

OWNER’S STATEMENT

WE, VALLEY OAKS LAND & DEVELOPMENT, INC., A CALIFORNIA CORPORATION, HEREBY STATE THAT WE ARE THE SOLE OWNER OF AND HAVE THE RIGHT, TITLE, AND INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, AND ARE THE ONLY BODY WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID PROPERTY, AND VALLEY OAKS LAND & DEVELOPMENT, INC., AUTHORIZES AND CONSENTS TO THE MAKING AND FILING OF SAID MAP OF THE SUBDIVISION SHOWN WITHIN THE ORANGE BORDER LINE, AND HEREBY IRREVOCABLY OFFERS FOR DEDICATION, THE REAL PROPERTY DESCRIBED IN ITEMS 1, 2, 3 AND 4 BELOW TO BE DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES AS SHOWN HEREON AND NOTED, WITHIN THE BOUNDARIES OF THIS MAP.

- 1. THE PUBLIC ROADWAY AND PUBLIC UTILITY EASEMENT SHOWN HEREON AS VALLEY OAKS BOULEVARD.
- 2. THE PUBLIC ROADWAY AND PUBLIC UTILITY EASEMENT SHOWN HEREON AS OAK MEADOW DRIVE.
- 3. PUBLIC UTILITY AND SIDEWALK EASEMENTS AS SHOWN OR NOTED WITHIN BOUNDARIES OF THIS MAP.
- 4. DRAINAGE EASEMENTS, WATER EASEMENTS AND PARCEL G AS SHOWN OR NOTED WITHIN BOUNDARIES OF THIS MAP.

VALLEY OAKS LAND & DEVELOPMENT, INC., A CALIFORNIA CORPORATION

BY: KEN PORTER
MANAGING MEMBER

ACKNOWLEDGEMENT

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 SONOMA

ON BEFORE ME,

PERSONALLY APPEARED, WHO PROVED TO 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

MY COMMISSION EXPIRES:

COUNTY SURVEYOR’S STATEMENT

I, THE UNDERSIGNED HEREBY STATE THAT:

- 1. I HAVE EXAMINED THIS MAP.
- 2. THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF.
- 3. ALL PROVISIONS OF CALIFORNIA GOVERNMENT CODE CHAPTER 2, MAPS (SEC. 66425 ET SEQ.) AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.
- 4. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATED:

SIGNED:

GORDON M. HAGGITT, P.L.S. 6352
COUNTY SURVEYOR

LIC. EXP. 12/31/20



TRUSTEE’S STATEMENT

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST FILED NOVEMBER 20, 2018, AS DOCUMENT NUMBER 2018–014755, LAKE COUNTY RECORDS, AGAINST THE TRACT OF LAND SHOWN ON THIS MAP, DO HEREBY AUTHORIZE AND CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AS SHOWN WITHIN THE ORANGE BORDERLINE.

WE DO HEREBY IRREVOCABLY OFFER FOR DEDICATION, FOR ANY AND ALL PUBLIC USES, THE FOLLOWING (1–4) AS SHOWN OR NOTED WITHIN THE BOUNDARY OF THIS MAP:

- 1. THE PUBLIC ROADWAY AND PUBLIC UTILITY EASEMENT SHOWN HEREON AS VALLEY OAKS BOULEVARD.
- 2. THE PUBLIC ROADWAY AND PUBLIC UTILITY EASEMENT SHOWN HEREON AS OAK MEADOW DRIVE.
- 3. PUBLIC UTILITY AND SIDEWALK EASEMENTS AS SHOWN OR NOTED WITHIN BOUNDARIES OF THIS MAP.
- 4. DRAINAGE EASEMENTS, WATER EASEMENTS AND PARCEL G AS SHOWN OR NOTED WITHIN BOUNDARIES OF THIS MAP.

IN WITNESS THEREOF, I HAVE CAUSED MY NAME TO BE HEREON SUBSCRIBED THIS DAY OF, 20.

