

COURSE LEGEND

1	S 78°26'30" W	48.22'
2	N 77°09'45" W	82.99'
3	R = 25'	88°29'32"
4	N 18°50'15" E	5.00'
5	R = 22'	88°29'32"

L = 38.81'
C = 33.37'

MONUMENT LEGEND

SET 3/4" PIPE TAGGED L.S. 3989
FOUND 3/4" PIPE TAGGED L.S. 3989 PER 11 R.S. 116, UNLESS NOTED
NOTHING FOUND, NOTHING SET
S.E.
P.U.E.
P.S.E.
P.A.E.
N.A.E.

NOTES

- THE GROSS AREA OF LAND CONTAINED WITHIN THE BOUNDARIES OF THIS SUBDIVISION IS 361.77 ACRES CONTAINING 13 LOTS.
- THE EXACT LOCATION OF THE FOLLOWING EASEMENTS ARE NOT DEFINED BY RECORD SURVEYS AND THEREFORE THE LOCATION OF POWER COMPANY PER 97 DEEDS TO NEVADA COUNTY ELECTRIC COMPANY, A PUBLIC UTILITY COMPANY, FOR THE LOCATION OF A POWER LINE TO CHARLES PETERSON FEE 123 DEEDS TO WAY FOR A POWER LINE TO PACIFIC GAS & ELECTRIC CO. PER 123 DEEDS 596 O.R. N.E.D.S. FOREVER GREEN TRAILER TRIPPLERS TO CHARLES LITTON PER 184 O.R. 595, TOLERANCE TO PACIFIC GAS & ELECTRIC CO. PER 47 O.R. 162 & 47 O.R. 218.
- DEED VESTING DEEDS FOR THIS SUBDIVISION ARE HELD BY ENGLISH MOUNTAIN RANCH, INC. VOLUME 199 OFFICIAL RECORDS PAGE 551 NEVADA COUNTY CLERK'S OFFICE RECORDS, + BY CALLOWAY DEVELOPMENT, LLC, DOCUMENT NO. 18-0339282, NEVADA COUNTY RECORDS.

BASIS OF BEARINGS

All bearings herein are based upon monuments shown as found on the Record Survey for the Sierra Joint Community College District, recorded in Book 11 of Surveys at Page 116, Nevada County Records.

FINAL MAP 97-10

LITTON BUSINESS PARK

PHASE ONE

BEING A PORTION OF
E. 1/2 SEC. 22 1/4 W. 1/2 SEC. 23, T. 16 N., R. 8 E., MD.M.
WITHIN THE INCORPORATED TERRITORY OF
GRASS VALLEY, CALIFORNIA

PREPARED BY
NEVADA CITY ENGINEERING, INC.
30318 CANYON STREET • NEVADA CITY, CALIFORNIA

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