

PARCEL MAP No. 2842

for

GOLD COUNTRY LANES, LLC,
a California Limited Liability Company
20000004967

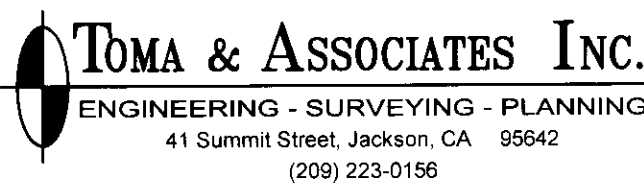
and

CATHERINE SWIFT BRIZZI and JAMES EDWARD SWIFT
and JOHN PATRICK SWIFT and
JOHN P. SWIFT and CATHERINE SWIFT BRIZZI, Trustees of the
Clifford George Swift Irrevocable Trust and KRISTIN H. BURRELL
and JOHN P. SWIFT AND CATHERINE SWIFT BRIZZI, Trustees of the
Chad Hylton 2012 Irrevocable Trust
2021-0003331

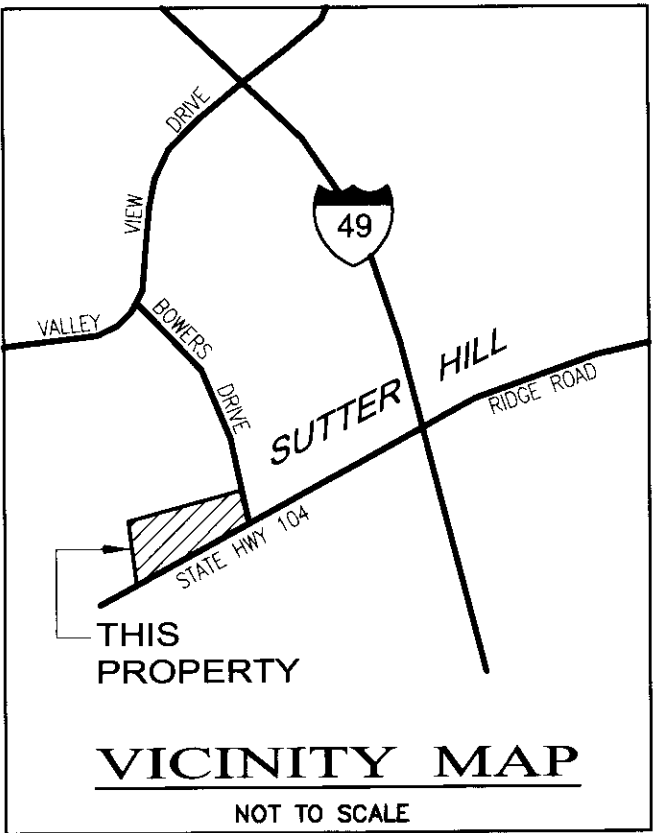
and

JAMES E. SWIFT and JOHN P. SWIFT, Trustees of the
Margaret Bunds Swift 2021 Investment Property Irrevocable Trust
2021-0001795

BEING A PORTION OF THE NE 1/4 SECTION 18, T. 6 N., R. 11 E., M. D. M.
CITY OF SUTTER CREEK, COUNTY OF AMADOR, STATE OF CALIFORNIA



March, 2021



OWNER'S CERTIFICATE

(SEE SHEET 2 FOR OWNER'S CERTIFICATE)

NOTE 1:

PRIOR TO SITE PLAN OR BUILDING PERMIT APPROVAL FOR IMPROVEMENTS ON ANY PARCEL, OWNER SHALL COMPLY WITH THE FOLLOWING PER CONDITION 13 OF PLANNING COMMISSION RESOLUTION 20-21-01:

- A. THE CITY, AMADOR WATER AGENCY AND SUBDIVIDER SHALL REACH CONSENT REGARDING THE TOTAL DAILY WASTEWATER FLOWS ESTIMATED FOR EACH OF THE THREE PARCELS AND IF SUBDIVIDER WISHES TO CONNECT TO THE GRAVITY LINE PARALLELING RIDGE ROAD, THE SUBDIVIDER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY UPGRADES TO THE RIDGE PUMP STATION REQUIRED BY THE AMADOR WATER AGENCY, THE SUBDIVIDER AND/OR PARCEL OWNERS SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE DESIGN, INSTALLATION AND MAINTENANCE OF SEWER SERVICE LINES TO THE GRAVITY MAIN FOR EACH OF THE PARCELS, AND
- B. THE SUBDIVIDER SHALL DOCUMENT THE DESIGN OF THE WASTEWATER DISCHARGE SYSTEM FROM EACH PARCEL INTO THE CITY'S WASTEWATER SYSTEM. IF THE WASTEWATER DISCHARGE SYSTEM IS DETERMINED TO USE PUMPING STATIONS, THE SUBDIVIDER AND/OR PARCEL OWNERS SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, OPERATION AND MAINTENANCE OF THE PUMPING SYSTEM, AND
- C. THE SUBDIVIDER SHALL DOCUMENT THAT ADEQUATE CAPACITY IS AVAILABLE IN THE CITY SEWER SYSTEM TO SERVE THE USES ON EACH PARCEL.

NOTE 2:

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ON RESULTANT PARCELS FOR ANY STRUCTURE INTENDED FOR HABITATION, THE OWNER SHALL RETAIN THE SERVICES OF A QUALIFIED CONSULTANT TO EVALUATE THE PROPERTY FOR THE PRESENCE OF ARSENIC OR HEAVY METALS, DETERMINE WHETHER ANY MATERIALS PRESENT EXCEED APPLICABLE HEALTH BASED STANDARDS AND, IF SO, DEVELOP A WORKPLAN TO BE REVIEWED AND APPROVED BY THE ENVIRONMENTAL HEALTH ENGINEER TO REDUCE THE RISK OF EXPOSURE. IMPLEMENTATION OF THE WORKPLAN SHALL BE COMPLETED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE STRUCTURE. THE SUBDIVIDER AND/OR PARCEL OWNERS SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, OPERATION AND MAINTENANCE OF THE PUMPING STATION (INCLUDING FORCE MAIN) AND ALL COSTS ASSOCIATED WITH THE SYSTEM, AND THE SUBDIVIDER AND/OR PARCEL OWNERS SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE DESIGN, INSTALLATION AND MAINTENANCE OF SEWER SERVICE LINES TO THE PUMPING SYSTEM FOR EACH OF THE PARCELS.

NOTE 3:

PRIOR TO SITE PLAN OR BUILDING PERMIT APPROVAL FOR ANY IMPROVEMENTS ON PARCEL 3, OWNER SHALL CONSTRUCT A NEW DRIVEWAY ENCROACHMENT PER CITY STANDARDS.

SURVEYOR'S STATEMENT

THIS SURVEY 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 ORDINANCE AT THE REQUEST OF EDWARD SWIFT IN JULY OF 2011. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: March 19, 2021

CIRO L. TOMA P.L.S. 3570
MY LICENSE EXPIRES 6-30-2022



CITY ENGINEER'S STATEMENT

I HAVE EXAMINED THIS PARCEL MAP. THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THERETO. ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF ANY, HAVE BEEN COMPLIED WITH. I AM SATISFIED THE MAP IS TECHNICALLY CORRECT.

DATE: March 31, 2021

ROARK WEBER R.C.E. 22295
SUTTER CREEK ASSOCIATE CITY ENGINEER
MY LICENSE EXPIRES 9-30-2021



CITY CLERK'S CERTIFICATE

I, KAREN DARROW, CERTIFY THAT THE CITY COUNCIL OF SUTTER CREEK, CALIFORNIA, HAS REVIEWED AND APPROVED THIS PARCEL MAP No. 2842 BY RESOLUTION No. 20-21-26 ON February 1, 2021, AND ACCEPTS ALL OFFERS OF DEDICATION SHOWN HEREON FOR PUBLIC UTILITY EASEMENTS AND PUBLIC FACILITY EASEMENTS.

DATE: March 30, 2021

KAREN DARROW
SUTTER CREEK CITY CLERK

RECORDER'S STATEMENT

FILED THIS 7th DAY OF April, 2021 AT 9:51 A.M.
IN BOOK 66 OF MAPS AND PLATS AT PAGE 68 AT THE REQUEST OF
THE SUTTER CREEK CITY CLERK.

FEE: \$200.00 pd. filed

INSTRUMENT No.: 2021-0004199

KIMBERLY L. GRADY
AMADOR COUNTY RECORDER

BY: _____
DEPUTY