OWNER'S 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 PLAT OF TRACT MAP NO. 2022-0002, "WHEELER RANCH PHASE 2 - UNIT 1" AND OFFER FOR DEDICATION AND DO HEREBY IRREVOCABLY DEDICATE THE FOLLOWING TO THE COUNTY OF YUBA ON BEHALF OF THE PUBLIC:

1. STRIPS OF LAND IN FEE, INDICATED ON SAID PLAT AND DESIGNATED AS OTTO WAY, VINCI WAY, BRUNEL DRIVE , ROEBLING DIVE, GALILEI DRIVE, EIFFEL DRIVE, AND DELOREAN DRIVE.

2. EASEMENTS INDICATED AS 11.5' P.E. & L.E. (PEDESTRIAN EASEMENTS AND LANDSCAPE EASEMENTS), FOR, BUT NOT LIMITED TO SIDEWALK PURPOSES, CENTRALIZED MAIL DELIVERY UNITS, STREET SIGNS, TRAFFIC SAFETY SIGNS AND STREET LIGHTING.

3. EASEMENTS INDICATED AS 21.5' P.S.E. (PUBLIC SERVICE EASEMENT) FOR, BUT NOT LIMITED TO ELECTRICAL, WATER, SEWER, GAS, STORM DRAINAGE, COMMUNICATIONS SERVICES, AND ALL APPURTENANCES THERETO. OWNER EXPRESSLY COVENANTS NOT TO UNREASONABLY RESTRICT, OBSTRUCT OR INTERFERE WITH SAID PUBLIC SERVICE EASEMENTS OR THE USE THEREOF BY THE COUNTY, ITS AGENTS OR ANY FRANCHISEE.

4. EASEMENTS INDICATED AS 25.0' S.D.E. (STORM DRAIN EASEMENT) FOR, BUT NOT LIMITED TO STORM DRAINAGE AND ALL APPURTENANCES THERETO. OWNER EXPRESSLY COVENANTS NOT TO UNREASONABLY RESTRICT, OBSTRUCT OR INTERFERE WITH SAID STORM DRAIN EASEMENTS OR THE USE THEREOF BY THE COUNTY OR ITS AGENTS

5. EASEMENT FOR ACCESS TO AND THE MAINTENANCE OF A WALL AND FOOTINGS AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND GENERALLY 3 FEET IN WIDTH LYING CONTIGUOUS TO LINKS PARKWAY "3' W.E." - WALL ACCESS AND MAINTENANCE EASEMENT.

6. 1' NO ACCESS STRIPS ADJACENT TO LOT A PER TM 2005-0003 WHEELER RANCH PHASE 2 - LARGE LOT MAP -BOOK 105 MAPS PAGES 47-50,

JAS LAND FUND 2, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: JEFFERY SALADIN DATE:

TITLE: MANAGING PARTNER

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 _____ }SS
COUNTY OF _____

ON _____BEFORE ME_____
_____, NOTARY PUBLIC, PERSONALLY APPEARED

_____,
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 PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

_____
SIGNATURE OF NOTARY

_____
NOTARY'S NAME

MY COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

PRINCIPAL PLACE OF BUSINESS _____
(County)

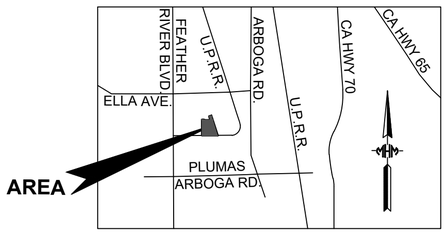
TRACT MAP APPROVAL AND ACCEPTANCE STATEMENT

THE UNDERSIGNED OFFICER, ON BEHALF OF THE COUNTY OF YUBA AND PURSUANT TO AUTHORITY CONFERRED BY SECTION 11.41.050, CHAPTER 11.41 OF DIVISION IV OF THE YUBA COUNTY DEVELOPMENT CODE, HEREBY FINDS THE FINAL MAP FOR TRACT MAP NO. 2022-0002, "WHEELER RANCH PHASE 2 - UNIT 1" TO BE IN ACCORDANCE WITH THE CONDITIONALLY APPROVED TENTATIVE MAP AND THEREFORE HEREBY APPROVES THE WITHIN FINAL MAP.