FIRST AMERICAN TITLE INSURANCE COMPANY

BY

ACKKNOWLEDGEMENT

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 SONOMA

ON BEFORE ME,

PERSONALLY APPEARED, WHO PROVED TO 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

MY COMMISSION EXPIRES:

SURVEYOR’S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF VALLEY OAKS LAND & DEVELOPMENT, INC., ON APRIL 30, 2019. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IF ANY.

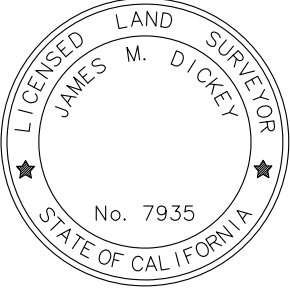
I FURTHER STATE THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET AT SUCH POSITIONS WITHIN 18 MONTHS OF THE RECORDING OF THIS MAP AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

PRELIMINARY

SIGNED:

JAMES M. DICKEY, P.L.S. 7935
EXPIRES 12/31/20

DATED:



BOARD OF SUPERVISORS’ STATEMENT

THE BOARD OF SUPERVISORS OF THE COUNTY OF LAKE, STATE OF CALIFORNIA, AT A REGULAR MEETING HELD ON THE DAY OF, 20, BY RESOLUTION NO., DULY PASSED, ADOPTED AND APPROVED THIS MAP, AND ON BEHALF OF THE PUBLIC, ACCEPTED THE IRREVOCABLE OFFERS OF DEDICATION DESCRIBED IN ITEMS 1, 2, 3 AND 4 OF THE OWNERS STATEMENT.

CAROL J. HUCHINGSON BY: CLERK TO THE BOARD OF SUPERVISORS DEPUTY

PLANNING COMMISSION’S STATEMENT

I, CHAIRMAN OF THE PLANNING COMMISSION OF THE COUNTY OF LAKE, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE WITHIN MAP ENTITLED VALLEY OAKS SUBDIVISION VILLAGE II (SD 06–01) IS IN SUBSTANTIAL CONFORMITY WITH THE APPROVED, OR CONDITIONALLY APPROVED TENTATIVE MAP, AND WAS APPROVED BY SAID COMMISSION AT A REGULAR MEETING HELD ON THE 25TH DAY OF JANUARY, 2018.

CHAIR, LAKE COUNTY PLANNING COMMISSION

COUNTY RECORDER’S STATEMENT

FILED THIS DAY OF, 20, AT M IN BOOK OF SUBDIVISION MAPS, AT PAGE(S), AT THE REQUEST

OF JAMES M. DICKEY.

RICHARD A. FORD BY: COUNTY ASSESSOR–RECORDER LAKE COUNTY, STATE OF CALIFORNIA

FILE NO. FEE:

SIGNATURE OMISSIONS

SIGNATURES OF PARTIES OWNING THE FOLLOWING TYPES OF RECORD TITLE INTERESTS HAVE BEEN OMITTED PURSUANT TO APPLICABLE PROVISIONS OF THE CALIFORNIA GOVERNMENT CODE SECTION 66436. THEIR INTERESTS ARE SUCH THAT THEY CAN NOT RIPEN INTO FEE.

NAME	RECORDED	NATURE OF INTEREST
PACIFIC GAS & ELECTRIC COMPANY	FEBRUARY 1, 1947 (BOOK 180, PAGE 410) COUNTY OF LAKE, O.R.	ACCESS FOR MAINT. OF UTILITIES
COUNTY OF LAKE	AUGUST 22, 1963 (BOOK 407, PAGE 214) COUNTY OF LAKE, O.R.	ROADWAY PURPOSES

VALLEY OAKS SUBDIVISION
VILLAGE II

BEING A SUBDIVISION OF THE LANDS OF VALLEY OAKS LAND & DEVELOPMENT, INC., AS DESCRIBED BY DEED RECORDED NOVEMBER 22, 2006 AS DOCUMENT NUMBER 2006–030731, COUNTY OF LAKE OFFICIAL RECORDS, AND LYING WITHIN THE GUENOC RANCHO, COUNTY OF LAKE, STATE OF CALIFORNIA.

