

OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE PARTIES HOLDING A RECORD TITLE INTEREST IN THE LANDS SHOWN ON THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND HEREBY OFFER THE ACCESS EASEMENT AS DELINEATED ON THIS MAP FOR THE BENEFIT OF LOT 354. NO PUBLIC ACCESS OR UTILITY EASEMENTS ARE SHOWN TO BE DEDICATED HEREON.

GOLDEN STATE EQUITY INVESTORS, INC.
A CALIFORNIA CORPORATION

BY: Travis Huff
TRAVIS HUFF, VPRESIDENT

STATE OF CALIFORNIA)
COUNTY OF CALAVERAS) ss.

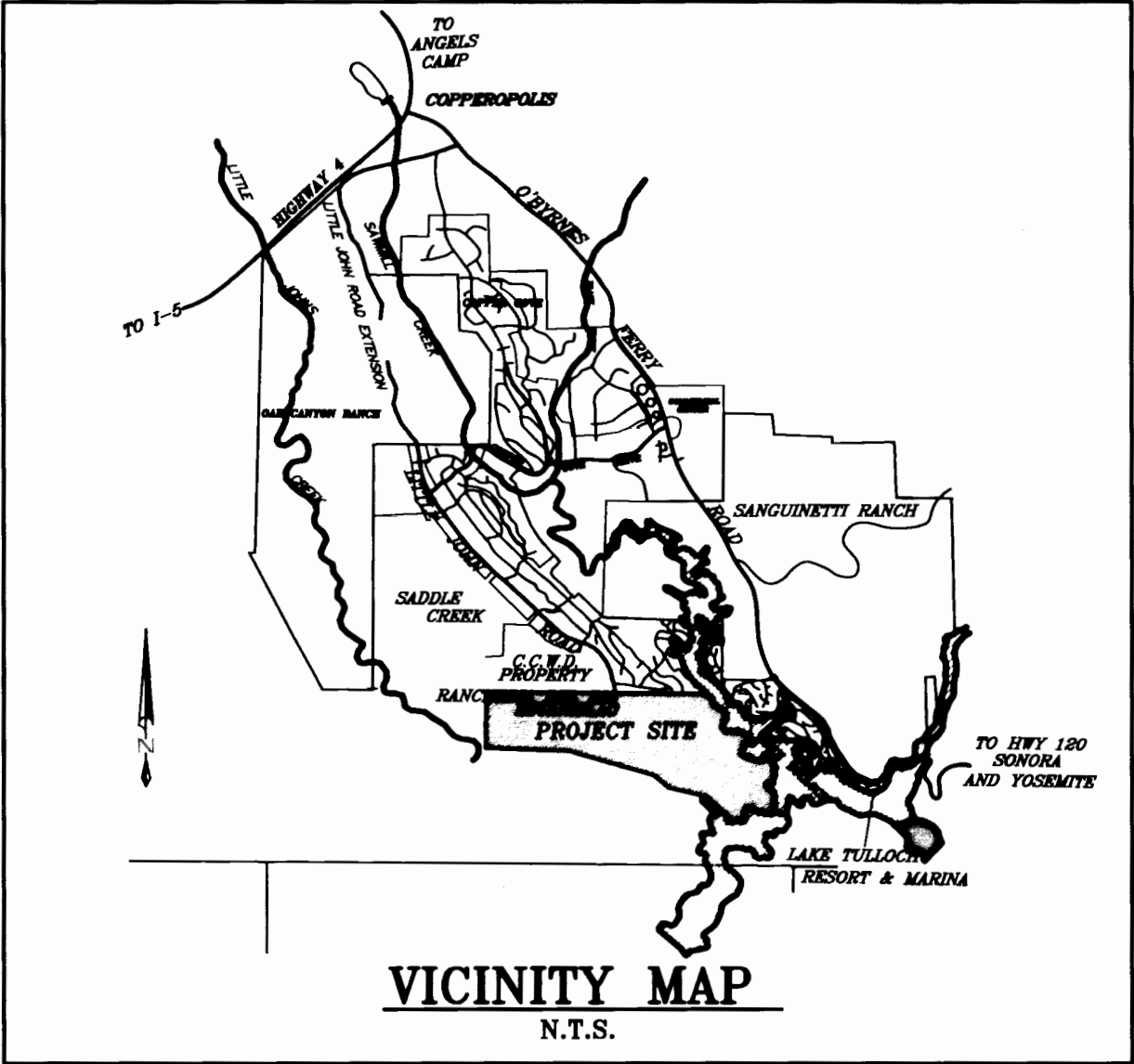
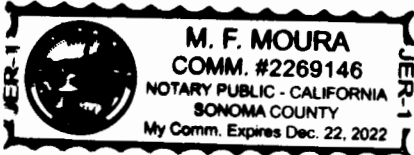
ON December 30, 2019 BEFORE ME,
M.F. Moura Notary Public,
PERSONALLY APPEARED Travis Huff
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED 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 AND OFFICIAL SEAL:

SIGNATURE: M.F. Moura

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.



CLERK'S STATEMENT

I, REBECCA TURNER, HEREBY CERTIFY THAT I AM THE CLERK OF THE BOARD OF SUPERVISORS OF CALAVERAS COUNTY, CALIFORNIA, THAT THE BOARD BEING THE PROPER APPROVING BODY, HAS APPROVED THE WITHIN FINAL MAP OF TUSCANY HILLS PHASE 1, LOT 354, TRACT 2001-154. BY AN ORDER DULY MADE _____, 2020.

BY: _____
REBECCA TURNER
CLERK OF THE BOARD OF SUPERVISORS

UNLOCATABLE EASEMENTS FROM PRELIMINARY TITLE REPORT
ORDER NO. P-326357, DATED MARCH 22, 2019:

- RIGHTS AND EASEMENTS, INCLUDING BUT NOT LIMITED TO, RECREATION, NAVIGATION AND FISHERIES, WHICH MAY EXIST OVER THAT PORTION OF SAID LAND LYING BENEATH THE WATERS OF LITTLE JOHNS CREEK, BLACK CREEK, STANISLAUS RIVER AND ANY UNNAMED CREEK.
- ANY RIGHTS IN FAVOR OF THE PUBLIC WHICH MAY EXIST ON SAID LAND IF SAID LAND OR PORTIONS THEREOF ARE OR WERE AT ANY TIME USED BY THE PUBLIC.
- ANY EASEMENT FOR WATER COURSE OVER THAT PORTION OF SAID LAND LYING WITHIN THE BANKS OF LITTLE JOHNS CREEK, BLACK CREEK AND ANY UNNAMED CREEK.
- EASEMENT GRANTED TO CALAVERAS COUNTY WATER DISTRICT FOR A PIPELINE FOR THE TRANSPORTATION OF DOMESTIC WATER AND INCIDENTAL PURPOSES RECORDED DECEMBER 7, 1994 AS INSTRUMENT NO. 994-19038, O.R.
- AN UNRECORDED LEASE BY AND BETWEEN RANCHERIA DEL RIO ESTANISLAUS AND MR. AND MRS. ROBERT HILDER FOR CATTLE GRAZING PURPOSES RECORDED FEBRUARY 20, 2002 AS INSTRUMENT NO. 2002-3055, CALAVERAS COUNTY RECORDS.
- AN EASEMENT FOR INGRESS, EGRESS AND UTILITY; A STRIP OF LAND 44 FEET IN WIDTH PLUS SUCH ADDITIONAL AREA AS MAY BE REQUIRED FOR GRADING, CUTS, FILLS, DRAINAGE OR OTHERWISE FOR CONSTRUCTION OF A ROAD, THE EXACT LOCATION OF WHICH IS NOT DEFINED OF RECORD; AN EASEMENT FOR INGRESS AND EGRESS OF CATTLE TRUCKS AND OTHER VEHICLES AND FOOT TRAFFIC AND UTILITIES; A STRIP OF LAND 22 FEET ON EITHER SIDE OF THE INDICATED LINE ON THE MAP ATTACHED AS SCHEDULE C TO THE FIRST REFERENCED DEED, PLUS SUCH ADDITIONAL AREA AS MAY BE REQUIRED FOR GRADING, CUTS, FILLS, DRAINAGE OR OTHERWISE FOR CONSTRUCTION OF A ROAD; GRANTED TO ROBERT H. BRUNKER AND ROBERT G. BRUNKER, RECORDED FEBRUARY 20, 2002 AS INSTRUMENT NOS. 2002-3054 AND 2002-3055, CALVERAS COUNTY RECORDS.
- VARIOUS MATTERS, INCLUDING EASEMENTS, NOTES, RECITALS AND INCIDENTALS PERTAINING THERETO AS SHOWN AND NOTED ON RECORD OF SURVEY FILED FOR RECORD IN BOOK 19 OR RECORD OF SURVEYS PAGE 172, CALVERAS COUNTY RECORDS.
- AN EASEMENT FOR RESTRICTIVE EASEMENT AND INCIDENTAL PURPOSES, GRANTED TO CALAVERAS COUNTY, IN DEED RECORDED AUGUST 8, 2007 AS INSTRUMENT NO. 2007-14159, O.R.
- AN EASEMENT FOR TEMPORARY INGRESS/EGRESS AND PERMANENT MONITORING WELL AND INCIDENTAL PURPOSES, GRANTED TO CALAVERAS COUNTY WATER DISTRICT, IN DEED RECORDED JUNE 26, 2009 AS INSTRUMENT NO. 2009-8234, O.R.
- AN EASEMENT FOR PRIVATE LAKE ACCESS AND INCIDENTAL PURPOSES, GRANTED TO CALAVERAS COUNTY WATER DISTRICT, IN DEED RECORDED JANUARY 4, 2017 AS INSTRUMENT NO. 2017-000075, O.R.

