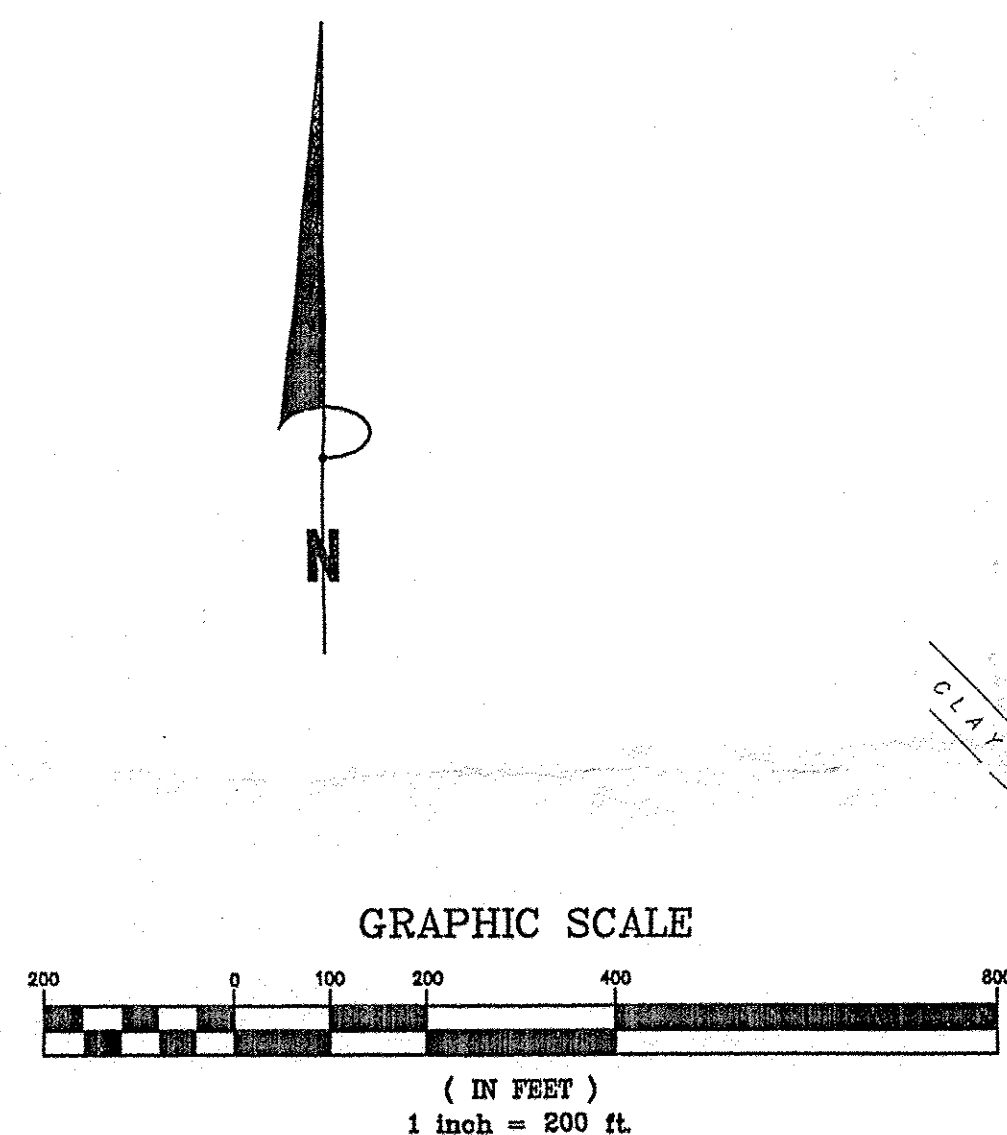




BEING A PORTION OF THE SE. 1/4 OF SECTION 7 & THE N. 1/2 OF SECTION 18 T. 16 N., R. 9 E. M.D.M.,
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF NEVADA, CALIFORNIA.
SCALE 1" = 200' DUNDAS & DUNDAS OCTOBER 2008

DUNDAS & DUNDAS
GRASS VALLEY, CA



HURST RANCH LLC.
STAN HOER, MANAGER
22122 WEST HACIENDA DRIVE
GRASS VALLEY, CA 95949
(530) 32-2918

DUNDAS & DUNDAS
RONALD S. DUNDAS P.L.S. 4415
16906 AILEEN WAY
GRASS VALLEY, CA 95949
(530) 274-1616

A.P.N.
GENERAL PLAN DESIGNATION
ZONING
STREET ADDRESS

37-010-14,15,16
ESTATE-PLANNED DEVELOPMENT, MIXED RESIDENTIAL ESTATE
(PROPOSED) R1-SP-X,& OS
13433 GRACIE ROAD

2. COMMUNITY SERVICE INFORMATION

- WATER
- SEWAGE DISPOSAL
- POWER
- TELEPHONE
- FIRE PROTECTION
- SCHOOL DISTRICTS

NEVADA IRRIGATION DISTRICT
CITY OF NEVADA CITY
PACIFIC GAS AND ELECTRIC
PACIFIC BELL
CITY OF NEVADA CITY
NEVADA CITY SCHOOL DISTRICT
NEVADA JOINT UNION HIGH SCHOOL DISTRICT

