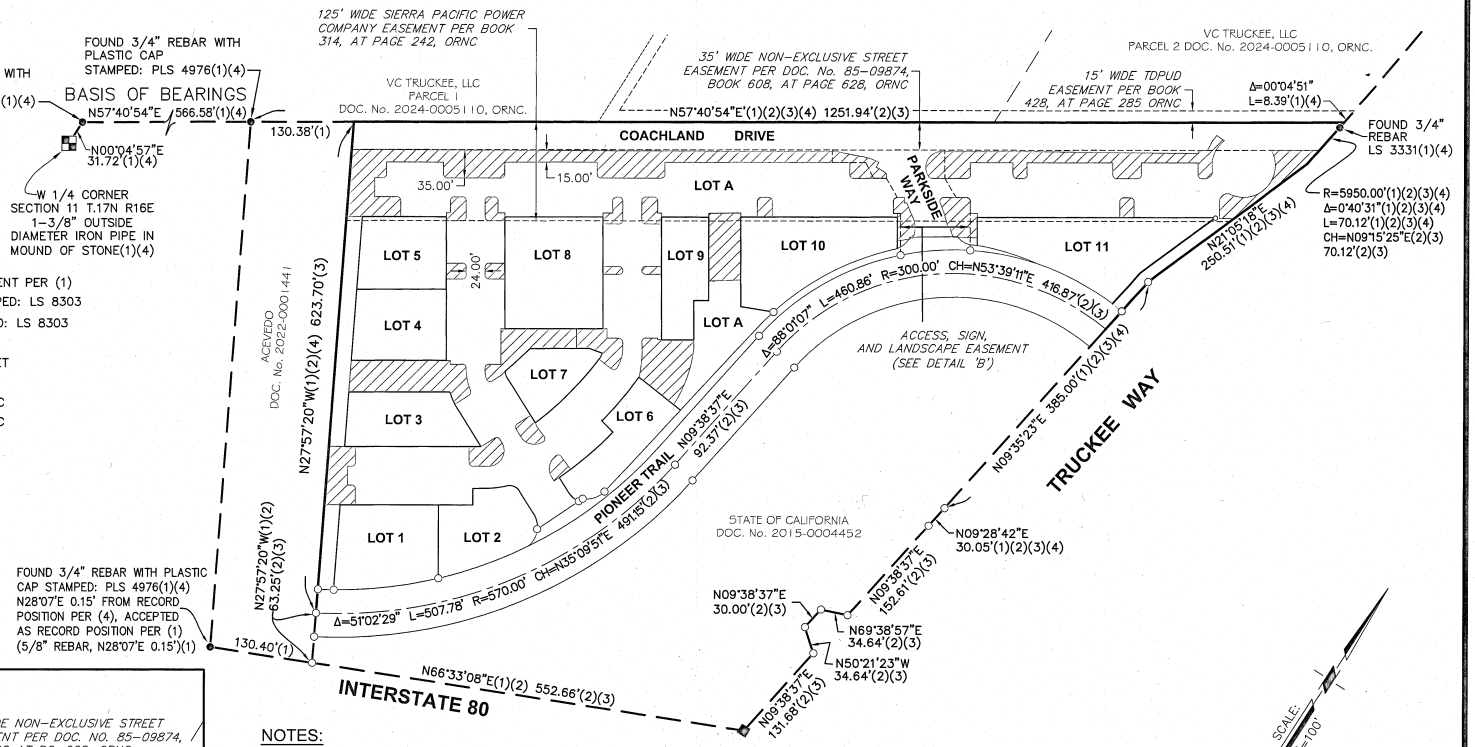
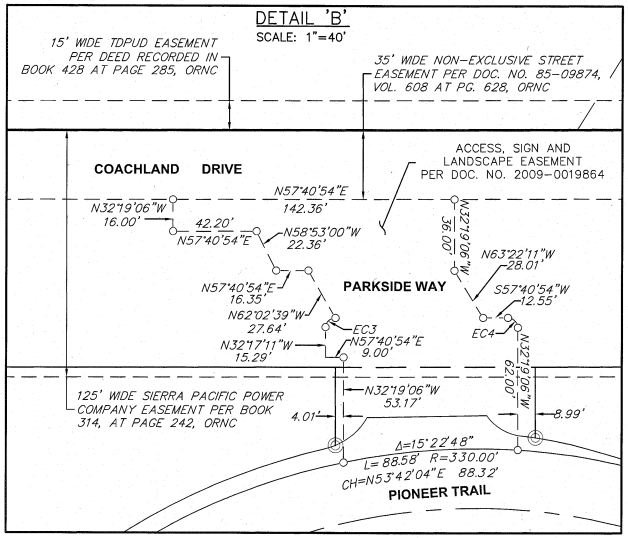
CURVE TABLE

CURVE #	DELTA	LENGTH	RADIUS	CHORD	DISTANCE
EC3	86°39'22"	7.56'	5.00'	S14°21'13"W	6.86'
EC4	90°00'00"	7.85'	5.00'	N77°19'06"W	7.07'

LEGEND

- FOUND QUARTER CORNER, AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND 6"x 6" CONCRETE HIGHWAY MONUMENT PER (1)
- SET 5/8" REBAR WITH PLASTIC CAP STAMPED: LS 8303
- SET 1" BRASS PLUG IN CONCRETE STAMPED: LS 8303
- SET RAILROAD SPIKE STAMPED: LS 8303
- DIMENSION POINT – NOTHING FOUND OR SET
- (1) RECORD PER 18 PM 356, NCR
- (2) RECORD PER DOC. NO. 2004–001488, ORNC
- (3) RECORD PER DOC. NO. 2004–001487, ORNC
- (4) RECORD PER 18 PM 319, NCR
- DOC. No. DOCUMENT NUMBER
- TDPUD TRUCKEE DONNER PUBLIC UTILITY DISTRICT
- ORNC OFFICIAL RECORDS OF NEVADA COUNTY
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- R.P. REFERENCE POINT
- SNOW STORAGE EASEMENT(S) (S.S.E.) TOTAL AREA: 58,824± SQUARE FEET (1.35± AC.)
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- O.S.E. OPEN SPACE EASEMENT
- CF CALCULATED FROM





J:\AUB\6HID020100 Pioneer East\Survey\DWG\V-6HID020100-FM.dwg, 10/23/25 12:31:54pm, michael.butler

NOTES:

1. THIS SUBDIVISION CONSISTS OF 9.63 ACRES, 11 LOTS AND "LOT A, OPEN SPACE AREA AND P.U.E."
2. THIS PROPERTY IS AFFECTED BY THE CODES, COVENANTS AND RESTRICTIONS (CC&R'S) FOR PIONEER EAST BUSINESS PARK OWNER'S ASSOCIATION RECORDED IN DOCUMENT NO. 2026000-5015 ORNC.
3. MAINTENANCE OF "LOT A, OPEN SPACE AREA AND P.U.E." AND THE PRIVATE LANDSCAPING WITHIN THE OPEN SPACE AREAS SHOWN HEREON ARE THE SOLE RESPONSIBILITY OF PIONEER EAST BUSINESS PARK OWNER'S ASSOCIATION.
4. THE "LOT A, OPEN SPACE AREA & P.U.E." TO BE OWNED IN FEE BY PIONEER EAST BUSINESS PARK OWNER'S ASSOCIATION AND IS SUBJECT TO NON–EXCLUSIVE APPURTENANT EASEMENTS FOR ALL NUMBERED PARCELS, AS SUCH EASEMENTS ARE SHOWN ON THE MAP AND/OR IN THE CC&R'S PER NOTE 2. PIONEER EAST BUSINESS PARK OWNER'S ASSOCIATION SHALL REGULATE MAINTENANCE AND DESIGN OVER "LOT A, OPEN SPACE AREA & P.U.E." MAINTENANCE SHALL INCLUDE DRAINAGE FACILITIES, DRIVEWAYS, ACCESS EASEMENT, PUBLIC UTILITIES, SNOW STORAGE, LANDSCAPING AND PUBLIC PEDESTRIAN ACCESS EASEMENTS LOCATED WITHIN "LOT A, OPEN SPACE AREA & P.U.E.".
5. "LOT A, OPEN SPACE AREA" TO BE DEDICATED AS A NON–EXCLUSIVE PUBLIC PEDESTRIAN ACCESS PER THIS MAP.
6. RECIPROCAL ACCESS OVER "LOT A, OPEN SPACE AREA" FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AND FOR PUBLIC UTILITIES ARE PROVIDED FOR IN THE CC&R'S AS PER NOTE 2.
7. AN IRREVOCABLE OFFER OF DEDICATION FOR STREET IMPROVEMENTS AND PUBLIC PEDESTRIAN USE ALONG PIONEER TRAIL IS BEING DEDICATED WITH THIS MAP.
8. SOURCE DEED: 2022–0002311, ORNC. (THE BASIS OF BEARINGS FOR THIS MAP IS SHOWN ON SHEET 2.)
9. WOODSTOVES, FIREPLACES, ZERO CLEARANCE FIREPLACES AND OTHER WOOD BURNING DEVICES SHALL BE PROHIBITED.
10. AN ACCESS & UTILITY EASEMENT PER 95–04451, ORNC, AS SHOWN ON 18 PM 356, NCR, WAS QUITCLAIMED PER 2009–19864, ORNC
11. AN ELECTRICAL TRANSMISSION EASEMENT PER 136–DEEDS–25, ORNC HAS BEEN QUITCLAIMED PER 86–11355, ORNC.
12. AN ELECTRICAL TRANSMISSION EASEMENT PER 29–OR–309, ORNC IS NOT LOCATABLE PER RECORD.
13. AN ELECTRICAL TRANSMISSION EASEMENT PER 41–OR–174, ORNC HAS BEEN QUITCLAIMED PER 86–11355, ORNC.
14. A WATER LINE & ELECTRICAL EASEMENT PER 576–OR–675, ORNC IS NOT LOCATABLE PER RECORD.
15. THIS SUBDIVISION IS SUBJECT TO A TEMPORARY BLANKET PUBLIC UTILITIES EASEMENT PER 2021–0032057, ORNC.
16. THIS SUBDIVISION IS SUBJECT TO AN EASEMENT FOR INSTALLATION & MAINTENANCE OF A NATURAL GAS PIPELINE OR PIPELINES AND APPURTENANCES, GRANTED TO SOUTHWEST GAS CORPORATION, A CALIFORNIA CORPORATION, PER 2022–16534, ORNC.
17. THIS SUBDIVISION IS SUBJECT TO A STORMWATER MANAGEMENT / BEST PRACTICES OPERATIONS AND MANAGEMENT AGREEMENT PER 2024–9088, ORNC.
18. THIS SUBDIVISION IS SUBJECT TO A HOLD HARMLESS AND MAINTENANCE AGREEMENT PER 2024–9089, ORNC.
19. THIS SUBDIVISION IS SUBJECT TO A TRANSMISSION USE AGREEMENT PER 2024–12646, ORNC.

FINAL MAP No. 05-082

PIONEER EAST BUSINESS PARK

SUBDIVISION OF RESULTANT PARCEL 1
DOC. No. 2004-0001488, ORNC
PORTION OF WEST 1/2 OF
SECTION 11, T.17 N., R.16 E., M.D.M.
TOWN OF TRUCKEE
NEVADA COUNTY, CALIFORNIA
SCALE: 1"=100' OCTOBER, 2025

PSOMAS
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(916) 788–8122

Sub 9/85