

SUBDIVISION MAP NO. 5165 BRETTON WOODS

BEING A SUBDIVISION OF THE WEST 75 ACRES OF THE SOUTHEAST
QUARTER OF SECTION 5, TOWNSHIP 8 NORTH, RANGE 2 EAST, M.D.B. & M.
CITY OF DAVIS YOLO COUNTY STATE OF CALIFORNIA

CUNNINGHAM ENGINEERING

JULY 2020
SHEET 1 OF 5

OWNERS' STATEMENT:

WE, THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE OWNERS OF ALL THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP AND WE CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE BORDER LINES, AND WE DO HEREBY STATE THAT IN ORDER TO PASS CLEAR TITLE TO THE PROPERTY, THE CONSENT OF NO OTHER PERSON IS NECESSARY.

WE DO HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE CITY OF DAVIS FOR PUBLIC PURPOSES, THE FOLLOWING:

- (1) LOT A, IN FEE, FOR PUBLIC TRAIL AND AGRICULTURAL TRANSITION AREA/BUFFER, RESERVING THEREFROM EASEMENT FOR MAINTENANCE FOR LANDSCAPE, IRRIGATION AND TRAIL PURPOSES, GRANTED TO THE HOMEOWNER'S ASSOCIATION UPON ITS FORMATION.
- (2) EASEMENT FOR DRAINAGE PURPOSES ON, OVER, UNDER AND ACROSS LOT 8.
- (3) EASEMENT FOR ACCESS AND MAINTENANCE ON, OVER, UNDER AND ACROSS LOT 8.
- (4) WE DO HEREBY IRREVOCABLY OFFER FOR DEDICATION, IN FEE, TO THE CITY OF DAVIS, A MUNICIPAL CORPORATION, FOR PUBLIC PURPOSES, THE PROPERTY SHOWN HEREON AND DESIGNATED "IOD".

WE DO HEREBY DECLARE A RESERVATION OF THE FOLLOWING:

1. AN EASEMENT FOR ACCESS AND MAINTENANCE ON, OVER, UNDER AND ACROSS LOT 8 GRANTED TO THE HOMEOWNER'S ASSOCIATION UPON ITS FORMATION.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THEIR NAMES TO BE SUBSCRIBED ON THIS _____ DAY OF _____, 2020.

BRETTON WOODS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____
NAME TITLE

NOTARY ACKNOWLEDGMENT:

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.

STATE OF _____)
COUNTY OF _____) §.

ON _____, BEFORE ME, _____, NOTARY PUBLIC, PERSONALLY APPEARED _____ 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.

BY: (NOTARY PUBLIC SIGNATURE) _____

NAME: (PRINT NAME) _____

NOTARY'S PRINCIPAL PLACE OF BUSINESS (COUNTY) _____

NOTARY'S COMMISSION EXPIRES _____

NOTARY'S COMMISSION NUMBER _____

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF BINNING RANCH HOLDING COMPANY ON AUGUST 2018.

I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE ONE YEAR OF THE DATE BELOW, 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.

MATT D. MORROW, L.S. 8501

DATED _____



SEPARATELY RECORDED DOCUMENTS

DRAINAGE CHANNEL EASEMENT - NORTH _____

DRAINAGE CHANNEL EASEMENT - SOUTH _____

PARCEL 6 DRAINAGE CHANNEL EASEMENT _____

PARCEL 8 DRAINAGE CHANNEL EASEMENT _____

PARCEL 6 AGRICULTURAL TRANSITION ZONE IOD _____

PARCEL 8 AGRICULTURAL TRANSITION ZONE IOD _____

SUTTER PARCEL B IRREVOCABLE OFFER OF DEDICATION _____

SUTTER REMAINDER IRREVOCABLE OFFER OF DEDICATION _____

RECORDING INFORMATION

COUNTY TAX COLLECTOR'S STATEMENT:

I, THE UNDERSIGNED, TAX COLLECTOR AND REDEMPTION OFFICER OF YOLO COUNTY, STATE OF CALIFORNIA, DO HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE, THERE ARE NO LIENS AGAINST THIS PROPERTY NOR ANY PART THEREOF FOR UNPAID STATE, COUNTY MUNICIPAL, OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE.

FURTHERMORE, PURSUANT TO THE YOLO COUNTY BOARD OF SUPERVISORS' RESOLUTION NO. 89-168, I DO HEREBY STATE ON BEHALF OF THE CLERK OF THE BOARD OF SUPERVISORS THAT CHAPTER 4, ARTICLE 8, OF THE SUBDIVISION MAP ACT HAS BEEN COMPLIED WITH REGARDING DEPOSITS.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THEIR NAME TO BE SUBSCRIBED ON THIS _____ DAY OF _____, 2020.