- AN EASEMENT OVER SAID LAND FOR DITCH AND INCIDENTAL PURPOSES, AS GRANTED TO ABRAHAM SCHELL, IN DEED RECORDED DECEMBER 8, 1860, AS INSTRUMENT NO. BOOK F OF DEEDS, PAGE 35, O.R. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD. NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.
- AN EASEMENT OVER SAID LAND FOR A CANAL; TO MAINTAIN DAM ACROSS STANISLAUS RIVER; AND THE RIGHT TO ENTER UPON AND ACROSS SAID RANCH AND INCIDENTAL PURPOSES, AS GRANTED TO STANISLAUS RIVER COMPANY, IN DEED RECORDED JANUARY 3, 1901, BOOK 40 OF DEEDS, PAGE 545, O.R. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- AN EASEMENT OVER SAID LAND TO PERMANENTLY OVERFLOW, FLOOD AND COVER LAND WITH THE FLOOD, SLACK OR BACKWATER CREATED BY THE CONSTRUCTION AND OPERATION OF TULLOCH DAM ACROSS THE STANISLAUS RIVER AND INCIDENTAL PURPOSES, AS GRANTED TO OAKDALE IRRIGATION DISTRICT AND SOUTH JOAQUIN IRRIGATION DISTRICT, IN DEED RECORDED MARCH 7, 1960, BOOK 130, PAGE 179 AND 186, O.R.
- AN EASEMENT OVER SAID LAND TO MAINTAIN, PATROL, REGULATE AND RESTORE FISH AND WILDLIFE HABITAT, TOGETHER WITH THE CONTINUING RIGHT TO POST SIGNS INDICATING THE EXTENT OF THE GOVERNMENT'S CONTROL WITHIN THE AREA COVERED BY THIS EASEMENT; TO USE EXISTING ROAD SYSTEMS WITHIN SAID LAND AND OTHER LANDS OF THE GRANTOR, FOR INGRESS AND EGRESS TO AND WITHIN SAID LAND FOR THE PURPOSES OF EXERCISING THE RIGHTS GRANTED HEREIN; PERPETUAL RIGHT, POWER, PRIVILEGE AND EASEMENT OCCASIONALLY TO OVERFLOW, FLOOD, AND SUBMERGE SAID LAND; TO CONSTRUCT, OPERATE AND MAINTAIN CHANNEL IMPROVEMENT WORKS, IN, UPON, OVER AND ACROSS SAID LAND; AND THE CONTINUING RIGHT TO CLEAR, REMOVE AND DISPOSE OF ANY TIMBER, TREES, UNDERBRUSH AND OBSTRUCTIONS WHICH, IN THE OPINION OF THE DISTRICT ENGINEER MAY BE DETRIMENTAL TO THE PROJECT AND INCIDENTAL PURPOSES, AS GRANTED TO UNITED STATES OF AMERICA, IN DEED RECORDED OCTOBER 29, 1982, BOOK 630, PAGE 433, O.R.
- ANY RIGHTS, INTEREST OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF POWER LINE CROSSING SAID LAND IN A NORTHEASTERLY AND SOUTHWESTERLY DIRECTION ADJACENT TO THE GABEL RANCH, ALSO KNOWN AS THE GABEL RANCH, DISCLOSED BY A COPY OF THE "RESURVEY OF THAT PORTION OF THE GAYLORD RANCH IN CALAVERAS COUNTY," PREPARED IN MARCH 1942 BY W.W. BROOKEY AT THE REQUEST OF GEO. S. GAYLORD, MARGARET GAYLORD RUPPEL AND GERTRUDE GAYLORD BRUCE, AND A COPY OF THE "MAP OF THE GABEL RANCH ALSO KNOWN AS GABEL RANCH" PREPARED IN MARCH 1939 BY W.W. BROOKEY AT THE REQUEST OF WADE COFFILL.
- ANY RIGHTS, INTEREST OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF DAMS IMPOUNDING WATER, MINES, THE OLD ROAD FROM KNIGHTS FERRY TO COPPEROPOLIS AND UNIMPROVED ROADS.

