2	554.33'	Δ 9°18'18"	90.02'	S64°36'35"E	89.93'	(R1)

MAP REFERENCES

- (R1) - RECORD AS PER 21 PM 48
- (R2) - RECORD AS PER DOC. 94-035295, O.R.N.C. DISTANCES HAVE BEEN MULTIPLIED BY 1.00036 TO CONVERT FROM GRID TO GROUND



DETAIL A
SCALE: 1"=30'

LEGEND

- -NOTHING FOUND, NOTHING SET
- ⊗ -SET 5/8" REBAR W/ CAP L.S. 8928
- -FOUND 3/4" REBAR W/ CAP "CAL DOT"
- ✕ -FOUND AS NOTED
- -FOUND 5/8" REBAR W/ CAP PLS 8321 AS PER R1
- D.E. -DRAINAGE EASEMENT
- (R) -RADIAL BEARING
- (T) -TANGENT
- O.A. -OVERALL DIMENSION
- SFNF -SEARCHED FOR, NOT FOUND
- ▨ -NO ACCESS EASEMENT PER DOC. 99-009946 & 94-0035295, O.R.N.C.
- //// -NO ABUTMENT RIGHTS