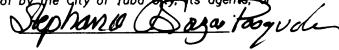


Owner's Statement

We, the undersigned, being the persons having record title interest in the hereon subdivided lands hereby consent to the preparation and recordation of this Parcel Map and offer for dedication the following:

1. easements indicated as 10' Public Utility Easement (P.U.E.) for, but not limited to, sidewalk purposes, centralized mail delivery units, overhead and underground electrical, communications services, water, sewer, gas, storm drainage, streets including curb, gutters, and sidewalks, and all appurtenances thereto; owner expressly covenants not to unreasonably restrict, obstruct, or interfere with said Public Utility Easement or the use thereof by the City of Yuba City, its agents, or any franchise.

  
 Michael K. Pasquale

  
 Stephanie C. Souza Pasquale


Notary Acknowledgment

State of California  
County of Sutter

On 0-4, 2014, before me, Leslie Rossiter, Notary Public, in and for said State and County, personally appeared Michael K. Pasquale and Stephanie C. Souza Pasquale who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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:  Leslie Rossiter  
 (printed name)

My principal place of business is in Sutter County.

My commission number: 1923310

My commission expires: 1-27-15

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 Michael Pasquale in June, 2011. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any.


Date: August 1, 2014  
  
 R. Lee Hixson, PLS 4806



Prepared By:  
 R. Lee Hixson, PLS 4806  
 1497 Gray Ave., Yuba City, CA 95991  
 RLHixson@comcast.net www.wheresmyline.com  
 530-671-3625

Planner's Statement

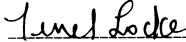
This map has been examined this 14<sup>th</sup> day of December, 2014, for conformance with the approved Tentative Map and the Conditions of Approval thereof as approved by the Yuba City Planning Commission on December 14, 2014.

  
 Dawn Truitt  
 Planning Division  
 City of Yuba City

City Clerk's Statement

I, Terrel Locke, Clerk of the City of Yuba City, State of California, do hereby certify that I have received a certificate from the Tax Collector of the County of Sutter required by Government Code Section 66492.

Assessor's Parcel Number: 51-462

  
 Terrel Locke  
 City Clerk, City of Yuba City



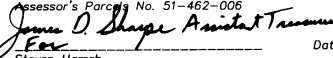
Certificate of Acceptance

This is to certify that the interest in real property offered for dedication to the City of Yuba City in the Owner's Statement is hereby accepted on behalf of the City Council of the City of Yuba City pursuant to authority conferred by Resolution No. 06-046 of said City Council on June 6, 2006 and grantee consents to recordation thereof by its duly authorized officer.

Diana Langley Date: 12-19-2014  
 Diana Langley  
 Public Works Director

Tax Collector's Certificate

I, Steven Harrah, Tax Collector for the County of Sutter, State of California, do hereby certify pursuant to Government Code Section 66492 that the records of my office show that there are no liens against the lands shown hereon, or any part thereof, for unpaid taxes or special assessments.

Assessor's Parcel No. 51-462-006  
  
 James D. Shrage Assistant Treasurer  
 Steven Harrah  
 Tax Collector of the County of Sutter



City Engineer's Statement

I, Diana Langley, City Engineer of the City of Yuba City, do hereby state that the parcel map as shown is substantially the same as it appeared on the tentative map on file as approved. That all provisions of the Subdivision Map Act and of any local ordinances applicable at the time of approval of the tentative map have been complied with.

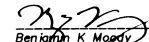
Date: 12-19-2014

Diana Langley  
 Diana Langley  
 City Engineer, RCE 59616, Expires 12/31/15

City Surveyor's Statement

I, Benjamin K. Moody, City Surveyor of the City of Yuba City, do hereby state that I have examined this map and I am satisfied that it is technically correct.

Date: 12/19/14

  
 Benjamin K. Moody  
 City Surveyor, PLS 9018, Expires 9/30/15

Recorder's Statement

Filed this 31<sup>st</sup> day of December, 2014, at 2:00 p.m., in Book 8 of Parcel Maps, at Page 83 at the request of Hixson Surveying.