COUNTY OF LAKE STATE OF CALIFORNIA
3 LOTS & 2 PARCELS JUNE 2020

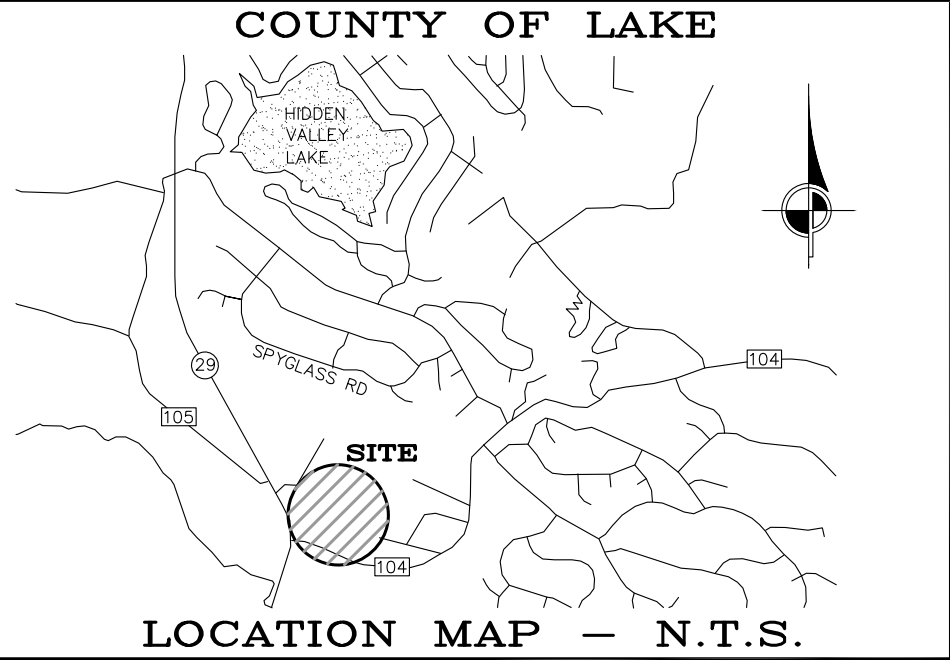
CINQUINI & PASSARINO, INC.
LAND SURVEYING

△ BOUNDARY
△ TOPOGRAPHIC
△ CONSTRUCTION
△ SUBDIVISIONS

1360 No. Dutton Ave.
Santa Rosa, Ca. 95401
Phone: (707) 542–6268
Fax: (707) 542–2106
WWW.CINQUINIPASSARINO.COM

NOTES

- 1. ALL DISTANCES SHOWN ARE IN FEET & DECIMALS THEREOF.
- 2. ALL TIES ARE PERPENDICULAR UNLESS OTHERWISE SHOWN.
- 3. DISTANCES SHOWN AS D2 ARE GRID DISTANCES, TO OBTAIN GROUND DISTANCES DIVIDE DISTANCES BY 0.999830.



LEGEND

- VALLEY OAKS VILLAGE II EXTERIOR BOUNDARY
- LOT LINE
- ROADWAY EASEMENT/DEDICATION
- ADJACENT PARCEL
- ROADWAY CENTERLINE
- PUBLIC ACCESS AND UTILITY EASEMENT
- SURVEY TIE / CURVE RADIAL
- RELINQUISHED ACCESS RIGHTS ALONG BOUNDARY
- EXISTING FENCE

- SET 2" BRASS DISK IN WELL MONUMENT, STAMPED PLS 7935
- SET 1/2" IRON PIPE, TAGGED PLS 7935
- SET 1-3/4" IRON PIPE, TAGGED PLS 7935
- SET NAIL AND TAG STAMPED PLS 7935
- FOUND 3/4" IRON PIPE NO TAG OR AS NOTED
- FOUND 5/8" REBAR W/ 1-1/2" CAP STAMPED CALTRANS R/W
- FOUND 6"x6" CONC. R/W MONUMENT AS SHOWN ON R4
- C. CALCULATED
- D.N. DOCUMENT NUMBER
- O.R. OFFICIAL RECORDS
- NT NO TAG
- P.O.R. POINT OF ROTATION
- PUE PUBLIC UTILITY EASEMENT
- PRAE PRIVATE ACCESS EASEMENT
- PRUE PRIVATE UTILITY EASEMENT
- RAD RADIAL BEARING
- L.C.R. LAKE COUNTY RECORDS