COUNTY TAX COLLECTOR OF YOLO COUNTY, CALIFORNIA

CITY ENGINEER STATEMENT:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP OF SUBDIVISION NO. 5165 "BRETTON WOODS", AND THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATED: _____

DIANNA JENSEN, RCE 56636
CITY ENGINEER OF THE CITY OF DAVIS

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF SUBDIVISION NO. 5165, "BRETTON WOODS", AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATED: _____

KENNETH G. SKILLMAN III, LS 7197
ON BEHALF OF THE CITY ENGINEER OF THE CITY OF DAVIS

CITY CLERK'S STATEMENT:

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF DAVIS HAS APPROVED THIS PLAT OF SUBDIVISION NO. 5165 ENTITLED "BRETTON WOODS" AND HAS ACCEPTED, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE PUBLIC ALL RIGHTS-OF-WAY AND EASEMENTS HEREON OFFERED FOR DEDICATION.

PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT THE FOLLOWING EASEMENTS ARE HEREBY ABANDONED AND ARE NOT SHOWN HEREON: 15' ROAD AND DRAINAGE EASEMENT PER 757 OR 478, 10' DRAINAGE EASEMENT PER 757 OR 483, AND 10' DRAINAGE EASEMENT PER 949 OR 394.

ZOE S. MIRABILE
CITY CLERK, CITY OF DAVIS

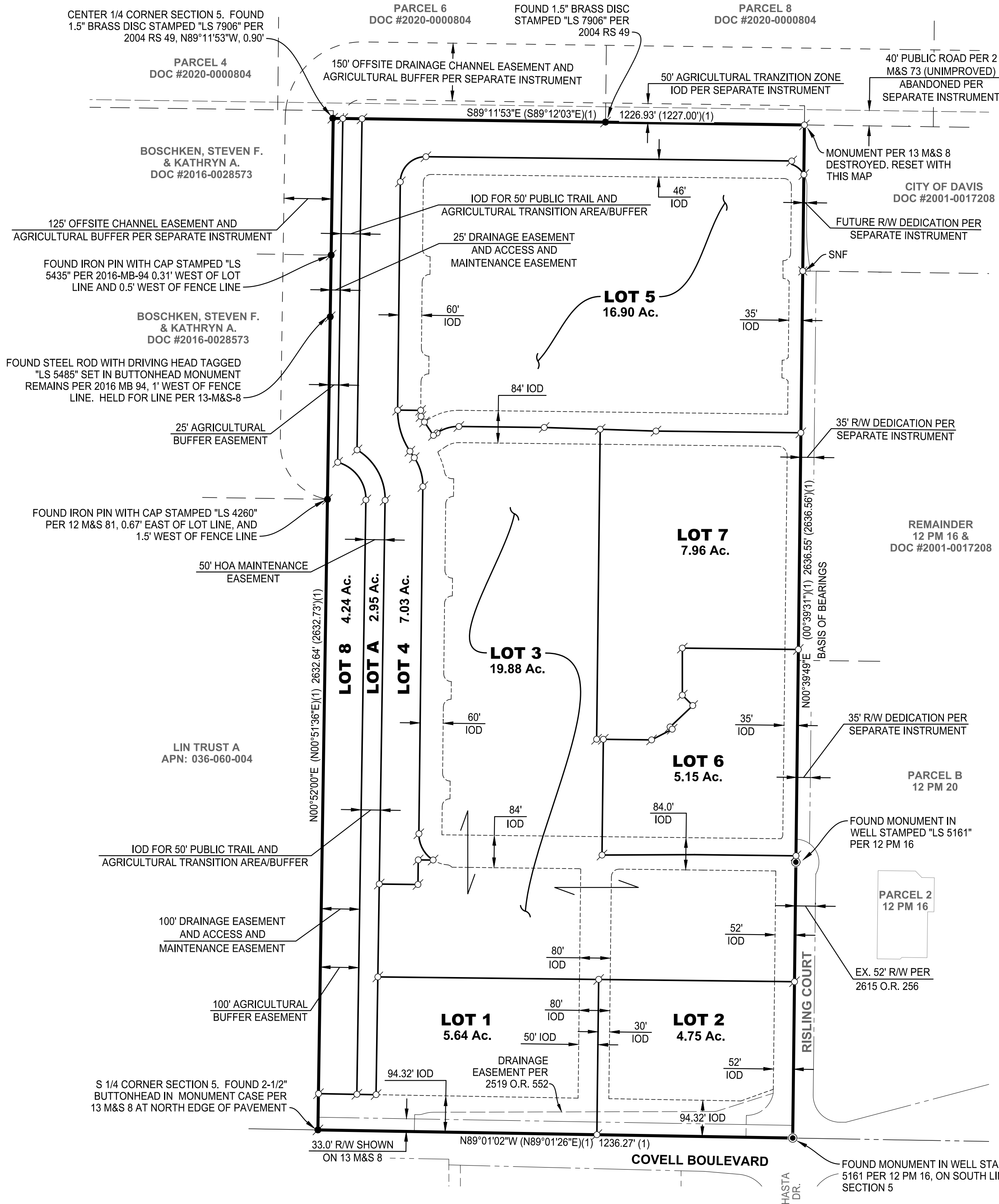
DATED _____

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2020, AT _____ M IN BOOK 2020 OF _____, AT PAGE(S) _____, AT THE REQUEST OF _____