Donna M. Johnston By: C. McMillon  
 Sutter County Recorder Deputy  
 File No. : 2014-0016322 Fee: \$13.00

Beneficiary's Statement  
 The beneficiary's statement is filed under a separate document at doc. # 2014-0016323

Parcel Map No. 1213

A Division of a portion of the "Gelzhauser 400 Acres Tract" recorded in Book D of Deeds, Page 250, Official Records of Sutter County, California, being that parcel described in that Grant Deed to Michael K. and Stephanie C. Souza Pasquale recorded on June 24, 2003 at Document No. 2003-0016417, being also a portion of Lot 4 of the New Helvetia Rancho, T. 15 N., R. 3 E., MDM, Sutter County, California.

Record References

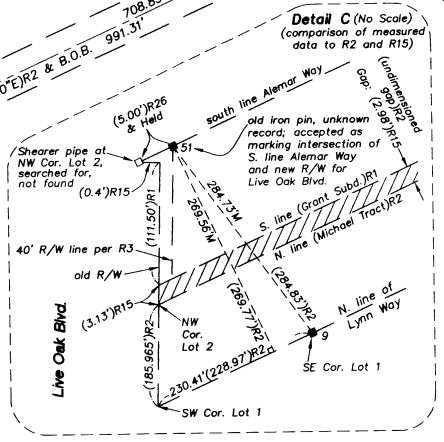
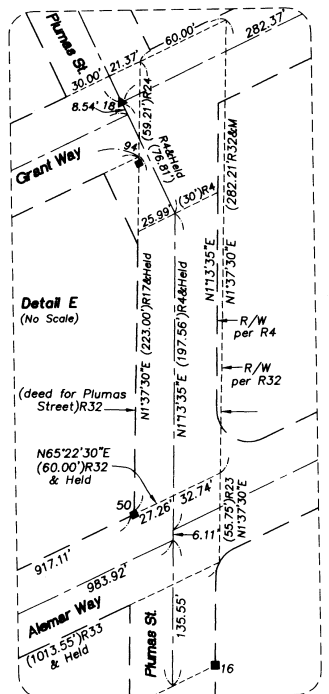
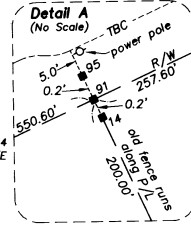
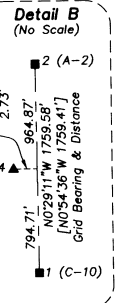
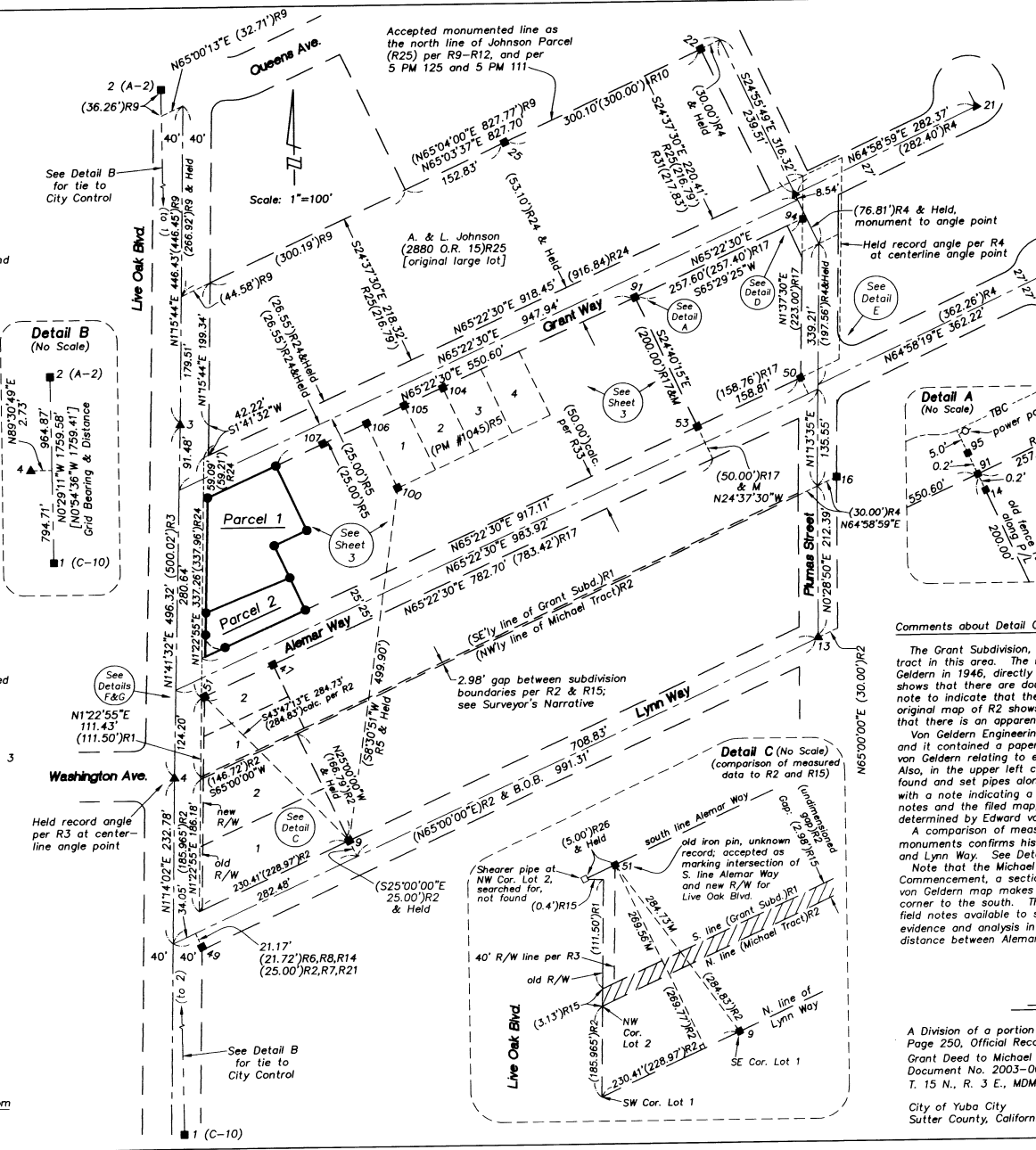
- R1 5 S 65 (Grant Subd. #1)
- R2 8 S 8 (Michael Tract)
- R3 Caltrans plat, Rte. 3, Sh. 3 of 4, 1958, Bk. 1 Hwy. Map Book, Pg. 126 Sutter Co. Recorder's Office
- R4 12 S 92 (Plumas Park)
- R5 7 PM 15 (PM #1045)
- R6 10 RS 109
- R7 10 RS 6
