

We, ROBERT D. MITCHELL and MARGUERITE A. MITCHELL, husband and wife, as owners of the land included within INDIAN SPRINGS ESTATES SUBDIVISION UNIT NO. ONE as shown on the annexed map, do hereby certify that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of said map as shown within the colored border lines. We offer for dedication for public use for County Road purposes a 10.00 foot strip of land along the South line of Quincy Junction Road and along the East line of Bell Lane lying within the colored border lines as shown on the annexed map. We, also, offer for dedication, and do hereby so dedicate for specific purposes, the following:

- (a) Rights of way and easements for water, gas, sewer, and drainage pipes and for overhead and underground wires for electric and telephone services, together with any and all appurtenances appertaining thereto, on, over, and under those strips of land lying between the rear and/or side line of lots and the lines designated "PUBLIC UTILITY EASEMENT LINE."
- (b) Easement 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 "SETBACK LINE," said strips to be kept open and free of buildings.
- (c) Easements for guy wires and anchorages extending 20 feet from the center lines of easements referred to in (a) above and 5 feet in width at the location shown hereon by symbols.

Robert D. Mitchell
ROBERT D. MITCHELL

Marguerite A. Mitchell
MARGUERITE A. MITCHELL

I, the undersigned, CHAIRMAN of the PLANNING COMMISSION of the County of Plumas, State of California, do hereby certify that the annexed final map of INDIAN SPRINGS ESTATES SUBDIVISION UNIT NO. ONE conforms substantially with the subdivision design shown on the Tentative Map which was approved by this commission on the _____ day of _____, 196_____.

Chairman of the Planning Commission
County of Plumas

I, the undersigned, TAX COLLECTOR of the County of Plumas, State of California, do hereby certify that there are no liens against INDIAN SPRINGS ESTATES SUBDIVISION UNIT NO. ONE as herein set forth, or unpaid State, County, Municipal, or Local taxes, or special assessments collected as taxes, except taxes or special assessments not yet payable. Taxes or assessments which are a lien, but not yet payable, I estimate to be in the amount of \$22.25.

Langdon S. Redetzke
Tax Collector
County of Plumas

I, the undersigned, do hereby certify that on the 18th day of September, 1967, the PLUMAS COUNTY BOARD OF SUPERVISORS officially approved the subdivision map of INDIAN SPRINGS ESTATES SUBDIVISION UNIT NO. ONE. The receipt of satisfactory security in the Tax Collector's estimated amount of \$22.25 to insure payment of taxes which are a lien, but not yet payable, was acknowledged. A 10.00 foot strip of land along the South line of QUINCY JUNCTION ROAD and along the East line of Bell Lane as shown within the colored border lines on said map and offered for dedication for public use were accepted on behalf of the public for County Road purposes.

Reynold Elden
County Clerk

By _____
Deputy

Filed in the office of the RECORDER of the County of Plumas, State of California, at the request of L. J. Brock this 21st day of September, 1967, at 45 minutes past 3 o'clock P.M. in map book 3 at pages 59 + 60.

Recording No. 1489

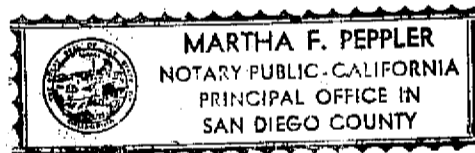
Shirley J. Arnold
County Recorder

700

By _____
Deputy

STATE OF CALIFORNIA)
COUNTY OF PLUMAS)
SAN DIEGO)

On this 1st day of Sept., 1967, before me Martha F. Pepler a NOTARY PUBLIC in and for the County of Plumas, personally appeared ROBERT D. MITCHELL and MARGUERITE A. MITCHELL, known to me to be the persons whose names are subscribed to the foregoing certificate and acknowledged to me that they executed the same.



Martha F. Pepler
NOTARY PUBLIC

My commission expires 2-26-71

I, LAWRENCE J. BROCK, COUNTY ENGINEER of the County of Plumas, State of California, do hereby certify that I have examined the final map of INDIAN SPRINGS ESTATES SUBDIVISION UNIT NO. ONE, that it is substantially the same as appeared on the Tentative Map on file, and any approved alterations thereof, that all provisions of the Sub-division Map Act of the Statutes of California and any local ordinances applicable at the time of approval of said Tentative Map have been complied with, and I am satisfied that the map is technically correct.

Lawrence J. Brock
LAWRENCE J. BROCK, R.C.E. 13528
County Engineer

I, VERNON R. SCOTT, HEALTH OFFICER of the County of Plumas, State of California, do hereby certify that a proper and adequate sewage system is feasible, in conjunction with ~~individual~~ individual well water supply, on each lot of INDIAN SPRINGS ESTATES SUBDIVISION UNIT NO. ONE as shown hereon.