COUNTY RECORDER - COUNTY OF YOLO

BY:



BASIS OF BEARINGS:

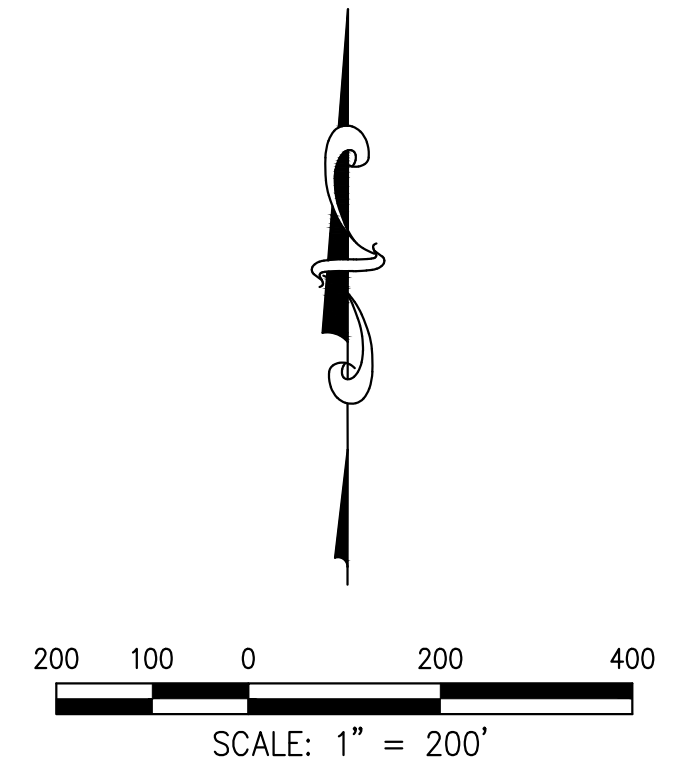
THE BASIS OF BEARINGS OF THIS SURVEY IS THE EAST LINE OF THIS PROPERTY, TAKEN AS NORTH 00°39'49" EAST BASED ON GRID BEARINGS (CCS83 ZONE 2)

LEGEND:

- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED IOD
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- DIMENSION POINT (NOTHING FOUND OR SET)
- FOUND MONUMENT AS DESCRIBED
- MONUMENT SEARCHED FOR - NOT FOUND
- FOUND STANDARD CITY OF DAVIS CASED MONUMENT
- SET 5/8" REBAR WITH PLASTIC CAP - LS 8501
- PUE PUBLIC UTILITY EASEMENT
- IOD IRREVOCABLE OFFER OF DEDICATION
- R/W RIGHT-OF-WAY
- SNF SEARCHED FOR - NOT FOUND
- (1) RECORD PER 13 M&S 8

NOTES:

1. THE SUM OF THE INDIVIDUAL PARTS OF A GIVEN LINE OR CURVE MAY NOT EQUAL THE OVERALL QUANTITY DUE TO ROUNDING.
2. ALL BEARINGS SHOWN ARE GRID BEARINGS (CCS83 ZONE 2). DISTANCES ARE GROUND DISTANCES, C.F. 0.99995821. SCALE POINT IS THE FOUND MONUMENT AT THE NORTH END OF RISLING PLACE: N 1,966,910.000, EAST 6,626,696.812, ELEVATION 48.65 FEET.
3. ALL DISTANCES SHOWN ARE EXPRESSED IN UNITED STATES SURVEY FEET AND DECIMALS THEREOF.
4. EASEMENTS OR OTHER ENCUMBRANCES MAY AFFECT SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.