- R8 7 PM 82 (PM #1112)
- R9 4 PM 81 (PM #731)
- R10 15 Subd. 55 (Brundy Court)
- R11 10 S 55
- R12 3 PM 167 (PM #617)
- R13 7 PM 52 (PM #1082)
- R14 10 RS 230
- R15 Edward von Geldern's handwritten notes and analysis of gap between R1 & R2; see Sutter County Corner Record #2014-03
- R16 City survey crew field notes, 12/2/1970, Bk. 17, Pg. 70, on file at Yuba City Public Work's Department
- R17 165 O.R. 9 (1940)
- R18 594 O.R. 247 (R/W to Sutter County)
- R19 2003-0016417 (Pasquale vesting deed)
- R20 501 O.R. 138 (R/W take from Pasquale)
- R21 224 O.R. 275 (S. 1/2 of Lynn Way)
- R22 2003-0007711
- R23 2008-0007626
- R24 180 O.R. 340 (R/W for Grant Way)
- R25 2880 O.R. 15 (old Johnson parcel)
- R26 2001-0002550 & 496 O.R. 319
- R27 2008-0010347
- R28 2003-0006050
- R29 2010-0001907
- R30 199509020
- R31 641 O.R. 590
- R32 165 O.R. 123 (R/W to Sutter County)
- R33 89 O.R. 242 (R/W for Alomar Way)
- R34 79 O.R. 415 (creation deed for PIQ)
- R35 93 Deeds 143 (creation deed, Guillerma)
- R36 96 Deeds 163 (creation deed, Degischer)
- R37 252 O.R. 369
- R38 223 O.R. 212 (acquisition deed for R2)

