

Olivehurst Public Utility District



Agenda Item Staff Report

Meeting Date: 03/18/2021

Item description/summary:

Consider Accepting Pipe, Ingress/Egress Easements for the Riverside Meadows Village 5 Lift Station

Riverside Meadows Village 5 is located in Plumas Lake off of River Oaks Blvd and Cimarron Drive (Behind Riverside Meadows School). Located in this subdivision is a new lift station that will eventually be dedicated to OPUD. Tonight, the owner is granting easements for the parcel this lift station is located on. Once the final map is recorded with county, the owner will come back to grant the deed for the parcel itself.

Fiscal Analysis:

No match required

Employee Feedback

Sample Motion:

Accept Pipe and Ingress/Egress Easements for Riverside Meadows Village 5 Lift Station.

Prepared by:

Christopher Oliver, Public Works Engineer

RECORDING REQUESTED BY:

MAIL TAX STATEMENT

**AND WHEN RECORDED MAIL DOCUMENT TO:
Olivehurst Public Utility District**

Space Above This Line for Recorder's Use Only

A.P.N.: portion of 022-100-003

GRANT OF EASEMENT

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$; CITY TRANSFER TAX \$; Exempt SURVEY MONUMENT FEE \$ **Conveyance to a California special district**

- [] computed on the consideration or full value of property conveyed, OR
[] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[X] unincorporated area

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, (R&T Code 11911 consideration less than \$100.00),

PLUMAS 134, L.P., A CALIFORNIA LIMITED PARTNERSHIP

hereby GRANTS to

OLIVEHURST PUBLIC UTILITY DISTRICT, A CALIFORNIA SPECIAL DISTRICT

The real property in the County of **YUBA**, State of **CALIFORNIA**, described as Exhibit "A" and Exhibit "B" Plat attached hereto and made part hereof.

By: **Plumas 134, LP., A California limited partnership**

By: **MHP Builders, Inc., a California corporation**

Its: **General Partner**

Patrick H Matthews

Its: **Operations Manager**

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 _____)SS
COUNTY OF _____)

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 and official seal.

Signature

This area for official notarial seal

**EXHIBIT A
DESCRIPTION
EASEMENT FOR INGRESS AND EGRESS**

REAL PROPERTY SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF YUBA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOT 5 AS SHOWN ON THAT "TRACT MAP NO. 2003-0007 RIVERSIDE MEADOWS LARGE LOT MAP", RECORDED ON MARCH 24, 2004, IN BOOK 77 OF MAPS, AT PAGES 44-49, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF YUBA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY POINT OF THE CENTERLINE OF RIVER OAKS BOULEVARD AS SHOWN ON SAID MAP, ALSO BEING A POINT ON THE WESTERLY BOUNDARY OF SAID MAP;

THENCE, FROM SAID **POINT OF COMMENCEMENT** ALONG SAID WESTERLY BOUNDARY NORTH 31°42'52" EAST 8.58 FEET; THENCE NORTH 45°10'57" EAST 29.02 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID RIVER OAKS BOULEVARD, ALSO BEING THE MOST WESTERLY CORNER OF SAID LOT 5;

THENCE, ALONG THE WESTERLY LINE OF SAID LOT 5 THE FOLLOWING FIVE (12) COURSES:

- 1) NORTH 45°10'39" EAST 20.09 FEET;
- 2) NORTH 69°39'46" EAST 59.69 FEET;
- 3) NORTH 78°31'17" EAST 131.72 FEET;
- 4) NORTH 68°13'59" EAST 52.56 FEET;
- 5) NORTH 37°57'25" EAST 52.31 FEET;
- 6) NORTH 30°40'53" EAST 108.77 FEET TO A POINT OF CURVATURE;
- 7) ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 57°08'24" AND AN ARC LENGTH OF 49.86 FEET TO A POINT OF TANGENCY;
- 8) NORTH 26°27'30" WEST 77.68 FEET;
- 9) NORTH 33°23'26" WEST 98.58 FEET;
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- 11) NORTH 04°29'11" EAST 63.85 FEET;
- 12) NORTH 22°45'17" EAST 28.94 FEET TO A POINT ON SAID WESTERLY LINE;

THENCE LEAVING SAID WESTERLY LINE SOUTH 67°14'43" EAST 24.12 FEET TO THE **POINT OF BEGINNING**; THENCE FROM SAID **POINT OF BEGINNING** THE FOLLOWING NINE (9) COURSES:

- 1) NORTH 19°24'54" EAST 77.97 FEET;
- 2) SOUTH 59°58'10" EAST 65.00 FEET TO A POINT OF CURVATURE;

- 3) ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 41.00 FEET, A CENTRAL ANGLE OF 21°05'00" AND AN ARC LENGTH OF 15.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 33°52'04" WEST 15.00 FEET;
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- 8) SOUTH 76°55'07" WEST 23.45 FEET;
- 9) NORTH 71°57'45" WEST 12.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3,059 SQUARE FEET, MORE OR LESS.

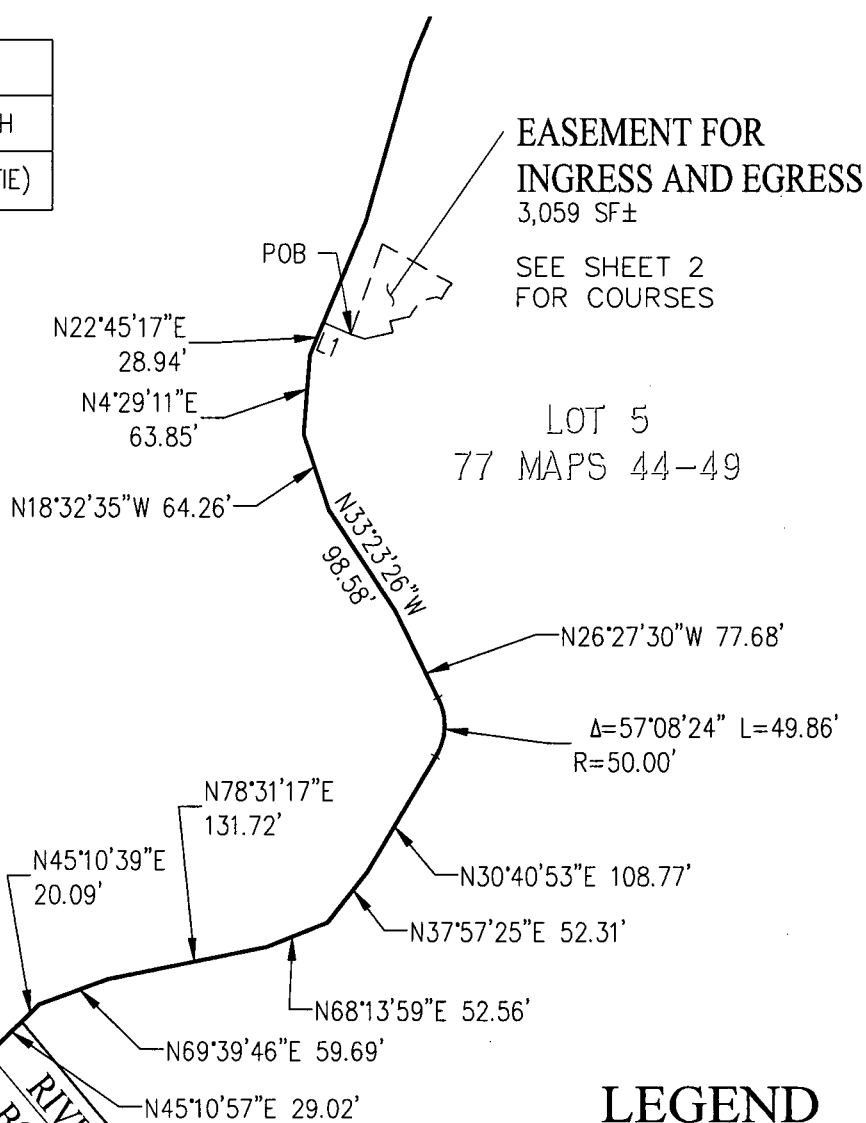
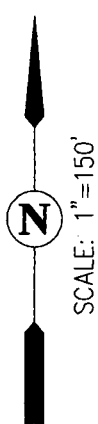
ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

PRELIMINARY

ADAM L. FORTH, P.L.S.
L.S. NO. 9570

| LINE TABLE | | |
|------------|-------------|-------------|
| NO | BEARING | LENGTH |
| L1 | S67°14'43"E | 24.12'(TIE) |



EASEMENT FOR INGRESS AND EGRESS
3,059 SF±
SEE SHEET 2 FOR COURSES

LOT 5
77 MAPS 44-49

LEGEND

- — — — — EXISTING CENTERLINE
- — — — — EXISTING RIGHT-OF-WAY
- — — — — EXISTING LOT
- - - - - PROPOSED EASEMENT
- POC POINT OF COMMENCEMENT
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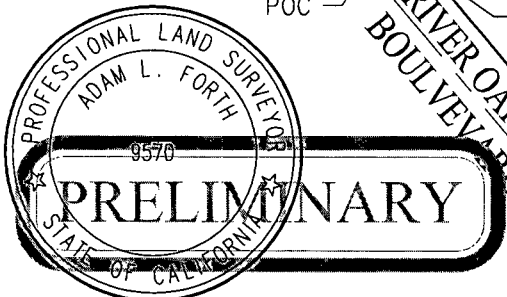


EXHIBIT B
PLAT TO ACCOMPANY LEGAL DESCRIPTION

EASEMENT FOR INGRESS AND EGRESS
PORTION OF LOT 5 77 MAPS 44-49
COUNTY OF YUBA, CALIFORNIA

OCTOBER 1, 2020

SHEET 1 OF 2

msa a **cbg** company
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WWW.MSA-CBG.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS

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Its: **General Partner**

Patrick H Matthews

Its: **Operations Manager**

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 _____)SS
COUNTY OF _____)

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 and official seal.

