

DIXIE VALLEY PROPERTIES UNIT 1

BEING A PORTION OF
SECTIONS 6, 7, 17, 18, 20 AND 21
TOWNSHIP 24 NORTH, RANGE 15 EAST, M.D.M.
PLUMAS COUNTY, CALIFORNIA
OCTOBER, 1971
THE MURRAY - MCCORMICK ENVIRONMENTAL GROUP
RENO, NEVADA
SHEET 1 OF 9 SHEETS

OWNER'S CERTIFICATE

AND CAL-SIERRA TITLE COMPANY, A CALIFORNIA CORPORATION,
DIXIE VALLEY LTD., A LIMITED PARTNERSHIP, AS OWNERS OF THE LAND INCLUDED
WITHIN "DIXIE VALLEY PROPERTIES," AS SHOWN ON THE ANNEXED MAP, AND FIRST
AMERICAN TITLE COMPANY, A CORPORATION, AS TRUSTEE UNDER DEED OF TRUST
DATED OCTOBER 20, 1970 AND RECORDED NOVEMBER 5, 1970 IN VOLUME 199 OF
PLUMAS COUNTY OFFICIAL RECORDS, AT PAGE 8, 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. CAMEO COURT,
SIERRA COURT, AND ASPEN COURT AS SHOWN WITHIN THE COLORED BORDER LINES
ON SAID MAP ARE PRIVATE ROADS, BUT SUBJECT TO EASEMENTS OVER AND ALONG
AND WITHIN SAID ROADS FOR PUBLIC UTILITY FACILITIES AND DRAINAGE. WE
ALSO OFFER FOR DEDICATION AND DO HEREBY 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
DESIGNATED "PUBLIC UTILITY EASEMENT"

(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
4 FEET IN WIDTH AT LOCATIONS DETERMINED BY THE UTILITY COMPANY.

(D) NO CONSTRUCTION TO BE ALLOWED WITHIN THE LIMITS OF THE
DRAINAGE EASEMENTS, SCENIC EASEMENTS, OR MEADOW AREAS AS SHOWN HEREON,
EXCEPT DRIVEWAYS AT DESIGNATED LOCATIONS ON LOTS 50, 51, 52, 53, 54, 55, 56, 91, 92.

(E) BUILDINGS ON LOTS 12, 13, 32, 33, 34, 38, 39, 47, 48, 49, 72, 85,
91, 94 AND 96 SHALL BE LIMITED TO THOSE PORTIONS OF THE LOT INDICATED
AS BUILDING SITES.

(F) LOTS SHOWN HEREON SHALL FURTHER BE SUBJECT TO THE COVENANTS,
CONDITIONS AND RESTRICTIONS TO BE RECORDED SIMULTANEOUSLY WITH THIS
PLAT.

(G) THE USE OF LEACH FIELDS FOR SEPTIC DISPOSAL WILL NOT BE
ALLOWED ON THOSE LOTS SHOWN HEREON WITH CIRCLED LOT NUMBERS.

(H) THE UNITED STATES FOREST SERVICE ROAD 25 NO 6 SHOWN HEREON
AS "DIXIE VALLEY ROAD" IS DESCRIBED IN THE DEED RECORDED IN BOOK 52,
OFFICIAL RECORDS OF PLUMAS COUNTY, AT PAGE 192.

(I) THE FIFTY (50.00) FOOT ROADWAY EASEMENT DESIGNATED "U.S.F.S.
ROAD 24 NO 8 Y.1" HEREON GRANTED TO THE U.S. FOREST SERVICE BY DEED
RECORDED IN BOOK 52, PAGE 192, PLUMAS COUNTY RECORDS.

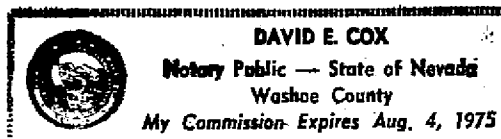
(J) THE SIXTY-SIX (66.00) FOOT ROADWAY EASEMENT DESIGNATED "U.S.F.S.
ROAD 24N78X" HEREON GRANTED TO THE U.S. FOREST SERVICE BY DEED
RECORDED IN BOOK 52, PAGE 192, PLUMAS COUNTY RECORDS.

CAL-SIERRA TITLE COMPANY
A CALIFORNIA CORPORATION
BY W. Owen Windle
W. OWEN WINDLE
PRESIDENT
FIRST AMERICAN TITLE INSURANCE CO.
A CALIFORNIA CORPORATION

DIXIE VALLEY LTD.
A LIMITED PARTNERSHIP BY
GECO DEVELOPMENT CO., INC.,
THE GENERAL PARTNER.

BY Robert W. George
STATE OF NEVADA)
COUNTY OF WASHOE) SS

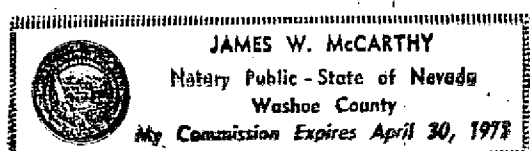
ON THIS 30th DAY OF MAY, 1972, BEFORE ME DAVID E. COX
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
ROBERT W. GEORGE KNOWN TO ME TO BE THE GENERAL PARTNER
OF THE PARTNERSHIP THAT EXECUTED THE WITHIN CERTIFICATE AND ACKNOW-
LEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.



STATE OF NEVADA)
COUNTY OF WASHOE) SS

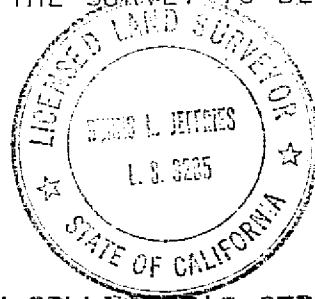
ON THIS 8 DAY OF MAY, 1972, BEFORE ME JAMES W. MCCARTHY
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
LYNN COOPER KNOWN TO ME TO BE THE PRESIDENT OF
FIRST AMERICAN TITLE INSURANCE COMPANY NAMED HEREIN AND ACKNOW-
LEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

James W. McCarthy
MY COMMISSION EXPIRES APRIL 30, 1973



SURVEYOR'S CERTIFICATE

I, BURNS L. JEFFRIES, DO HEREBY CERTIFY THAT I AM A LICENSED LAND
SURVEYOR OF THE STATE OF CALIFORNIA, THAT THE ANNEXED MAP OF "DIXIE
VALLEY PROPERTIES" MADE UNDER MY DIRECTION IN OCTOBER 1971, IS TRUE
AND COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN THEREON EXIST AND
ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN AND ARE SUFFICIENT
TO ENABLE THE SURVEY TO BE RETRACED.