Legend

- = found monument as described
- ▲ = found centerline monument as described
- = set rebar or brass washer, "LS 4806" as described on Sheet 4
- R1 = record reference; see table above
- M = measured data, this survey
- 14 = see Monument Description table, Sheet 3
- NOR = not of record
- TBC = top back of curb
- TBSW = top back of sidewalk
- B.O.B. = Basis of Bearings
- PIQ = parcel in question

Basis of Bearings

The bearing of N 65°00'00" E is held on this survey for the centerline of Lynn Way per R2, based on the found monuments #9 and #13.



Comments about Detail C

The Grant Subdivision, R1, was surveyed by William Shearer in 1927 and was the first tract in this area. The next tract was the Michael Tract, R2, surveyed by Edward von Geldern in 1946, directly south of R1. Although not obvious, careful examination of R2 shows that there are double lines between the two tracts; Edward von Geldern placed a note to indicate that the northerly line is the south line of R1. The shading on the original map of R2 shows that the southerly line is, in fact, the northerly line of R2 and that there is an apparent gap between the tracts.

Von Geldern Engineering allowed me to inspect the original file folder for R2 (#51-015) and it contained a paper copy of the tract map with copious handwritten notes by Edward von Geldern relating to evidence of occupation that was located along the double lines. Also, in the upper left corner of the map he drew a sketch showing the relationship of the found and set pipes along the west end of both tracts, as well as a set of double lines with a note indicating a 3.13' separation between them. After studying the handwritten notes and the filed map, it becomes apparent that a gap was discovered and that it was determined by Edward von Geldern distance between #51 and #9 monuments confirms his analysis and that there is an excess of 3'± between Alomar Way and Lynn Way. See Detail C.

Note that the Michael Tract was based on the R38 deed that has, for a Point of Commencement, a section corner well to the north of the tract. For unknown reasons the von Geldern map makes no reference to this; rather it shows a tie to a different section corner to the south. There is nothing in his old file that explains this and there are no field notes available to substantiate what control points he used. Nevertheless, the evidence and analysis in Detail C support von Geldern's contention of an excess of distance between Alomar Way and Lynn Way.

Parcel Map No. 1213

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Prepared By:  
R. Lee Hixson, PLS 4806  
1497 Gray Ave., Yuba City, CA 95991  
RLHixson@comcast.net www.wheresmyline.com  
530-671-3625

Monument Descriptions

- #1 Found Y. City Horiz. Control Monument C-10.
- #2 Found Y. City Horiz. Control Monument A-2.
- #3 Found Caltrans brass disc with center punch in monument well; angle point in centerline of Live Oak Blvd. per R3 & R9.
- #4 Found Caltrans brass disc in monument well, no center punch; shot to center; angle point in centerline of Live Oak Blvd. per R3 & R7.
- #5 Found 1" iron pipe, SE Cor. Lot 1 per R2, R5, R6 & R11; flush, 4.0' behind TBC.
- #13 Found brass disc with center punch in monument well, per R8, R13, & R14; no stamping.
- #14 Found 1" iron pin, down 0.3', 5.4' behind TBC, NOR; not accepted. See Detail A.
- #16 Found bent 1" iron pipe on tract boundary per R2, R4, & R11, 0.3' behind TBSW, down 0.15', 1' south of power pole.
- #18 Found brass disc, no center punch, in monument well per R4, R5, R9, & R12; shot to center.
- #21 Found brass disc, no center punch, in monument well per R4 & R12; shot to center.
- #22 Found 6" casing per R4, R5, R9, R11, & R12 at SE Cor. Parcel 1 per R9; down 0.4', 0.7' south of end of block wall.
- #25 Found 5/8" rebar with plastic cap, RCE 18003, at SE corner Lot 7 per R10, up 0.1', 0.3' south of block wall, N24°56'23"W 0.19' from record corner.
- #47 Found 1.5" old, rusted, round, domed head bolt at NE Cor. Lot 2 per R16; down 0.1' by wood fence, 5.2' from TBC, on P/L but 0.10' SE of the resolved R/W line.
- #49 Found brass toppler in sidewalk per R7, R8, & R14, stamped "RE 6563, 1966."
- #50 Found old, rusted iron pin at original intersection of Alemar Way and Plumas Street per R17, down 0.6' in grass, 4.0' from TBC.
- #51 Found bolt per R16 (same desc. as #47) flush in sidewalk, 0.3' from TBC; accepted as NE Cor. of R/W take per R26 and 5.00' witness corner to the orig. "NW Cor. of Lot 2," being the inters. of the S. line of Alemar Way with the E. line of L. Oak Blvd. (40' wide).
- #53 Found 1.5" iron pipe per R17, up 0.4', 5.5' from TBC, at end of fence; 0.11' SE of R/W. Held for P/L alignment.
- #54 Found brass disc in monument well per R4, no center punch; shot to center.
- #91 Found 1" iron pipe, NW corner of old parcel per R17 & R28, down 0.3', 5.2' from TBC; see Detail A.
- #94 Found 1" iron pipe per R17, R18, R27, & R28, bent severely north, down 1.3' under asphalt; shot to bend. Set 60D nail and 1.5" brass washer stamped "LS 4806" directly over bend, at surface, in new asphalt-filled hole; held for west line of Plumas Street. See Detail D.
- #95 Found 1" iron pipe, NOR, down 0.3', 5.0' from TBC; see Detail A. Not accepted.
- #100 Found 1/2" rebar & plastic cap per R5, "LS 7414", flush, at fence corner, S49°53'11"W 0.21' from record corner, not held.
- #104 Found 1/2" rebar, no cap, per R5, 0.25' SW of brick planter, 3.5' SE of TBSW, down 0.2'; not held.
- #105 Found 1/2" rebar, no cap, per R5, at edge of rounded sidewalk, 7.45' SE of TBC, down 0.1'; not held.
- #106 Found 2" iron pipe, NOR, down 0.1', 3.3' SE of TBSW.
- #107 Found 2" iron pipe, NOR, down 0.5', 0.6' NW of end of 3' wood fence, 3.3' SE of TBSW.

