ALTA/ACSM LAND TITLE SURVEY

COUNTY OF YUBA, STATE OF CALIFORNIA SURVEYED JUNE 26, 2021

LEGAL DESCRIPTION

RECORDED IN THE GRANT DEED FILED AS DOCUMENT NO. 2015R-005998, YUBA COUNTY OFFICIAL RECORDS.

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF YUBA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
LOTS 10, 11, 12, AS SHOWN UPON THE MAP ENTITLED, "MAP OF SUBDIVISION OF TRACT NO. 12 (TWELVE) OF "YUBA GARDENS", FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF YUBA, STATE OF CALIFORNIA, IN BOOK 3 OF MAPS, AT PAGE 4

EXCEPTING THEREFROM THE INTEREST CONVEYED TO CENTRAL PACIFIC RAILWAY, A CORPORATION, BY DEED FROM CLINE BULL, ET UX, RECORDED JANUARY 29, 1927 IN BOOK 88 OF DEEDS, AT PAGE 4

PARCEL 2:

ALL THAT PORTION OF LOTS 13 AND 14, AS SHOWN UPON THE MAP ENTITLED "MAP OF SUBDIVISION OF TRACT NO. 12 (TWELVE) OF "YUBA GARDENS", ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF YUBA, STATE OF CALIFORNIA IN BOOK 3 OF MAPS, AT PAGE 4 , LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE MOST WESTERLY CORNER OF SAID LOT 13 AND RUNNING THENCE ON THE SOUTHWESTERLY LINE OF SAID LOT 13, SOUTH 46 DEGREES 02 MINUTES 32 SECONDS EAST A DISTANCE OF 368.92 FEET TO THE TRUE POINT OF BEGINNING OF THE LINE HEREIN DESCRIBED; THENCE, FROM SAID POINT OF BEGINNING, NORTH 83 DEGREES 10 MINUTES 06 SECONDS EAST A DISTANCE OF 25.78 FEET, MORE OR LESS, TO A POINT ON THE NORTHEASTERLY LINE OF AVONDALE AVENUE; THENCE NORTH 83 DEGREES 10 MINUTES 06 SECONDS EAST A DISTANCE OF 50.79 FEET; THENCE NORTH 68 DEGREES 02 MINUTES 26 SECONDS EAST A DISTANCE OF 568.64 FEET, MORE OR LESS, TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 14 AND THE TERMINATION OF SAID LINE.

APN: 020-030-048-000

NOTES:

1.) UNDERGROUND UTILITIES EXIST. HOWEVER EXACT LOCATIONS ARE NOT KNOWN AND CAN ONLY BE DETERMINED BY CAREFULLY EXCAVATING AND HAND PROBING. ASSISTANCE CAN BE OBTAINED BY CALLING UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2600. 48 HOURS IN ADVANCE OF ANY EXCAVATION.

2.) WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

THIS MAP IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. General and special taxes and assessments for the fiscal year 2021-2022, a lien not yet due or payable.
2. Taxes and assessments for the REC DIST 784 District, which are collected with the county taxes.
3. The land lies within the boundaries of proposed community facilities District No. 2014-1 (CLEAN ENERGY), as disclosed by a map filed December 21, 2015 in BOOK 2, PAE 28 of maps of assessment and community facilities districts.
4. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
5. A waiver of any claims for damages by reason of the location, construction, landscaping or maintenance of a contiguous freeway, highway, roadway or transit facility as contained in the document recorded August 21, 1942 as BOOK 71, PAGE 211 OF OFFICIAL RECORDS.
6. An easement for UTILITIES and incidental purposes, recorded June 12, 1944 as BOOK 82, PAGE 436 of Official Records.
   In Favor of: PACIFIC GAS AND ELECTRIC COMPANY Affects: AS DESCRIBED THEREIN
7. The effect of a map purporting to show the land and other property, filed BOOK 41, PAGE 23 of Record of Surveys.
8. The terms and provisions contained in the document entitled ""ASSIGNMENT AND INDEMNITY AGREEMENT"" recorded May 02, 2003 as INSTRUMENT NO. 200307075 of Official Records.
9. Rights of the public in and to that portion of the Land lying within any Road, Street, Alley or Highway.
10. Water rights, claims or title to water, whether or not shown by the Public Records.
11. The new lender, **if any**, for this transaction may be a Non-Institutional Lender. If so, the Company will require the Deed of Trust to be signed before a First American approved notary.
12. Rights of parties in possession.