Signature

This area for official notarial seal

OCTOBER 1, 2020
JOB NO. M020-020

**EXHIBIT A
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EASEMENT FOR SEWER PIPE**

REAL PROPERTY SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF YUBA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOT 5 AS SHOWN ON THAT "TRACT MAP NO. 2003-0007 RIVERSIDE MEADOWS LARGE LOT MAP", RECORDED ON MARCH 24, 2004, IN BOOK 77 OF MAPS, AT PAGES 44-49, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF YUBA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE LEAVING SAID WESTERLY LINE SOUTH 67°14'43" EAST 82.01 FEET TO THE **POINT OF BEGINNING**; THENCE FROM SAID **POINT OF BEGINNING** THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 13°04'53" WEST 34.48 FEET;
- 2) NORTH 75°44'02" EAST 11.51 FEET TO A POINT OF CURVATURE;

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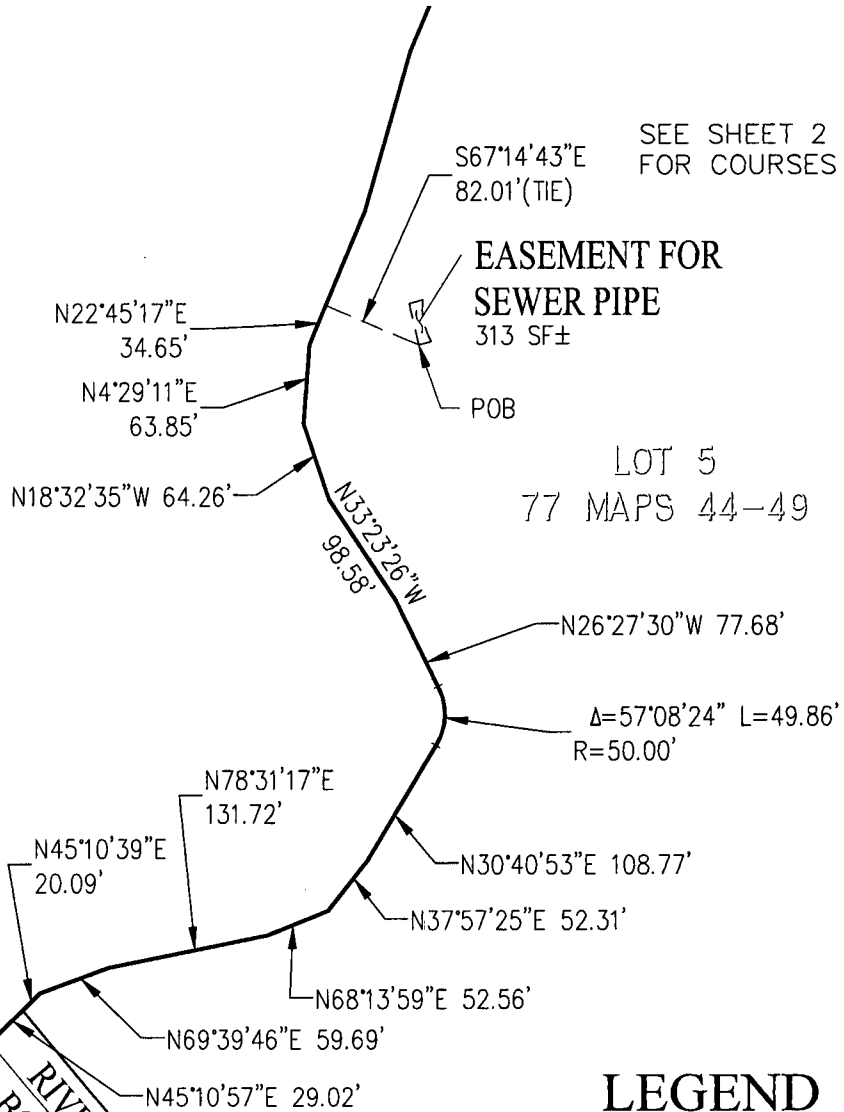
CONTAINING 313 SQUARE FEET, MORE OR LESS.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

PRELIMINARY

ADAM L. FORTH, P.L.S.
L.S. NO. 9570



LEGEND

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EASEMENT FOR SEWER PIPE
 PORTION OF LOT 5 77 MAPS 44-49
 COUNTY OF YUBA, CALIFORNIA

OCTOBER 1, 2020

SHEET 1 OF 2



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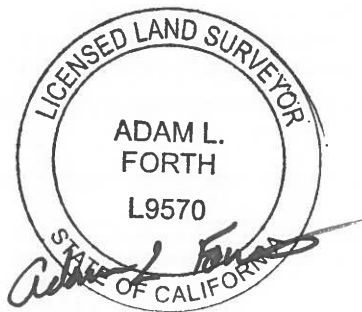
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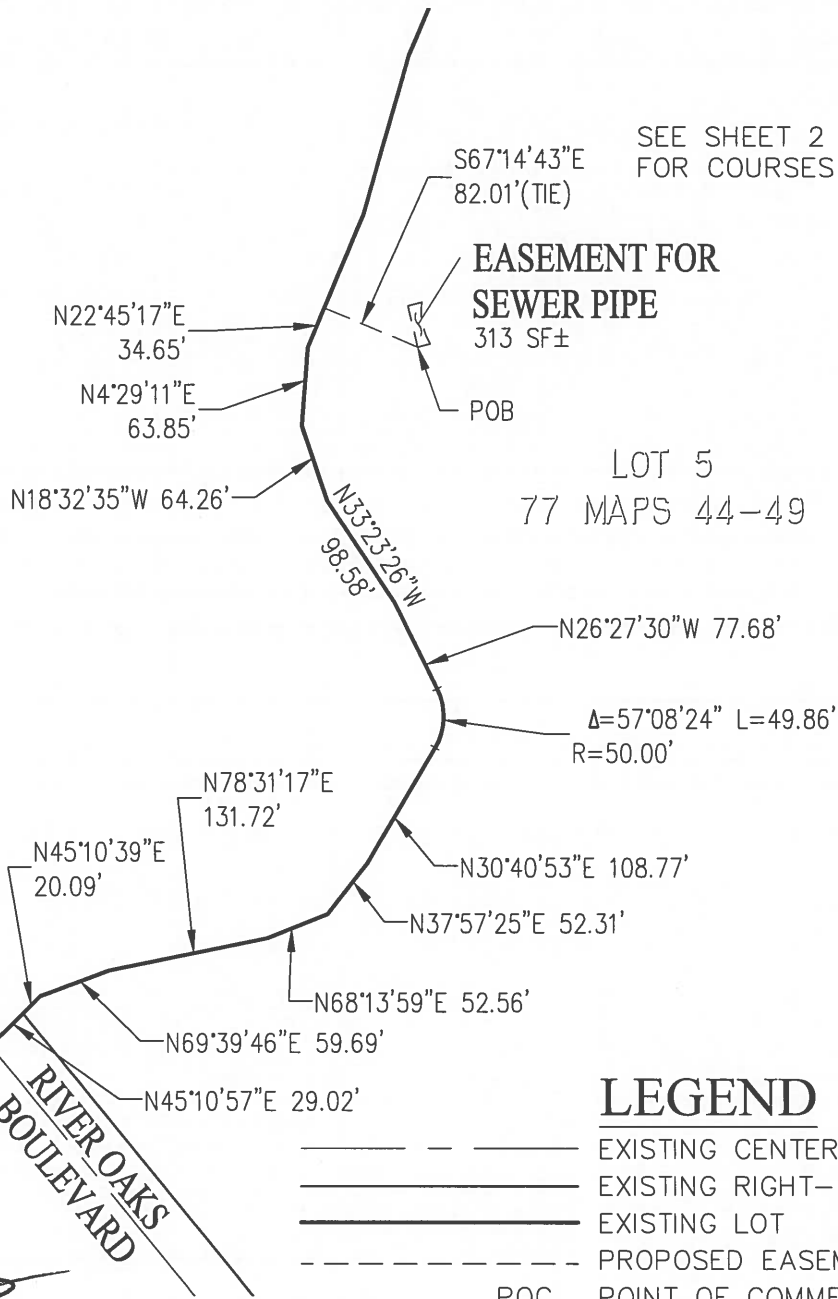
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END OF DESCRIPTION



Adam L. Forth

ADAM L. FORTH, P.L.S.
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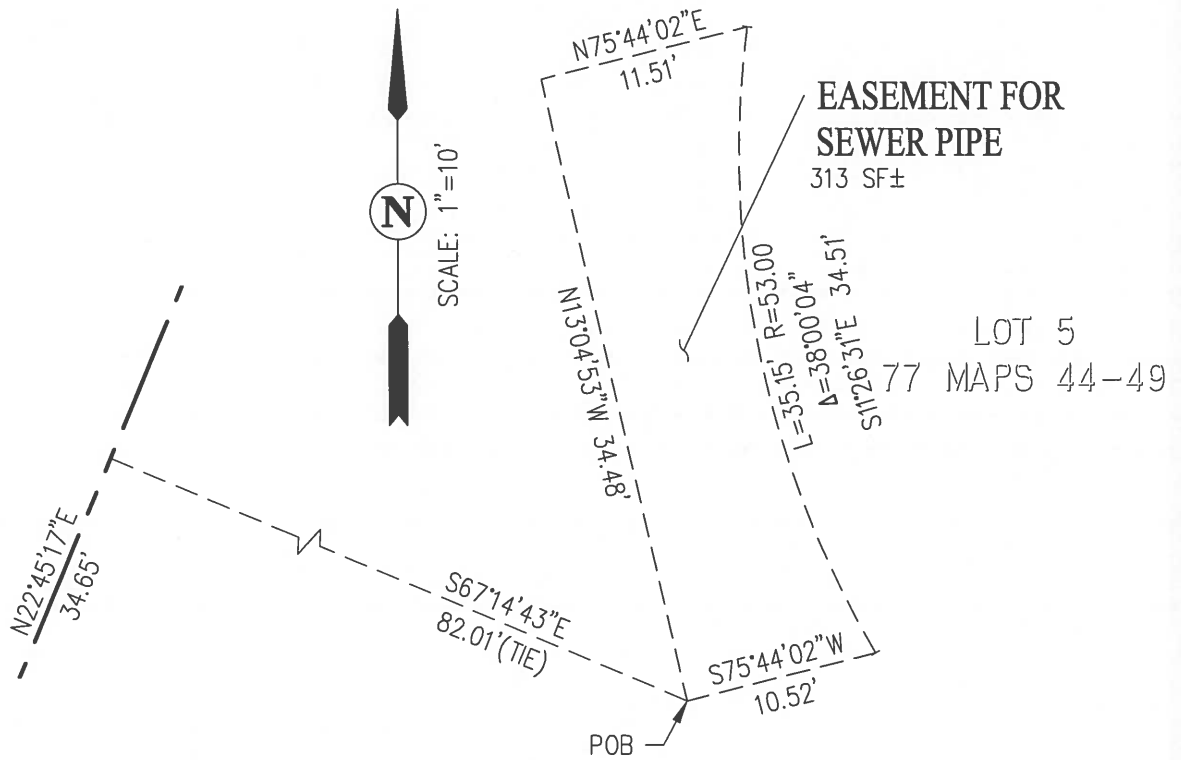
MARCH 12, 2021