REDEMPTION OFFICER'S STATEMENT

I, BARBARA SULLIVAN, HEREBY CERTIFY THAT I AM THE REDEMPTION OFFICER OF CALAVERAS COUNTY, CALIFORNIA; THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY PORTRAYED ON THE WITHIN MAP OR ANY PORTION THEREOF FOR ANY UN-PAID SATE, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE.

Barbara Sullivan
BARBARA SULLIVAN
COUNTY REDEMPTION OFFICER

2/12/2020
DATE

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 ORDINANCE AT THE REQUEST OF GOLDEN STATE EQUITY INVESTORS, INC. IN JULY 2018. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP OF TRACT 2001-154 AND ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE _____ AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

01/06/2020
Date



Andrew K. Holmes
Andrew K. Holmes, L.S. 4428

COUNTY SURVEYOR'S STATEMENT

I, ROBERT J. PACHINGER COUNTY SURVEYOR OF CALAVERAS COUNTY, CALIFORNIA, HAVE EXAMINED THIS FINAL MAP AND HEREBY STATE THAT THIS FINAL MAP AS SHOWN SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE TRACT MAP OF TRACT 2001-154, AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL, HAVE BEEN COMPLIED WITH AND I AM SATISFIED THE MAP IS TECHNICALLY CORRECT.

Robert J. Pachinger
ROBERT J. PACHINGER LS 897
COUNTY SURVEYOR

2/12/2020
DATE:



RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2020, AT _____ M., IN BOOK _____ OF SUBDIVISIONS AT PAGE _____ AT THE REQUEST OF THE CALAVERAS COUNTY SURVEYOR. INSTRUMENT NO. _____ FEE: _____

REBECCA TURNER
CALAVERAS COUNTY RECORDER

BY: _____
DEPUTY

FINAL MAP FOR
TUSCANY HILLS
PROJECT 2001-154
PHASE 1-LOT 354

CALAVERAS COUNTY, STATE OF CALIFORNIA

BEING A SUBDIVISION OF ALL THAT PORTION OF LAND LYING WITHIN THE EAST 1/2 OF THE RANCHERIA DEL RIO ESTANISLAO AND WITHIN THE SOUTHWEST 1/4 OF SECTION 30 AND THE WEST 1/2 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 13 EAST, M.D.M., CALAVERAS COUNTY, CALIFORNIA AND ALSO BEING A PORTION OF PARCEL "A" OF THAT CERTAIN "PARCEL MAP" FILED FOR RECORD ON OCTOBER 25, 1985 IN BOOK 7 OF PARCEL MAPS AT PAGE 7, IN THE OFFICE OF THE CALAVERAS COUNTY RECORDER SHOWN AS "LOT A" ON THAT CERTAIN "RECORD OF SURVEY FOR LOT LINE ADJUSTMENT" FILED FOR RECORD ON DECEMBER 18, 2001 IN BOOK 19 OF RECORD OF SURVEYS AT PAGE 172 ET SEQ. IN THE OFFICE OF THE CALAVERAS COUNTY RECORDER.