REFERENCES

- R1 HIDDEN VALLEY LAKE UNIT NO. 3 10 TM 53-61, L.C.R.
- R2 PARCEL MAP 17 PM 30, L.C.R.
- R3 RECORD OF SURVEY 5 RS 24, L.C.R.
- R4 CALTRANS R/W MAP 01-LAK-29-9.74
- R5 RECORD OF SURVEY 80 RS 43-45 L.C.R.
- D1 GRANT DEED DN 2006-030731 L.C.R.
- D2 GRANT DEED DN 2017-016786 L.C.R.

BASIS OF BEARINGS

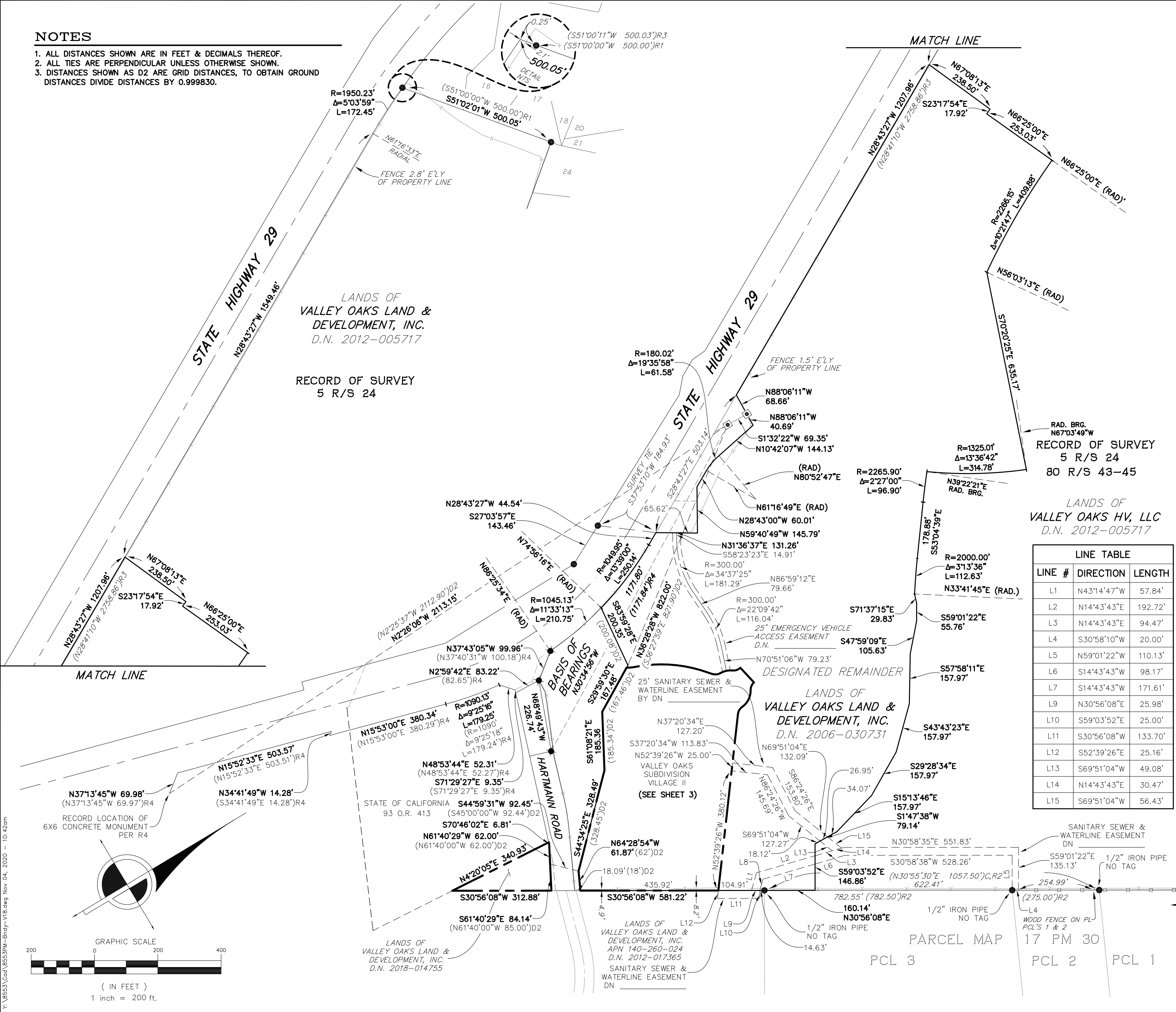
N 30°34'56" W (CALCULATED) BETWEEN FOUND CAL TRANS RIGHT OF WAY MONUMENTS PER THE RIGHT OF WAY MAP FOR STATE HIGHWAY 29, 01-LAK-29-9.74. AS SHOWN HEREON, SAID CAL-TRANS MAP BEING BASED ON CALIFORNIA COORDINATE SYSTEM (CCS) 27, ZONE 2.