THE UNDERSIGNED OFFICER ALSO ACCEPTS ON BEHALF OF THE PUBLIC, THE IRREVOCABLE OFFER OF DEDICATION OF ITEMS (1), SUBJECT TO IMPROVEMENT, AND ITEMS (2), (3), (4), (5), AND (6) AS STATED IN THE OWNER'S STATEMENT ON THE FINAL MAP OF TRACT MAP NO. 2022-0002, "WHEELER RANCH PHASE 2 - UNIT 1" .

SHOULD THE BOARD OF SUPERVISORS OF THE COUNTY OF YUBA DETERMINE THAT THE PUBLIC PURPOSE FOR WHICH PROPERTY WAS DEDICATED IN FEE SIMPLE NO LONGER EXISTS, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES, THE COUNTY OF YUBA SHALL RECONVEY THE ABOVE DESCRIBED PROPERTY TO THE GRANTOR , WHOSE CURRENT ADDRESS IS 5098 FOOTHILLS BLVD. 3-265 ROSEVILLE CA 95747.

_____
MICHAEL G. LEE DATE
COUNTY SURVEYOR - YUBA COUNTY



VICINITY MAP
NOT TO SCALE

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 AT THE REQUEST OF JAS LAND FUND 2, LLC IN THE MONTH OF NOVEMBER 2024. I HEREBY STATE THAT THIS FINAL MAP IS TRUE AND COMPLETE, SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND THE MONUMENTS SHOWN HEREON 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 DECEMBER 1, 2025.

DATE: _____

_____
JOHN S. MALLEN
P.L.S. 8457

PROFESSIONAL LAND SURVEYOR
JOHN S. MALLEN
NO. LS 8457
STATE OF CALIFORNIA

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 APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

_____ _____
MICHAEL GLEN LEE P.L.S. 7853 **DATE**
COUNTY SURVEYOR - YUBA COUNTY

PROFESSIONAL LAND SURVEYOR
MICHAEL GLEN LEE
NO. LS 7853
STATE OF CALIFORNIA

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, AT __:____ _M, IN BOOK _____ OF MAPS, AT PAGE _____ , AT THE REQUEST OF MHM INC.

DOC NO. _____ **DONNA HILLEGASS**
YUBA COUNTY RECORDER

FEE PD. $_____ **BY _____**
DEPUTY

NOTES:

1. **A STATEMENT OF TAX STATUS AND ADDITIONAL INFORMATION DOCUMENTS FOR TRACT MAP NO. 2022-0002, FOR JAS LAND FUND 2, LLC, DATED _____, CONTAINING INFORMATION NOT INTENDED TO AFFECT RECORD TITLE INTEREST IN BUT WHICH REFLECTS CERTAIN CONDITIONS OF APPROVAL FOR THIS MAP ARE BEING CONCURRENTLY RECORDED AT DOCUMENT NO. _____ OFFICIAL RECORDS OF YUBA COUNTY.**

TM 2022-0002 WHEELER RANCH PHASE 2 - UNIT 1

FOR
JAS LAND FUND 2, LLC

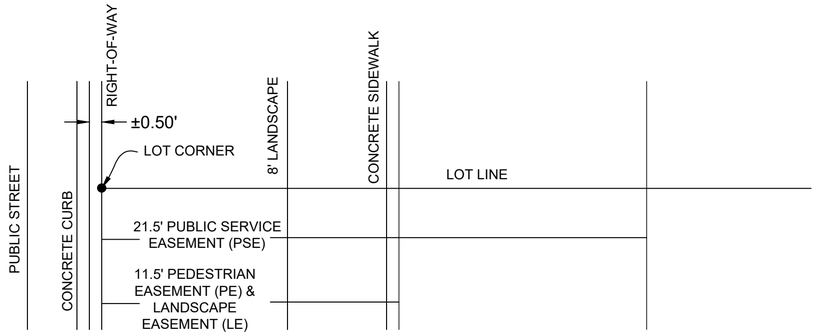
BEING A PORTION OF SECTION 18, T14N, R4E, M.D.M., ALSO BEING FUTURE UNIT - LARGE LOT 1 OF TM 2005-0003 WHEELER RANCH PHASE 2 - LARGE LOT MAP, BOOK 105 OF MAPS, PAGES 47-50

YUBA COUNTY
CALIFORNIA

NOVEMBER 2024

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

21-126



THIS TYPICAL DETAIL IS APPURTENANT TO ALL LOTS

TYPICAL 11.5' P.E. & L.E. / 21.5' P.S.E MONUMENTATION DETAIL #1

N.T.S.

