

NOTES:

1. TOTAL AREA OF THIS SUBDIVISION IS 10.13+ ACRES, CONSISTING OF 42 RESIDENTIAL LOTS AND 3 OPEN SPACE LOTS.
2. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, AND ARC LENGTH. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
3. LOTS A, B & C SHOWN HEREON ARE HEREBY DEDICATED IN FEE FOR OPEN SPACE PURPOSES.

BASIS OF BEARINGS:

THE BASIS OF BEARING OF THIS SURVEY IS IDENTICAL WITH THAT OF THE BASIS OF BEARINGS LINE AS SHOWN ON THE FINAL MAP OF CASTLE OAKS UNIT NO. 1, FILED FOR RECORD IN BOOK 6 OF FINAL MAPS, PAGE 81, OFFICIAL RECORDS OF AMADOR COUNTY, FROM BETWEEN FOUND CALTRANS REFERENCE MONUMENTS NO. 250 AND NO. 261, THE BEARING IS GIVEN AS NORTH 66° 54' 19" WEST, AS SHOWN ON STATE HIGHWAY MAP OF ROUTE 104, DISTRICT 10, AMADOR COUNTY AND AS PER GRANT DEED FILED DECEMBER 21, 1990 AS INSTRUMENT NO. 012451, IN BOOK 0626 OF OFFICIAL RECORDS, AT PAGE 0001, AMADOR COUNTY RECORDS.

LEGEND:

- SET 2" BRASS DISK STAMPED L.S. 4768 IN CONCRETE MONUMENT WELL
- SET 1" X 18" IRON PIPE, WITH BRASS TAG STAMPED L.S. 4768, OR A LEAD AND TAG STAMPED L.S. 4768 ON A 4.00' OFFSET. ALL POINTS OF CURVATURE AND ANGLE POINTS ALONG THE STREET RIGHT-OF-WAY ARE MEASURED RADIALLY OR RIGHT ANGLES, UNLESS OTHERWISE NOTED.

- PROPERTY LINE
1.00'
SET WITNESS CORNER, 1" X 18" IRON PIPE WITH BRASS TAG
STAMPED, L.S. 4768 ON A 1.00' OFFSET FRONT PROPERTY
CORNER, UNLESS OTHERWISE NOTED.

- RIGHT OF WAY LINE
- FOUND CAL-TRANS MONUMENT AS NOTED PER 6-5-81
- FOUND MONUMENT AS NOTED

- S.F. SQUARE FOOT
S.N.F. SEARCH NOT FOUND
R & M RECORD AND MEASURED

- A.R.S.A. AMADOR REGIONAL SANITATION AUTHORITY
CALTRANS REFERENCE
N.A.P.O.T.S. NOT A PART OF THIS SUBDIVISION
MONUMENT NO. 261
PER 6-S-81

NAP.O.T.S.
PARCEL B
CASTLE OAKS VILLAGE 8 LLA
DOC. NO. 2017-0002730
REC 04/13/2017

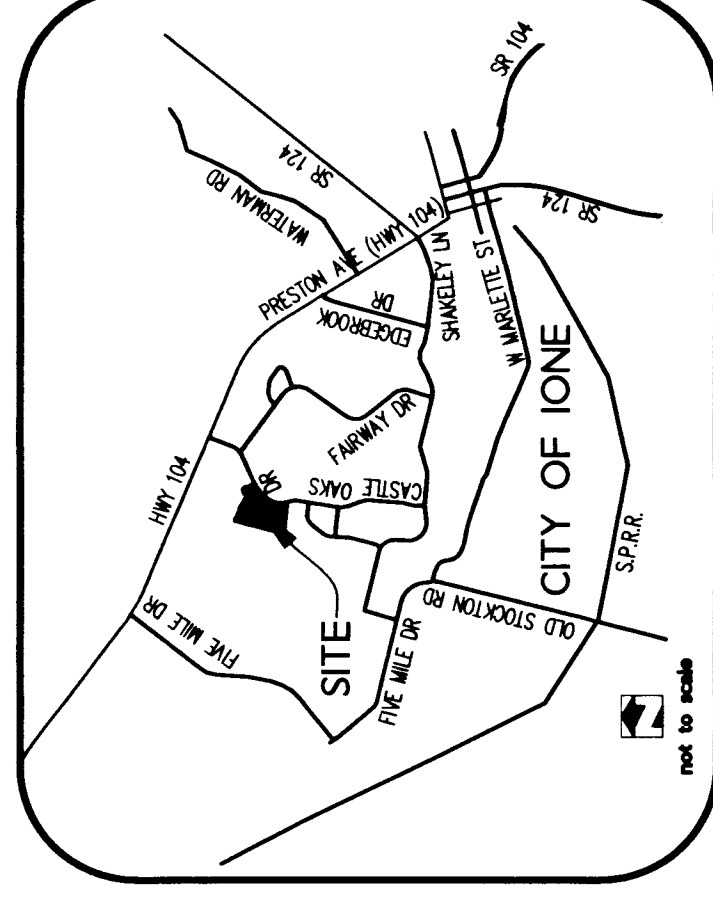
DESIGNATED
REMAINDER
598,547 S.F.

PORTION PARCEL A
DOC. NO. 2017-0002730
REC 04/13/2017

REFERENCES:

- (1) CASTLE OAKS UNIT NO. 1, 6-S-81
- (2) GRANT DEED, 2017-0002730 O.R.

VICINITY MAP



**FINAL SUBDIVISION MAP NO. 169
CASTLE OAKS VILLAGE 8A**

A PORTION OF LOT L AS SHOWN ON THE FINAL MAP OF CASTLE OAKS UNIT 1, FILED FOR RECORD ON JUNE 5, 1992 IN BOOK 6 OF SUBDIVISIONS AT PAGE 81, AND A PORTION OF PARCEL A AS SHOWN ON A LOT LINE ADJUSTMENT PER DEED FILED FOR RECORD ON APRIL 13, 2017 AS DOCUMENT NO. 2017-0002730-00, BOTH OF OFFICIAL RECORDS OF AMADOR COUNTY, CALIFORNIA.

CITY OF IONE COUNTY OF AMADOR CALIFORNIA
AUGUST, 2020

NVS

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