Legend

- = found monument as described
- ▲ = found centerline monument as described
- = set rebar or brass washer, "LS 4806" as described on Sheet 4
- = existing wood fence
- R1 = record reference; see table on Sheet 2
- M = measured data, this survey
- 14 = see Monument Description table above
- NOR = not of record
- TBC = top back of curb
- TBSW = top back of sidewalk
- PIQ = parcel in question

Surveyor's Narrative

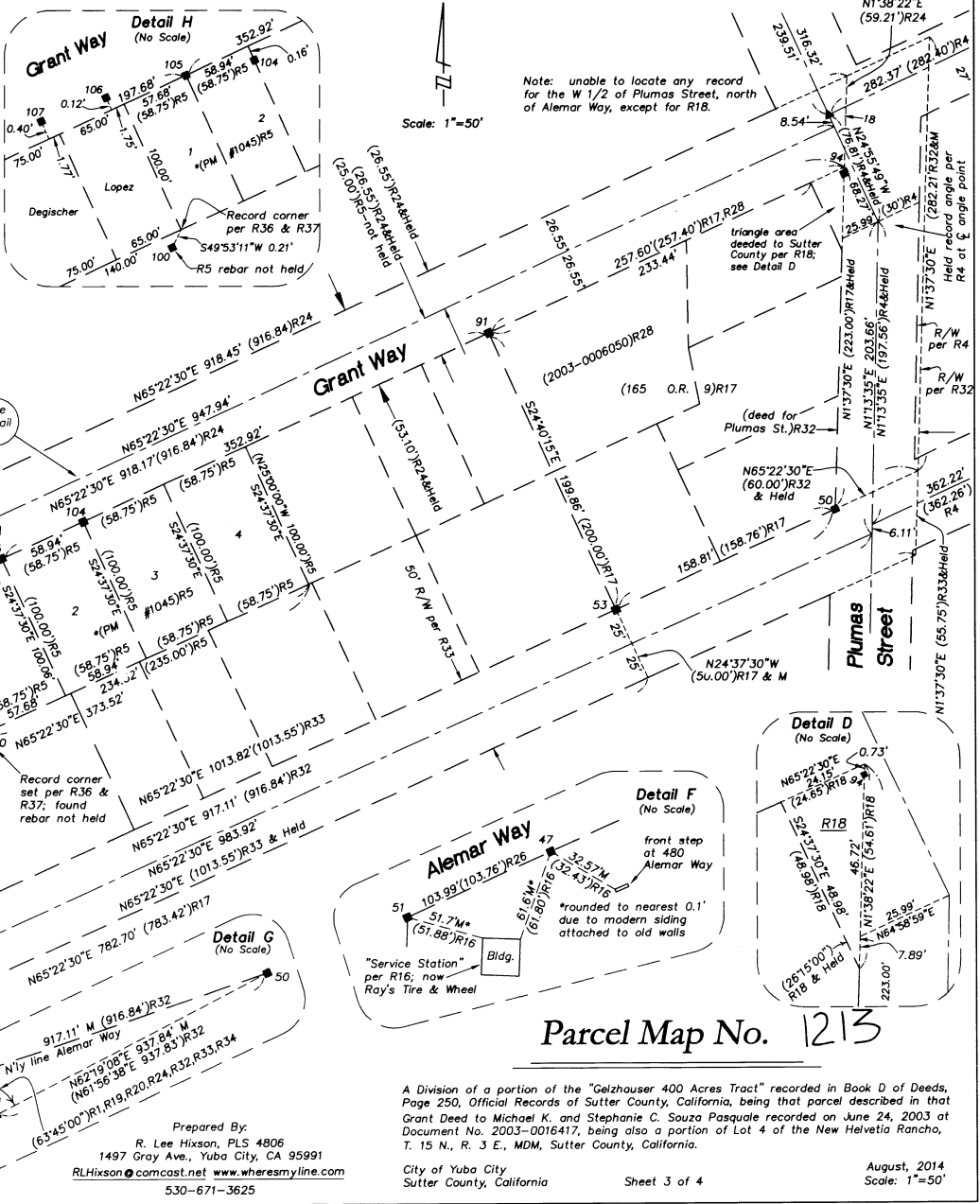
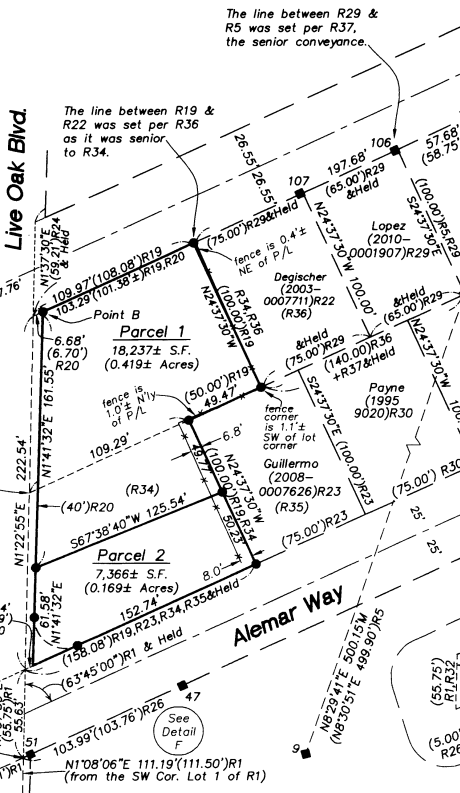
Lynn Way: The centerline of Lynn Way held #13 and a right-angle distance of 25.00' from #9, and was used for the B.O.B.

