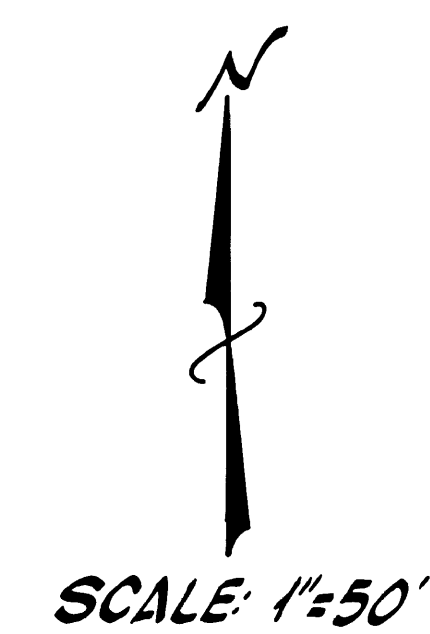


BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS BASED ON THE SOUTHWEST LINE OF THAT CERTAIN SURVEY RECORDED IN BOOK 30 OF MAPS AND PLATS AT PAGE 19, AMADOR COUNTY RECORDS, THE BEARING OF WHICH IS N 39° 37' 17" W, ALSO AS SHOWN ON BOOK 37 OF MAPS AT PAGE 79, AMADOR COUNTY RECORDS.

PLAT OF
CRESTVIEW ESTATES UNIT No 1
BEING A PORTION OF THE WEST 1/2 OF SECTION 6, T. 6 N., R. 11 E., MDM AND A PORTION OF LOT 1, BLOCK 25, TOWNSITE OF SUTTER CREEK, AND BEING A PORTION OF THE "ALETHYA COLLINS 44.64 ACRES" PARCEL AS SHOWN ON THAT RECORD OF SURVEY RECORDED IN BOOK 37 OF MAPS AT PAGE 79, AMADOR COUNTY RECORDS.

AMADOR COUNTY, CALIFORNIA
SCALE: 1"=50' JUNE, 1989
SHEET 3 OF 3
COOPER, THORNE AND ASSOCIATES
ENGINEERING, SURVEYING



NOTES:

- 1 THERE SHALL BE A TRAFFIC MITIGATION FEE ASSESSED ON EACH HOME PAYABLE AT THE TIME OF ISSUANCE OF A BUILDING PERMIT. THE AMOUNT OF SAID MITIGATION FEE TO BE \$1,000 PER DWELLING UNIT. THE FEES COLLECTED SHALL BE PUT INTO A SEPARATE INTEREST EARNING ACCOUNT MAINTAINED BY THE CITY OF SUTTER CREEK. AT THE TIME OF INTERSECTION CONSTRUCTION OF SUTTER CREEK-IONE ROAD THROUGH HIGHWAY 49, THE AMOUNT OF \$1,000 PER UNIT MITIGATION FEE COLLECTED, PLUS INTEREST, WILL BE PAID TO THE DEVELOPER TO PAY FOR THE INTERSECTION IMPROVEMENT COSTS. AFTER INTERSECTION CONSTRUCTION THE CITY WILL REIMBURSE TO DEVELOPER ALL SUCH \$1,000 PER UNIT IMPACT FEES COLLECTED FROM BUILDING APPROVALS WITHIN THE DEVELOPMENT UNTIL BUILD-OUT. IN ADDITION, \$360.00 PER DWELLING UNIT SHALL BE SIMILARLY COLLECTED WITH EACH BUILDING PERMIT TO BE KEPT IN A SEPARATE INTEREST EARNING ACCOUNT FOR THE ALLEN EXPRESSWAY/SUTTER CREEK BYPASS.
- 2 ALL DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
- 3 LOTS ADJACENT TO THE NORTH SIDE OF SUTTER CREEK-IONE ROAD MAY BE IMPACTED BY LIGHTS AND NOISE FROM PLAYING FIELDS AT AMADOR HIGH SCHOOL.
- 4 MINERAL RIGHTS UNDERLYING ALL PROPERTIES, BELONG TO ANOTHER PARTY AND UNDERGROUND MINING MAY OCCUR AT A FUTURE TIME.
- 5 ALL PROPERTIES LIE WITHIN THE RANCHO SECO NUCLEAR POWER PLANT EVACUATION ZONE AND FUTURE RESIDENTS SHALL FAMILIARIZE THEMSELVES WITH EMERGENCY EVACUATION PLANS AND PROCEDURES.
- 6 THERE WILL BE AN IMPACT FEE PAYABLE TO THE AMADOR COUNTY UNIFIED SCHOOL DISTRICT ASSESSED ON EACH HOME OR APARTMENT UNIT PAYABLE AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 7 ROCK WALL IS NOT TO BE DISTURBED AT THE LOCATIONS SHOWN.

LEGEND

- SET 1" I.P. W/ PLASTIC PLUG L.S. 3686
- ✱ SET 3/4" I.P. W/ PLASTIC PLUG L.S. 3686
- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND TAG STAMPED L.S. 3725 IN FENCE POST (37-M-79)
- ✕ FOUND 5/8" REBAR AND TAG L.S. 3725 (37-M-79)
- ✕ FOUND 5/8" REBAR AND TAG L.S. 3570 (37-M-79)
- P.U.E. PUBLIC UTILITY EASEMENT
- S.B.L. SETBACK LINE

THIS PORTION OF THE SUTTER CREEK-IONE ROAD DEDICATED TO THE CITY OF SUTTER CREEK.