**SUBDIVISION MAP NO. 5165
BRETTON WOODS**

BEING A SUBDIVISION OF THE WEST 75 ACRES OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 8 NORTH, RANGE 2 EAST, M.D.B. & M. CITY OF DAVIS YOLO COUNTY STATE OF CALIFORNIA
CUNNINGHAM ENGINEERING

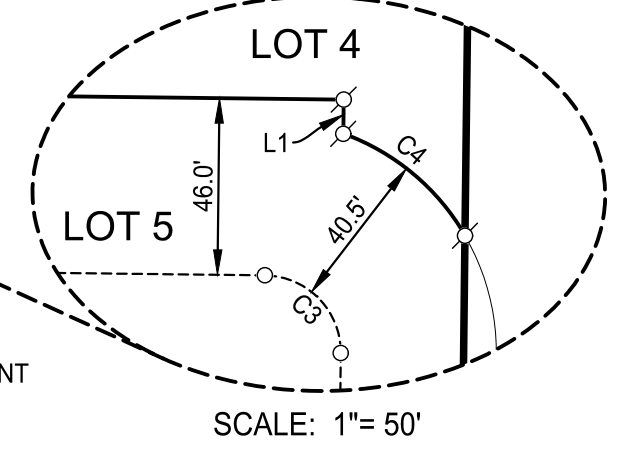
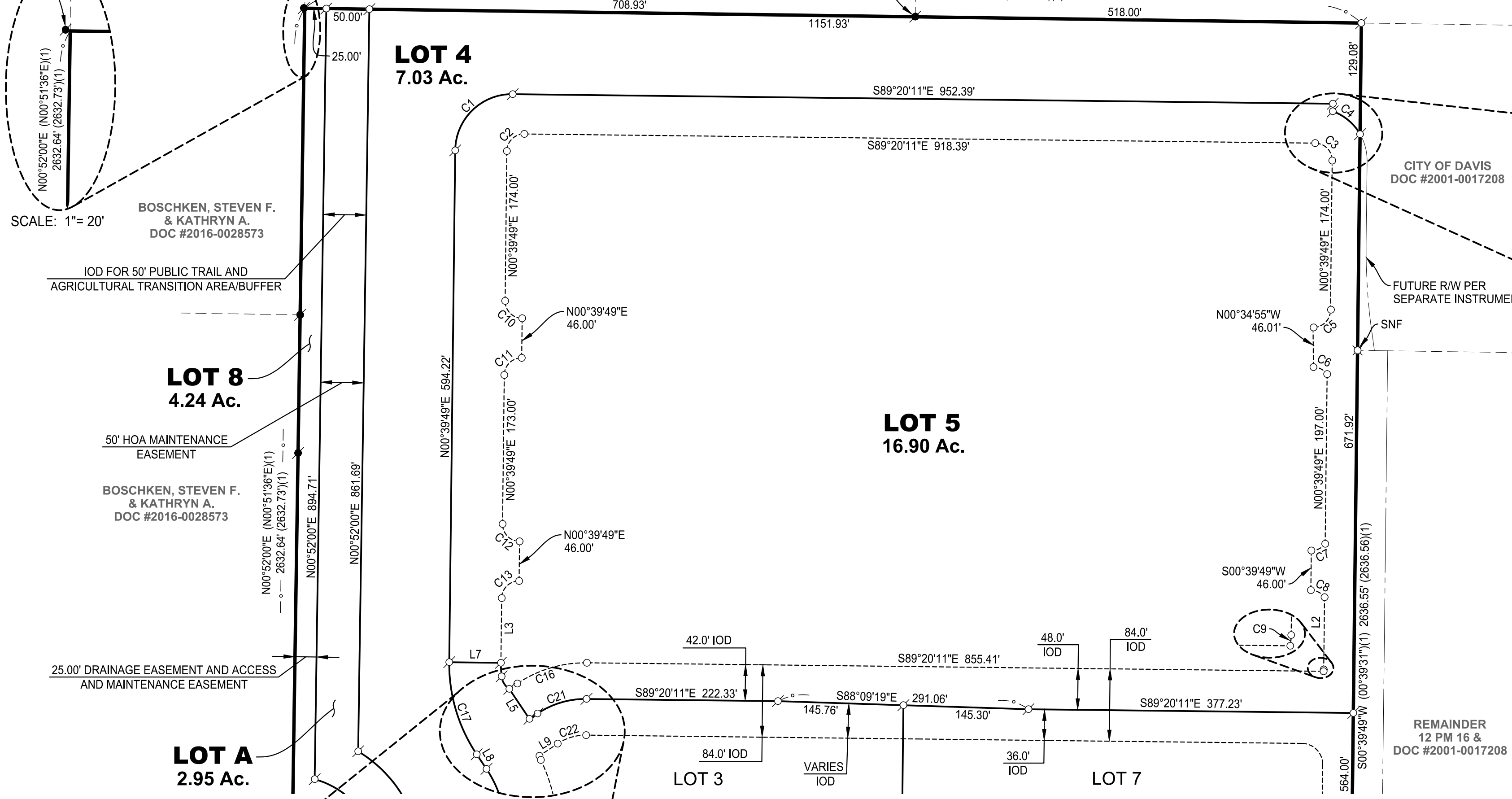
JULY 2020
SHEET 2 OF 5