Live Oak Blvd.: Points #3 and #4 were held for centerline per R3. The current east R/W was held at 40.00' per R3, R20, & R26. The best evidence for the original location of the east R/W is R17 as it located 3 block corner monuments in the area. The Caltrans R/W "take" descriptions (R20 & R26) were calculated then placed on Point A and rotated to resolved Point B.

Alemar Way: Points #50 and #51 were held for the centerline. A 1940 creation deed, R17, called for iron pins at the 4 corners of an old parcel. All four were recovered and matched remarkably well to deed positions. Point #53 fell only 0.11' SE of the R/W line as determined from #50 and #51; it was held to position the side P/L. Although #51 is, so far, undocumented, it is obviously very old and purposefully recessed into the sidewalk by a couple of millimeters. Besides matching almost perfectly with the data on R2 and R15, it also matches well with #47, the same type of old, domed bolt as #51, both of which are accepted on this survey as having been set to mark the corners of the lot subsequent to the widening of Live Oak Blvd., circa 1958.

Grant Way was held "parallel to Alemar Way" per R24, and 200' apart, at right angles, as calculated per R24. This resolution exactly matches point #91 and #53 per R17 (1940). Note that the unsubstantiated half width shown on R5 of 25.00' is incorrect; the half width per R24 is 26.55 feet.

Plumas Street: Points #16 and #13 were held for the southerly portion of the centerline. Points #22 and #18 fixed the centerline north of Grant Way. The alignment between #18 and #16 was held per R4, creating a small angle point at #16. The west R/W line, between Grant Way and Alemar Way, ended up not being parallel to the centerline, based on holding points #50 and #94.