SHEET 1 OF 2



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**EASEMENT FOR
SEWER PIPE**
313 SF±

LOT 5
77 MAPS 44-49

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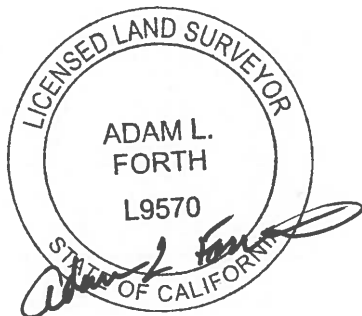
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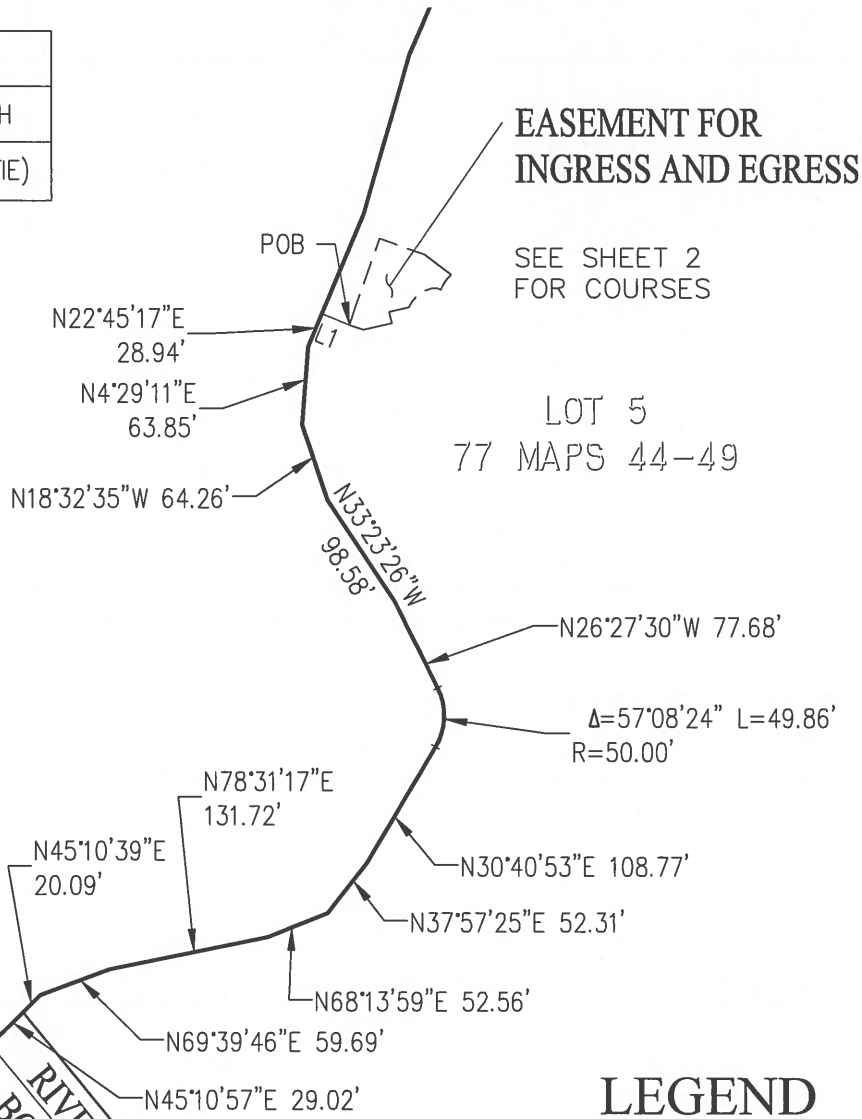
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**EASEMENT FOR
INGRESS AND EGRESS**

SEE SHEET 2
FOR COURSES

LOT 5
77 MAPS 44-49

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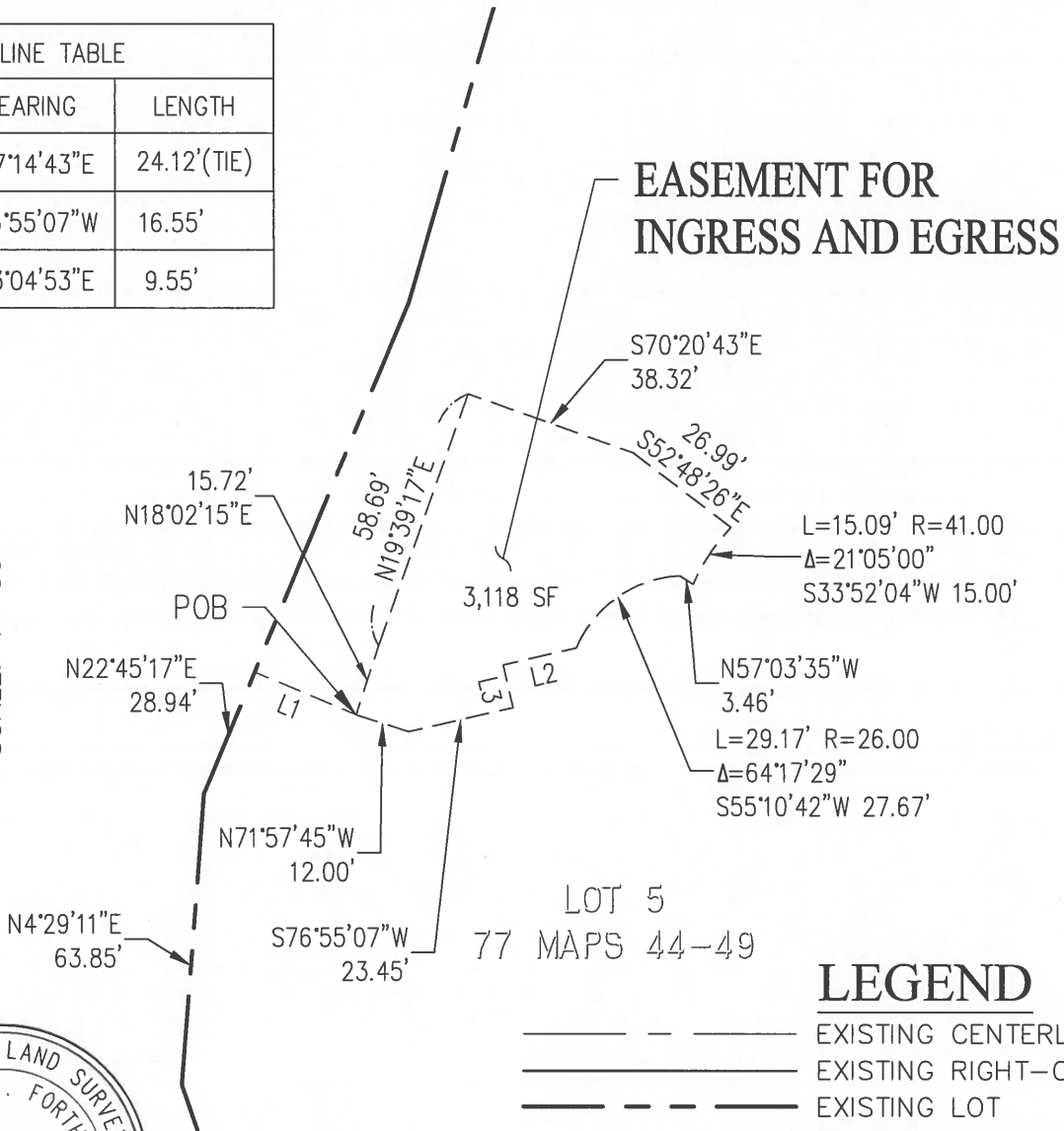
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SCALE: 1"=50'



LEGEND

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COUNTY OF YUBA, CALIFORNIA

MARCH 12, 2021

SHEET 2 OF 2

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OLIVEHURST PUBLIC UTILITY DISTRICT

CERTIFICATE OF ACCEPTANCE

This is to certify that the Grant of Easement from Plumas 134, L.P. a California Limited Partnership, is granting and conveying a parcel of real property as described and being a portion Yuba Assessor's Parcel Number 022-100-003 to Olivehurst Public Utility District dated (**Document Date**), a political subdivision of the State of California, is hereby accepted by order of the Board of Directors of said District on **March 18, 2021**, and the grantee consents to the recordation thereof by its duly authorized officer.

DATED:

OLIVEHURST PUBLIC UTILITY
DISTRICT

By: _____
President, Board of Directors
Olivehurst Public Utility District

CALIFORNIA NOTARY ACKNOWLEDGEMENT (INDIVIDUAL)

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 _____

On _____ before me, _____ (insert name and title of the officer), 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 and official seal.

Signature _____ (Seal)

OLIVEHURST PUBLIC UTILITY DISTRICT

CERTIFICATE OF ACCEPTANCE

This is to certify that the Grant of Easement from Plumas 134, L.P. a California Limited Partnership, is granting and conveying a parcel of real property as described and being a portion Yuba Assessor's Parcel Number 022-100-003 to Olivehurst Public Utility District dated (**Document Date**), a political subdivision of the State of California, is hereby accepted by order of the Board of Directors of said District on **March 18, 2021**, and the grantee consents to the recordation thereof by its duly authorized officer.