Vernon R. Scott M.D.
VERNON R. SCOTT, M.D.
County Health Officer

I, WALTER B. GRIMES, do hereby certify that I am a REGISTERED CIVIL ENGINEER of the State of California, that the annexed map of INDIAN SPRINGS ESTATES SUBDIVISION UNIT NO. ONE made under my direction in June, 1967, is true and complete as shown, that the monuments will be set by June, 1967, and will be of the character and will occupy the positions indicated and that said monuments will be sufficient to enable the survey to be retraced.

Walter B. Grimes
WALTER B. GRIMES
Registered Civil Engineer 7294

I, FRANCIS L. O'ROURKE, ROAD COMMISSIONER of the County of Plumas, State of California, do hereby certify that the County Road Department has approved the public street and drainage facilities of INDIAN SPRINGS ESTATES SUBDIVISION UNIT NO. ONE as shown hereon.

Francis L. O'Rourke
FRANCIS L. O'ROURKE
County Road Commissioner

INDIAN SPRINGS ESTATES SUBDIVISION UNIT NO. ONE

A PORTION OF SEC. 12, T. 24N., R. 9E., & A PORTION OF SEC. 7, T. 24N., R. 10E., M.D.B. & M. PLUMAS COUNTY, CALIFORNIA

OWNERS & SUBDIVIDERS
**ROBERT D. MITCHELL &
MARGUERITE A. MITCHELL**

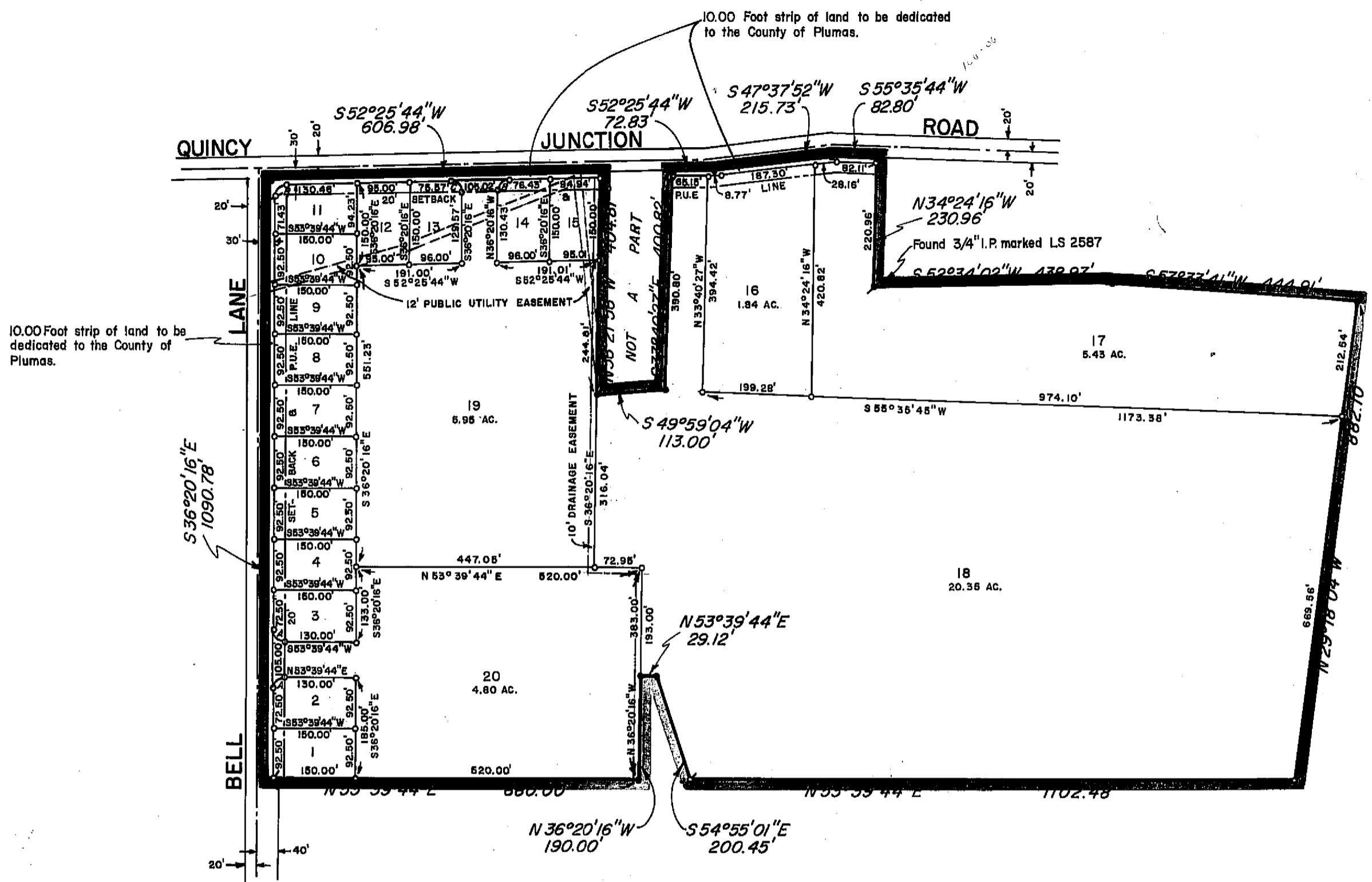
SCALE 1" = 200'

