COUNTY SURVEYOR'S STATEMENT

I, MICHAEL G. LEE, COUNTY SURVEYOR OF THE COUNTY OF YUBA, DO HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION MAP AND THAT THE SUBDIVISION AS SHOWN 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 ORDINANCES APPLICABLE AT THE TIME OF THE PREPARATION AND RECORDATION OF THIS TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

MICHAEL GLEN LEE PLS 7953
COUNTY SURVEYOR - YUBA COUNTY

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 ORDINANCES APPLICABLE AT THE TIME OF THE PREPARATION AND RECORDATION OF THIS TENTATIVE MAP. IF ANY, AND THE MONUMENTS SHOWN HEREIN ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT SAID MONUMENTS HAVE BEEN PLACED OR WILL BE SET IN THE POSITIONS INDICATED ON OR BEFORE NOVEMBER 1, 2022.

DATE: ______________________

JOHN E. MALLER
P.L.S. 8457

RECORDS CERTIFICATE

FILED THIS ___________________ AT _______ M IN BOOK _______ OF MAPS, AT PAGE _______ AT THE REQUEST OF MJM INC.

DOC NO. ___________________ OF MAPS

RECORDED IN YUBA COUNTY

FEE PD. $ ___________________

YE COUNTY RECORDER

DEPUTY

NOTES:

1. A STATEMENT OF TAX STATUS AND ADDITIONAL INFORMATION DOCUMENTS FOR TRACT MAP NO. 2005-0003, WHEELER RANCH PHASE 2 - LARGE LOT MAP

2. A STATEMENT OF THE STATUS AND ADDITIONAL INFORMATION DOCUMENTS FOR TRACT MAP NO. 2005-0003, WHEELER RANCH PHASE 2 - LARGE LOT MAP

FOR JAS LAND FUND 2, LLC

WITNESS MY HAND.

WITNESS MY HAND.

STRICTLY TO BE ACCORDANCE WITH THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND THE MONUMENTS SHOWN HEREIN ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT SAID MONUMENTS HAVE BEEN PLACED OR WILL BE SET IN THE POSITIONS INDICATED ON OR BEFORE NOVEMBER 1, 2022.

DATE: ______________________

JOHN E. MALLER
P.L.S. 8457

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: CALIFORNIA
COUNTY OF: YUBA
ON: NOVEMBER 1, 2022
BEFORE ME, NOTARY PUBLIC PERSONALLY APPEARED

[Signature of Notary]

NOTARY PUBLIC

OWNERS STATEMENT

THE UNDERSIGNED JAS LAND FUND 2, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS HOLDER OF RECORD TITLE INTEREST OF THE HEREIN SUBDIVIDED LANDS, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE PREPARATION OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

JAS LAND FUND 2, LLC

PREPARED BY: ____________________________

JAS LAND FUND 2, LLC

PREPARED BY: MJM INC., 1204 "E" STREET, MARYSVILLE, CA. 95901

CALIFORNIA

YUBA COUNTY

TM 2005-0003 WHEELER RANCH PHASE 2 - LARGE LOT MAP

FOR JAS LAND FUND 2, LLC

BEING A PORTION OF SECTIONS 17 AND 18, T14N, R4E, M.D.M., ALSO BEING A PORTION OF NORTH WHEELER RANCH PHASE 1 REMAINDER, BOOK 75 MAPS, PAGE 1

YUBA COUNTY

PREPARED BY: MJM INC., 1204 "E" STREET, MARYSVILLE, CA. 95901

CALIFORNIA

SEPTEMBER 2022

SHEET OF 4

Z-126
**Basis of Bearings**

The bearing NW 37° 17' W was assigned to the southern line of Wheeler Ranch Phase 2, also being the north property line of Wheeler Ranch Phase 1. The bearing for this line is the same as shown on TM 2003-12 filed in Book 79 of Maps at Page 1-14 Yuba County Records.

**Control Information**

The coordinates shown herein are based upon California Coordinates Zone 2 and U.S. Feet (Epoch 2007) and originates from NGS Survey Control Points (DH6487 "ALGODON") (21385873, E 6690073.76) a 3/4 inch aluminum alloy rod located on the south side of Plumas Arboa Road west of the Highway 70 over crossing. The distances shown are ground, multiply by 0.999915 to obtain grid distances. Rotate bearings shown 00°00’05” counterclockwise to equate with grid bearings, California Coordinates, Zone 2 (CCS83) (2011 Epoch).

**Legend**

- **B**: Found monument as indicated.
- **D**: Calculated point, search not found or nothing set.
- **S**: SET 1/2" REBAR WITH PLASTIC CAP "MHM LS 8457".
- **A**: SET STANDARD MONUMENT IN WELL "MHM LS 8457".
- **(I)**: Found standard monument in well.
- **(E)**: Embraces record data.
- **(T)**: Represents calculated data.
- **(M)**: Represents measured data.
- **R/W**: Right-of-Way.
- **P.E.**: Pedestrian Easement.
- **L.E.**: Landscape Easement.
- **P.S.E.**: Public Service Easement.
- **S.N.F.**: Search not found.

**Record References**

1. Book 79 Maps PG. 1, Wheeler Ranch Phase 1 Large Lot Map
2. Doc No. 2018-010121
3. Book 96 Maps PG. 41, R.O.S. 2012-10
4. Book 102 Maps PG. 4, Draper Ranch North Phase 2

**Subdivided Area = 138.03 Acres**

- Links Parkway = 7.92 Acres
- Future Unit - Large Lot 1 = 20.11 Acres
- Future Unit - Large Lot 2 = 13.75 Acres
- Future Unit - Large Lot 3 = 14.72 Acres
- Future Unit - Large Lot 4 = 21.86 Acres
- Future Unit - Large Lot 5 = 18.20 Acres
- Ella Avenue = 0.94 Acres
- Lot A (Detention Pond) = 24.92 Acres
- Lot B (Open Space) = 2.22 Acres
- Lot C (Open Space) = 4.07 Acres
- Lot D (Lateral 13) = 4.39 Acres
- Lot E (Remainder) = 0.77 Acres

**Typical 10.0' P.U.E. Monumentation Detail #1**

- This typical detail is appurtenant to Links Parkway and Ella Road.

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**TM 2005-0003 WHEELER RANCH PHASE 2 - LARGE LOT MAP**

For JAS Land Fund 2, LLC

Being a portion of Sections 17 and 18, Town 14N, Range 4E, M&D, also being a portion of North Wheeler Ranch Phase 1 Remainder, Book 106, Maps, Page 1

Yuba County, California

Prepared By: M.H.M., Inc., 1204 "E" Street, Marysville, CA 95901

Prepared September 2022

Sheet 7 of 4