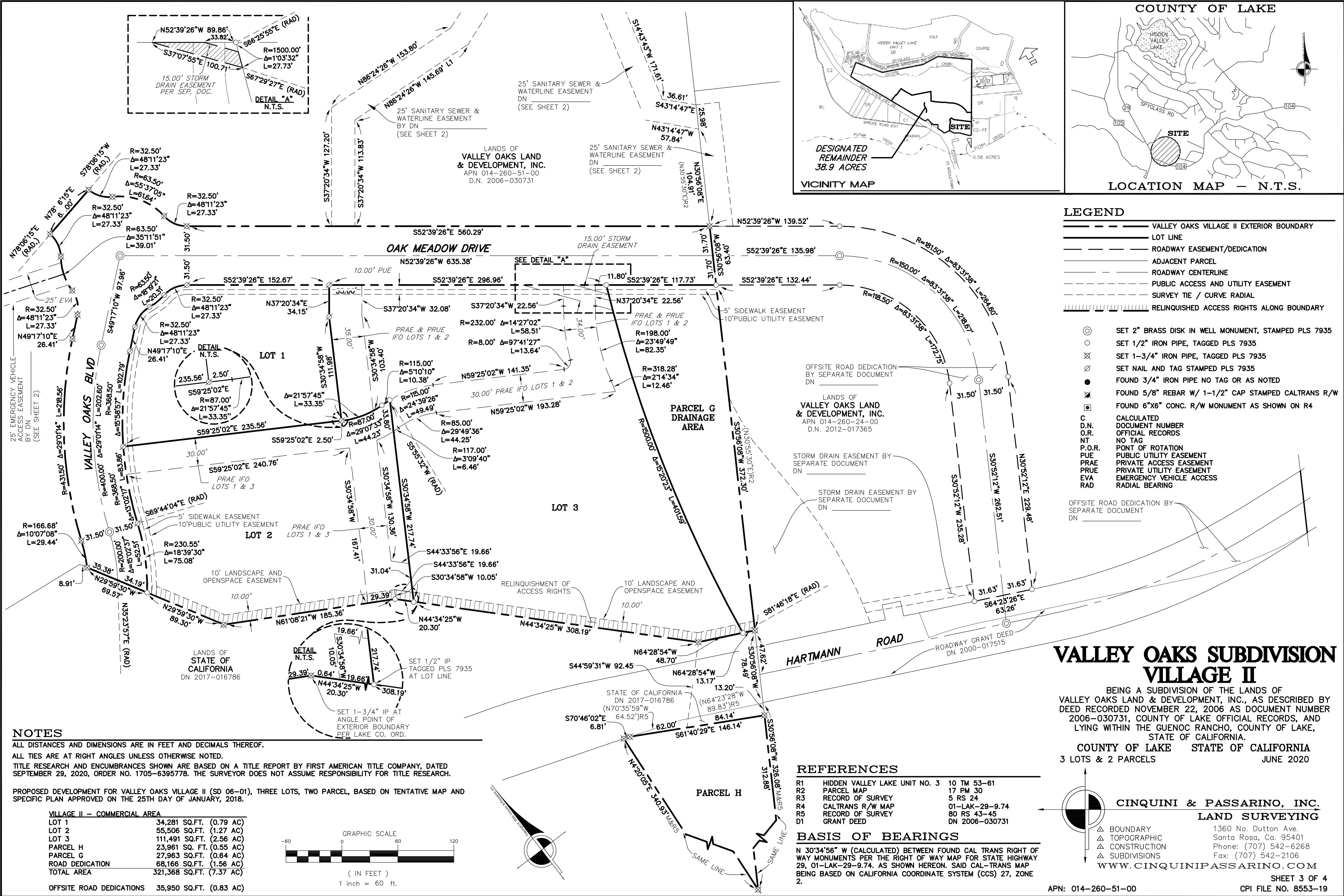
VALLEY OAKS SUBDIVISION VILLAGE II

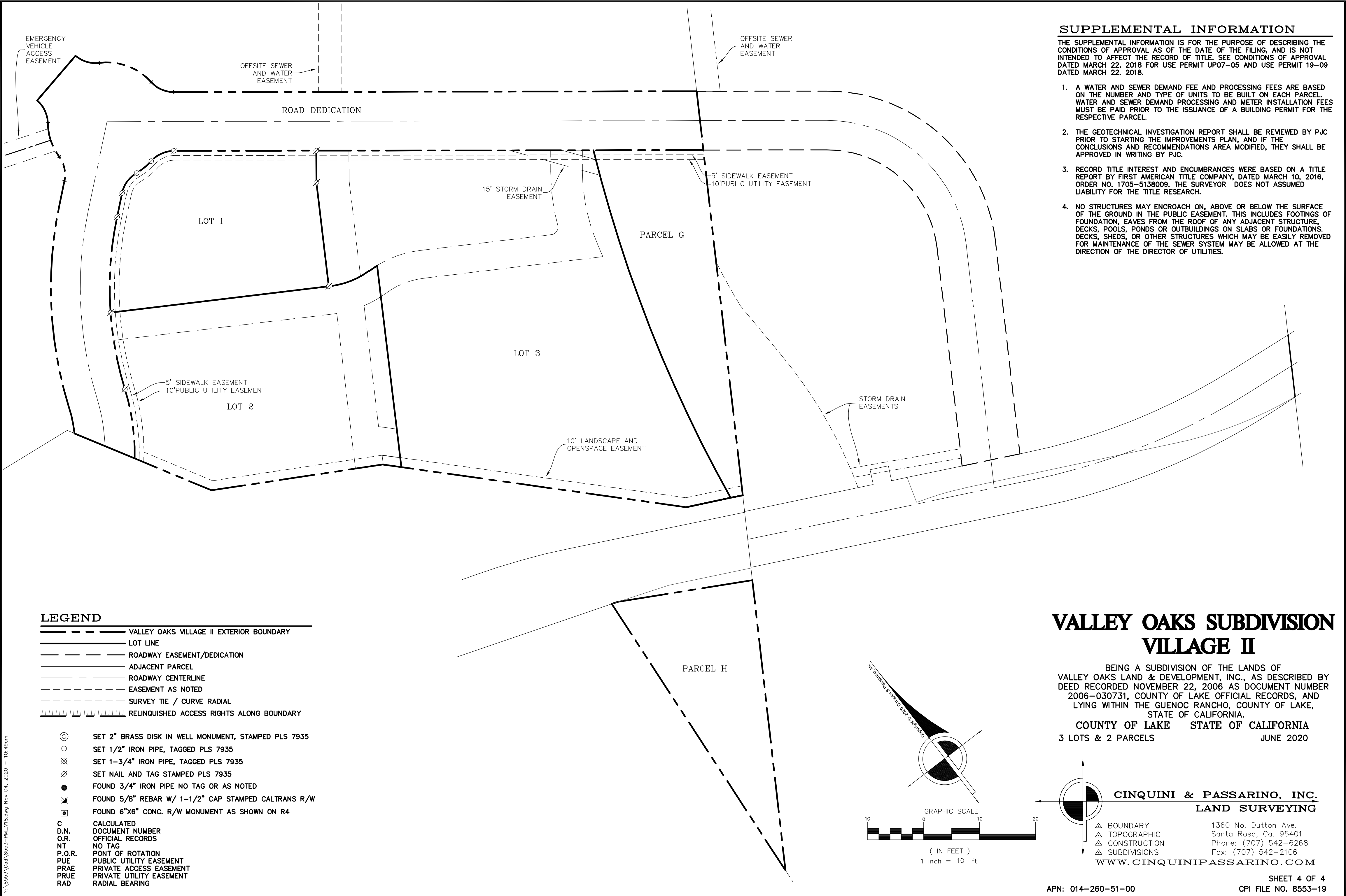
BEING A SUBDIVISION OF THE LANDS OF VALLEY OAKS LAND & DEVELOPMENT, INC., AS DESCRIBED BY DEED RECORDED NOVEMBER 22, 2006 AS DOCUMENT NUMBER 2006-030731, COUNTY OF LAKE OFFICIAL RECORDS, AND LYING WITHIN THE GUENOC RANCHO, COUNTY OF LAKE, STATE OF CALIFORNIA.