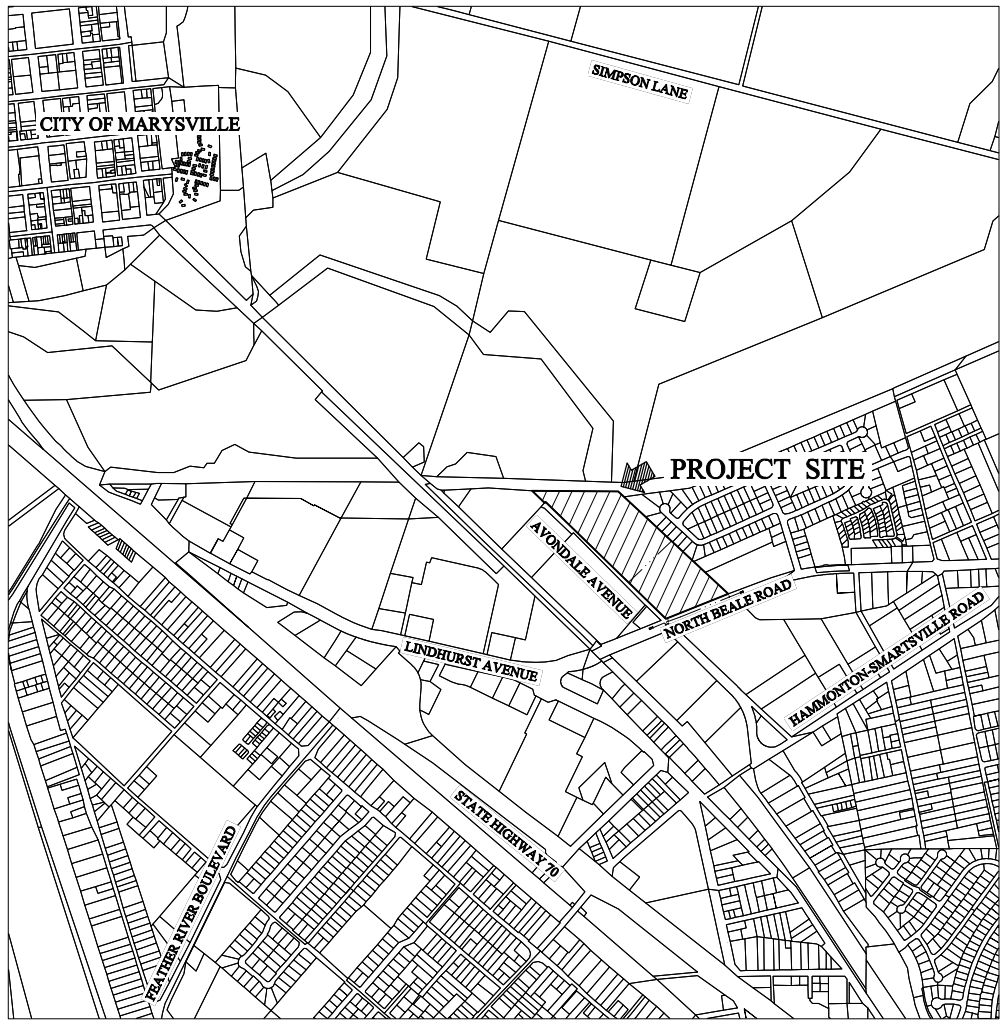
    Prior to the issuance of any policy of title insurance, the Company will require:
13. With respect to the trust referred to in the vesting:
    a. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
    b. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
    c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

TOTAL AREA

THE TOTAL GROSS AREA WITHIN THE BOUNDARY OF THIS ALTA SURVEY IDENTIFIED AS YUBA COUNTY ASSESSOR'S PARCEL NUMBER 020-030-048-000 HAS BEEN CALCULATED TO ENCOMPASS 19.11 GROSS ACRES PER DOCUMENT 2015-005998, YUBA COUNTY RECORDS.

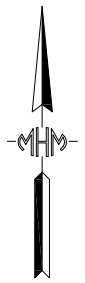
BASIS OF BEARINGS

THE BEARING S 68°01'25" W WAS ASSIGNED BETWEEN THE CENTERLINE MONUMENTS IN NORTH BEALE ROAD IDENTIFIED ON THIS SURVEY AS M1 AND M2. REFER TO THE HORIZONTAL CONTROL STATEMENT ON SHEETS 2 AND 3 FOR ADDITIONAL INFORMATION.



