

SPRING CREEK SUBDIVISION
UNIT No. 1

NOTE:

MINIMUM BUILDING SETBACKS ARE ESTABLISHED AS BEING 20' FROM ALL FRONT PROPERTY LINES, 15' FROM ALL REAR PROPERTY LINES & 5' FROM ALL SIDE LOT LINES, UNLESS OTHERWISE NOTED ON PLAT.

10' PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED ON ALL FRONT LOT LINES & 5' PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED ON ALL SIDE LOT LINES.

SUBDIVISION MAP No. 79

IONE OAKS

UNIT No. 1

BEING A PORTION OF RANCHO ARROYO SECO,
CITY OF IONE, COUNTY OF AMADOR, STATE OF CALIFORNIA

TOMA & ANDERSON

Land Surveyors - Planners
41 Summit Street
Jackson, Ca 95642
(209) 223-0156
FAX (209) 223-5653

June, 1996

Scale: 1" = 40'

NOTES and LEGEND

● DENOTES 3/4" REBAR W/PLASTIC CAP STAMPED L.S. 3570 AND SET ON THIS SURVEY.

⊙ DENOTES 3/4" REBAR W/PLASTIC CAP STAMPED L.S. 3570 AND SET IN MONUMENT WELL ON THIS SURVEY.

○ DENOTES A FOUND MONUMENT, THE CHARACTER OF WHICH IS NOTED.

* DENOTES A MATHEMATICAL POINT ONLY, NOTHING FOUND OR SET.

() DENOTES RECORD DATA PER 3/M/39.

(//) DENOTES RECORD DATA PER 9/M/49.

(///) DENOTES RECORD DATA PER 17/M/49.

(//) DENOTES RECORD DATA PER 191-O.R.-490.

(//) DENOTES RECORD DATA PER 592-O.R.-510.

/// DENOTES AREA OFFERED FOR DEDICATION TO THE CITY OF IONE.

Ⓛ DENOTES LIMITS OF 50' NON-EXCLUSIVE ROAD AND UTILITY EASEMENT PER 191-O.R.-490.

BASIS of BEARINGS

THE MERIDIAN OF THIS SURVEY IS BASED UPON A LINE ALONG THE NORTH SIDE OF MARLETTE STREET, BETWEEN LOTS 1 & 10 OF "SPRINGCREEK SUBDIVISION UNIT No. 1" RECORDED IN BOOK 5 OF SUBDIVISION MAPS AT PAGE 62, AMADOR COUNTY RECORDS, THE BEARING OF WHICH LINE IS N. 76° 40' 48" E.

RADIAL BEARINGS

- 1 N. 87° 44' 05" W.
- 2 S. 42° 16' 14" W.
- 3 S. 42° 16' 14" W.
- 4 S. 58° 15' 24" W.
- 5 N. 65° 09' 18" W.
- 6 N. 17° 29' 51" W.
- 7 N. 37° 55' 21" E.
- 8 N. 37° 55' 21" E.
- 9 N. 12° 04' 20" W.
- 10 S. 12° 04' 20" E.
- 11 S. 75° 54' 18" E.
- 12 N. 88° 17' 33" N.
- 13 S. 12° 57' 47" E.
- 14 S. 12° 57' 47" E.
- 15 S. 85° 10' 33" E.
- 16 N. 79° 40' 30" E.
- 17 N. 12° 04' 20" W.
- 18 N. 12° 04' 30" W.
- 19 S. 87° 44' 05" E.

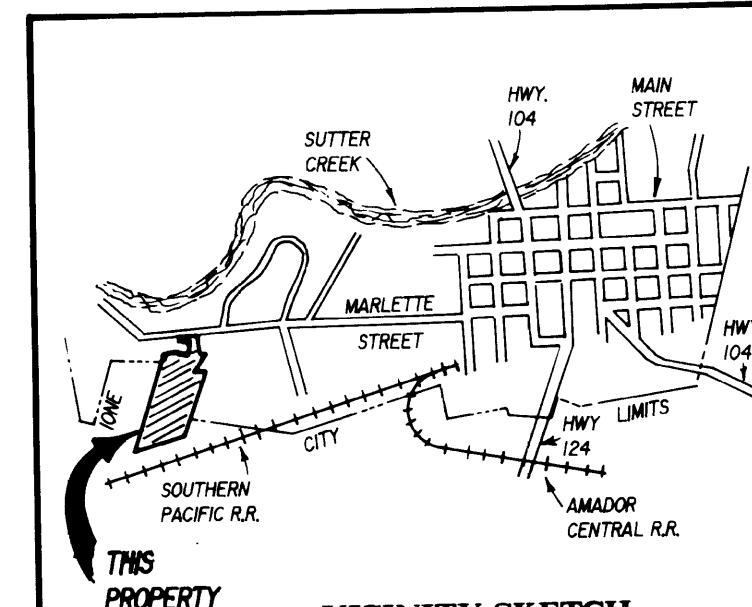
NOTE:

THERE IS A BLANKET EASEMENT FOR DRAINAGE WAYS AND APPURTENANCES, TOGETHER WITH A RIGHT OF GENERAL MAINTENANCE THEREOF, OVER THE REMAINDER PARCEL TO THE NATURAL DRAINAGE COURSES.

THE EXACT LOCATION OF THIS EASEMENT WILL BE DETERMINED UPON THE CONSTRUCTION AND/OR DEVELOPMENT OF UNIT No. 2.

FLOOD PLANE NOTE

ALL LOTS ARE GRADED ABOVE THE F.E.M.A. 100 YEAR FLOOD PLANE AS SHOWN ON THE IMPROVEMENT PLANS FOR IONE OAKS SUBDIVISION - PHASE I, DATED 1/30/96.



VICINITY SKETCH
(NOT TO SCALE)

SHEET 2 OF 2 SHEETS