LEGEND

■	FOUND MONUMENT AS INDICATED
○	CALCULATED POINT, SEARCH NOT FOUND OR NOTHING SET
●	SET 1/2" REBAR WITH PLASTIC CAP "MHM LS 8457"
▲	SET STANDARD MONUMENT IN WELL "MHM LS 8457"
△	FOUND STANDARD MONUMENT IN WELL "MHM LS 8457"
( )	EMBRACES RECORD DATA
(E)	EXISTING
(T)	TOTAL
C	REPRESENTS CALCULATED DATA
L.E.	(LANDSCAPE EASEMENT)
M	REPRESENTS MEASURED DATA
P.E.	(PEDESTRIAN EASEMENT)
P.S.E.	(PUBLIC SERVICE EASEMENT)
R/W	RIGHT-OF-WAY
S.D.E.	STORM DRAIN EASEMENT
S.N.F.	SEARCH NOT FOUND
WC	WITNESS CORNER
W.E.	WALL EASEMENT

BASIS OF BEARINGS

THE BEARINGS FOR THIS MAP MATCH THOSE SHOWN ON TM 2005-0003 WHEELER RANCH PHASE 2 - LARGE LOT MAP FILED IN BOOK 105 OF MAPS AT PAGES 47-50 YUBA COUNTY RECORDS ESTABLISHED BY THE FOUND MONUMENTS ON LINKS PARKWAY AS SHOWN.

SUBDIVIDED AREA (UNIT 1) = 23.76 ACRES

LOTS = 16.18 ACRES

ROADS = 3.92 ACRES

LOT A PARK = 3.66 ACRES

RECORD REFERENCES

(R1) BOOK 105 OF MAPS PAGES 47-50, TM 2005-0003 WHEELER RANCH PHASE 2 - LARGE LOT MAP

(R2) BOOK 79 OF MAPS PAGES 1-14, R.O.S. 2003-12

TM 2022-0002 WHEELER RANCH PHASE 2 - UNIT 1

FOR
JAS LAND FUND 2, LLC

BEING A PORTION OF SECTION 18, T14N, R4E, M.D.M., ALSO BEING FUTURE UNIT - LARGE LOT 1 OF TM 2005-0003 WHEELER RANCH PHASE 2 - LARGE LOT MAP, BOOK 105 OF MAPS, PAGES 47-50

YUBA COUNTY
CALIFORNIA

NOVEMBER 2024

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

Curve Table				
Curve #	Length	Radius	Delta	
C1	134.02'	50.00'	153°34'36"	(R1)
C2	16.64'	30.00'	31°47'18"	(R1)
C3	31.42'	20.00'	90°00'00"	(R1)
C4	31.42'	20.00'	90°00'00"	(R1)
C5	31.42'	20.00'	90°00'00"	(R1)
C6	31.42'	20.00'	90°00'00"	
C7	31.42'	20.00'	90°00'00"	
C8	33.64'	20.00'	96°22'37"	
C9	34.91'	181.00'	11°03'00"	
C10	60.83'	200.00'	17°25'37"	
C11	29.92'	20.00'	85°42'33"	
C12	39.97'	219.00'	10°27'22"	
C13	10.24'	219.00'	2°40'48"	
C14	31.42'	20.00'	90°00'00"	
C15	16.64'	30.00'	31°47'18"	
C16	52.80'	50.00'	60°30'17"	
C17	33.60'	50.00'	38°30'06"	
C18	47.62'	50.00'	54°34'13"	
C19	4.84'	30.00'	9°14'24"	
C20	11.81'	30.00'	22°32'54"	
C21	31.42'	20.00'	90°00'00"	
C22	26.82'	181.00'	8°29'23"	
C23	34.54'	20.00'	98°56'14"	
C24	60.83'	200.00'	17°25'37"	
C25	29.32'	20.00'	83°59'35"	
C26	43.65'	219.00'	11°25'12"	
C27	31.42'	20.00'	90°00'00"	
C28	31.42'	20.00'	90°00'00"	
C29	22.41'	181.00'	7°05'38"	
C30	35.02'	20.00'	100°19'59"	
C31	60.83'	200.00'	17°25'37"	
C32	28.99'	20.00'	83°03'36"	
C33	38.34'	219.00'	10°01'51"	
C34	1.74'	219.00'	0°27'22"	
C35	31.42'	20.00'	90°00'00"	
C36	16.64'	30.00'	31°47'18"	
C37	22.37'	50.00'	25°37'59"	
C38	43.88'	50.00'	50°16'39"	
C39	43.57'	50.00'	49°55'26"	
C40	24.21'	50.00'	27°44'32"	
C41	16.64'	30.00'	31°47'18"	

Curve Table				
Curve #	Length	Radius	Delta	
C41	16.64'	30.00'	31°47'18"	
C42	31.42'	20.00'	90°00'00"	
C43	48.07'	481.00'	5°43'34"	
C44	66.15'	481.00'	7°52'45"	
C45	32.75'	20.00'	93°49'18"	
C46	31.42'	20.00'	90°00'00"	
C47	31.42'	20.00'	90°00'00"	
C48	31.26'	20.00'	89°32'41"	
C49	40.46'	500.00'	4°38'13"	
C50	50.02'	500.00'	5°43'55"	
C51	50.02'	500.00'	5°43'55"	
C52	11.57'	500.00'	1°19'34"	
C53	152.08'	500.00'	17°25'37"	
C54 (T)	152.08'	500.00'	17°25'37"	
C55 (T)	114.22'	481.00'	13°36'19"	
C56 (T)	40.08'	219.00'	10°29'13"	
C57 (T)	50.21'	219.00'	13°08'10"	
C58 (T)	134.02'	50.00'	153°34'36"	
C59 (T)	16.64'	30.00'	31°47'18"	
C60 (T)	134.02'	50.00'	153°34'36"	

Line Table			
Line #	Length	Direction	
L1	21.12'	S72° 31' 14"W	
L2	29.09'	N28° 46' 08"W	
L3	33.65'	N72° 31' 14"E	
L4	13.99'	S72° 31' 14"W	
L5	31.31'	N72° 31' 14"E	
L6	8.22'	S89° 56' 51"W	
L7	10.12'	S72° 31' 14"W	
L8	54.60'	N72° 31' 14"E	
L9	13.22'	N00° 03' 09"W	
L10	11.39'	S89° 56' 51"W	
L11	2.01'	S89° 56' 51"W	
L12	9.55'	N72° 31' 14"E	
L13	8.27'	S72° 31' 14"W	
L14	51.38'	S74° 50' 20"W	(R1)
L15	63.50'	S80° 01' 24"W	(R1)
L16	63.50'	S85° 45' 19"W	(R1)
L17	14.70'	S89° 17' 04"W	(R1)

LEGEND

■	FOUND MONUMENT AS INDICATED PER (R1)
○	CALCULATED POINT, SEARCH NOT FOUND OR NOTHING SET
●	SET 1/2" REBAR WITH PLASTIC CAP "MHM LS 8457"
▲	SET STANDARD MONUMENT IN WELL "MHM LS 8457"
△	FOUND STANDARD MONUMENT IN WELL "MHM LS 8457" PER (R1)
( )	EMBRACES RECORD DATA
(E)	EXISTING
(T)	TOTAL
C	REPRESENTS CALCULATED DATA
L.E.	(LANDSCAPE EASEMENT)
M	REPRESENTS MEASURED DATA
P.E.	(PEDESTRIAN EASEMENT)
P.S.E.	(PUBLIC SERVICE EASEMENT)
R/W	RIGHT-OF-WAY
S.D.E.	STORM DRAIN EASEMENT
S.N.F.	SEARCH NOT FOUND
WC	WITNESS CORNER
W.E.	WALL EASEMENT

TM 2022-0002 WHEELER RANCH PHASE 2 - UNIT 1

FOR
JAS LAND FUND 2, LLC

BEING A PORTION OF SECTION 18, T14N, R4E, M.D.M., ALSO BEING FUTURE UNIT - LARGE LOT 1 OF TM 2005-0003 WHEELER RANCH PHASE 2 - LARGE LOT MAP, BOOK 105 OF MAPS, PAGES 47-50

YUBA COUNTY
CALIFORNIA

NOVEMBER 2024
SCALE 1" = 80'

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

21-126