3. CONTOURS SHOWN HEREON ARE FROM A CONTROLLED AERIAL FLIGHT AND
RESULTANT MAPPING. CONTOUR INTERVAL IS 5 FEET.

4. AREA CALCULATIONS

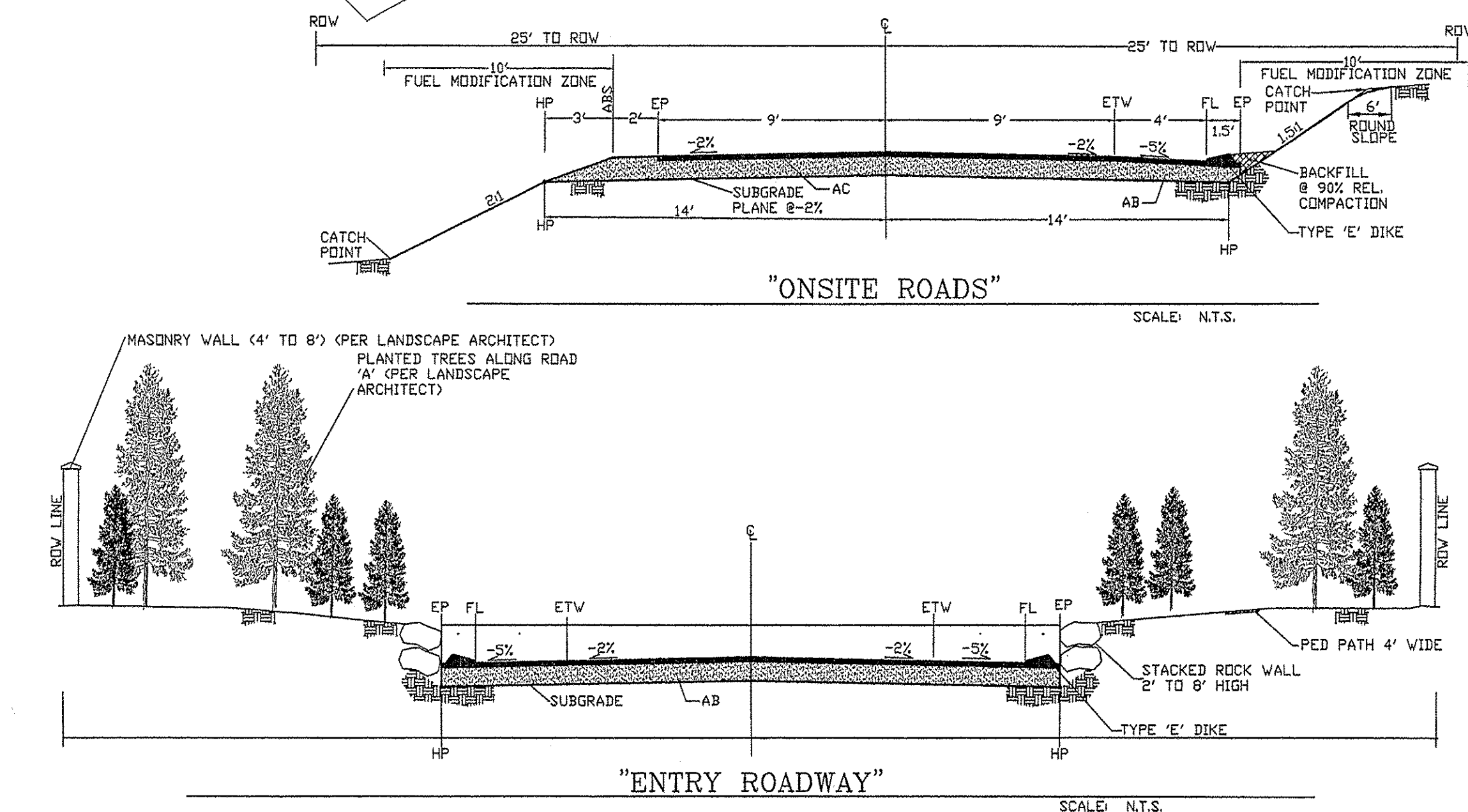
LOT AREA	
ROAD AREA	
COMMON AREA/OPEN SPACE	
TOTAL	=

66.78 Ac.	75%
8.53 Ac.	9%
14.72 Ac.	16%
90.03 Ac.	100%

PHASE 1
PHASE 2

LOTS 1-41
LOTS 42 -75

	30% + SLOPE AREAS
	DRAINAGE SETBACKS
	BIOLOGICALLY SENSITIVE AREAS
	EXISTING DIRT ROADS



PREPARED BY: DUNDAS & DUNDAS

16906 AILEEN WAY
GRASS VALLEY, CA 95959
(530) 274-1616

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TENTATIVE FINAL MAP

HURST RANCH LLC.

"HURST RANCH ESTATES"

13433 GRACIE ROAD
NEVADA CITY, CA 95959

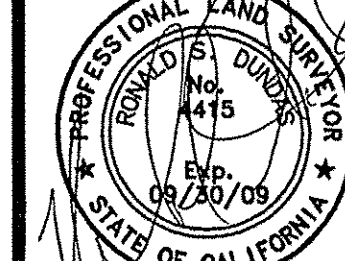
DRAWN:	R.S.D.	TITLE:
DATE:	10/07/08	

CHECKED: _____ CLIENT: _____

REV. NO: _____
DATE: _____
FILE NAME: 2008 24 DWG

FILE NAME:	2008-24.DWG
JOB NO:	2008-24

SEA



SHEET NO:

1

SHEET 1 OF 1

SCALE: 1" = 200'