VICINITY MAP

NOT TO SCALE



NORTH

LEGEND

■	FOUND MONUMENT AS DESCRIBED
o	CALCULATED POINT,NOTHING FOUND OR SET
●	SET 1/2" REBAR W/PLASTIC CAP STAMPED MHM LS 5912
(E)	EXISTING
EP	EDGE OF PAVING
R.O.W.	RIGHT-OF-WAY
	SIGN
	FIRE HYDRANT
	UTILITY POLE
Ⓓ	DRAINAGE MANHOLE
Ⓢ	SANITARY SEWER MANHOLE
	DRAINAGE INLET
E6	EXCEPTION ITEM PER TITLE REPORT
M6	MONUMENT IDENTIFICATION (SEE MONUMENT TABLE)
	BOUNDARY LINE
	RECORD DEED LINE
	EASEMENT OR RIGHT OF WAY LINES
	FENCE
CGS	CURB-GUTTER-SIDEWALK
CM	COMMUNICATION MANHOLE
DI	DRAINAGE INLET
EB	ELECTRIC BOX
OU	OVERHEAD UTILITY
TC	TREE CLUSTER

RECORD REFERENCES

R1 RECORD OF SURVEY 2004-02
BOOK 77 OF MAPS, PAGE 50
YUBA COUNTY RECORDS

R2 PARCEL MAP NO. 88-46
BOOK 49 OF MAPS PAGE 38
YUBA COUNTY RECORDS

R3 DOCUMENT NO. 2015-005998
YUBA COUNTY RECORDS

R4 YUBA COUNTY TRACT NO. 236
SILVERWOOD ESTATES
BOOK 35 OF MAPS AT PAGE 14
YUBA COUNTY RECORDS

R5 MAP OF SUBDIVISION OF
TRACT NO. 12 OF YUBA GARDENS
BOOK 3 OF MAPS AT PAGE 4
YUBA COUNTY RECORDS

TABLE A ITEMS REQUESTED FOR THIS SURVEY

1. MONUMENTS AT ALL MAJOR CORNERS OF THE BOUNDARY SHOWN ON RECORD OF SURVEY 2004-02 AS FILED IN BOOK 77 OF MAPS AT PAGE 50, YUBA COUNTY RECORDS HAVE BEEN RECOVERED OR REPLACED AS SHOWN AND NOTED ON SHEET 2.

2. THE DOCUMENTED ADDRESS OF THE SUBJECT PROPERTY FOR THIS ALTA SURVEY AND THE YUBA COUNTY ASSESSOR'S PARCEL NUMBER IS LISTED BELOW:

ADDRESS: 6035 AVONDALE AVENUE, LINDA, CALIFORNIA 95901
ASSESSOR'S PARCEL NUMBER: 020-030-048-000

3. FLOOD ZONE CLASSIFICATION IS BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 06115C0340D PANEL 535 EFFECTIVE DATE FEBRUARY 18, 2011. THE PROPERTY IS LOCATED WITHIN ZONE X DESCRIBED AS:

AREA WITH REDUCED FLOOD RISK DUE TO LEVEE.

4. THE GROSS LAND AREA FOR THE SUBJECT PROPERTY HAS BEEN CALCULATED TO CONTAIN 19.11 ACRES BASED UPON THIS SURVEY AND RECORD OF SURVEY 2004-02 AS FILED IN BOOK 77 OF MAPS AT PAGE 50, YUBA COUNTY RECORDS

5. VERTICAL REUEF IS SHOWN ON SHEET 2 AND IS BASED UPON A FIELD SURVEY ON JUNE 26, 2021. REFER TO THE HORIZONTAL AND VERTICL CONTROL STATEMENTS ON SHEET 2.

6. THE CURRENT ZONING CLASSIFICATION IS (NMX) NEIGHBORHOOD MIXED USE. LISTED BELOW ARE THE SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE RESTRICTIONS AND PARKING REQUIREMENTS BASED UPON TABLE 11.08.030 OF THE YUBA COUNTY DEVELOPMENT CODE ADOPTED JULY 21, 2015 AS PROVIDED BY THE YUBA COUNTY PLANNING DEPARTMENT.

SETBACK REQUIREMENTS:

FRONT:	5' OR 10' IF THERE IS NO SIDEWALK
SIDE:	0' OR 5' IF ADJACENT TO R DISTRICT
REAR:	5' OR 10' IF ADJACENT TO R DISTRICT
HEIGHT:	MAXIMUM HEIGHT 35 FEET
REQUIRED BUILDING AREA: (% OF LOT FRONTAGE)	NOT APPLICABLE
PARKING SETBACK:	10' FROM STREET PROPERTY LINE

7. THERE ARE NO EXISTING BUILDINGS LOCATED ON THE SUBJECT PROPERTY AS OF THE DATE OF FIELD SURVEY AND OBSERVATION DATED JUNE 26, 2021.

