

Plat Of

LA PORTE PINES COUNTRY CLUB

A Portion Of Section 17, T.21N, R.9E, M.D.M.

PLUMAS COUNTY, CALIFORNIA

MAY, 1963 — SCALE: 1"=100'

Raymond Vail, Civil Engineer

SHEET 1 OF 3 SHEETS

Description:

The land included within this subdivision comprises all that portion of Section 17, Township 21 North, Range 9 East, Mount Diablo Meridian, described as follows:

Beginning at a point in the North line of said Section 17 located South 89°40'40" West 230.00 feet from the section corner common to Sections 8, 9, 16 and 17; thence, from said point of beginning, parallel with the East line of said Section 17, South 0°38'00" East 386.91 feet to a point in the Northerly line of the lands now or formerly of Harry Needham as shown on that certain "Record of Survey of the H.T. Thrash Property in Sec. 17, T.21N, R.9E, M.D.B. & M.", recorded in Volume 2 of Maps and Surveys at Page 34, Plumas County records; thence, along the Easterly boundary of the lands of H.T. Thrash, as shown on said Record of Survey, the following ten courses:

- (1.) South 78°18'55" West 165.93 feet,
- (2.) South 41°50'00" East 400.64 feet,
- (3.) North 50°22'00" East 25.93 feet,
- (4.) South 39°38'00" East 172.89 feet,
- (5.) South 0°38'00" East 65.03 feet,
- (6.) South 89°16'35" West 48.37 feet,
- (7.) North 41°50'00" West 359.32 feet,
- (8.) South 48°10'00" West 199.77 feet,
- (9.) South 41°50'00" East 185.00 feet, and
- (10.) South 0°38'00" East 407.15 feet

to a point in the South line of the North one-half of the North-east one-quarter of said section; thence, along the South line of the lands of H.T. Thrash as shown on said Record of Survey, South 89°16'35" West 2279.94 feet to the Southwest corner of said North one-half of the Northeast one-quarter of Section 17; thence, leaving said South line, North 15°36'20" West 500.00 feet; thence, North 42°36'00" West 55.00 feet; thence, North 0°43'25" West 175.00 feet; thence, North 06°33'00" East 150.00 feet; thence, North 49°06'30" East 155.76 feet; thence, North 45°53'00" West 192.07 feet; thence, North 42°13'40" East 126.20 feet; thence, North 50°51'00" West 155.33 feet; thence, North 47°24'00" West 150.00 feet; thence, North 30°47'00" West 145.00 feet; thence, North 16°23'20" West 145.49 feet; thence, North 0°19'20" West 120.00 feet to a point in the North line of the Northeast one-quarter of the Northwest one-quarter of said Section 17; thence, along said North line, North 89°40'40" East 296.71 feet to the North one-quarter corner of said Section 17; thence, continuing along said North line, North 89°40'40" East 2370.00 feet to the point of beginning.

The undersigned hereby certify that they are the only persons having any record title interest in and to the real property included within the subdivision shown upon this plat, and are the only persons whose consent is necessary to pass a clear title to said property, and consent to the preparation and recording of this plat of La Porte Pines Country Club and offer for dedication and do hereby dedicate to specific purposes the following:

(a) Rights of way and easements for water, gas, sewer and drainage pipes, and for poles and overhead and underground wires and conduits for electric and telephone services, together with any and all appurtenances appertaining thereto, on, over and across those strips of land designated "Public Utility Easement" contiguous to the rear and/or side lines of lots and of the width shown hereon.

(b) Easements for light and air over those strips of land lying between the front and/or side lines of lots and the lines shown hereon and designated "Set Back Line" said strips to be kept open and free from buildings.

(c) Easements for electroliers, electric conduit, slope grading and underground utilities under and across each of the lots shown hereon, said easements to be strips of land 20 feet in width contiguous to the private roadways shown hereon.

(d) Easements for guy wires and anchorage extending 20 feet from the center line of easements referred to in (a.) above and 2 feet in width at the locations shown hereon by symbols.

THE UNDERSIGNED HEREBY FURTHER CERTIFY THAT the drives, lanes, ways, courts and circle shown hereon are NOT OFFERED FOR DEDICATION and are not dedicated to public use.

H. T. Thrash, Owner

H. T. Thrash

STATE OF CALIFORNIA } ss
COUNTY OF SACRAMENTO }

On September 16, 1963, before me, the undersigned, a Notary Public in and for said County and State, personally appeared H. T. Thrash known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same

James O. Bourne
Notary Public in and for said County and State
My Commission expires Oct. 24, 1965

LA PORTE PINES COUNTRY CLUB, INC., a California corporation.

Harold P. Thrash
Harold T. Thrash, President

Florence Westfall Littlejohn
Florence Westfall Littlejohn, Secretary

STATE OF CALIFORNIA } ss
COUNTY OF COLUSA }

On December 20, 1963, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Harold T. Thrash known to me to be the President and Florence Westfall Littlejohn known to me to be the Secretary of the corporation that executed the within instrument and acknowledged to me that said corporation executed the same.

Maxine C. Stephenson
Notary Public in and for said County and State
My Commission expires October 3, 1964

I hereby certify that this plat of La Porte Pines Country Club, made under my direction in APRIL 1963, is true and complete as shown and that the monuments are of the character and do occupy the positions indicated and that said monuments are sufficient to enable the survey to be retraced.

Dated: May 29, 1963

Raymond Vail
Registered Civil Engineer No. 8850

I hereby certify that I have examined this plat of La Porte Pines Country Club and that I am satisfied that said plat is technically correct.

Dated: Nov. 7th 1963

James F. Penagan
County Surveyor of Plumas County, California

I hereby certify that there are no liens for any unpaid taxes or special assessments collected as taxes against the land included within the subdivision shown upon this plat, except taxes not yet payable, and that said land is not, nor is any part thereof, subject to any special assessments which have not been paid in full.

Dated: September 3, 1963

Douglas J. Redetzka
Tax Collector of Plumas County, California

I hereby certify that this plat of La Porte Pines Country Club conforms substantially with the tentative map submitted to and approved by the Planning Commission of Plumas County.

Dated: _____ 196__

Chairman of the Planning Commission
Plumas County, California

I hereby certify that the Board of Supervisors of Plumas County has approved this plat of La Porte Pines Country Club.

Dated January 6, 1964

Lois Kehrer
County Clerk and ex officio Clerk of the Board of Supervisors of Plumas County, California

3265

Accepted for record and recorded in the office of the Recorder of the County of Plumas in Book 2 of Maps, Page No. 71 this 23rd day of January 1964, at 3 hours 50 minutes P.M., title to the land included in this subdivision being vested as per certificate number _____ of file in this office.

John Fagan Gronvold
County Recorder of Plumas County, California