JUNE, 1967

G. WALTER B. GRIMES ASSOC.
CIVIL ENGINEERS & LAND SURVEYORS
1356 MANGROVE AVENUE, CHICO, CALIFORNIA

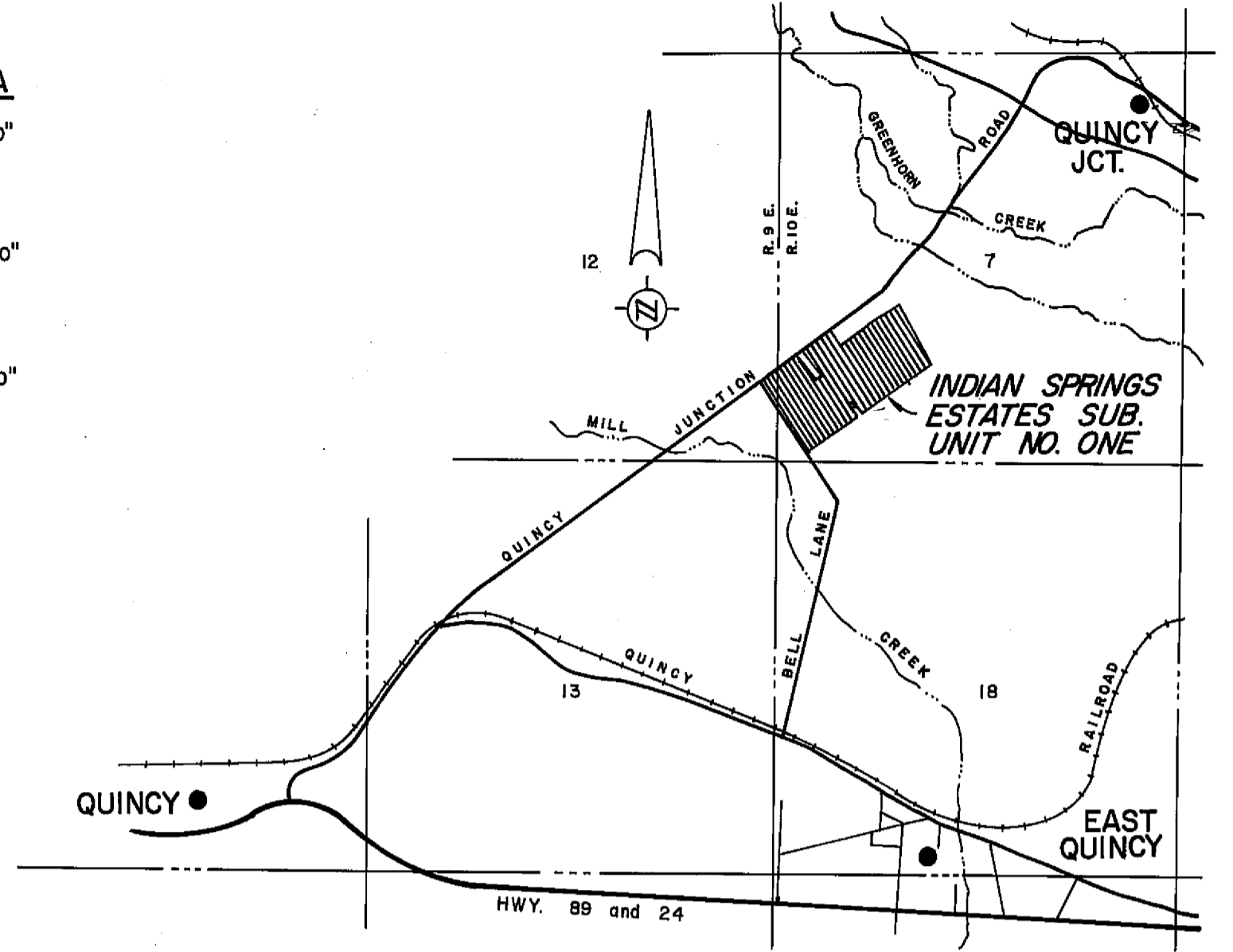
SHEET 1 OF 2 SHEETS

See Book 3 - Pg 93 - Map 101



CURVE DATA

- "A" Δ = 90°00'00"
R = 20.00'
L = 31.42'
- "B" Δ = 88°46'00"
R = 20.00'
L = 30.99'
- "C" Δ = 91°14'00"
R = 20.00'
L = 31.85'



LOCATION MAP

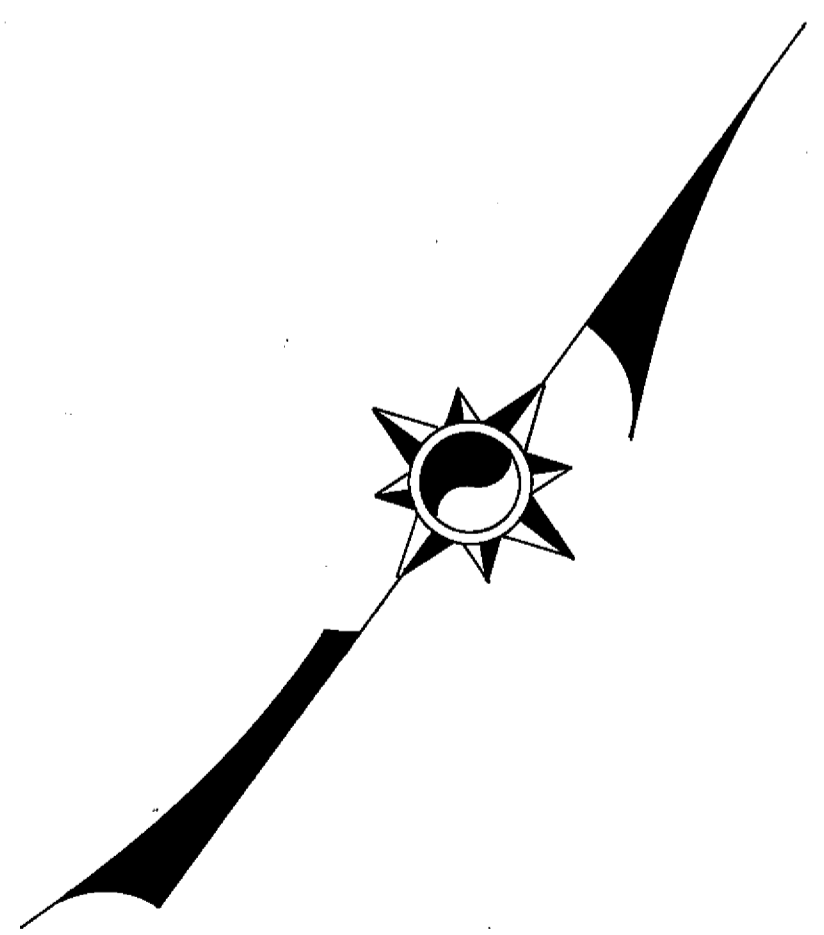
NOTES

THE BASIS OF BEARING IS THE EASTERLY LINE OF BELL LANE, GIVEN AS S 36°20'16"E ON THAT CERTAIN RECORD OF SURVEY MAP OF THE LANDS OF R.D. MITCHELL FILED MAY 23, 1966, IN BOOK 3 OF RECORD OF SURVEYS AT PAGE 67 IN THE OFFICE OF THE RECORDER OF PLUMAS COUNTY, RECORDING NO. 4424.

TOTAL ACREAGE	43.64 AC.
TOTAL ACREAGE IN LOTS	43.16 AC.
TOTAL ACREAGE IN STREETS	0.48 AC.

LEGEND

- FOUND 3/4" IRON PIPE MARKED LS 2846 •
- SET 3/4" IRON PIPE MARKED RCE 7294 AT ALL LOT CORNERS ○
- SET 1-1/2" IRON PIPE MARKED RCE 7294 ○
- BUILDING SETBACK & PUBLIC UTILITY EASEMENT LINE ————
- PUBLIC UTILITY EASEMENT LINE ————
- DRAINAGE EASEMENT LINE ————



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A PORTION OF SEC. 7, T. 24N., R. 10E., M.D.B.&M.
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SCALE 1" = 200'

JUNE, 1967

G WALTER B. **A**ssoc.
GRIMES
CIVIL ENGINEERS & LAND SURVEYORS
1356 MANGROVE AVENUE, CHICO, CALIFORNIA

SHEET 2 OF 2 SHEETS