8. SUBSTANTIAL FEATURES ARE SHOWN ON SHEET 2 AND IS BASED UPON A FIELD SURVEY ON JUNE 26, 2021. REFER TO THE HORIZONTAL AND VERTICL CONTROL STATEMENTS ON SHEET 2.

9. THERE ARE NO EXISTING PARKING AREAS LOCATED ON THE SUBJECT PROPERTY AS OF THE DATE OF FIELD SURVEY AND OBSERVATION DATED JUNE 26, 2021.

11. LOCATION OF UTILITIES FRONTING AND SERVING THE SURVEYED PROPERTY ARE SHOWN ON SHEET 2 AND BASED UPON OBSERVED EVIDENCE OF SURFACE FEATURES AND THE BEST AVAILABLE INFORMATION SHOWN ON UTILITY DRAWINGS PROVIDED TO MHM.

NOTE TO CLIENT, INSURER AND LENDER:

WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.iv TO DEVELOP A VIEW OF UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.

13. ADJOINING LAND OWNER INFORMATION IS SHOWN ON THE MAP AND INCLUDES ASSESSOR'S PARCEL NUMBER, NAME OF FEE TITLE HOLDER AND DOCUMENT REFERENCE.

16. THERE IS NO EVIDENCE OF RECENT EART MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY AS OF THE DATE OF FIELD SURVEY AND OBSERVATION DATED JUNE 26, 2021.

17. NO CHANGES IN STREET RIGHT OF WAY IS KNOWN, DISCOVERED OR OBSERVED DURING THE FIELD SURVEY. ROAD IMPROVEMENTS APPEAR TO BE COMPLETED.

18. THERE WERE NO APPURTENANT OFFSITE PLOTTABLE EASEMENTS FOR THE SUBJECT PROPERTY PROVIDED TO MHM.

SURVEYOR'S STATEMENT:

TO: YUBA-SUTTER TRANSIT AUTHORITY AND FIRST AMERICAN TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINUMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(b)(2) 8, 9, 11(a), 11(b), 13, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 24, 2021.

DATE: 7/20/2021

ROGER K. HANLIN, PLS
LICENSE NO. 5912

PROFESSIONAL LAND SURVEYOR
ROGER K. HANLIN
NO. LS 5912
STATE OF CALIFORNIA

MONUMENT TABLE

M1	FOUND CHISELED "X" ON TOP OF SIDEWALK PER R1	M7	FOUND 3/4" IRON PIPE NOT TAGGED PER R1
M2	FOUND 5/8" REBAR W/PLASTIC CAP STAMPED RCE 17809 PER R1	M8	FOUND 5/8" REBAR W/ PLASTIC CAP STAMPED LS 7257 PER R1
M3	FOUND 1/2" REBAR W/PLASTIC CAP STAMPED LS 4649 PER R1	M9	FOUND 5/8" REBAR W/ PLASTIC CAP STAMPED LS 7257 PER R1
M4	FOUND 5/8" REBAR W/PLASTIC CAP STAMPED RCE 17809 PER R1	M10	FOUND 3/4" IRON PIPE NOT TAGGED PER R1
M5	FOUND 5/8" REBAR W/ PLASTIC CAP STAMPED LS 7257 PER R1	M11	FOUND 1/2" REBAR W/PLASTIC CAP STAMPED LS 4649 PER R1
M6	FOUND 5/8" REBAR W/ PLASTIC CAP STAMPED LS 7257 PER R1		

SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET NOTES & DESCRIPTIONS
2	BOUNDARY SURVEY
3	VERTICAL RELIEF TOPOGRAPHIC SURVEY