CENTER 1/4 CORNER SECTION 5. FOUND 1.5" BRASS DISC STAMPED "LS 7906" PER 2004 RS 49, N89°11'53"W, 0.90'

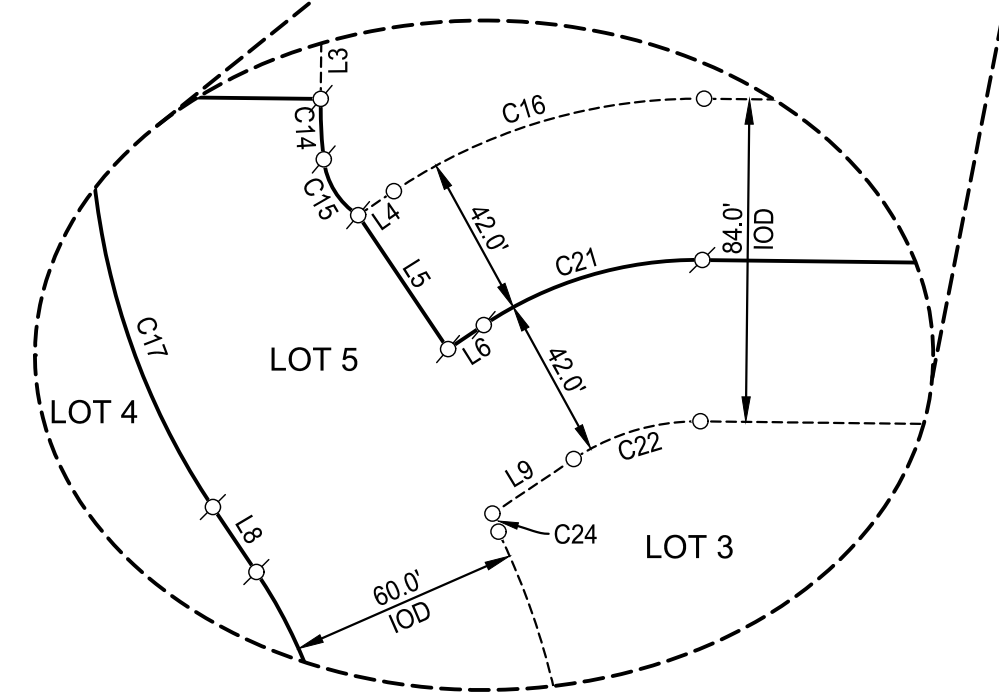
PARCEL 6
DOC #2020-0000804

FOUND 1.5" BRASS DISC STAMPED "LS 7906" PER 2004 RS 49
S89°11'53"E (S89°12'03"E)(1)
1226.93' (1227.00')(1)