Burns L. Jeffries
BURNS L. JEFFRIES,
LICENSED LAND SURVEYOR NO. 3285

COUNTY TAX COLLECTOR'S CERTIFICATE

I, THE UNDERSIGNED, TAX COLLECTOR OF THE COUNTY OF PLUMAS, STATE OF
CALIFORNIA, DO HEREBY CERTIFY THAT THERE ARE NO LIENS AGAINST "DIXIE
VALLEY PROPERTIES" 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 ASSES-
SMENTS WHICH ARE A LIEN, BUT NOT YET PAYABLE, I ESTIMATE TO BE IN THE
AMOUNT OF \$4,735.00

Douglas S. Redstreak
DOUGLAS S. REDSTREAK,
COUNTY TAX COLLECTOR

COUNTY ENGINEER'S CERTIFICATE

I, DARRELL P. PAYNE, COUNTY ENGINEER OF THE COUNTY OF PLUMAS, STATE OF
CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF
"DIXIE VALLEY PROPERTIES" THAT IT IS SUBSTANTIALLY THE SAME AS APPEARED
ON THE TENTATIVE MAP ON FILE, AND ANY APPROVED ALTERATIONS THEREOF.
THAT ALL PROVISIONS OF THE SUBDIVISION 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.

Darrell P. Payne
DARRELL P. PAYNE, R.C.E. 8596
COUNTY ENGINEER

COUNTY HEALTH OFFICER'S CERTIFICATE

I, STEVEN L. CHRISTENSON, 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 AN ADEQUATE INDIVIDUAL
WELL FOR A WATER SUPPLY, ON EACH LOT OF "DIXIE VALLEY PROPERTIES" AS
SHOWN HEREON.

Steven L. Christenson
STEVEN L. CHRISTENSON, M.D.
COUNTY HEALTH OFFICER

COUNTY ROAD COMMISSIONER'S CERTIFICATE

I, LAWRENCE J. BROCK, ROAD COMMISSIONER OF THE COUNTY OF PLUMAS,
STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE COUNTY ROAD DEPARTMENT
HAS NO OBJECTION TO THE PRIVATELY OWNED STREETS AND DRAINAGE FACILITIES
SHOWN HEREON.

Lawrence J. Brock
LAWRENCE J. BROCK, R.C.E. 13528
COUNTY ROAD COMMISSIONER

COUNTY CLERK'S CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT ON THE 15th DAY OF MAY
1972, THE PLUMAS COUNTY BOARD OF SUPERVISORS OFFICIALLY APPROVED THE
SUBDIVISION MAP OF "DIXIE VALLEY PROPERTIES" THE RECEIPT OF SATIS-
FACTORY SECURITY IN THE ASSESSOR'S ESTIMATED AMOUNT OF \$4,735.00
TO INSURE PAYMENT OF TAXES WHICH ARE A LIEN, BUT NOT YET PAYABLE,
WAS ACKNOWLEDGED. AT THE SAME TIME, THE EASEMENTS SHOWN ON THE MAP
WERE ACCEPTED FOR THE PARTICULAR USES NOTED.

Ragnelle Slaton
COUNTY CLERK

RECORDER'S CERTIFICATE

FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF PLUMAS, STATE
OF CALIFORNIA, AT THE REQUEST OF County Engineer
THIS 16th DAY OF JUNE, 1972, AT 4:15 MINUTES PAST 4 O'CLOCK P.M.
IN MAP BOOK 4 AT PAGES 5

RECORDING NO. 6053

Dorothy New Marley
COUNTY RECORDER BY DEPUTY

STATE OF CALIFORNIA)
COUNTY OF PLUMAS) SS.

ON THIS 16th DAY OF JUNE, 1972, BEFORE ME VICKI D. ABERNETHY
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED W. OWEN WINDLE,
KNOWN BY ME TO BE THE PRESIDENT OF THE CAL-SIERRA TITLE COMPANY NAMED HEREIN AND
ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

Vicki D. Abernethy
NOTARY PUBLIC

MY COMMISSION EXPIRES JUNE 14, 1975

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BEING A PORTION OF
SECTIONS 6, 7, 17, 18, 20 AND 21
TOWNSHIP 24 NORTH, RANGE 15 EAST, M.D.M.
PLUMAS COUNTY, CALIFORNIA
SCALE: 1" = 200' OCTOBER, 1971
THE MURRAY - MCCORMICK ENVIRONMENTAL GROUP
RENO, NEVADA
SHEET 2 OF 9 SHEETS

BASIS OF BEARINGS

THE CALIFORNIA COORDINATE SYSTEM ZONE 2 ESTABLISHED FROM UNITED STATES FOREST SERVICE MONUMENTS RM9-6 (X=2,465,157.256, Y=230,223.428) TO RM9-8 (X=2,465,164.715, Y=231,229.624) SHOWN HEREIN BEARING N 00° 25' 29" E 1006.22 FT. REFERRING TO THE ROAD RIGHT OF WAY AS DESCRIBED IN THE DEED FROM CLARK C. ROWLAND, ET UX TO THE UNITED STATES OF AMERICA DATED AUGUST 21, 1950, AND RECORDED IN BOOK 52, OFFICIAL RECORDS OF PLUMAS COUNTY, AT PAGE 192.