ALTA/NSPS LAND TITLE SURVEY

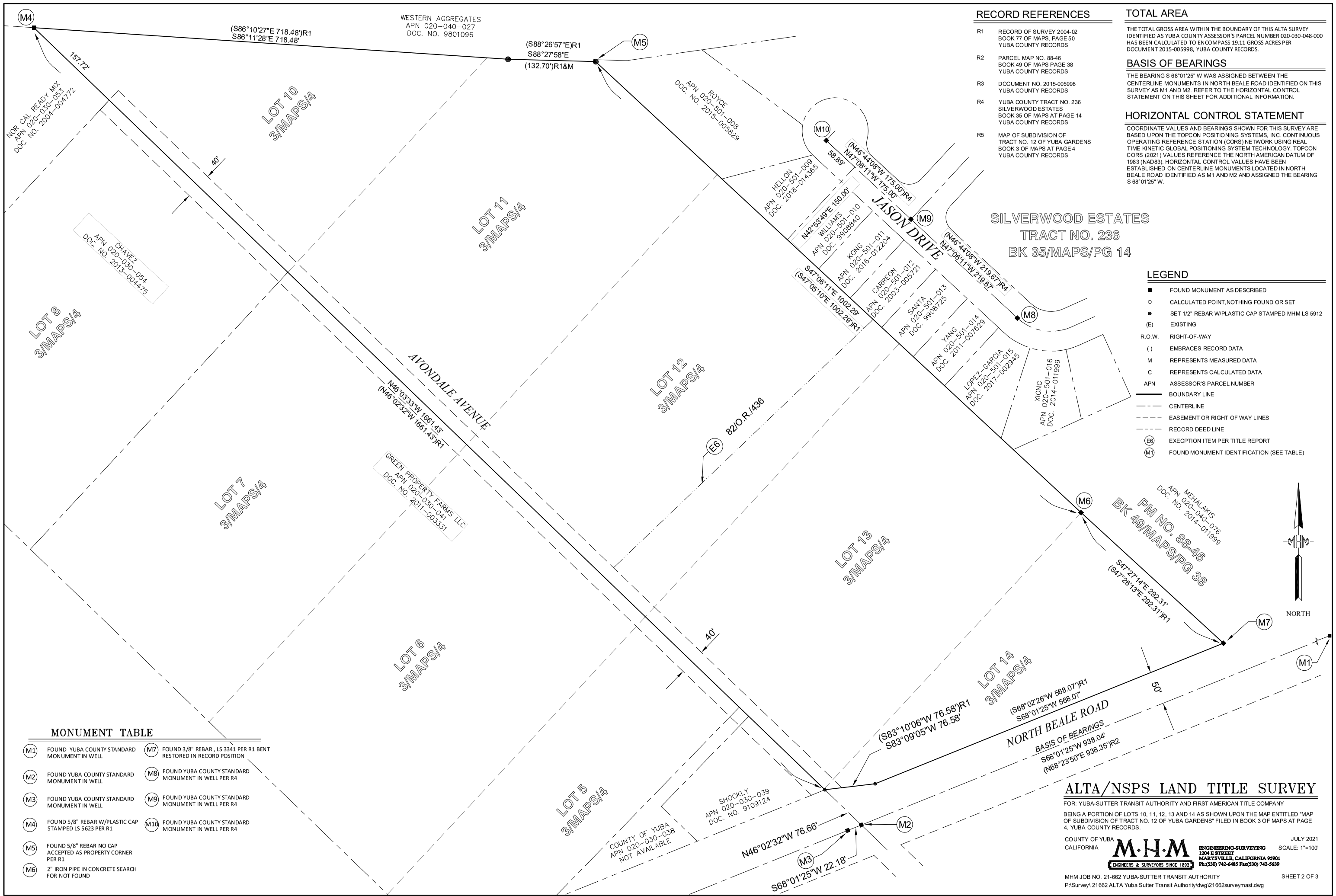
FOR: YUBA-SUTTER TRANSIT AUTHORITY AND FIRST AMERICAN TITLE COMPANY

BEING A PORTION OF LOTS 10, 11, 12, 13 AND 14 AS SHOWN UPON THE MAP ENTITLED "MAP OF SUBDIVISION OF TRACT NO. 12 OF YUBA GARDENS" FILED IN BOOK 3 OF MAPS AT PAGE 4, YUBA COUNTY RECORDS.

COUNTY OF YUBA
CALIFORNIA

JULY 2021

M·H·M ENGINEERS & SURVEYORS SINCE 1892
ENGINEERING-SURVEYING
1204 E STREET
MARYSVILLE, CALIFORNIA 95901
Ph:(530) 742-6485 Fax:(530) 742-5639



RECORD REFERENCES

- R1 RECORD OF SURVEY 2004-02 BOOK 77 OF MAPS, PAGE 50 YUBA COUNTY RECORDS
- R2 PARCEL MAP NO. 88-46 BOOK 49 OF MAPS PAGE 38 YUBA COUNTY RECORDS
- R3 DOCUMENT NO. 2015-005998 YUBA COUNTY RECORDS
- R4 YUBA COUNTY TRACT NO. 236 SILVERWOOD ESTATES BOOK 35 OF MAPS AT PAGE 14 YUBA COUNTY RECORDS
- R5 MAP OF SUBDIVISION OF TRACT NO. 12 OF YUBA GARDENS BOOK 3 OF MAPS AT PAGE 4 YUBA COUNTY RECORDS

TOTAL AREA

THE TOTAL GROSS AREA WITHIN THE BOUNDARY OF THIS ALTA SURVEY IDENTIFIED AS YUBA COUNTY ASSESSOR'S PARCEL NUMBER 020-030-048-000 HAS BEEN CALCULATED TO ENCOMPASS 19.11 GROSS ACRES PER DOCUMENT 2015-005998, YUBA COUNTY RECORDS.