DATED:

OLIVEHURST PUBLIC UTILITY
DISTRICT

By: _____
District Clerk & ex-officio Secretary

CALIFORNIA NOTARY ACKNOWLEDGEMENT (INDIVIDUAL)

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State of California
County of _____

On _____ before me, _____ (insert name and title of the officer), 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 and official seal.

Signature _____ (Seal)

OWNER'S AND TRUSTEE'S STATEMENT

THE UNDERSIGNED, PLUMAS 134, L.P., A CALIFORNIA LIMITED PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON LYING WITHIN THE HEAVY BORDER LINES OF TRACT MAP NO. 2004-42 OF RIVERSIDE MEADOWS VILLAGE 5 HEREBY STATE THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LANDS AND THAT WE CONSENT TO THE PREPARATION AND RECORDING OF THE FINAL MAP OF SAID RIVERSIDE MEADOWS VILLAGE 5, AND FURTHER WE HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE COUNTY OF YUBA AND DO HEREBY DEDICATE TO THE PUBLIC THE FOLLOWING:

(A) IN FEE SIMPLE, TO THE COUNTY OF YUBA, THOSE STRIPS OF LAND DESIGNATED ON SAID MAP AS RIO GRANDE DRIVE, GILA COURT, RIVERBEND COURT, COASTLINE COURT, DRIFTWOOD COURT, ST. CROIX COURT AND LAKESHORE COURT.

(B) IN FEE SIMPLE, TO THE COUNTY OF YUBA, FOR PEDESTRIAN WALKWAYS, PLANTING AND MAINTAINING TREES, SHRUBBERY AND OTHER LANDSCAPING, ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THAT STRIP OF LAND DESIGNATED LOT "A" AND LOT "B" SHOWN HEREON AND DESIGNATED "PUBLIC SERVICE EASEMENT" AND "LANDSCAPE EASEMENT" (P.S.E. & L.E.)

(C) AN EASEMENT FOR PEDESTRIAN WALKWAY, PLANTING AND MAINTAINING TREES, SHRUBBERY AND OTHER LANDSCAPING, TRAFFIC CONTROL DEVICES AND SIGNS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND GENERALLY 12 FEET IN WIDTH OR 11.5' IN WIDTH AS OTHERWISE INDICATED AS SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT" AND "LANDSCAPE EASEMENT" (P.E./L.E.)

(D) EASEMENTS FOR WATER AND GAS PIPES, FOR ELECTROLIERS, OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND GENERALLY 22 FEET OR 12 FEET IN WIDTH AS SHOWN HEREON AND DESIGNATED "PUBLIC SERVICE EASEMENT" (P.S.E.).

PLUMAS 134, L.P., A CALIFORNIA LIMITED PARTNERSHIP
BY: MHP BUILDERS, INC, A CALIFORNIA CORPORATION
ITS: GENERAL PARTNER

BY: _____

ITS: _____

RECORDER'S STATEMENT

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE COUNTY RECORDER OF YUBA COUNTY AT THE REQUEST OF MSA, A CBG COMPANY IN BOOK _____ OF MAPS, AT PAGE _____ THIS _____ DAY OF _____, 2020 _____, _____ MINUTES PAST _____ .M.

DOCUMENT NO.: _____

BY: _____ FEE: \$ _____
DEPUTY
TERRY A. HANSEN
YUBA COUNTY RECORDER

TRACT MAP NO. 2004-42 OF RIVERSIDE MEADOWS VILLAGE 5

BEING A PORTION OF LOT 5 OF TRACT MAP NO. 2003-0007 RIVERSIDE MEADOWS LARGE LOT MAP (77 B.M. 44-49), ALSO BEING A PORTION OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 4 EAST MOUNT DIABLO MERIDIAN



APRIL 2021
SHEET 1 OF 7

NOTARY'S 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 _____
ON _____ BEFORE ME,
_____; A 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 AND OFFICIAL SEAL:
SIGNATURE: _____

NOTARY PRINTED NAME: _____
MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY.
MY NOTARY COMMISSION NO. _____
MY COMMISSION EXPIRES ON: _____

TRACT MAP APPROVAL AND DEDICATION STATEMENT

THE UNDERSIGNED OFFICER ON BEHALF OF THE COUNTY OF YUBA PURSUANT TO AUTHORITY CONFERRED BY SECTION 11.41.050, CHAPTER 11.41 OF DIVISION IV OF THE YUBA COUNTY DEVELOPMENT CODE, HEREBY FINDS THE FINAL MAP FOR TRACT MAP NO. 2004-42 OF RIVERSIDE MEADOWS VILLAGE 5, TO BE IN ACCORDANCE WITH THE CONDITIONALLY APPROVED TENTATIVE MAP AND THEREFORE HEREBY APPROVES THE WITHIN FINAL MAP OF TRACT NO. 2004-42 OF RIVERSIDE MEADOWS VILLAGE 5.

THE UNDERSIGNED OFFICER ALSO ACCEPTS ON BEHALF OF THE PUBLIC THE IRREVOCABLE OFFER OF DEDICATION OF ITEMS (A), (B), (C), AND (D) AS STATED IN THE OWNER'S AND TRUSTEE'S STATEMENT ON THE FINAL MAP OF TRACT MAP NO. 2004-42 OF RIVERSIDE MEADOWS VILLAGE 5.

SHOULD THE BOARD OF SUPERVISORS OF THE COUNTY OF YUBA DETERMINED THAT THE PUBLIC PURPOSE FOR WHICH PROPERTY WAS DEDICATED IN FEE SIMPLE NO LONGER EXISTS, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES, THE COUNTY OF YUBA SHALL RECONVEY THE ABOVE DESCRIBED PROPERTY TO THE GRANTOR, WHOSE CURRENT ADDRESS IS 3202 WEST MARCH LANE, SUITE 'A', STOCKTON, CA 95219 OR TO THE SUCCESSOR(S) IN INTEREST PURSUANT TO GOVERNMENT CODE SECTION 66477.5

DATE: _____
MICHAEL GLEN LEE PLS 7853
COUNTY SURVEYOR - YUBA COUNTY
(LICENSE EXPIRES 12/31/20)

SOILS CERTIFICATE

A PRELIMINARY SOILS REPORT IS ON FILE AT THE YUBA COUNTY PUBLIC WORKS DEPARTMENT AND THE YUBA COUNTY BUILDING DEPARTMENT.

SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT THE SURVEY AND PLAT OF TRACT MAP NO. 2004-42 OF RIVERSIDE MEADOWS VILLAGE 5 MADE UNDER MY DIRECTION IN JUNE, 2020 IS TRUE AND COMPLETE AS SHOWN AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PLUMAS 134, L.P., A CALIFORNIA LIMITED PARTNERSHIP IN JUNE, 2020. I HEREBY STATE THAT THIS FINAL MAP CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT MONUMENTS ON THE EXTERIOR BOUNDARY HAVE BEEN FOUND OR SET AS SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. INTERIOR MONUMENTS AS SHOWN WILL BE SET WITHIN SIXTY(60) DAYS FROM DATE OF ACCEPTANCE OF STREET IMPROVEMENTS.

DATE: _____
ADAM L. FORTH LS 9570



COUNTY SURVEYOR'S STATEMENT

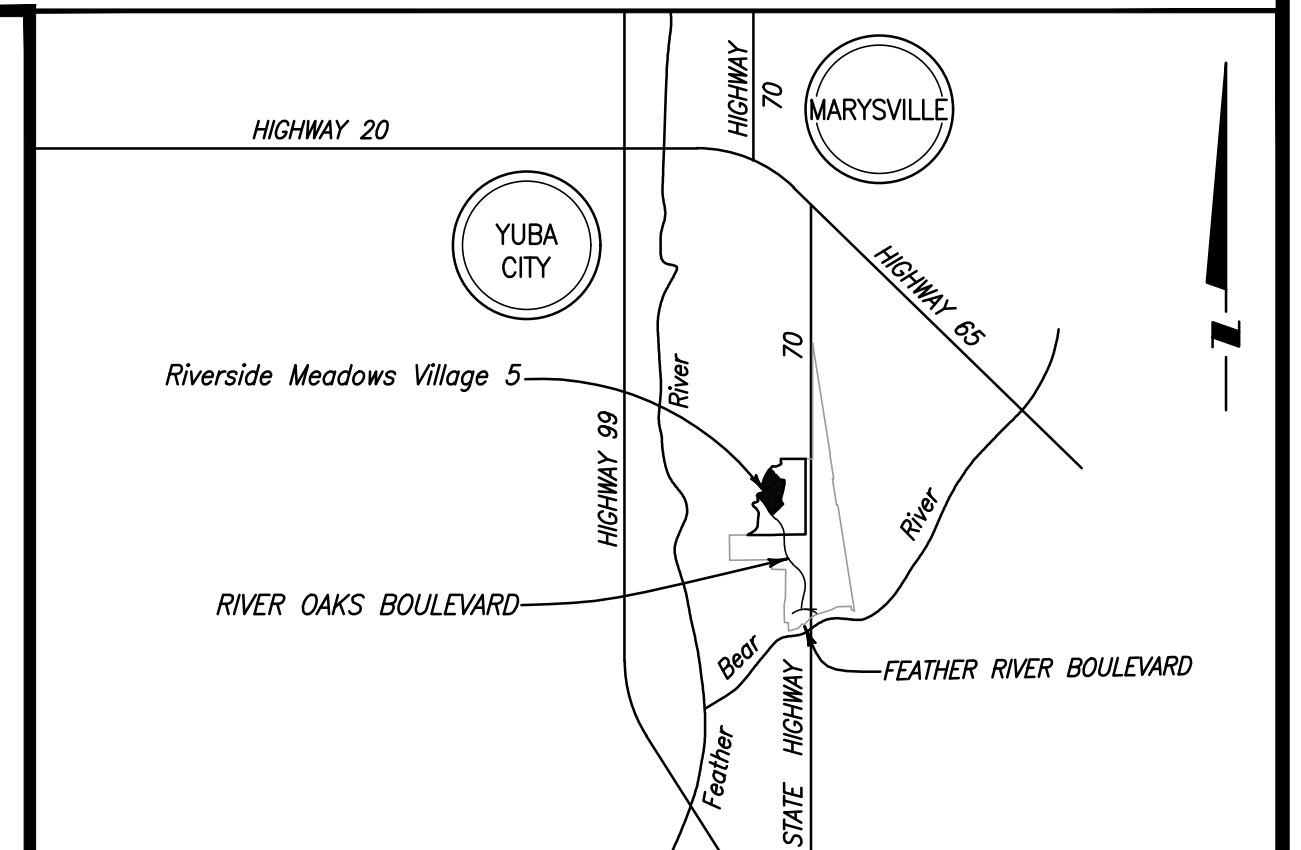
I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP OF TRACT MAP NO. 2004-42 OF RIVERSIDE MEADOWS VILLAGE 5, THAT THE MAP IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE TIME OF OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THE MAP IS TECHNICALLY CORRECT.