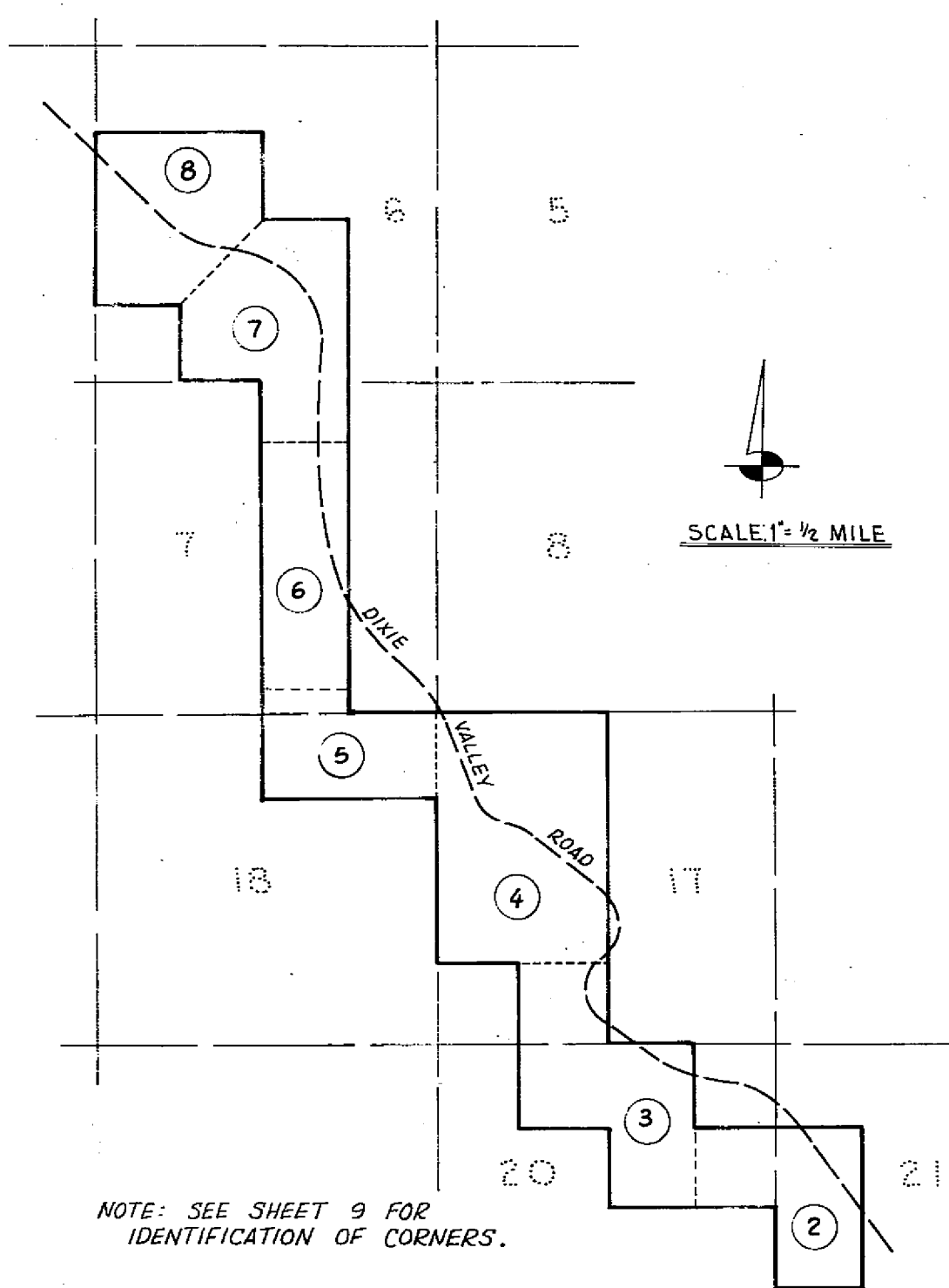
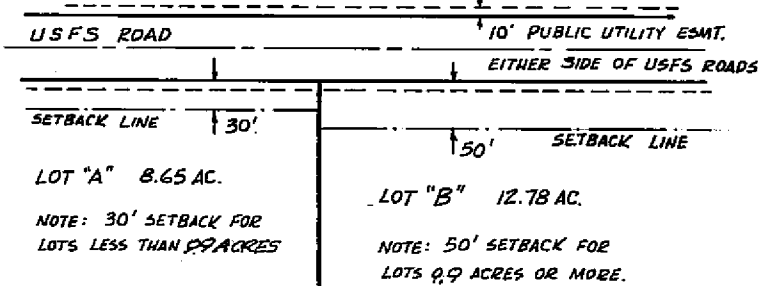
LEGEND

SET 2" CAPPED IRON PIPE STAMPED L.S. 3285 AND APPROPRIATE SECTION CORNER.....
FOUND STANDARD U.S.G.L.O. MONUMENT.....
ALL LOT CORNERS AND LOT ANGLE POINTS TO BE MARKED WITH 3/4 INCH IRON PIPE AND TAG L.S. 3285
MEADOW AREA.....
BUILDING SITE.....
DRAINAGE EASEMENT.....
LEACH EXCLUSION AREA.....

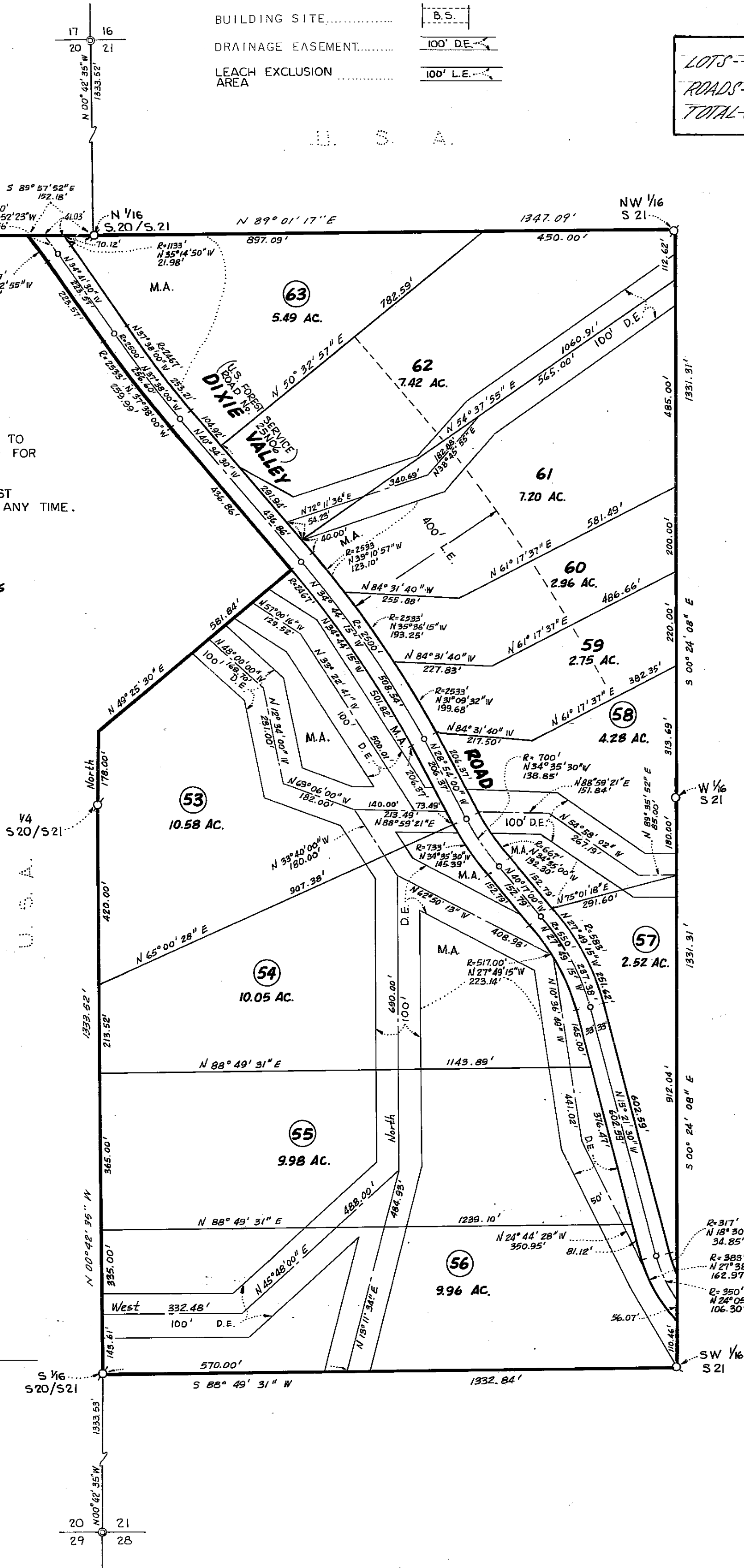
LOTS--844.5 AC.
ROADS--32.35 AC.
TOTAL--846.80 AC.