BASIS OF BEARINGS

THE BEARING S 68°01'25" W WAS ASSIGNED BETWEEN THE CENTERLINE MONUMENTS IN NORTH BEALE ROAD IDENTIFIED ON THIS SURVEY AS M1 AND M2. REFER TO THE HORIZONTAL CONTROL STATEMENT ON THIS SHEET FOR ADDITIONAL INFORMATION.

HORIZONTAL CONTROL STATEMENT

COORDINATE VALUES AND BEARINGS SHOWN FOR THIS SURVEY ARE BASED UPON THE TOPCON POSITIONING SYSTEMS, INC. CONTINUOUS OPERATING REFERENCE STATION (CORS) NETWORK USING REAL TIME KINETIC GLOBAL POSITIONING SYSTEM TECHNOLOGY. TOPCON CORS (2021) VALUES REFERENCE THE NORTH AMERICAN DATUM OF 1983 (NAD83). HORIZONTAL CONTROL VALUES HAVE BEEN ESTABLISHED ON CENTERLINE MONUMENTS LOCATED IN NORTH BEALE ROAD IDENTIFIED AS M1 AND M2 AND ASSIGNED THE BEARING S 68°01'25" W.

LEGEND

- ■ FOUND MONUMENT AS DESCRIBED
- ○ CALCULATED POINT,NOTHING FOUND OR SET
- ● SET 1/2" REBAR W/PLASTIC CAP STAMPED MHM LS 5912
- (E) EXISTING
- R.O.W. RIGHT-OF-WAY
- ( ) EMBRACES RECORD DATA
- M REPRESENTS MEASURED DATA
- C REPRESENTS CALCULATED DATA
- APN ASSESSOR'S PARCEL NUMBER
- BOUNDARY LINE
- CENTERLINE
- EASEMENT OR RIGHT OF WAY LINES
- RECORD DEED LINE
- (E6) EXECPTION ITEM PER TITLE REPORT
- (M1) FOUND MONUMENT IDENTIFICATION (SEE TABLE)

MONUMENT TABLE

- (M1) FOUND YUBA COUNTY STANDARD MONUMENT IN WELL
- (M2) FOUND YUBA COUNTY STANDARD MONUMENT IN WELL
- (M3) FOUND YUBA COUNTY STANDARD MONUMENT IN WELL
- (M4) FOUND 5/8" REBAR W/PLASTIC CAP STAMPED LS 5623 PER R1
- (M5) FOUND 5/8" REBAR NO CAP ACCEPTED AS PROPERTY CORNER PER R1
- (M6) 2" IRON PIPE IN CONCRETE SEARCH FOR NOT FOUND
- (M7) FOUND 3/8" REBAR , LS 3341 PER R1 BENT RESTORED IN RECORD POSITION
- (M8) FOUND YUBA COUNTY STANDARD MONUMENT IN WELL PER R4
- (M9) FOUND YUBA COUNTY STANDARD MONUMENT IN WELL PER R4
- (M10) FOUND YUBA COUNTY STANDARD MONUMENT IN WELL PER R4

ALTA/NSPS LAND TITLE SURVEY

FOR: YUBA-SUTTER TRANSIT AUTHORITY AND FIRST AMERICAN TITLE COMPANY

BEING A PORTION OF LOTS 10, 11, 12, 13 AND 14 AS SHOWN UPON THE MAP ENTITLED "MAP OF SUBDIVISION OF TRACT NO. 12 OF YUBA GARDENS" FILED IN BOOK 3 OF MAPS AT PAGE 4, YUBA COUNTY RECORDS.