DATE: _____
MICHAEL GLEN LEE PLS 7853
COUNTY SURVEYOR - YUBA COUNTY
(LICENSE EXPIRES 12/31/20)



AREA IN SUBDIVISION: 25.90 ACRES
AREA IN LOTS 'A' AND 'B': 2.99 ACRES
AREA IN LOTS 1-74: 19.65 ACRES
AREA OF ROADS: 3.23 ACRES

**SHEET INDEX
NO SCALE**



**VICINITY MAP
NO SCALE**

TRACT MAP NO. 2004-42 OF
RIVERSIDE MEADOWS VILLAGE 5

BEING A PORTION OF LOT 5 OF TRACT MAP NO. 2003-0007 RIVERSIDE
MEADOWS LARGE LOT MAP (77 B.M. 44-49), ALSO BEING A PORTION OF
SECTION 8, TOWNSHIP 13 NORTH, RANGE 4 EAST MOUNT DIABLO MERIDIAN



CIVIL ENGINEERS

a **cbg** company

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SURVEYORS PLANNERS

APRIL 2021
SHEET 2 OF 7

NOTARY'S ACKNOWLEDGMENT

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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 _____

ON _____ BEFORE ME,

_____ ; A 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 AND OFFICIAL SEAL:

SIGNATURE: _____

NOTARY PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY.

MY NOTARY COMMISSION NO. _____

MY COMMISSION EXPIRES ON: _____

BENEFICIARY'S STATEMENT

WMMC, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, BENEFICIARY UNDER DEED OF
TRUST DATED NOVEMBER 25, 2008 IN INSTRUMENT NO. 2008R-018001 OFFICIAL RECORDS OF
YUBA COUNTY, STATE OF CALIFORNIA, HEREBY CONSENTS TO THE RECORDATION OF THIS
MAP.

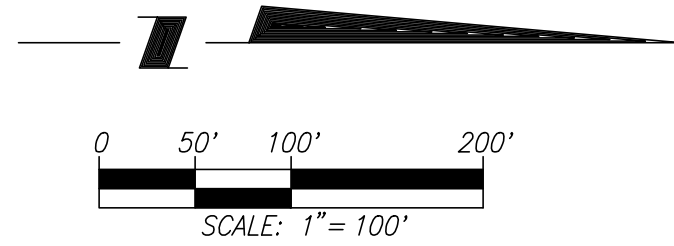
WMMC, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____ TITLE: _____

TRACT MAP NO. 2004-42 OF RIVERSIDE MEADOWS VILLAGE 5

BEING A PORTION OF LOT 5 OF TRACT MAP NO. 2003-0007 RIVERSIDE MEADOWS LARGE LOT MAP (77 B.M. 44-49), ALSO BEING A PORTION OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 4 EAST MOUNT DIABLO MERIDIAN

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 SCALE: 1" = 100' APRIL 2021
 SHEET 3 OF 7



| CURVE TABLE | | | | | |
|-------------|-------------|-------------|---------------|-----------------|----------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE |
| C201 | 25.16'(R1) | 620.00'(R1) | 2°19'30"(R1) | N32°38'06"E(R1) | 25.16'(R1) |
| C202 | 40.11'(R2) | 24.00'(R2) | 95°45'11"(R2) | N85°52'03"W(R2) | 35.60'(R2) |
| C203 | 8.08'(R2) | 515.00'(R2) | 00°53'56"(R2) | N38°26'26"W(R2) | 8.08'(R2) |
| C204 | 35.67'(R2) | 24.00'(R2) | 85°08'45"(R2) | N03°40'58"E(R2) | 32.47'(R2) |
| C205 | 39.19'(R2) | 24.00'(R2) | 93°33'11"(R2) | N86°58'03"W(R2) | 34.98'(R2) |
| C206 | 5.19'(R2) | 839.00'(R2) | 00°21'16"(R2) | N40°22'06"W(R2) | 5.19'(R2) |
| C207 | 36.36'(R2) | 24.00'(R2) | 86°48'05"(R2) | N02°51'19"E(R2) | 32.98'(R2) |
| C208 | 47.14'(R1) | 29.00'(R1) | 93°07'48"(R1) | N87°10'45"W(R1) | 42.12'(R1) |
| C209 | 214.83'(R1) | 963.00'(R1) | 12°46'55"(R1) | N34°13'23"W(R1) | 214.39'(R1) |
| C210 | 49.86'(R1) | 50.00'(R1) | 57°08'24"(R1) | N02°06'42"E(R1) | 47.82'(R1) |

| LINE TABLE | | |
|------------|---------------------|----------------|
| LINE # | BEARING | DISTANCE |
| L201 | N57°54'37"W(R1) | 59.03'(R1) |
| L202 | N32°10'40"E(R1) | 49.02'(R1) |
| L203 | N26°57'27"E(R1) | 70.85'(R1) |
| L204 | N68°16'41"W(R1) | 70.43'(R1) |
| L205 | N29°27'57"E(R1)(R2) | 23.84'(R1)(R2) |
| L206 | N11°48'11"W(R1)(R2) | 75.12'(R1)(R2) |
| L207 | N20°05'49"W(R1)(R2) | 71.80'(R1)(R2) |
| L208 | N43°44'39"W(R1)(R2) | 84.53'(R1)(R2) |
| L209 | N52°00'32"E(R2) | 36.00'(R2) |
| L210 | N49°48'32"E(R2) | 38.00'(R2) |

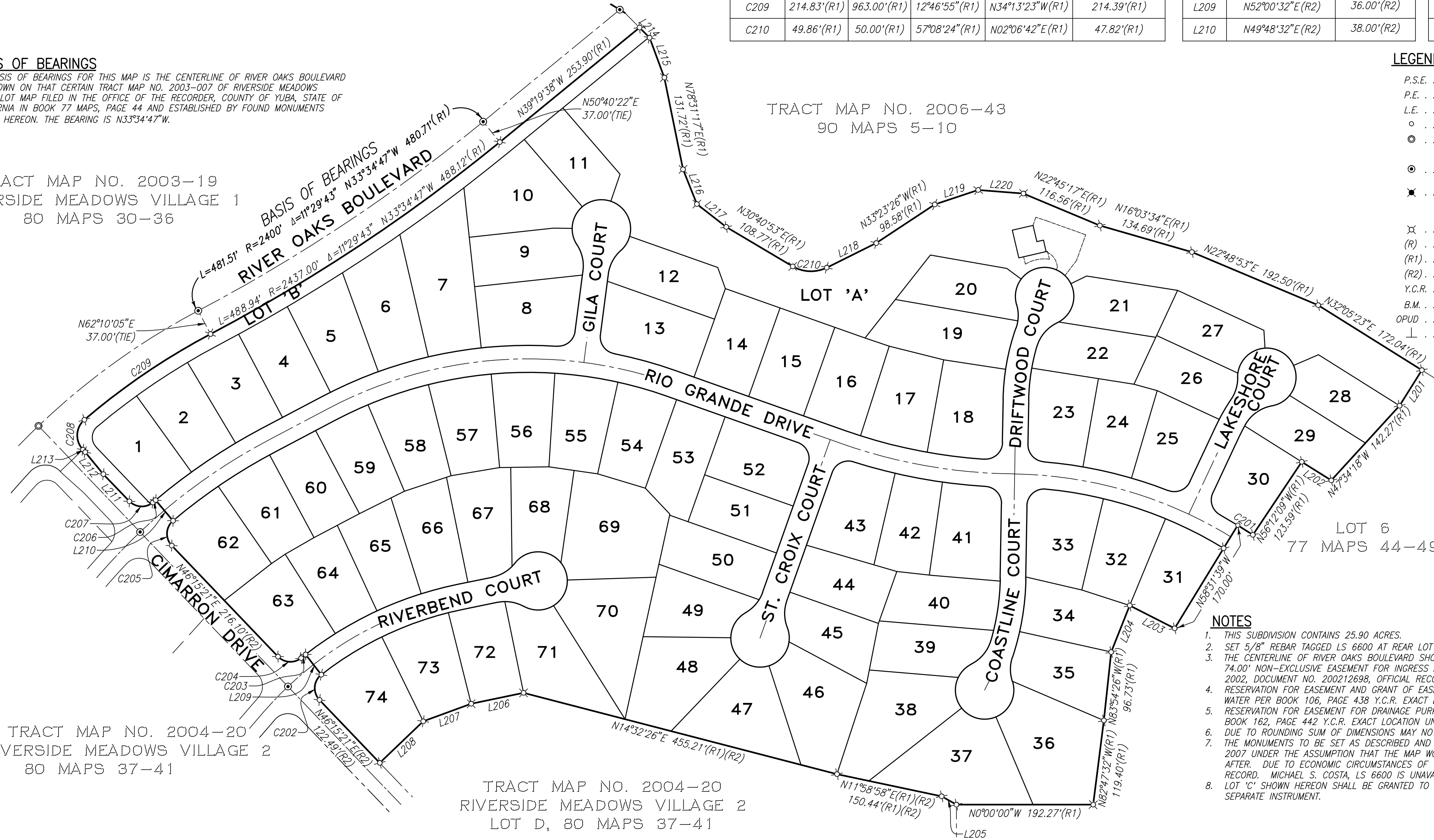
| LINE TABLE | | |
|------------|-----------------|------------|
| LINE # | BEARING | DISTANCE |
| L211 | N46°15'21"E(R2) | 52.82'(R2) |
| L212 | N50°32'42"E(R2) | 40.11'(R2) |
| L213 | N46°15'21"E(R2) | 4.73'(R2) |
| L214 | N45°10'57"E(R1) | 20.09'(R1) |
| L215 | N69°39'46"E(R1) | 59.69'(R1) |
| L216 | N68°13'59"E(R1) | 52.56'(R1) |
| L217 | N37°57'25"E(R1) | 52.31'(R1) |
| L218 | N26°27'30"W(R1) | 77.68'(R1) |
| L219 | N18°32'35"W(R1) | 64.26'(R1) |
| L220 | N04°29'11"E(R1) | 63.85'(R1) |

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF RIVER OAKS BOULEVARD AS SHOWN ON THAT CERTAIN TRACT MAP NO. 2003-007 OF RIVERSIDE MEADOWS LARGE LOT MAP FILED IN THE OFFICE OF THE RECORDER, COUNTY OF YUBA, STATE OF CALIFORNIA IN BOOK 77 MAPS, PAGE 44 AND ESTABLISHED BY FOUND MONUMENTS SHOWN HEREON. THE BEARING IS N33°34'47"W.