1. THREAD OF STREAM SHALL GOVERN THE EXTENT OF DEVELOPMENT OVER THE DELINEATED COURSES FOR DRAINAGE EASEMENTS AS SHOWN ON THE MAP.
2. APPROVAL BY THE BOARD OF SUPERVISORS IS SUBJECT TO THE CONDITION THAT NO LOT DIVISION BE PERMITTED FOR TWENTY (20) YEARS FROM THE DATE OF APPROVAL.
3. ACCESS TO THIS SUBDIVISION IS BY MEANS OF FOREST SERVICE ROADS WHICH ARE SUBJECT TO CLOSURE AT ANY TIME.

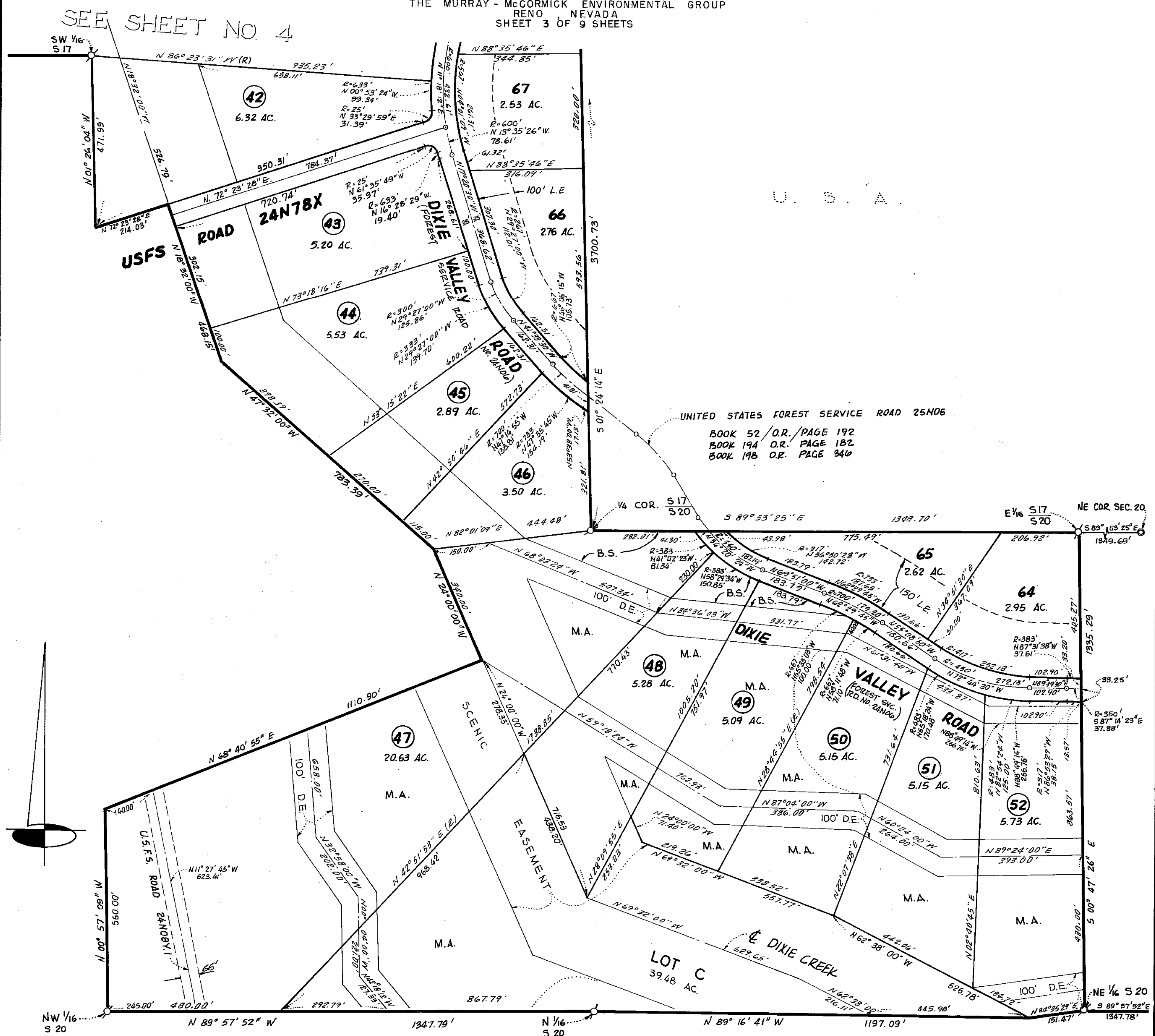
PUBLIC UTILITY EASEMENT & SETBACK LINES (TYPICAL)



VICINITY MAP & SHEET LAYOUT



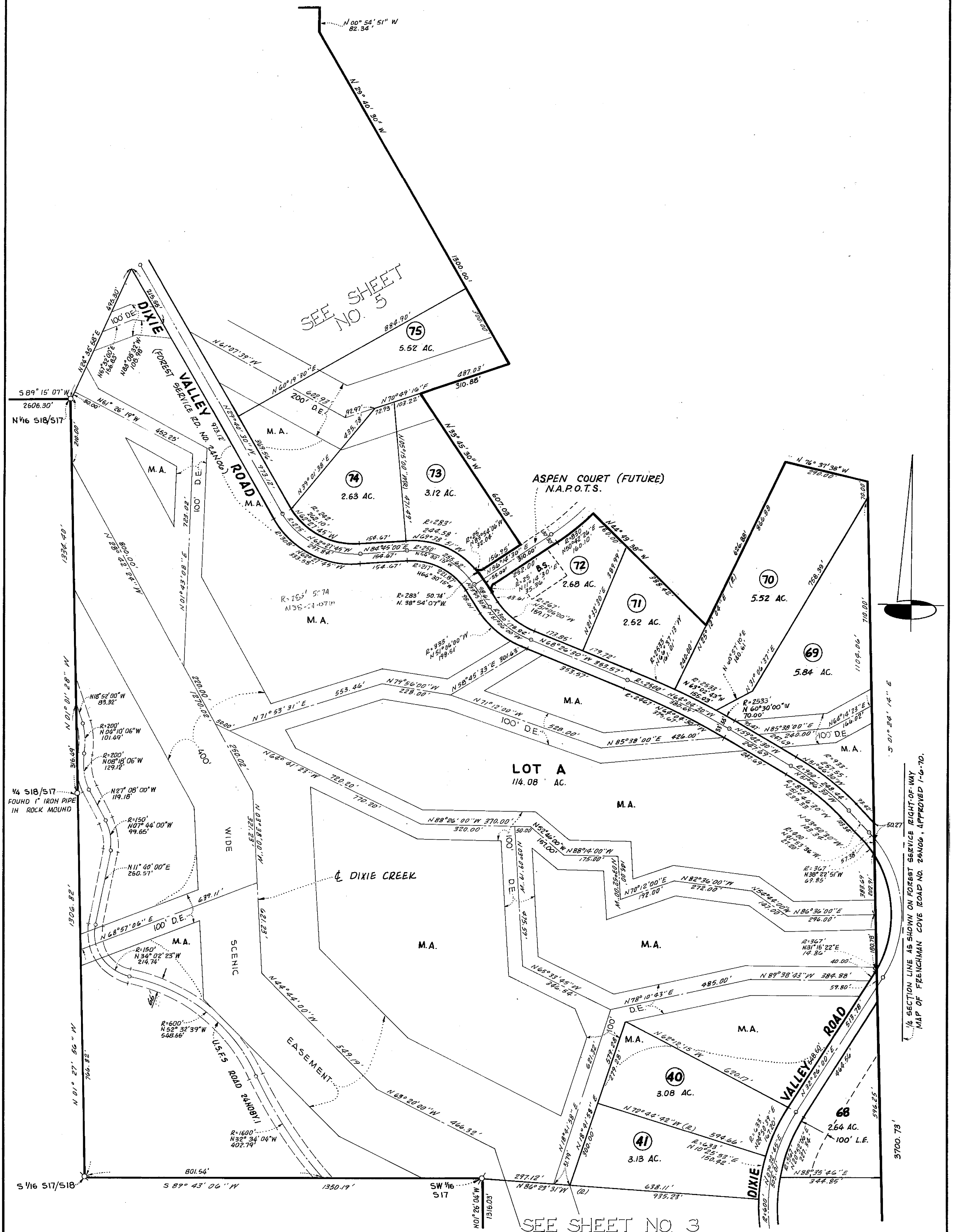
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RENO NEVADA
SHEET 3 OF 9 SHEETS



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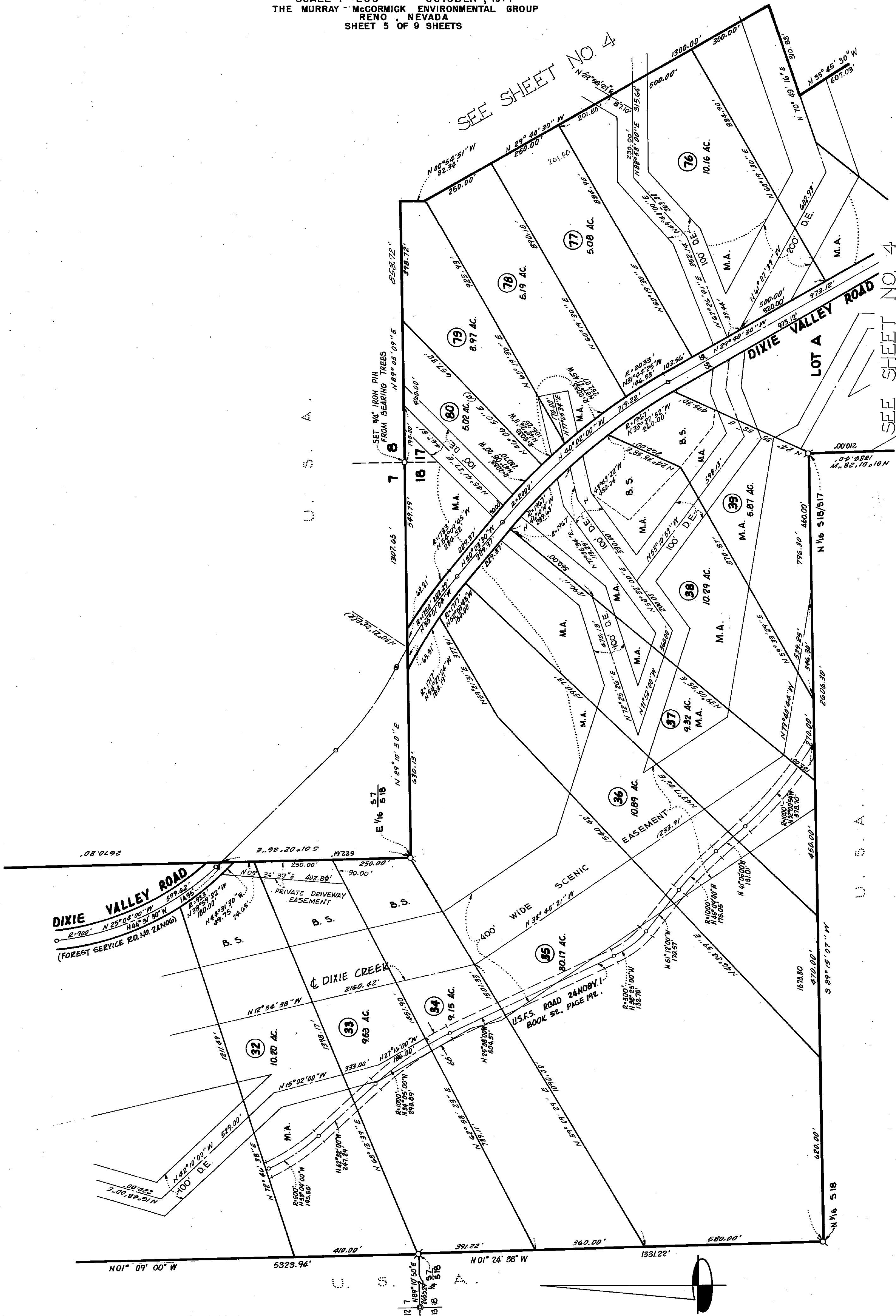
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SHEET 5 OF 9 SHEETS

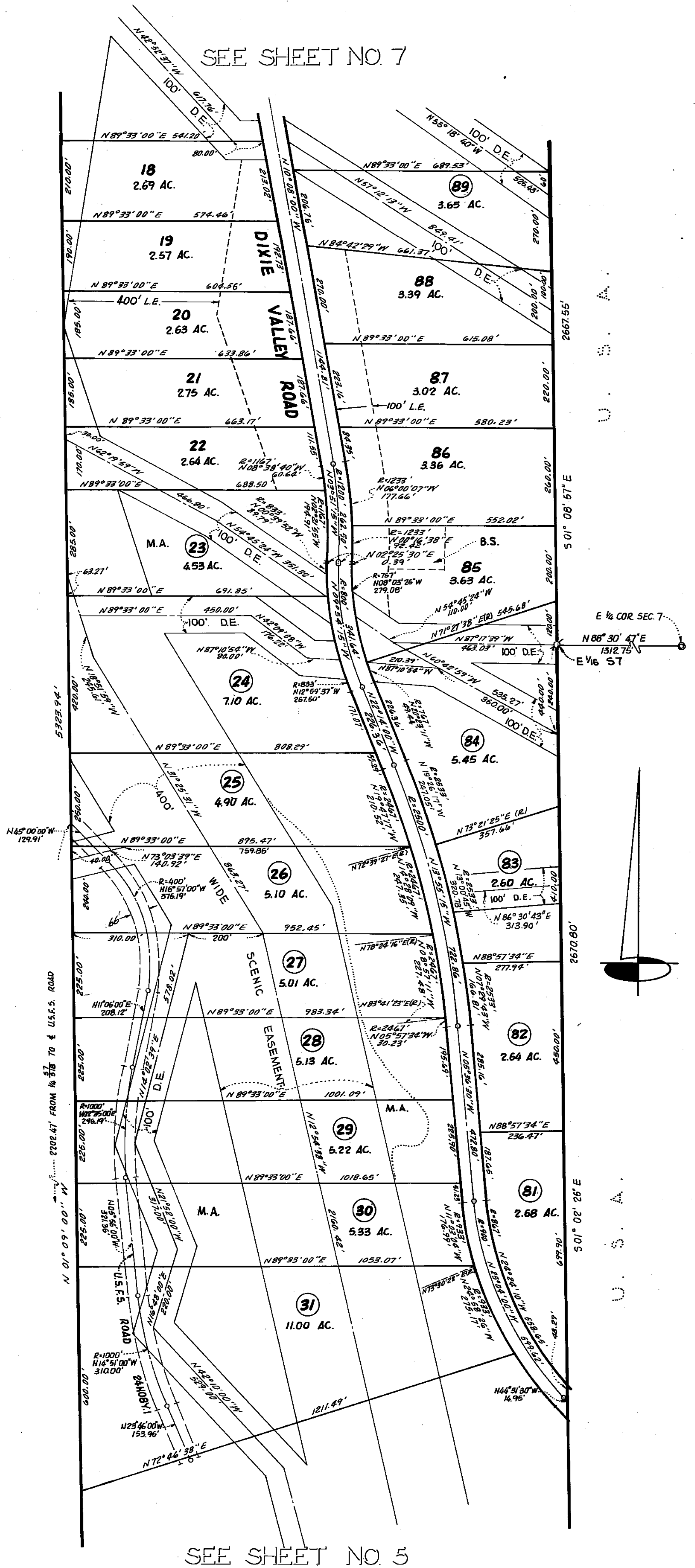


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RENO, NEVADA
SHEET 6 OF 9 SHEETS

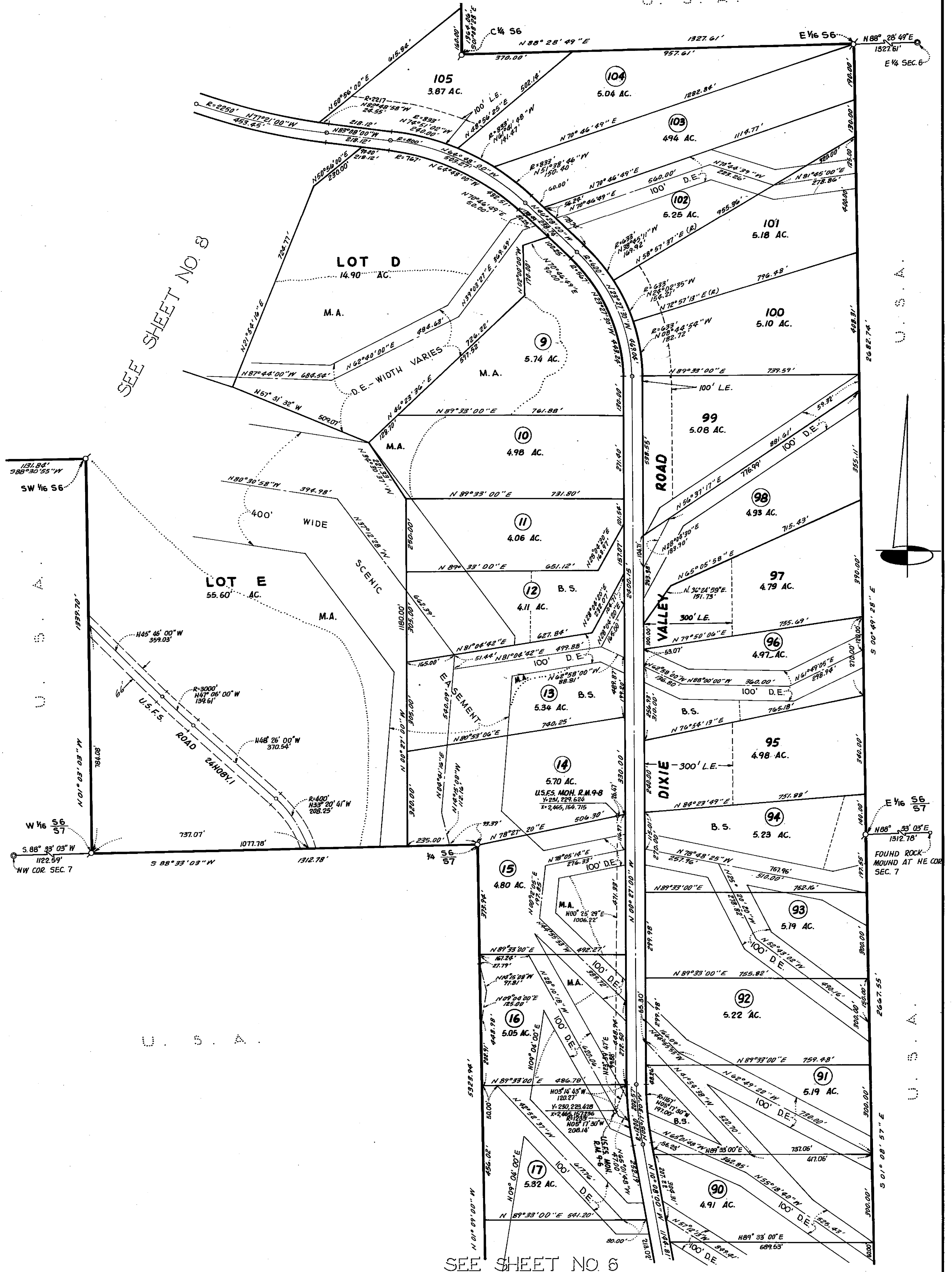


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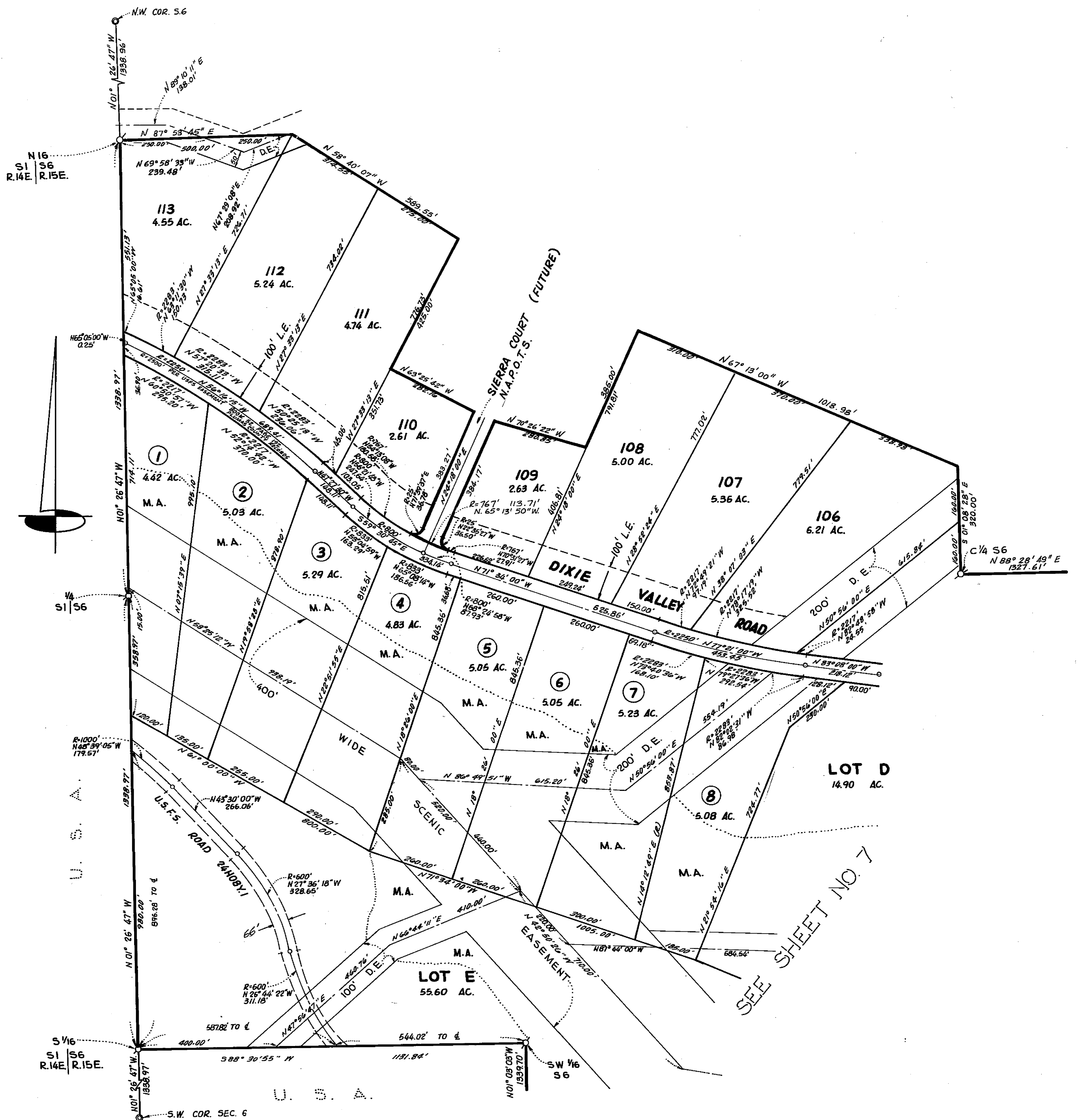
PLUMAS COUNTY, CALIFORNIA
SCALE: 1" = 200' OCTOBER, 1971
THE MURRAY - MCCORMICK ENVIRONMENTAL GROUP
RENO, NEVADA
SHEET 7 OF 9 SHEETS

U. S. A.



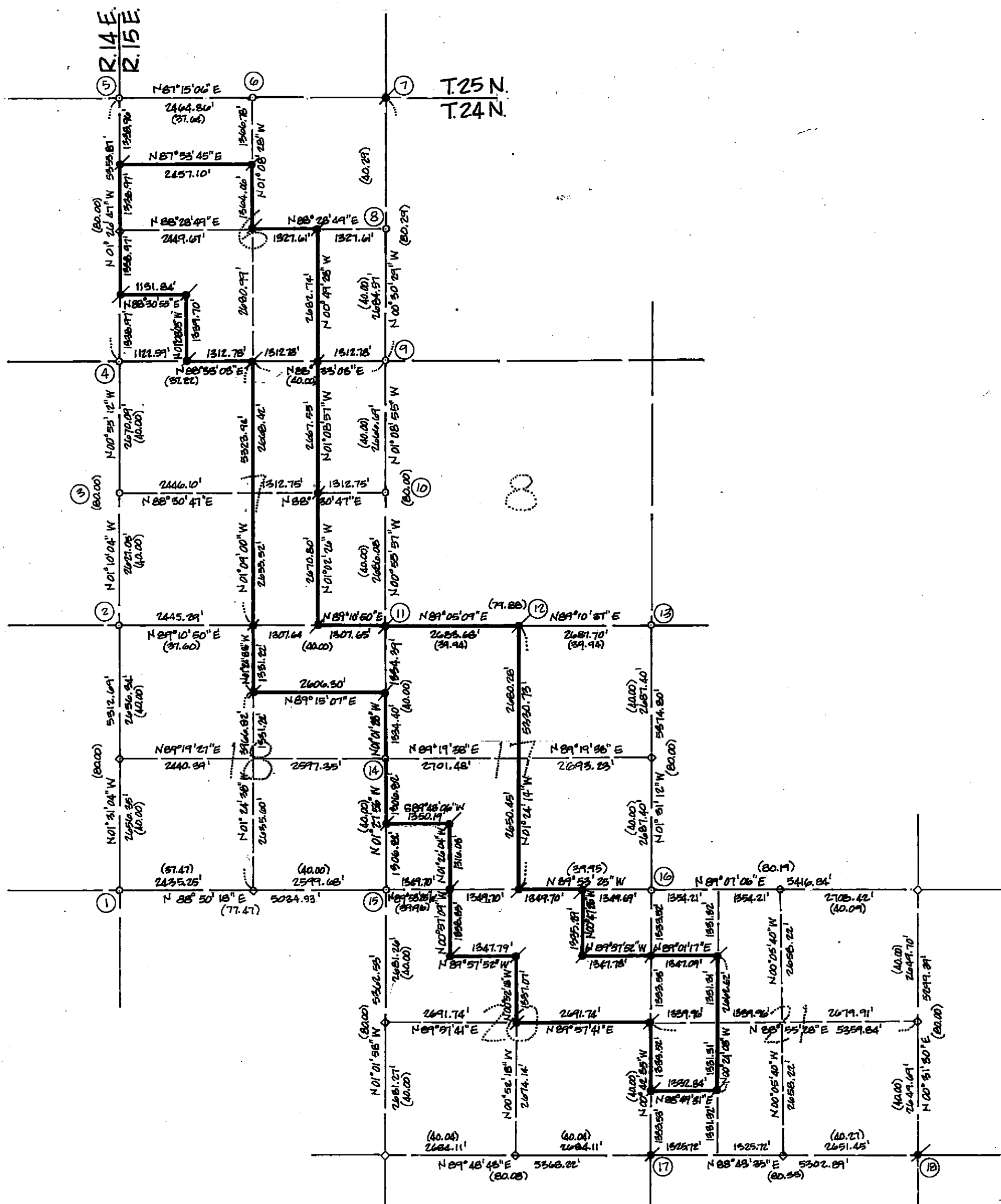
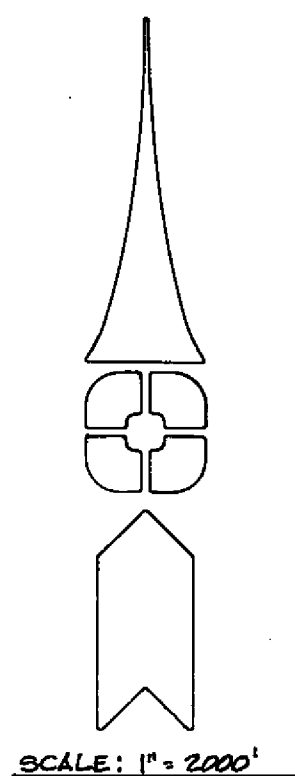
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SHEET 8 OF 9 SHEETS



DIXIE VALLEY PROPERTIES UNIT 1

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THE MURRAY - MC CORMICK ENVIRONMENTAL GROUP
RENO, NEVADA
SHEET 9 OF 9 SHEETS



LOCATION DESCRIPTIONS:

- ① S.W. COR. SEC. 18:
FND. ORIG. STONE PER G.L.O. NOTES.
FND. 10" DIA. WHITE PINE BT. S80°E 14 FT. (S70°E 23.8 FT.)
- ② S.W. COR. SEC. 7:
FND. ORIG. STONE PER G.L.O. NOTES.
FND. 24" DIA. J. PINE BT. N66°30'W 89 FT. (N57°W 43.6 FT.)
- ③ W. 1/4 SEC. 7:
FND. ORIG. STONE PER G.L.O. NOTES.
FND. 12" DIA. MOUNTAIN MAHOGANY N56°W 26.1 FT. (S63°W)
- ④ S.W. COR. SEC. 6:
FND. ORIG. STONE PER G.L.O. NOTES.
FND. 42" DIA. J. PINE BT. S68°30'W 23.8 FT.
- ⑤ N.W. COR. SEC. 6:
FND. ORIG. STONE PER G.L.O. NOTES.
FND. BT. STUMP S88°30'W 115.5 FT.
- ⑥ N. 1/4 SEC. 6:
FND. ORIG. STONE PER G.L.O. NOTES.
FND. 34" DIA. J. PINE BT. N20°W 65 FT.
- ⑦ NE COR. SEC. 6:
SET 3/8" DIA. IRON PIN.
FND. 12" DIA. J. PINE BT. N43°E 36.8 FT. (N53°E 34 FT.)
FND. 16" DIA. J. PINE BT. S41°W 54.2 FT. (S40 1/2°W 60 FT.)
FND. 22" DIA. J. PINE BT. N53°W 29.6 FT. (N61°W 26 FT.)
- ⑧ E. 1/4 SEC. 6:
FND. ORIG. STONE PER G.L.O. NOTES.
FND. 22" DIA. J. PINE BT. S51°30'E 23.9 FT. (S45°30'E 19.8 FT.)
- ⑨ SE COR. SEC. 6:
FND. ROCK MOUND; SET 3/8" DIA. IRON PIN.
FND. 60" DIA. PINE BT. S45°W 48 FT.
- ⑩ E. 1/4 COR. SEC. 7:
FND. ORIG. STONE PER G.L.O. NOTES.
FND. 44" DIA. J. PINE BT. S51°30'E 23.9 FT. (S45°30'E 26.4 FT.)
- ⑪ SE COR. SEC. 7:
SET 3/8" DIA. IRON PIN.
FND. 36" DIA. J. PINE BT. N29°30'W 58.8 FT.
FND. 38" DIA. J. PINE BT. N82°E (233 FT.)
FND. 66" DIA. PINE BT. S46°30'E (239.6 FT.) (80" DIA. PINE BT.)
- ⑫ N. 1/4 SEC. 17:
FND. ORIG. STONE PER G.L.O. NOTES.
FND. 34" DIA. J. PINE BT. N30°E 93.1 FT. (N25°E 32.3 FT.)
- ⑬ SE COR. SEC. 8:
FND. ORIG. STONE PER G.L.O. NOTES.
FND. 32" DIA. J. PINE BT. N61°W (102.3 FT.)
FND. PINE STUMP-HOLE OF ORIG. BT. N25°30'E 44.2 FT.
FND. STUMP-HOLE OF ORIG. BT. S44°E 37.3 FT.
- ⑭ W. 1/4 SEC. 17:
FND. 1" DIA. IRON PIPE UP 1.0 FT. IN ROCK MOUND.
FND. 28" DIA. J. PINE BT. N67°W 92.2 FT.
FND. ORIG. BT. (DOWN) S74°30'W 59.6 FT.
- ⑮ S.W. COR. SEC. 17:
FND. ROCK MOUND. (NO B.T.S)
- ⑯ SE COR. SEC. 17:
FND. ORIG. STONE PER G.L.O. NOTES.
FND. 92" DIA. J. PINE BT. N41°30'W 26.3 FT. (N49°W 27.7 FT.)
- ⑰ SE COR. SEC. 20:
SET 3/8" DIA. IRON PIN.
FND. 50" DIA. PINE BT. N34°E 25.5 FT. (N50 1/2°E)
FND. 60" DIA. PINE BT. S56°E 117.2 FT.
- ⑱ SE COR. SEC. 21:
SET 3/8" DIA. IRON PIN.
FND. STUMP 20" DIA. BT. N49°W 18.1 FT.
FND. 50" DIA. PINE BT. S92°E 91.3 FT.

NOTE: VALUES IN PARENTHESIS ARE G.L.O. NOTES WHERE SIGNIFICANTLY DIFFERENT FROM THOSE FOUND.

NOTES:

1. DISTANCES SHOWN HEREON ARE GRID AND ARE REFERRED TO THE CALIFORNIA COORDINATE SYSTEM, ZONE 1. MULTIPLY DISTANCES HEREON BY 1.0002740 TO OBTAIN GROUND DISTANCES.
θ = 01°05'28" AT THE SOUTHWEST CORNER OF SECTION 8.
2. DISTANCES SHOWN IN PARENTHESIS ARE THE ORIGINAL G.L.O. DISTANCES IN CHAINS.

LEGEND:

- - INDICATES 3/8" DIA. IRON PIN, W/CAP SET & STAMPED L.S. 9285
- - INDICATES FOUND POINT AS DESCRIBED
- ◇ - INDICATES CORNER NOT FOUND & RE-ESTABLISHED BY SINGLE PROPORTION MEASUREMENT.