



**LEGEND:**

- |  |   |
|--|---|
| SET CONCRETE NAIL AND TAG, L.S. 4312   | FOUND CAL-TRANS MONUMENT AS NOTED PER 6-S-81  |
| SET 2" IRON PIPE WITH TAG, L.S. 4312   | FOUND MONUMENT AS NOTED                       |
| SET 3/8" BY 18" LONG REBAR WITH CAP STAMPED L.S. 4312 AT ALL REAR LOT CORNERS, ANGLE POINTS AND SET 1" BRASS DISK L.S. 4312 FOR FRONT CORNERS AT 2.00' PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS.. | FOUND BRASS DISK STAMPED L.S. 5854 PER 8-S-48 |
|  | S.F. SQUARE FOOT                              |
|  | P.U.E. PUBLIC UTILITY EASEMENT                |
|  | P.F.E. PUBLIC FACILITY EASEMENT               |
|  | (R) RADIAL LINE                               |
|  | R&M RECORD AND MEASURED                       |
|  | SFNF SEARCHED FOR NOT FOUND                   |

**NOTES:**

1. TOTAL AREA OF THIS SUBDIVISION IS 44.16 ± ACRES, CONSISTING OF 168 RESIDENTIAL LOTS AND 10 MISCELLANEOUS 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, D, E, F, G AND I SHOWN HEREON SHALL BE GRANTED IN FEE TO THE CITY OF IONE FOR OPEN SPACE PURPOSES.
4. LOT C, H AND J FOR ROAD, PUBLIC UTILITY, SEWER, DRAINAGE, AND TELEPHONE PURPOSES AND APPURTENANCES THERETO.
5. ALL LOTS ARE GRADED ABOVE THE F.E.M.A. 100 YEAR FLOOD PLANE AT ELEVATIONS SHOWN ON THE IMPROVEMENT PLANS FOR CASTLE OAKS VILLAGE 3.

## REFERENCES:

- (1) CASTLE OAKS UNIT NO. 1, 6-5-81
- (2) RECORD OF SURVEY 31-M-1
- (3) GRANT DEED, 626 O.R. 001
- (4) RECORD OF SURVEY 5-M-32
- (5) RECORD OF SURVEY 7-M-60
- (6) DOC NO. 2002-009452

**FINAL SUBDIVISION MAP NO. 160  
CASTLE OAKS VILLAGE 3**

A PORTION OF THE REMAINDER PARCEL AS SHOWN ON THE "FINAL MAP OF CASTLE OAKS UNIT NO. 1", FILED FOR RECORD ON JUNE 5, 1992 IN BOOK 6 OF SUBDIVISIONS, AT PAGE 81, OFFICIAL RECORDS OF AMADOR COUNTY

**CITY OF IONE**  
**COUNTY OF AMADOR**  
**CALIFORNIA**

NOVEMBER, 2006

**SEE SHEET 8**

0 20 40  
SCALE: 1" = 40'

# ETON

**B E Y O N D E N G I N E E R I N G**

2005 MATTHEWS PARK DRIVE, 4TH FLOOR      SACRAMENTO, CA 95833  
916.411.9999    TOLL FREE 800.411.9999    FAX 916.411.9999    WWW.BEYONDENGINEERING.COM

JOB NO. : SAB014807

**WWW.AIAA.ORG**  
**SHEET 7 OF 11 SHEETS**