TRACT MAP NO. 2003-19
 RIVERSIDE MEADOWS VILLAGE 1
 80 MAPS 30-36

TRACT MAP NO. 2006-43
 90 MAPS 5-10



LEGEND

- P.S.E. . . . PUBLIC SERVICE EASEMENT
- P.E. . . . PEDESTRIAN EASEMENT
- L.E. . . . LANDSCAPE EASEMENT
- o . . . DIMENSION POINT
- ⊙ . . . SET STANDARD WELL MONUMENT WITH BRASS DISC STAMPED LS 6600
- ⊙ . . . FOUND STANDARD WELL MONUMENT WITH BRASS DISC STAMPED LS 6600
- ✱ . . . FOUND 1/2" REBAR W/ PLASTIC PLUG STAMPED "M.H.M. L.S. 3341" AS SHOWN ON BOOK 66 OF MAPS, PAGE 33-42
- ⊗ . . . SET 5/8" REBAR TAGGED LS 6600
- (R) . . . RADIAL LINE
- (R1) . . . RECORD PER 77 B.M. 44-49
- (R2) . . . RECORD PER 80 B.M. 37-41
- Y.C.R. . . . OFFICIAL RECORDS OF YUBA COUNTY
- B.M. . . . BOOK OF MAPS
- OPUD . . . OLIVEHURST PUBLIC UTILITY DISTRICT
- ⊥ . . . SET SLASH MARK IN TOP BACK OF CURB ON EXTENSION OF LOT LINE

NOTES

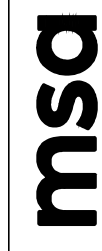
1. THIS SUBDIVISION CONTAINS 25.90 ACRES.
2. SET 5/8" REBAR TAGGED LS 6600 AT REAR LOT CORNERS.
3. THE CENTERLINE OF RIVER OAKS BOULEVARD SHOWN HEREON IS THE CENTERLINE OF A 74.00' NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RECORDED SEPTEMBER 27, 2002, DOCUMENT NO. 200212698, OFFICIAL RECORDS OF YUBA COUNTY.
4. RESERVATION FOR EASEMENT AND GRANT OF EASEMENT FOR DRAINAGE OF IRRIGATION WATER PER BOOK 106, PAGE 438 Y.C.R. EXACT LOCATION UNDISCLOSED.
5. RESERVATION FOR EASEMENT FOR DRAINAGE PURPOSES AND INCIDENTAL PURPOSES PER BOOK 162, PAGE 442 Y.C.R. EXACT LOCATION UNDISCLOSED.
6. DUE TO ROUNDING SUM OF DIMENSIONS MAY NOT EQUAL OVERALL DIMENSIONS.
7. THE MONUMENTS TO BE SET AS DESCRIBED AND SHOWN HEREIN WERE SET IN OCTOBER 2007 UNDER THE ASSUMPTION THAT THE MAP WOULD BE FILED FOR RECORD SHORTLY AFTER. DUE TO ECONOMIC CIRCUMSTANCES OF THE TIME THIS MAP WAS NOT FILED FOR RECORD. MICHAEL S. COSTA, LS 6600 IS UNAVAILABLE TO SIGN THIS MAP.
8. LOT 'C' SHOWN HEREON SHALL BE GRANTED TO OLIVEHURST PUBLIC UTILITY DISTRICT BY SEPARATE INSTRUMENT.

TRACT MAP NO. 2004-20
 RIVERSIDE MEADOWS VILLAGE 2
 80 MAPS 37-41

TRACT MAP NO. 2004-20
 RIVERSIDE MEADOWS VILLAGE 2
 LOT D, 80 MAPS 37-41

TRACT MAP NO. 2004-42 OF RIVERSIDE MEADOWS VILLAGE 5

BEING A PORTION OF LOT 5 OF TRACT MAP NO. 2003-0007 RIVERSIDE MEADOWS LARGE LOT MAP (77 B.M. 44-49), ALSO BEING A PORTION OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 4 EAST MOUNT DIABLO MERIDIAN



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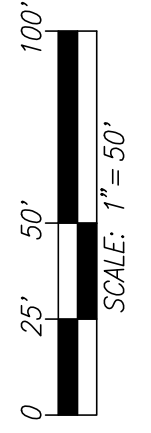
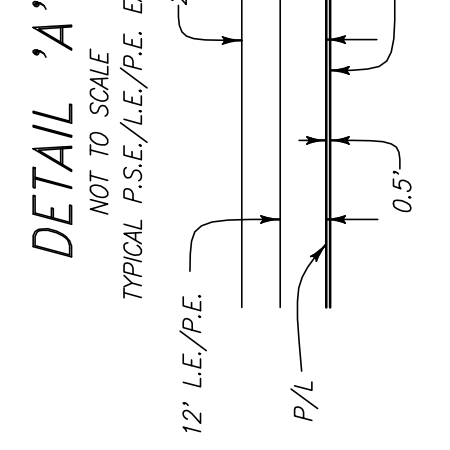
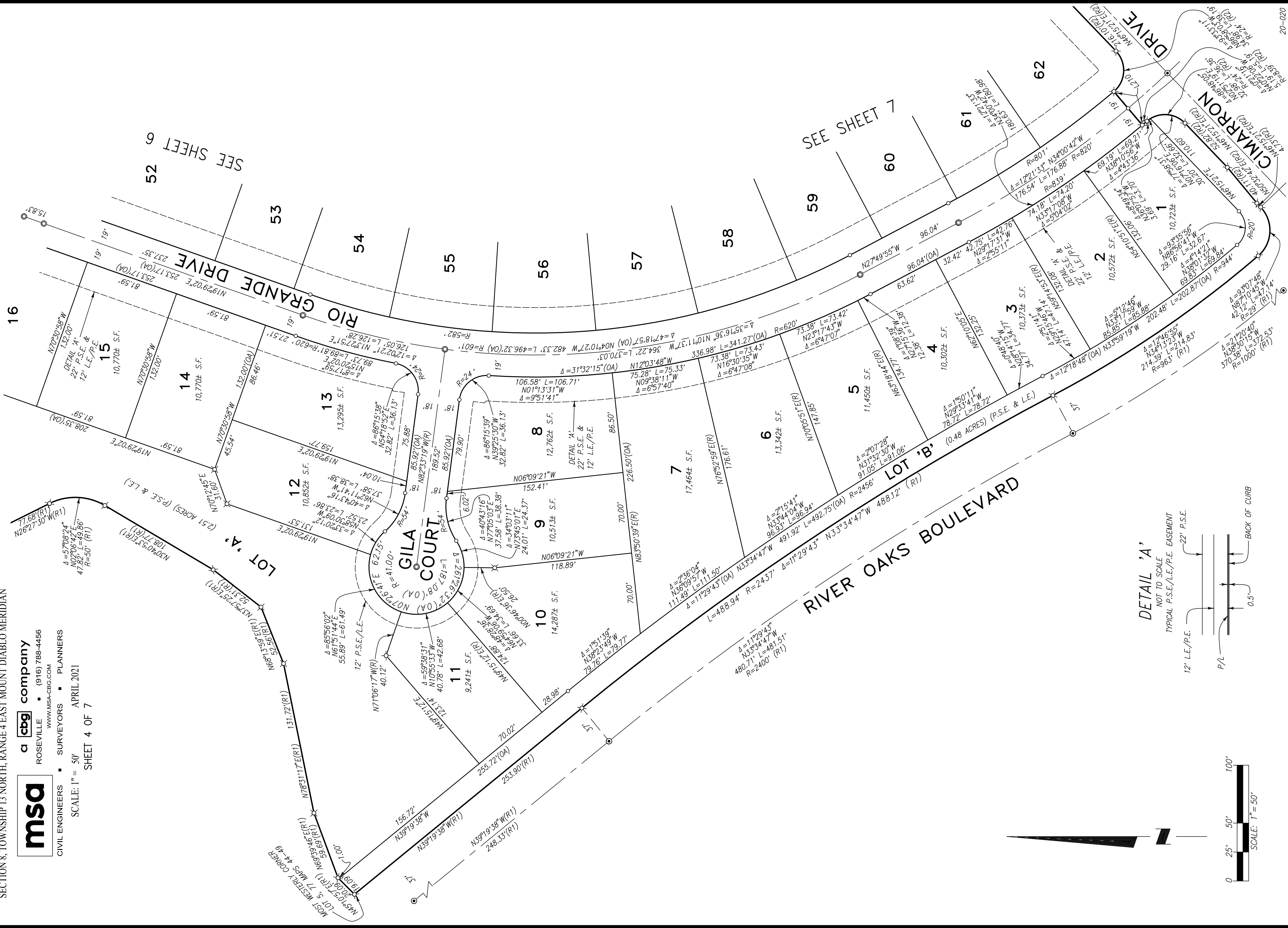
APRIL 2021

SCALE: 1" = 50'

SHEET 4 OF 7

| LINE TABLE | | |
|------------|-----------------|------------|
| LINE # | BEARING | DISTANCE |
| L210 | N49°48'32"E(R2) | 38.00'(R2) |