COUNTY OF LAKE STATE OF CALIFORNIA
3 LOTS & 2 PARCELS JUNE 2020

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SUPPLEMENTAL INFORMATION

THE SUPPLEMENTAL INFORMATION IS FOR THE PURPOSE OF DESCRIBING THE CONDITIONS OF APPROVAL AS OF THE DATE OF THE FILING, AND IS NOT INTENDED TO AFFECT THE RECORD OF TITLE. SEE CONDITIONS OF APPROVAL DATED MARCH 22, 2018 FOR USE PERMIT UP07-05 AND USE PERMIT 19-09 DATED MARCH 22, 2018.

1. A WATER AND SEWER DEMAND FEE AND PROCESSING FEES ARE BASED ON THE NUMBER AND TYPE OF UNITS TO BE BUILT ON EACH PARCEL. WATER AND SEWER DEMAND PROCESSING AND METER INSTALLATION FEES MUST BE PAID PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RESPECTIVE PARCEL.
2. THE GEOTECHNICAL INVESTIGATION REPORT SHALL BE REVIEWED BY PJC PRIOR TO STARTING THE IMPROVEMENTS PLAN, AND IF THE CONCLUSIONS AND RECOMMENDATIONS AREA MODIFIED, THEY SHALL BE APPROVED IN WRITING BY PJC.
3. RECORD TITLE INTEREST AND ENCUMBRANCES WERE BASED ON A TITLE REPORT BY FIRST AMERICAN TITLE COMPANY, DATED MARCH 10, 2016, ORDER NO. 1705-5138009. THE SURVEYOR DOES NOT ASSUMED LIABILITY FOR THE TITLE RESEARCH.
4. NO STRUCTURES MAY ENCROACH ON, ABOVE OR BELOW THE SURFACE OF THE GROUND IN THE PUBLIC EASEMENT. THIS INCLUDES FOOTINGS OF FOUNDATION, EAVES FROM THE ROOF OF ANY ADJACENT STRUCTURE, DECKS, POOLS, PONDS OR OUTBUILDINGS ON SLABS OR FOUNDATIONS. DECKS, SHEDS, OR OTHER STRUCTURES WHICH MAY BE EASILY REMOVED FOR MAINTENANCE OF THE SEWER SYSTEM MAY BE ALLOWED AT THE DIRECTION OF THE DIRECTOR OF UTILITIES.