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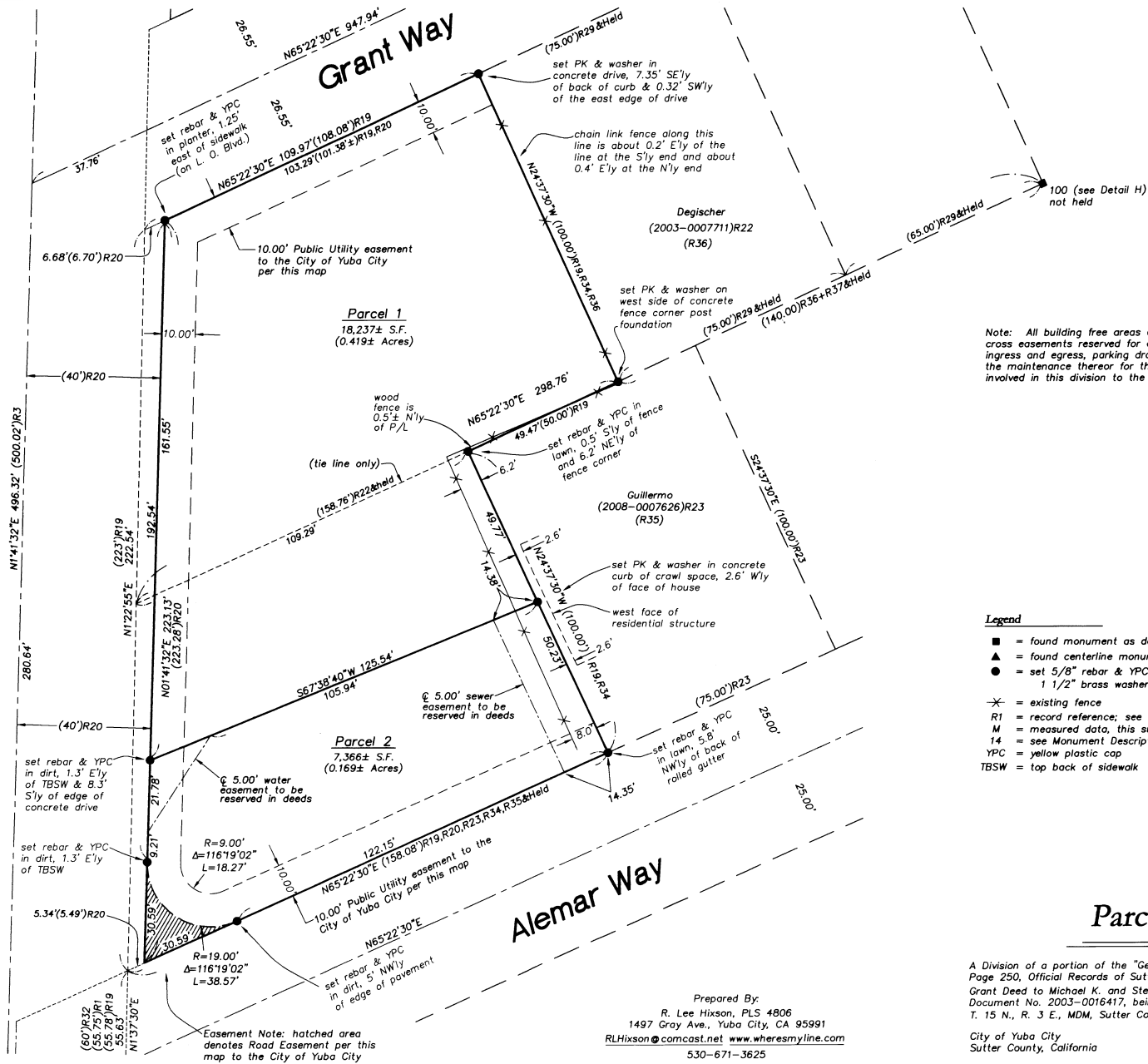
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City of Yuba City  
Sutter County, California  
Sheet 3 of 4

August, 2014  
Scale: 1"=50'

Scale: 1"=20'

Live Oak Blvd.



Note: All building free areas of this map shall have cross easements reserved for all underground utilities, ingress and egress, parking drainage, landscaping, and the maintenance thereof for the benefit of all parcels involved in this division to the satisfaction of the City

**Legend**

- = found monument as described
- ▲ = found centerline monument as described
- = set 5/8" rebar & YPC "LS 4806," or PK nail and 1 1/2" brass washer "LS 4806," as described
- ✱ = existing fence
- R1 = recording reference; see table on Sheet 2
- M = measured data, this survey
- 14 = see Monument Description table on Sheet 3
- YPC = yellow plastic cap
- TBSW = top back of sidewalk

**Parcel Map No. 1213**

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City of Yuba City  
 Sutter County, California

Sheet 4 of 4

August, 2014  
 Scale: 1"=20'