SEE SHEET 5



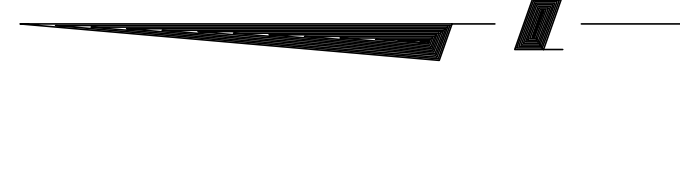
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BEING A PORTION OF LOT 5 OF TRACT MAP NO. 2003-0007 RIVERSIDE MEADOWS LARGE LOT MAP (77 B.M. 44-49), ALSO BEING A PORTION OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 4 EAST MOUNT DIABLO MERIDIAN



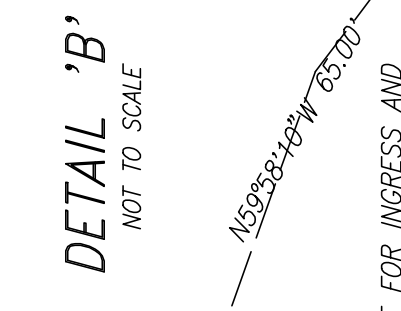
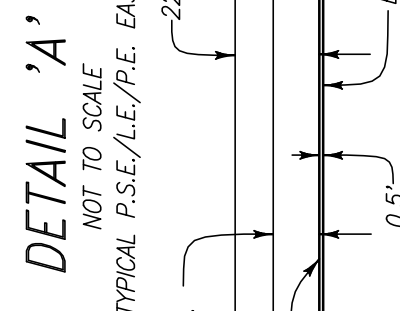
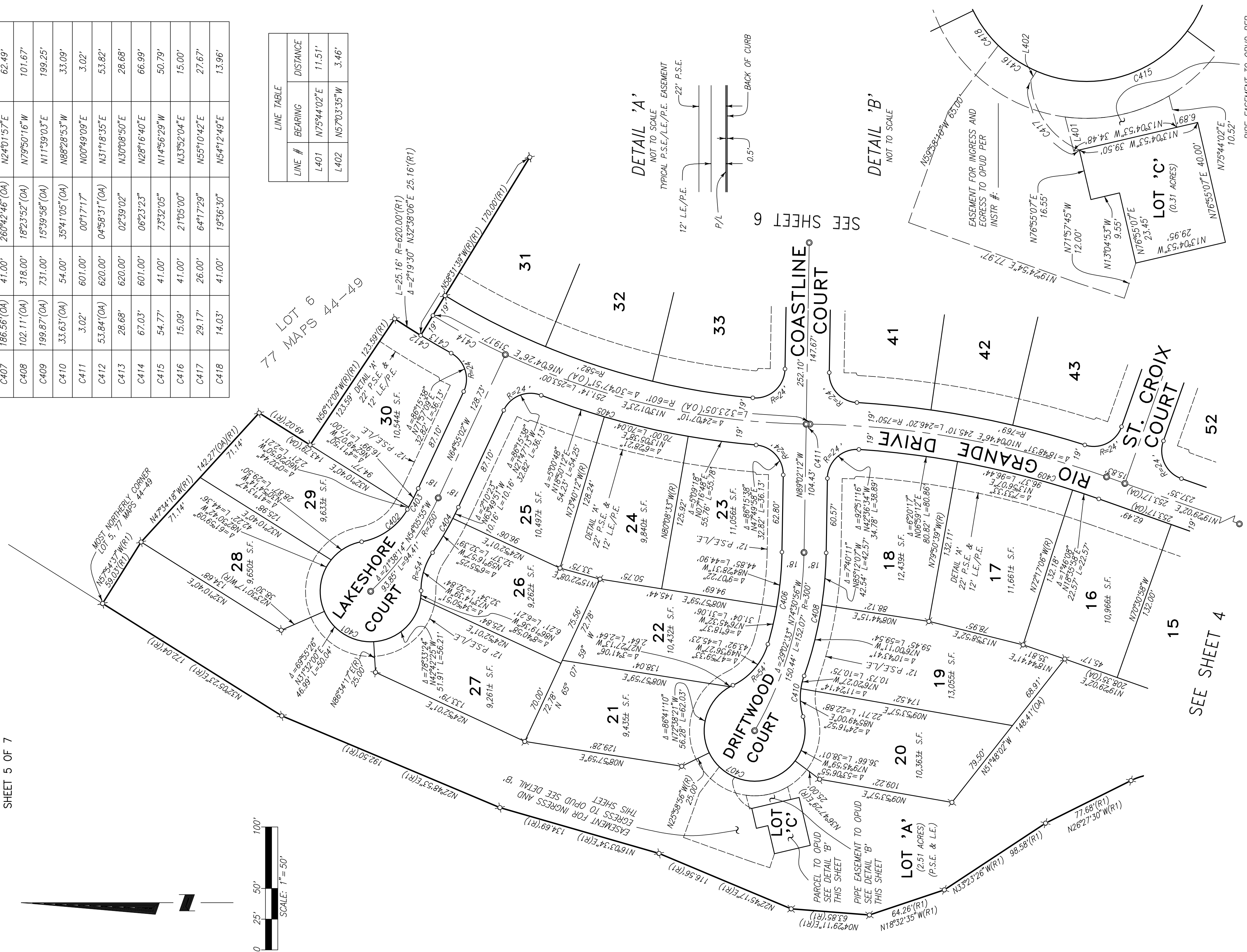
msa **company**
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CIVIL ENGINEERS • SURVEYORS • PLANNERS
SCALE: 1" = 50' APRIL 2021
SHEET 5 OF 7



| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE |
|---------|-------------|---------|----------------|---------------|----------------|
| C401 | 186.32'(OA) | 41.00' | 260°22'43"(OA) | N39°31'17"E | 62.64' |
| C402 | 47.02' | 54.00' | 49°53'07" | N35°13'54"W | 45.54' |
| C403 | 19.20'(OA) | 232.00' | 04°44'34"(OA) | N62°32'45"W | 19.20' |
| C404 | 42.55'(OA) | 268.00' | 09°05'48"(OA) | N60°22'08"W | 42.50' |
| C405 | 180.07'(OA) | 620.00' | 16°38'27"(OA) | N13°01'23"E | 179.44' |
| C406 | 75.96'(OA) | 282.00' | 15°26'00"(OA) | N81°19'13"W | 75.73' |
| C407 | 186.56'(OA) | 41.00' | 260°42'46"(OA) | N24°01'57"E | 62.49' |
| C408 | 102.11'(OA) | 318.00' | 18°23'52"(OA) | N79°50'16"W | 101.67' |
| C409 | 199.87'(OA) | 731.00' | 15°39'58"(OA) | N11°39'03"E | 199.25' |
| C410 | 33.63'(OA) | 54.00' | 35°41'05"(OA) | N88°28'53"W | 33.09' |
| C411 | 3.02' | 601.00' | 00°17'17" | N00°49'09"E | 3.02' |
| C412 | 53.84'(OA) | 620.00' | 04°58'31"(OA) | N31°18'35"E | 53.82' |
| C413 | 28.68' | 620.00' | 02°39'02" | N30°08'50"E | 28.68' |
| C414 | 67.03' | 601.00' | 06°23'23" | N28°16'40"E | 66.99' |
| C415 | 54.77' | 41.00' | 73°32'05" | N14°56'29"W | 50.79' |
| C416 | 15.09' | 41.00' | 21°05'00" | N33°52'04"E | 15.00' |
| C417 | 29.17' | 26.00' | 64°17'29" | N55°10'42"E | 27.67' |
| C418 | 14.03' | 41.00' | 19°36'30" | N54°12'49"E | 13.96' |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L401 | N75°44'02"E | 11.51' |
| L402 | N57°03'55"W | 3.46' |



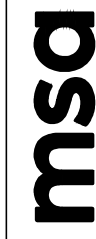
SEE SHEET 4

SEE SHEET 6

PIPE EASEMENT TO OPUD PER INSTR #:

TRACT MAP NO. 2004-42 OF RIVERSIDE MEADOWS VILLAGE 5

BEING A PORTION OF LOT 5 OF TRACT MAP NO. 2003-0007 RIVERSIDE MEADOWS LARGE LOT MAP (77 B.M. 44-49), ALSO BEING A PORTION OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 4 EAST MOUNT DIABLO MERIDIAN

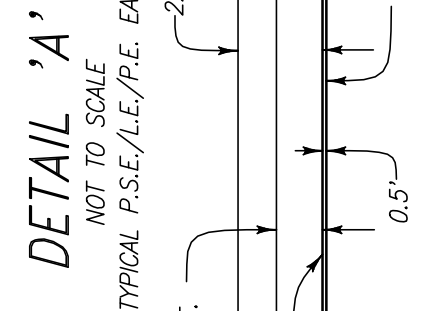
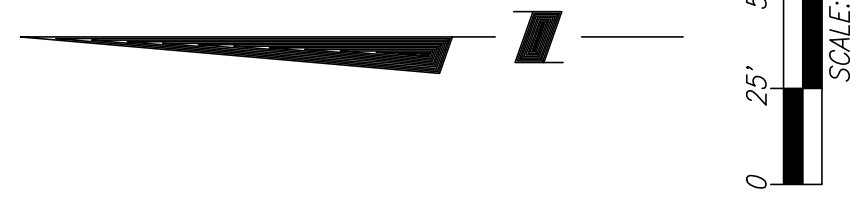


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SCALE: 1" = 50' APRIL 2021
SHEET 6 OF 7

| CURVE TABLE | | | | | |
|-------------|-------------|---------|---------------|---------------|----------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE |
| C414 | 67.03' | 601.00' | 06°23'23" | N28°16'40"E | 66.99' |
| C501 | 111.84'(OA) | 368.00' | 17°24'49"(OA) | N80°19'48"W | 111.41' |
| C502 | 88.43'(OA) | 332.00' | 15°15'39"(OA) | N81°24'23"W | 88.17' |
| C503 | 38.38'(OA) | 54.00' | 40°43'16"(OA) | N50°09'20"W | 37.58' |