COUNTY OF YUBA
CALIFORNIA

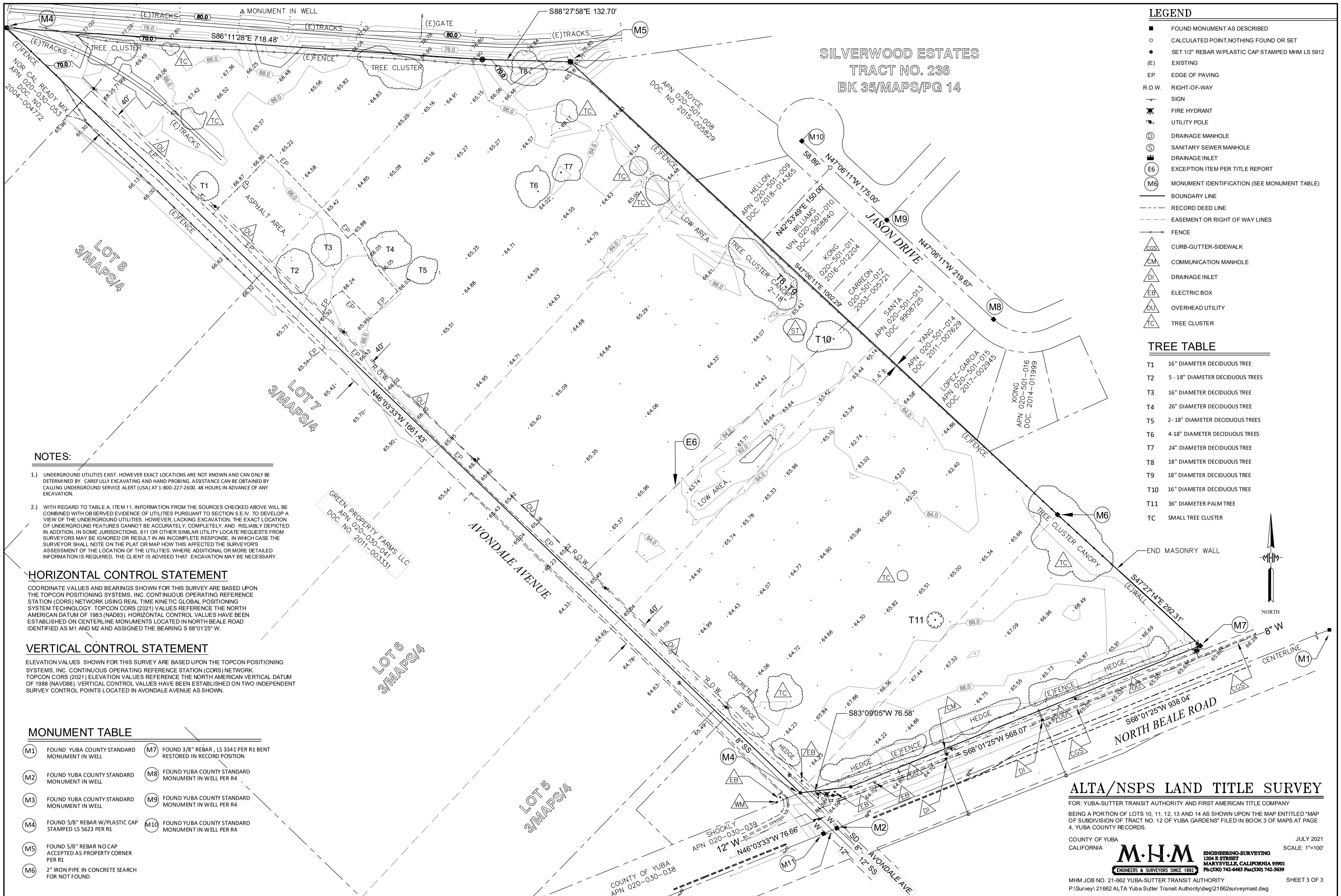
JULY 2021
SCALE: 1"=100'

M·H·M
ENGINEERS & SURVEYORS SINCE 1892
ENGINEERING-SURVEYING
1204 E STREET
MARYSVILLE, CALIFORNIA 95901
Ph:(530) 742-6485 Fax:(530) 742-5639

MHM JOB NO. 21-662 YUBA-SUTTER TRANSIT AUTHORITY

SHEET 2 OF 3

P:\Survey\ 21662 ALTA Yuba Sutter Transit Authority\dwg\21662surveymast.dwg



LEGEND

■	FOUND MONUMENT AS DESCRIBED
○	CALCULATED POINT,NOTHING FOUND OR SET
●	SET 1/2" REBAR W/PLASTIC CAP STAMPED MHM LS 5912
(E)	EXISTING
EP	EDGE OF PAVING
R.O.W.	RIGHT-OF-WAY
	SIGN
	FIRE HYDRANT
	UTILITY POLE
Ⓓ	DRAINAGE MANHOLE
Ⓢ	SANITARY SEWER MANHOLE
	DRAINAGE INLET
E6	EXCEPTION ITEM PER TITLE REPORT
M6	MONUMENT IDENTIFICATION (SEE MONUMENT TABLE)
	BOUNDARY LINE
	RECORD DEED LINE
	EASEMENT OR RIGHT OF WAY LINES
	FENCE
CGS	CURB-GUTTER-SIDEWALK
CM	COMMUNICATION MANHOLE
DI	DRAINAGE INLET
EB	ELECTRIC BOX
OU	OVERHEAD UTILITY
TC	TREE CLUSTER