PARCEL 8
DOC #2020-0000804

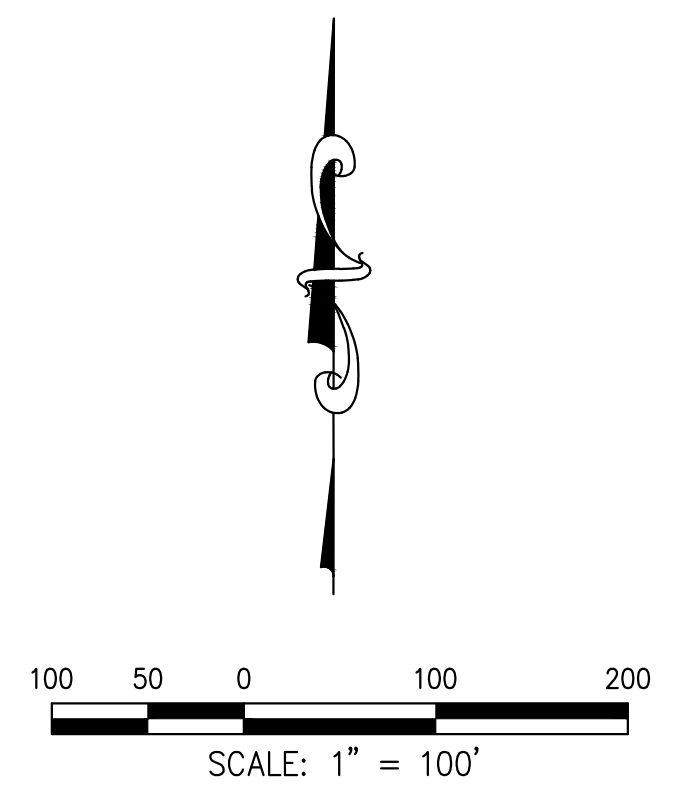


LINE TABLE		
LINE	LENGTH	BEARING
L1	8.90'	S00°39'49"W
L2	84.00'	S00°39'49"W
L3	75.22'	S00°39'49"W
L4	11.21'	N56°07'38"E
L5	42.00'	S33°52'22"E
L6	11.21'	N56°07'38"E
L7	60.00'	S89°20'11"E
L8	20.38'	S33°52'22"E
L9	25.50'	N56°07'38"E



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	103.67'	66.00'	90°00'00"	S45°39'49"W, 93.34'
C2	31.42'	20.00'	90°00'00"	S45°39'49"W, 28.28'
C3	31.42'	20.00'	90°00'00"	N44°20'11"W, 28.28'
C4	42.19'	60.50'	39°57'25"	N50°03'15"W, 41.34'
C5	31.42'	20.00'	90°00'00"	N45°39'49"E, 28.28'
C6	18.55'	20.00'	53°07'48"	N62°46'17"W, 17.89'
C7	18.55'	20.00'	53°07'48"	N64°05'54"E, 17.89'
C8	18.55'	20.00'	53°07'48"	N62°46'17"W, 17.89'
C9	2.00'	14.00'	8°11'56"	N04°45'47"E, 2.00'
C10	31.42'	20.00'	90°00'00"	S44°20'11"E, 28.28'
C11	31.42'	20.00'	90°00'00"	S45°39'49"W, 28.28'
C12	31.42'	20.00'	90°00'00"	S44°20'11"E, 28.28'
C13	31.42'	20.00'	90°00'00"	S45°39'49"W, 28.28'
C14	15.77'	128.00'	7°03'40"	S02°52'01"E, 15.76'
C15	17.63'	20.00'	50°30'51"	S31°39'17"E, 17.07'
C16	85.59'	142.00'	34°32'11"	S73°23'43"W, 84.30'
C17	113.32'	188.00'	34°32'11"	S16°36'17"E, 111.61'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C21	60.28'	100.00'	34°32'11"	S73°23'43"W, 59.37'
C22	34.96'	58.00'	34°32'11"	S73°23'43"W, 34.43'
C24	5.00'	19.50'	14°42'20"	S18°36'21"E, 4.99'



SUBDIVISION MAP NO. 5165
BRETTON WOODS
 BEING A SUBDIVISION OF THE WEST 75 ACRES OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 8 NORTH, RANGE 2 EAST, M.D.B. & M. CITY OF DAVIS YOLO COUNTY STATE OF CALIFORNIA
CUNNINGHAM ENGINEERING
 JULY 2020
 SHEET 3 OF 5

BOSCHKEN, STEVEN F.
& KATHRYN A.
DOC #2016-0028573

LIN TRUST A
APN: 036-060-004

SEE SHEET 3

LOT 5

LOT 7
7.96 Ac.

LOT 3
19.88 Ac.

LOT 6
5.15 Ac.

LOT 4
7.03 Ac.

LOT 8
4.24 Ac.

LOT A
2.95 Ac.

REMAINDER
12 PM 16 &
DOC #2001-0017208

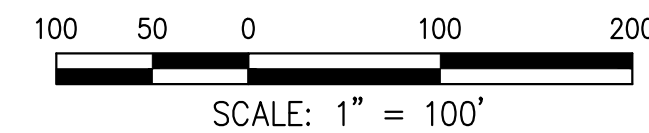
PARCEL B
12 PM 20

RISLING COURT
2615 O.R. 256

SEE SHEET 5

LINE TABLE		
LINE	LENGTH	BEARING
L5	42.00'	S33°52'22"E
L6	11.21'	N56°07'38"E
L7	60.00'	S89°20'11"E
L8	20.38'	S33°52'22"E
L9	25.50'	N56°07'38"E
L10	4.09'	S89°20'11"E
L11	72.00'	N00°39'49"E
L12	38.68'	S89°20'11"E
L13	64.00'	N00°39'49"E
L14	100.72'	S89°20'11"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C14	15.77'	128.00'	7°03'40"	S02°52'01"E, 15.76'
C15	17.63'	20.00'	50°30'51"	S31°39'17"E, 17.07'
C17	113.32'	188.00'	34°32'11"	S16°36'17"E, 111.61'
C18	157.08'	150.00'	60°00'00"	N29°08'00"W, 150.00'
C19	131.81'	100.00'	75°31'20"	N36°53'40"W, 122.47'
C20	79.57'	132.00'	34°32'11"	N16°36'17"W, 78.37'
C21	60.28'	100.00'	34°32'11"	S73°23'43"W, 59.37'
C22	34.96'	58.00'	34°32'11"	S73°23'43"W, 34.43'
C23	37.70'	24.00'	90°00'00"	N44°20'11"W, 33.94'
C24	5.00'	19.50'	14°42'20"	S18°36'21"E, 4.99'
C25	51.45'	192.00'	15°21'15"	N18°16'53"W, 51.30'
C26	27.48'	20.00'	78°43'56"	S49°58'14"E, 25.37'
C27	31.42'	20.00'	90°00'00"	S45°39'49"W, 28.28'
C28	31.42'	20.00'	90°00'00"	S44°20'11"E, 28.28'
C29	31.42'	20.00'	90°00'00"	S45°39'49"W, 28.28'
C30	31.42'	20.00'	90°00'00"	S44°20'11"E, 28.28'
C31	31.42'	20.00'	90°00'00"	S45°39'49"W, 28.28'
C32	31.42'	20.00'	90°00'00"	S44°20'11"E, 28.28'
C33	31.42'	20.00'	90°00'00"	S45°39'49"W, 28.28'
C34	2.00'	20.00'	5°44'21"	S02°12'22"E, 2.00'
C35	119.80'	80.00'	85°48'11"	S42°14'17"E, 108.92'
C36	81.28'	80.00'	58°12'42"	S28°26'32"E, 77.83'
C37	38.52'	80.00'	27°35'29"	S71°20'38"E, 38.15'
C38	14.82'	20.00'	42°26'32"	N63°55'07"W, 14.48'
C41	11.14'	14.00'	45°35'05"	N23°27'21"E, 10.85'