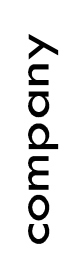
SEE SHEET 7

TRACT MAP NO. 2004-42 OF RIVERSIDE MEADOWS VILLAGE 5

BEING A PORTION OF LOT 5 OF TRACT MAP NO. 2003-0007 RIVERSIDE MEADOWS LARGE LOT MAP (71 B.M. 44-49), ALSO BEING A PORTION OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 4 EAST MOUNT DIABLO MERIDIAN



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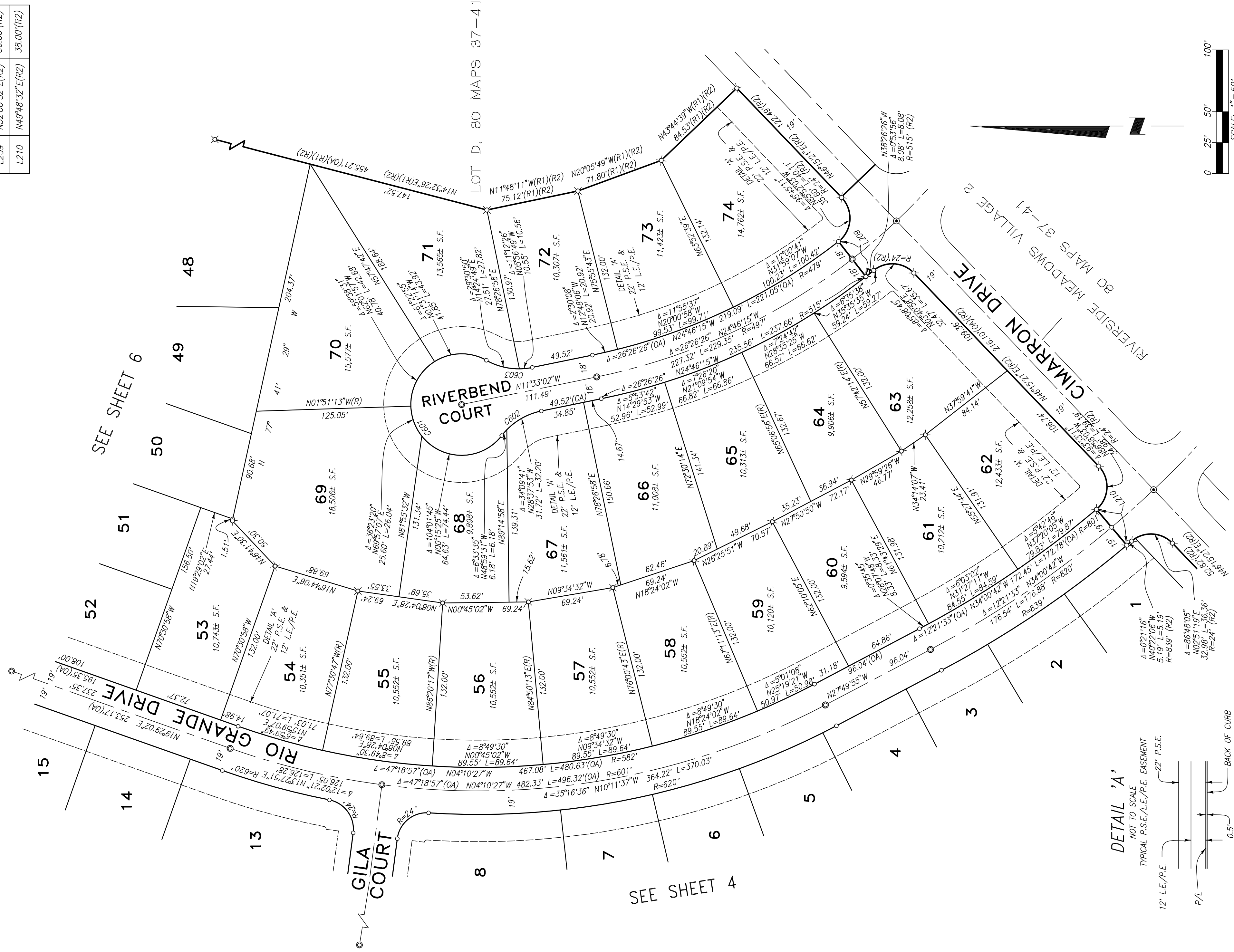
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APRIL 2021
SHEET 7 OF 7

CURVE TABLE

| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE |
|---------|-------------|--------|-----------------|---------------|----------------|
| C601 | 187.08'(OA) | 41.00' | 261°26'32" (OA) | N78°26'58"E | 62.15' |
| C602 | 38.38'(OA) | 54.00' | 40°43'16" (OA) | N31°54'40"W | 37.58' |
| C603 | 38.38'(OA) | 54.00' | 40°43'16" (OA) | N08°48'36"E | 37.58' |

LINE TABLE

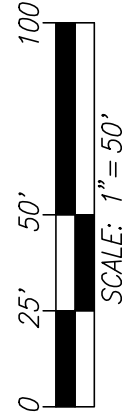
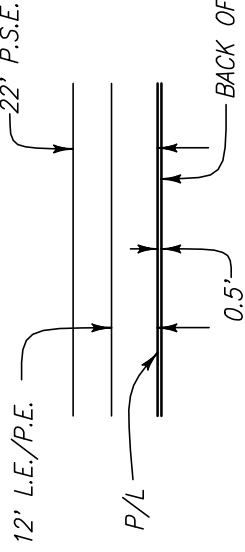
| LINE # | BEARING | DISTANCE |
|--------|------------------|------------|
| L209 | N52°00'32"E (R2) | 36.00'(R2) |
| L210 | N49°48'32"E (R2) | 38.00'(R2) |



DETAIL 'A'

NOT TO SCALE

TYPICAL P.S.E./L.E./P.E. EASEMENT





First American Title

First American Title Company
1737 N. First Street , San Jose CA 95112
Phone - Tracy Deisenroth - Accomodation only
Fax - (408) 451-7966

ACCOMMODATION RECORDING AGREEMENT

This Accommodation Recording Agreement (this "Agreement") is made as of this Eleventh day of March, 2021, by and among First American Title Company ("Accommodator") and Olivehurst Public Utility District, a California special district and Plumas 134, L.P., A California Limited Partnership BY: MHP Builders Inc., A California Corporation ITS: General Partner, a ("Requesting Party").

1. Requesting Party desires to record the documents itemized below (the "Documents") in the real property records of the County/Parish of YUBA, State/Commonwealth of CALIFORNIA (the "Public Records") by means of submitting the documents to YUBA (the "Recorder"). The Documents are: .

2. Requesting Party is asking Accommodator to serve only as courier to assist in Requesting Party's recording of the Documents in the Public Records, and Accommodator is willing to do so, but only on the terms and conditions contained in this Agreement. Accommodator is not receiving any direct or indirect benefit from serving as courier, and would not have agreed to serve as courier but for the existence and enforceability of this Agreement.

3. Accommodator has not reviewed and will not review the Documents, whether for content, correctness, completeness, recordability, or otherwise. Accommodator has not searched or examined and will not search or examine title to any property, nor has Accommodator made any representation regarding any interest in property that could be affected by the Documents or the effect (if any) that the Documents may have. Requesting Party assumes sole responsibility for the existence and effect (if any) of the Documents, the effect (if any) of recording or not recording the Documents in the Public Records, and the risk of all defects, liens, encumbrances, adverse claims or other matters affecting title to any property that could be affected by the Documents.

4. Accommodator is not acting as title insurer, escrow agent, or closing agent with regard to the Documents, and Accommodator will not be deemed to possess any actual, implied, or imputed knowledge of the content of the Documents or the effect (if any) that they may have. Accommodator has no duty to protect anyone from the effect or lack of effect of the Documents or their recording or lack of recording in the Public Records.

5. Requesting Party represents and warrants to Accommodator that the Documents are not a disparagement or slander of any title, and that the Documents are not being recorded for the purpose of harassment or for any fraudulent or unlawful purpose. Requesting Party authorizes Accommodator to place the following language, or language substantially similar thereto, upon the face of the Documents prior to recordation:

Accommodator submits this document for recordation as a courtesy, for physical convenience only. Accommodator has not examined this document for its validity, sufficiency, or effect, if any, upon title to the real property described herein.

6. Accommodator will submit the Documents to the Recorder as a courtesy. Requesting Party has sole responsibility for paying any fees, charges, or taxes (including but not limited to intangible taxes, excise taxes, and similar obligations) that may be associated with recording the Documents in the Public Records, and Requesting Party has provided Accommodator with payment for any such fees, charges, or taxes contemporaneous with its execution of this Agreement. Requesting Party agrees to reimburse Accommodator for any fees, charges, or taxes that Accommodator may advance on Requesting Party's behalf with regard to the recording of the Documents.

7. Accommodator agrees that (i) if it acquires actual knowledge that the Recorder has rejected the Documents for recording in the Public Records, Accommodator will give notice of such fact to Requesting Party, and (ii) if the Documents are returned to Accommodator's possession, Accommodator will return the Documents to Requesting Party; however, Accommodator assumes no other duties or obligations with respect to the Documents or any action that the Recorder may or may not take with respect to the Documents.

8. Requesting Party indemnifies and holds Accommodator harmless from and against any and all loss, cost, or damage (including but not limited to reasonable attorneys' fees actually incurred through all levels of trial and appeal) arising out of or resulting from Accommodator's gratuitously assisting Requesting Party with the recording of the Documents in the Public Records.

9. This Agreement constitutes the entire agreement between Accommodator and Requesting Party with regard to the recording of the Documents in the Public Records. Any modifications or amendments hereto must be in writing and signed by both parties. There are no third-party beneficiaries to this Agreement. Accommodator and Requesting Party each respectively represent to the other that the execution, delivery, and performance of this Agreement has been duly approved by all necessary actions. Accommodator and Requesting Party each respectively represent to the other that the person executing this Agreement on such party's behalf has full right, power, and authority to bind such party.

IN WITNESS WHEREOF, each of Requesting Party and Accommodator has executed this Agreement as of the date first set forth above.

Accommodator

Requesting Party:

By: _____

Name: Plumas 134 L.P. BY: MHP Builders, Inc. ITs:
General Partner

Title:

By: _____

Name: Olivehurst Public Utility District

Title: