

FINAL SUBDIVISION MAP NO. 169
CASTLE OAKS VILLAGE 8A

A PORTION OF LOT L AS SHOWN ON THE FINAL MAP OF CASTLE OAKS UNIT 1, FILED FOR RECORD ON JUNE 5, 1992 IN BOOK 6 OF
SUBDIVISIONS AT PAGE 81, AND A PORTION OF PARCEL A AS SHOWN ON A LOT LINE ADJUSTMENT PER DEED FILED FOR RECORD ON APRIL
13, 2017 AS DOCUMENT NO. 2017-0002730-00, BOTH OF OFFICIAL RECORDS OF AMADOR COUNTY, CALIFORNIA.

OWNERS STATEMENT:
CITY OF IONE COUNTY OF AMADOR CALIFORNIA
AUGUST, 2020

(I/WE) HEREBY STATE THAT (I/WE) ARE THE OWNERS OF AND HAVE THE RIGHT, TITLE, AND INTEREST IN AND TO THE REAL
PROPERTY INCLUDED WITHIN THE SUBDIVISION BOUNDARY SHOWN UPON THIS MAP, AND (AM/ARE) THE ONLY PERSON(S)
WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID PROPERTY, AND (I/WE) CONSENT TO THE MAKING AND
FILING OF SAID MAP OF THE SUBDIVISION SHOWN WITHIN THE BORDER LINES, AND HEREBY IRREVOCABLY DEDICATE TO THE
CITY OF IONE FREE OF ENCUMBRANCE THE FOLLOWING:

- BAYWOOD GREENS DRIVE, LAHONTON WAY, WILLOW DRIVE, STONEBRIDGE COURT, BRAEBURN WAY AS EASEMENTS
FOR ROAD, PUBLIC FACILITY AND PUBLIC UTILITY PURPOSES
- LOTS A, B AND C IN FEE FOR OPEN SPACE.
- PUBLIC UTILITY EASEMENTS FOR THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE, REPAIRS, OPERATION AND
REPLACEMENT OF, INCLUDING BUT NOT LIMITED TO, WATER, ELECTRICAL, GAS, TELEPHONE AND CABLE TELEVISION
FACILITIES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UPON, ACROSS,
THROUGH AND BENEATH THOSE STRIPS OF LAND DESIGNATED AS "P.U.E.":
- PUBLIC FACILITY EASEMENTS FOR THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE, REPAIRS, OPERATION AND
REPLACEMENT OF, INCLUDING BUT NOT LIMITED TO, STREET TREES, SIDEWALKS, STORM DRAIN, SEWER, STREET
LIGHT, AND TRAFFIC SIGNAL FACILITIES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON,
OVER, UPON, ACROSS, THROUGH AND BENEATH THOSE STRIPS OF LAND DESIGNATED AS "P.F.E.":
- ALL AS SHOWN ON SAID MAP, WITHIN SAID SUBDIVISION.

RIVERLAND AT ESSEX L.P.
A CALIFORNIA LIMITED PARTNERSHIP
BY: RIVERLAND HOMES, INC.,
ITS GENERAL PARTNER

BY: [Signature] DATE: 8-27-2020

ITS: CEO Greg D. Judkins
NOTARY PUBLIC CERTIFICATE:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE
VERIFIES ONLY 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 Sacramento

ON August 27, 2020 BEFORE ME, Perez A NOTARY PUBLIC,
PERSONALLY APPEARED Greg D Judkins

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
IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY'S SIGNATURE
TRUSTEE'S STATEMENT:

[Signature]
PRINT NOTARY'S NAME
Perez
Commission # 2218136
Expires 10-18-21

PLACER TITLE COMPANY, A California Corporation Trustee under a Deed of Trust recorded as Document No.
2020-0004040-00, Official Records of Amador County, against the land herein shown, consents to the making and
filing of this map.

In witness whereof, said corporation has caused its name to be affixed this 2nd day of Sept. 2020

BY: Valerie A. Baldo

PRINT: Valerie A. Baldo

TITLE: President Sacramento County.

THIS MAP IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE DEVELOPMENT ASSIGNMENT AND ASSUMPTION
AGREEMENT FILED ON JULY 28, 2017 AS INSTRUMENT NO. 2017-0005719, OFFICIAL RECORDS.
NOTARY PUBLIC CERTIFICATE:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE
VERIFIES ONLY 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 Sacramento

ON September 2, 2020 BEFORE ME, Perez A NOTARY PUBLIC,
PERSONALLY APPEARED Valerie A. Baldo

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
IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY'S SIGNATURE
CITY CLERK'S STATEMENT:

[Signature]
PRINT NOTARY'S NAME
Perez
Commission # 2218136
Expires 10-18-21

I HEREBY STATE THAT I AM THE CITY CLERK OF THE CITY COUNCIL OF THE CITY OF IONE, STATE OF CALIFORNIA AND
THAT THE COUNCIL BEING THE PROPER BODY, HAS APPROVED THIS MAP ENTITLED FINAL SUBDIVISION MAP NO. 169
CASTLE OAKS VILLAGE 8A BY RESOLUTION NUMBER 2020-03 ON AUGUST 18, 2020 AND DID ACCEPT, SUBJECT TO
IMPROVEMENT, ALL OFFERS OF DEDICATION FOR BAYWOOD GREENS DRIVE, LAHONTON WAY, WILLOW
DRIVE, STONEBRIDGE COURT, BRAEBURN WAY AS EASEMENTS FOR ROAD, PUBLIC UTILITY "P.U.E." AND PUBLIC FACILITY
EASEMENTS "P.F.E." SHOWN HEREON, INCLUDING THE VACATION AND ABANDONMENT OF THE 30 FOOT WIDE
RESERVATION FOR FUTURE ROADWAY PURPOSES PURSUANT TO SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT.

ALL OTHER OFFERS OF DEDICATION (LOTS A, B AND C IN FEE) ARE HEREBY REJECTED BUT THE CITY COUNCIL RETAINS ITS
RIGHT TO ACCEPT OFFERS FOR ANY OF THESE LOTS AT A LATER TIME.

DATE: September 18, 2020

[Signature]
JANICE TRAVERSO, CITY CLERK OF THE CITY OF IONE, CALIFORNIA

NV5

2025 NATIONAL PARK SERVICE
DESIGNED BY: THE BUREAU OF LAND MANAGEMENT
SACRAMENTO, CA 95834
WWW.BLM.GOV

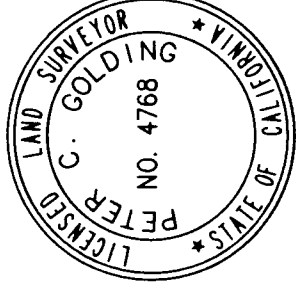
SURVEYOR'S STATEMENT:

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 NUEVE VERDE
PROPERTIES ON APRIL, 2019. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR
CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND MONUMENTS SHOWN HEREON WILL BE SET WITHIN ONE YEAR
FROM THE DATE OF FILING ON THIS MAP AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE
SURVEY TO BE RETRACED.

DATE: 8-20-2020

[Signature]

PETER C. GOLDING L.S. 4768
LICENSE EXPIRES: 03-31-2022



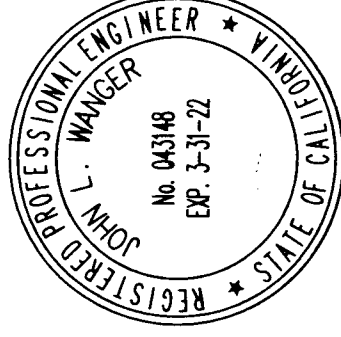
CITY ENGINEER'S STATEMENT:

I DO HEREBY STATE THAT THIS SUBDIVISION MAP, CONSISTING OF 6 SHEETS, THIS STATEMENT BEING ON SHEET ONE
THEREOF, HAS BEEN EXAMINED BY ME AND THAT THE SUBDIVISION, AS SHOWN UPON SAID MAP, IS SUBSTANTIALLY THE
SAME AS SAID SUBDIVISION APPEARED ON THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP AND ANY
APPROVED AMENDMENTS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLIES WITH THE PROVISIONS OF THE
SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND THE MUNICIPAL CODE OF THE CITY OF IONE AND ANY
AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP.

DATE: 9-8-20

[Signature]

JOHN L. WANGER, R.C.E. 043148
CITY ENGINEER, CITY OF IONE
LICENSE EXPIRES: MARCH 31, 2022

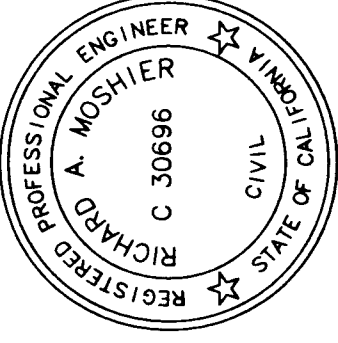


I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION MAP ON BEHALF OF THE CITY OF IONE AND I AM SATISFIED
THAT THIS MAP IS TECHNICALLY CORRECT.

DATE: 9/9/2020

[Signature]

RICHARD A. MOSHIER, R.C.E. 30696



ABANDONMENT NOTE:

PURSUANT TO SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT, PUBLIC STREETS AND PUBLIC EASEMENTS NOT
SHOWN ON THIS MAP CONSTITUTES ABANDONMENT OF SAID EASEMENTS NOTED HEREON.

30.00 FOOT WIDE RESERVATION FOR FUTURE HIGHWAY PURPOSES PER CASTLE OAKS UNIT NO. 1, RECORDED JUNE
5, 1992 IN BOOK 6, PAGES 81-93 OF SUBDIVISIONS.

TAX COLLECTOR'S STATEMENT:

ACCORDING TO THE RECORDS IN THE OFFICE OF THE UNDERSIGNED, THERE ARE NO LIENS AGAINST THIS SUBDIVISION,
OR ANY PART HEREOF, FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED
AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE. MY ESTIMATE OF TAXES
AND SPECIAL ASSESSMENTS COLLECTED AS TAXES AND NOT YET PAYABLE IS \$ _____. THE LAND IN SAID
SUBDIVISION IS NOT SUBJECT TO A SPECIAL ASSESSMENT OR BOND WHICH MAY BE PAID IN FULL, EXCEPT SPECIAL
ASSESSMENTS FOR BONDS PAYABLE IN FULL FOR WHICH I ESTIMATE THAT THE AMOUNT REQUIRED FOR FULL PAYMENT IS
\$ _____. SECURITY REQUIRED PURSUANT TO GOVERNMENT CODE SECTIONS 66493(A) AND 66493(C) ARE HEREBY
ACCEPTED AND APPROVED.

DATE: September 2, 2020

[Signature]

MICHAEL E. RYAN
TAX COLLECTOR
COUNTY OF AMADOR, STATE OF CALIFORNIA

RECORDER'S STATEMENT:

FILED THIS 2nd DAY OF September, 2020 AT 2:58 P.M. IN BOOK 10 OF SUBDIVISION MAPS AT
PAGE 20 AT THE REQUEST OF THE CITY OF IONE.

FEES: \$ 350.00 FILED SERIAL NO. 2020-0008293

[Signature]

KIMBERLY L. GRADY
COUNTY RECORDER
COUNTY OF AMADOR, STATE OF CALIFORNIA

BY: [Signature]
DEPUTY RECORDER

PUBLIC UTILITY EASEMENT STATEMENT:

A PUBLIC UTILITY EASEMENT IS AN EASEMENT TO CONSTRUCT, INSTALL, INSPECT, MAINTAIN, REPLACE, REMOVE
AND USE FACILITIES OF THE TYPE HEREINAFTER SPECIFIED, INCLUDING BUT NOT NECESSARILY BE LIMITED TO THE
FOLLOWING:

CURB, GUTTER AND SIDEWALK, INSTALLATION OF TRANSMISSION AND DISTRIBUTION FACILITIES SUCH AS
ELECTRICAL, TELEPHONE, CABLE TELEVISION, GAS, WATER, SEWER, RECYCLED WATER, STREET LIGHTING,
DRAINAGE, ROADWAY, LANDSCAPING; ALSO USES FOR PEDESTRIAN, EQUESTRIAN, AND NON-POWERED VEHICLE
PURPOSES. SAID EASEMENT SHALL ALSO INCLUDE THE RIGHT TO EXCAVATE OR FILL THE EASEMENT FOR THE FULL
WIDTH AND TO A REASONABLE DEPTH THEREOF.

PUBLIC FACILITY EASEMENT STATEMENT:

A PUBLIC UTILITY EASEMENT IS AN EASEMENT TO CONSTRUCT, INSTALL, INSPECT, MAINTAIN, REPLACE, REMOVE
AND USE FACILITIES OF THE TYPE HEREINAFTER SPECIFIED, INCLUDING BUT NOT NECESSARILY BE LIMITED TO THE
FOLLOWING:

CURB, GUTTER AND SIDEWALK, INSTALLATION OF TRANSMISSION AND DISTRIBUTION FACILITIES SUCH AS
ELECTRICAL, TELEPHONE, CABLE TELEVISION, GAS, WATER, SEWER, RECYCLED WATER, STREET LIGHTING,
DRAINAGE, ROADWAY, LANDSCAPING; ALSO USES FOR PEDESTRIAN, EQUESTRIAN, AND NON-POWERED VEHICLE
PURPOSES. SAID EASEMENT SHALL ALSO INCLUDE THE RIGHT TO EXCAVATE OR FILL THE EASEMENT FOR THE FULL
WIDTH AND TO A REASONABLE DEPTH THEREOF.