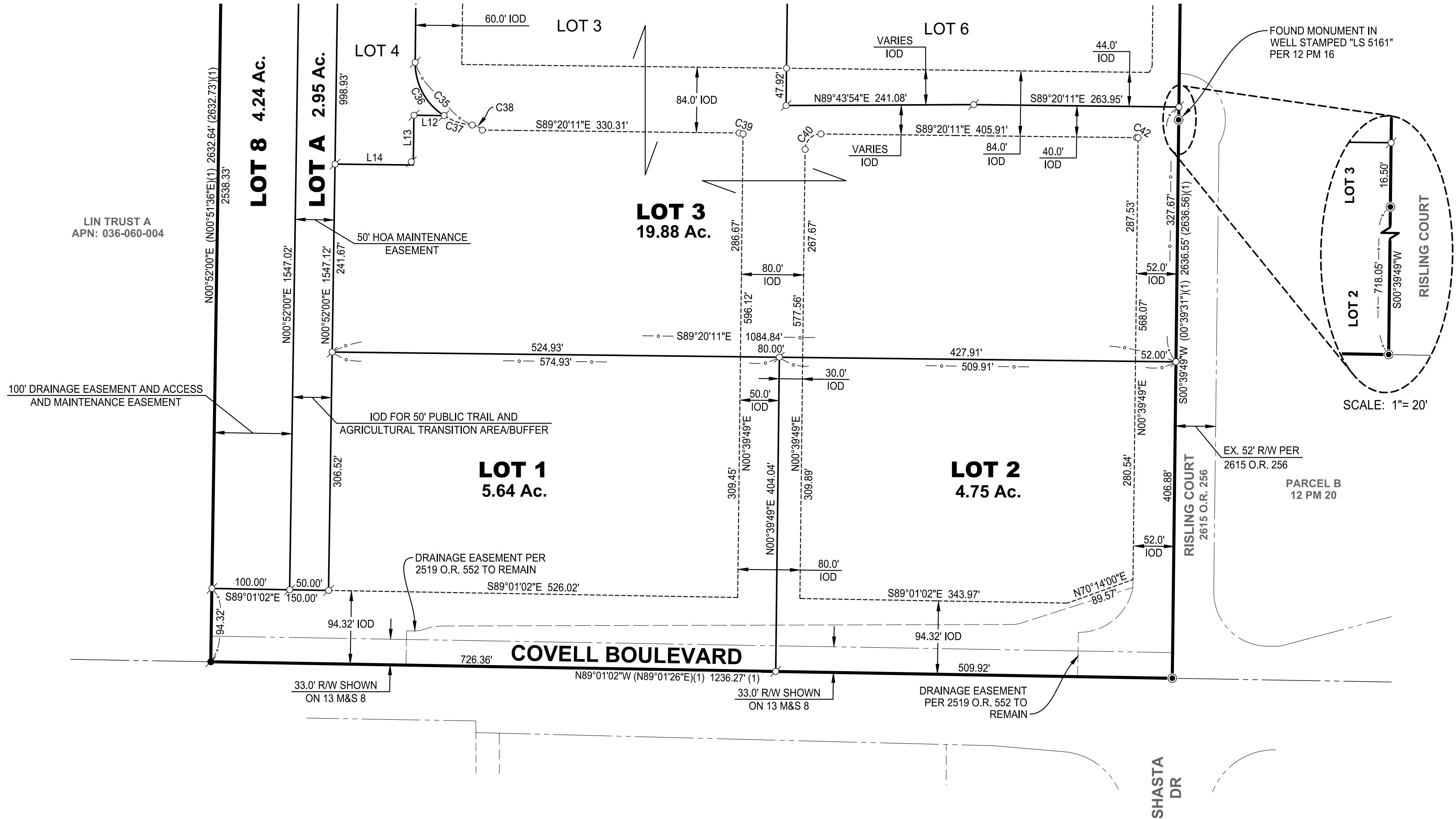
SUBDIVISION MAP NO. 5165 BRETTON WOODS

BEING A SUBDIVISION OF THE WEST 75 ACRES OF THE SOUTHEAST
QUARTER OF SECTION 5, TOWNSHIP 8 NORTH, RANGE 2 EAST, M.D.B. & M.
CITY OF DAVIS YOLO COUNTY STATE OF CALIFORNIA

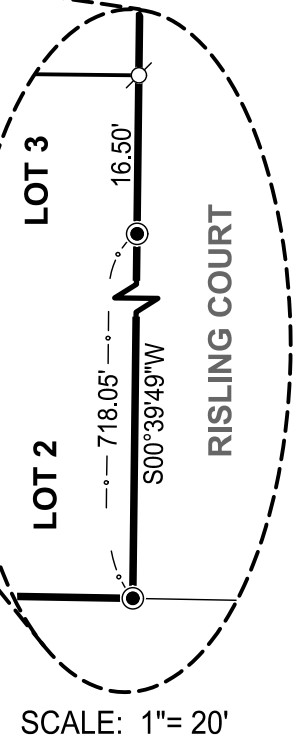
CUNNINGHAM ENGINEERING

JULY 2020
SHEET 4 OF 5

SEE SHEET 4



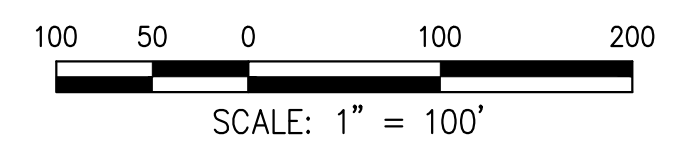
FOUND MONUMENT IN WELL STAMPED "LS 5161" PER 12 PM 16



SCALE: 1" = 20'

LINE TABLE		
LINE	LENGTH	BEARING
L12	38.68'	S89°20'11"E
L13	64.00'	N00°39'49"E
L14	100.72'	S89°20'11"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C35	119.80'	80.00'	85°48'11"	S42°14'17"E, 108.92'
C36	81.28'	80.00'	58°12'42"	S28°26'32"E, 77.83'
C37	38.52'	80.00'	27°35'29"	S71°20'38"E, 38.15'
C38	14.82'	20.00'	42°26'32"	N63°55'07"W, 14.48'
C39	5.13'	13.00'	22°37'12"	N78°01'35"W, 5.10'
C40	31.42'	20.00'	90°00'00"	S45°39'49"W, 28.28'
C42	2.01'	14.00'	8°12'47"	N85°13'48"W, 2.01'



SUBDIVISION MAP NO. 5165 BRETTON WOODS

BEING A SUBDIVISION OF THE WEST 75 ACRES OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 8 NORTH, RANGE 2 EAST, M.D.B. & M. CITY OF DAVIS YOLO COUNTY STATE OF CALIFORNIA
CUNNINGHAM ENGINEERING
JULY 2020
SHEET 5 OF 5