

AMERICAN LAND TITLE ASSOCIATION SURVEY

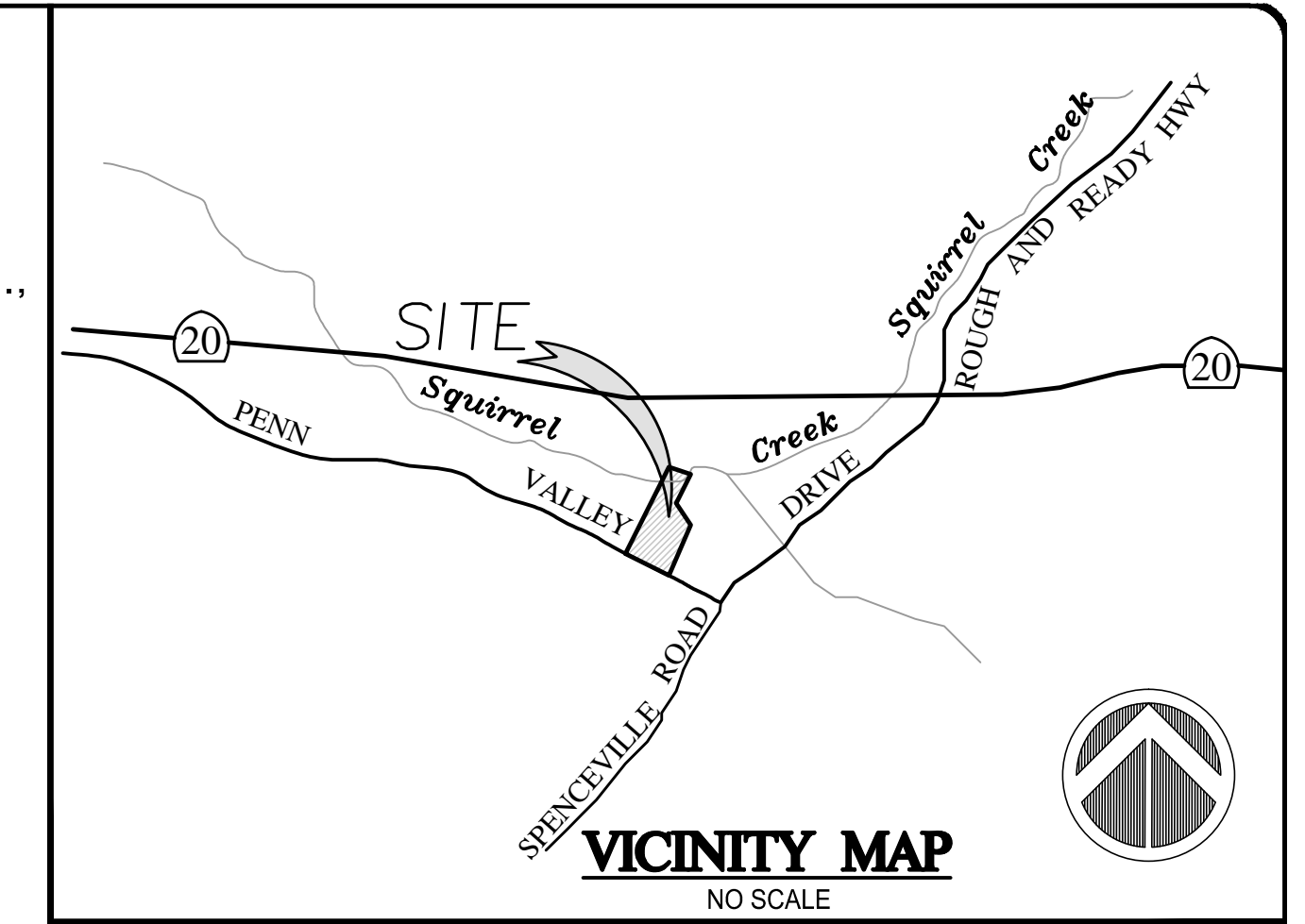
FOR
DOLLAR GENERAL IN PENN VALLEY

BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 7 EAST, M.D.M.,
WITHIN THE UNINCORPORATED TERRITORY OF NEVADA COUNTY, CALIFORNIA

A.P.N.: 51-120-06

SCALE: 1" = 30' MARCH 11, 2015

PROJECT ADDRESS: 17652 PENN VALLEY DRIVE
PENN VALLEY, CALIFORNIA



APN 51-120-14
BERNADETT ANDREW TRSTE
PCL 2 PM 4/186

APN 51-120-06
OTT DAVID P & CHRISTINE A.
2015-000643

APN 51-150-29
DOTTCO INC.
2013-005088, O.R.N.C.

APN 51-150-30
UNITED STATES POSTAL SERVICE
DOC. 99-039355, O.R.N.C.

FOUND 3/4" REBAR NO TAG
SOUTH 64°42'00" EAST, 4.08'
PER 9 R.S. 180, O.R.N.C.

FOUND 5/8" REBAR WITH CAP
LS 5161 PER 12 R.S. 177,
O.R.N.C. (2)

FOUND BENT 3/4" PIPE, NO TAG
NORTH 27°44'00" EAST, 3.35'
FROM CORNER
PER 9 R.S. 180, O.R.N.C. (1)

LEGAL DESCRIPTION (A PORTION OF A.P.N. 51-120-06)

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, DESCRIBES AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF THE STATE HIGHWAY LEADING FROM GRASS VALLEY TO MARYSVILLE FROM WHICH THE SOUTH QUARTER SECTION CORNER OF SAID SECTION 34, TOWNSHIP, AND RANGE AFORESAID BEARS SOUTH 52°08'08" EAST 1,505.80 FEET DISTANT; THENCE FROM SAID POINT OF COMMENCEMENT WITH TRUE BEARINGS, NORTH 27°44'00" WEST 1,080.00 FEET TO A POINT ON THE NORTHEASTERLY LINE SOUTH 62°16'00" EAST 240.00 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM ALL REAL PROPERTY NORTHERLY AND EASTERLY OF THE FOLLOWING TWO (2) COURSES BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID PARCEL DESCRIBED ABOVE, NORTH 27°44'00" EAST, 300.00 FEET; THENCE NORTH 62°16'00" WEST, 240.00 FEET TO THE WESTERLY LINE OF SAID PARCEL.

CONTAINING 1.65 ACRES MORE OR LESS

NOTES:

1. AN EASEMENT IN FAVOR OF PACIFIC GAS AND ELECTRIC, RECORDED IN BOOK 37, PAGE 15, O.R.N.C. IS UNLOCATABLE FROM RECORD INFORMATION. PRELIMINARY TITLE REPORT EXCEPTION NO. 5.
2. AN EASEMENT IN FAVOR OF PACIFIC GAS AND ELECTRIC, RECORDED IN BOOK 126, PAGE 115, O.R.N.C. IS UNLOCATABLE FROM RECORD INFORMATION. PRELIMINARY TITLE REPORT EXCEPTION NO. 6.
3. A REIMBURSEMENT AGREEMENT IS RECORDED AS DOCUMENT NO. 87-11727 AND AFFECTS THE SUBJECT PROPERTY. PRELIMINARY TITLE REPORT EXCEPTION NO. 7.
4. A PERPETUAL PUBLIC UTILITY EASEMENT AND RIGHT OF ENTRY EXISTS ACROSS THE ENTIRETY OF THE SUBJECT PROPERTY AS DESCRIBED IN EXHIBIT A PER DOCUMENT NO. 89-33560, OFFICIAL RECORDS OF NEVADA COUNTY. NO LEGAL DESCRIPTION EXISTS IN DOCUMENT NO. 89-17019 AS REFERENCED IN GRANT PREAMBLE, CITING EXHIBITS A & B. PRELIMINARY TITLE REPORT EXCEPTION NO. 8 & 9.
5. AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES PURPOSES AS DESCRIBED IN DOCUMENT NO. 2002-0019698, O.R.N.C. APPEARS TO BE QUITCLAIMED PER DOCUMENT 2006-0040294, O.R.N.C. AND IS NOT SHOWN HEREON FOR THAT REASON. SEE PRELIMINARY TITLE REPORT EXCEPTION NO. 12.
6. AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES PURPOSES AS DESCRIBED IN DOCUMENT NO. 2002-0019700, O.R.N.C. APPEARS TO BE QUITCLAIMED PER DOCUMENT 2006-0040295, O.R.N.C. AND IS NOT SHOWN HEREON FOR THAT REASON. SEE PRELIMINARY TITLE REPORT EXCEPTION NO. 13.
7. AN EASEMENT DEED AS DESCRIBED IN DOCUMENT NO. 2012-0020694, O.R.N.C. APPEARS TO BE QUITCLAIMED PER DOCUMENT 2012-0027891, O.R.N.C. AND IS NOT SHOWN HEREON FOR THAT REASON. SEE PRELIMINARY TITLE REPORT EXCEPTION NO. 19.
8. AN EASEMENT DEED AS DESCRIBED IN DOCUMENT NO. 2012-0023007, O.R.N.C. APPEARS TO BE QUITCLAIMED PER DOCUMENT 2012-0027892, O.R.N.C. AND IS NOT SHOWN HEREON FOR THAT REASON. SEE PRELIMINARY TITLE REPORT EXCEPTION NO. 20.

ASSESSOR'S PARCEL NUMBER:
51-120-06 (A PORTION THEREOF. SEE LEGAL DESCRIPTION)

ZONING:
C2-SP

SITE ADDRESS:
17652 PENN VALLEY DRIVE, PENN VALLEY, CA

UTILITIES:

THE SUBJECT PROPERTY IS CURRENTLY SERVED BY THE FOLLOWING PUBLIC UTILITY COMPANIES:
ELECTRICAL: PACIFIC GAS AND ELECTRIC COMPANY
WATER: NEVADA IRRIGATION DISTRICT
SEWER: PENN VALLEY WASTE WATER TREATMENT
THE LOCATION OF THESE UNDERGROUND UTILITIES WAS DETERMINED BY FIELD SURVEY OF VISIBLE SURFACE FACILITIES. ACTUAL UNDERGROUND LOCATION IS APPROXIMATE ONLY.

FLOOD ZONE:

THE SUBJECT PROPERTY AREA SURVEYED IS IDENTIFIED AS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 06057C0608E (PANEL 608 OF 800) FOR NEVADA COUNTY, CALIFORNIA AND INCORPORATED AREAS, DATED FEBRUARY 3, 2010.

BASIS OF ELEVATIONS:

THE BASIS OF ELEVATIONS IS IDENTICAL TO THE ORIGINAL PENN VALLEY OAKS DEVELOPMENT SURVEY AND WAS ESTABLISHED BY AN EXISTING SEWER CLEANOUT BOX RIM ELEVATION. SEE LOCAL BENCH MARK SHOWN HEREON.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS THE WEST LINE OF THAT PARCEL OF LAND FOR STEVEN J. NELSON RECORDED IN BOOK 9 OF SURVEYS, PAGE 180, OFFICIAL RECORDS OF NEVADA COUNTY.

SURVEYOR'S CERTIFICATE:

TO: DOLLAR GENERAL, STEARNS BANK, NA, FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES 1-5, 6(b), 7(c), 8, 9, 11(b), 13, 14, 16-19, 20(a), 20(b), 21 AND 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 2/27/2015. THIS IS AN ACCURATE SURVEY OF A PORTION OF THE PREMISES (THE "PREMISES") SPECIFICALLY SHOWN IN FIRST AMERICAN TITLE COMPANY'S PRELIMINARY TITLE REPORT, ORDER NO. NCS-698105-PHX1, DATED OCTOBER 20, 2014.

DATE OF PLAT OR MAP: MARCH 11, 2015

SIGNED: _____

PRINTED NAME: MARTIN D. WOOD, P.L.S.

LEGEND:

- - DIMENSION POINT
- - FOUND MONUMENT AS NOTED
- (1) RECORD INFORMATION PER RECORD OF SURVEY FOR STEVEN J. NELSON, RECORDED IN BOOK 9 OF SURVEYS, PAGE 180, OFFICIAL RECORDS OF NEVADA COUNTY.
- (2) RECORD INFORMATION PER RECORD OF SURVEY FOR U.S. POSTAL SERVICE, RECORDED IN BOOK 12 OF SURVEYS, PAGE 177, OFFICIAL RECORDS OF NEVADA COUNTY.
- (3) RECORD INFORMATION PER PARCEL MAP 92-39 FOR AMBER GARDENS, RECORDED IN BOOK 18 OF PARCEL MAPS, PAGE 207, OFFICIAL RECORDS OF NEVADA COUNTY.
- (4) RECORD INFORMATION PER DEED RECORDED AS DOCUMENT NO. 2015-000643, OFFICIAL RECORDS OF NEVADA COUNTY.
- (5) RECORD INFORMATION PER PARCEL MAP FOR B. ELISWORTH, RECORDED IN BOOK 4 OF PARCEL MAPS, PAGE 186, OFFICIAL RECORDS OF NEVADA COUNTY.

- WETLANDS
- ISOLATED WETLANDS
- UNNAMED TRIBUTARY

NOTE: WETLANDS, UNNAMED TRIBUTARY AND SHOWN WERE DELINEATED PER THE "WETLANDS DELINEATION REPORT, PENN VALLEY OAKS, NEVADA COUNTY" PREPARED FOR CASILTI PARTNERS LLC. BY: HEAL ENVIRONMENTAL CONSULTING ON JULY 24, 2010.