TREE TABLE

T1	16" DIAMETER DECIDUOUS TREE
T2	5 - 18" DIAMETER DECIDUOUS TREES
T3	16" DIAMETER DECIDUOUS TREE
T4	26" DIAMETER DECIDUOUS TREE
T5	2- 18" DIAMETER DECIDUOUS TREES
T6	4-18" DIAMETER DECIDUOUS TREES
T7	24" DIAMETER DECIDUOUS TREE
T8	18" DIAMETER DECIDUOUS TREE
T9	18" DIAMETER DECIDUOUS TREE
T10	16" DIAMETER DECIDUOUS TREE
T11	36" DIAMETER PALM TREE
TC	SMALL TREE CLUSTER

NOTES:

1.) UNDERGROUND UTILITIES EXIST. HOWEVER EXACT LOCATIONS ARE NOT KNOWN AND CAN ONLY BE DETERMINED BY CAREFULLY EXCAVATING AND HAND PROBING. ASSISTANCE CAN BE OBTAINED BY CALLING UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2600. 48 HOURS IN ADVANCE OF ANY EXCAVATION.

2.) WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

HORIZONTAL CONTROL STATEMENT

COORDINATE VALUES AND BEARINGS SHOWN FOR THIS SURVEY ARE BASED UPON THE TOPCON POSITIONING SYSTEMS, INC. CONTINUOUS OPERATING REFERENCE STATION (CORS) NETWORK USING REAL TIME KINETIC GLOBAL POSITIONING SYSTEM TECHNOLOGY. TOPCON CORS (2021) VALUES REFERENCE THE NORTH AMERICAN DATUM OF 1983 (NAD83). HORIZONTAL CONTROL VALUES HAVE BEEN ESTABLISHED ON CENTERLINE MONUMENTS LOCATED IN NORTH BEALE ROAD IDENTIFIED AS M1 AND M2 AND ASSIGNED THE BEARING S 68°01'25" W.

VERTICAL CONTROL STATEMENT

ELEVATION VALUES SHOWN FOR THIS SURVEY ARE BASED UPON THE TOPCON POSITIONING SYSTEMS, INC. CONTINUOUS OPERATING REFERENCE STATION (CORS) NETWORK. TOPCON CORS (2021) ELEVATION VALUES REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). VERTICAL CONTROL VALUES HAVE BEEN ESTABLISHED ON TWO INDEPENDENT SURVEY CONTROL POINTS LOCATED IN AVONDALE AVENUE AS SHOWN.

MONUMENT TABLE

M1	FOUND YUBA COUNTY STANDARD MONUMENT IN WELL
M2	FOUND YUBA COUNTY STANDARD MONUMENT IN WELL
M3	FOUND YUBA COUNTY STANDARD MONUMENT IN WELL
M4	FOUND 5/8" REBAR W/PLASTIC CAP STAMPED LS 5623 PER R1
M5	FOUND 5/8" REBAR NO CAP ACCEPTED AS PROPERTY CORNER PER R1
M6	2" IRON PIPE IN CONCRETE SEARCH FOR NOT FOUND
M7	FOUND 3/8" REBAR , LS 3341 PER R1 BENT RESTORED IN RECORD POSITION
M8	FOUND YUBA COUNTY STANDARD MONUMENT IN WELL PER R4
M9	FOUND YUBA COUNTY STANDARD MONUMENT IN WELL PER R4
M10	FOUND YUBA COUNTY STANDARD MONUMENT IN WELL PER R4

ALTA/NSPS LAND TITLE SURVEY

FOR: YUBA-SUTTER TRANSIT AUTHORITY AND FIRST AMERICAN TITLE COMPANY

BEING A PORTION OF LOTS 10, 11, 12, 13 AND 14 AS SHOWN UPON THE MAP ENTITLED "MAP OF SUBDIVISION OF TRACT NO. 12 OF YUBA GARDENS" FILED IN BOOK 3 OF MAPS AT PAGE 4, YUBA COUNTY RECORDS.

COUNTY OF YUBA
CALIFORNIA

JULY 2021
SCALE: 1"=100'

M·H·M
ENGINEERS & SURVEYORS SINCE 1892
ENGINEERING-SURVEYING
1204 H STREET
MARYSVILLE, CALIFORNIA 95901
Ph:(530) 742-6485 Fax:(530) 742-5639

MHM JOB NO. 21-662 YUBA-SUTTER TRANSIT AUTHORITY

SHEET 3 OF 3

P:\Survey\ 21662 ALTA Yuba Sutter Transit Authority\dwg\21662surveymast.dwg